

MIXED USE DEVELOPMENT

342 - 350 High Street PENRITH for Colin & Andrea Henry

DA DRAWING SET				
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GENERAL

NOTES
1. Integrated Design Group accepts no responsibility for the usability completeness or accuracy of data transferred electronically...

SURVEY NOTES
1. Survey data included in this drawing is based on survey drawing and is provided for preliminary design purposes only.

LANDSCAPE NOTES
1. Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.

APPROVAL CONDITIONS
1. Contractor

NCC & AS COMPLIANCE

1. Balustrades: Balustrades minimum 1.0m high with openings < 125mm to comply with NCC part 3.9.2
2. Energy efficiency: energy efficiency to NSW Apartment class 2.3.2 Building Services and 2.3.3 Services
3. Fire separation to NCC Part 3.7.1
4. Glazing: Installation of glazing to AS 1288 and AS 2047 and NCC part 3.6

11. Star construction to NCC part 3.9.1
12. Terminate control: Terminate protection must be provided in accordance with NCC part 3.1.3.2 and AS 3605.1

13. Timber framing to comply with AS 1684 and AS 1720, AS 1684 and NCC part B1
14. Wall insulation: Reflective insulation to all external walls, batts to external walls of habitable areas (excluding garages)...

15. Waterproofing to wet areas to AS 3740 and NCC part 3.8.1

FIRE SAFETY SYSTEM NOTES
1. Fire safety systems shall be installed throughout the subject building in accordance with the relevant DTB provisions of the NCC and relevant Australian Standards...

2. Reference shall be made to the Fire Safety Schedule for the subject building for the list of required fire safety systems and measures...

3. Refer to AS 2118.1-1999 clauses 1.6.8 and 5.1 for fire sprinklers and protections in co-located spaces between ceiling and trade floors above and construction of fire and draught stop...

4. Refer to NCC C2.7 for separation of fire compartments. A fire wall extends to the underside of the floor having an FRL required for a fire wall...

5. The design waste storage areas comply with the requirements of AS 4574.

LEGENDA/ABBREVIATIONS
Distance to point of choice
Distance to exit
Fire hose reel
Fire extinguisher
Fire hydrants
Fire indicator panel
Fire hydrant booster assembly

SITE NOTES

DEMOLITION NOTES
1. Contractors to contact dial before you dig prior to demolition work to locate all underground services.
2. Demolition work must be carried out in accordance to development approval consent.
3. Refer to civil engineer's documentation for soil and water protection measures.
4. Asbestos removal must comply to council guidelines.

EXCAVATION NOTES
1. Contractors to contact dial before you dig prior to demolition and excavation works to locate all underground services and prior to execution of the works.
2. Bulk excavation to accommodate slab falls.
3. All pits shown are indicative, refer to civil and hydraulic engineers documentation and specification for detail.
4. Refer to structural engineer's documentation for excavation allowances for beams and piles.
5. Refer to lift manufacturer documentation for lift pit prior to excavation.

6. Important note to contractor all BEUs and SSUs to be confirmed after coordination of structural/ mechanical services.
7. BEU = bulk excavation level
SSU = structural slab level

8. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.
9. Refer to structural engineers drawings for pile/ strip loading details.
10. Refer to Geotech report for extent of batter upon confirmation of foundation material.

11. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.
12. Refer to civil engineers drawing for soil and water management, pit locations, and site works.
13. Contractor to allow for more excavation prior to commencement of works.

14. Refer to Geotech report for extent of batter upon confirmation of foundation material.
15. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.

16. Bulk excavation extended approximately 300 from external face of concrete wall.

LEGENDA/ABBREVIATIONS
Tree to be retained and protected
Tree to be removed
PP Powerpole
Primary construction area / site fence
Stormwater pit

FLOOR PLANS

NOTES
1. All accessible car parking spaces to achieve minimum 2000mm head height clearance in accordance with AS 2992.3. No obstruction is permitted without head clearance.

2. All other car parking spaces and aisles to achieve minimum 2200mm head height clearance in accordance with AS 2990.1. No obstruction is permitted without head clearance.
3. Contractor to ensure slab falls to drainage points, nominated by hydraulic engineer.

4. Refer to RCP and electrical plan for all signage.
5. Refer to concrete outline plans for concrete column locations and wall stubs.
6. Line works in basement parking area to be paid for fresh. Contractor to provide colour sample prior to application and ordering.

7. Unless noted, contractor to provide wayfinding signage at all major interchanges such as lifts and stairs, contractor to provide signage shop drawing for approval prior to installation.
8. Refer to architectural/landscape site plan for detailed levels and finishes of landscape.
9. Refer to typical unit plans, wet areas details, kitchen details for finishes if not noted on General Arrangement Plans.
10. Contractor to provide level thresholds in accordance to NCC and AS1428.1 2009.

11. Fall arrest equipment installed in accordance with industry work health and safety standards, refer to architectural specification.
12. Contractor to ensure roof penetrations are installed in accordance with NCC specification C3.15 where passing through fire rated ceilings.
13. Ceiling, walls and floors system is to comply with requirements in acoustic report.

14. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.
15. Refer to Geotech report for extent of batter upon confirmation of foundation material.

16. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.
17. Refer to civil engineers drawing for soil and water management, pit locations, and site works.
18. Contractor to allow for more excavation prior to commencement of works.

19. Refer to Geotech report for extent of batter upon confirmation of foundation material.
20. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.

21. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.
22. Refer to civil engineers drawing for soil and water management, pit locations, and site works.
23. Contractor to allow for more excavation prior to commencement of works.

24. Refer to Geotech report for extent of batter upon confirmation of foundation material.
25. Refer to relevant DA conditions for any investigation or preparation works prior to commencing excavation.

26. Bulk excavation extended approximately 300 from external face of concrete wall.

LEGENDA/ABBREVIATIONS
Tree to be retained and protected
Tree to be removed
PP Powerpole
Primary construction area / site fence
Stormwater pit

ELEVATIONS/SECTIONS

ELEVATION NOTES
1. Refer to architectural finishes schedule for selected finishes.
2. Refer to door and window schedule for selected finishes to door panels, frames and architraves.
3. Refer to landscape architects details for external signage finishes and floor finishes to terrace area.

SECTION NOTES
1. Ensure services (at ceiling level) in basement levels are installed with allowances of 2000mm head height clearance above carpark spaces and aisles. 2000mm head height clearance over accessible carpark spaces and shared zones.
2. Refer to BASIX (see Section J) report for glazing and insulation requirements.
3. Ceiling, walls and floors system is to comply with requirements in acoustic report.

4. Contractor to allow penetrations for fire services and ensure locations comply with egress dimensions.
5. Permanent formwork walls indicated for reference. All walls, doors, windows and access panels dimensioned on general arrangement plans.
6. Contractor to ensure concrete designed to allow falls to all pits and floor waste locations.
7. Unless otherwise noted, allow for overtop applied to be cast in to concrete. 20mm PVC pipe extending 50mm from slab edge and finished at a 45 degree angle.
8. Sliding door set downs to be confirmed with window and door manufacturer.

LEGENDA AND ABBREVIATIONS
Level
Existing Ground Level
Relative Level
Structural Slab Level
Top of Kerb
Top of Wall

FINISHES
refer to finishes and fittings schedule for details
CCR Corrugated Roof Sheeting
BK Brickwork
FC Floor Cement
PC Prefinished Cladding
PA Part of Acrylic Repar
LV Louvre
DW Downpipe
FW Fixed Glass

LEGENDA AND ABBREVIATIONS
AC Air Conditioner unit/condenser
BUK Bulked Trap
FL Floor Waste
CL Chlophasia
CP Car park exhaust
COMM Communication Cupboard
DB Distribution Board
DP Down pipe
DGDP Downpipe General Purpose Outlet
ELEC Electrical Cupboard
FH Fire Hydrant
FHR Fire Hose Reel
FI Fire Indicator Panel
FW Floor Waste
GSD Grated Sewer Inspection Pit
GTD Grated Drain
GW General Waste Bin
HT Hose Tap
HYD Hydraulic Rear
LV Louvre
OSD On Site Detention Tank
PD Planter Drainage Outlet
R Reinforced Concrete
RWD Rain Water Outlet
S Spreader
SP Soil Penetration
ST Stone
TD Trench
TE Toilet Exhaust
TCSI Traffic Control Surface Indicator
WS Wheel Stop

FINISHES
refer to finishes and fittings schedule for details
BK Brick
CCMC Concrete
CCR Corrugated Roof Sheeting
CPT Carpet
CT Ceramic Tile
PAV Pavement
TB Timber Flooring
TBD Timber Deck
TWC Textured metal cladding
V Vinyl

DOOR AND WINDOW LEGEND
refer to door and window schedules for detail
Floor Level / Unit Number
Door Type
Window Type

CONCRETE OUTLINE

NOTES
1. Dimensions of hydraulic penetrations to be coordinated with engineers specifications, contractor to ensure that slabs fall to hydraulic pits and drainage points, but comply with AS1428.1 for max cross fall in all directions.
2. Concrete outlines to be confirmed with wall and door manufacturers.
3. Contiguous piles shown in this drawing are indicative, for piling spacing and details - refer to structural engineer drawings.
4. Lift overrun and pit depth to be confirmed by mechanical engineer and lift manufacturer's specifications.
5. Refer to structural engineer details for slab and beam thicknesses and location.
6. Slab connection to pile/columns to be in accordance structural engineers specifications.
7. Contractor to ensure that all slabs fall to a rain water outlet and confirm protection requirements.
8. Contractor to allow penetrations for fire services and ensure locations comply with egress dimensions.
9. Permanent formwork walls indicated for reference. All walls, doors, windows and access panels dimensioned on general arrangement plans.
10. Contractor to ensure concrete designed to allow falls to all pits and floor waste locations.
11. Cast in zones nominated in tier carpobeds. Contractor to coordinate with services engineers documentation for all other penetration locations and requirement and confirm protection requirements.
12. Cast in all RWO and RDO drainage lines to balcony slabs generally and connect to down pipe locations.
13. Unless otherwise noted, allow for overtop applied to be cast in to concrete. 20mm PVC pipe extending 50mm from slab edge and finished at a 45 degree angle.
14. Sliding door set downs to be confirmed with window and door manufacturer.

LEGENDA AND ABBREVIATIONS
Cast in Concrete
Control Joint
Downpipe
Existing Ground Level
Expansion Joint
Movement Joint
Rainwater outlet
Structural Slab Level
Top of Kerb
Top of Wall
Vent Pipe
Cast in zone
Penetration
Sediment
Hydraulic pipework

WALL TYPES

NOTES
1. Refer to Wall Type Schedule below and reference floor plans for locations.
2. Wall type diagrams are indicative and do not indicate fall, ceiling, cornice or other specific junction details, please refer to relevant architectural details for specific wall locations and ensure insulation installed to comply with Section J report.
3. mechanical and service hung to have 2500mm height clearance over accessible parking spaces and 2200mm height clearance over car parking spaces, refer to architectural documents.
4. any services passing through a fire isolated passage on the slab to be concealed in a new (2) way, two (2) floor fire rated ceiling.
5. ceiling, wall and below-slab insulation to comply with Section J report.
6. Refer to electrical engineer documents for light location in basement and external areas.
7. Refer to mechanical engineer documents for locations and size of mechanical ducts, discharge louvers, officers and grilles.
8. Builder to ensure light fittings installed in proportion and locations shown on RICH. All discrepancies, omissions or clashes with other services to be co-ordinated with architect prior to installation.

LEGENDA AND ABBREVIATIONS
Finished Ceiling Level
Specified Material
FINISHES
refer to finishes and fittings schedule for details
FITTINGS
refer to finishes and fittings schedule for details
ceiling fan
necessitated daylight - refer to electrical engineer's documentation
return fan / discharge louvre
wall without vent
smoke or heat detector
refer electrical plans for type
diffusers / grille
necessitated emergency light
wall sign (direction as indicated)
motion detector
access panel
smoke detector
TV outlet
double GPO
light switch
data point
data point
intercom
RBN network outlet and data point
a/c control point
emergency push button
emergency nurse call
thermal heat detector

RCPs

NOTES
1. Confirm all locations of electrical services (including light and fire fitting specifications) on electrical engineer's documents and confirm clauses or coordinates with architect on site prior to proceeding with works.
2. placement of electrical, mechanical and fire items indicative with scope to be repositioned in alternate compliant locations if required.
3. mechanical and service hung to have 2500mm height clearance over accessible parking spaces and 2200mm height clearance over car parking spaces, refer to architectural documents.
4. any services passing through a fire isolated passage on the slab to be concealed in a new (2) way, two (2) floor fire rated ceiling.
5. ceiling, wall and below-slab insulation to comply with Section J report.
6. Refer to electrical engineer documents for light location in basement and external areas.
7. Refer to mechanical engineer documents for locations and size of mechanical ducts, discharge louvers, officers and grilles.
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LEGENDA AND ABBREVIATIONS
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motion detector
access panel
smoke detector
TV outlet
double GPO
light switch
data point
data point
intercom
RBN network outlet and data point
a/c control point
emergency push button
emergency nurse call
thermal heat detector

ENVIRONMENTAL

NOTES
1. Refer to BASIX Certificate 1200256M issued by EDC Energy Pty Ltd and dated 01 October 2021. Drawing to comply with minimum requirements as identified in certificate and as noted on drawings.
2. Refer to BASIX commitments noted in architectural drawing DA 0003.

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 120259M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability... it is built in accordance with the commitments set out below.

Secretary of the Environment, Planning and Infrastructure 18 October 2021 To be valid, the certificate must be lodged within 3 months of the date of issue.



Project Summary table with columns: Project name, Street address, Local Government Area, Plan type and plan number, Lot no., Section no., No. of residential flat buildings, No. of units in residential flat buildings, No. of multi-dwelling houses, No. of single dwelling houses, Floor area, Target 40, Target Pass, Target 25.

Certificate Prepared by

Name: Company Name: ESD Synergy Pty Ltd ABN (if applicable): 17185174885

Description of project

Table with columns: Project address, Common area landscape, Assessor details, Proposed type, Project scores, Site details.

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Stage A, 3 dwellings, 7 storeys above ground

Table with columns: Dwelling no., Alternative water supply system, Size, Configuration, Alternative water source, Landscaping, Total connection, Laundry connection, Pool, Spa, Hot water, etc.

Residential flat buildings - Stage B, 26 dwellings, 7 storeys above ground

Table with columns: Dwelling no., Alternative water supply system, Size, Configuration, Alternative water source, Landscaping, Total connection, Laundry connection, Pool, Spa, Hot water, etc.

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Stage A

Table with columns: Common area, Floor area (m²), etc.

Common areas of unit building - Stage B

Table with columns: Common area, Floor area (m²), etc.

Common areas of the development (non-building specific)

Table with columns: Common area, Floor area (m²), etc.

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Stage A

- (a) Dwellings
(b) Thermal Comfort
(c) Common areas and central systems/facilities
(d) Water
(e) Energy

2. Commitments for Residential flat buildings - Stage B

- (a) Dwellings
(b) Water
(c) Energy
(d) Thermal Comfort
(e) Common areas and central systems/facilities
(f) Water
(g) Energy

3. Commitments for multi-dwelling houses

- (a) Dwellings
(b) Water
(c) Energy

4. Commitments for single dwelling houses

- (a) Dwellings
(b) Water
(c) Energy

5. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (a) Water
(b) Energy

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or compelling development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Stage A

(a) Dwellings

Table with columns: Dwelling no., Alternative water supply system, Size, Configuration, Alternative water source, Landscaping, Total connection, Laundry connection, Pool, Spa, Hot water, etc.

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(b) Common areas and central systems/facilities

Table with columns: Dwelling no., Alternative water supply system, Size, Configuration, Alternative water source, Landscaping, Total connection, Laundry connection, Pool, Spa, Hot water, etc.

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Table with columns: Dwelling no., Alternative water supply system, Size, Configuration, Alternative water source, Landscaping, Total connection, Laundry connection, Pool, Spa, Hot water, etc.

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5. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Common areas and central systems/facilities

Table with columns: Dwelling no., Alternative water supply system, Size, Configuration, Alternative water source, Landscaping, Total connection, Laundry connection, Pool, Spa, Hot water, etc.

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INTEGRATED DESIGN GROUP logo and contact information.

NOTES section with numbered list of project details and requirements.

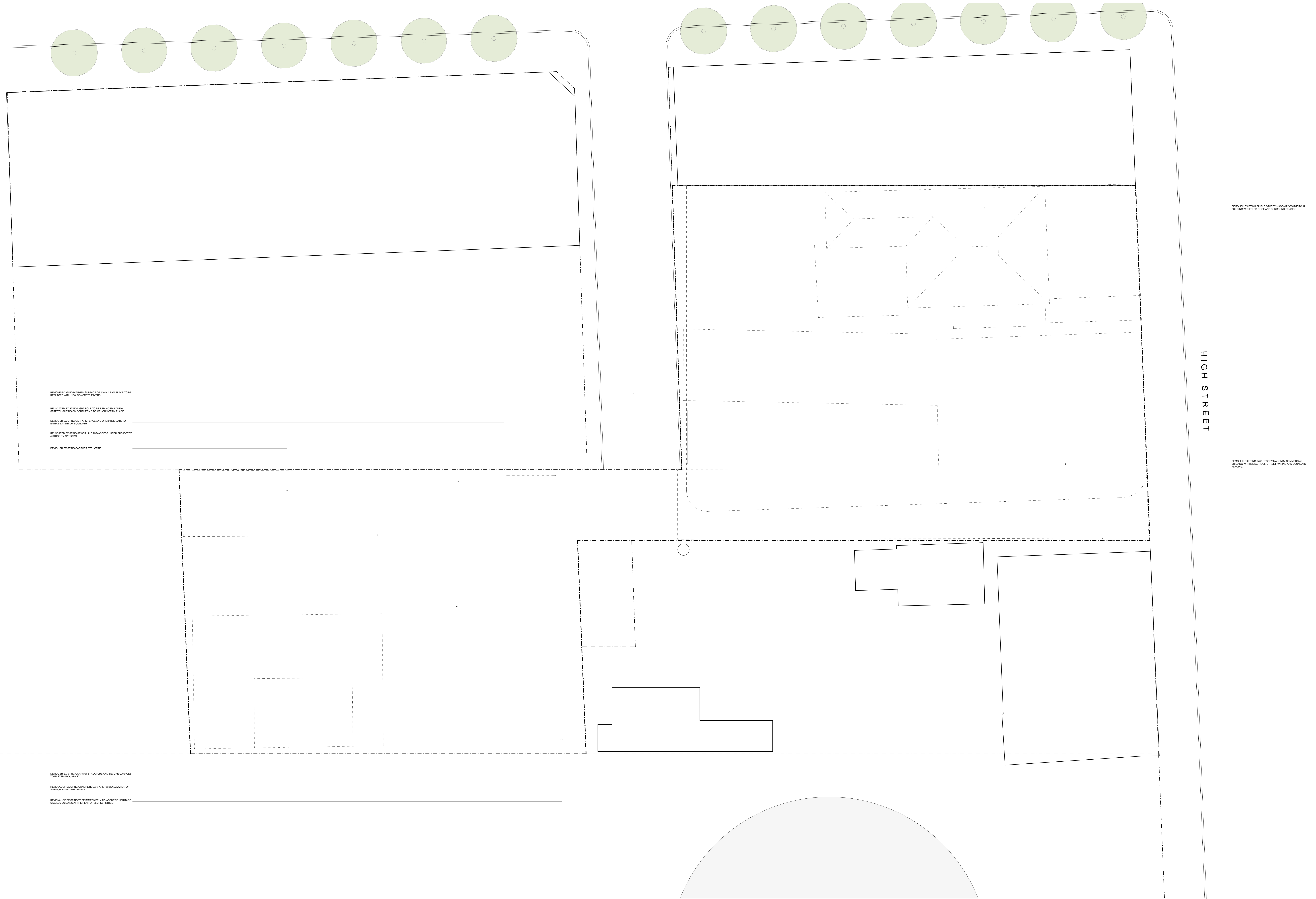
DISBURSES section with project details and contact information.

CLIENT section with name Colin & Andrea Henry and contact details.

PROJECT section with project name MIXED USE DEVELOPMENT and other details.

REVISION section with table of changes and BASIX COMMITMENTS section.





REMOVE EXISTING BITUMEN SURFACE OF JOHN GRAM PLACE TO BE REPLACED WITH NEW CONCRETE PAVING.

RELOCATED EXISTING LIGHT POLE TO BE REPLACED BY NEW STREET LIGHTING ON SOUTHERN SIDE OF JOHN GRAM PLACE.

DEMOLISH EXISTING CURB/PARK FENCE AND OPERABLE GATE TO ENTIRE EXTENT OF ROADWAY.

RELOCATED EXISTING SEWER LINE AND ACCESS HATCH SUBJECT TO AUTHORITY APPROVAL.

DEMOLISH EXISTING CARPORT STRUCTURE

DEMOLISH EXISTING SINGLE STOREY MASONRY COMMERCIAL BUILDING WITH TILED ROOF AND SURROUNDING FENCING

HIGH STREET

DEMOLISH EXISTING TWO STOREY MASONRY COMMERCIAL BUILDING WITH METAL ROOF, STREET LIGHTING AND BOUNDARY FENCING

DEMOLISH EXISTING CARPORT STRUCTURE AND SECURE GARAGES TO EASTERN BOUNDARY

REMOVAL OF EXISTING CONCRETE CARPARK FOR EXCAVATION OF SITE FOR BASEMENT LEVELS

REMOVAL OF EXISTING TREES IMMEDIATELY ADJACENT TO HERITAGE STYLE BUILDING AT THE REAR OF THE HIGH STREET

NOTES

1. All dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels before and throughout on site.
3. All materials and workmanship to be in accordance with current written specifications, instructions, and regulations and DAJ codes.
4. Confirming information to be brought to site if the architect and contractor might require something and any access.
5. All drawings are to be constructed and to be subject to further change development consider local, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations.

DISCIPLINES

Architect	Colin & Andrea Henry
Engineer	Colin & Andrea Henry
Structural	Colin & Andrea Henry
Electrical	Colin & Andrea Henry
Plumbing	Colin & Andrea Henry
Mechanical	Colin & Andrea Henry
Heritage	Colin & Andrea Henry

DISCIPLINES

Architect	Colin & Andrea Henry
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Electrical	Colin & Andrea Henry
Plumbing	Colin & Andrea Henry
Mechanical	Colin & Andrea Henry
Heritage	Colin & Andrea Henry

CLIENT

Colin & Andrea Henry

1st Floor, 3rd High Street #200/210/212/214

PROJECT

MIXED USE DEVELOPMENT

3rd Floor, 3rd High Street #200/210/212/214

REF: 18/11/2018

REVISIONS

NO.	DATE	DESCRIPTION
1	18/11/2018	ISSUE FOR FINAL CO-ORDINATION
2	18/11/2018	ISSUE FOR DEVELOPMENT APPLICATION
3	18/11/2018	UPDATED DRAWING FOR DEVELOPMENT APPLICATION

CLIENT

Colin & Andrea Henry

PROJECT

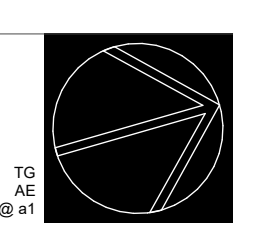
MIXED USE DEVELOPMENT

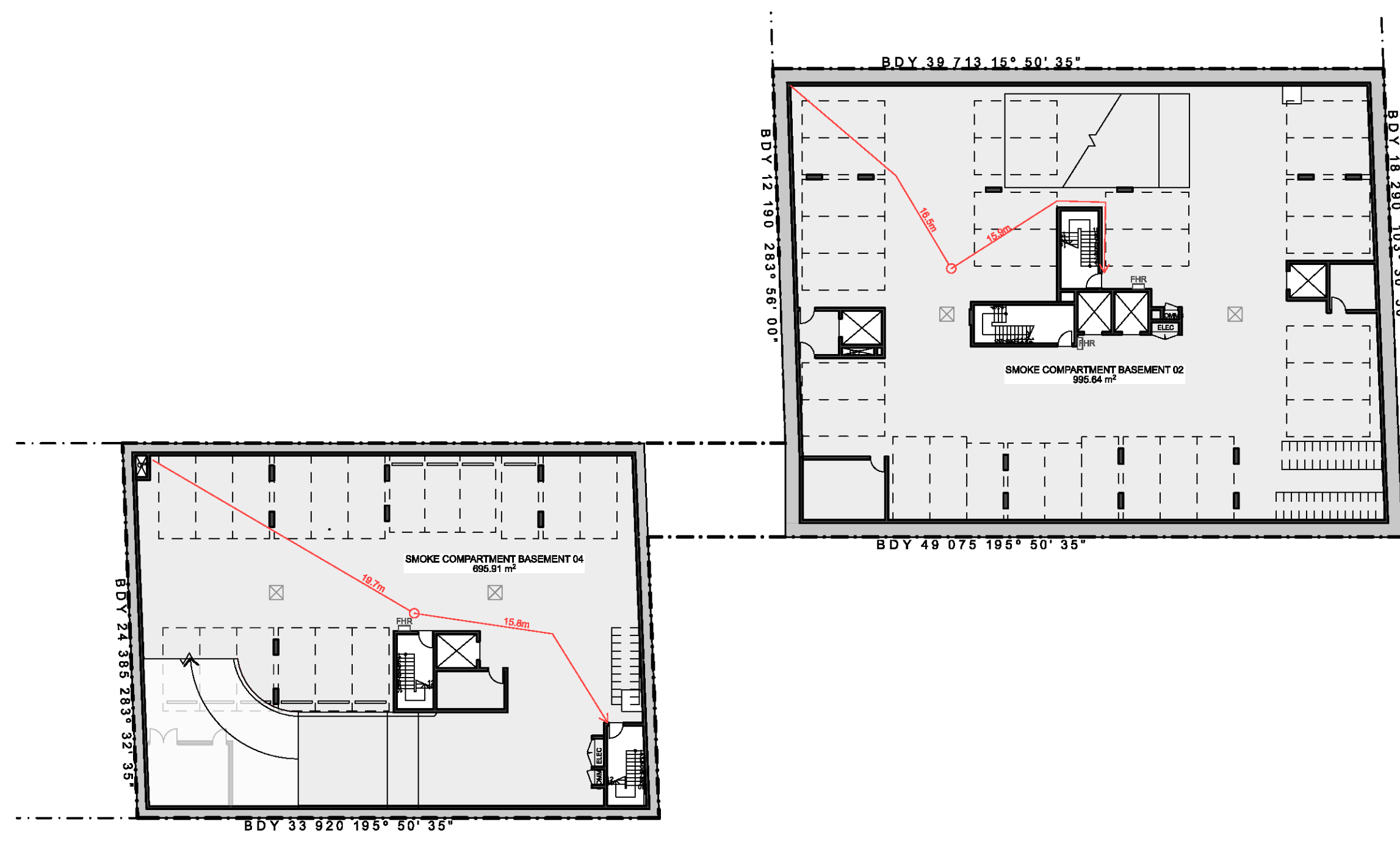
ISSUE

DA-0200 C

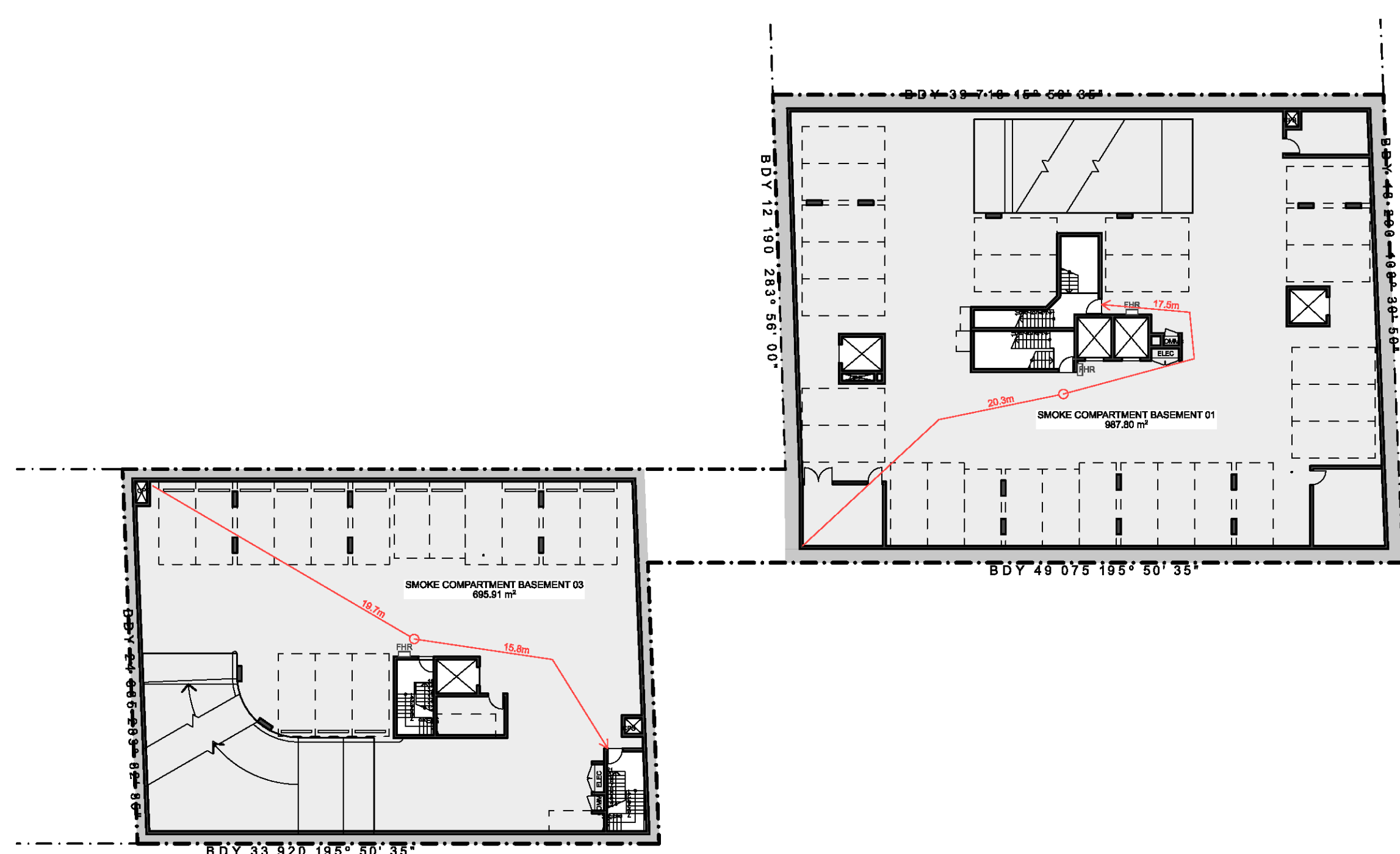
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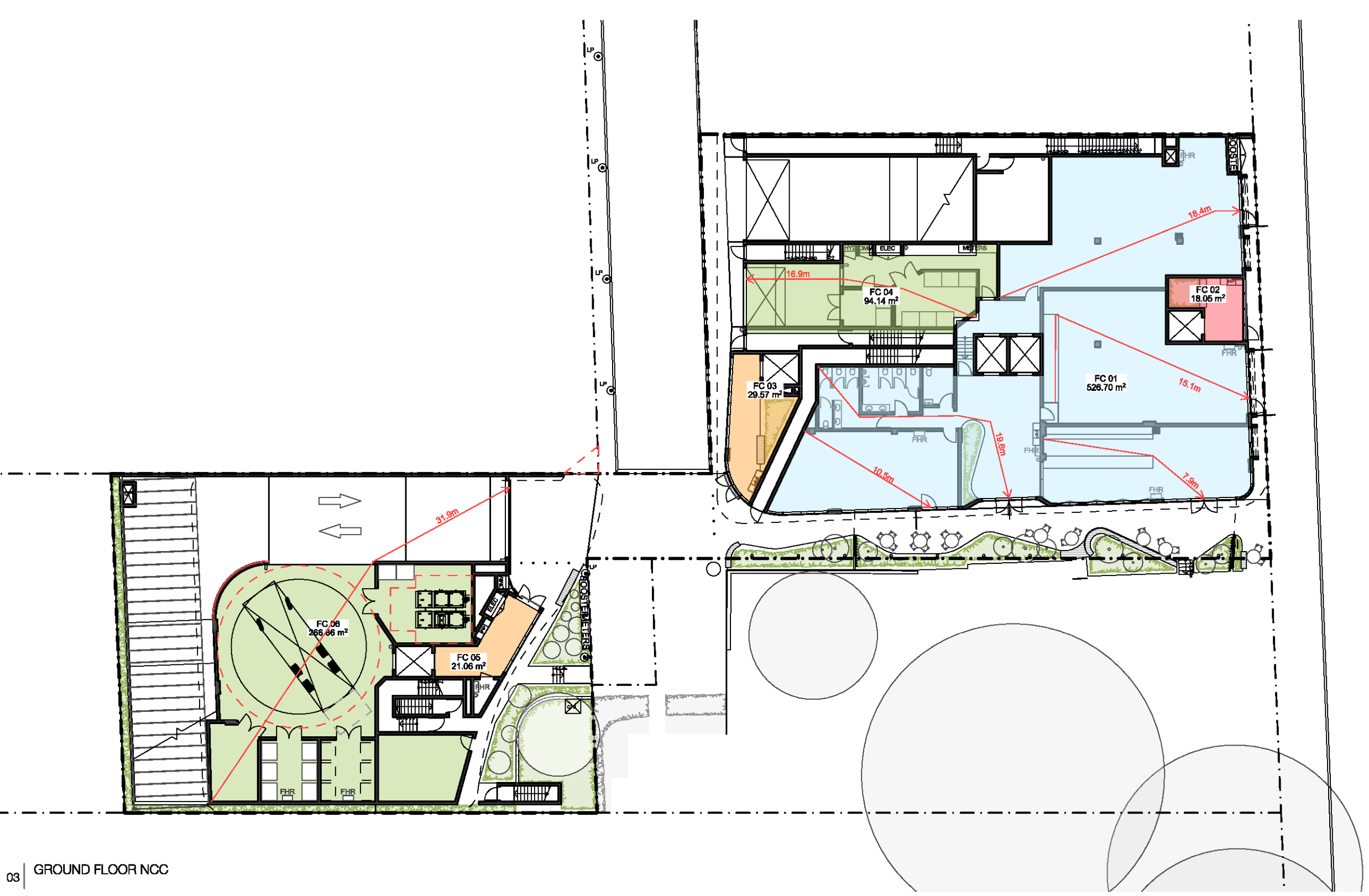




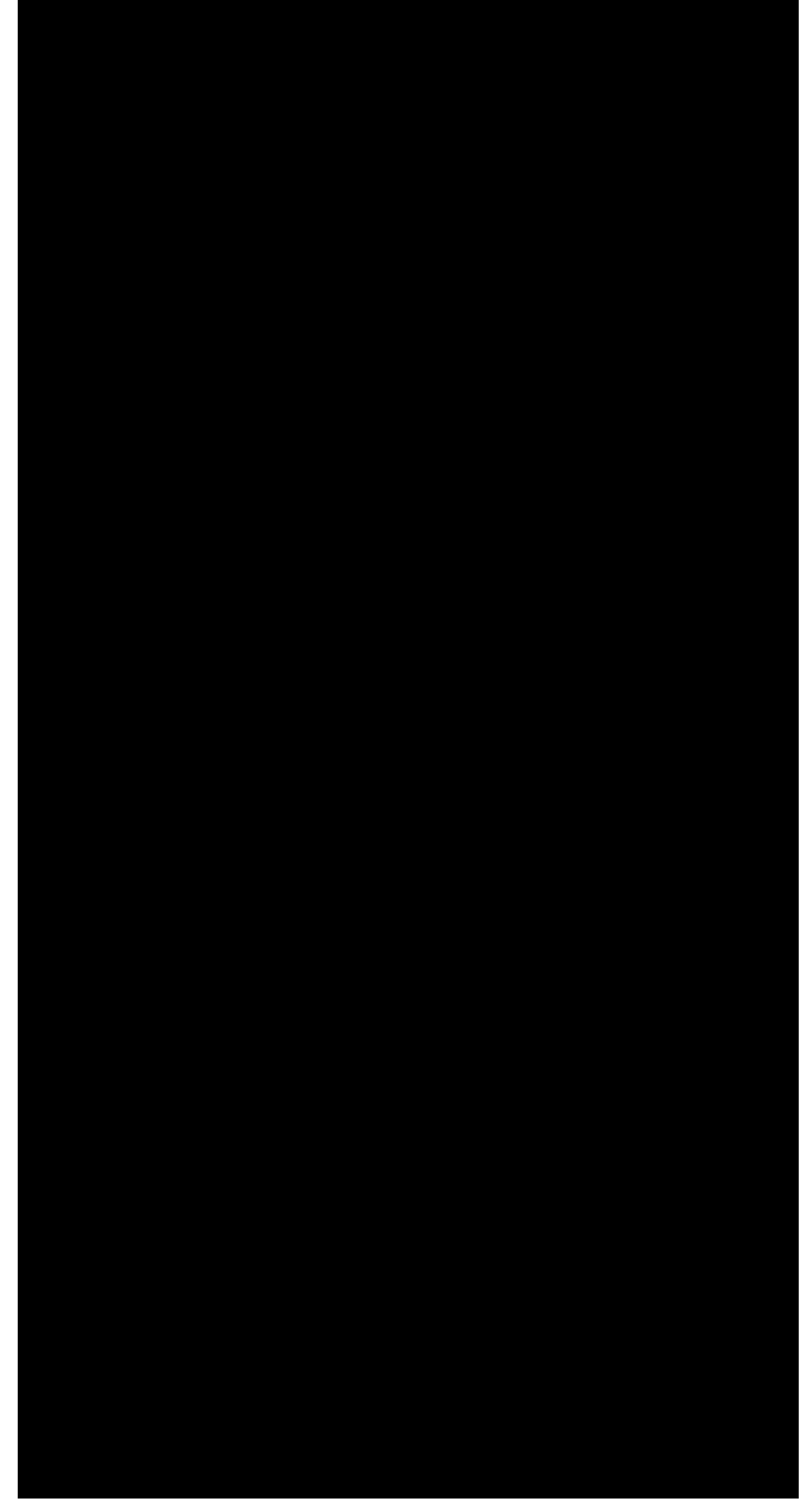
02 | BASEMENT 02 NCC

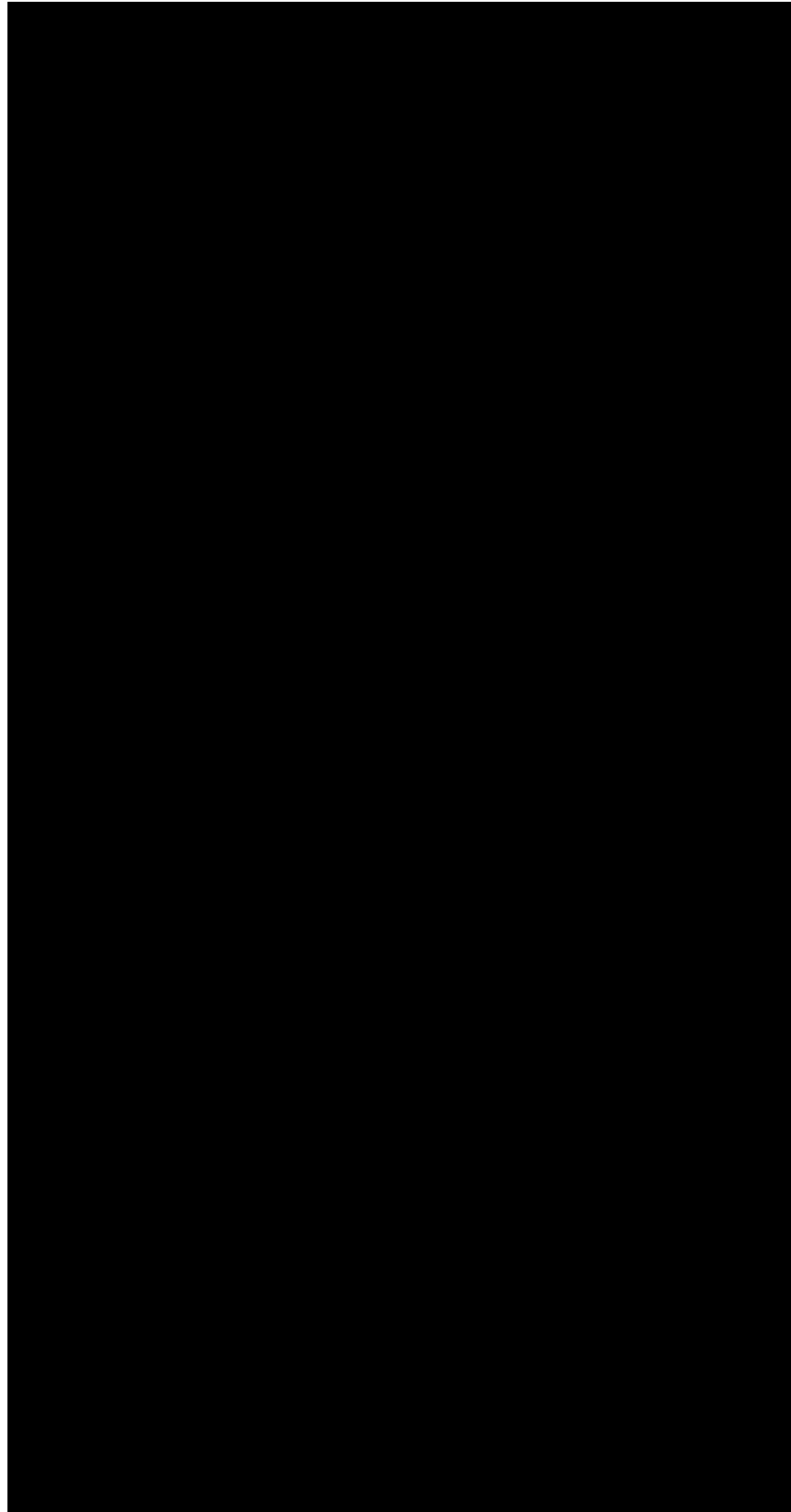
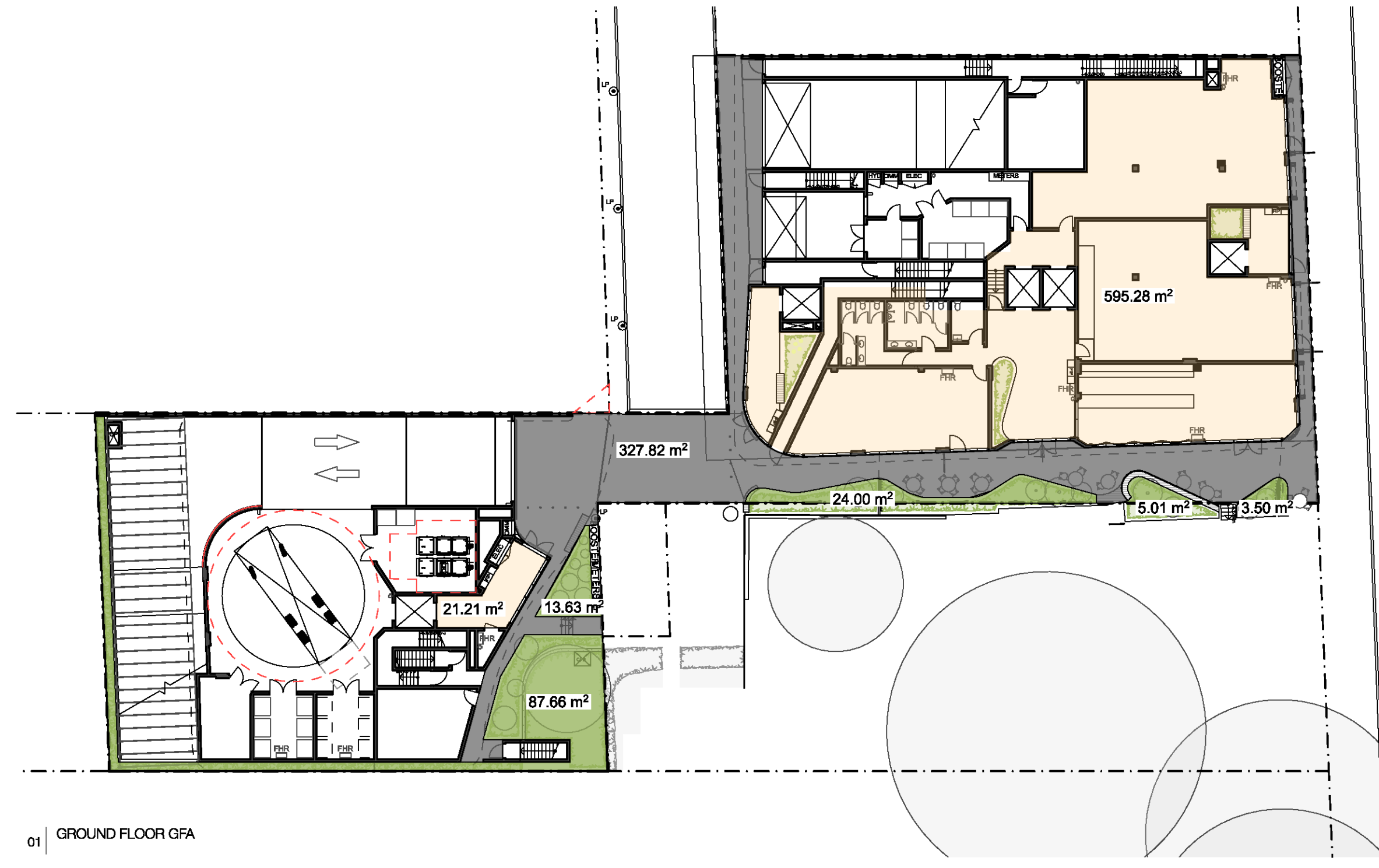


01 | BASEMENT 01 NCC



00 | GROUND FLOOR NCC





area schedule

	GFA (m ²)		MLA (m ²)	residential units		
	BUILDING A	BUILDING B		COMMERCIAL	1B	2B
GL	576.78	21.21	397.00			
L1	907.03	405.45	864.5	2	3	
L2	869.67	405.45	765.15	2	3	
L3	455.22	404.36	382.19	2	3	
L4	481.19	355.10	444.41	1	2	1
L5	421.14	368.10		1	2	3
L6	294.93	303.6		1	1	2
Total GFA	4833.83	2,298.27	2,853.30	9	14	6

Site Area (m ²)	1,271.4	829.78		Total units	29
FSR	3.17	2.72		Total Adaptable Units	3
Allowable FSR	2.00	3.00			
Height (m)	24.6	23.8			

Combined	
Site area (m ²)	2,101.18
Combined GFA	6,292.2
Allowable GFA	6,262.48
Proposed FSR	2.99

car parking requirements

	no. units	area (m ²)	SEPP 65 2015 ¹	penrith DCP ²	carparks required
1B units	11		0.4	1	4.4
2B units	12		0.7	1	8.4
3B units	6		1.2	2	7.2
total residential units	29				20
visitors			1 per 7		4.1
commercial		2760.02		1 per 100	27.6
total cars required					52
total cars provided					76

¹ SEPP 65 2015 refers to RME's Guide to Traffic Generating Developments for developments within 800m of a railway station in the Sydney Metropolitan Area which includes Penrith City in accordance with Regional Development Regulation 212 - Reg 4. For this purpose the RME's guide has been used to calculate the SEPP 65 requirements for residential apartments.

² Penrith Council DCP used to calculate commercial spaces due to RME's Guide to Traffic Generating Developments noting that commercial calculations are based on 1979 data and Council codes for parking should take precedence.

generated waste volumes

premises	unit (m ² /dwelling)	general waste			recyclable material		
		rate	weekly total (L)	no. bins	rate	weekly total (L)	no. bins
comm. (retail)	408.77	60L/100m ² /day	1,434.20	3 x 1100L	60L/100m ² /day	1,434.20	3 x 1100L
comm. (office)	2440.57	10L/100m ² /day	1,708.40	3 x 1100L	10L/100m ² /day	1,708.40	3 x 1100L
residential	29	80L/Unit/week	2,320.00	3 x 1100L	40L/Unit/week	1,160.00	2 x 1100L

Based on rates provided in Penrith DCP 2016 appendix F5 - Waste Recycling Generation Rules

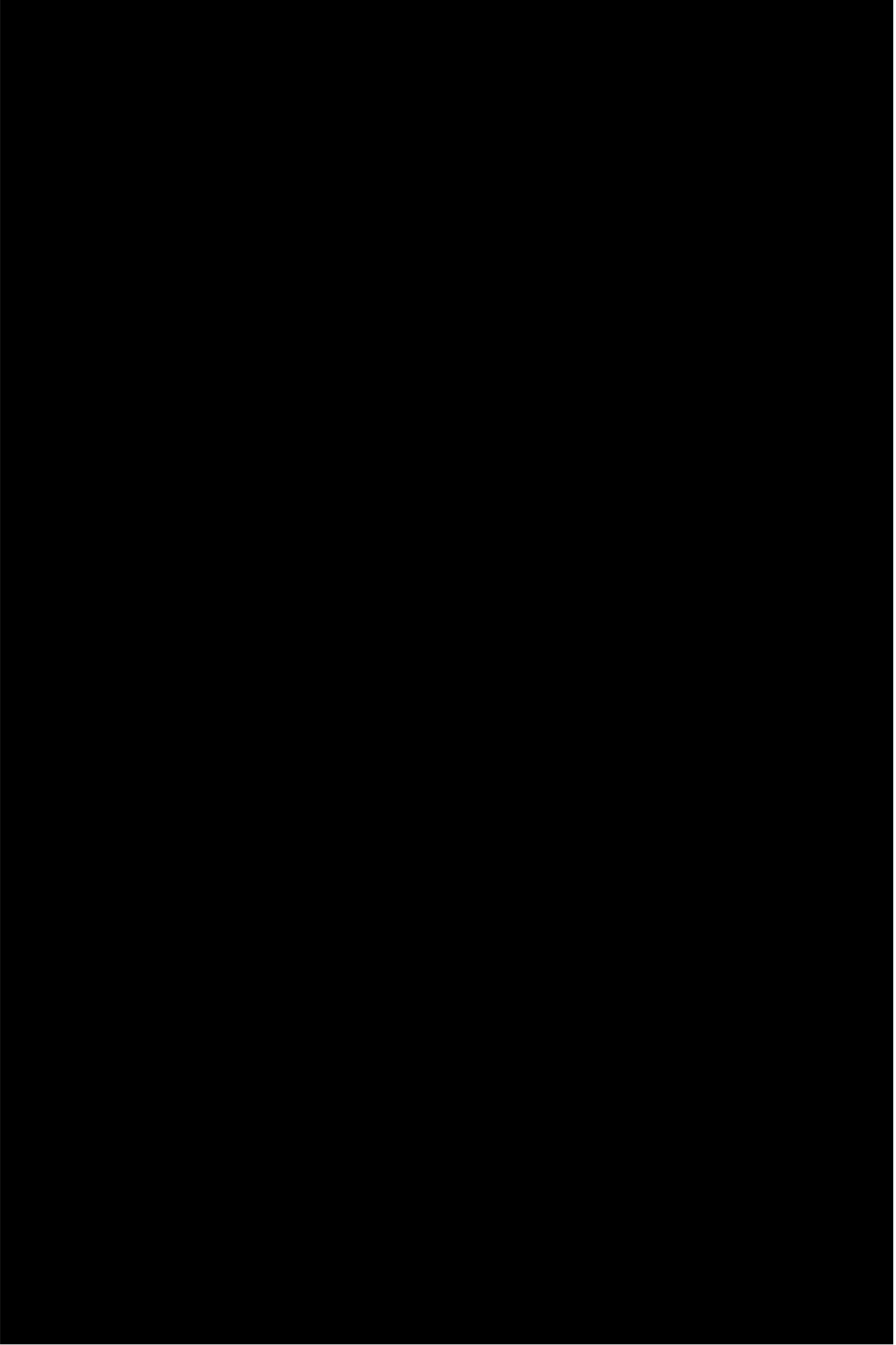
landscaping areas

	area (m ²)	% of total landscape	% of site	deep soil area (m ²)	deep soil area as % of landscape
soft landscape area	388.20	40.21	17.43	0	0.00
hard landscape area	544.42	56.79	25.91	—	—
total landscape area	932.62	—	66.83	0	0.00

* based on required area to grow selected medium sized trees (refer to landscape architect specifications)

New Mixed Use Development
 HEN 19065 (362-350 High Street, PENRITH)
 Colin and Andrea Henry

SEPP 65 DATA	GENERAL				STORAGE				ENVIRONMENTAL				NOTES	
	IS	SI	DI	CI	OUT	RES TOTAL	RES TOTAL	SW	WAM	WAM	WAM	WAM		WAM
LEVEL 1														
L101	1	1	1	1	81.83	18.07	100.00	8.91	8.91	1	1	1	1	1
L102	1	1	1	1	18.46	8.24	81.83	4.30	4.30	1	1	1	1	1
L103	1	1	1	1	87.80	21.41	118.31	8.97	8.97	1	1	1	1	1
L104	1	1	1	1	88.66	14.23	102.72	4.48	4.48	1	1	1	1	1
L105	1	1	1	1	87.17	14.19	81.38	4.82	4.82	1	1	1	1	1
LEVEL 2														
L201	1	1	1	1	81.83	18.07	100.00	8.91	8.91	1	1	1	1	1
L202	1	1	1	1	18.46	8.24	81.83	4.30	4.30	1	1	1	1	1
L203	1	1	1	1	87.80	21.41	118.31	8.97	8.97	1	1	1	1	1
L204	1	1	1	1	88.66	14.23	102.72	4.48	4.48	1	1	1	1	1
L205	1	1	1	1	87.17	14.19	81.38	4.82	4.82	1	1	1	1	1
LEVEL 3														
L301	1	1	1	1	81.83	18.07	100.00	8.91	8.91	1	1	1	1	1
L302	1	1	1	1	18.46	8.24	81.83	4.30	4.30	1	1	1	1	1
L303	1	1	1	1	87.80	21.41	118.31	8.97	8.97	1	1	1	1	1
L304	1	1	1	1	88.66	14.23	102.72	4.48	4.48	1	1	1	1	1
L305	1	1	1	1	87.17	14.19	81.38	4.82	4.82	1	1	1	1	1
LEVEL 4														
L401	1	1	1	1	88.83	21.98	108.82	4.74	4.66	1	1	1	1	1
L402	1	1	1	1	18.36	8.24	81.83	4.30	4.30	1	1	1	1	1
L403	1	1	1	1	108.38	25.64	134.02	8.24	8.24	1	1	1	1	1
L404	1	1	1	1	88.91	13.23	102.14	4.81	4.81	1	1	1	1	1
LEVEL 5														
L501	1	1	1	1	88.83	21.98	108.82	4.74	4.66	1	1	1	1	1
L502	1	1	1	1	18.36	8.24	81.83	4.30	4.30	1	1	1	1	1
L503	1	1	1	1	108.38	25.64	134.02	8.24	8.24	1	1	1	1	1
L504	1	1	1	1	88.91	13.23	102.14	4.81	4.81	1	1	1	1	1
L505	1	1	1	1	87.17	14.19	81.38	4.82	4.82	1	1	1	1	1
LEVEL 6														
L601	1	1	1	1	130.85	48.21	187.06	10.18	10.18	1	1	1	1	1
L602	1	1	1	1	48.26	24.78	88.24	4.50	4.50	1	1	1	1	1
L603	1	1	1	1	108.46	41.46	149.38	8.41	8.41	1	1	1	1	1
L604	1	1	1	1	208.95	104.91	493.78	13.25	13.25	1	1	1	1	1
TOTAL														
8 18 8 1 28														
72%														
88% 10%														
COMPLIANCE YES YES YES														
REGULATORY YES YES YES														



WASTE MANAGEMENT PLAN
Note to Waste Management Report prepared by Integrated Design Group dated October 8, 2021

RESIDENTIAL-

The residential apartments will be serviced by a centrally located garbage collection room in each building which will hold all general waste and recycling. Waste is collected to these rooms via garbage chutes. Building B uses a new truck waste system (Locations E) and Building A uses an existing chutes (Location D) to service the 2 apartments across street's east.

Each residence will be provided with a waste receptacle space within their apartment for the storage of general and recyclable waste until it is disposed of. Trucks are required to transport all waste to the garbage and recycling chutes.

Once residential bins have been filled in Building A they will be transported to the Residential Garbage Holding Area (Location F) and in Building B, they will be taken from the Collection Room (Location E) to the Residential Garbage Holding Area (Location F) prior to collection by the garbage hauler.

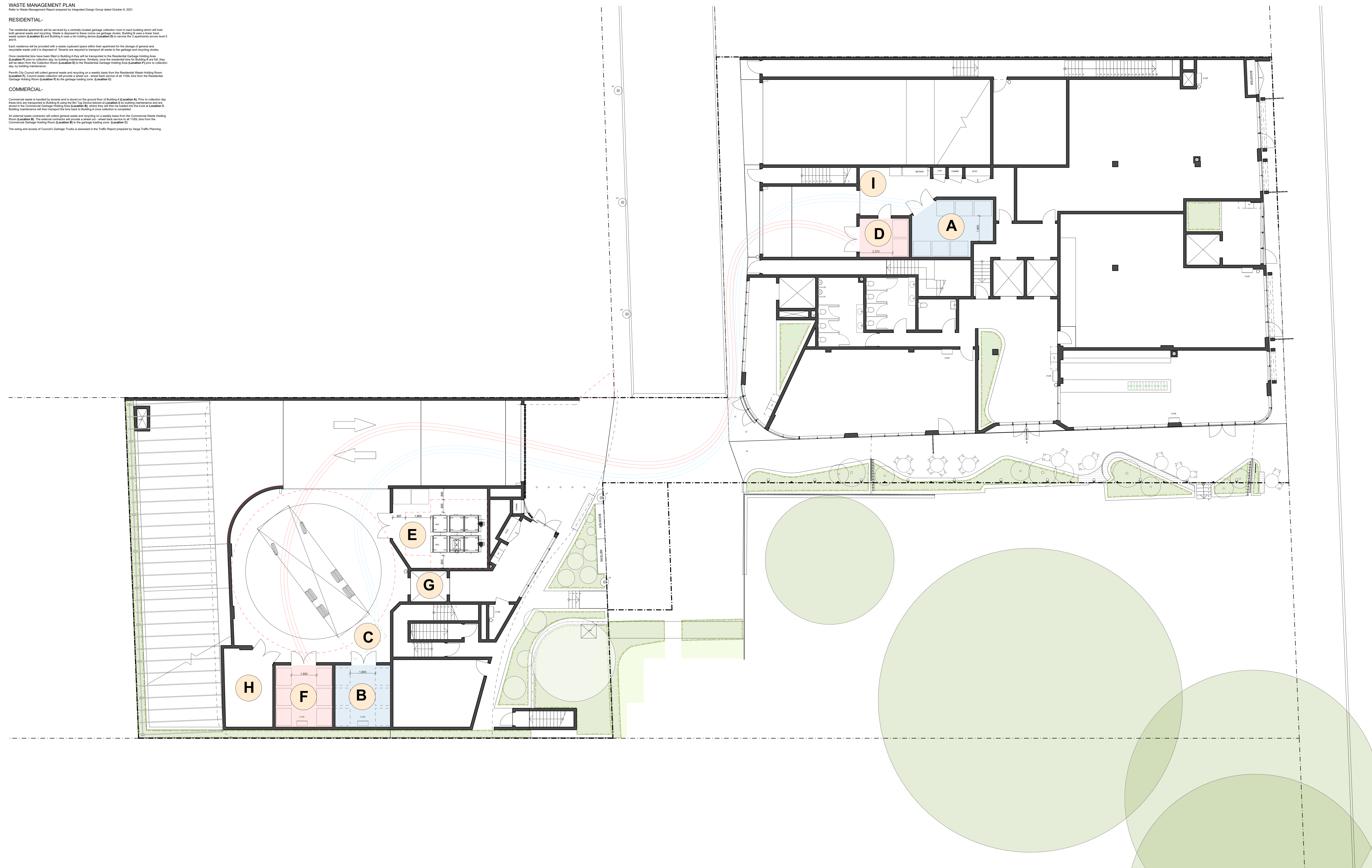
Public City Council will collect general waste and recycling on a weekly basis from the Residential Waste Holding Room (Location F). Collected waste collection and pricing is noted on a separate sheet within the 1700 area from the Residential Garbage Holding Room (Location F) to the garbage hauling area (Location C).

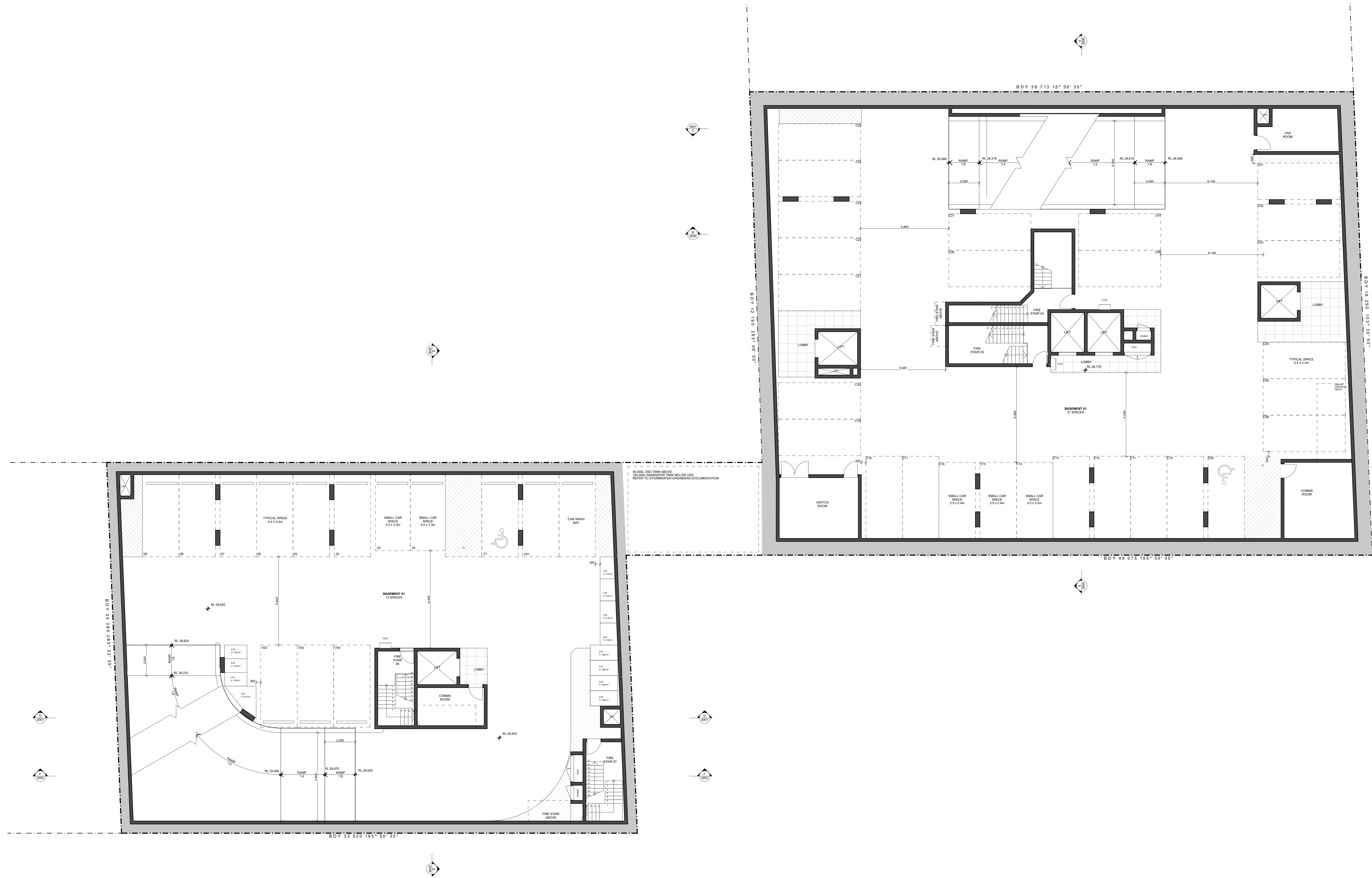
COMMERCIAL-

Commercial waste is handled by bins and is stored on the ground floor of Building A (Locations A). Prior to collection the bins are transported to Building B using the Truck Waste System (Location E) for loading, maintenance and are taken to the Commercial Garbage Holding Area (Location H). Where they will then be loaded by the truck at Location C. Building improvements will then transport the bins back to Building A for collection as completed.

An external waste container will collect general waste and recycling on a weekly basis from the Commercial Waste Holding Room (Location H). The external container will provide a volume of 1700 litres from the Commercial Garbage Holding Room (Location H) to the garbage hauling area (Location C).

The timing and access of Council's Garbage Trucks is assessed in the Traffic Report prepared by Varga Traffic Planning.





NOTES

1. Confirm dimensions take precedence over scaled drawings.
2. Confirm to check any and all levels before and dimensions on site.
3. All materials and workmanship to be in accordance with current written manufacturer's instructions, local regulations and DAA codes.
4. Confirming information to be brought to site if the architect and contractor might have concerns with any items.
5. All drawings are for information only and shall be for design development consultation only, cannot be used for construction.
6. Refer to General notes page for general and administrative.

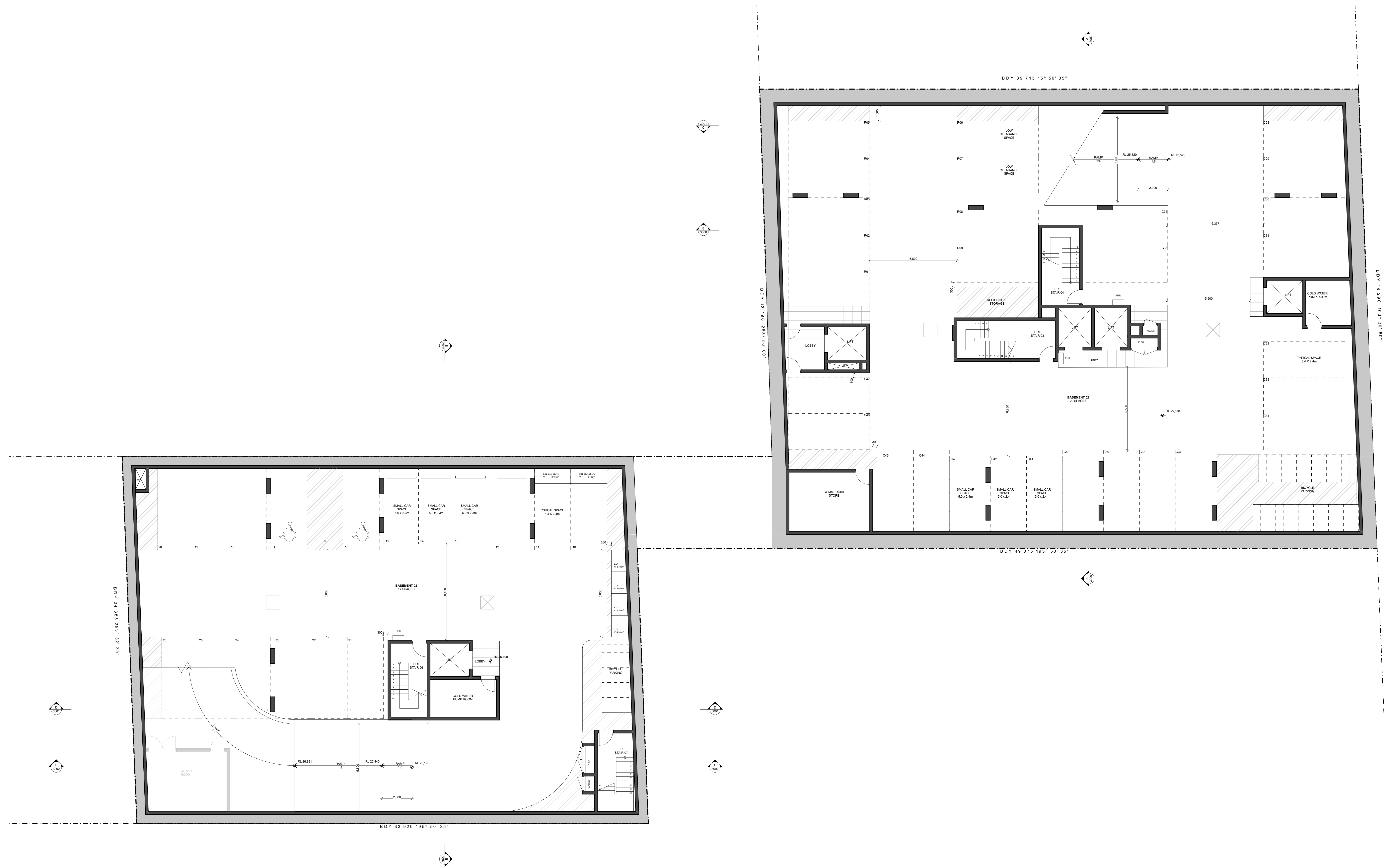
DISCIPLINES

ARCHITECT	Colin Andrea Henry
STRUCTURAL	BDS/Brynn Hensel-Harmer

CLIENT
Colin & Andrea Henry

1st Floor, 3rd High Street, FIDMORCH, N10 2JG

REVISION	NO.	DATE	DESCRIPTION
1	1	12/02/2021	ISSUE FOR PERMITS
2	2	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
3	3	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
4	4	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
5	5	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
6	6	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
7	7	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
8	8	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
9	9	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
10	10	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
11	11	12/02/2021	ISSUE FOR CONSULTANT COORDINATION
12	12	12/02/2021	ISSUE FOR CONSULTANT COORDINATION



NOTES

1. Formed dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels before and throughout on site.
3. All materials and workmanship to be in accordance with current written specifications, instructions, product literature and DAA codes.
4. Confirming information to be brought to site if the architect and contractor might have concerns at any stage.
5. All drawings are for information only and subject to further design development, construction, cost, and regulatory requirements.
6. Refer to General Notes page for general and administrative.

DISCIPLINES

Architect	Colin & Andrea Henry
Structural	Colin & Andrea Henry
Mechanical	Colin & Andrea Henry
Electrical	Colin & Andrea Henry
Plumbing	Colin & Andrea Henry
Fire	Colin & Andrea Henry
Transport	Colin & Andrea Henry
Other	Colin & Andrea Henry

COORDINATES

1:500 BSY Design House

CLIENT

Colin & Andrea Henry

1st Floor, 3rd High Street, FORTHWORTH NSW 2170

PROJECT

MIXED USE DEVELOPMENT

37 AND 39 HIGH STREET FORTHWORTH NSW 2170

REVISION	NO.	DATE	DESCRIPTION	BY	CHKD
1	1	17/12/2021	ISSUE FOR PRELIMINARY COORDINATION	CAH	CAH
2	2	17/12/2021	ISSUE FOR CONSULTANT COORDINATION	CAH	CAH
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4	4	17/12/2021	ISSUE FOR CONSULTANT COORDINATION	CAH	CAH
5	5	17/12/2021	ISSUE FOR PRELIMINARY COORDINATION	CAH	CAH
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DRAWING

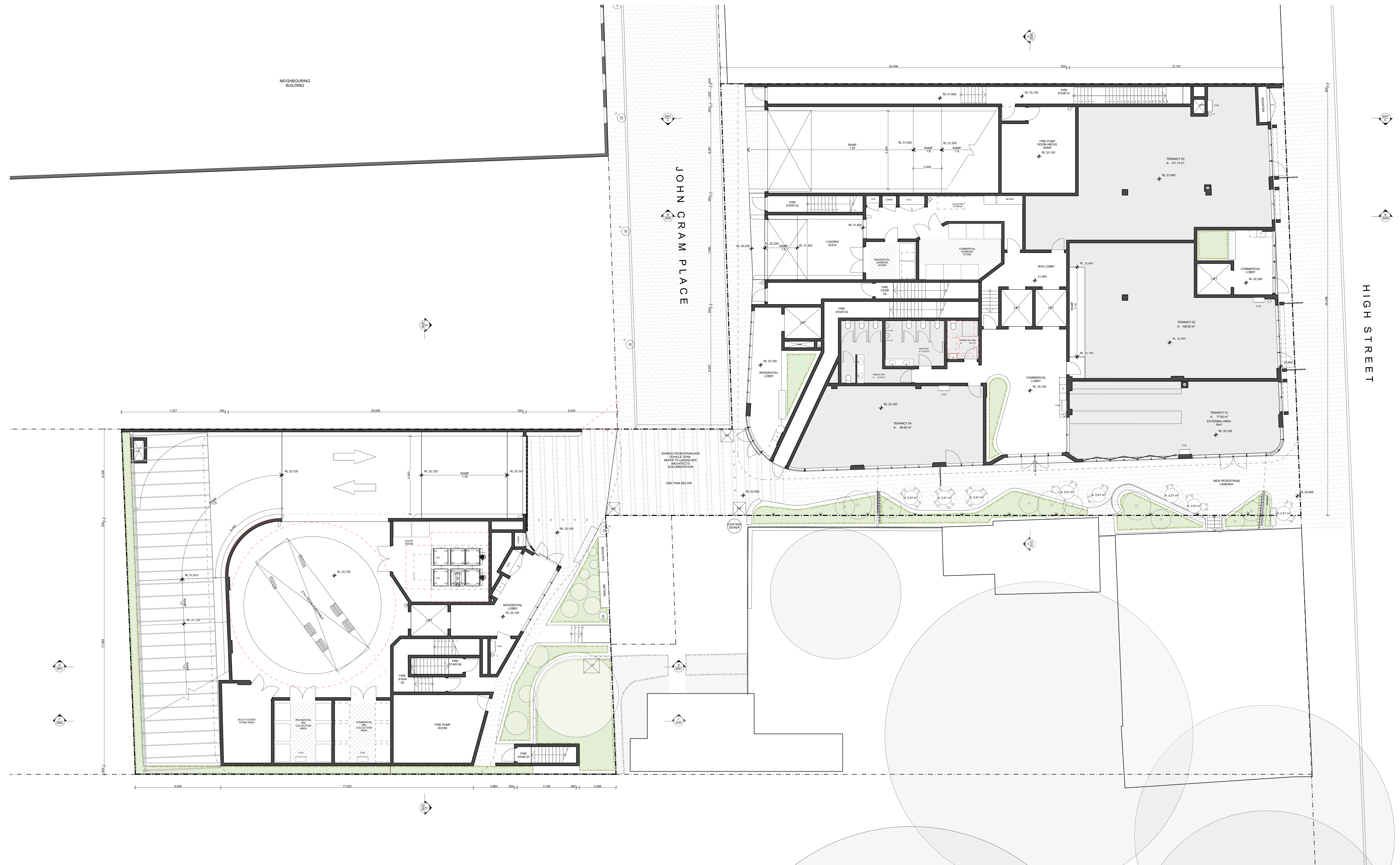
BASEMENT 02 PLAN

ISSUE

DA-1001 T

SCALE

1:500 @ 2



NOTES

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2. Contractors to check and verify all levels before and throughout on site.
3. All materials and workmanship to be in accordance with current written specifications, technical specifications and DAAs unless otherwise stated.
4. Confirming information to be brought to site of the artwork and coordination might require consultation with any artist.
5. All drawings are to be coordinated and checked to confirm any design development, construction, cost, timing and programme requirements.
6. Refer to General notes page for material and construction.

DISCIPLINES

ARCHITECT: Colin & Andrea Henry
 LANDSCAPE ARCHITECTURE: BGS Design
 CIVIL ENGINEERING: BGS Design
 STRUCTURAL ENGINEERING: BGS Design
 MECHANICAL ENGINEERING: BGS Design
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 ELECTRICAL ENGINEERING: BGS Design
 PLUMBING: BGS Design
 FIRE ENGINEERING: BGS Design
 TRAFFIC ENGINEERING: BGS Design
 CIVIL ENGINEERING: BGS Design
 ELECTRICAL ENGINEERING: BGS Design

DISCIPLINES

ARCHITECT: Colin & Andrea Henry
 LANDSCAPE ARCHITECTURE: BGS Design
 CIVIL ENGINEERING: BGS Design
 STRUCTURAL ENGINEERING: BGS Design
 MECHANICAL ENGINEERING: BGS Design
 ELECTRICAL ENGINEERING: BGS Design
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 ELECTRICAL ENGINEERING: BGS Design

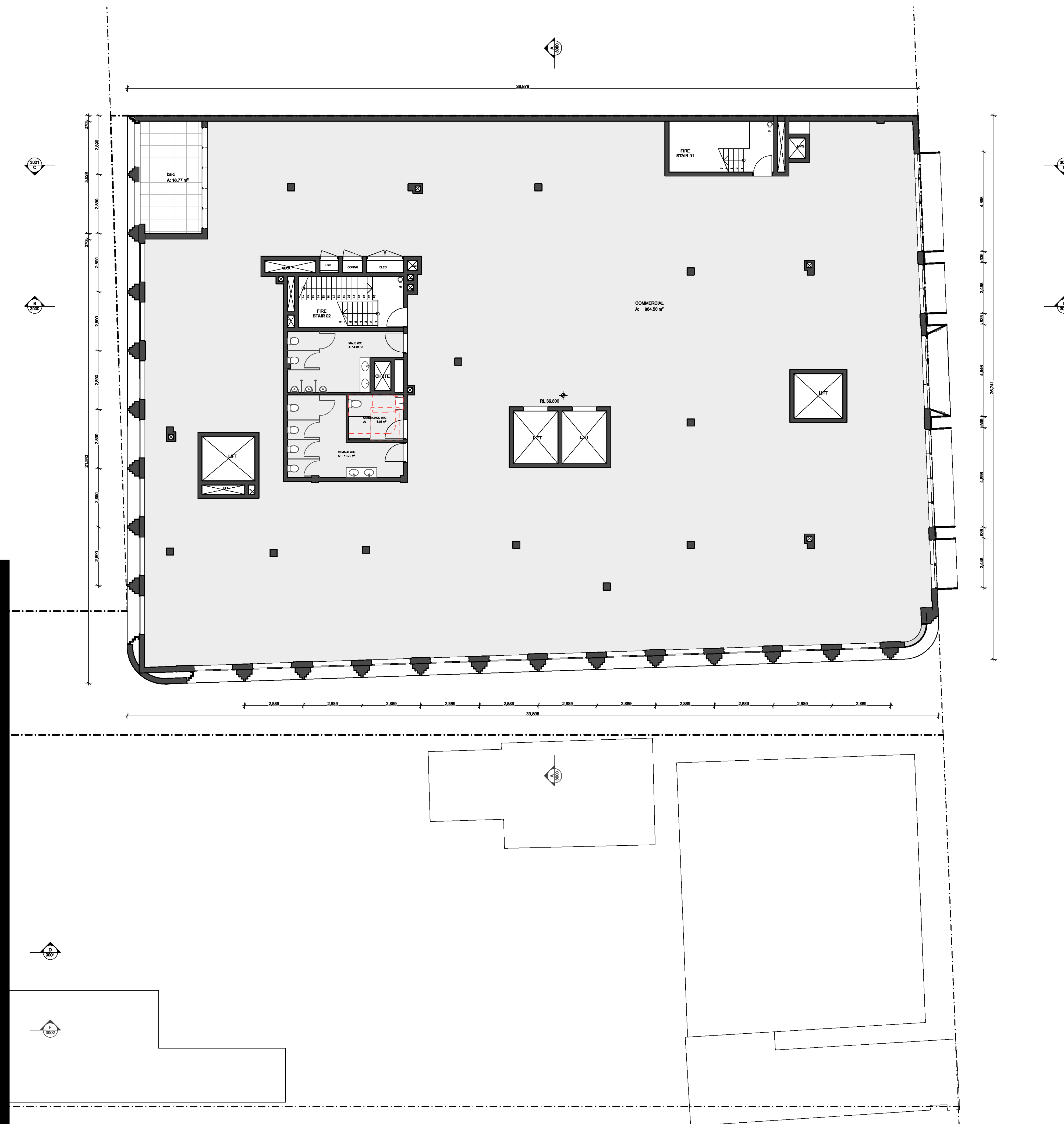
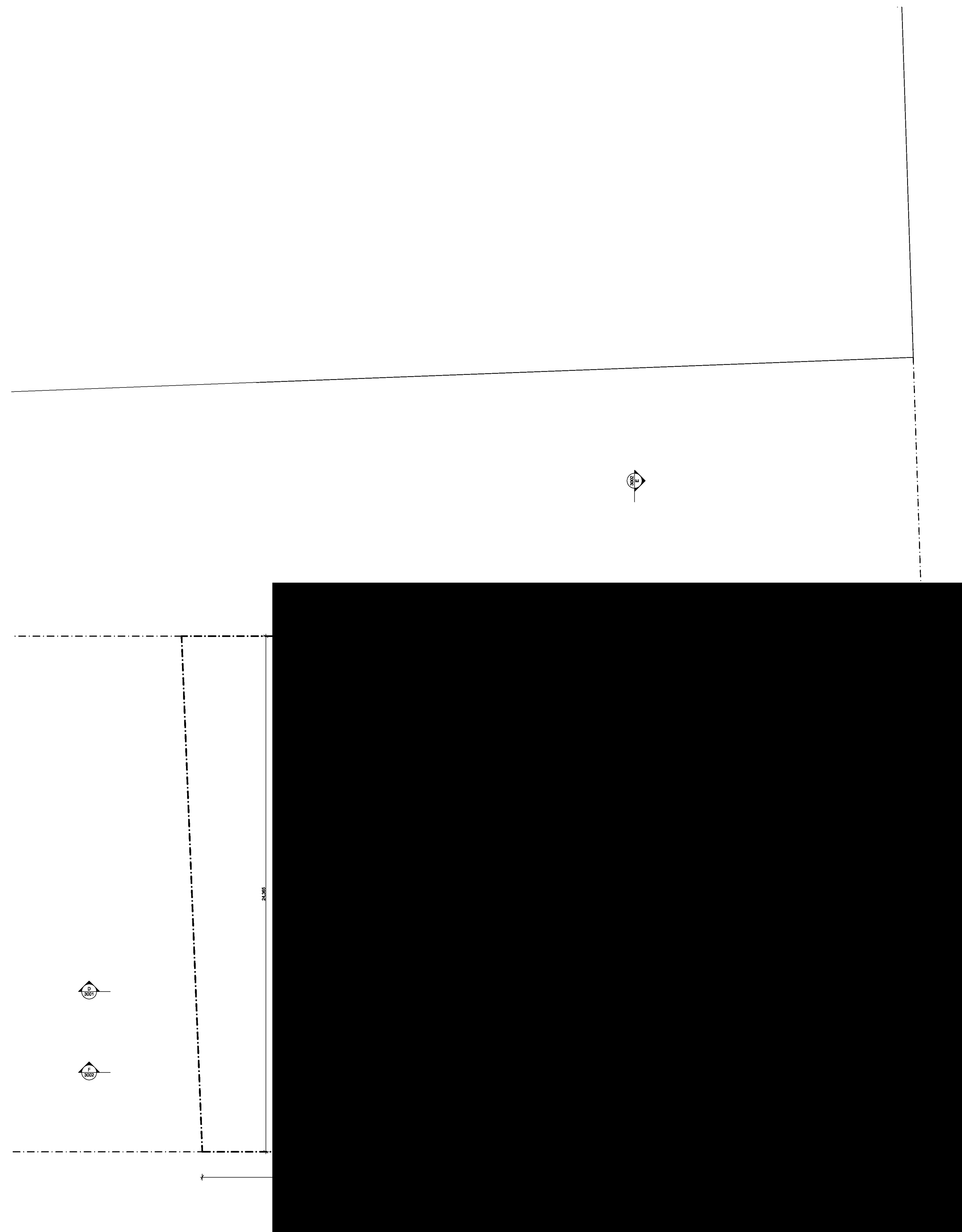
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ARCHITECT: Colin & Andrea Henry
 LANDSCAPE ARCHITECTURE: BGS Design
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 CIVIL ENGINEERING: BGS Design
 ELECTRICAL ENGINEERING: BGS Design

DISCIPLINES

ARCHITECT: Colin & Andrea Henry
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 TRAFFIC ENGINEERING: BGS Design
 CIVIL ENGINEERING: BGS Design
 ELECTRICAL ENGINEERING: BGS Design





NOTES

1. Confirm dimensions before proceeding with scaled drawings.
2. Confirm to show and verify all levels shown and dimensions on all.
3. All materials and workmanship to be in accordance with current version of manufacturer's instructions, local regulations and DCA codes.
4. Confirming information to be brought to site of the architect and confirmation should be made concerning all site work.
5. All drawings are to be coordinated with the relevant DCA codes.
6. Refer to General notes page for general and administrative.

DISCIPLINES

- Architect: Integrated Design Group
- Structural: [Redacted]
- Mechanical: [Redacted]
- Electrical: [Redacted]
- Plumbing: [Redacted]
- Fire: [Redacted]
- Landscaping: [Redacted]
- Site: [Redacted]
- Transportation: [Redacted]
- Other: [Redacted]

DESIGNERS

- Lead: [Redacted]
- Designer: [Redacted]
- Checker: [Redacted]
- Approver: [Redacted]

PROJECT

Collin & Andrea Henry
1st Floor, 3rd High Street, PO Box 1000, 2700

PROJECT

MIXED USE DEVELOPMENT
3rd Floor, 3rd High Street, PO Box 1000, 2700

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR CLIENT REVIEW	2020/11/10
2	ISSUE FOR PRELIMINARY REVIEW	2020/11/10
3	ISSUE FOR CONSULTANT COORDINATION	2020/11/10
4	ISSUE FOR CONSULTANT COORDINATION	2020/11/10
5	ISSUE FOR CONSULTANT COORDINATION	2020/11/10
6	ISSUE FOR FINAL DESIGN	2020/11/10
7	ISSUE FOR CLIENT REVIEW	2020/11/10
8	ISSUE FOR FINAL COORDINATION	2020/11/10
9	ISSUE FOR CLIENT REVIEW	2020/11/10
10	ISSUE FOR CONSULTANT COORDINATION	2020/11/10
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18	ISSUE FOR CONSULTANT COORDINATION	2020/11/10
19	ISSUE FOR CONSULTANT COORDINATION	2020/11/10
20	ISSUE FOR CONSULTANT COORDINATION	2020/11/10

PROJECT

Collin & Andrea Henry
1st Floor, 3rd High Street, PO Box 1000, 2700

PROJECT

MIXED USE DEVELOPMENT
3rd Floor, 3rd High Street, PO Box 1000, 2700

REVISIONS

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PROJECT

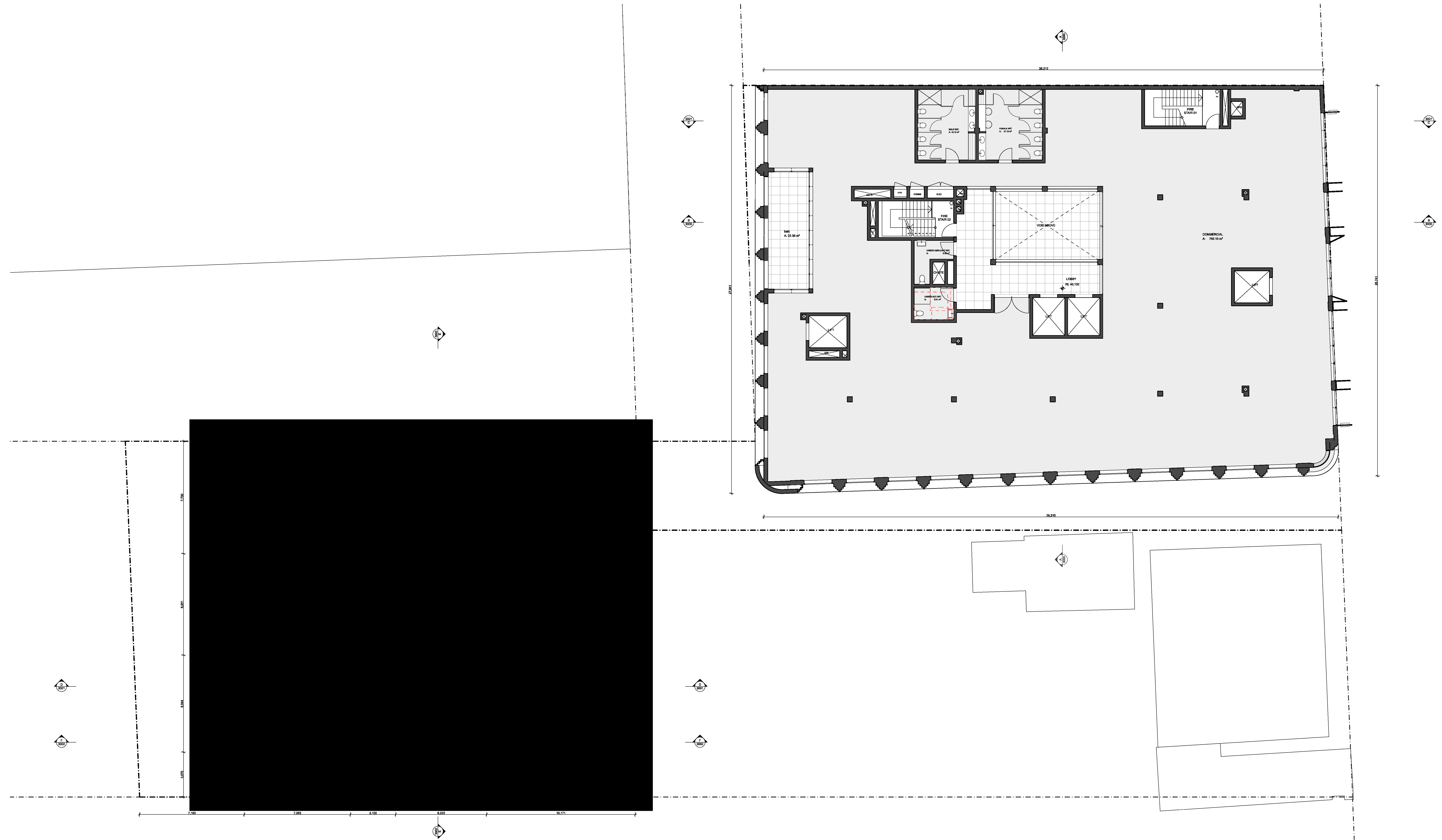
Collin & Andrea Henry
1st Floor, 3rd High Street, PO Box 1000, 2700

PROJECT

MIXED USE DEVELOPMENT
3rd Floor, 3rd High Street, PO Box 1000, 2700

REVISIONS

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20	ISSUE FOR CONSULTANT COORDINATION	2020/11/10



ARCHITECT

INTEGRATED DESIGN GROUP

NOTES

1. All dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels, doors and elevations on site.
3. All materials and workmanship to be in accordance with current relevant Australian Standards, local regulations and DDA code.
4. Confirming information to be brought to site of the architect and contractor must be confirmed with any other relevant parties.
5. All drawings are to be coordinated with the relevant local council and developer to ensure full compliance with all applicable requirements.
6. Refer to General notes page for legal and administrative information.

DESIGNER

Author: Colin & Andrea Henry
 Designer: Colin & Andrea Henry
 Drafter: Colin & Andrea Henry
 Checker: Colin & Andrea Henry
 Approver: Colin & Andrea Henry
 Date: 17/12/2021

REVISIONS

NO.	DESCRIPTION	DATE
001	ISSUE FOR REVIEW	17/12/2021

CLIENT

Colin & Andrea Henry
 1st Floor, 3rd High Street, PO BOX 1000, NEWCASTLE NSW 2300

PROJECT

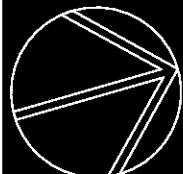
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 DRAWING: 1 & 2 OF 3/10
 REF: DA-1102

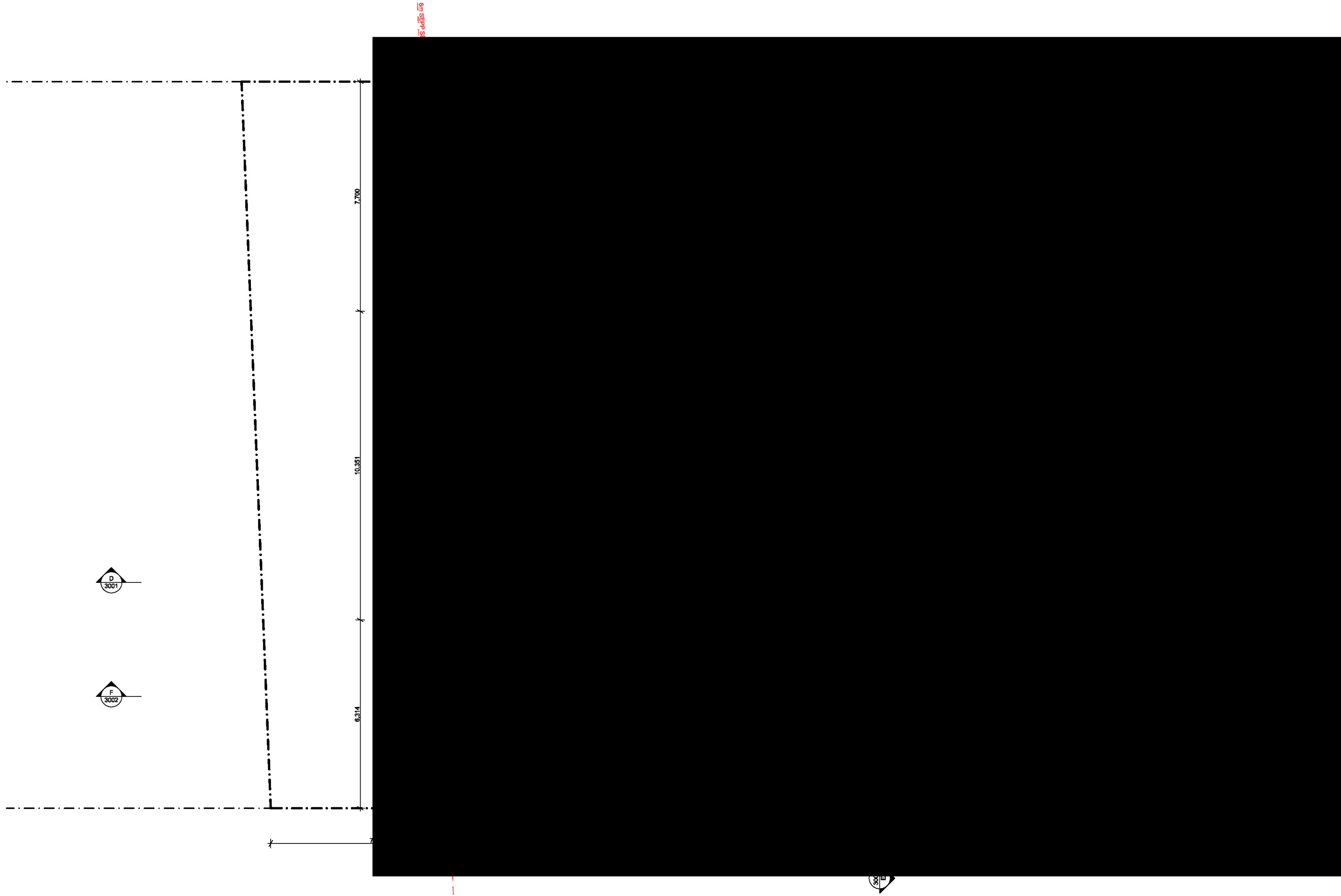
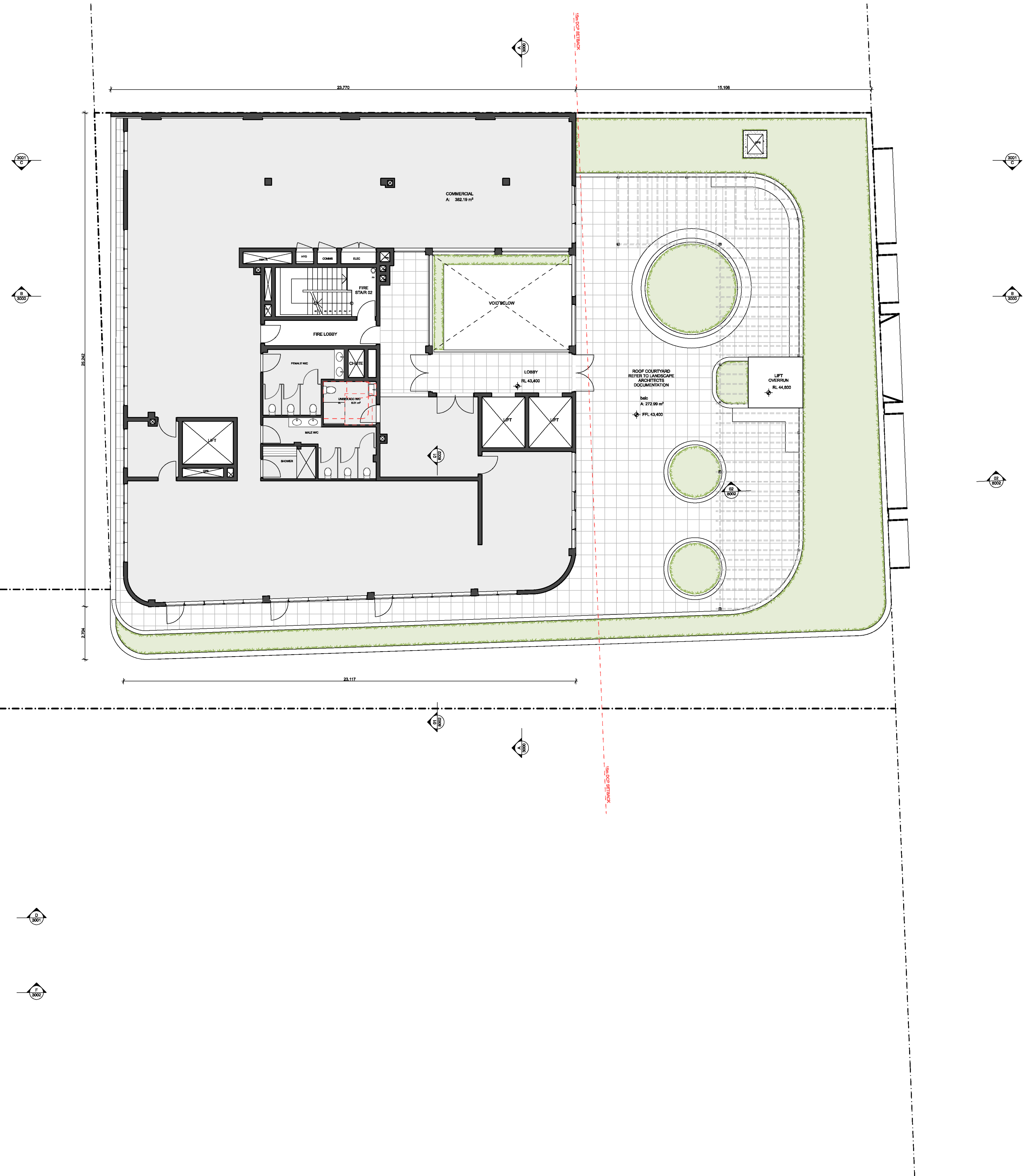
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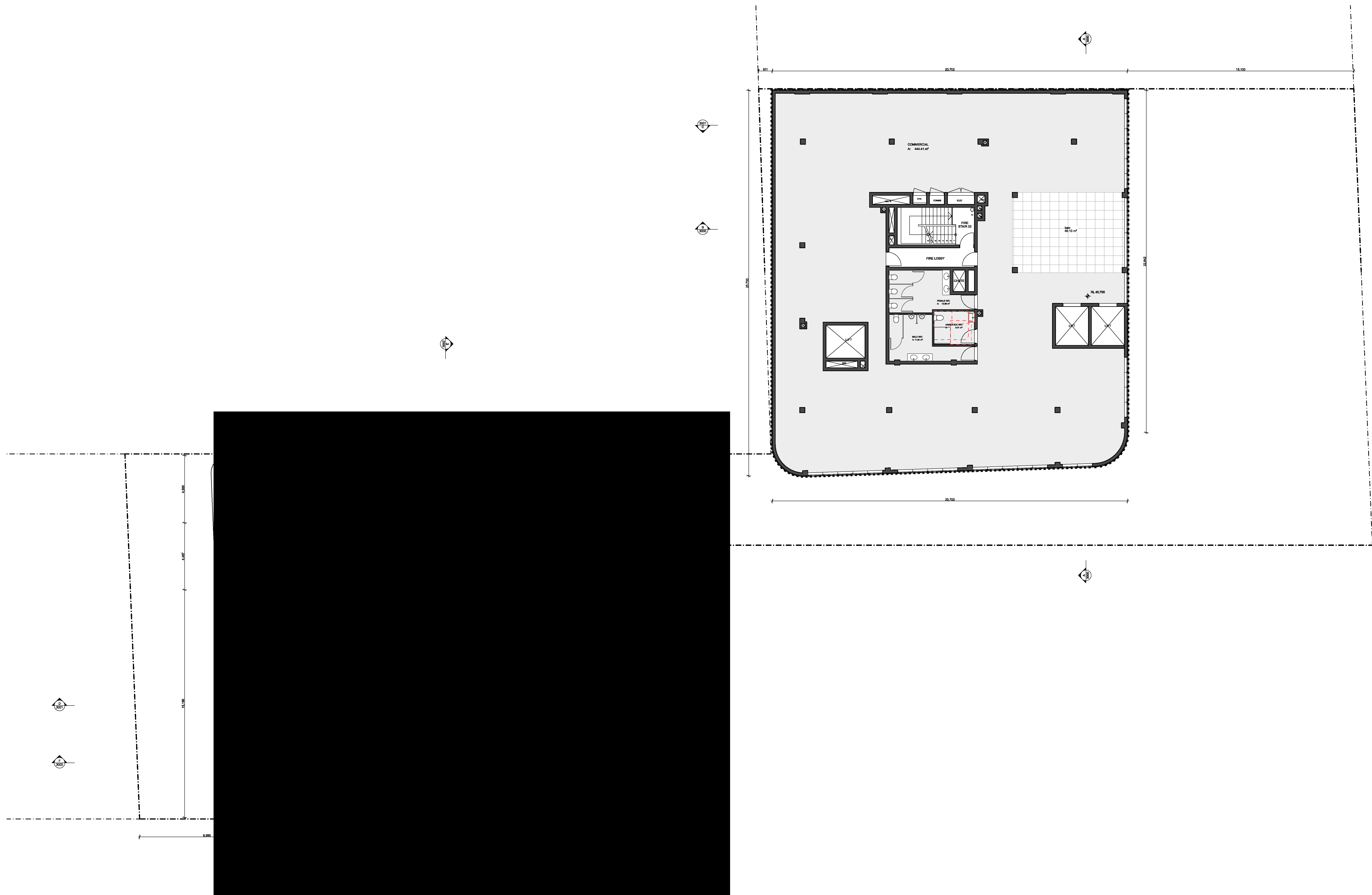
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DRAWING

LEVEL 2 PLAN
 DRAWING: DA-1102 T
 SCALE: 1:100







1. All dimensions take precedence over scaled drawings.
 2. Contractors to check and verify all levels shown and dimensions on site.
 3. All materials and workmanship to be in accordance with current relevant Australian Standards, local regulations and DDA codes.
 4. Confirming information to be brought to notice of the architect and confirmation sought before proceeding with any works.
 5. All drawings are to be coordinated with the relevant DDA codes.
 6. Refer to General notes page for signed and approved drawings.

ARCHITECT
INTEGRATED DESIGN GROUP
 10/100 Sturt Street, Sydney NSW 2000
 Phone: +61 (0) 2 9212 2222
 Email: info@idg.com.au
 www.idg.com.au

PROJECT
Collin & Andrea Henry
 1st Floor, 3rd High Street, PO BOX 1000, NEWCASTLE NSW 2300

DRAWING
MIXED USE DEVELOPMENT
 SITE: 3rd High Street Newcastle
 DRAWING: 1 & 4 LP 310

REVISIONS
 1/2021 ISSUE FOR DESIGN EXCELLENCE SUBMISSION
 2/2021 ISSUE FOR CLIENT REVIEW
 3/2021 ISSUE FOR CONSULTANT COORDINATION
 4/2021 ISSUE FOR CONSULTANT COORDINATION
 5/2021 ISSUE FOR CLIENT REVIEW
 6/2021 ISSUE FOR CONSULTANT COORDINATION
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 11/2021 ISSUE FOR CLIENT REVIEW
 12/2021 ISSUE FOR CONSULTANT COORDINATION

DRAWING
LEVEL 4 PLAN
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DATE
 17/12/2021

DRAWING
 11/2021

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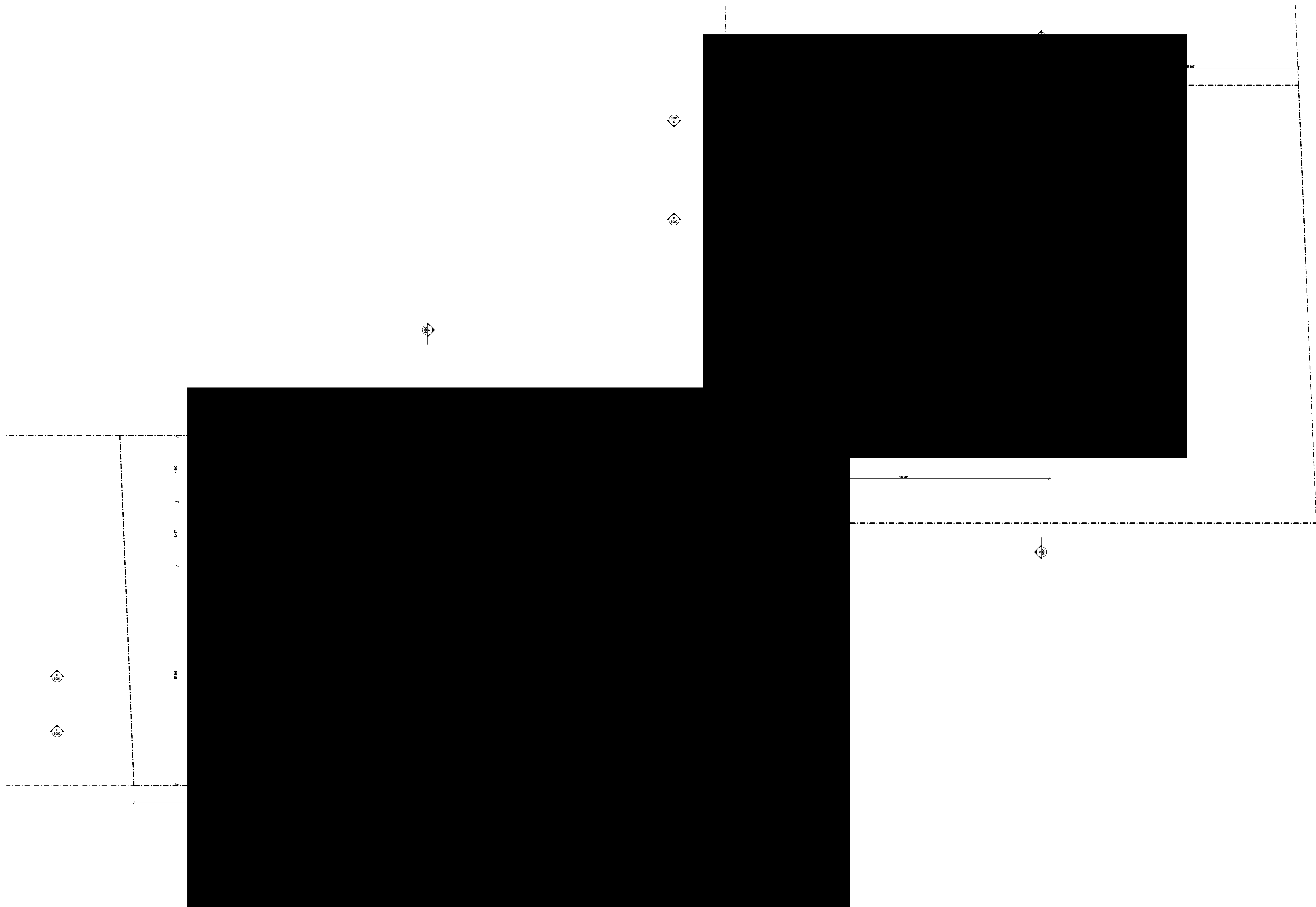
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NOTES

1. Typical dimensions take precedence over scaled drawings.
2. Dimensions to lines, not ends, of holes, slots and chamfers, etc.
3. All materials and workmanship to be in accordance with current uniform specifications, trade practices, local regulations and DCA codes.
4. Conflicting information to be brought to notice of the architect and resolved through written communication with any owner.
5. All drawings are for information only and shall not be used for construction without the architect's written consent and approval.
6. Refer to General notes page for legend and abbreviations.

DESIGNER

Address: 11000 170th Ave. SE, Suite 1000, Bellevue, WA 98004
 Phone: (206) 463-1234
 Email: info@idg.com
 Website: www.idg.com

PROJECT

1000 1st Avenue, Seattle, WA 98101

CLIENT
 Colin & Andrea Henry

PROJECT
 MIXED USE DEVELOPMENT

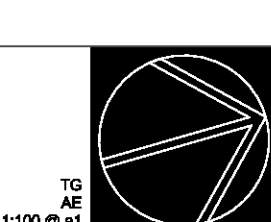
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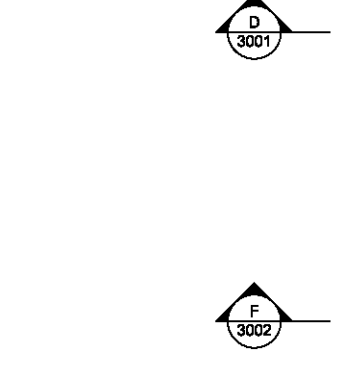
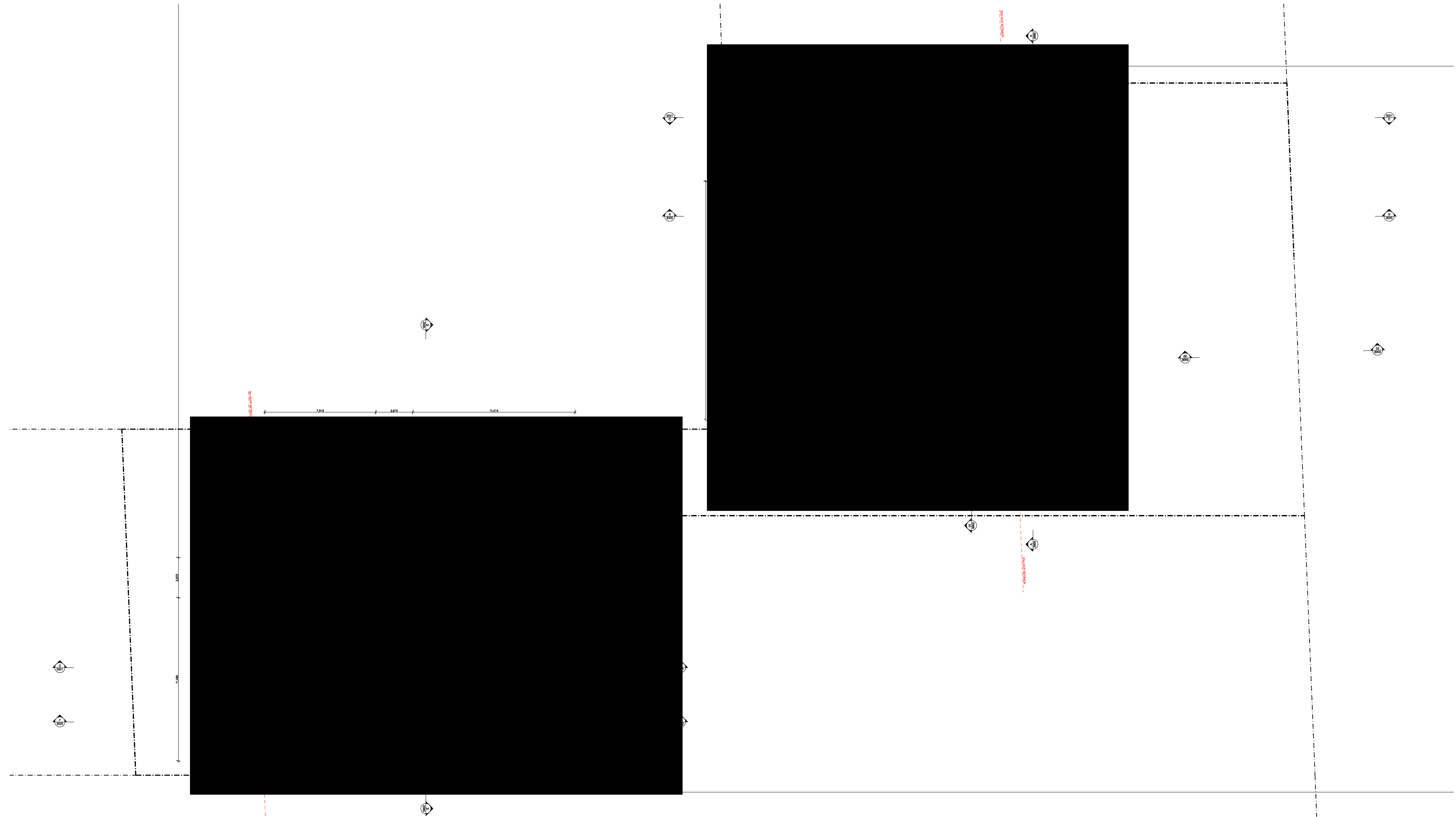
REVISION

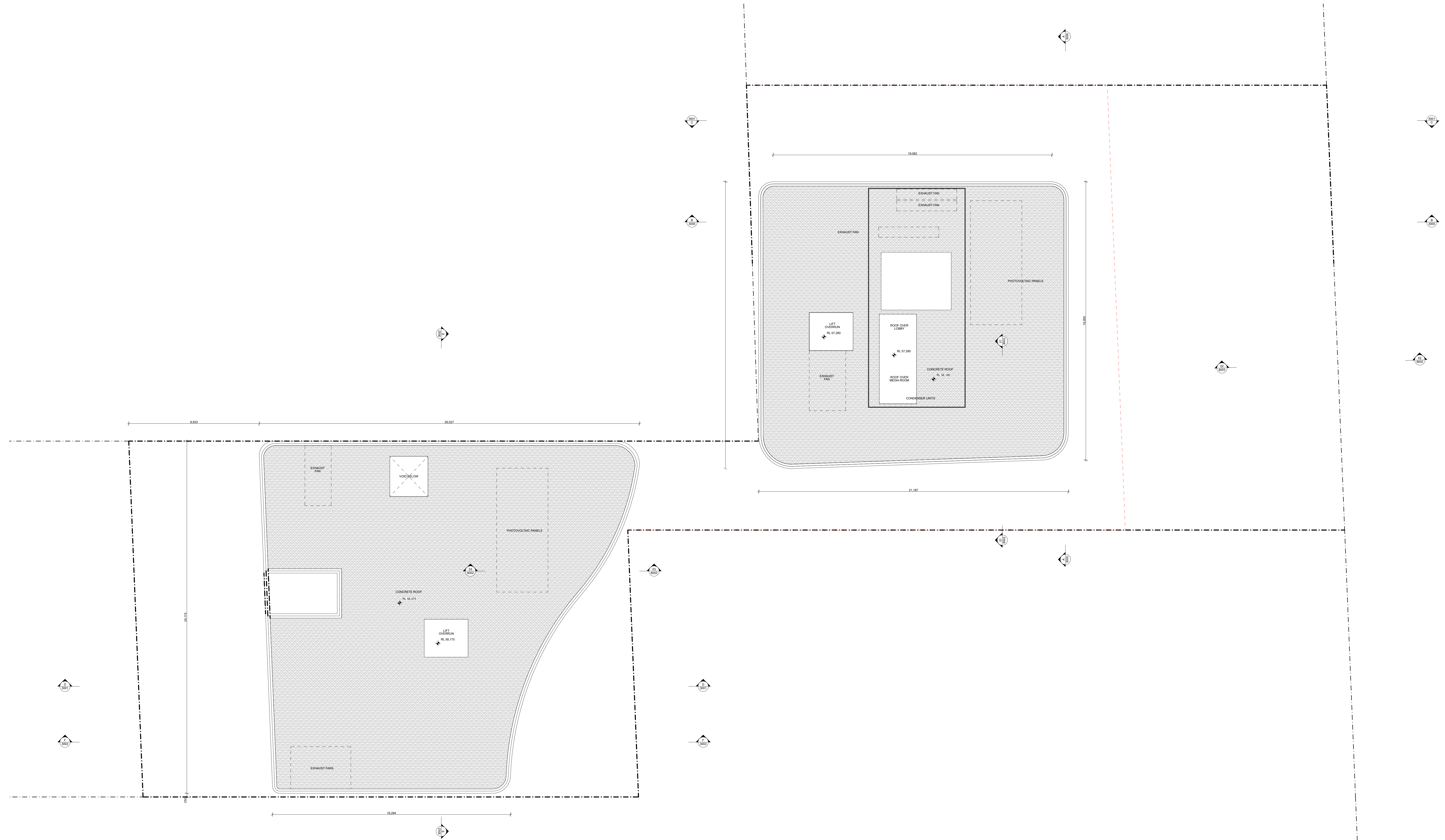
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22	ISSUE FOR CONSULTANT COORDINATION	2/05/2022	CH
23	ISSUE FOR CLIENT REVIEW	2/10/2022	CH
24	ISSUE FOR CONSULTANT COORDINATION	2/15/2022	CH
25	ISSUE FOR CLIENT REVIEW	2/20/2022	CH
26	ISSUE FOR CONSULTANT COORDINATION	2/25/2022	CH
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92	ISSUE FOR CONSULTANT COORDINATION	1/25/2023	CH
93	ISSUE FOR CLIENT REVIEW	2/01/2023	CH
94	ISSUE FOR CONSULTANT COORDINATION	2/05/2023	CH
95	ISSUE FOR CLIENT REVIEW	2/10/2023	CH
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99	ISSUE FOR CLIENT REVIEW	3/01/2023	CH
100	ISSUE FOR CONSULTANT COORDINATION	3/05/2023	CH

DRAWING
 LEVEL 5 PLAN

DA-1105 R







NOTES

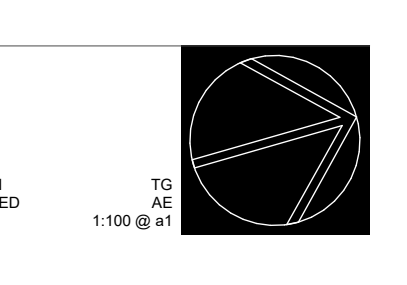
1. Formed dimension take precedence over scaled drawings
2. Contractors to check and verify all levels shown and dimensions on site
3. All materials and workmanship to be in accordance with current written specifications, instructions, and approvals and DAA notes
4. Confirming information to be brought to notice of the architect and confirmation sought before proceeding with any works
5. All drawings are for information only and shall be subject to further design development, council's input, council and private approvals
6. Refer to General notes page for general and administrative

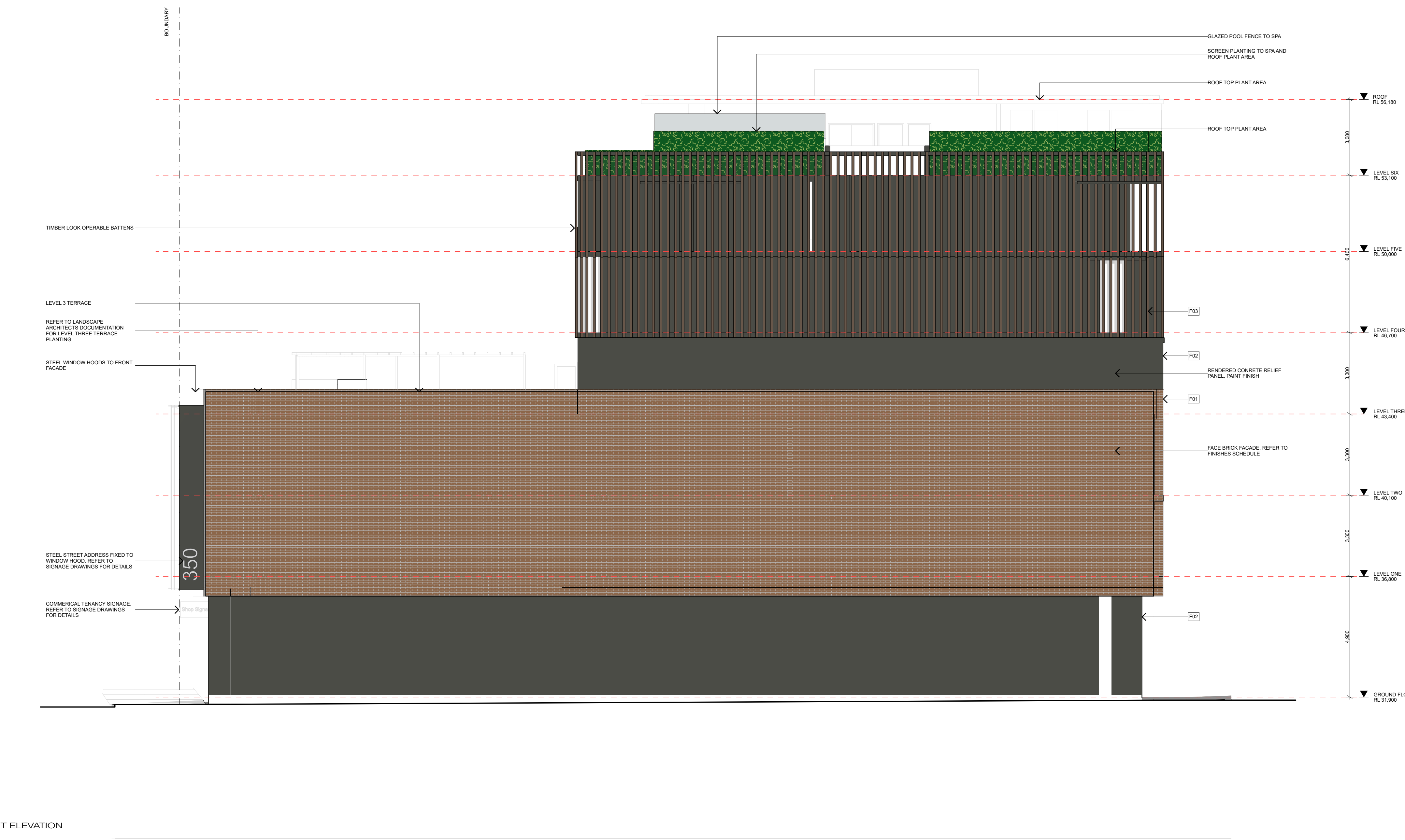
DISCIPLINES

Architect Colin & Andrea Henry
Structural Engineer BHS Engineers
Mechanical Engineer BHS Engineers
Electrical Engineer BHS Engineers
Civil Engineer BHS Engineers
Landscape Architect BHS Engineers
Urban Designer BHS Engineers
Interior Designer BHS Engineers
Architectural Photographer BHS Engineers
Historic Heritage and Archaeology BHS Engineers

COORDINATES

EAD 8103 Sydney North Harbour







01 | EAST ELEVATION
1:100



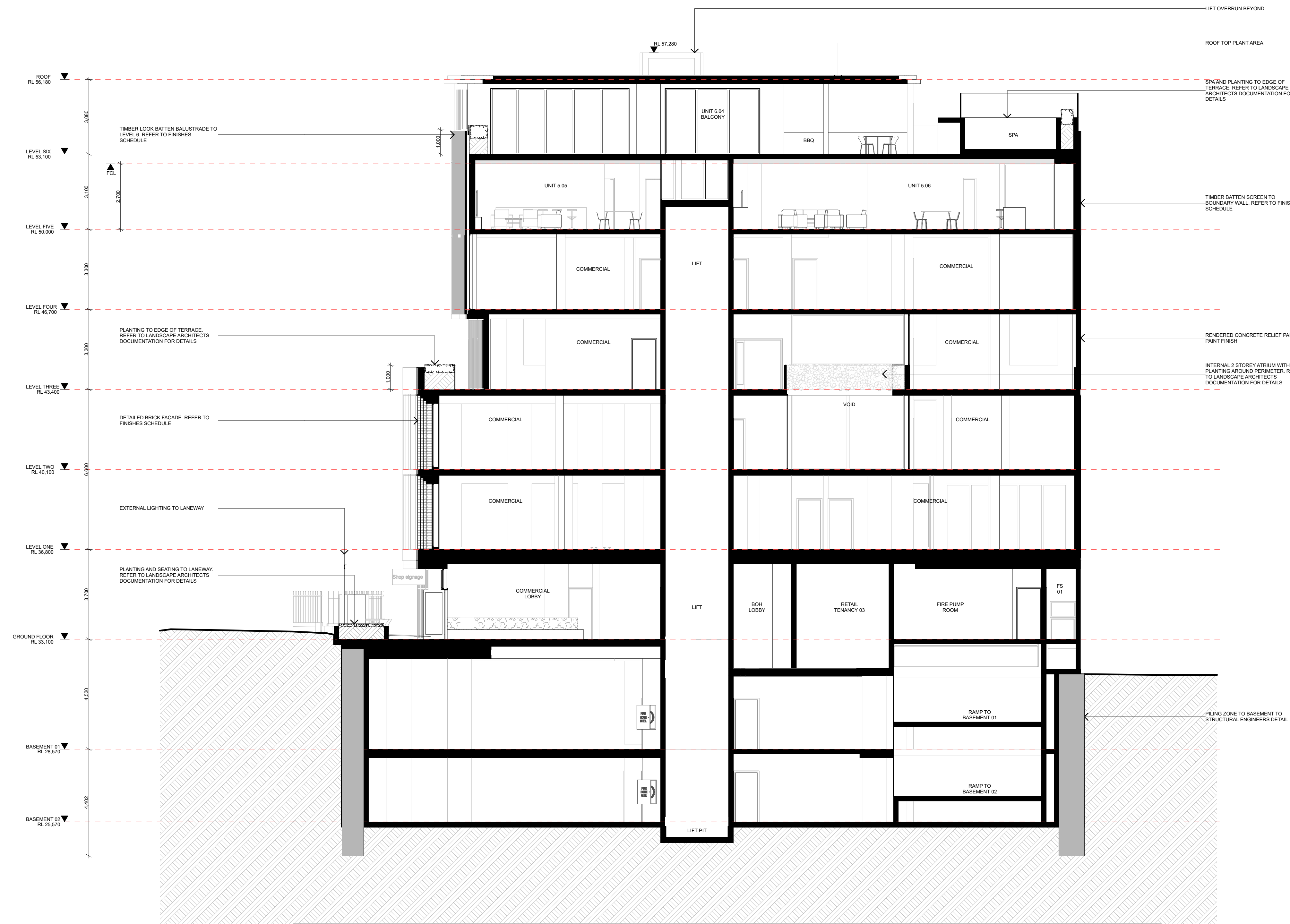
02 | NORTH ELEVATION
1:100



03 | WEST ELEVATION
1:100



04 | SOUTH ELEVATION
1:100



01 SECTION A
1:100



SECTION B
1:100

01/2021

INTEGRATED
DESIGN
GROUP

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17/12/2021
Not for Construction
www.igdesign.com.au

NOTES
1. All dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels before and throughout on site
3. All materials and workmanship to be in accordance with current written specifications, conditions, schedules and D&M notes
4. Confirming information to be brought to notice of the architect and confirmation sought before proceeding with any work
5. All drawings are for information only and subject to further design development, consultation, cost, cost and regulatory requirements.
6. Refer to General notes page for general and administrative

DISCIPLINES
Architect Colin & Andrea Henry
Structural Engineer BGS Design
Mechanical Engineer BGS Design
Electrical Engineer BGS Design
Civil Engineer BGS Design
Landscape Architect BGS Design
Interior Designer BGS Design
Quantity Surveyor BGS Design
Healthcare Consultant BGS Design
Heritage Consultant BGS Design

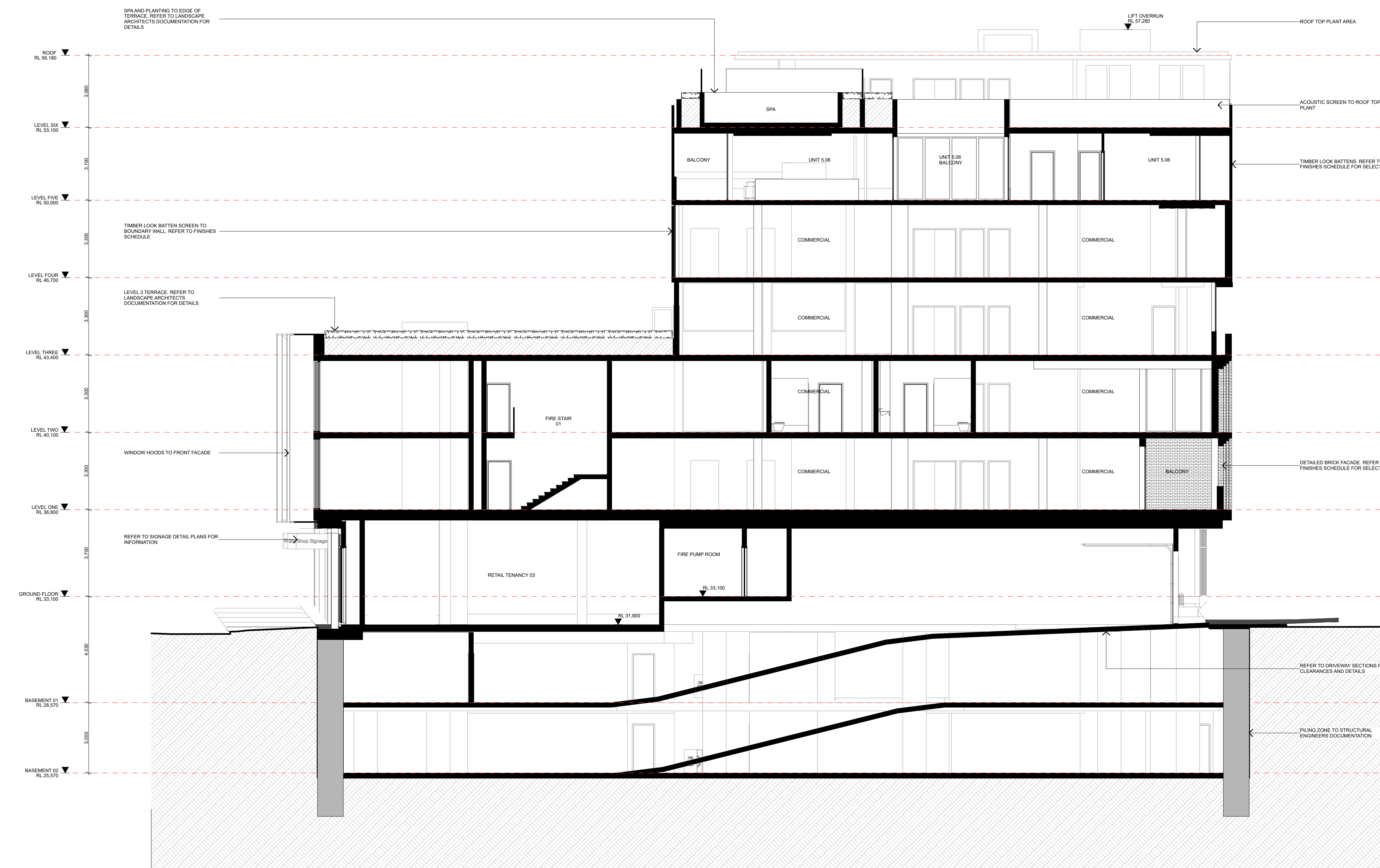
DISCIPLINES
Landscape Architect BGS Design
Interior Designer BGS Design
Quantity Surveyor BGS Design
Healthcare Consultant BGS Design
Heritage Consultant BGS Design

CLIENT
Colin & Andrea Henry

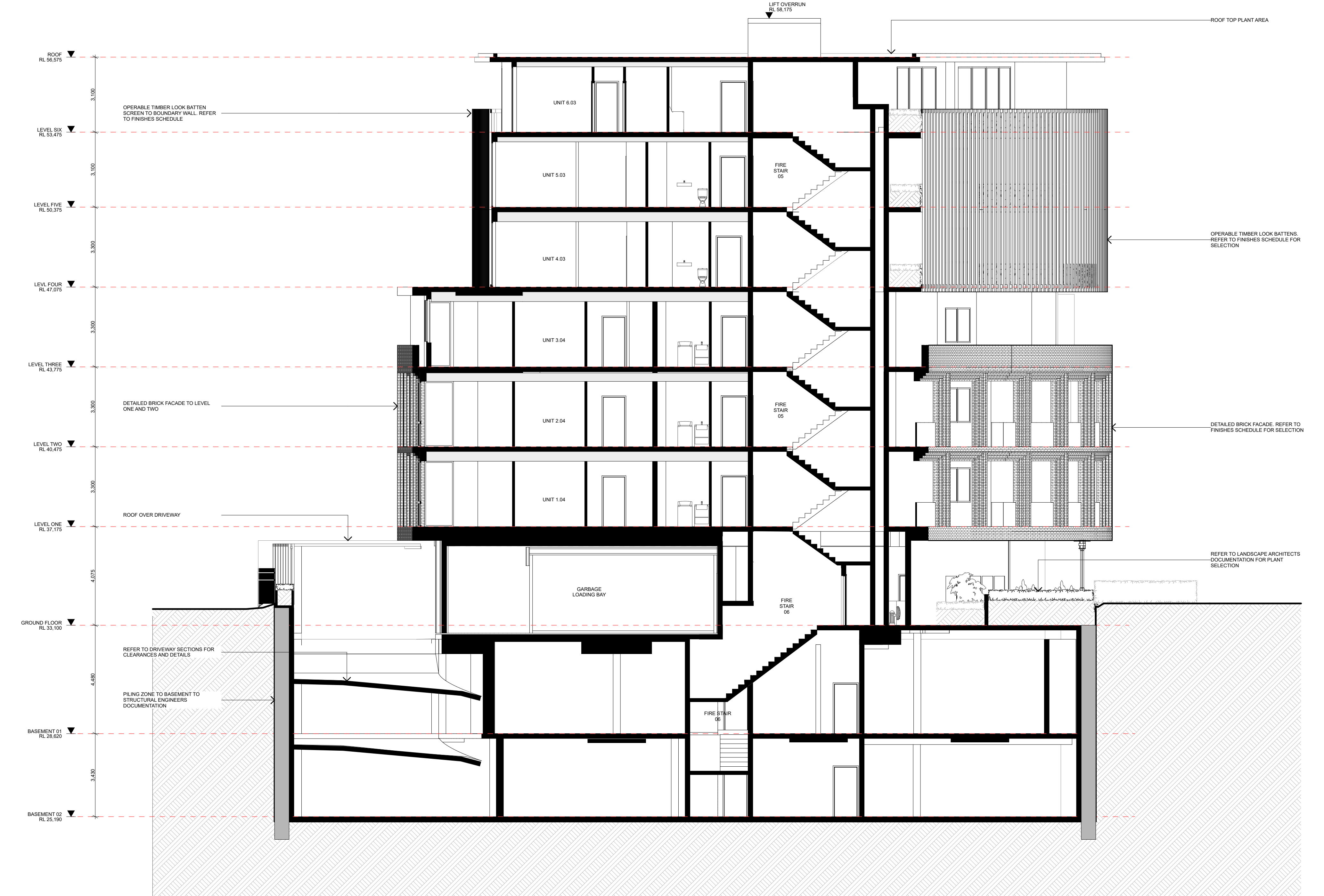
PROJECT
MIXED USE DEVELOPMENT
101 FIVE, 304 High Street, FIVE@HIGH, NORTH BRISBANE

REVISION
17/12/21 A ISSUE FOR CONSULTANT COORDINATION
17/12/21 B ISSUE FOR FINAL LIFT
17/12/21 C PRELIMINARY ISSUE FOR DA
18/12/21 D ISSUE FOR PRELIMINARY COSTING
18/12/21 E ISSUE FOR PRELIMINARY TRANSPORT
18/12/21 F ISSUE FOR CONSULTANT COORDINATION
18/12/21 G ISSUE FOR FINAL COORDINATION
18/12/21 H ISSUE FOR DEVELOPMENT APPLICATION
18/12/21 I APPLICATION

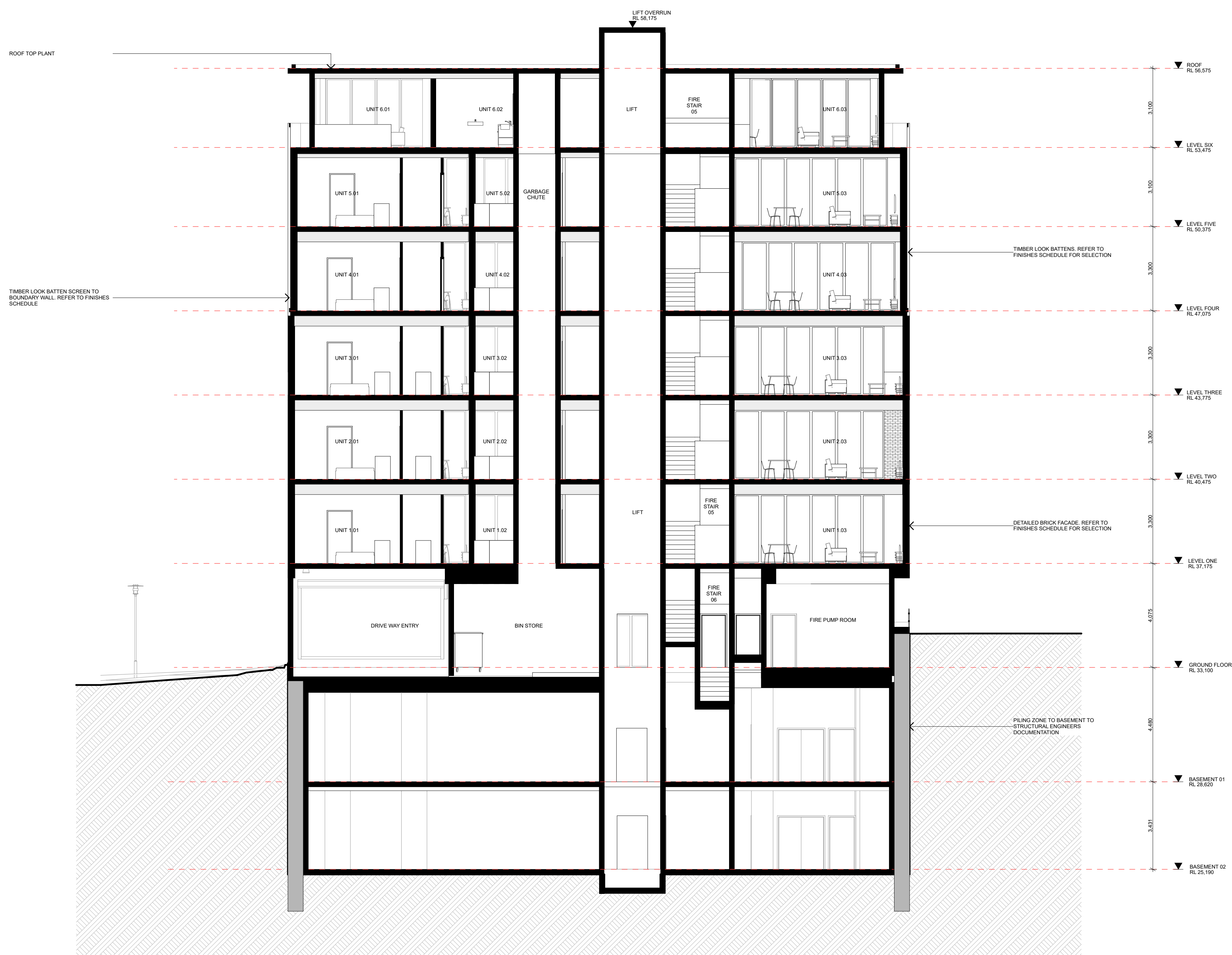
SECTIONS 1
DA-3000 | ISSUE
DATE: 17/12/21
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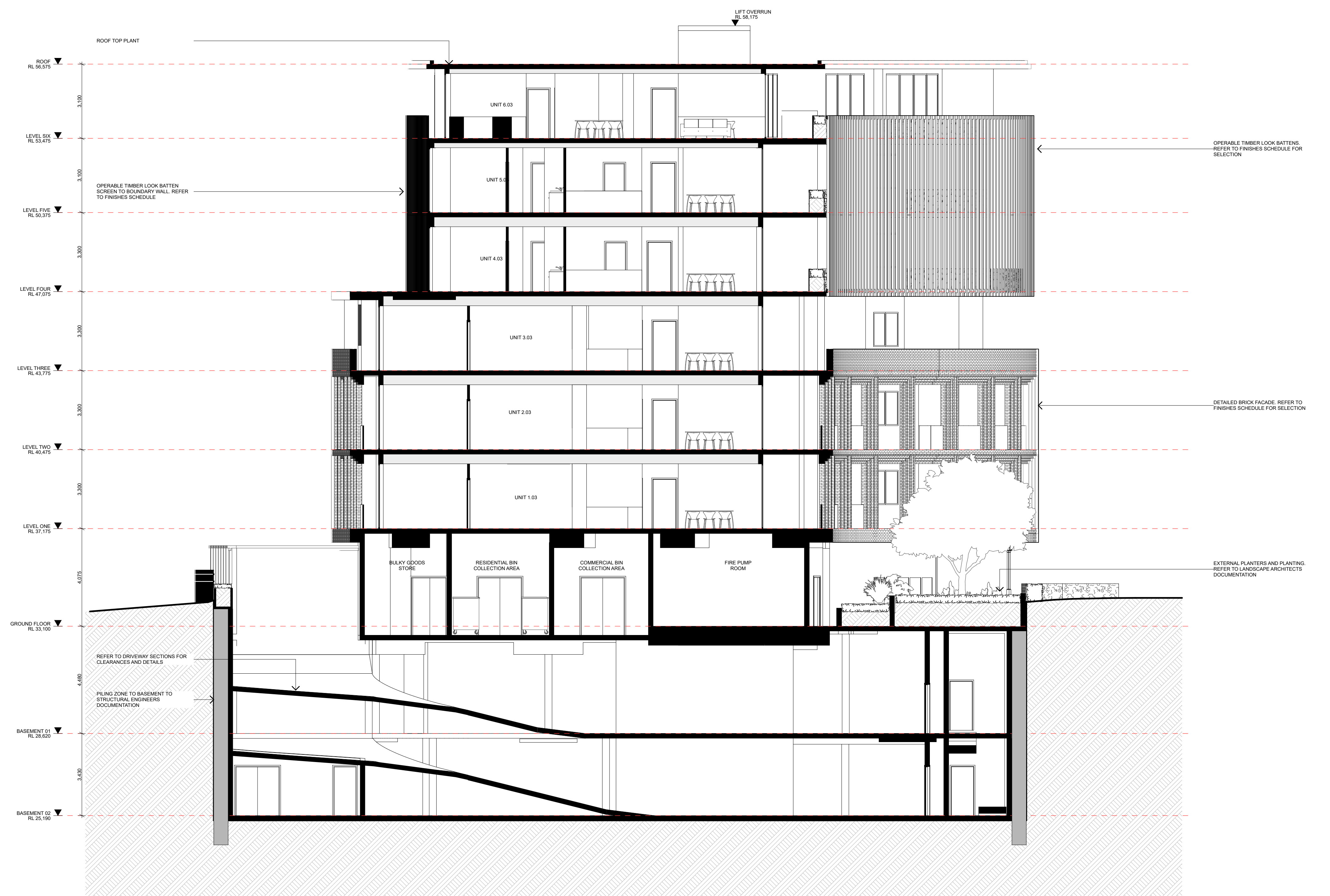
01 SECTION C
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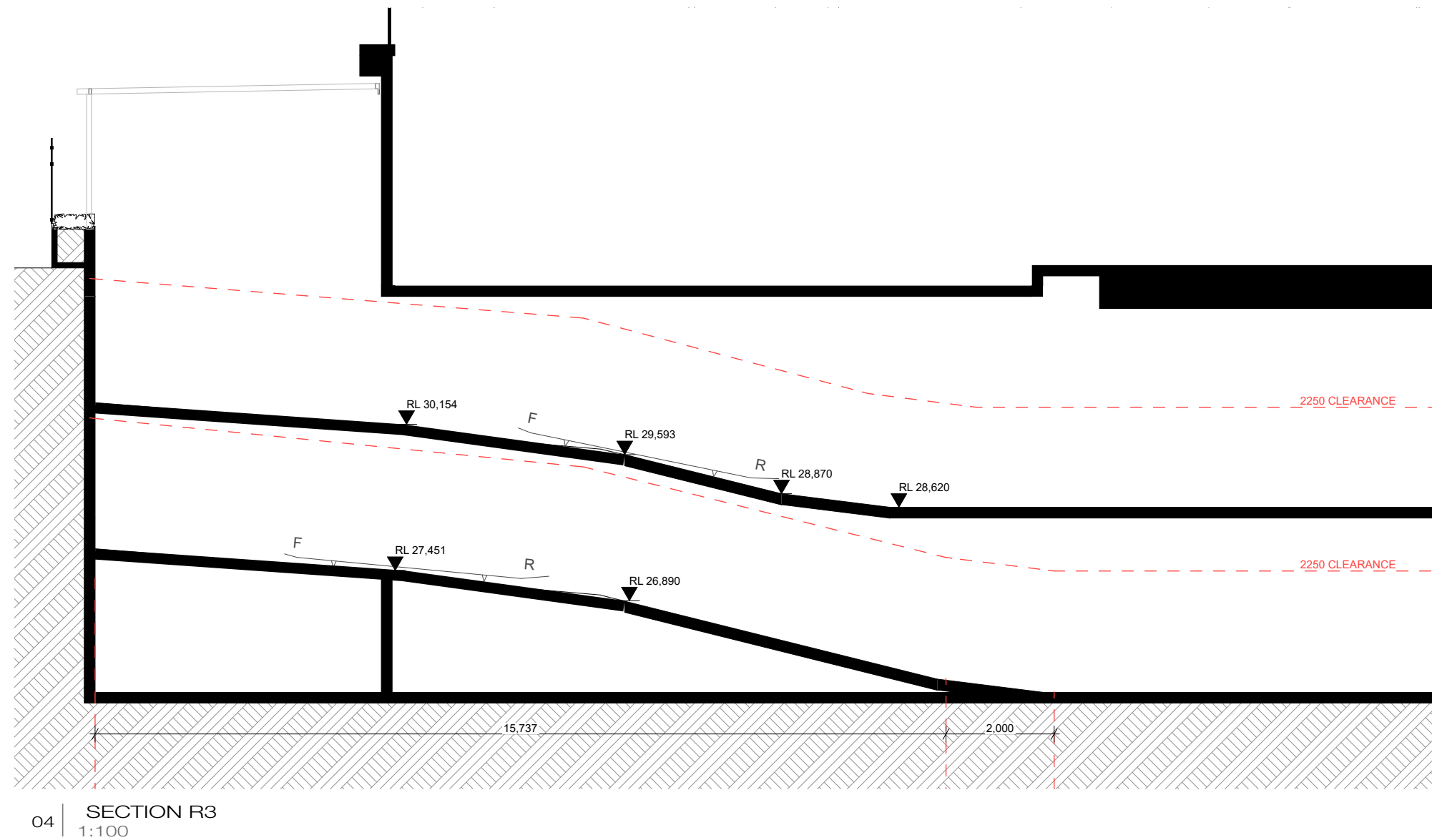
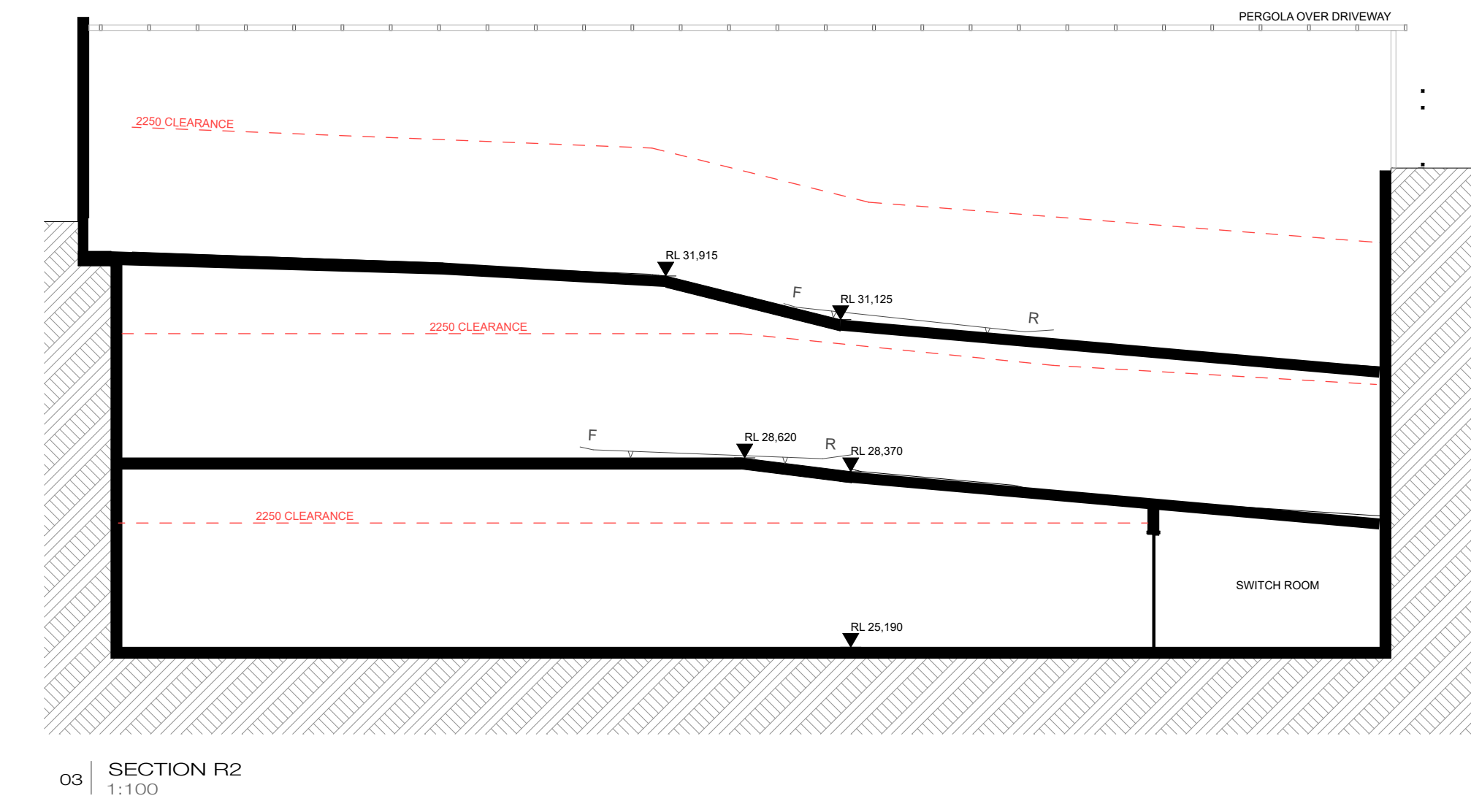
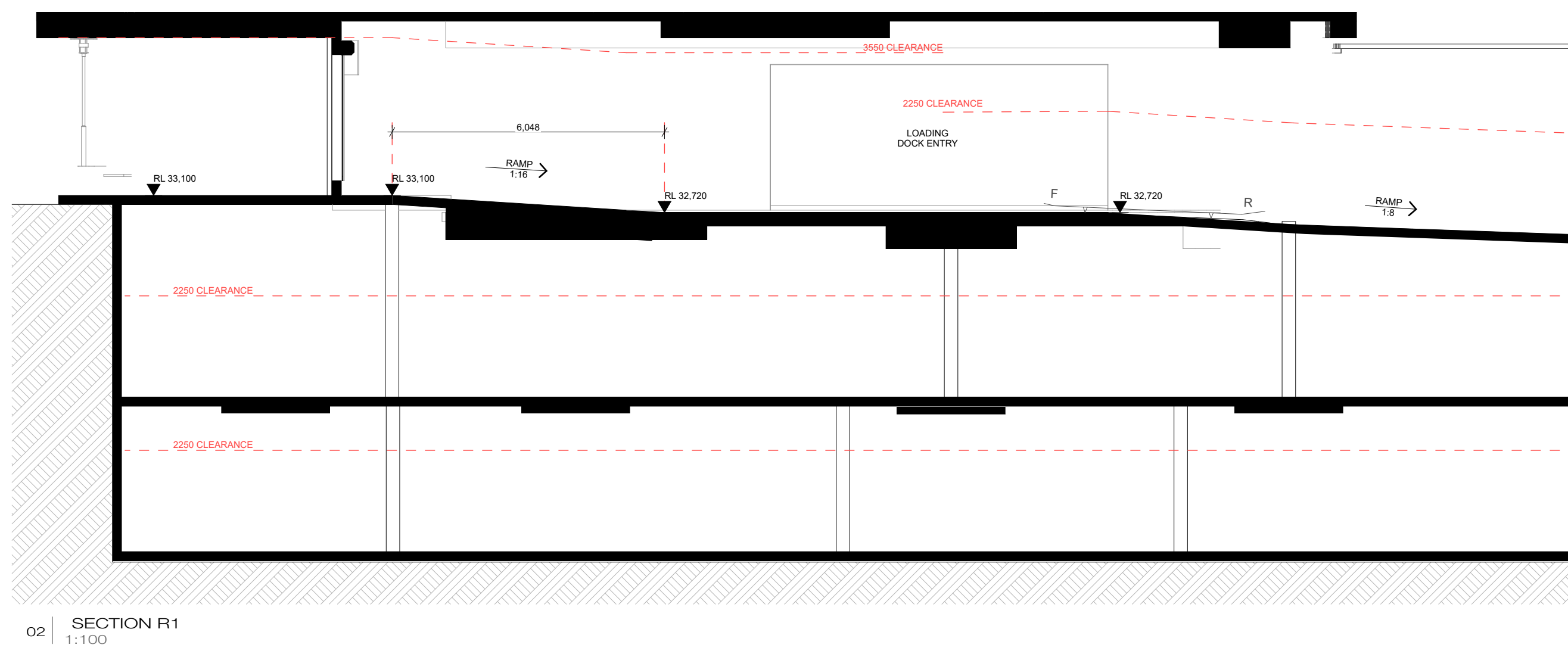
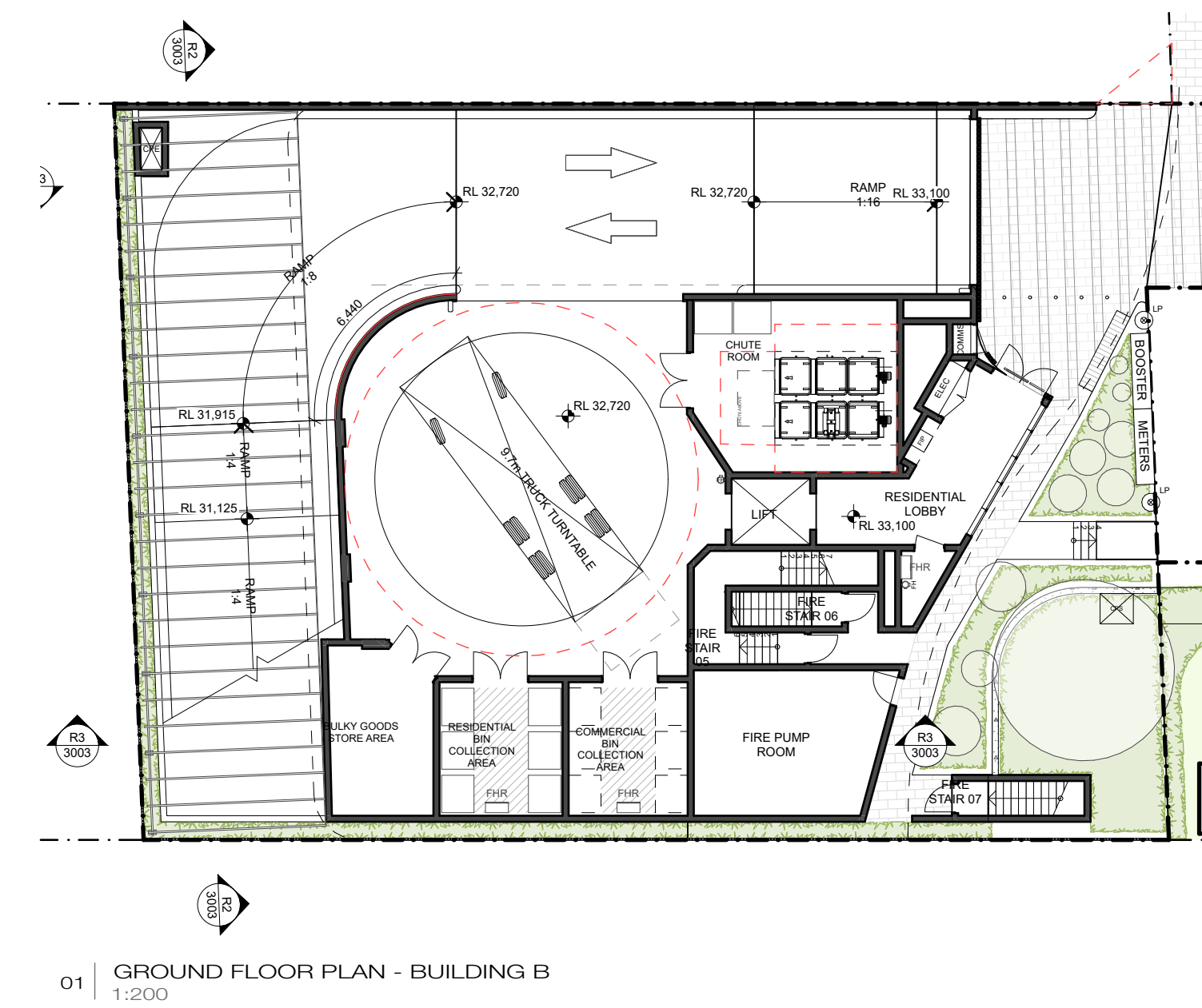
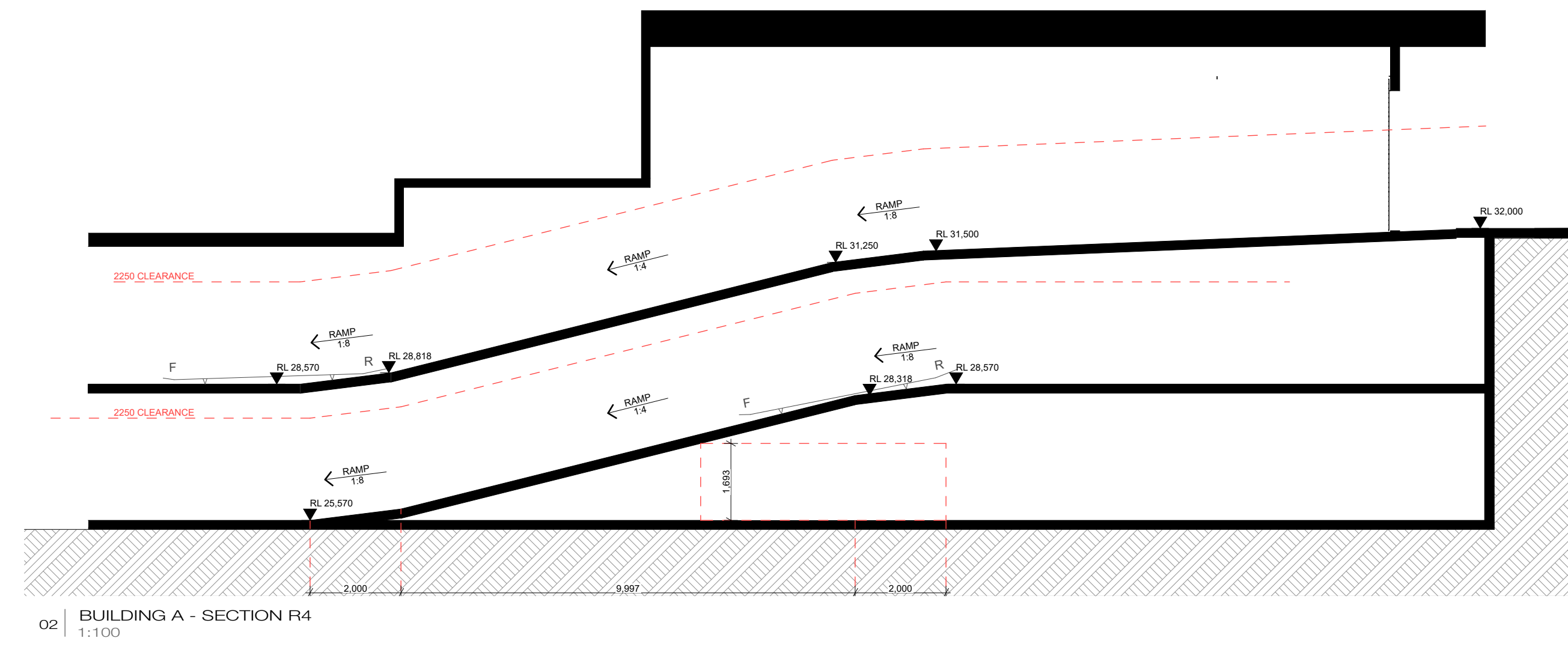
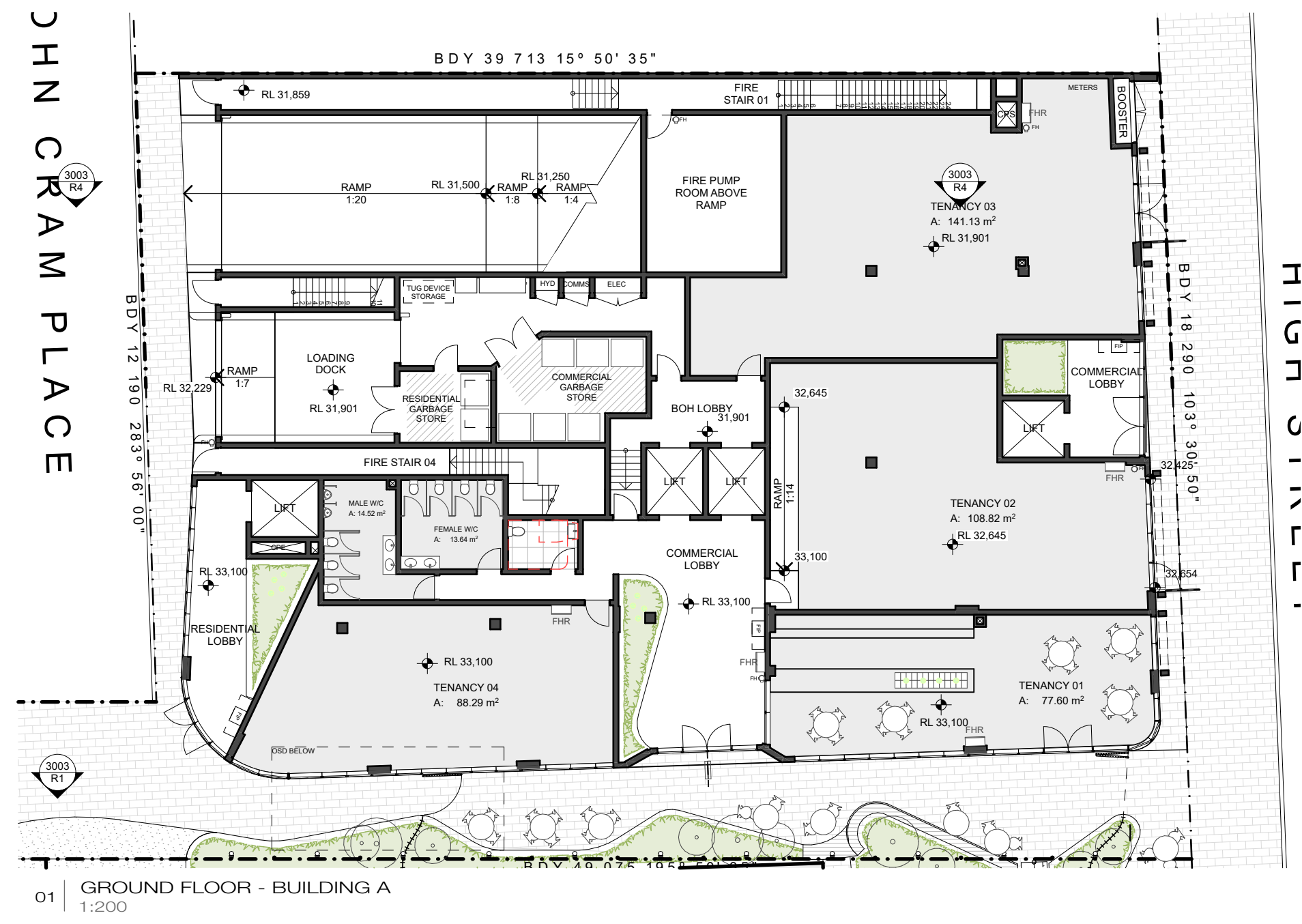
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01 SECTION E
1:100



02 SECTION F
1:100





HIGH STREET EAST



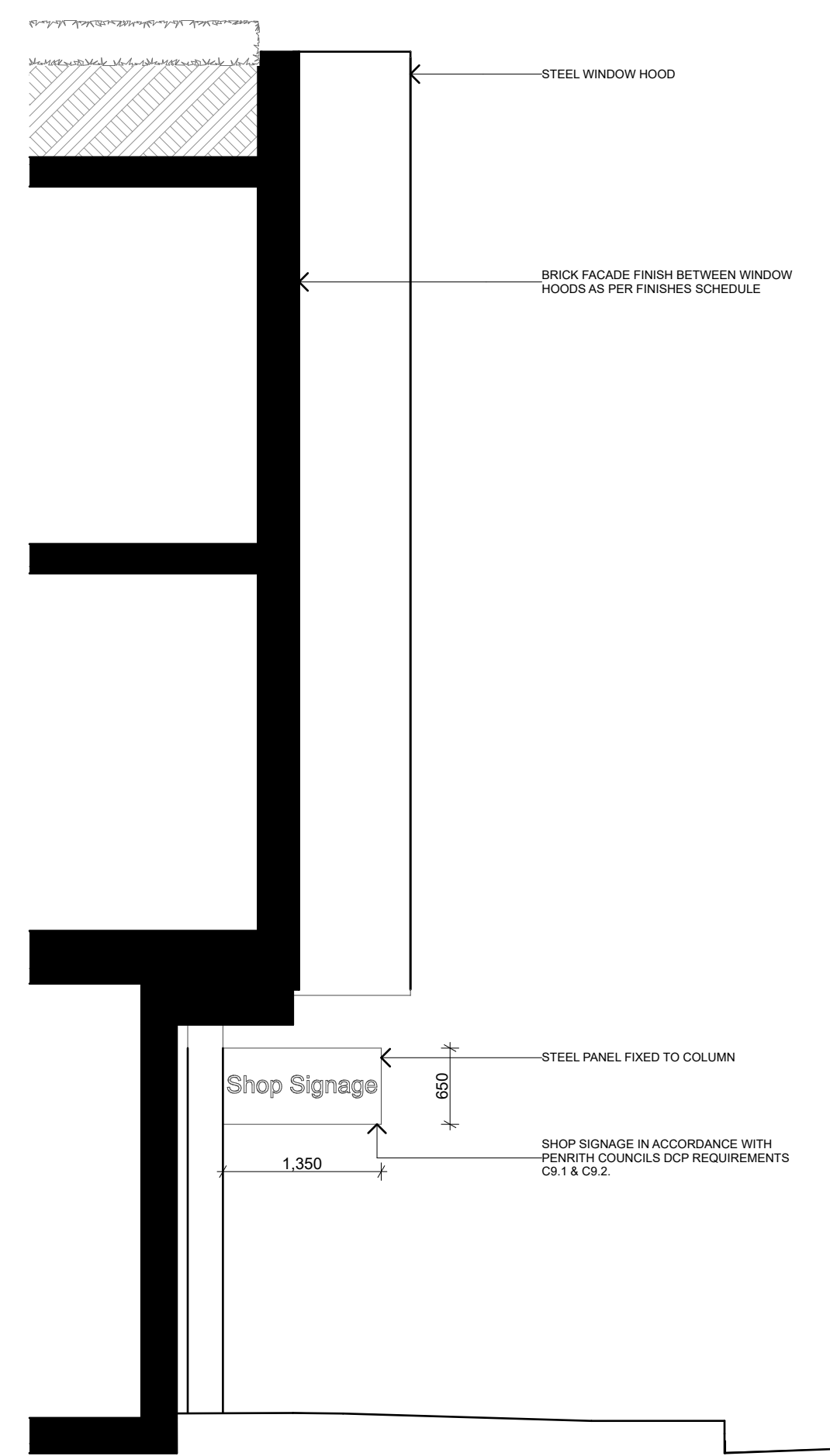
HIGH STREET WEST



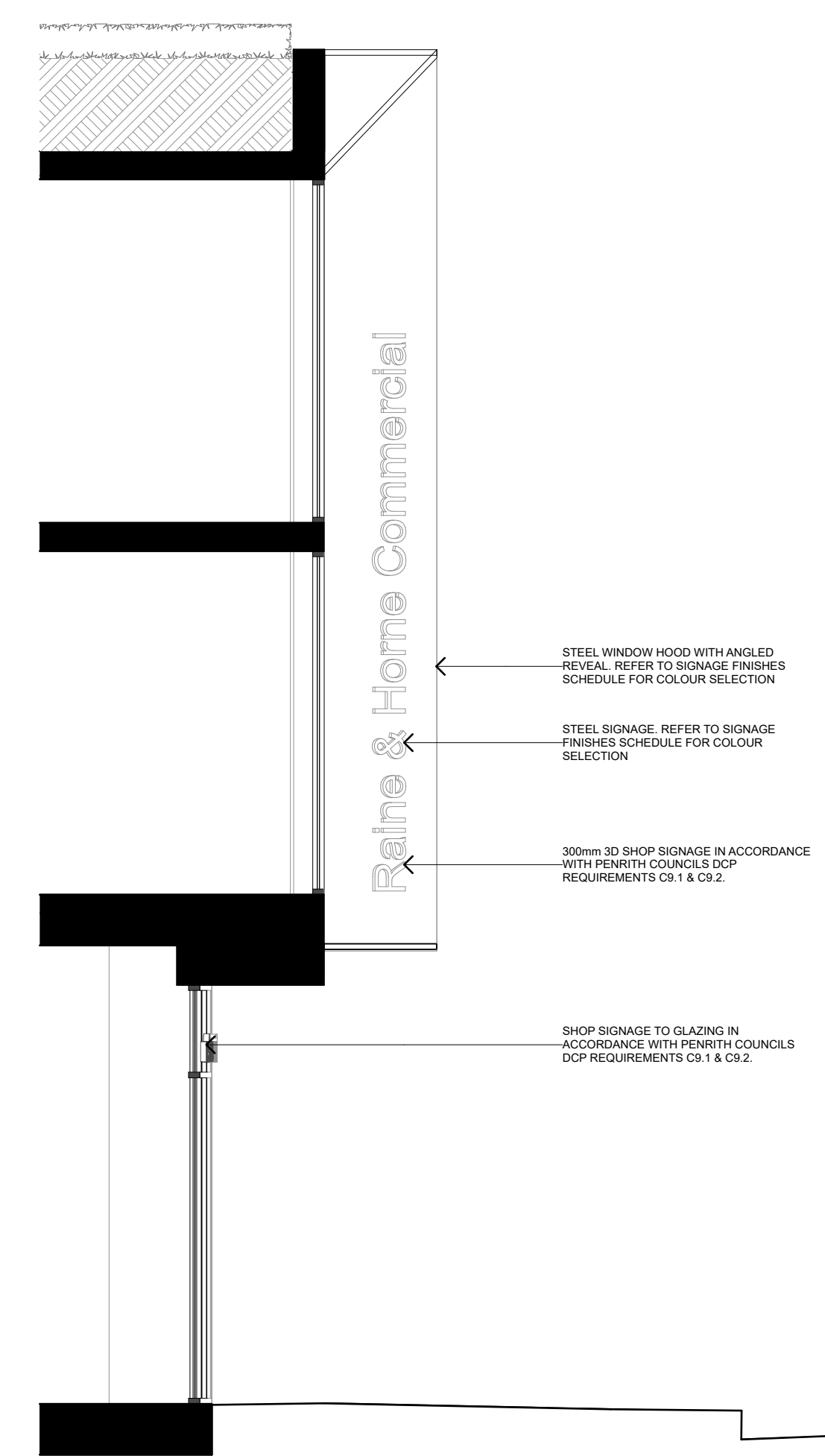
HIGH STREET



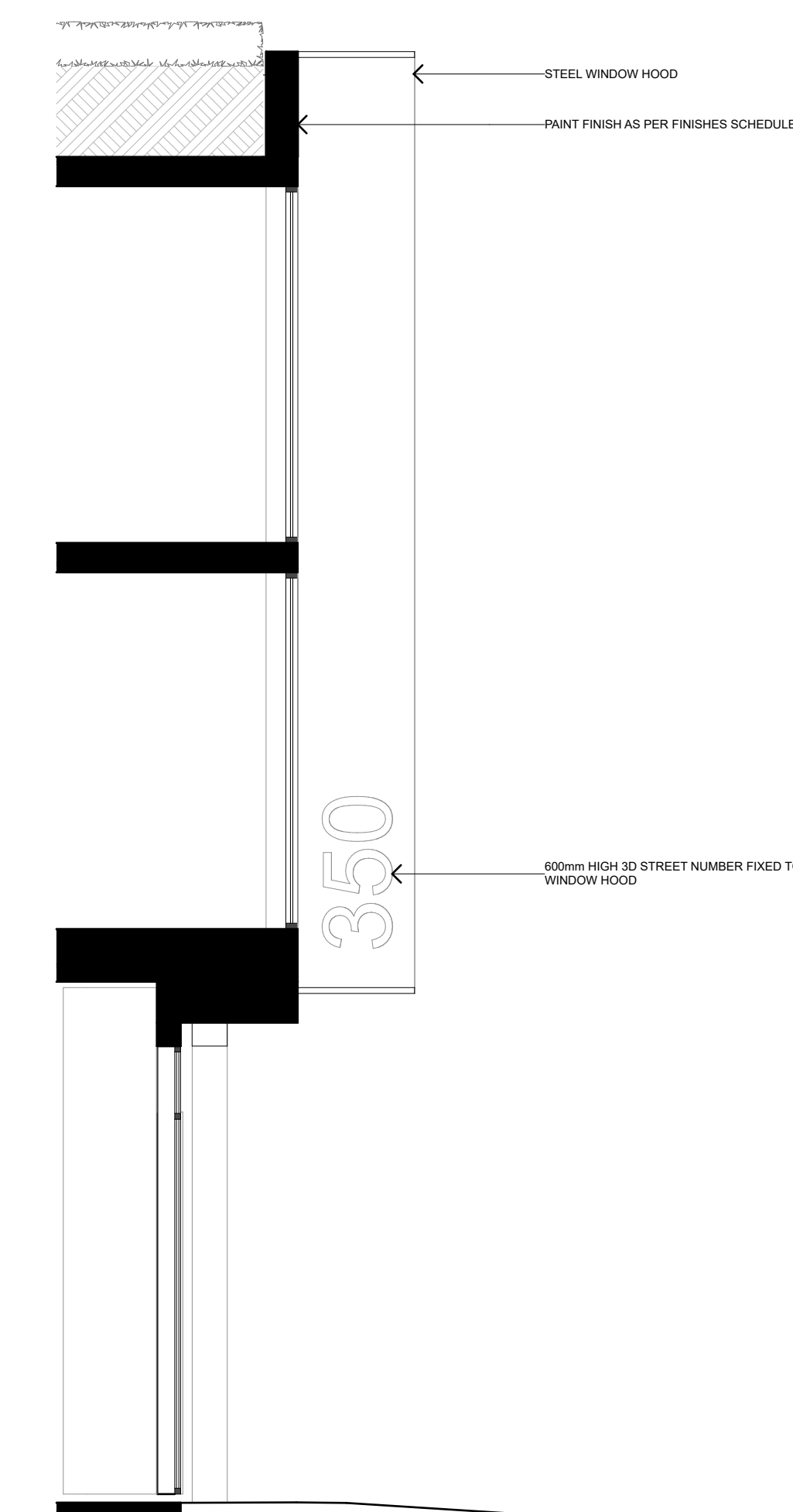
LANEWAY SIGNAGE



01 HIGH STREET SHOP SIGNAGE 1:50



02 HIGH STREET SHOP SIGNAGE 1:50



03 HIGH STREET SIGNAGE 1:50

NOTES

1. All dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels before and throughout on site.
3. All materials and workmanship to be in accordance with current written specifications, instructions, product literature and DCA codes.
4. Confirming information to be brought to notice of the architect and confirmation sought before proceeding with any works.
5. All drawings are to be coordinated and checked to include: colour, signage, development, council's input, council and legislative requirements.
6. Refer to General notes page for general and administrative.

DISCIPLINES

Architect: Colin & Andrea Henry
 Landscape: Andrew Brown
 Structural: Colin & Andrea Henry
 Mechanical: Colin & Andrea Henry
 Electrical: Colin & Andrea Henry
 Plumbing: Colin & Andrea Henry
 Fire: Colin & Andrea Henry
 Heritage: Andrew Brown and Andrew Brown

DISCIPLINES

0100: 800 Sydney News Heronspur

CLIENT

Colin & Andrea Henry

PROJECT

MIXED USE DEVELOPMENT

101 FIVE, 304 High Street (POWERS) NSW 2150

REVISION

NO.	DATE	DESCRIPTION
A		ISSUE FOR CLIENT REVIEW
B		ISSUE FOR FINAL COORDINATION
C		ISSUE FOR DEVELOPMENT APPLICATION
D		ISSUE FOR DEVELOPMENT APPLICATION

DRAWING

DA-8000 D

ISSUE

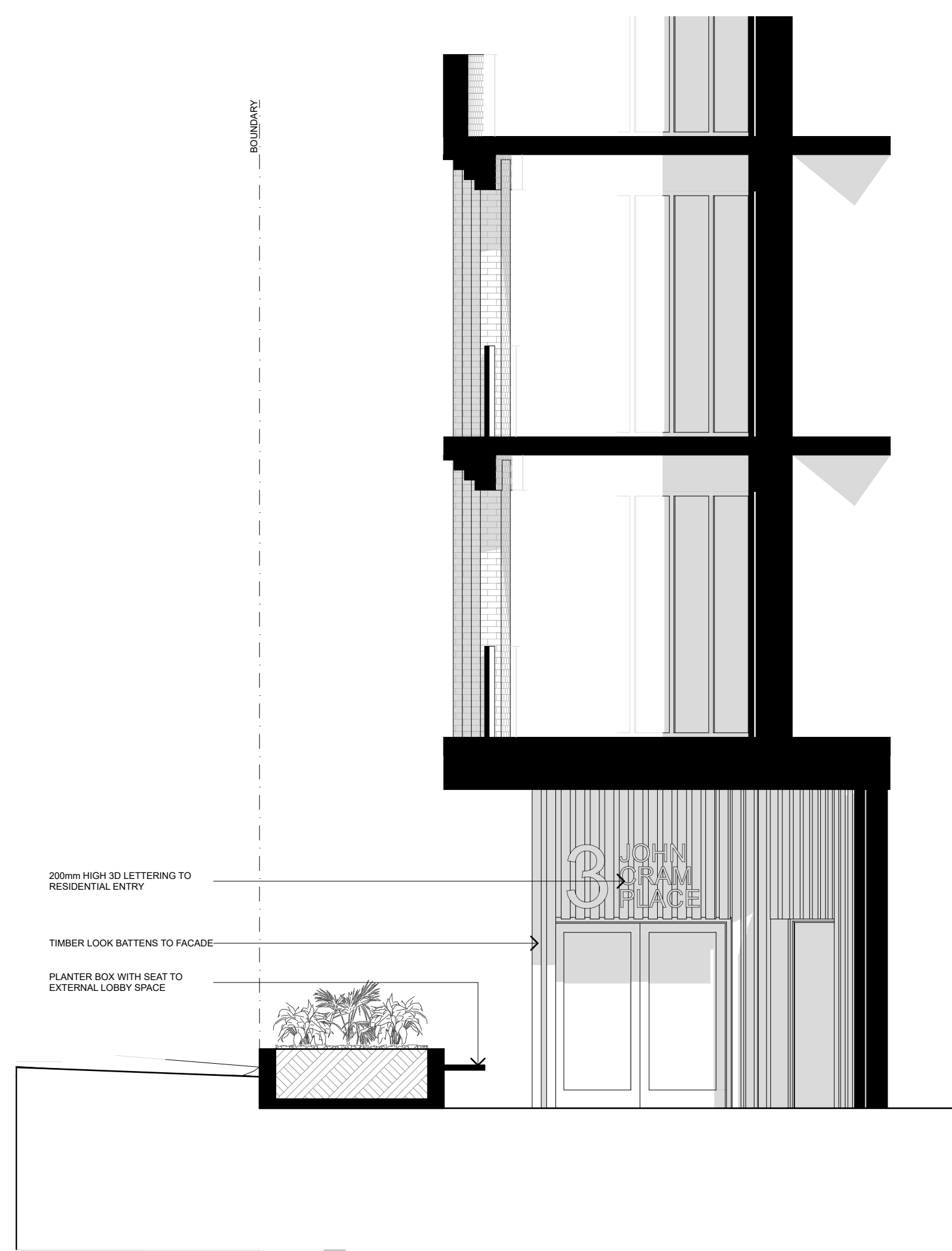
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1:50



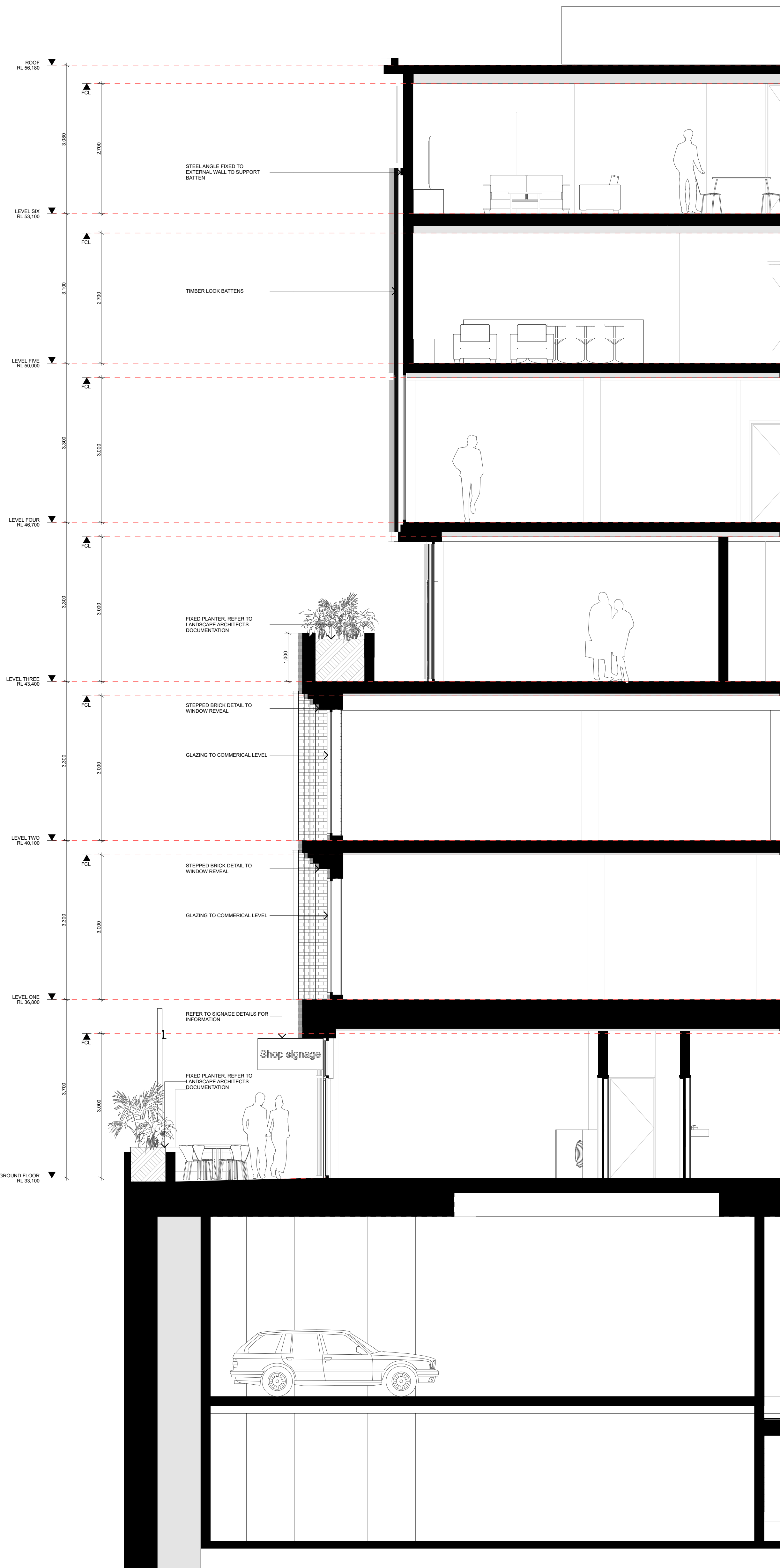
1 JOHN CRAM PLACE



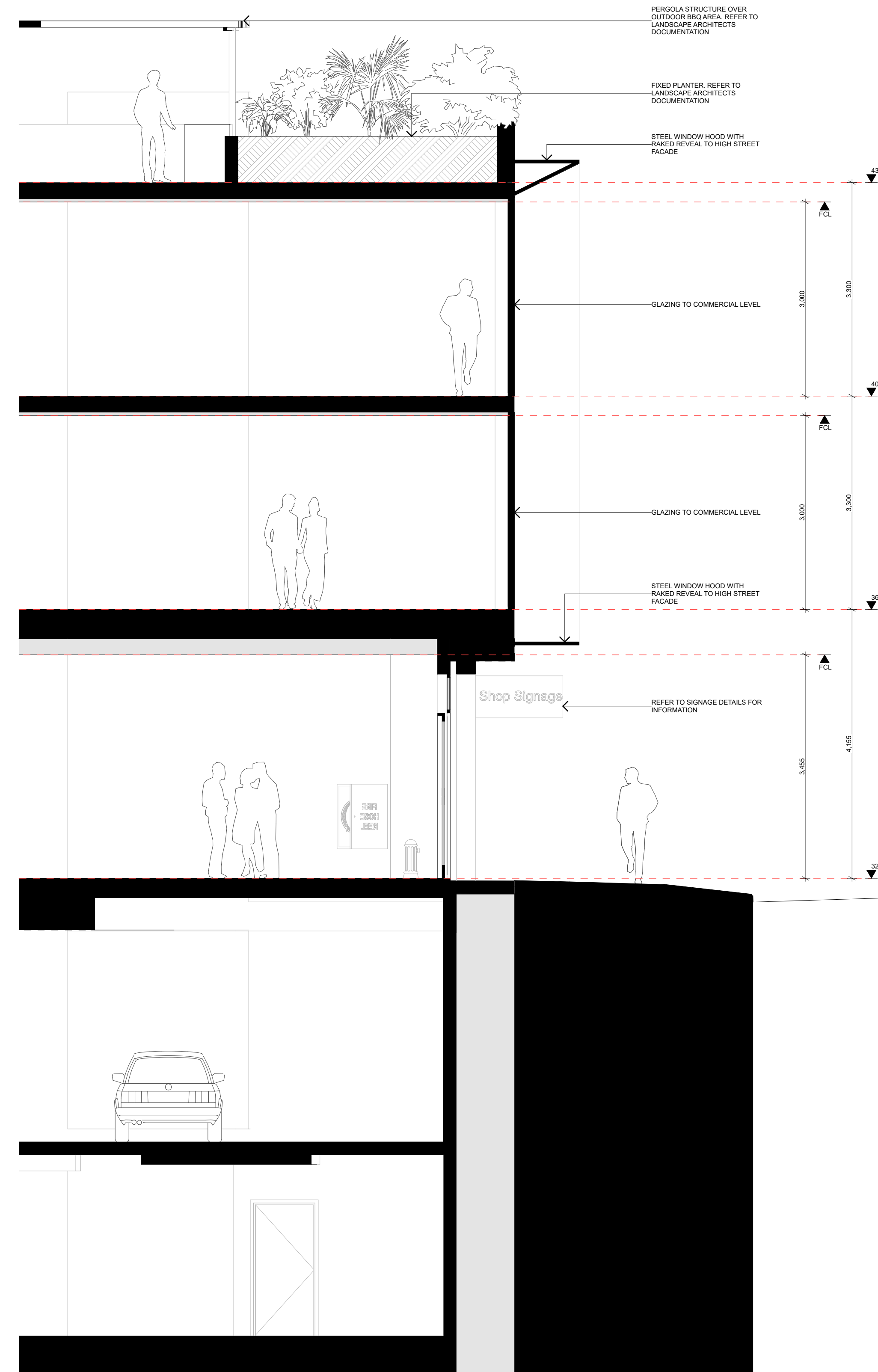
02 3 JOHN CRAM PLACE SIGNAGE
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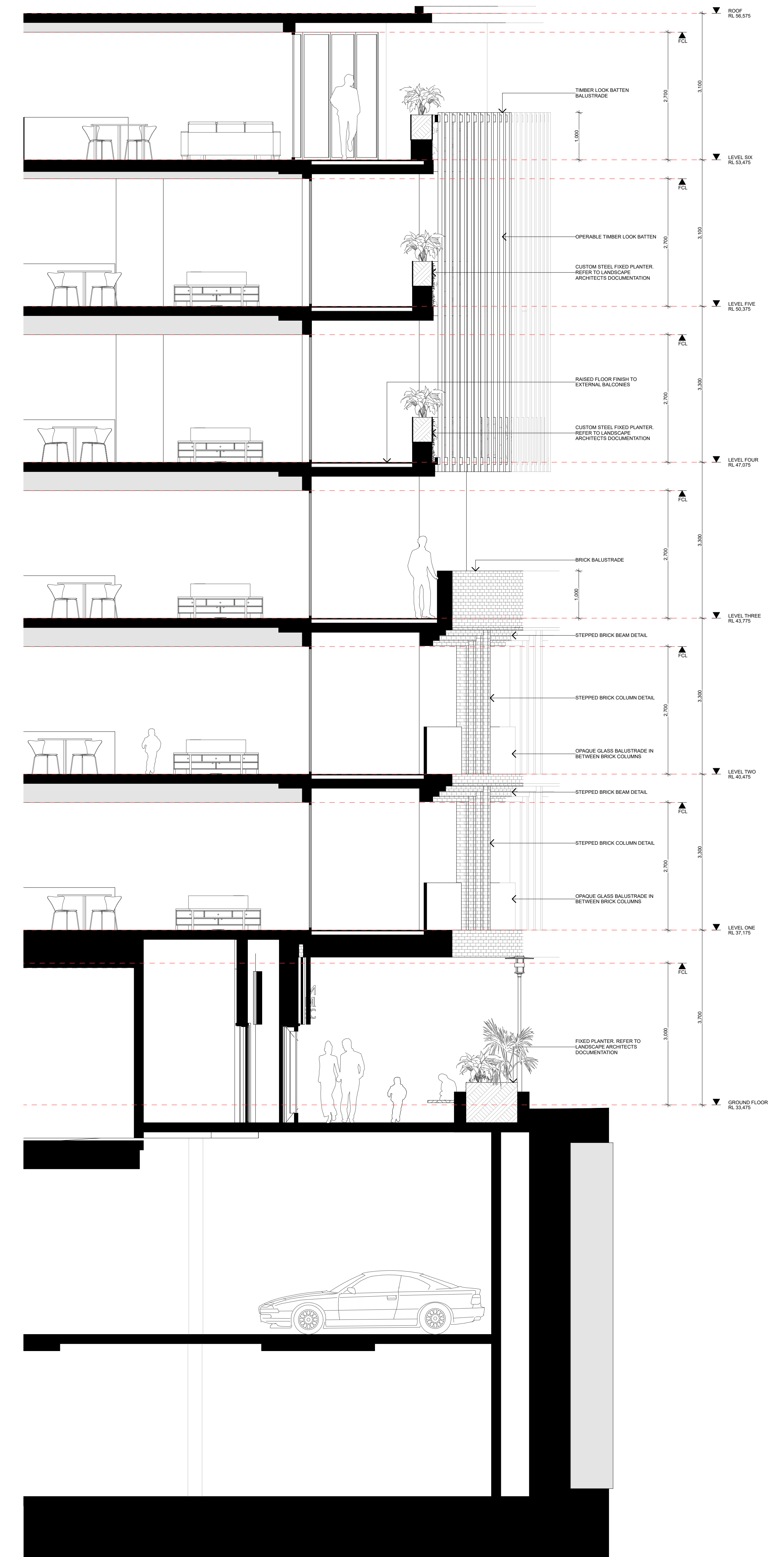
3 JOHN CRAM PLACE



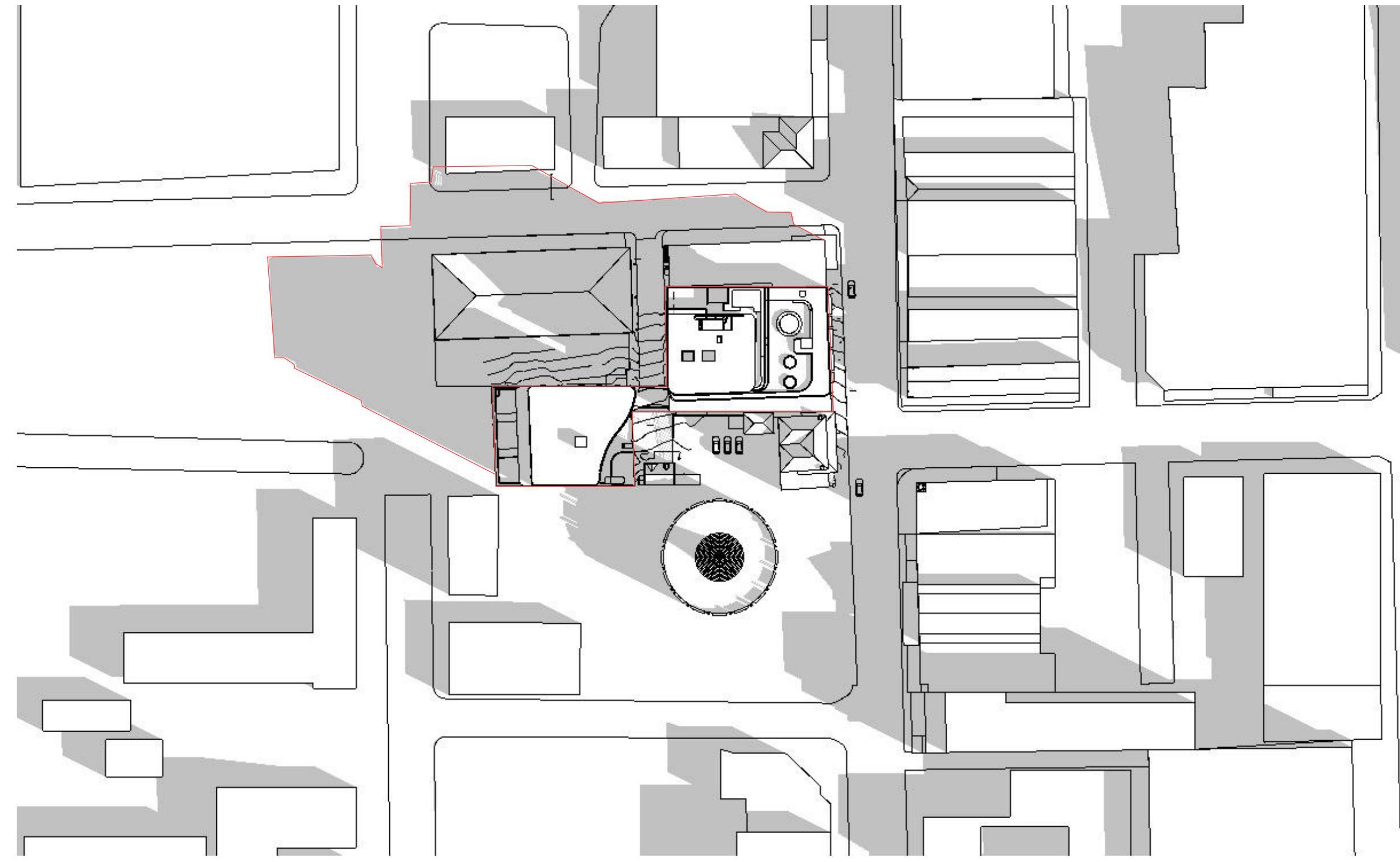
01 | TYPICAL LANEWAY FACADE
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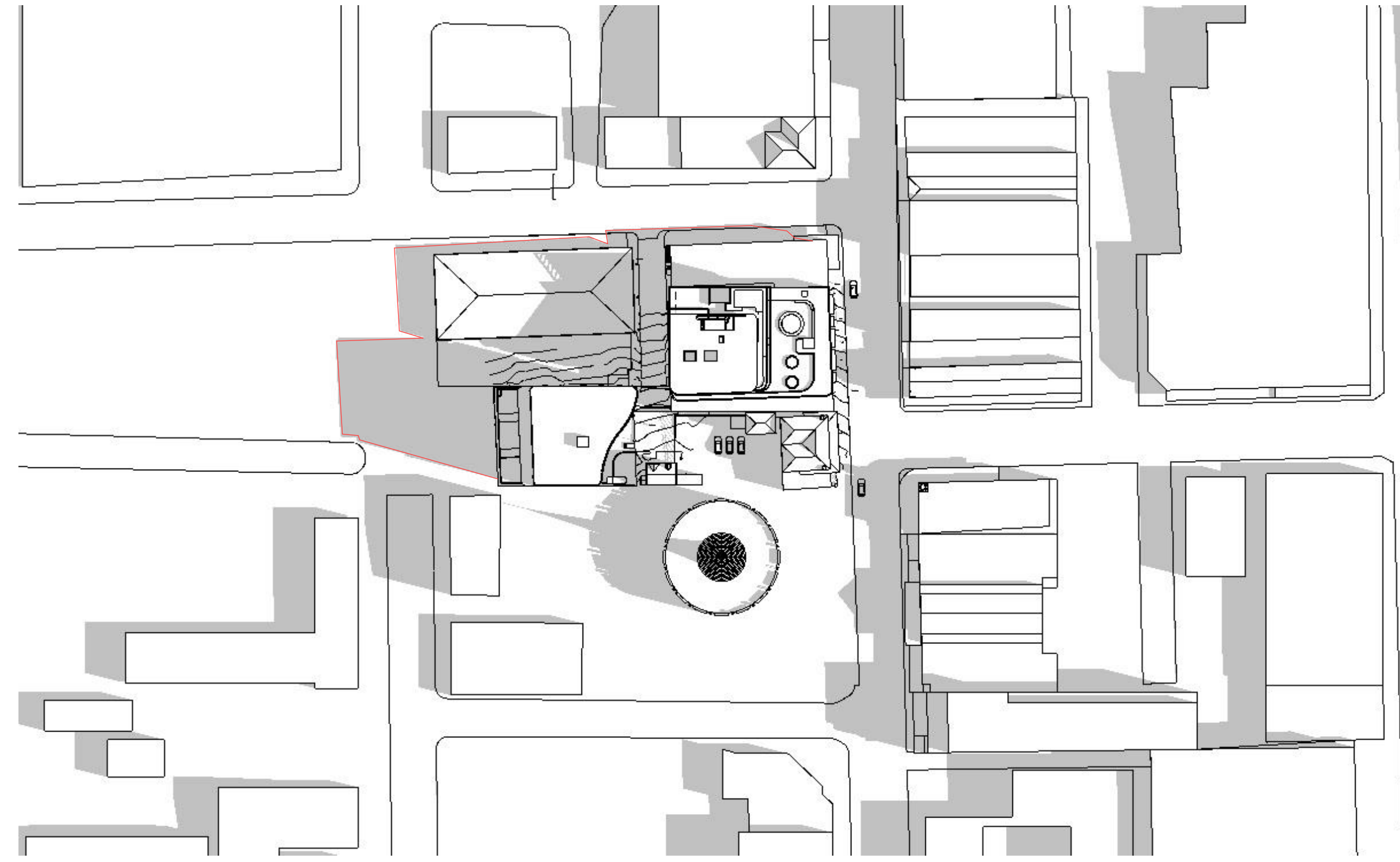
02 | TYPICAL HIGH STREET FACADE
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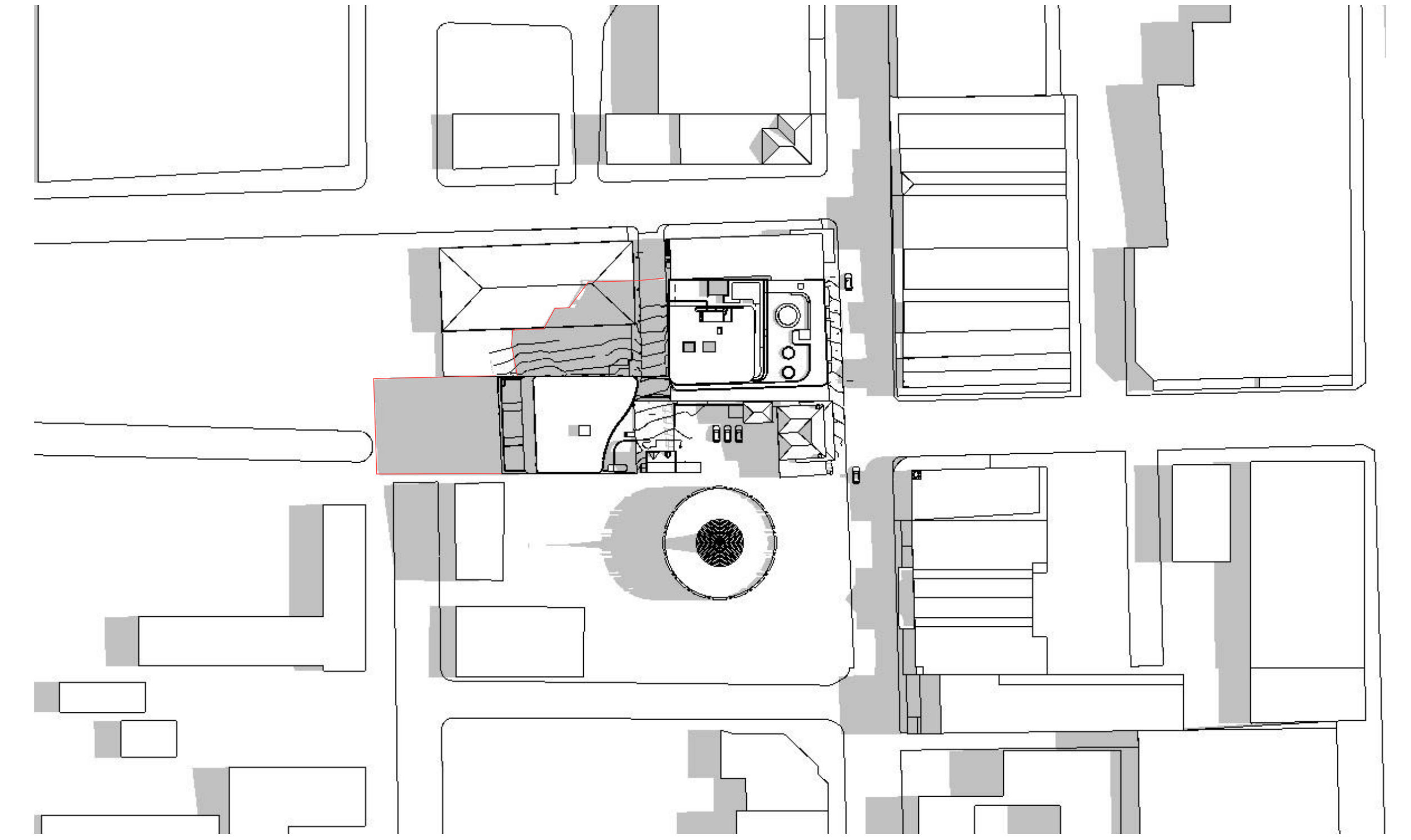
03 | TYPICAL RESIDENTIAL FACADE
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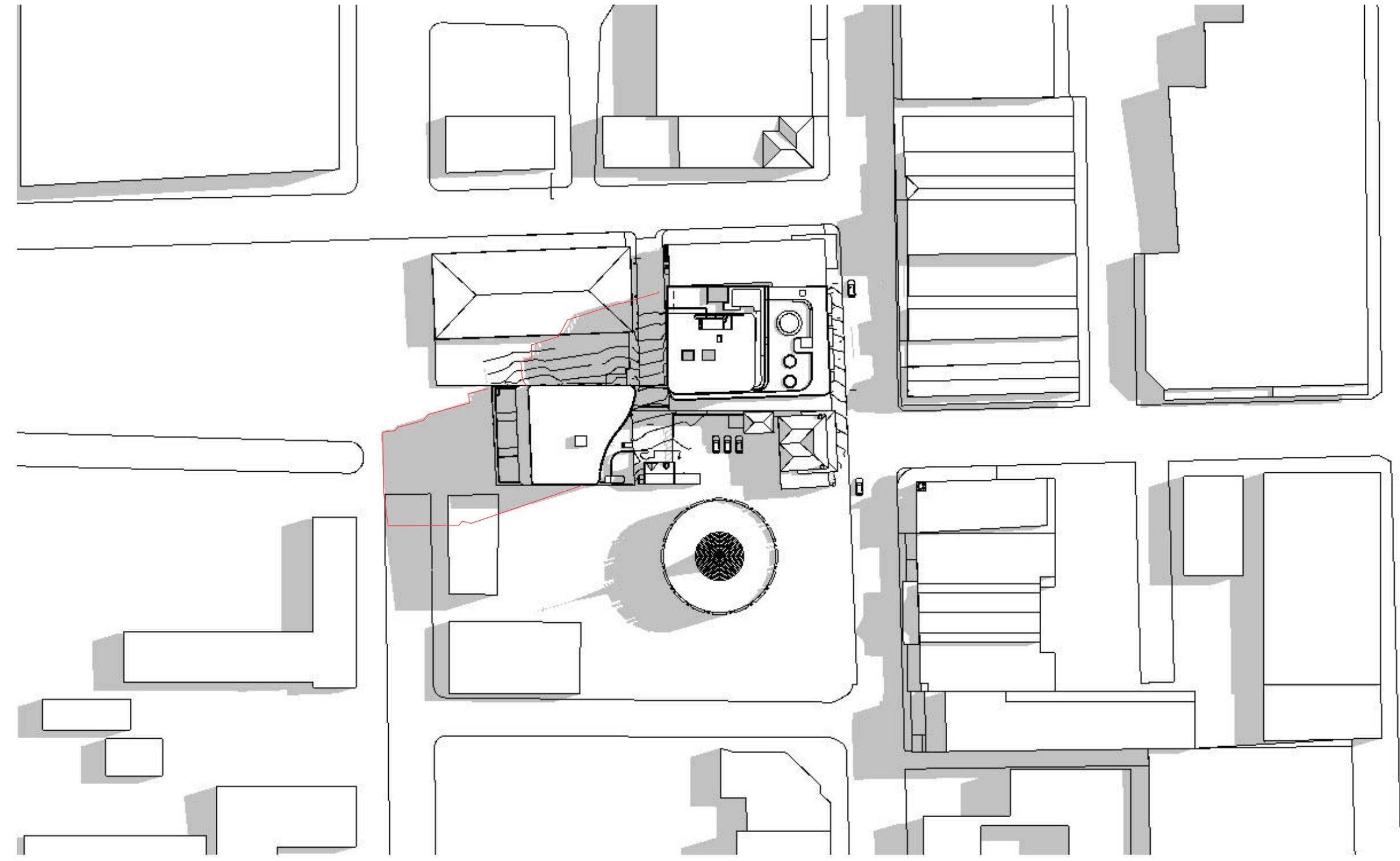
01 Sun Study - 9am



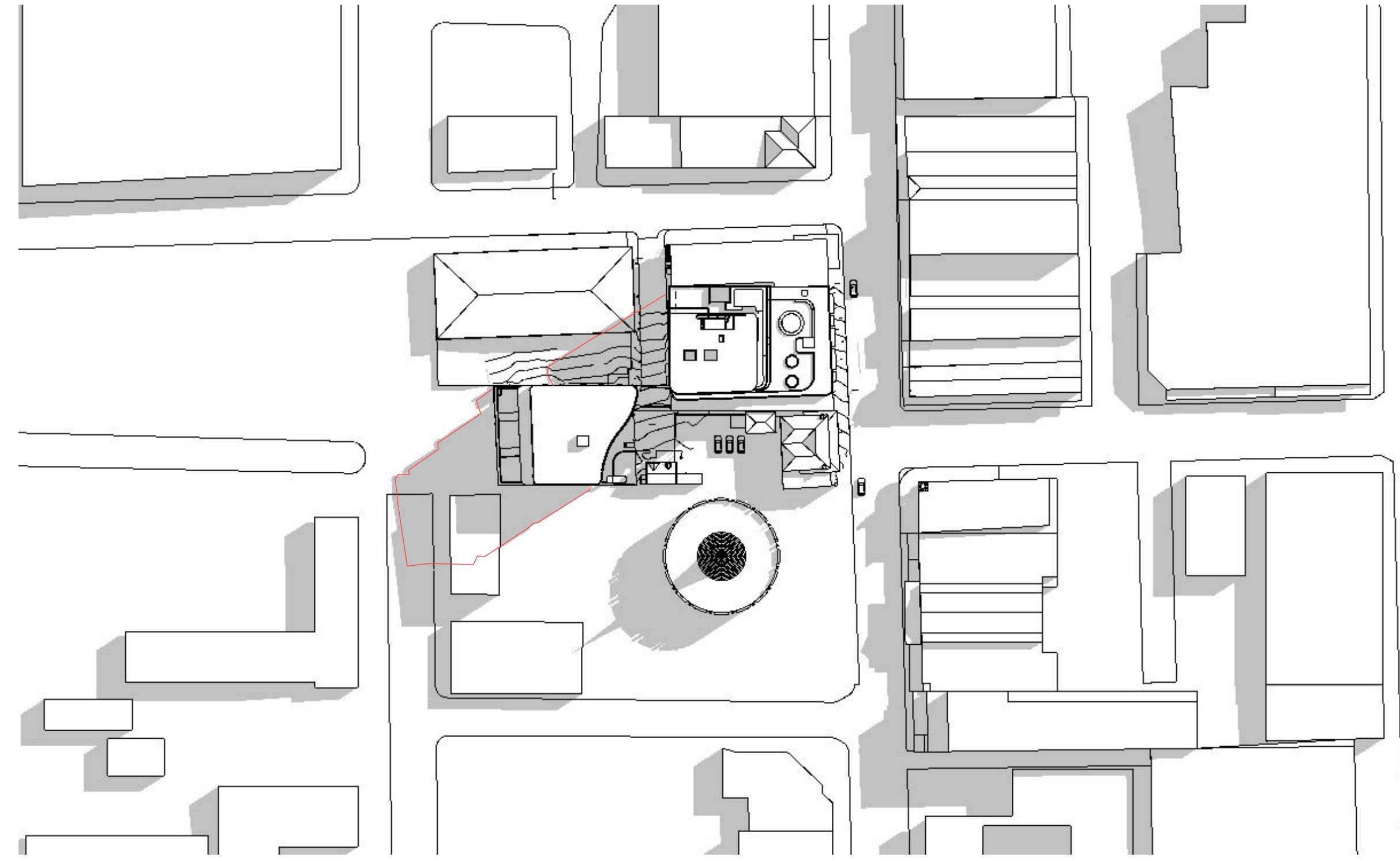
02 Sun Study - 10am



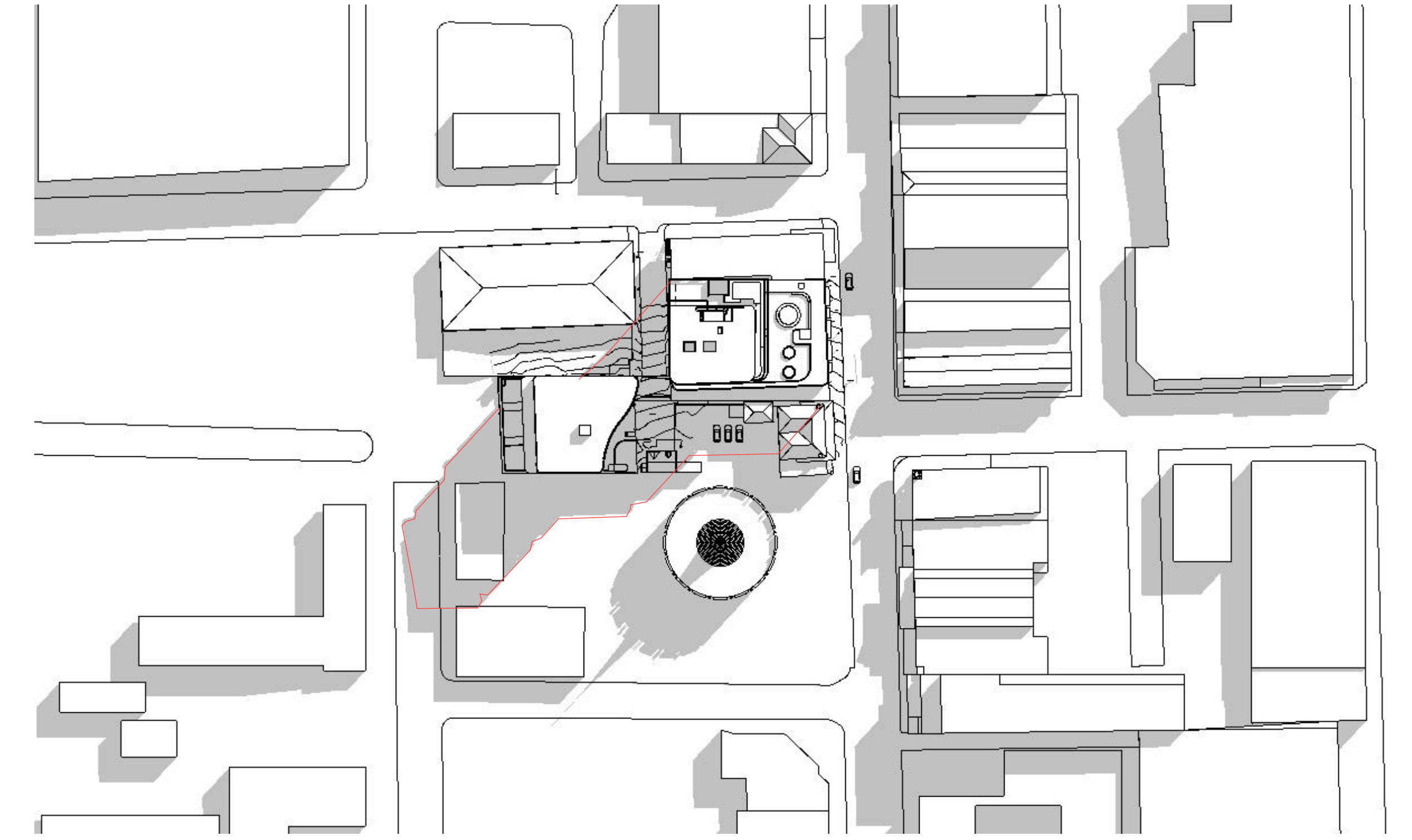
03 Sun Study - 11am



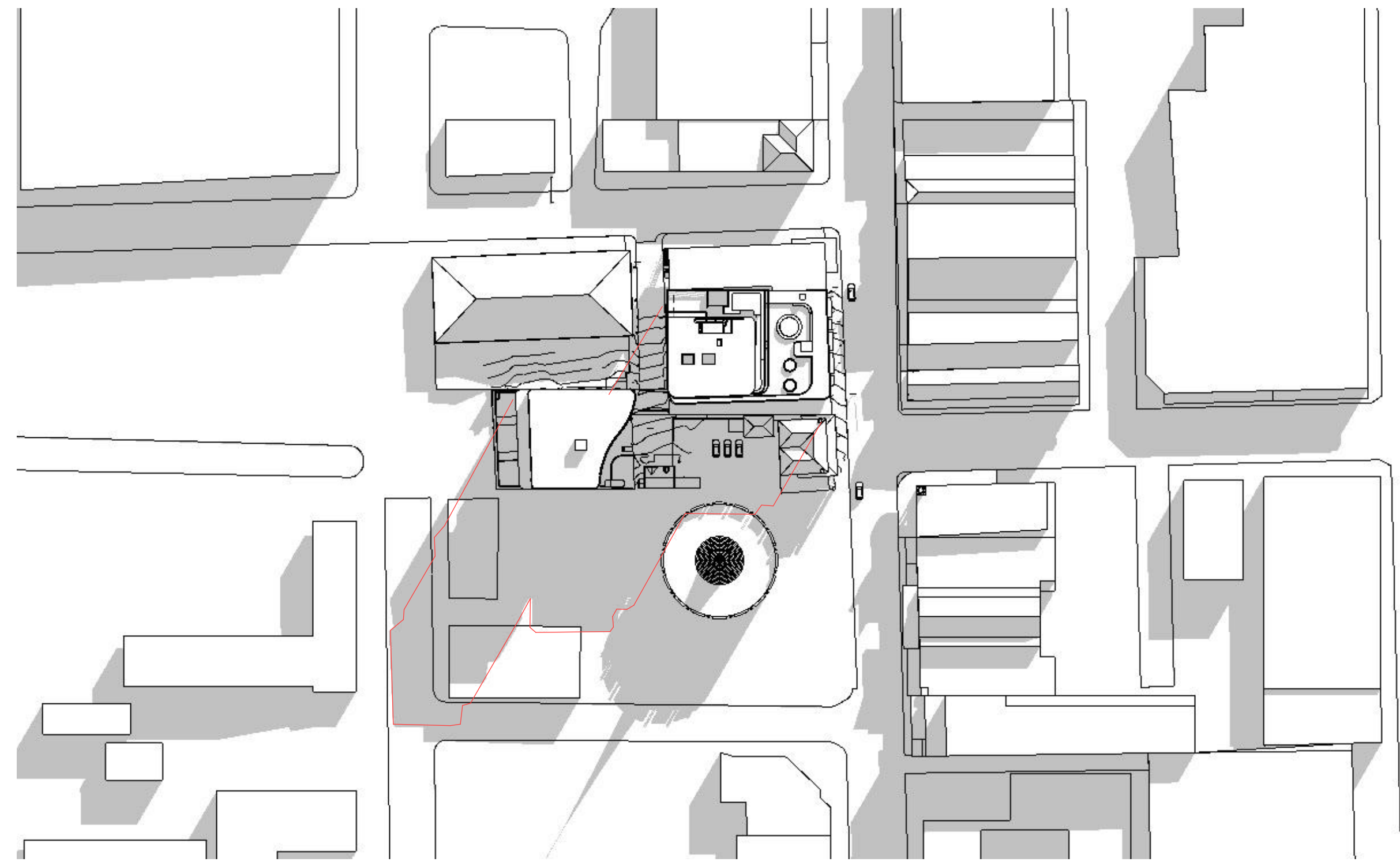
04 Sun Study - 12pm



05 Sun Study - 1pm



06 Sun Study - 2pm



07 Sun Study - 3pm

NOTES

1. All dimensions take precedence over scaled drawings.
2. Contractors to check and verify all dimensions on site.
3. Integrated Design Group Pty Ltd
4. All materials and workmanship to be in accordance with current written manufacturer's instructions, product literature and DCA codes.
5. Confirming information to be brought to notice of the architect and confirmation sought before proceeding with any works.
6. All drawings are for information only and do not constitute a contract. Further design development consider local, state, council and legislative requirements.
7. Refer to General notes page for legends and abbreviations.

DISCIPLINES

Architect: Colin & Andrea Henry
 Landscape: Integrated Design Group
 Structural: Colin & Andrea Henry
 Mechanical: Colin & Andrea Henry
 Electrical: Colin & Andrea Henry
 Plumbing: Colin & Andrea Henry
 Fire: Colin & Andrea Henry
 Civil: Colin & Andrea Henry
 Survey: Colin & Andrea Henry
 Heritage: Colin & Andrea Henry

COORDINATORS

IAVO: IVO Byrnes
 IVO: IVO Byrnes

CLIENT

Colin & Andrea Henry

PROJECT

MIXED USE DEVELOPMENT
 SITE: 242 - 250 High Street
 STAMPS: CON 2 & 3 DP 3102
 REF: 16/11/2021

REVISIONS

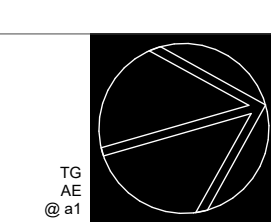
NO.	DATE	DESCRIPTION
01	16/11/2021	ISSUE FOR FINAL COORDINATION
02	16/11/2021	ISSUE FOR DEVELOPMENT APPLICATION
03	16/11/2021	UPDATED DRAWING FOR DEVELOPMENT APPLICATION

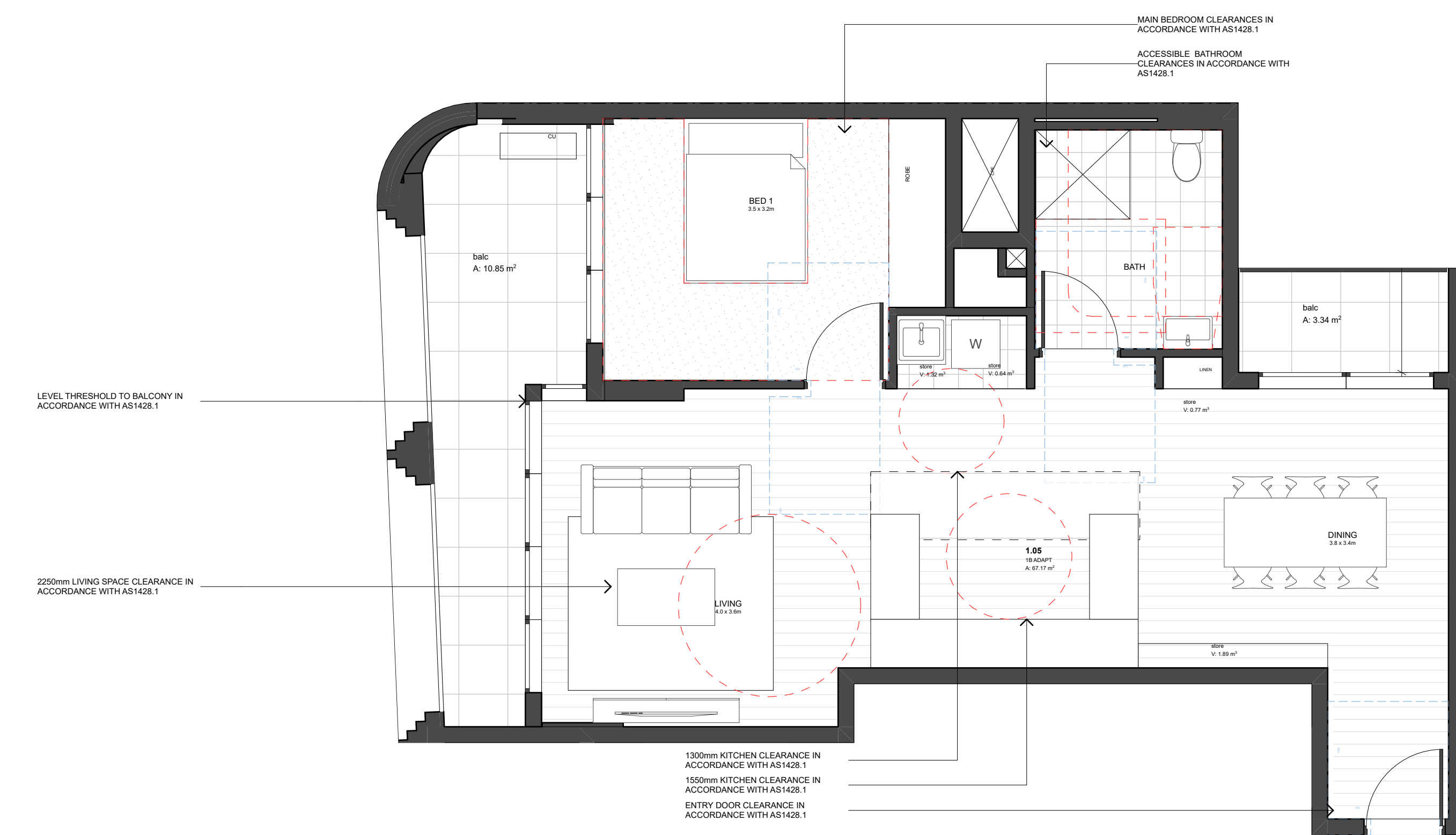
DRAWING

DA-9100 C

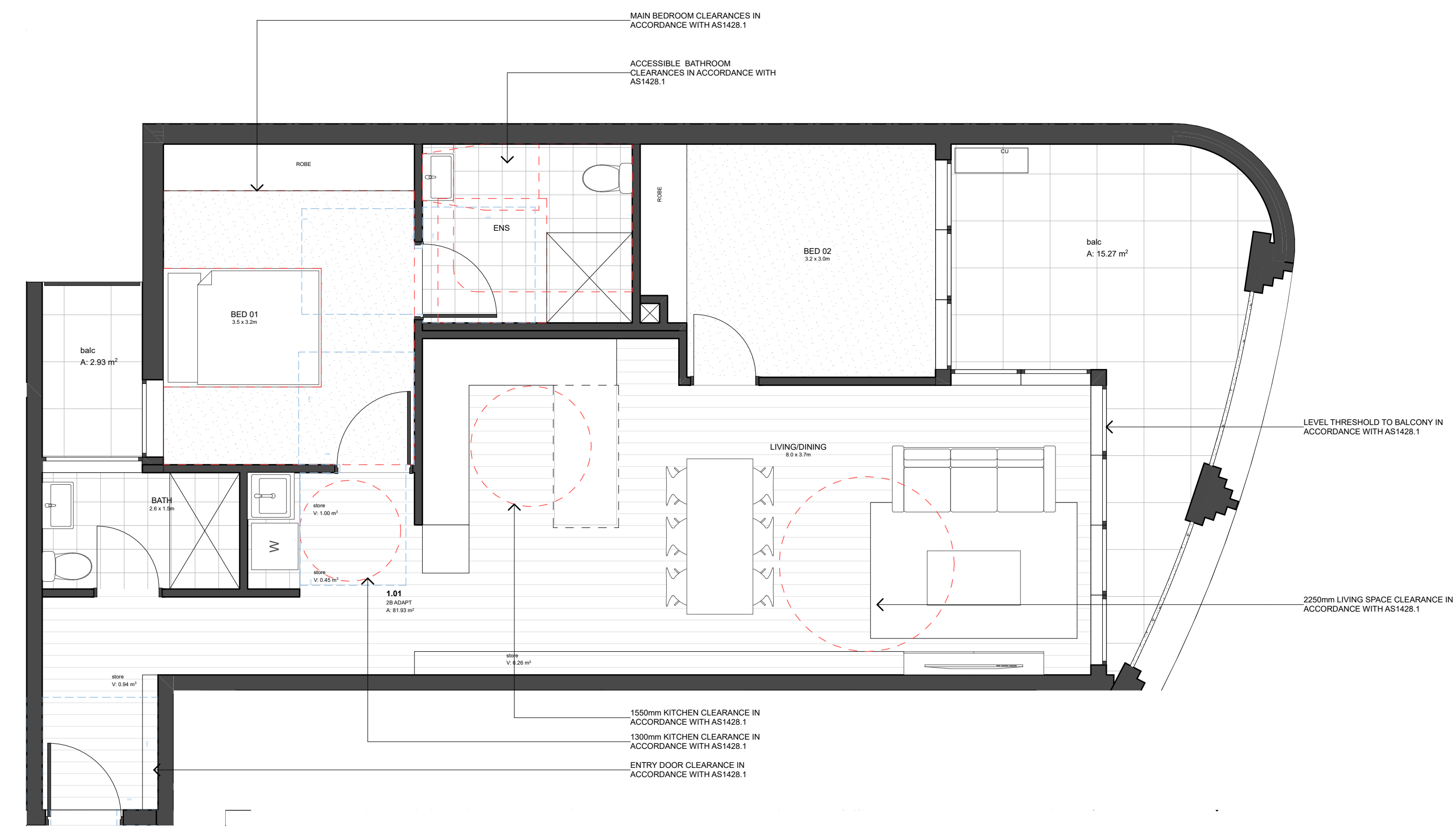
ISSUE

SHADOW DIAGRAMS





01 | ADAPTABLE UNIT PLAN UNIT 1.05 & 2.05
1:50



02 | ADAPTABLE UNIT PLAN UNIT 1.01
1:50

NOTES

1. All dimensions take precedence over scaled drawings.
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4. Confirming information to be brought to notice of the architect and confirmation sought before proceeding with any works.
5. All drawings are for information only and do not constitute a contract. All development consent, local, council and legislative requirements.
6. Refer to General notes page for general and administrative.

DISCIPLINES

Architect	Colin & Andrea Henry
Structural	Colin & Andrea Henry
MEP	Colin & Andrea Henry
Interior	Colin & Andrea Henry
Landscaping	Colin & Andrea Henry
Survey	Colin & Andrea Henry
Quantity	Colin & Andrea Henry
Construction	Colin & Andrea Henry
Other	Colin & Andrea Henry

DISCIPLINES

Architect	Colin & Andrea Henry
Structural	Colin & Andrea Henry
MEP	Colin & Andrea Henry
Interior	Colin & Andrea Henry
Landscaping	Colin & Andrea Henry
Survey	Colin & Andrea Henry
Quantity	Colin & Andrea Henry
Construction	Colin & Andrea Henry
Other	Colin & Andrea Henry

CLIENT
Colin & Andrea Henry
1st Floor, 3rd High Street, PO BOX 2700

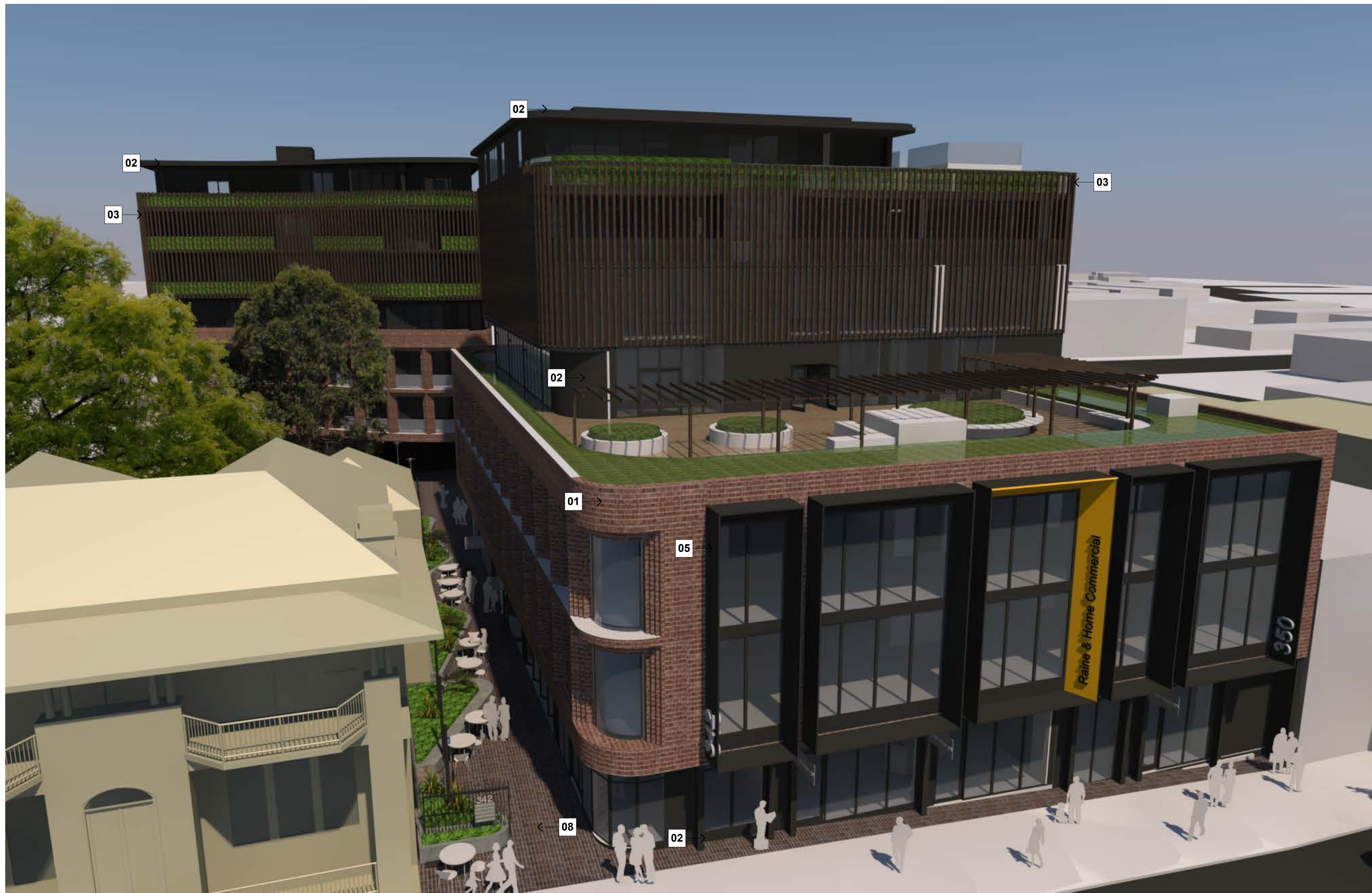
PROJECT
MIXED USE DEVELOPMENT
SITE: 241 - 250 High Street, PERTH
STAGE: LOT 1 & 2 OF 3100
REF: MENT080

REVISIONS

NO.	DATE	DESCRIPTION
1	2021-11-11	ISSUE FOR FINAL CO-ORDINATION
2	2021-11-11	ISSUE FOR DEVELOPMENT APPLICATION
3	2021-11-11	UPDATED DRAWING FOR DEVELOPMENT APPLICATION

DRAWING
ADAPTABLE UNIT PLANS
DA-9300 C
SCALE: 1:50





01 | FACE BRICKS
 02 | GREY COLOURED RENDER TO SLAB EDGE & EXTERNAL WALLS
 03 | TIMBER APPEARANCE VERTICAL BATTENS - FIXED AND OPERABLE
 04 | LIGHT COLOURED RENDER INTERNAL WALLS TO BASEMENT
 05 | STEEL WINDOW HOODS
 06 | GLASS BALUSTRADE
 07 | VERTICAL ALUMINIUM PALISADE FENCE