

PROPOSED HEALTH CONSULTING ROOMS, LOT 1142 DP 259309, 194 BENNETT RD, ST CLAIR, NSW 2759


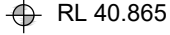


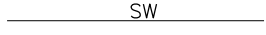


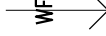



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Design Calculations

SITE LOT AREA	809.2m ²
EXISTING GROSS FLOOR AREA	145.9m ²
PROPOSED LANDSCAPE AREA	204.0m ²

Legend/Abbreviations

	WINDOW NO, REFER TO SCHEDULE
	PROPOSED REDUCED LEVEL
	GALV GRATED DRAIN
	SEWER DRAINAGE LINE
	STORMWATER DRAINAGE LINE
	SMOKE ALARM
	ELECTRICITY PILLAR
	OVERLAND WATER FLOW
	GREY LINES = EXISTING
	BLACK DASHED LINES = DEMOLITION
	BLACK LINES = NEW
AC	AIR CONDITIONING UNIT
BDY	BOUNDARY
BLDG	BUILDING
CBD	CUPBOARD
CS	CAVITY SLIDING
DP	DOWN PIPE
EGL	EXISTING GROUND LINE
F	FILING CABINET
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
HYD	HYDRANT
HWS	HOT WATER SERVICE
NCC	NATIONAL CONSTRUCTION CODE (BUILDING CODE OF AUSTRALIA)
NBN	NATIONAL BROADBAND NETWORK
NTS	NOT TO SCALE
P	PANTRY
R	REFRIGERATOR
SC	SOLID CORE
SMH	SEWER MAN HOLE
TYP	TYPICAL
WC	WATER CLOSET (TOILET)
WHB	WASH HAND BASIN
WM	WASHING MACHINE

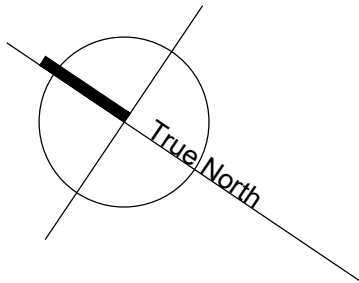
General Notes

1. THESE ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SURVEY PLAN, STORMWATER PLAN, REPORTS BY ACCESS, BCA & TRAFFIC CONSULTANTS, STATEMENT OF ENVIRONMENTAL EFFECTS AND WASTE MANAGEMENT PLAN.
2. DESIGN AND DOCUMENTATION TO PENRITH CITY COUNCIL DCP 2014 & AMENDMENTS

DA ISSUE

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LEGEND

GREY SCREENED LINE-WORK = EXISTING MATERIALS

BLACK DASHED LINE-WORK DENOTES NEW ITEMS

CONCRETE PAVEMENT

LAWN AREAS

BRICK PAVEMENTS

PLANTING AREAS

EXISTING TREES

DEMOLITION

DEMOLISH OR REMOVE THE FOLLOWING:

- 1 DE GATE
- 2 DE VERANDAH STRUCTURE
- 3 DE PART OF BRICK WALL
- 4 DE PERGOLA AND SPA STRUCTURE
- 5 DE BRICK/CONCRETE PAVEMENTS
- 6 DE PART OF LAWN

1 EXISTING SITE/ DEMOLITION PLAN

Scale 1:200
A1.2

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ACCREDITED BUILDING DESIGNER

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Prop Health Consulting Rooms

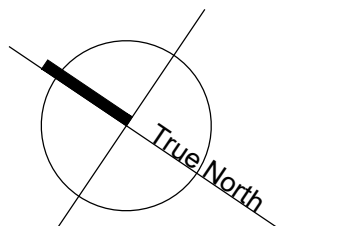
194 Bennett Rd, St Clair, NSW 2759

Dr MA Cole & Dr Steven Pastras

Existing Site & Demolition Plan

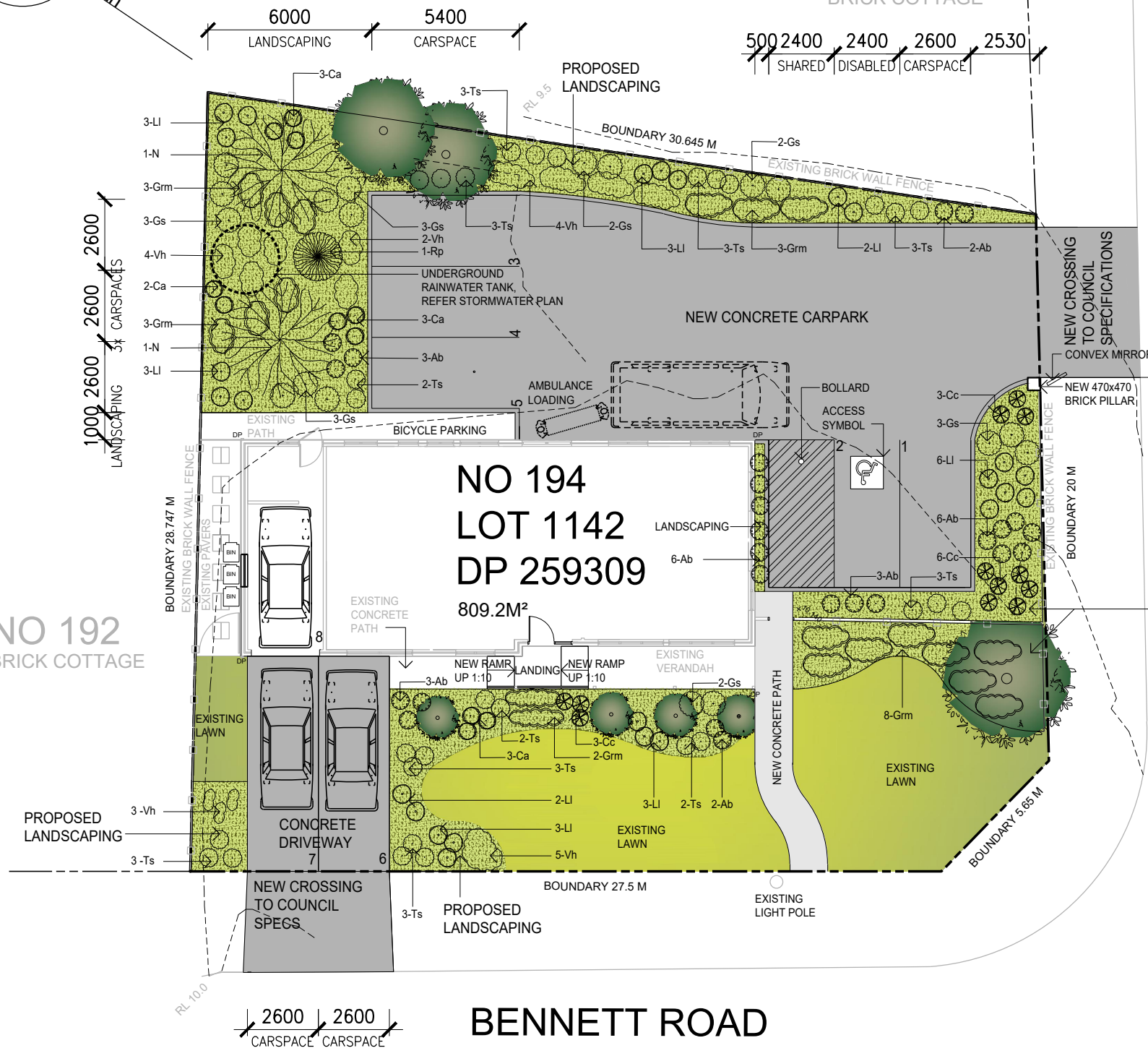
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date: 30 March 2021

A1.1



PLANTING SCHEDULE

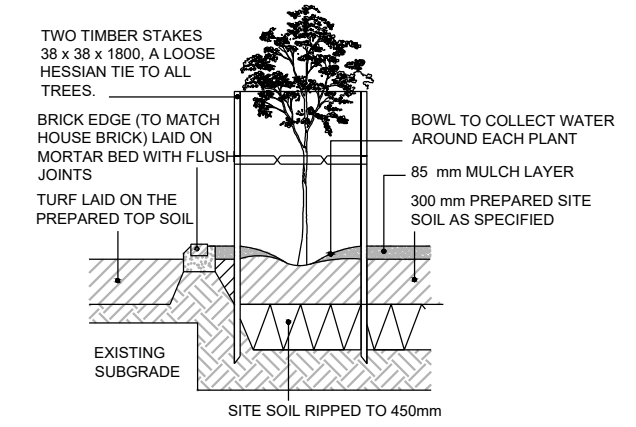
botanical name (COMMON NAME)	symbol	size HEIGHT / SPREAD	size POT	qty
TREES				
EUCALYPTUS NICHOLII	N	12.0 x 6.0	5L	2
SHRUBS				
ANIGOZANTHOS 'BUSH GEM'	Ab	1.5 x 0.7	25L	25
CALLISTEMON CITRUS 'ANZAC'	Ca	2.0 x 1.5	5L	11
CALLISTEMON CITRUS 'REEVES PINK'	Rp	3.0 x 2.0	5L	1
CALLISTEMON VIMINALIS 'CAPTAIN COOK'	Cc	1.5 x 1.0	5L	12
GREVILLEA SERICEA	Gs	1.5 x 1.0	5L	18
LOMANDRA LONGIFOLIA	LI	1.0 x 0.7	25L	23
THURRYPTOMENE SAXICOLA	TS	1.0 x 1.0	5L	30
GROUND COVERS				
GREVILLEA 'ROYAL MANTLE'	Gm	0.3 x 1.5	2.5L	22
VIOLA HEDERACEA	Vh	0.3 x 1.5	1.0L	18



SOIL PREPARATION

- STRIP ALL SOIL AND GRASS, STOCKPILE ON-SITE FOR USE IN FUTURE TURF WORK (STRIP THE TOPSOIL TO 100mm.)
- RIP EXISTING SITE SOIL TO THE FOLLOWING DEPTHS
 - GARDEN BEDS 400mm
 - TURF AREAS 200mm
- GARDEN BEDS INCORPORATE 100mm ORGANIC CLAY BREAKER AS AVAILABLE FROM AUSTRALIAN NATIVE LANDSCAPERS (OR SIMILAR) AND CULTIVATE 300MM
- TURF AREAS REPLACE STOCKPILED TOP SOIL (SCREENED OF WEEDS, ROCKS AND DEBRIS) INCORPORATE 50mm NITRO-LUMUS AS AVAILABLE FROM AUSTRALIAN NATIVE LANDSCAPERS (OR SIMILAR) AND CULTIVATE.

GARDEN BED & TURF DETAILS



LEGEND

- GREY SCREENED LINE-WORK = EXISTING MATERIALS
- BLACK DASHED LINE-WORK DENOTES NEW ITEMS
- CONCRETE CARPARK
- CONCRETE PAVEMENT
- LAWN AREAS
- PLANTING AREAS
- EXISTING TREES
- PROPOSED TREES
- PROPOSED SHRUBS

1 PROPOSED SITE PLAN

Scale 1:200
A1.2

DA ISSUE

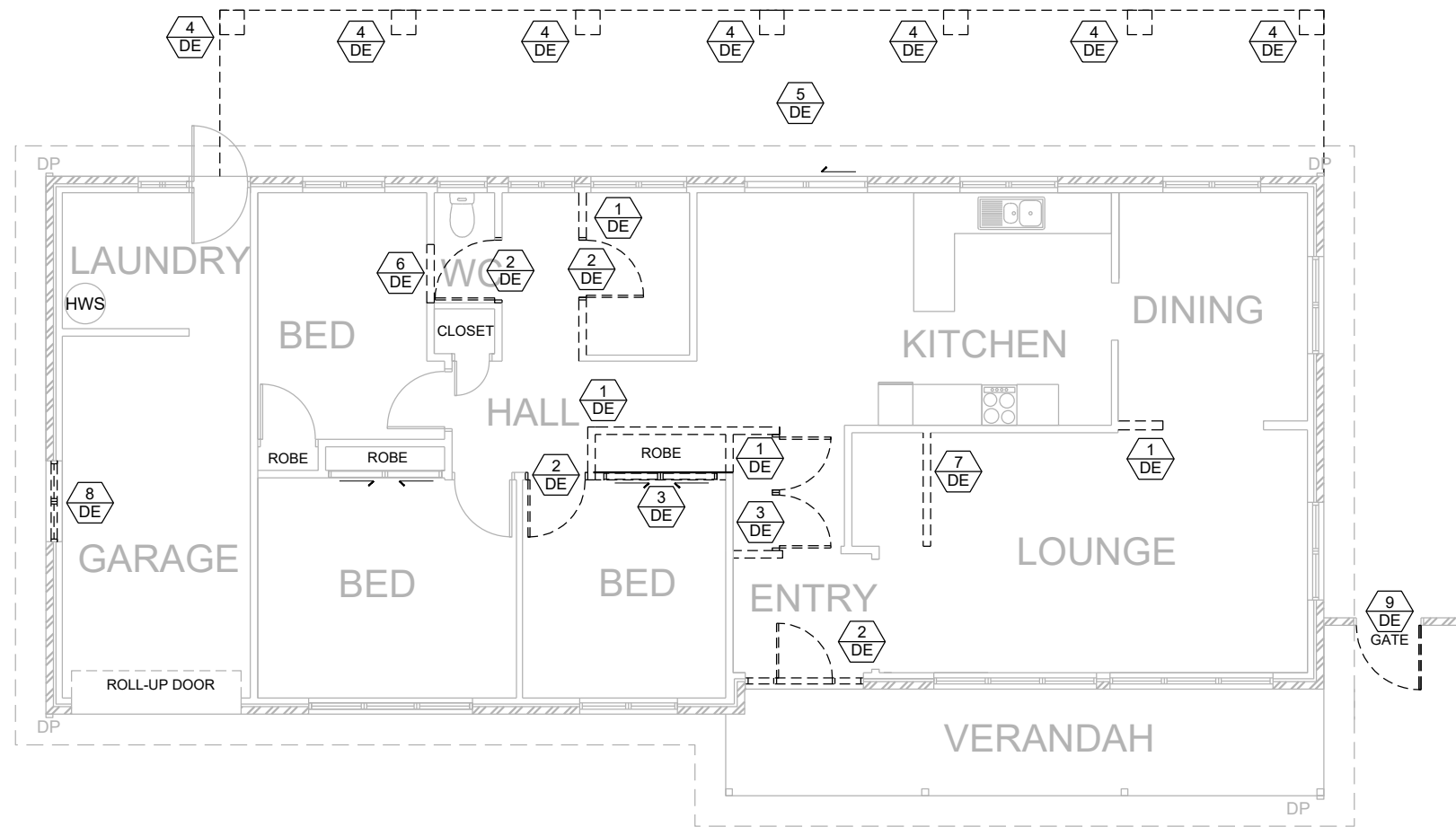
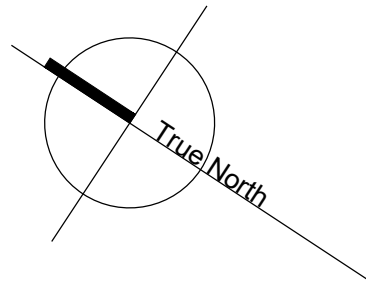
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A	TO CONSULTANTS	28/04/21	LAB
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Dr MA Cole & Dr Steven Pastras

Proposed Site Plan & Landscape Concept Plan
scale (A3): 1:200
date: 30 March 2021
A1.2



LEGEND

GREY SCREENED LINE-WORK = EXISTING MATERIALS

BLACK DASHED LINE-WORK DENOTES NEW ITEM

DEMOLITION

DEMOLISH OR REMOVE THE FOLLOWING:

- STUD WALL
- DOOR
- CUPBOARD
- PILLARS
- VERANDAH STRUCTURE
- CREATE NEW WALL OPENING
- BRICK WALL & BAR
- WINDOW
- GATE

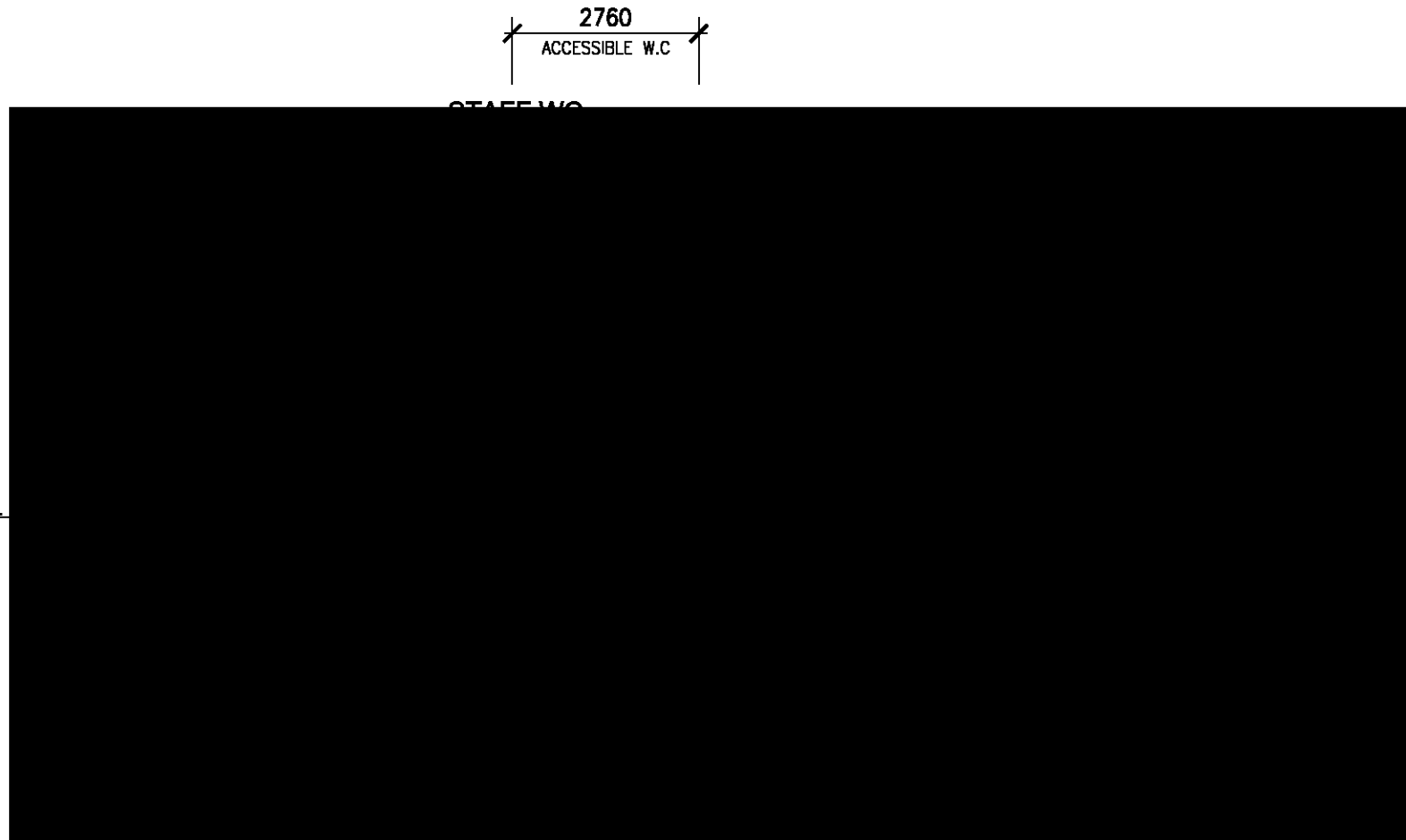
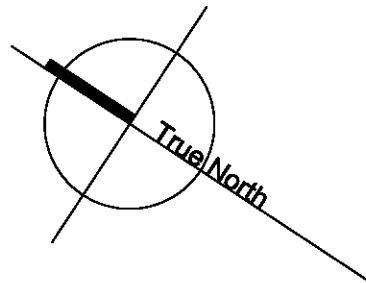
1 EXISTING/DEMOLITION FLOOR PLAN

Scale 1:100
A2.1

DA ISSUE

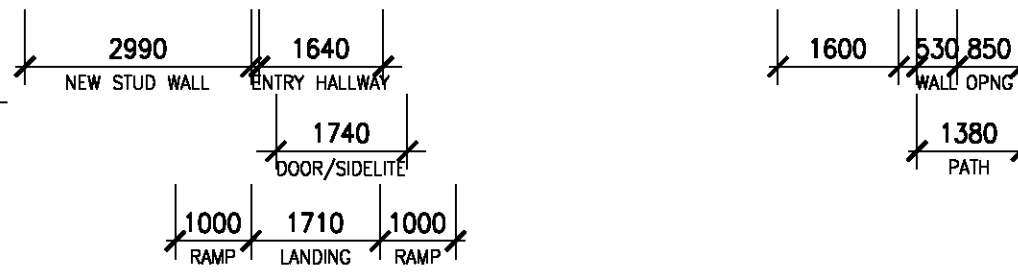
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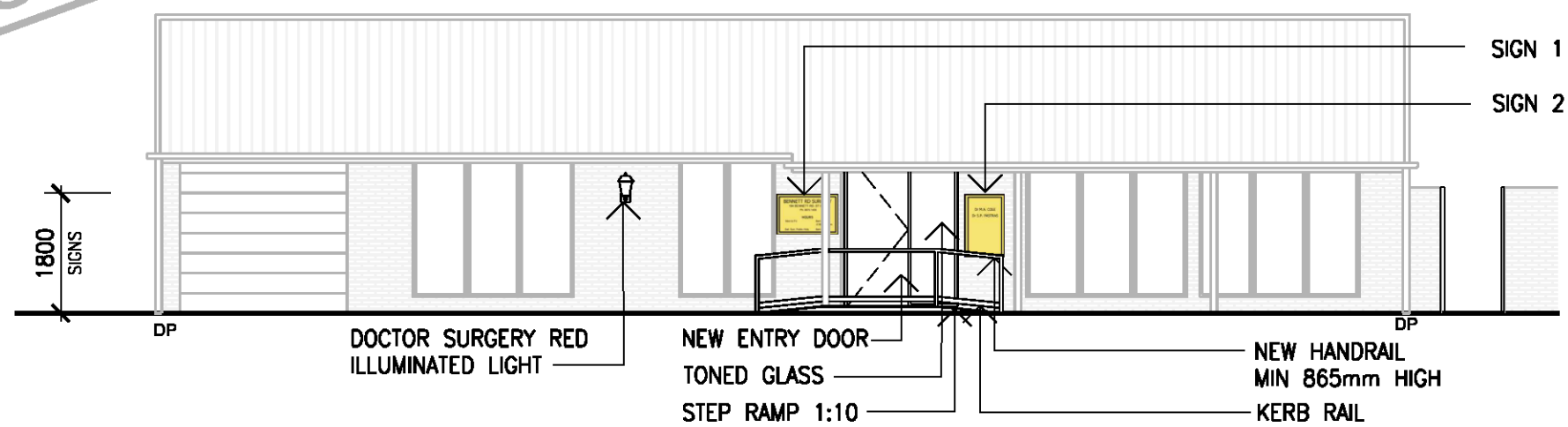


1 FLOOR PLAN - PROPOSED

Scale 1:100
A2.2



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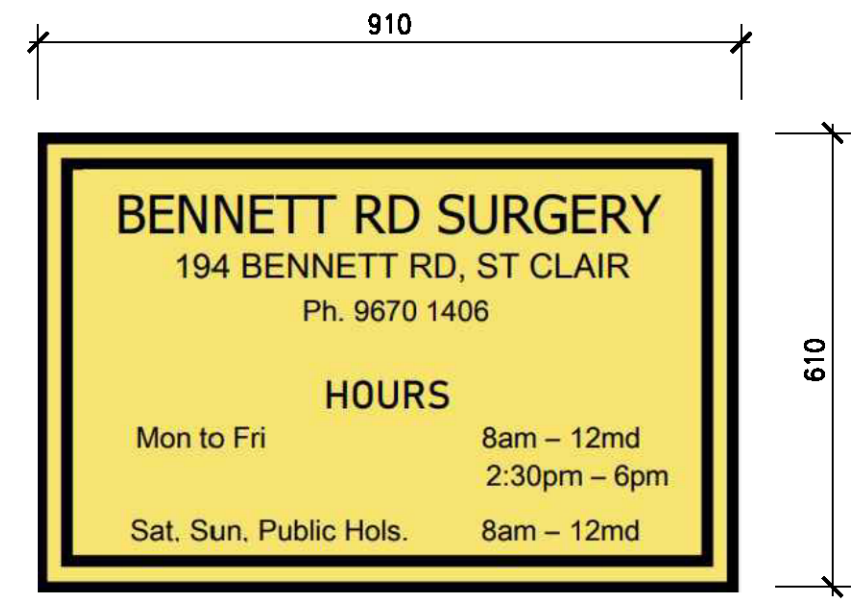


2 STREET ELEVATION - PROPOSED

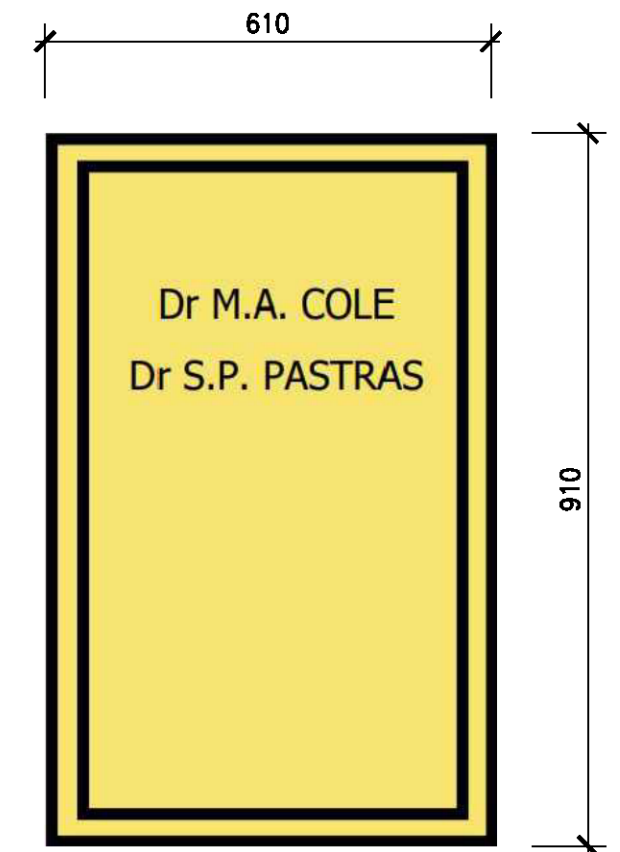
Scale 1:100
A2.2

3 SIGNS

Scale 1:10
A2.2



SIGN 1



SIGN 2

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Prop Health Consulting Rms
194 Bennett Rd, St Clair, NSW 2759
Dr MA Cole & Dr Steven Pastras

Proposed Floor Plan,
Street Elevation & Signage
scale (A3): 1:100, 1:10
date: 30 March 2021

A2.2