AGED CARE DEVELOPMENT
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

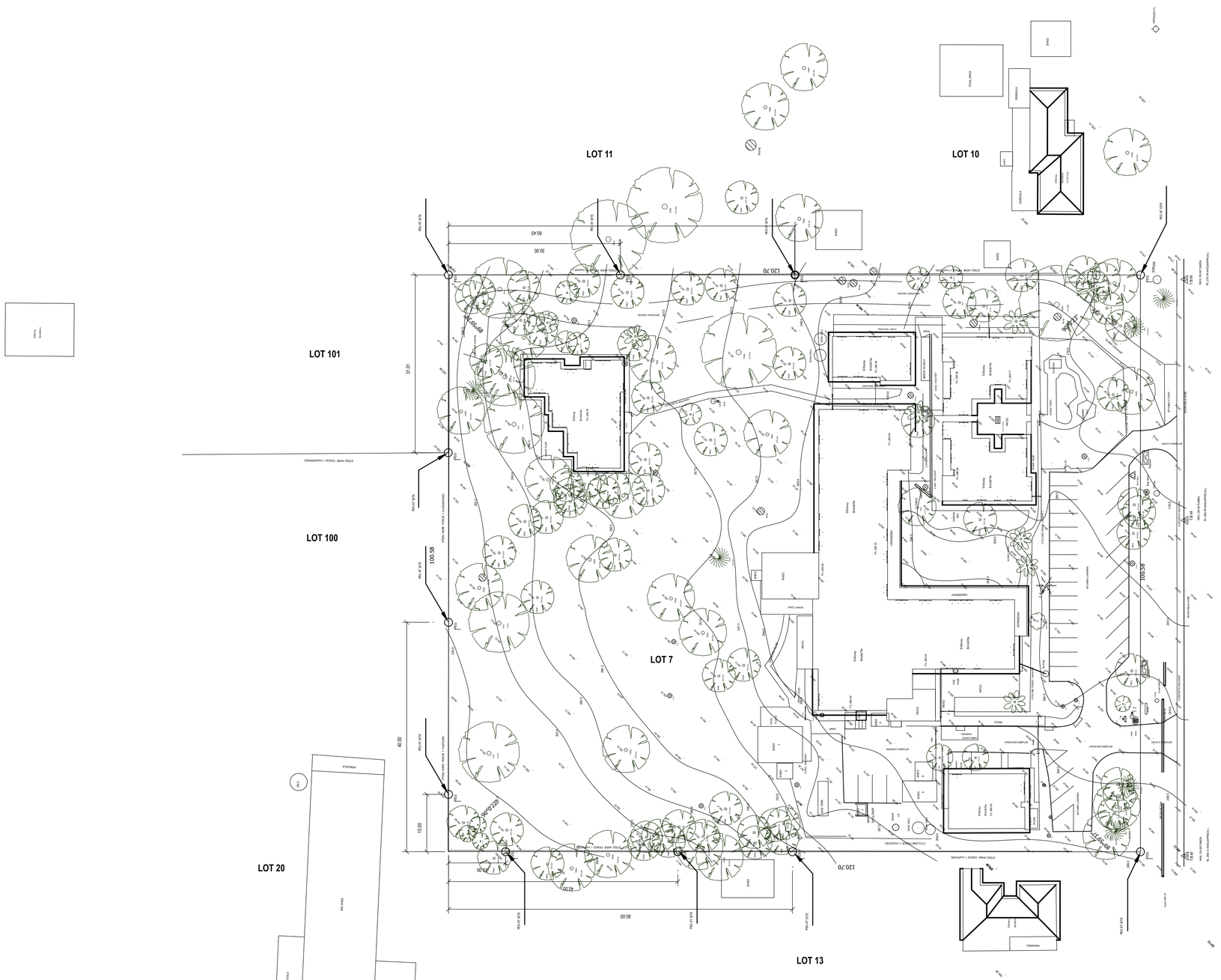
FOR JDAP RECONSIDERATION



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Australian Architecture Association
bda BUILDING DESIGNERS AUSTRALIA



EXISTING SITE PLAN AND SURROUNDS
1:400

PREPARED FOR:							
VALENCIA NURSING CARE · BURSWOOD CARE · ROSHANA GROUP OF COMPANIES							
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF	DRAWN: P. Kreyen			
03/12/18	J	ISSUED FOR APPROVAL	CF				
29/11/18	H	ISSUED FOR REVIEW	CF	CHECKED: C. Fernando			
12/11/18	G	ISSUED FOR REVIEW	CF				
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF	DATE: 31/01/19			
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF				
DATE	REV	COMMENTS	CHECKED				

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PROJECT STATUS:	PROJECT ADDRESS:		DRAWING TITLE:	
FOR JDAP RECONSIDERATION	VALENCIA AGED CARE (Lot 7) 24 Valencia Road, Carmel, WA 6076		EXISTING SITE PLAN AND SURROUNDS	
LOCAL COUNCIL: City of Kalamunda	JOB NUMBER: 0268-16	SCALE: (A1) 1:200	SHEET No: A01.001	REV: K

LOT 11

LOT 10

LOT 101

LOT 100

LOT 20

LOT 13

LOT 7

STAFF CARPARK

WHITBY
No. OF BEDS 0

COVENTRY
No. OF BEDS 5

SUMMIT
No. OF BEDS 7

MAPLEWOOD
No. OF BEDS 8

VALENCIA
CURRENT No. OF BEDS 45
FUTURE No. OF BEDS 19

Gate

SHED

SHED

SHED

SHED

SHED

SHED

SHED

GAS TANK

GAS TANK

ADMINISTRATION BUILDING

EXISTING CARPARK
(REFURBISHED)

CROSSOVER TO CITY OF KALAMUNDA SPECIFICATIONS

VALENCIA ROAD

Proposed revegetated rock stabilised batter

LEGEND:

- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE (TO REMAIN)
- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING CONCRETE FOOTPATH TO BE DEMOLISHED

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: **FOR JDAP RECONSIDERATION**

LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road, Carmel, WA 6076

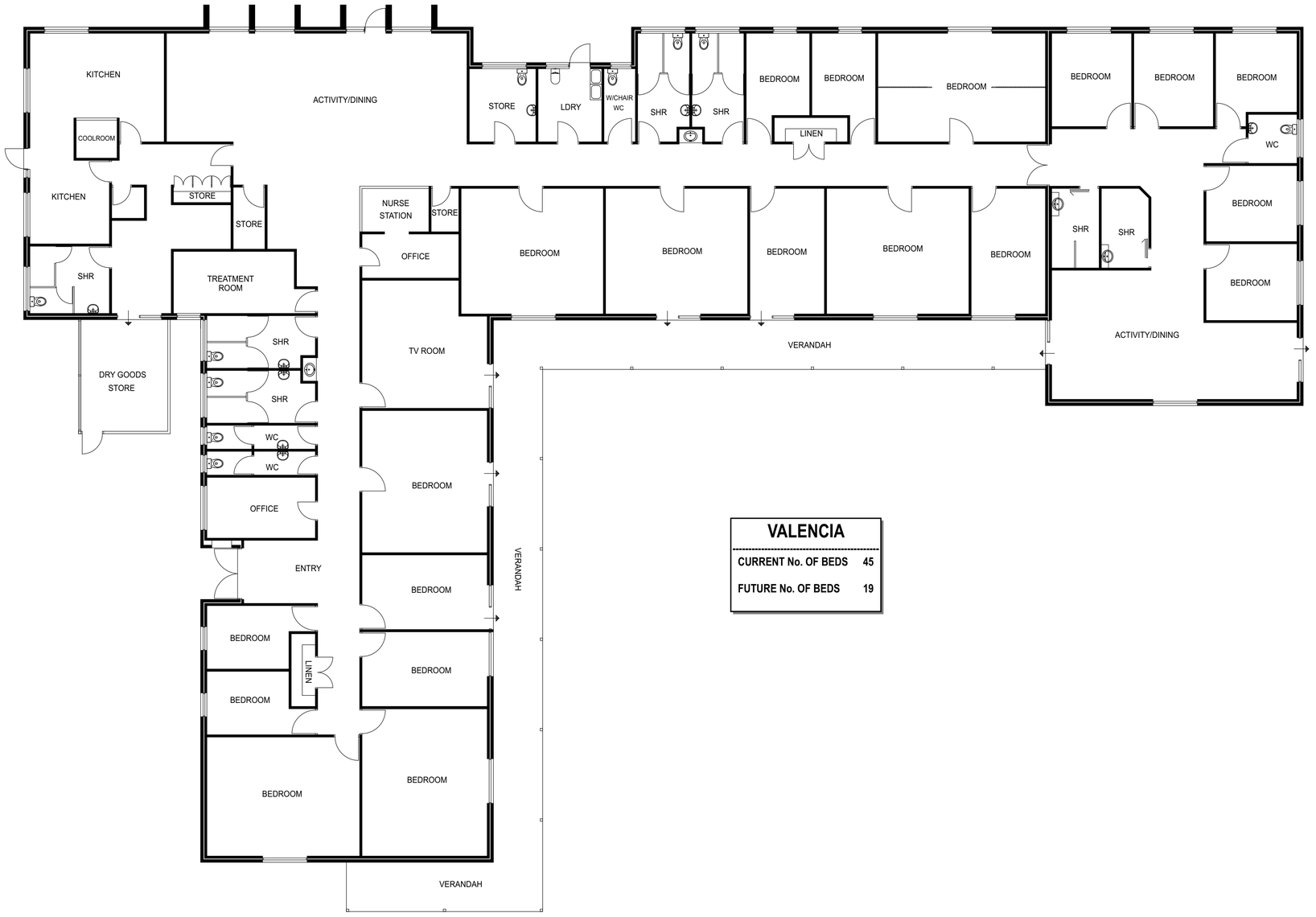
JOB NUMBER: **0268-16**

SCALE: (A1) **1:200**

DRAWING TITLE: **PROPOSED BUILDING DEMOLITION AND TREE REMOVAL PLAN**

SHEET No: **A01.002**

REV: **K**



EXISTING MAIN BUILDING
1:100

VALENCIA	
CURRENT No. OF BEDS	45
FUTURE No. OF BEDS	19

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
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08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION
LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076
JOB NUMBER: 0268-16
SCALE: 1:100 (A1)

DRAWING TITLE: EXISTING MAIN BUILDING
SHEET No: A01.003
REV: K



PROPOSED SITE AERIAL PLAN

1:400

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION

LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: 0268-16

SCALE: 1:400 (A1)

DRAWING TITLE: PROPOSED SITE AERIAL PLAN

SHEET No: A01.004

REV: K

LOT 11

1.8m HIGH COLORBOND FENCE TO BOUNDARY

61.090 OVERALL

120.70

LOT 10

1.0m HIGH COLORBOND FENCE TO BOUNDARY

90° 0' 23"

GIVE WAY

STAFF CARPARK

STAFF CARPARK

AMBULANCE BAY

DELIVERY UNLOADING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

BIN STORE

CROSSOVER TO CITY OF KALAMUNDA SPECIFICATIONS

PROPOSED CROSS OVER EXIT ONLY TO CITY OF KALAMUNDA SPECIFICATIONS

1.8m HIGH COLORBOND FENCE TO BOUNDARY

Carpark bays regraded to Approx. R.L.266.0m

LOT 101

1
A01.006

2
A01.007

Swale Drain

LEACH DRAIN SYSTEM PLANT

GARDEN AREA

LOT 100

87.784 OVERALL

LOT 7

EXISTING CARPARK
(REFURBISHED)

LEACH DRAINS WITH GRASS OVER

REVEGETATED ROCK STABILISED BATTER

GARDEN AREA

Telephone Pole
(To be Relocated)

LOT 20

LEACH DRAINS WITH GRASS OVER

OUTDOOR PAVED AREA

CARPARK

Footpath
(Marked with contrasting pavement)

GAS TANK

GARDEN AREA

89° 59' 37"

22° 0' 06"

120.70

61.090 OVERALL

1.8m HIGH COLORBOND FENCE TO BOUNDARY

2.4m HIGH BRICK WALL TO BOUNDARY

1.8m HIGH COLORBOND FENCE TO BOUNDARY

1.0m HIGH COLORBOND FENCE TO BOUNDARY

Proposed revegetated rock stabilised batter

LOT 13

VALENCIA ROAD

LEGEND:

EXISTING TREE (TO BE REMOVED)

EXISTING TREE (TO REMAIN)

PROPOSED SITE PLAN

1:200

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
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08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION

LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076

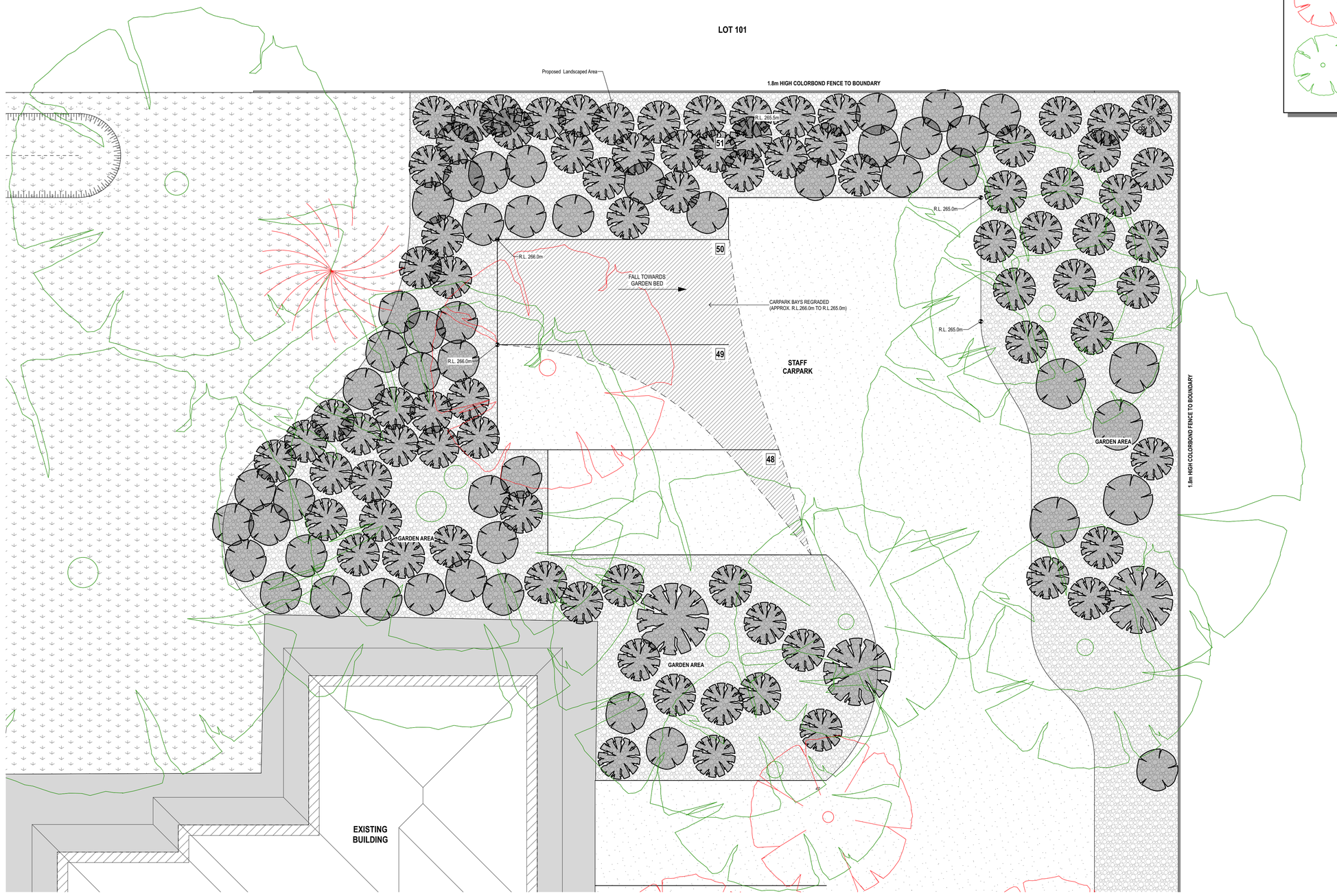
JOB NUMBER: 0268-16

SCALE: 1:200 (A1)

DRAWING TITLE: PROPOSED SITE PLAN

SHEET No: A01.005

REV: K



1 / A01.005 REAR CARPARK PLAN 1:50

LEGEND:

EXISTING TREE (TO BE REMOVED)

EXISTING TREE (TO REMAIN)

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION

LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE (Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: 0268-16

SCALE: 1:50 (A1)

DRAWING TITLE: PROPOSED EAST CORNER REAR CAR PARK PLAN

SHEET No: A01.006

REV: K



2 / A01.005 PROPOSED STREET SIDE PARKING PLAN
1:200

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: 0268-16
SCALE: 1:200 (A1)

DRAWING TITLE: PROPOSED STREET SIDE PARKING PLAN
SHEET No: A01.007
REV: K

LEGEND:

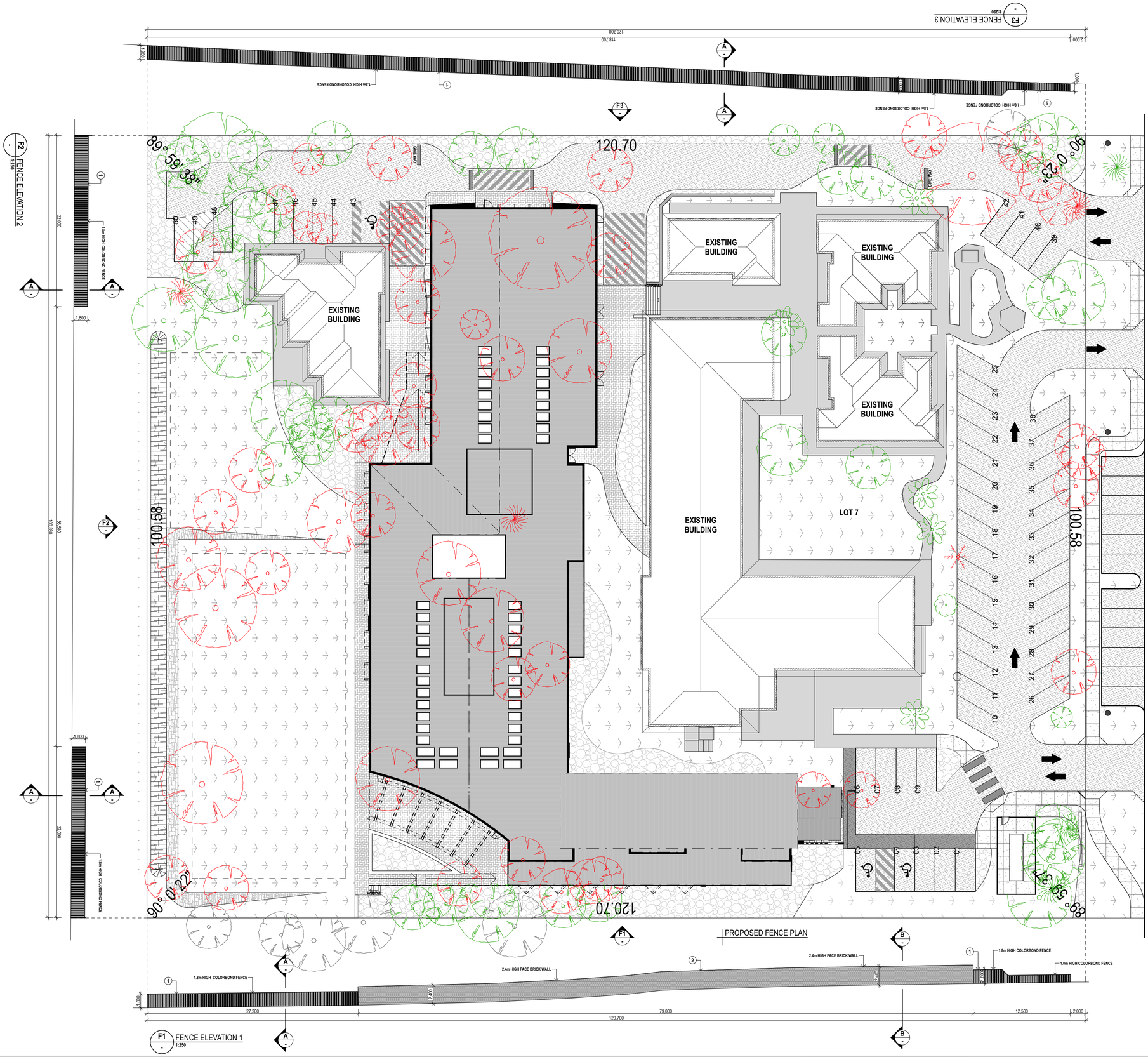
EXISTING TREE (TO BE REMOVED)

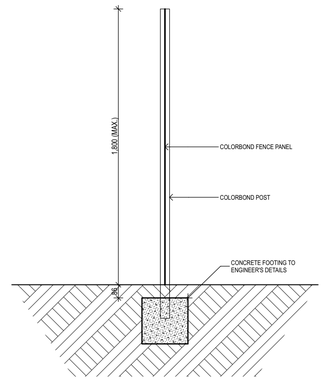
EXISTING TREE (TO REMAIN)

FENCE MATERIALS SCHEDULE:

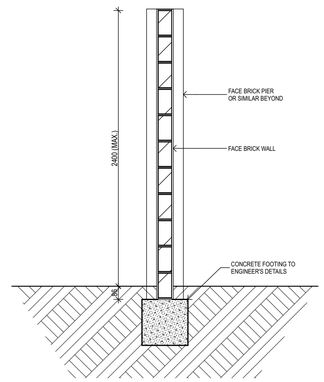
1 — COLORBOND FENCE

2 — MIDLAND BRICK "KALBARRI"





A COLORBOND FENCE 1:20



B FACE BRICK FENCE 1:20

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
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DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: **FOR JDAP RECONSIDERATION**

LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE** (Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: **0268-16**

SCALE: (A1) **1:250, 1:20**

DRAWING TITLE: **PROPOSED FENCING PLAN**

SHEET No: **A01.008**

REV: **K**

LOT 11

1.8m HIGH COLORBOND FENCE TO BOUNDARY

120.70

LOT 10

1.0m HIGH COLORBOND FENCE TO BOUNDARY

89° 59' 38"

90° 0' 22"

GIVE WAY

GIVE WAY

1.8m HIGH COLORBOND FENCE TO BOUNDARY

REVEGETATED ROCK STABILISED BATTER

LOT 101

STAFF CARPARK

STAFF CARPARK

AMBULANCE BAY

EXISTING BUILDING

DELIVERY UNLOADING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

BIN STORE

EXISTING BUILDING

Swale Drain

LEACH DRAIN SYSTEM PLANT

GARDEN AREA

LOT 7

LOT 100

100.58

EXISTING CARPARK
(REFURBISHED)

VALENCIA ROAD

LEACH DRAINS WITH GRASS OVER

REVEGETATED ROCK STABILISED BATTER

LOT 20

1.8m HIGH COLORBOND FENCE TO BOUNDARY

GARDEN AREA

GARDEN AREA

OUTDOOR PAVED AREA

CARPARK

FEATURE FRAMING TO BE BUILT TO BAL FZ RATING

GAS TANK

90° 0' 22"

89° 59' 37"

120.70

1.8m HIGH COLORBOND FENCE TO BOUNDARY

2.4m HIGH BRICK WALL TO BOUNDARY

1.8m HIGH COLORBOND FENCE TO BOUNDARY

1.0m HIGH COLORBOND FENCE TO BOUNDARY

LOT 13

LEGEND:

- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE (TO REMAIN)
- RETAINING WALL FOR LEACH DRAIN SYSTEM
- LEACH DRAIN INFRASTRUCTURE (SUBJECT TO DETAILED ENGINEERING DESIGN AND DEPARTMENT OF HEALTH APPROVAL)
- BAL FZ RATING
- BAL 40 RATING

VEGETATION AND FIRE RATING PLAN
1:200

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION

LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE (Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: 0268-16

SCALE: 1:200 (A1)

DRAWING TITLE: VEGETATION AND FIRE RATING PLAN

SHEET No: A01.009

REV: K

LOT 11

LOT 10

61.090 OVERALL

120.70

89° 59' 38"

90° 0' 22"

GIVE WAY

Proposed revegetated rock stabilised batter

Swale Drain

LOT 101

LOT 100

LOT 20

STAFF CARPARK

STAFF CARPARK

AMBULANCE BAY

DELIVERY UNLOADING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

BIN STORE

LEACH DRAIN SYSTEM PLANT

ATRIUM GARDEN

LOT 7

EXISTING CARPARK
(REFURBISHED)

PROPOSED CROSS OVER

PROPOSED CROSS OVER EXIT ONLY

PROPOSED CROSS OVER

LEACH DRAINS WITH GRASS OVER

REVEGETATED ROCK STABILISED BATTER

OUTDOOR PAVED AREA

CARPARK

Footpath
(Marked with contrasting pavement)

GAS TANK

100.58

87.784 OVERALL

32.830

39.000

8.852

5.702

14.654

14.470

24.990

LOT 13

PROPOSED EXTERIOR LIGHTING PLAN
1:200

VALENCIA ROAD

LEGEND:

LOW VOLTAGE WIRING (BURIED)

OUTDOOR BOLLARD LIGHT (WITH TIMER) AND LIGHT SPILL EXTENT (LIGHT AS PER SPECIFICATIONS SHOWN BELOW)

OUT DOOR LIGHTING:
LEDlux Deta 650mm Bollard in Charcoal

SPECIFICATION:

650mm

SKU	230262
Product Type	Lighting
Brand	Lucci LEDLux
Lumens	230
Warranty	3 Years
Width/Diameter	120 mm
Depth	40 mm
Height	650 mm
IP Rating	54
Globe Included	No
Globe Quantity	0
Wattage (Max.)	8W
Use Type	Outdoor
Lighting Type	LED Lights
Style	Industrial, Modern
Colour	Charcoal

DESCRIPTION

LEDlux Deta 230 lumen IP54 weatherproof rated exterior 650mm bollard in charcoal.

The LEDlux Deta is made from Die Cast Aluminium and has a weatherproof rating of IP54. The Deta comes complete with Bridgelux LEDs and emits a brilliant downward facing low glare light.

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: **0268-16**

SCALE: 1:200 (A1)

DRAWING TITLE: **PROPOSED EXTERIOR LIGHTING PLAN**

SHEET No: **A01.010**

REV: **K**

LOT 11

LOT 10

LOT 101

LOT 100

LOT 20

LOT 13

LOT 7

120.70

GIVE WAY

GIVE WAY

STAFF CARPARK

STAFF CARPARK

AMBULANCE BAY

DELIVERY UNLOADING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

BIN STORE

PROPOSED CROSS OVER

PROPOSED CROSS OVER EXIT ONLY

PROPOSED CROSS OVER

Swale Drain

LEACH DRAIN SYSTEM PLANT

95.66

ATRIUM GARDEN

GARDEN FEATURE

LEACH DRAINS WITH GRASS OVER

REVEGETATED ROCK STABILISED BATTER

OUTDOOR PAVED AREA

CARPARK

Footpath
(Marked with contrasting pavement)

GAS TANK

EXISTING CARPARK
(REFURBISHED)

100.58

VALENCIA ROAD

90° 0' 22"

120.70

95.66

Proposed revegetated rock stabilised batter

EXISTING TREES

EXISTING TREES

PLANTING SCHEDULE

1 FOLIAGE PLANTS

AGAPANTHAS
BERGENIA
ROSEMARY
POA 'TUSSOCK GRASS'
HYDRANGEA
CANNA LILIES
PHORMIUM 'NEW ZEALAND FLAX'
PENNISETUM 'FOUNTAIN GRASS'

2 FLOWERING PLANTS

LAVENDAR
ACROLINUM 'EVERLASTING DAISY'
CALENDULA 'ENGLISH DAISY'
DIANTHUS 'FAIRY PINKS'
SNAP DRAGON ANTIRRHINUM
HELIANTHUS 'SUNFLOWER'
NASTURTIUM
RUDBECKIA 'MARMARLADE DAISY'
PHLOX DRUMMONDII DWARF 'NICOTIANA
PANDOREA JASMINOIDES
EUPHORIA 'JADE DRAGON'
VERONICA 'SPEEDWELL'

3 SMALL TREES

CORYMBIA FICIFOLIA
DWARF CRIMSON
EUCALYPTUS TORQUATA
CALLISTEMON PHOENICEUS
BANKSIA 'GIANT CANDLES'
DWARF CITRUS

4 SHRUBS/BUSHES

ASTROLOMA FOLIOSUM
AGONANTHOS SERICEUS
CONOSTYLIS CANDICANS
ORTHROSANTHUS LAXUS
GREVILLEA 'SPIDER FLOWER'
PHILOTHECA 'WAXFLOWER'
CERATOPETALUM 'CHRISTMAS BUSH' HIBISCUS

5 GROUND COVER

HIBBERTIA SCANDENS
KENNEDIA COCCINEA
KENNEDIA PROSTRATA
LOBELIA ALATA
HARDENBERGIA COMPTONIANA
GREVILLEA 'POORINDA ROYAL MANTLE'
SCAEVOLA 'FAN FLOWER'
HARDENBERGIA VIOLACEA
BRACHYSCOME 'SWAN RIVER DAISY'
KENEDIA PROSTRATA

6 SCREENING TREES

AGONIS FLEXUOSA
CAMELLIA JAPONICA
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN
ABELIA X GRANDIFLORA
VIBURNUM TINUS

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: **FOR JDAP RECONSIDERATION**

LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road, Carmel, WA 6076

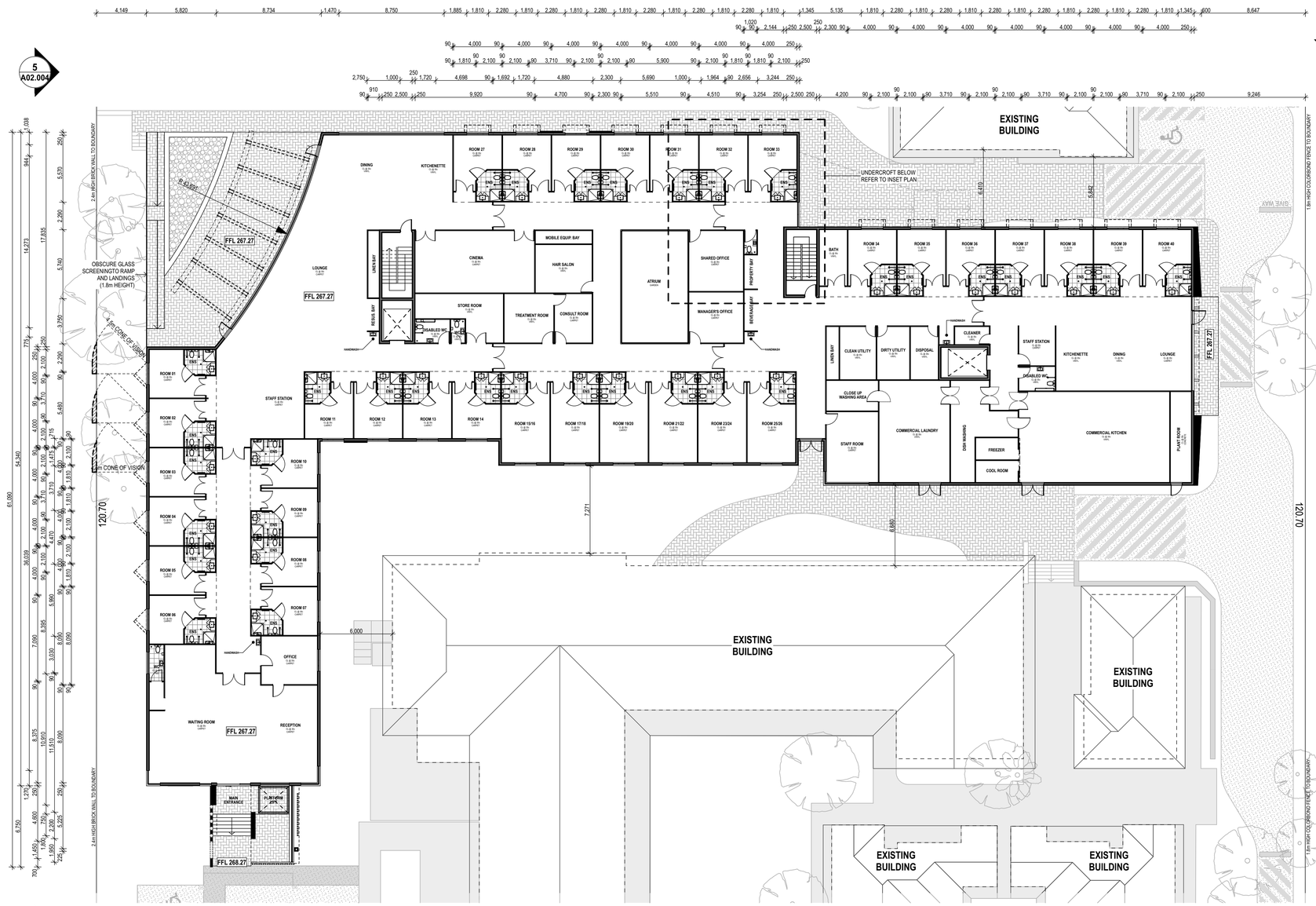
JOB NUMBER: **0268-16**

SCALE: (A1) **1:200**

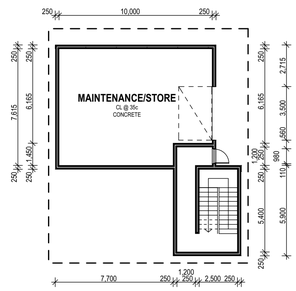
DRAWING TITLE: **PROPOSED LANDSCAPE PLAN**

SHEET No: **A01.011**

REV: **K**



GROUND FLOOR LAYOUT
1:200



UNDERCROFT PLAN
1:200

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VALENCIA NURSING CARE / BURSWOOD CARE / ROSHANA GROUP OF COMPANIES										
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF	DRAWN: P. Kreyen	FERHAN DESIGN	A: Unit 3/220 Stair Street, Wellshpool WA 6106 T: 0402 427 059 E: ct@ferhandesign.com.au W: www.ferhandesign.com.au	PROJECT STATUS: FOR JDAP RECONSIDERATION	PROJECT ADDRESS: VALENCIA AGED CARE (Lot 7) 24 Valencia Road, Carmel, WA 6076	DRAWING TITLE: PROPOSED GROUND FLOOR LAYOUT	
03/12/18	J	ISSUED FOR APPROVAL	CF	CHECKED: C. Fernando		© COPYRIGHT ferhan design pty ltd DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL FERHAN DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.	LOCAL COUNCIL: City of Kalamunda	JOB NUMBER: 0268-16 / SCALE: 1:200 (A1)	SHEET No: A02.001 / REV: K	
29/11/18	H	ISSUED FOR REVIEW	CF							
12/11/18	G	ISSUED FOR REVIEW	CF							
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF							
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF	DATE: 31/01/19						
DATE	REV	COMMENTS	CHECKED							

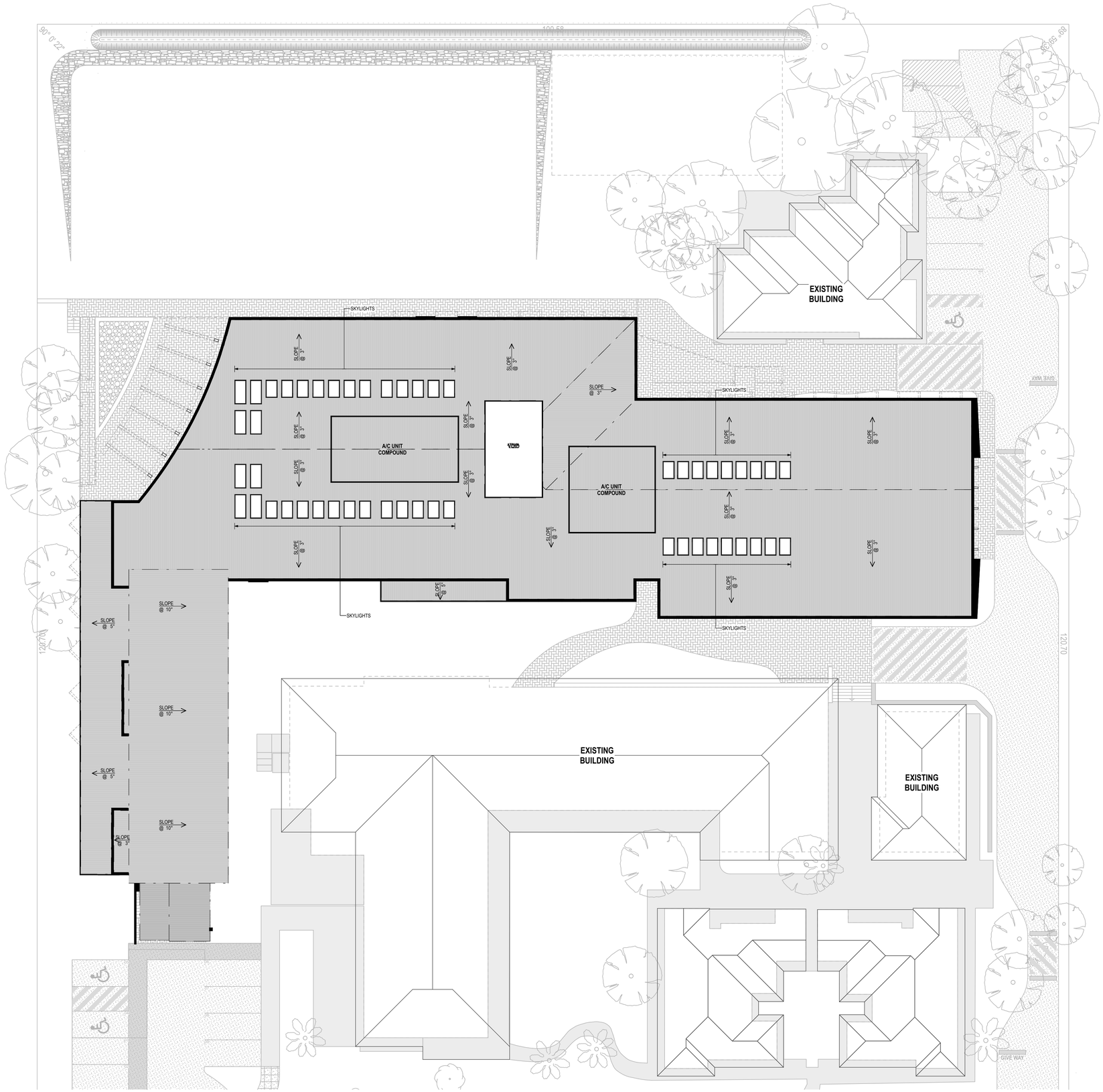


UPPER FLOOR LAYOUT
1:200

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31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF	DRAWN: P. Kreyen	FERHAN DESIGN	A: Unit 3/220 Star Street, Welshpool WA 6106 T: 0402 427 059 E: cf@ferhandesign.com.au w: www.ferhandesign.com.au	PROJECT STATUS: FOR JDAP RECONSIDERATION	PROJECT ADDRESS: VALENCIA AGED CARE (Lot 7) 24 Valencia Road, Carmel, WA 6076	DRAWING TITLE: PROPOSED UPPER FLOOR LAYOUT	
03/12/18	J	ISSUED FOR APPROVAL	CF							
29/11/18	H	ISSUED FOR REVIEW	CF	CHECKED: C. Fernando						
12/11/18	G	ISSUED FOR REVIEW	CF							
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF							
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF	DATE: 31/01/19						
DATE	REV	COMMENTS	CHECKED							

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LOCAL COUNCIL:	JOB NUMBER:	SCALE: (A1)	SHEET No:	REV:
City of Kalamunda	0268-16	1:200, 1:100	A02.002	K



ROOF PLAN
1:200

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076

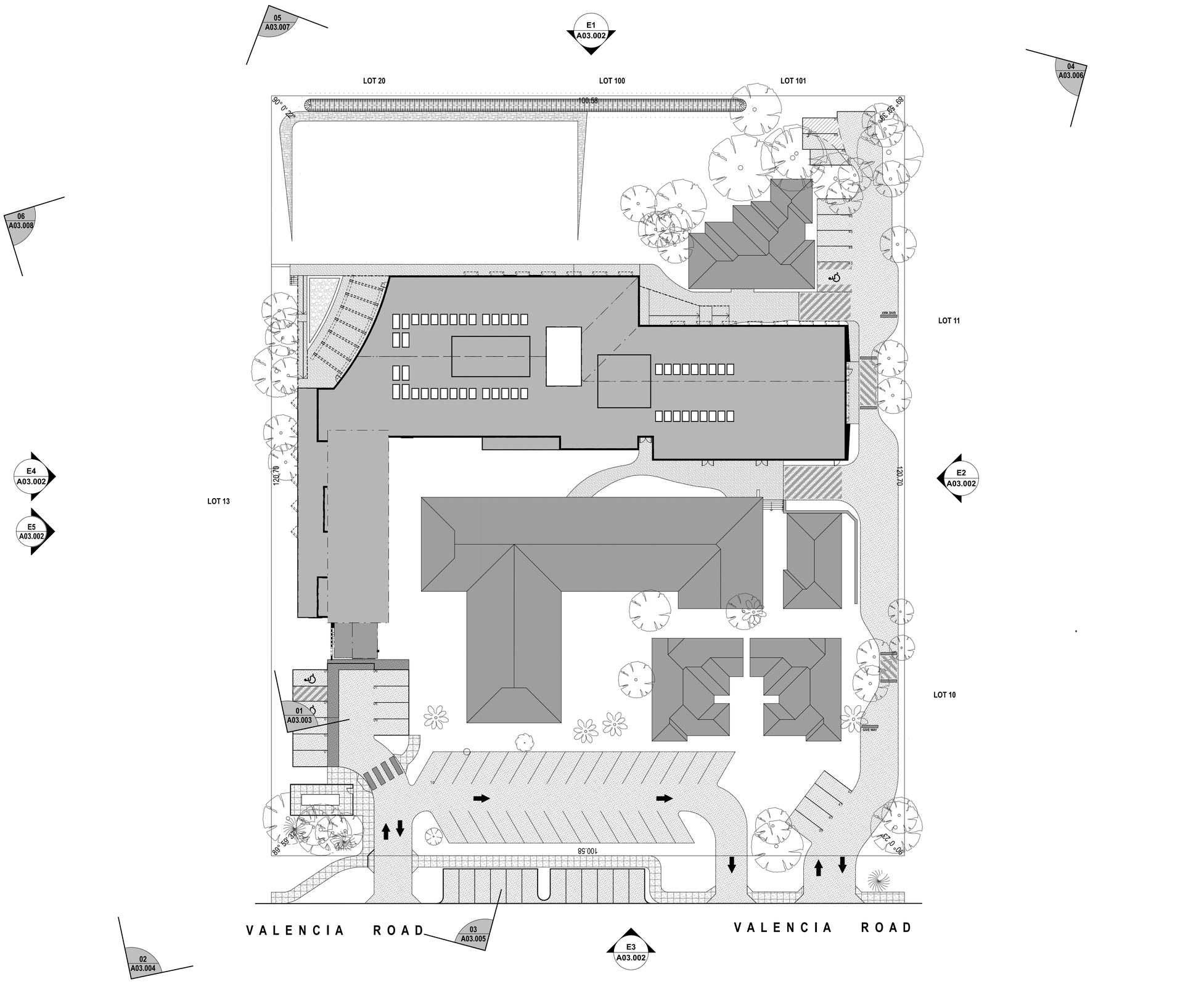
JOB NUMBER: 0268-16

SCALE: 1:100, 1:200 (A1)

DRAWING TITLE: PROPOSED ROOF LAYOUT

SHEET No: A02.003

REV: K



PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

JOB NUMBER: **0268-16**

SCALE: (A1) **1:300**

DRAWING TITLE: **SITE VIEWS LAYOUT**

SHEET No: **A03.001**

REV: **K**



01
A03.003

FRONT ENTRANCE

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

JOB NUMBER: **0268-16**
SCALE: (A1)

DRAWING TITLE: **PERSPECTIVES - SHEET 1**

SHEET No: **A03.003**
REV: **K**



02
A03.003

VIEW FROM VALENCIA ROAD (LOT 13)

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

JOB NUMBER: 0268-16
SCALE: (A1)

DRAWING TITLE: PERSPECTIVES - SHEET 2
SHEET No: A03.004
REV: K



03
A03.003

VIEW FROM VALENCIA ROAD (FRONT ENTRANCE)

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION
LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: 0268-16
SCALE: (A1)

DRAWING TITLE: PERSPECTIVES - SHEET 3
SHEET No: A03.005
REV: K



04
A03.003

VIEW FROM LOT 11

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION

LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

JOB NUMBER: 0268-16

SCALE: (A1)

DRAWING TITLE: PERSPECTIVES - SHEET 4

SHEET No: A03.006

REV: K



05
A03.003

VIEW FROM LOT 20

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
12/11/18	G	ISSUED FOR REVIEW	CF
08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT STATUS: FOR JDAP RECONSIDERATION

LOCAL COUNCIL: City of Kalamunda

PROJECT ADDRESS: VALENCIA AGED CARE
(Lot 7) 24 Valencia Road, Carmel, WA 6076

JOB NUMBER: 0268-16

SCALE: (A1)

DRAWING TITLE: PERSPECTIVES - SHEET 5

SHEET No: A03.007

REV: K



06
A03.003

REAR VIEW FROM LOT 13

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

JOB NUMBER: **0268-16**

SCALE: (A1)

DRAWING TITLE: **PERSPECTIVES - SHEET 6**

SHEET No: **A03.008**

REV: **K**



01 **FRONT ENTRANCE**

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
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08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
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LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road,
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JOB NUMBER: **0268-16**
SCALE: (A1)

DRAWING TITLE: **PERSPECTIVES - SHEET 1**

SHEET No: **A03.009**
REV: **K**



02 **VIEW FROM VALENCIA ROAD (FRONT ENTRANCE)**

PREPARED FOR:

VALENCIA NURSING CARE

BURSWOOD CARE

ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
03/12/18	J	ISSUED FOR APPROVAL	CF
29/11/18	H	ISSUED FOR REVIEW	CF
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08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen

CHECKED: C. Fernando

DATE: 31/01/19

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LOCAL COUNCIL: **City of Kalamunda**

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JOB NUMBER: **0268-16**

SCALE: (A1)

DRAWING TITLE: **PERSPECTIVES - SHEET 2**

SHEET No: **A03.010**

REV: **K**



03 **REAR VIEW FROM LOT 13**

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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29/11/18	H	ISSUED FOR REVIEW	CF
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08/10/18	F	ISSUED FOR S.A.T. SUBMISSION & REVIEW	CF
28/09/18	E	REVISED AS PER MEDIATION COMMENTS	CF

DRAWN: P. Kreyen
CHECKED: C. Fernando
DATE: 31/01/19

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LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road, Carmel, WA 6076
JOB NUMBER: **0268-16**
SCALE: (A1)

DRAWING TITLE: **PERSPECTIVES - SHEET 3**
SHEET No: **A03.011**
REV: **K**



04 **VIEW FROM LOT 11**

PREPARED FOR:

VALENCIA NURSING CARE | BURSWOOD CARE | ROSHANA GROUP OF COMPANIES

DATE	REV	COMMENTS	CHECKED
31/01/19	K	ISSUED FOR JDAP RECONSIDERATION	CF
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PROJECT STATUS: **FOR JDAP RECONSIDERATION**

LOCAL COUNCIL: **City of Kalamunda**

PROJECT ADDRESS: **VALENCIA AGED CARE**
(Lot 7) 24 Valencia Road,
Carmel, WA 6076

JOB NUMBER: **0268-16**

SCALE: (A1)

DRAWING TITLE: **PERSPECTIVES - SHEET 4**

SHEET No: **A03.012**

REV: **K**