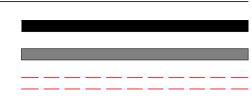
New Wall

Existing/Neighbouring Wall

To be Demolished Site Boundary



LEGEND, SITE, DEMOLITION DA000 LEGEND, DRAWING LIST, SITE MAP DA001 SITE & ROOF PLAN DA002 SITE DEMOLITION PLAN

> 100 - PLANS DA099 B1 PLAN DA100 L00 PLAN DA101 L01-L02 PLAN DA102 L03 PLAN

DA103 L04 PLAN

DA104 ROOF PLAN

400 - ELEVATIONS DA400 ELEV - N S DA401 ELEV - E W

450 - SECTIONS DA450 SECT - A B

800 - DIAGRAM DA800 SUN EYE VIEWS DA801 SHADOW PLAN DA802 SHADOW ELEVATIONS 98-100

DA806 DEEP SOIL ZONES DA807 ADG COMPLIANCE DIAGRAMS DA810 GFA PLAN

DA820 LIVEABLE AND ADAPTABLE UNITS

DRAWING SCHEDULE

Air Conditioning ACC SHR Accessible SHR ACU Air Condensor Unit AFFL Above Finished Floor Level ALC Aluminium Composite System ALCP Solid Aluminium Cladding Panel APT Apartment, Apartments AS Australian Standard BAL BALC Balustrade BCA Building Code of Australia BDY BED Bedroom BIT Bitumen Brick Building Line BLDG

Ballast

Bollard

Bath

Bicycle Rack

Cupboard

Cleaner

Column

Concrete

Cobblestone

Concrete Block

Closed Cavity Glazing

Construction Joint

Communications

Confirm On Site

Contiguous Piling Carpet

Cement Render

Ceramic Tile

Diameter Downpipe

Drencher

Drawing

Engineer

Ensuite

Entry

Equal

Existing

Exhaust

Fixed

Family

Fibre Cement

Fan Coil Unit

Floor Grate

Fire Hydrant

Fire Extinguisher

Finished Floor Level

Finished Ground Level

Finished Ceiling Level

External

Equal Angle

Electrical Riser/Cupboard

Electrical Distribution Board

Existing Ground Level

Concrete Sand Blasted

Compressed Fibre Cement

BLS

BN

BOL

BRAC

BTH

CB

CBD CCG

CFC

CJ

CLN

COBB

COMMS

CONC

CONC-S

COS

CPL CPT

CR

DIA

DRC

DWG

EDB

EGL ELEC

ENG

ENS

EQ

EX

EXH

EXT

FAM

FCL

FCU

FGL

ENTRY

COL

ABBREVIATIONS

Flexible Mastic FOY Flood Planning Level Fire Riser/Cupboard FW Floor Waste Glass / Glazing Glass Balustrade G-CB Glass - Colour Backed GALV Galvanised - hot dipped GAR Garage GND Ground GRL# Grab Rail (number) Hydraulic Riser/Cupboard HALL Hallway/Corridor Handrail HWS Hot Water Service HYD

KIT

KRB

LDY

LIV

LOB

LV-AL

MDB

MECH

MEET

MSB

NBN

NTS

O/H

O/R

OPT

OV

PB

PB-FR

PB-MR

PCO

POL

ME

Kitchen

Laundry

Lobby

Laundry Chute

Living Room

Lamp Post

Mailboxes

Mechanical

Meeting Room

Metal Fence

Mild Steel

Mezzanine

Not Applicable

Not To Scale

Overflow Spitter

Plasterboard

Powdercoat

Paint Finish

Plant Room

Paving Unit

Photovoltaic Cell

Roof Access Hatch

Refrigerator

Reference

Overhead

Oven

Pantry

National Broadband Network

Plasterboard - Fire Resistant

Parallel Flange Channel

Polyurethane Finish

Plasterboard - Moisture Resistant

New Item

Microwave Oven

Main Switch Board

Matwell (with mat)

Metal Cladding

Louvre - Aluminium

Mechanical Riser/Cupboard

Main Distribution Board

Kerb

FIP-M

Fire Hose Reel

Fire Indicator Panel

Fire Mimic Panel

ROBE RVC SCR SHR SHS SIM Insulation - Thermal / Acoustic

SNK Sink SPA Spa with lockable cover Shower Rose SRV Services Stainless Steel Stone STL Steel STN Stair Nosing ST0 STR FIRE Fire Stair STR# Stair (number) STRUCT Structural SUBST Substation Soil Vent SWD Stormwater Drain SWP Stormwater Pit TBA

TYP

UOS

REQ

RHS

Roofing

Relative Level

Roller Shutter

Roof Vent Cowl

Sliding Door

Screen

Skylight

Rain Water Outlet

30 wide Setting Bead

Square Hollow Section

Robe/Wardrobe

Rectangular Hollow Section

To Be Advised To Be Confirmed TEL Telephone TERR Terrace TGSI Tactile Ground Surface Indicator Timber Floor TMFE Timber Fence Top of Balustrade Top of Column Top of Fence TOK Top of Kerb TOP

Top of Parapet Top of Wall Tree Protection Zone Typical Terrazzo Underground Underside Unequal Angle Universal Beam

Universal Column Unless Noted Otherwise Unless Otherwise Specified Vent Pipe Window Water Closet Accessible WC Ambulant WC Walk In Robe Workstation

WC-ACC WC-AMB WIR Washing Machine Waste Pipe Wheelstop WSC Waste Chute Waste / Waste Storage Water Tank

01 All dimensions to be verified on site.

Report any discrepancies or omissions to SDS prior to construction.

O3 All drawings to be read in conjunction with specification.

O4 All drawings to be read in conjunction with consultants' drawings.

O5 All structure to structural engineer's details.

Refer to architect for ambiguous details or when clarification

07 Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent

O8 All drawings are based on survey information provided

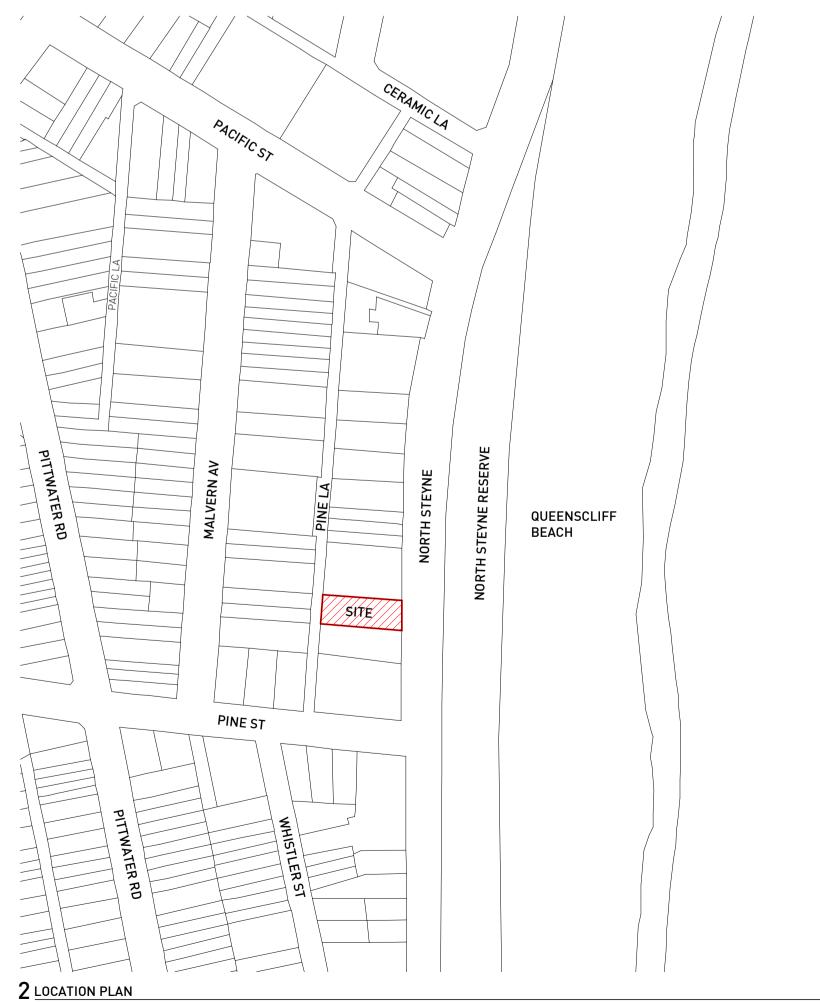
NOT FOR CONSTRUCTION

date issue reason A DA ISSUE

PRELIMINARY

19.12.24

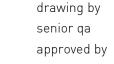




drawing copyright

do not scale drawings

scale **1:400 @ A1 uno**

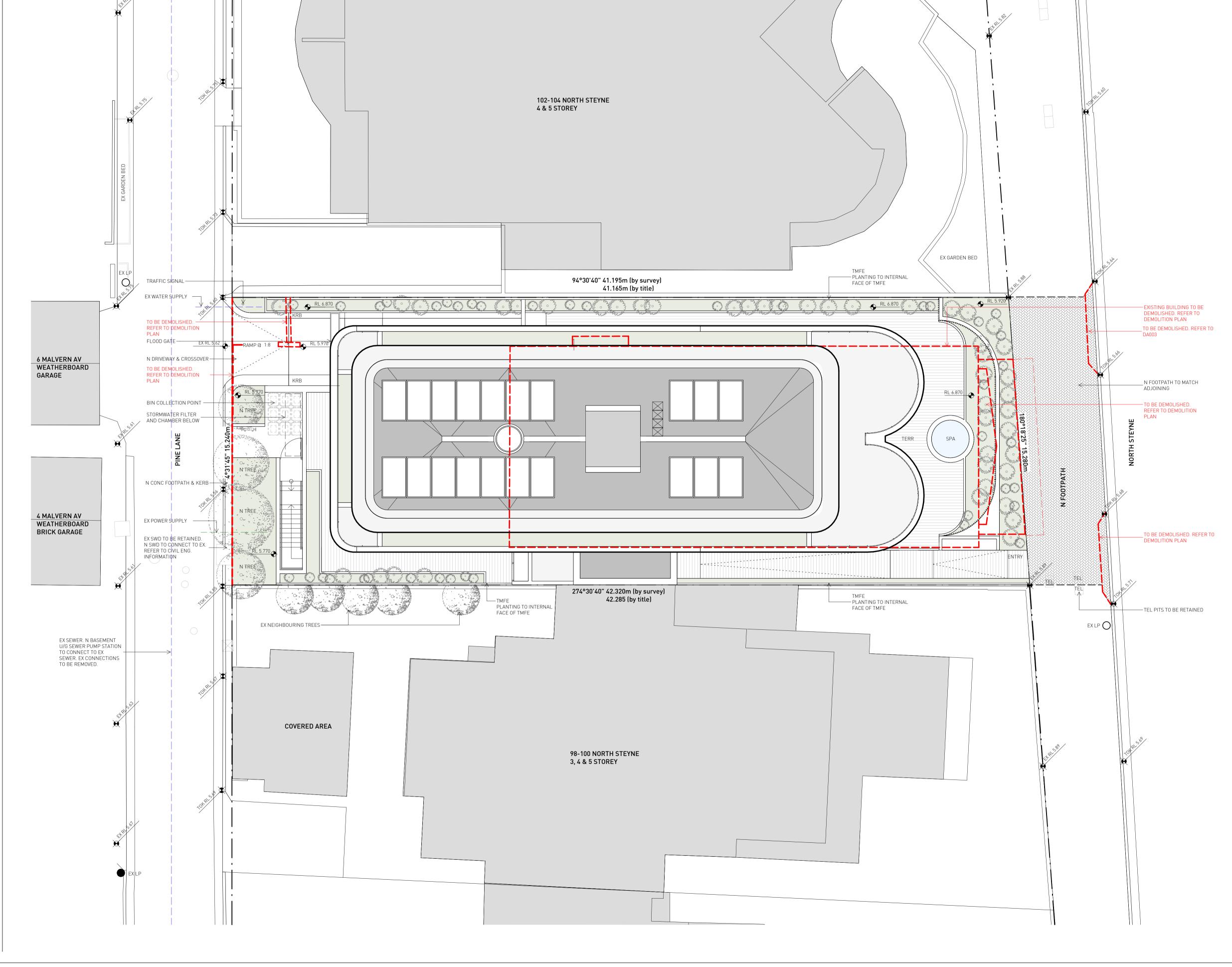


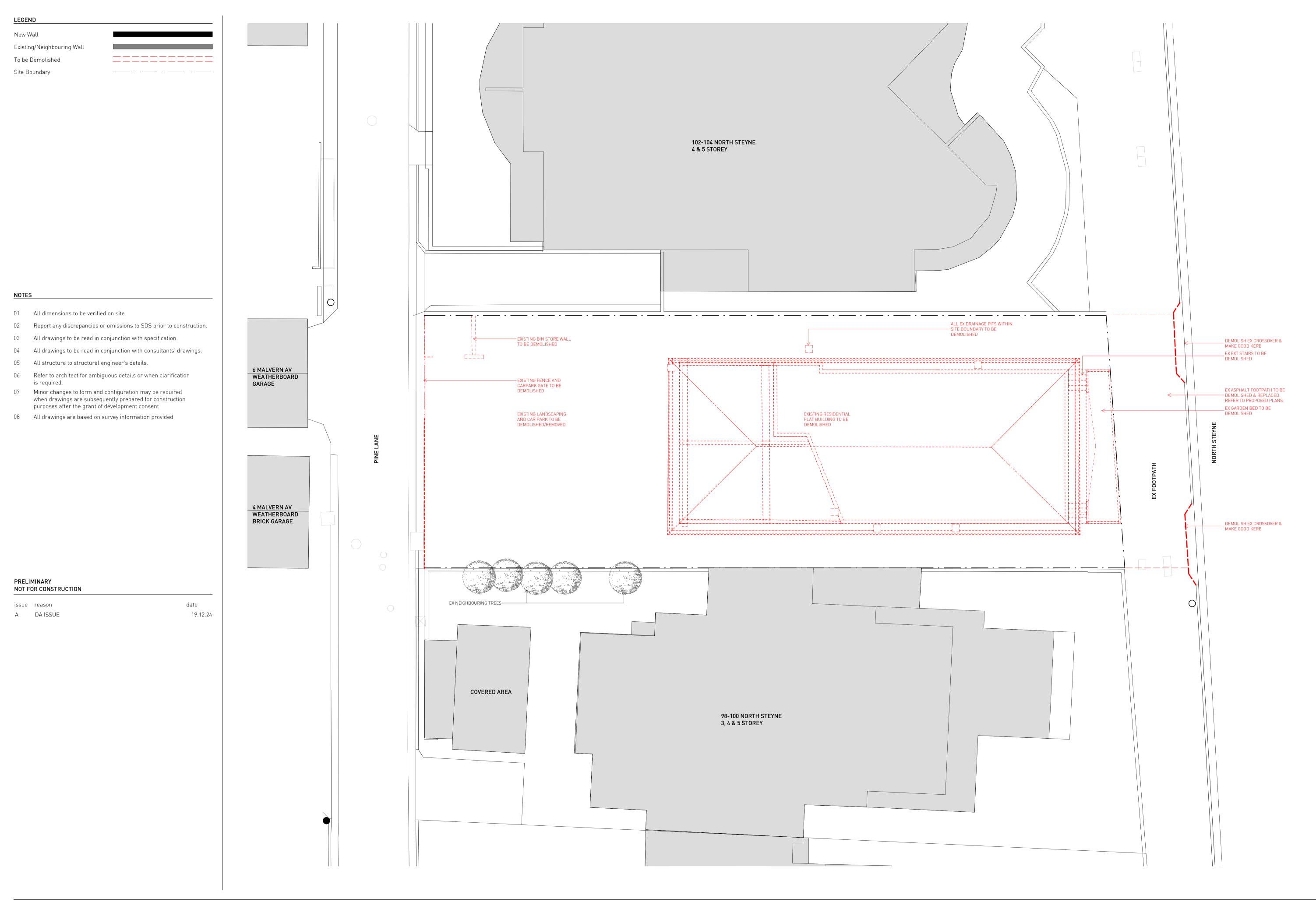
2408 NORTH STEYNE 101 LEGEND, DRAWING LIST, SITE MAP DA000 A

LEGEND New Wall Existing/Neighbouring Wall ______ To be Demolished _____ Site Boundary ______ 102-104 NORTH STEYNE 4 & 5 STOREY NOTES 94°30'40" 41.195m (by survey) 41.165m (by title) TRAFFIC SIGNAL — O1 All dimensions to be verified on site. EX WATER SUPPLY — Report any discrepancies or omissions to SDS prior to construction. TO BE DEMOLISHED. — REFER TO DEMOLITION PLAN O3 All drawings to be read in conjunction with specification. O4 All drawings to be read in conjunction with consultants' drawings. FLOOD GA E EX RL 5 62 RAMP @ 1:8 RL 5.970 O5 All structure to structural engineer's details. 6 MALVERN AV N DRIVEWAY & CROSSOVER -06 Refer to architect for ambiguous details or when clarification WEATHERBOARD TO BE DEMOLISHED. REFER TO DEMOLITION GARAGE PLAN 07 Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent BIN COLLECTION POINT -OB All drawings are based on survey information provided STORMWATER FILTER AND CHAMBER BELOW N CONC FOOTPATH & KERB **4 MALVERN AV** EX POWER SUPPLY WEATHERBOARD

PRELIMINARY NOT FOR CONSTRUCTION

date issue reason A DA ISSUE 19.12.24





New Wall

Site Boundary

Existing/Neighbouring Wall

To be Demolished

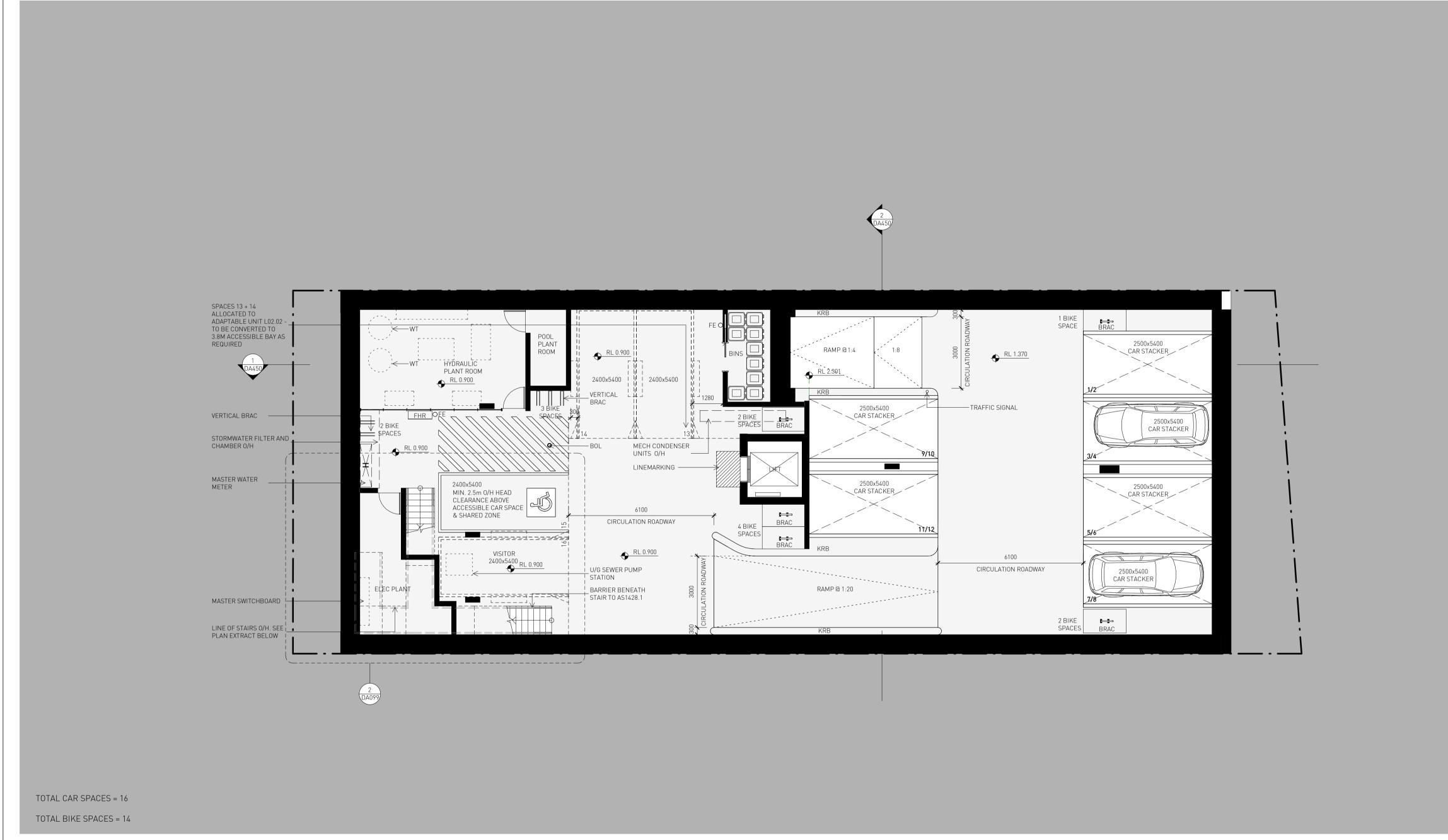
______ ______ ______

NOTES

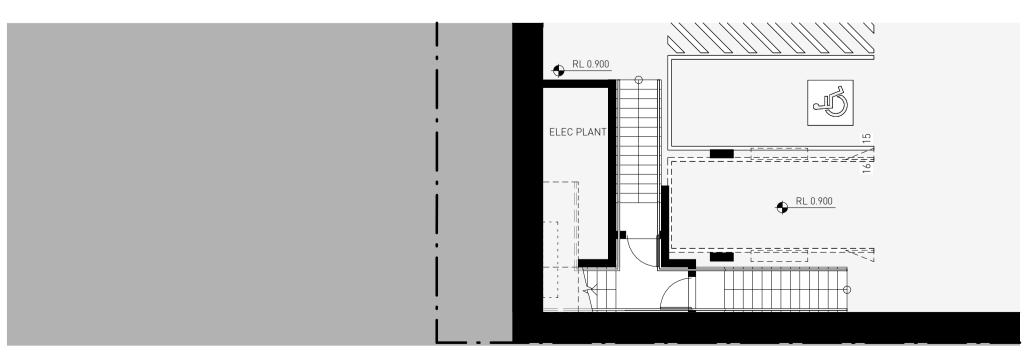
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PRELIMINARY NOT FOR CONSTRUCTION

date issue reason A DA ISSUE 19.12.24

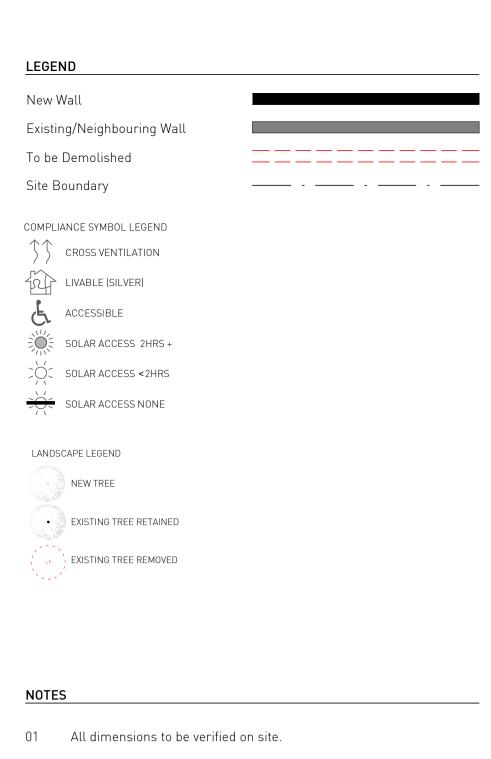


1 <u>B1 PLAN</u>



2 B1 STAIRS PLAN

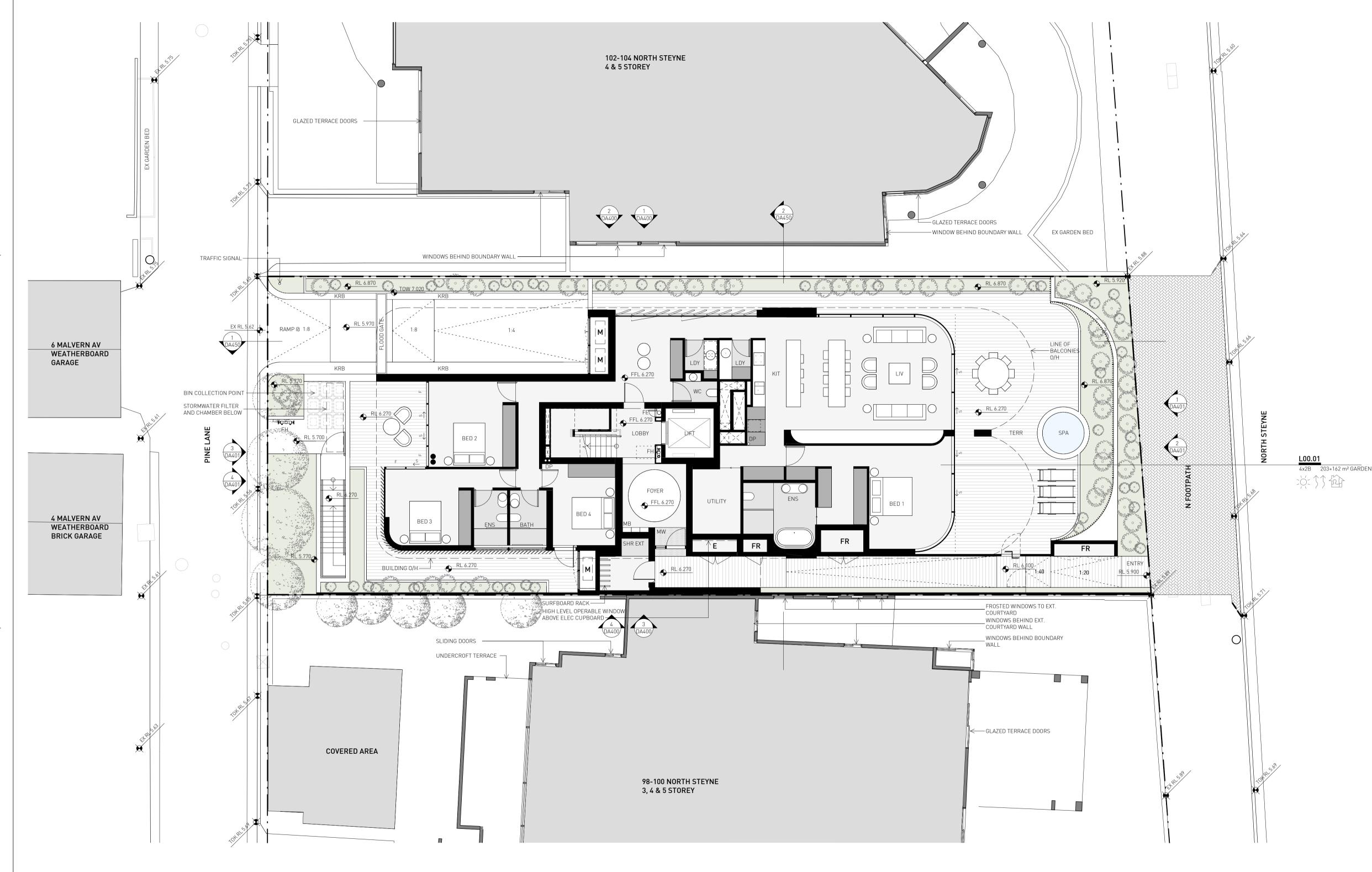
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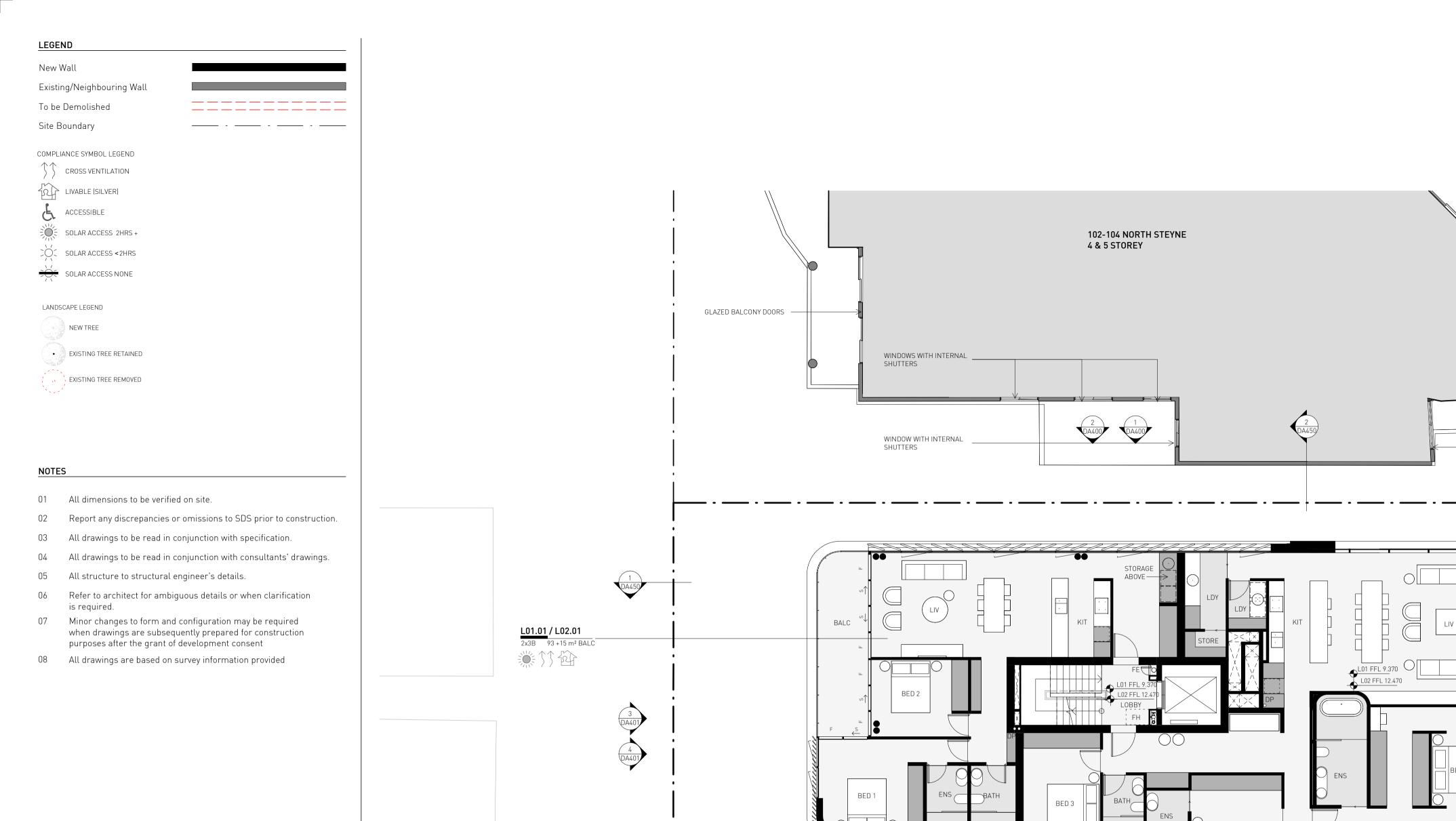


- 02 Report any discrepancies or omissions to SDS prior to construction.
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PRELIMINARY NOT FOR CONSTRUCTION

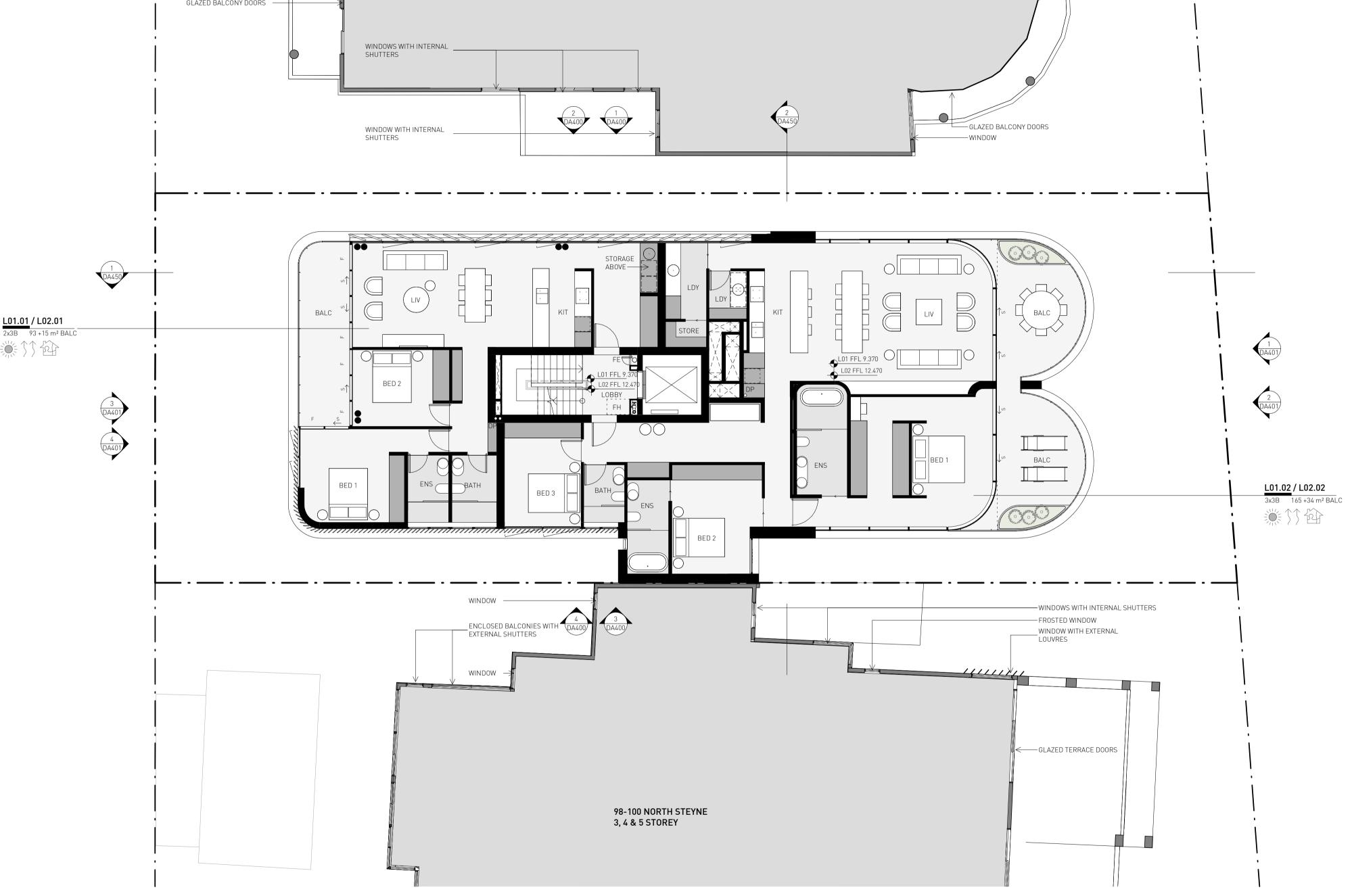
issue reason date
A DA ISSUE 19.12.24







issue reason date
A DA ISSUE 19.12.24



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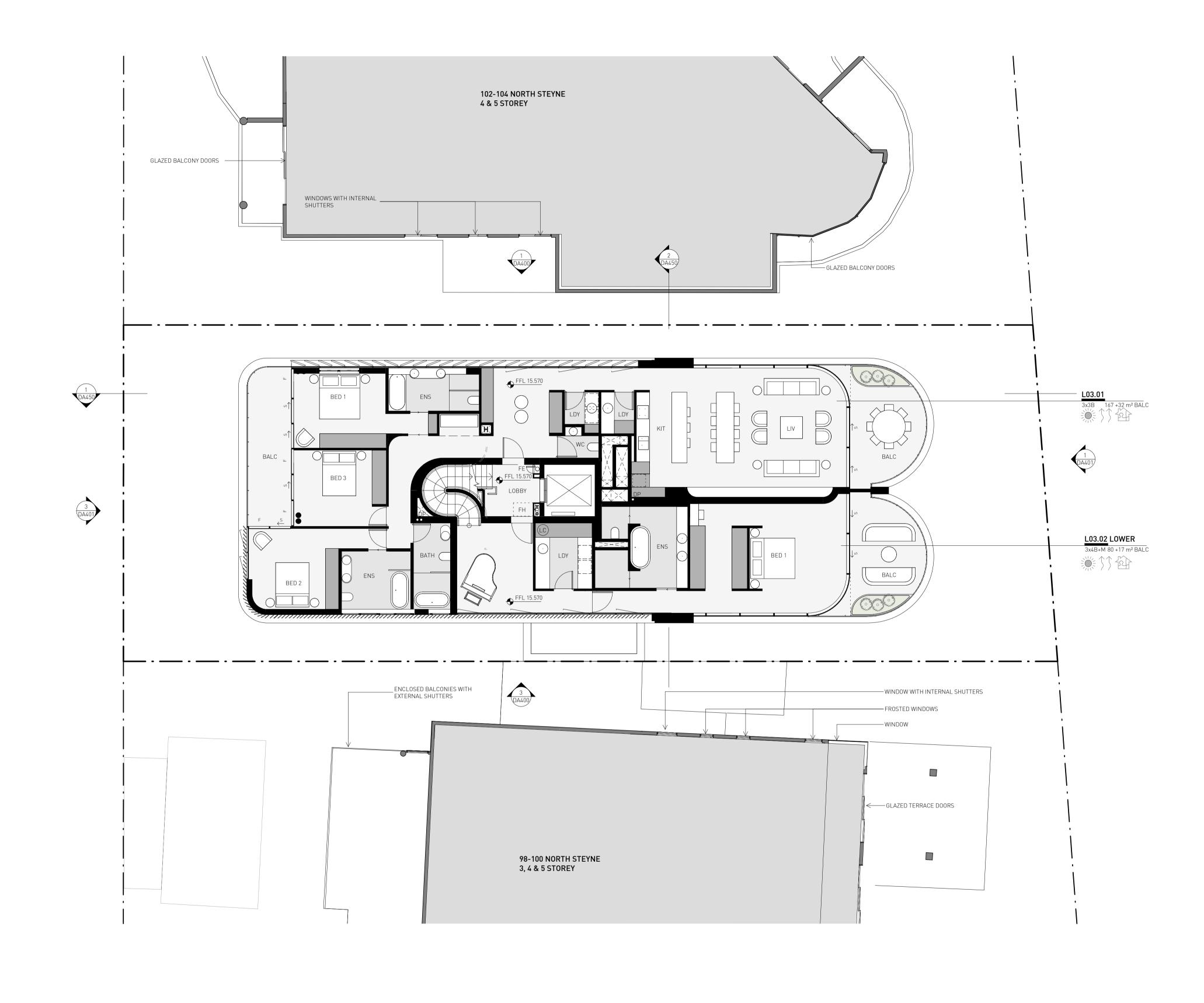
LEGEND New Wall Existing/Neighbouring Wall ______ To be Demolished ______ Site Boundary ______ COMPLIANCE SYMBOL LEGEND CROSS VENTILATION LIVABLE (SILVER) ACCESSIBLE SOLAR ACCESS 2HRS + SOLAR ACCESS <2HRS SOLAR ACCESS NONE

NOTES

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PRELIMINARY NOT FOR CONSTRUCTION

date issue reason 19.12.24 A DA ISSUE



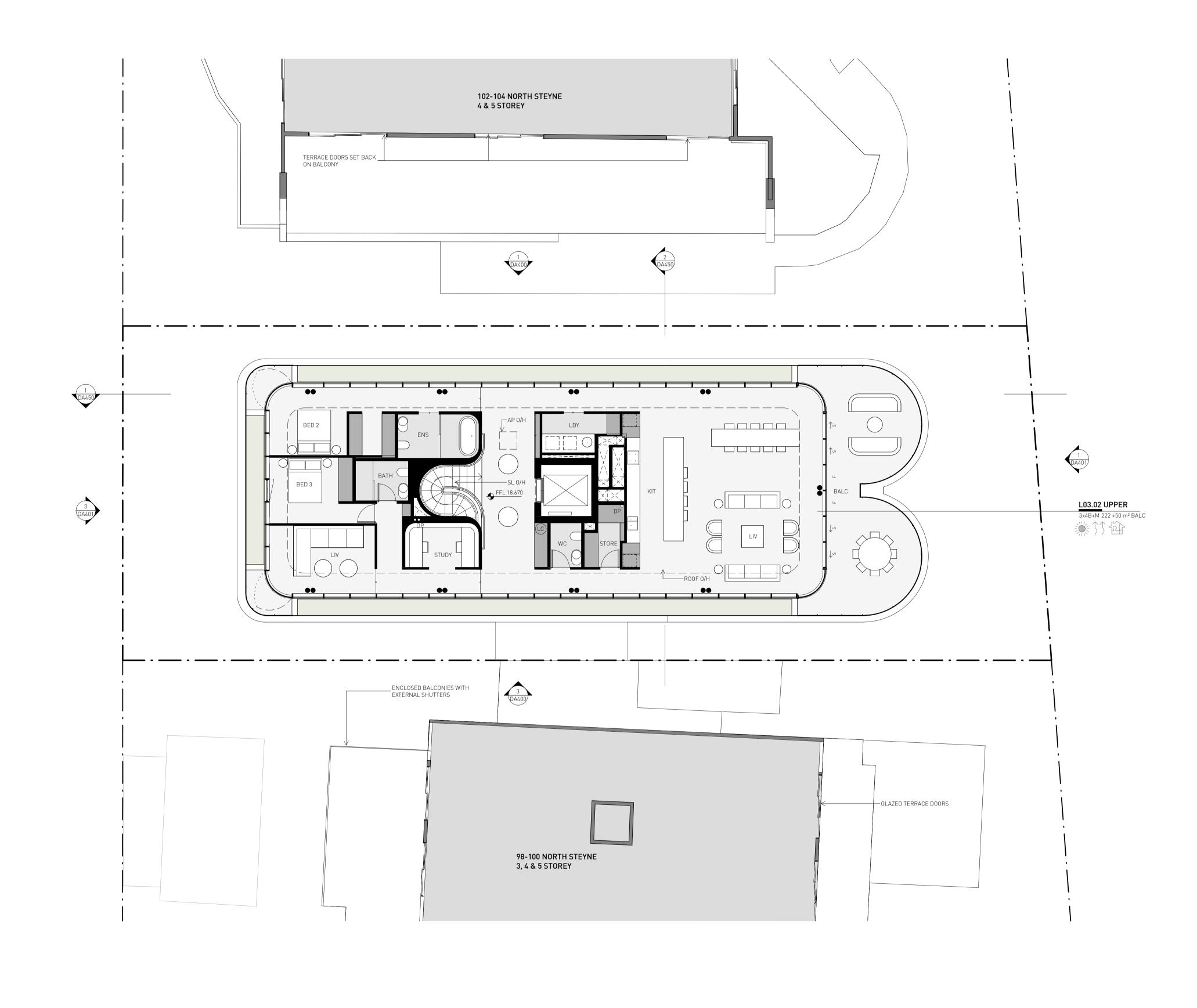
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LEGEND New Wall Existing/Neighbouring Wall ______ To be Demolished ______ Site Boundary ______ COMPLIANCE SYMBOL LEGEND CROSS VENTILATION LIVABLE (SILVER) ACCESSIBLE SOLAR ACCESS 2HRS + SOLAR ACCESS <2HRS SOLAR ACCESS NONE NOTES O1 All dimensions to be verified on site. Report any discrepancies or omissions to SDS prior to construction. O3 All drawings to be read in conjunction with specification.

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PRELIMINARY NOT FOR CONSTRUCTION

date issue reason 19.12.24 A DA ISSUE



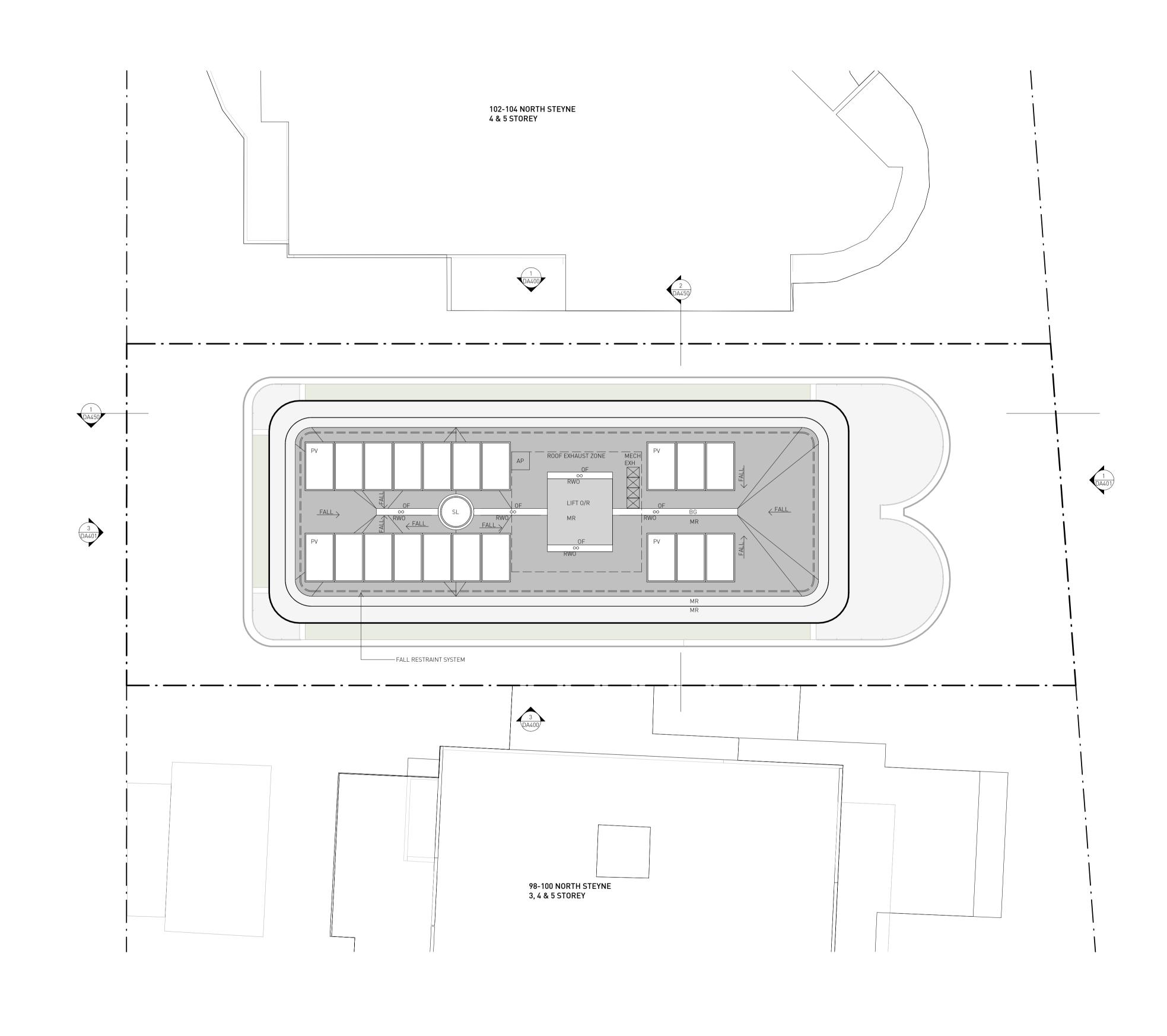
LEGEND New Wall Existing/Neighbouring Wall ______ To be Demolished ______ Site Boundary _____

NOTES

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date issue reason 19.12.24 A DA ISSUE

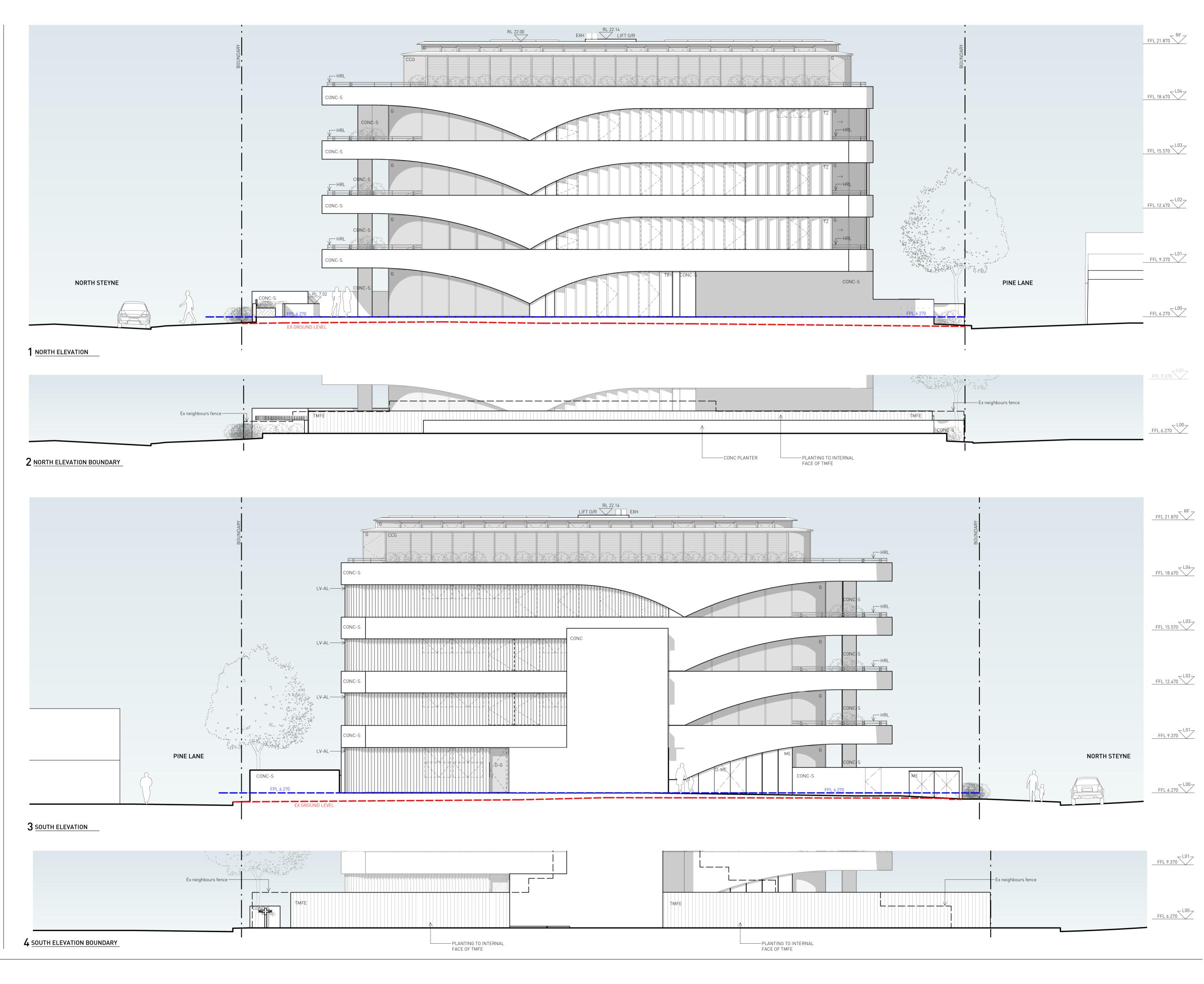


LEGEND New Wall Existing/Neighbouring Wall ______ To be Demolished ______ Site Boundary ______ NOTES O1 All dimensions to be verified on site. Report any discrepancies or omissions to SDS prior to construction. O3 All drawings to be read in conjunction with specification. O4 All drawings to be read in conjunction with consultants' drawings. O5 All structure to structural engineer's details. 06 Refer to architect for ambiguous details or when clarification

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PRELIMINARY NOT FOR CONSTRUCTION

issue reason date A DA ISSUE 19.12.24



2408 NORTH STEYNE 101 ELEV - N S DA400 A

LEGEND New Wall Existing/Neighbouring Wall To be Demolished Site Boundary

NOTES

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PRELIMINARY NOT FOR CONSTRUCTION

issue reason date
A DA ISSUE 19.12.24



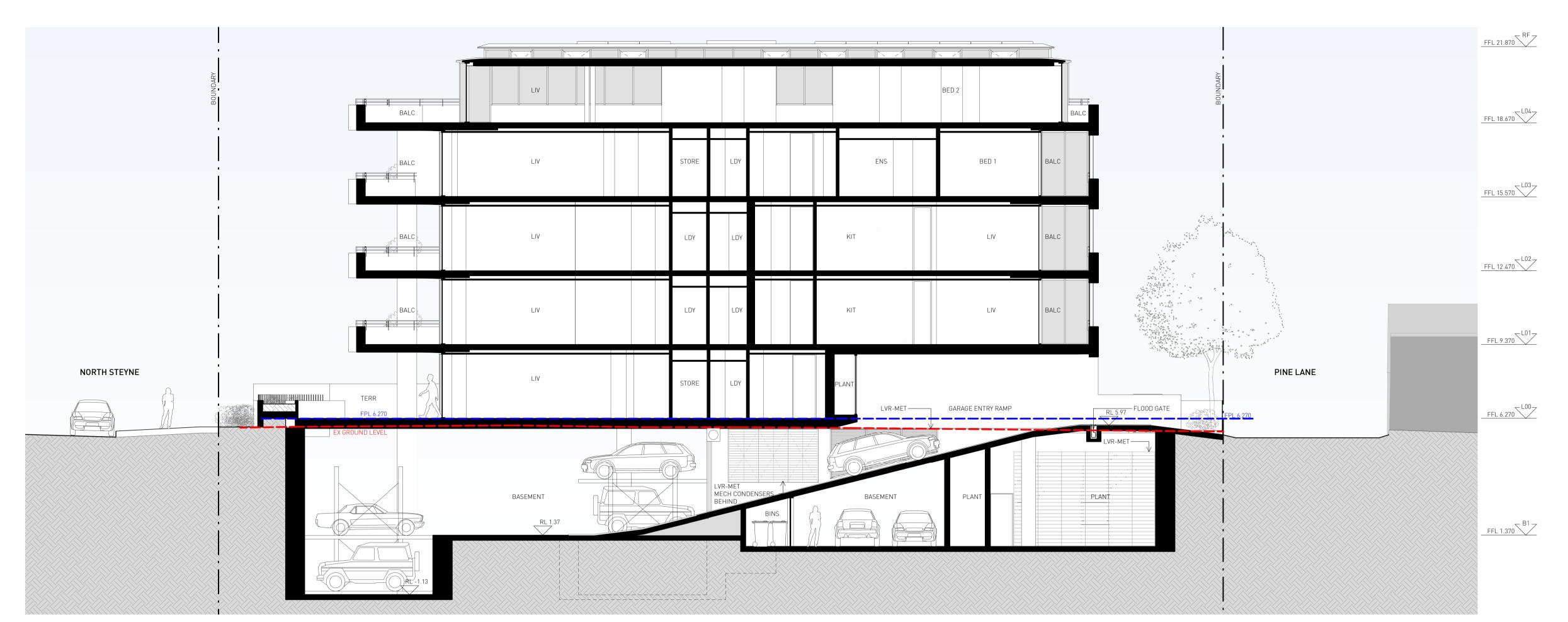
2408 NORTH STEYNE 101 ELEV - E W DA401 A

NOTES

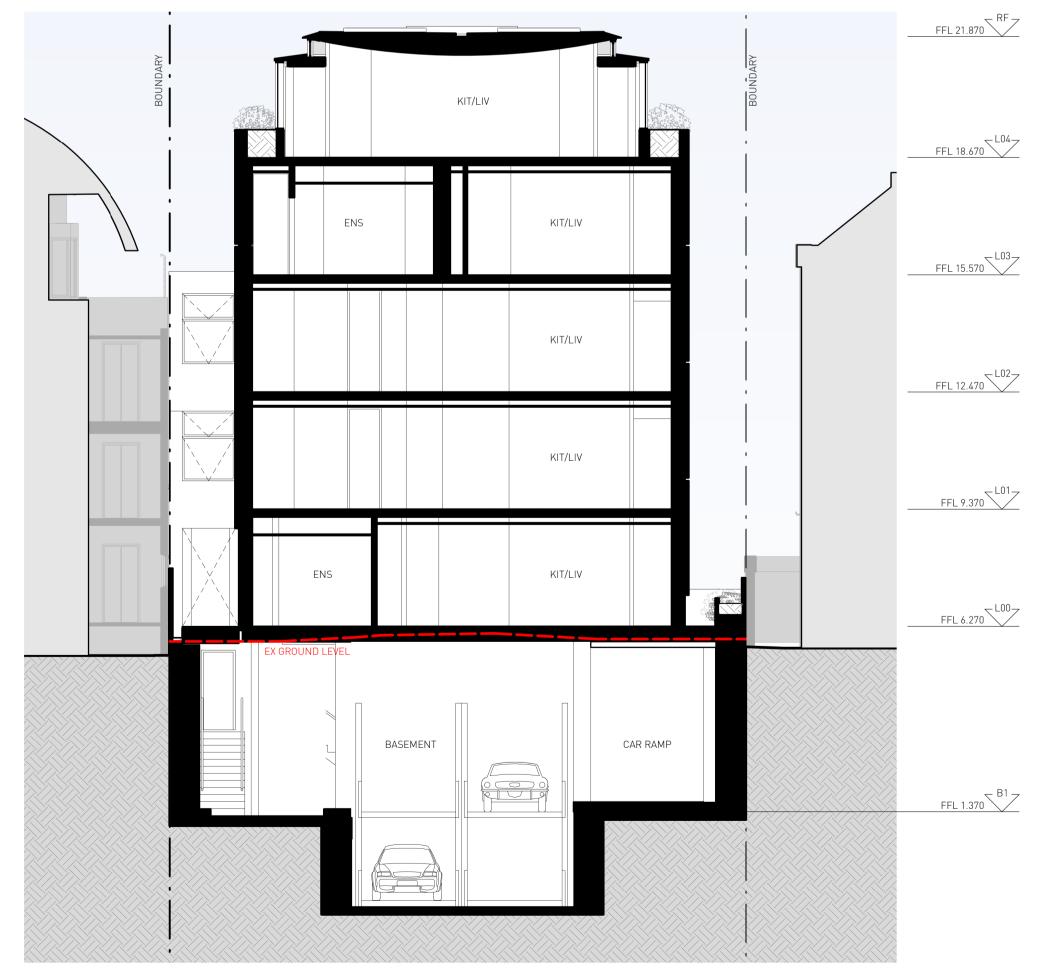
- O1 All dimensions to be verified on site.
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PRELIMINARY NOT FOR CONSTRUCTION

issue reason date
A DA ISSUE 19.12.24



1 SECTION A



|0 |1000 |2500 |5000

drawing copyright

do not scale drawings

scale **1:100 @ A1 uno**

2408 NORTH STEYNE 101 SECT - A B DA450 A



receive a minimum of 2 hours direct sunlight between 9 am - 3 pm at mid winter

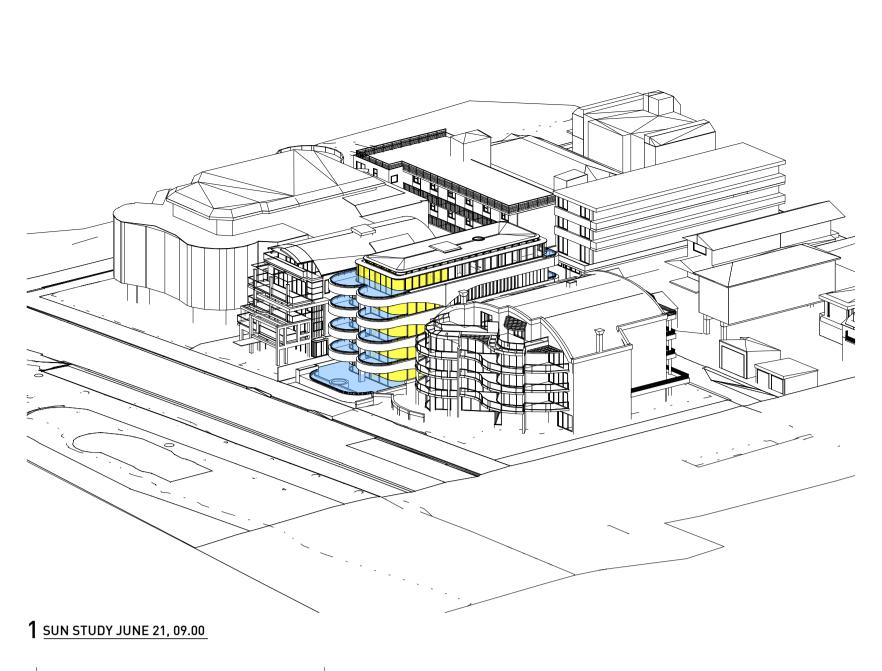
Private Open Space - 1m above ground receive a minimum of 2 hours direct sunlight between 9 am - 3 pm at mid winter

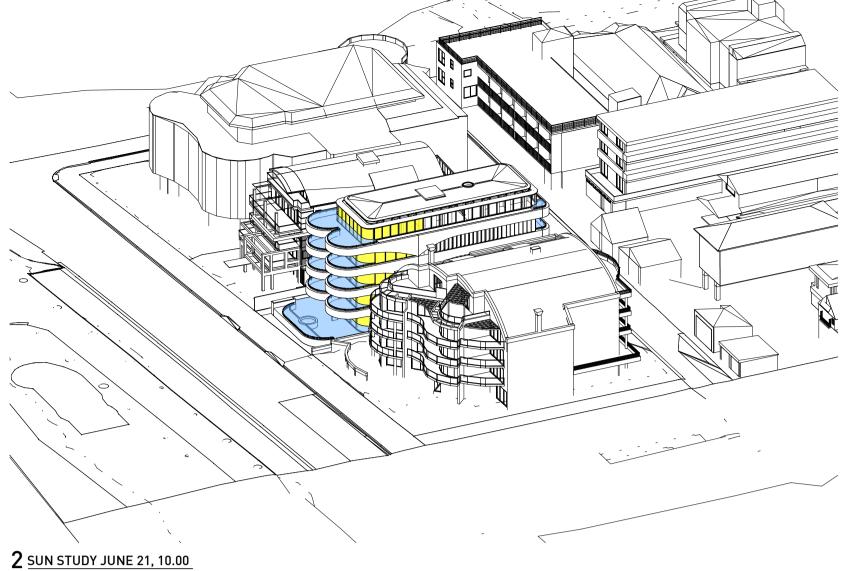
NOTES

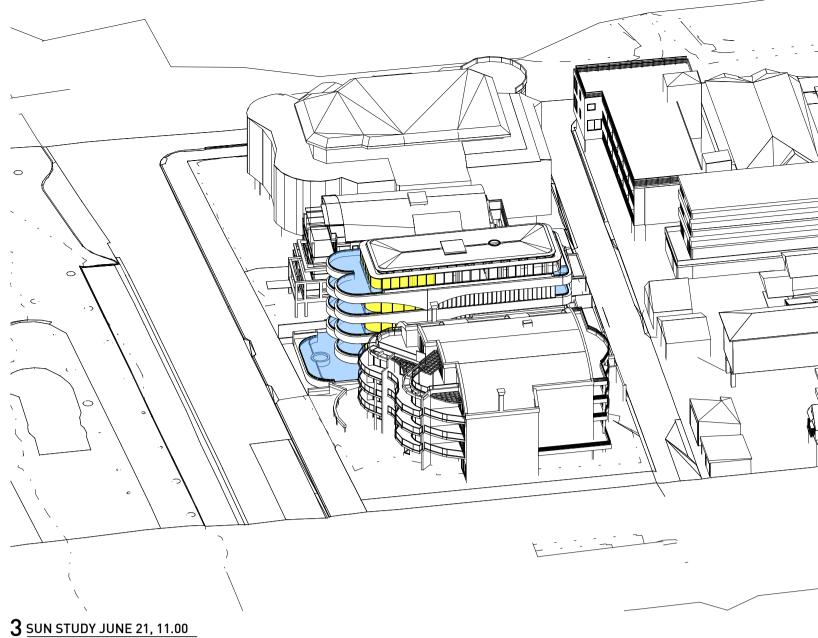
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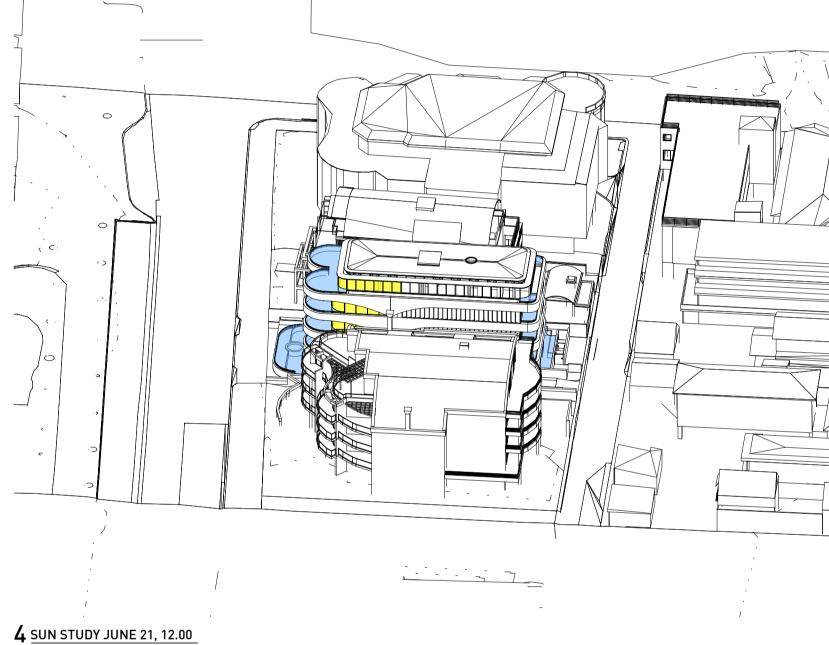
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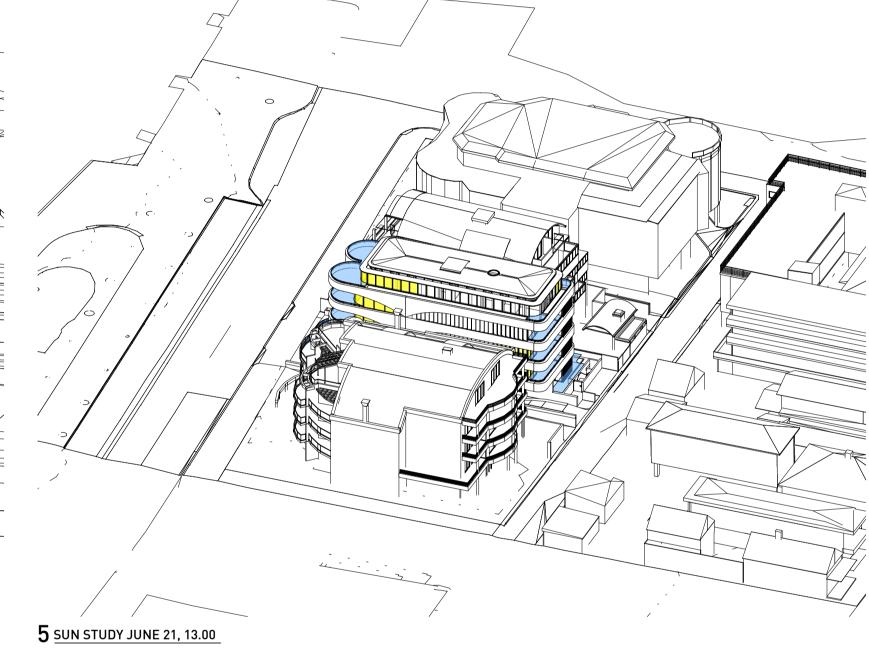
date issue reason 19.12.24 A DA ISSUE

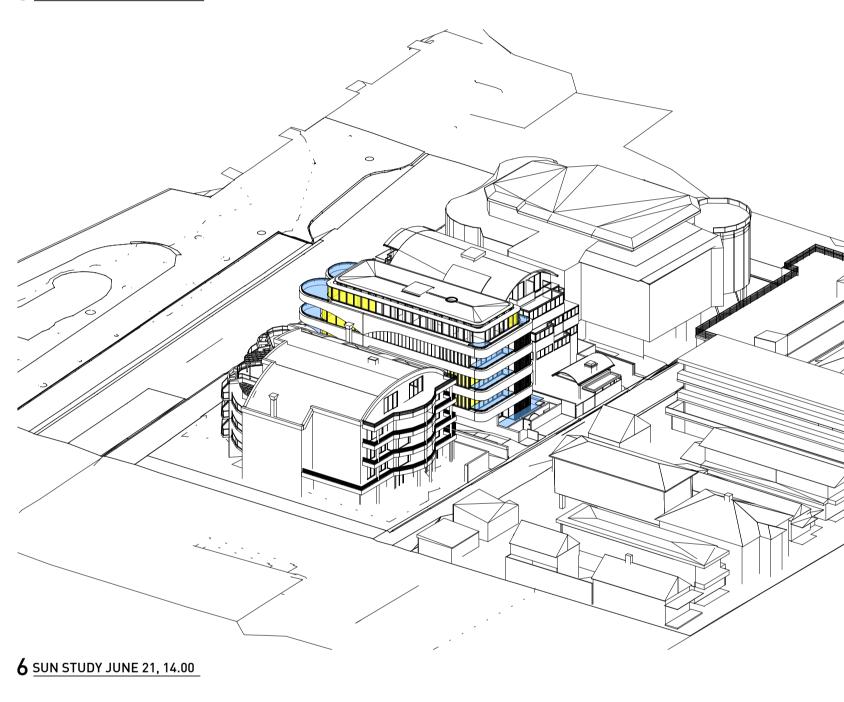


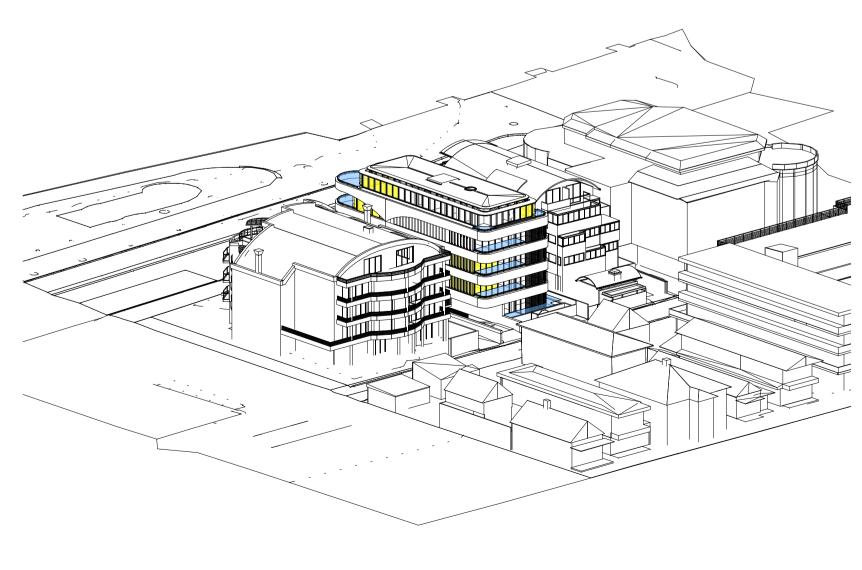






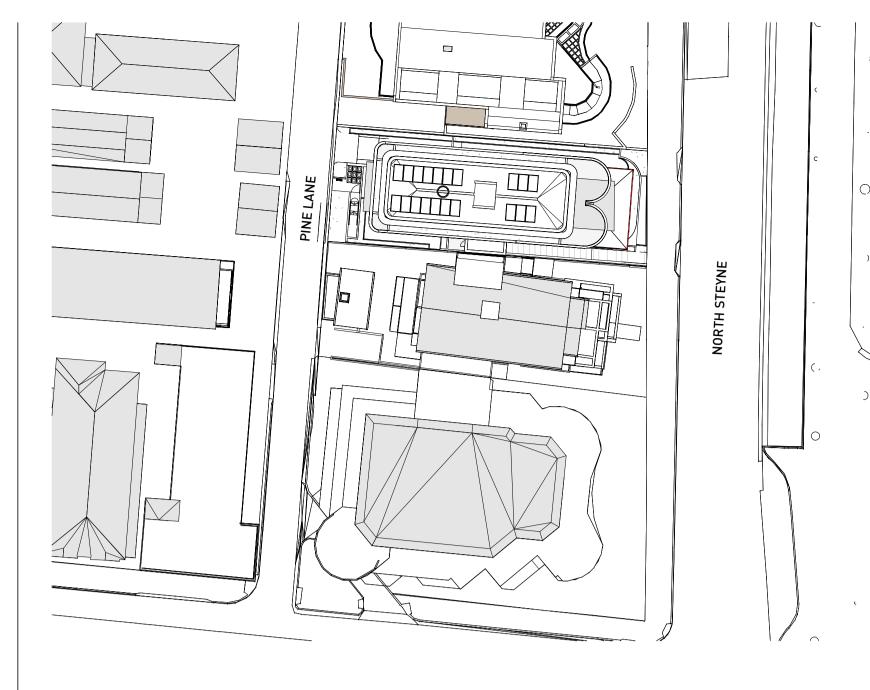


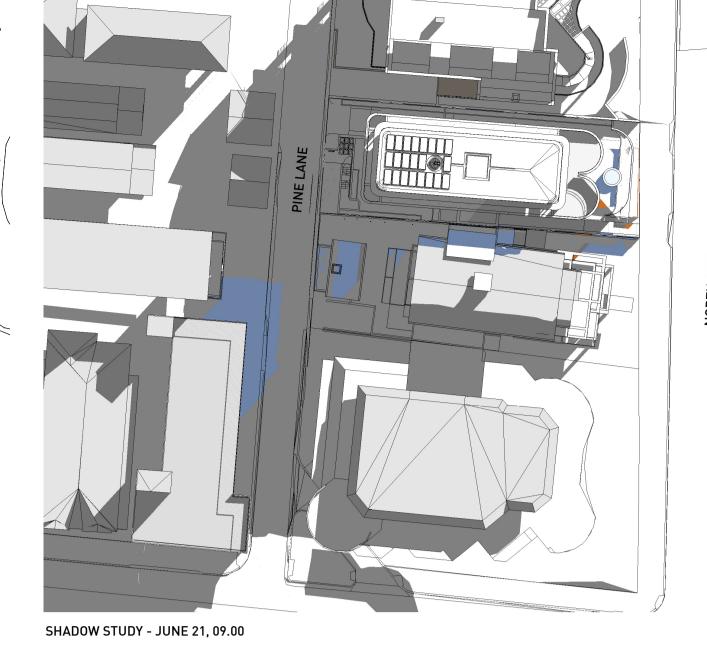


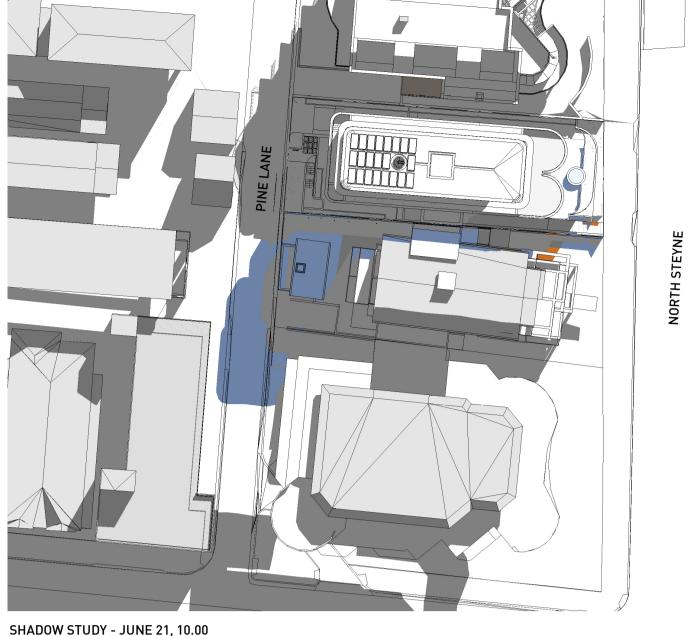


Reduced shadows

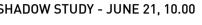
Existing shadows







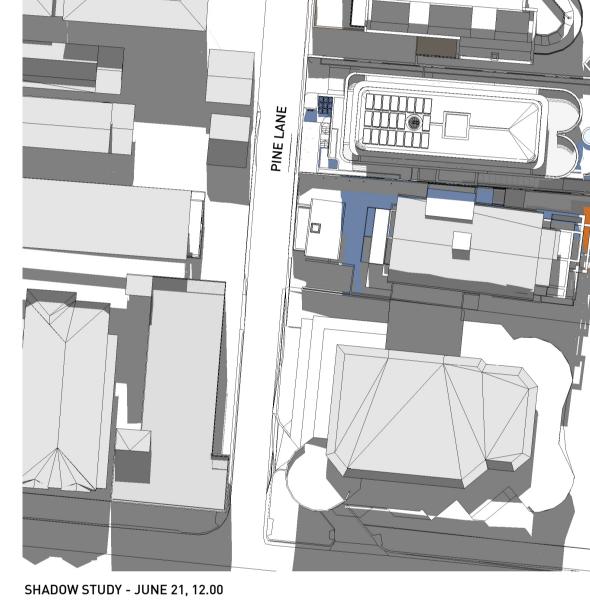
SHADOW STUDY - JUNE 21, 10.00

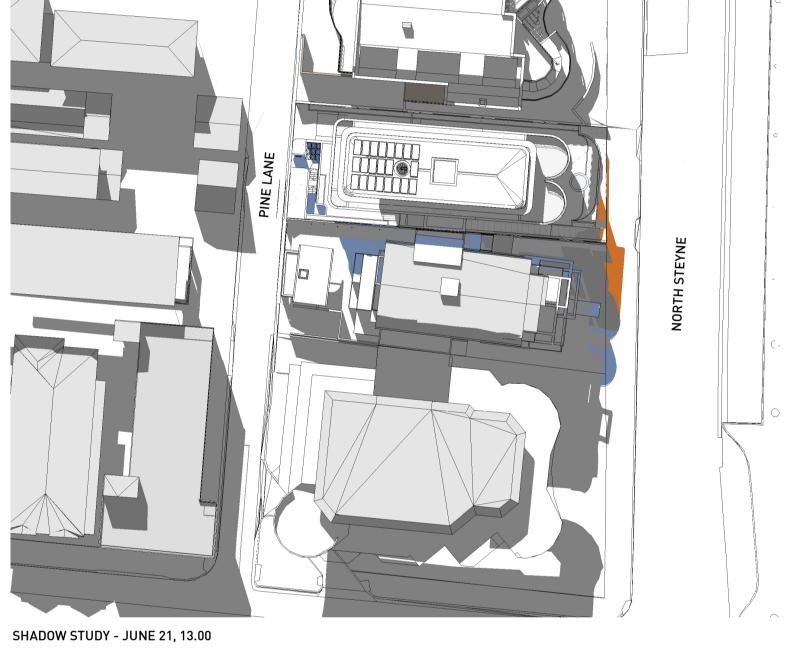




- O1 All dimensions to be verified on site.
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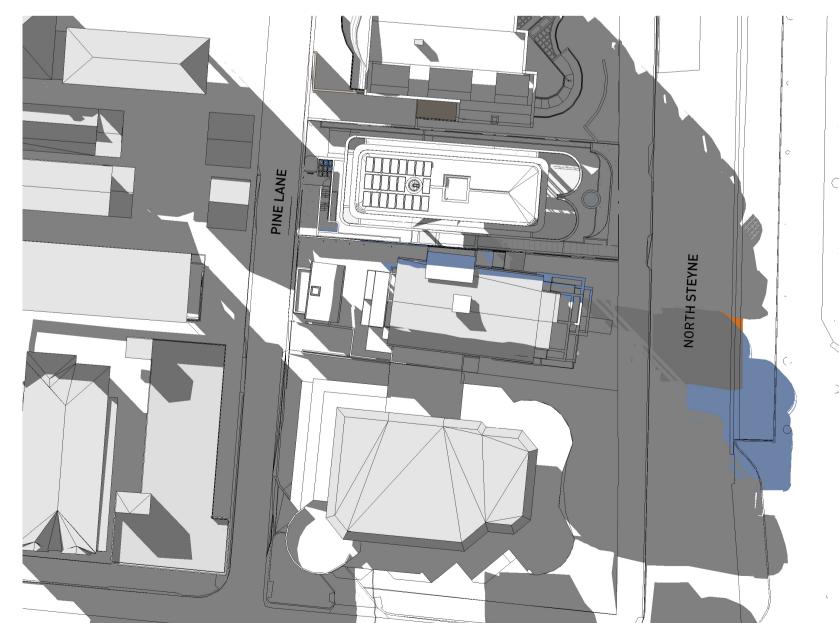




PRELIMINARY NOT FOR CONSTRUCTION SHADOW STUDY - JUNE 21, 11.00

	reason	date
Α	DA ISSUE	19.12.24





SHADOW STUDY - JUNE 21, 15.00

SHADOW STUDY - JUNE 21, 14.00

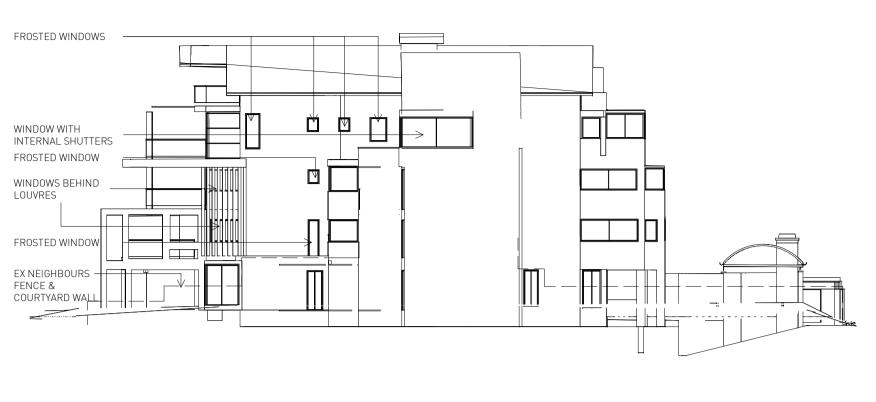


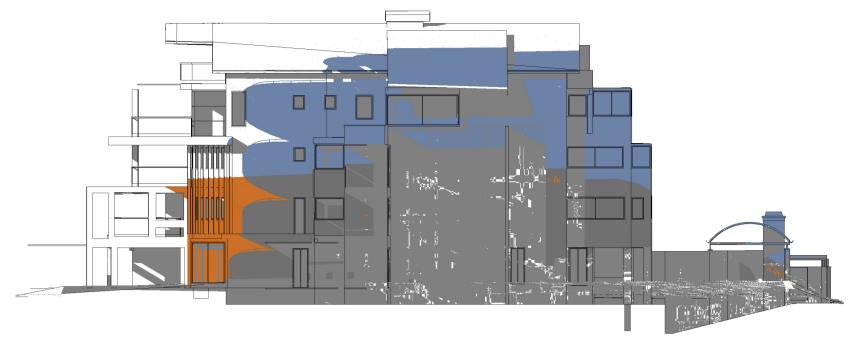
Proposed shadows



Reduced shadows

Existing shadows







O1 All dimensions to be verified on site.

NOTES

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SHADOW STUDY - JUNE 21, 09.00

SHADOW STUDY - JUNE 21, 10.00







PRELIMINARY NOT FOR CONSTRUCTION

date issue reason 19.12.24 A DA ISSUE

SHADOW STUDY - JUNE 21, 11.00

SHADOW STUDY - JUNE 21, 12.00

SHADOW STUDY - JUNE 21, 13.00





SHADOW STUDY - JUNE 21, 15.00

SHADOW STUDY - JUNE 21, 14.00

|0 |2000 |5000

LEGEND New Wall

Existing/Neighbouring Wall

To be Demolished Site Boundary

DEEP SOIL KEY

Deep soil zone

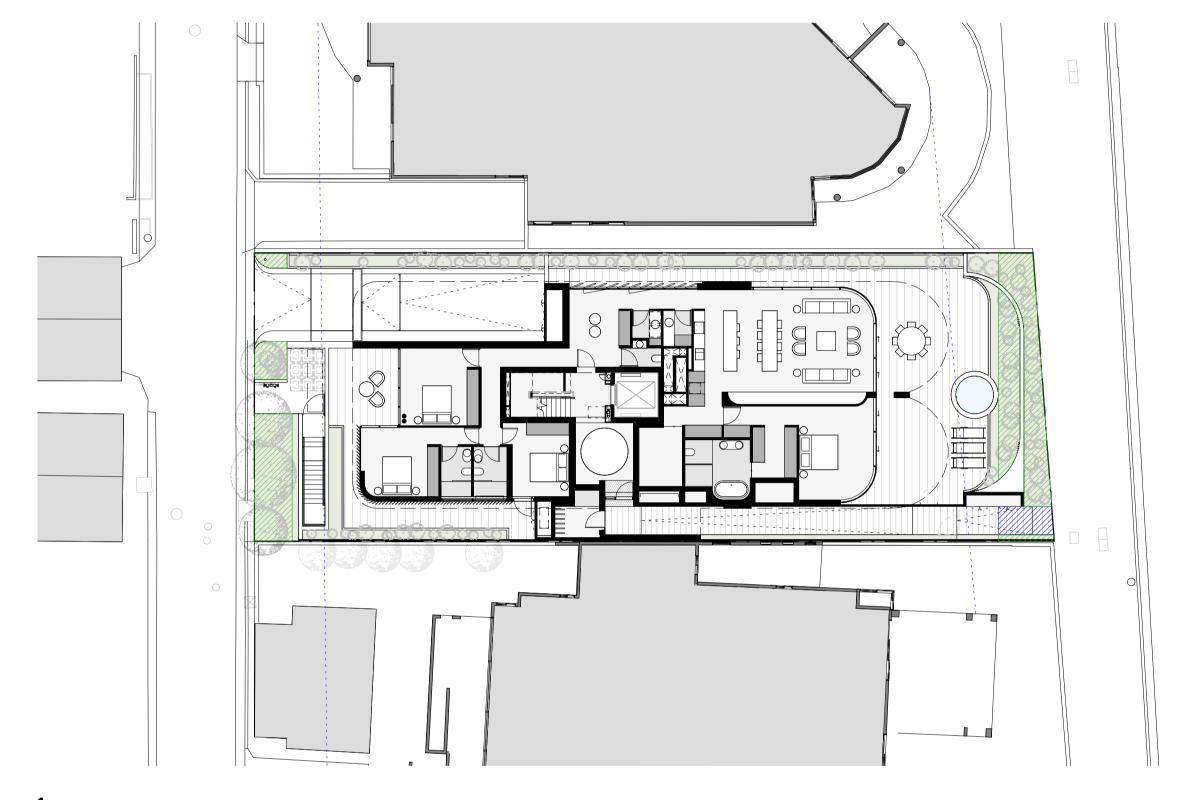
Deep soil zone below permeable paving calculated as 50% permeable

NOTES

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PRELIMINARY NOT FOR CONSTRUCTION

date issue reason 19.12.24 A DA ISSUE



1 L00 PLAN - DEEP SOIL DIAGRAM



2 B1 PLAN - DEEP SOIL DIAGRAM

DEEP SOIL

TOTAL SITE AREA = 635.7m² The ADG requires that deep soil zones occupy a minimum of 7% of the site by area.

TOTAL DEEP SOIL REQUIRED = 44.5m² TOTAL DEEP SOIL PROPOSED = 47.6m²



NOTES

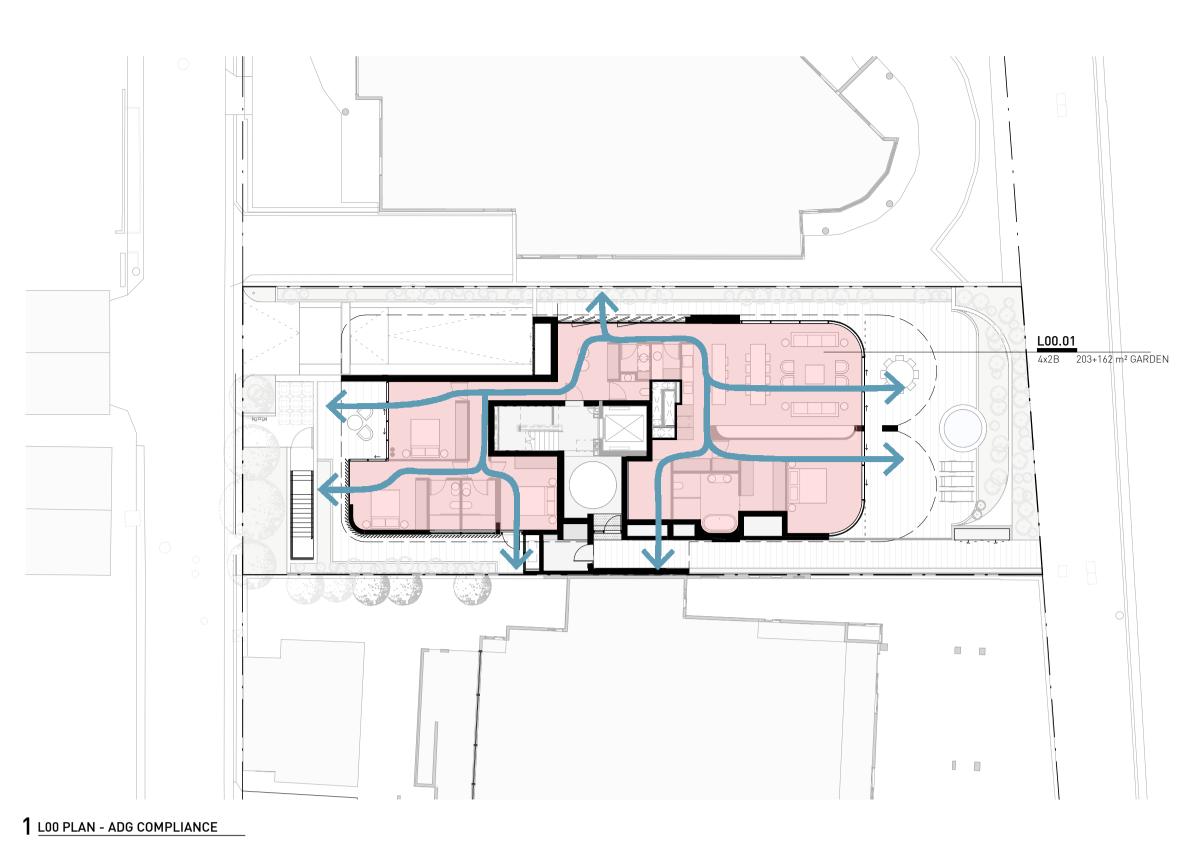
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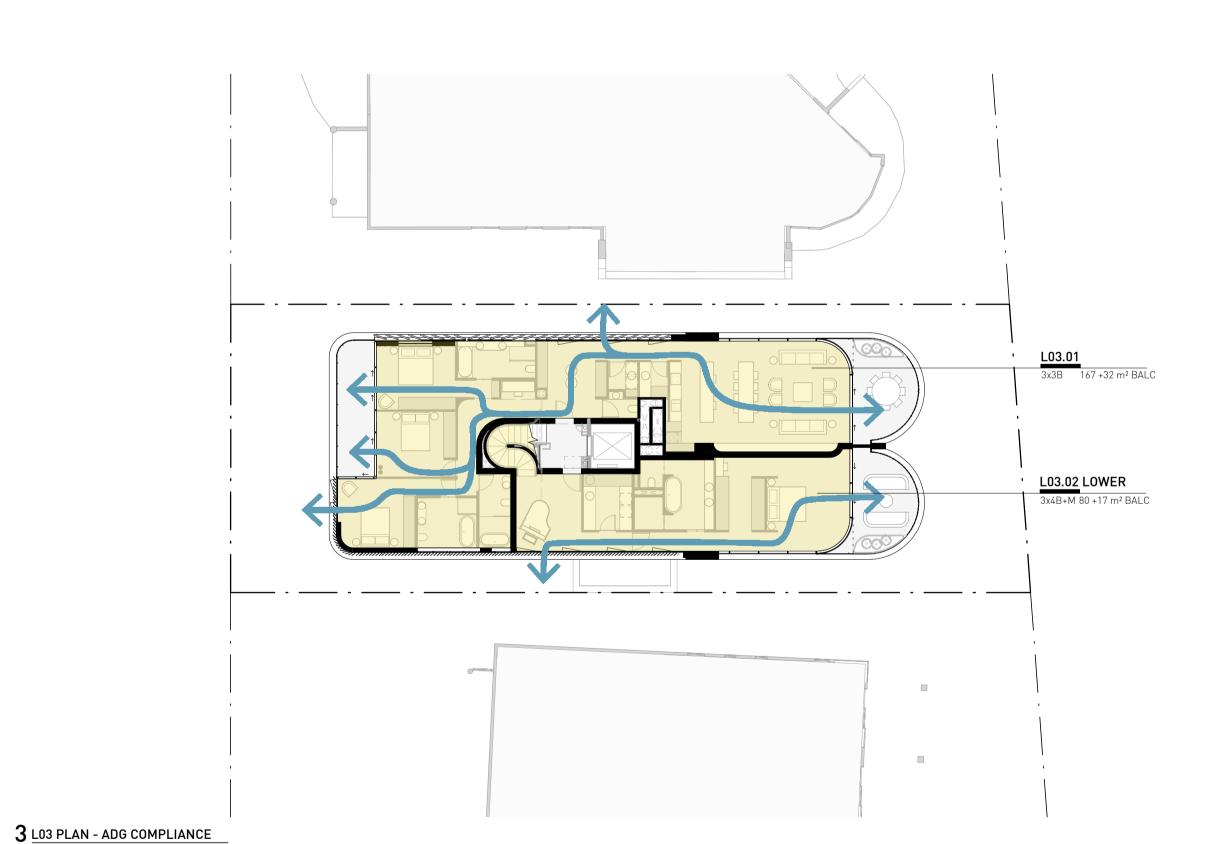
Cross Ventilation

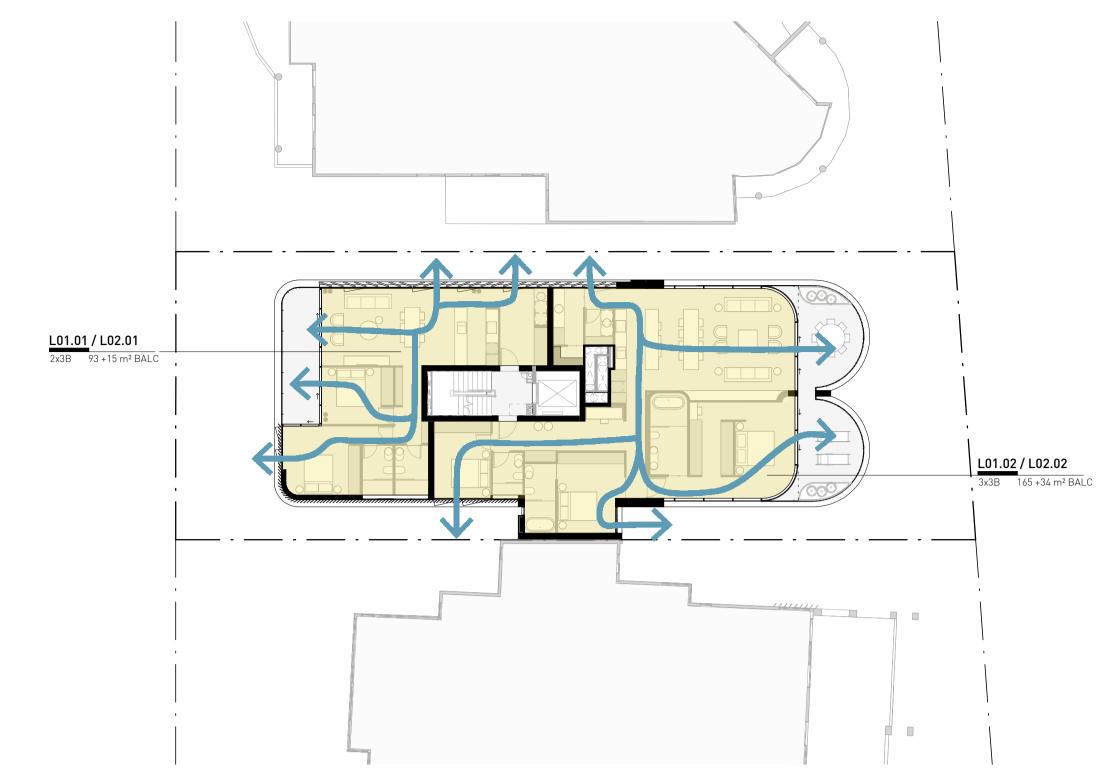
- O2 Report any discrepancies or omissions to SDS prior to construction.
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PRELIMINARY NOT FOR CONSTRUCTION

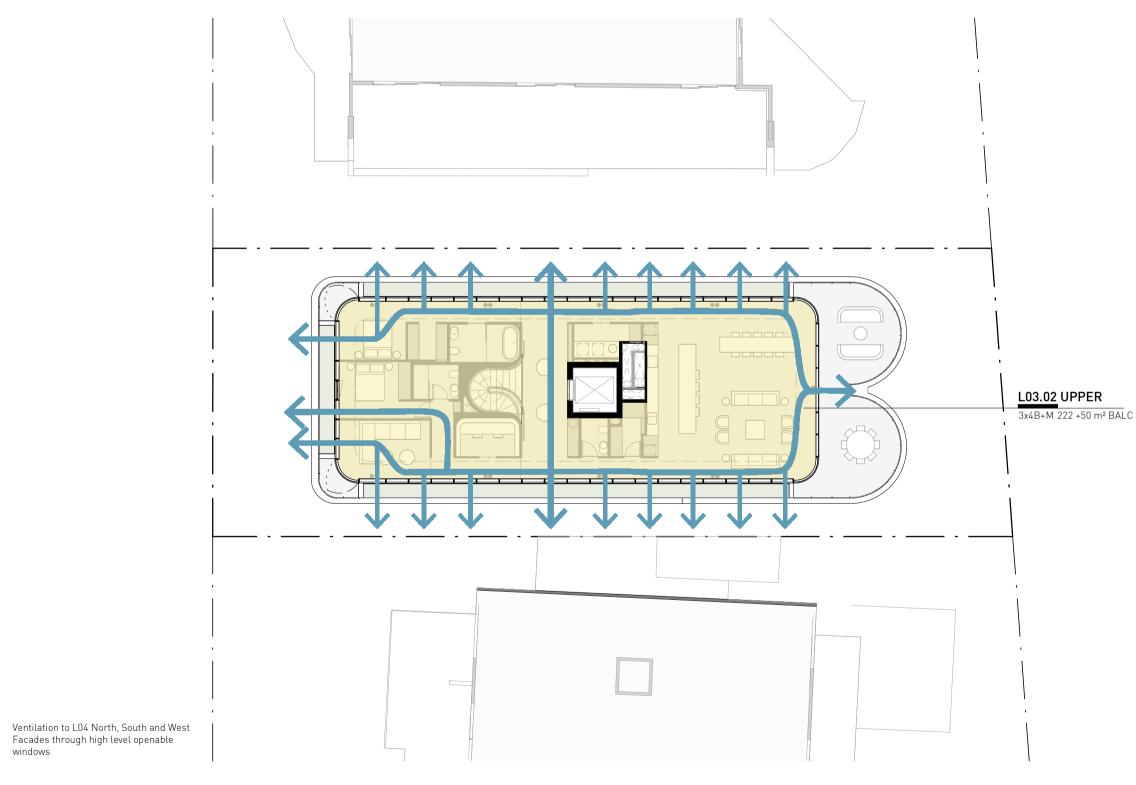
date issue reason A DA ISSUE 19.12.24







2 L01-L02 PLAN - ADG COMPLIANCE



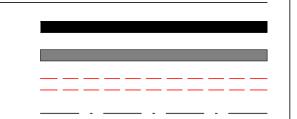
4 L04 PLAN - ADG COMPLIANCE

|0 |2000 |5000 |10000

New Wall

Existing/Neighbouring Wall

To be Demolished



AREA KEY

GFA

Site Boundary

NOTES

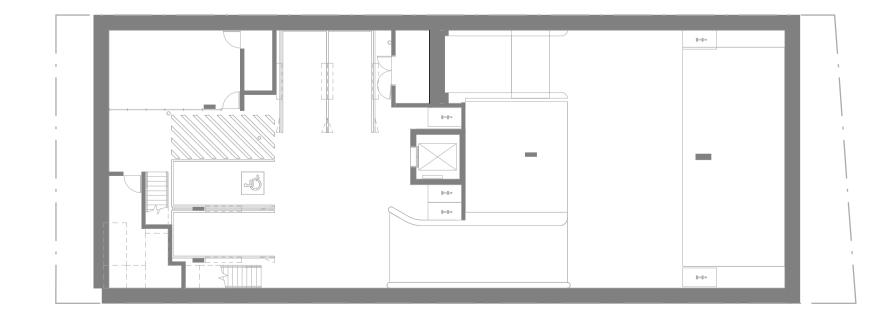
- O1 All dimensions to be verified on site.
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PRELIMINARY NOT FOR CONSTRUCTION

issue reason date
A DA ISSUE 19.12.24

Yield Schedule

GFA			Apartments	
		SQM	Apt	Туре
Site Area Site area		636		
GFA	Achieved	1.93:1		
	Target	1.93:1		
L00		219	L00.01	4x4B
L01		265	L01.01	2x2B
			L01.02	3x3B
L02		265	L02.01	2x2B
			L02.02	3x3B
L03		254	L03.01	3x4B
L04		224	L03.02	3x4B
Total		1227	7	



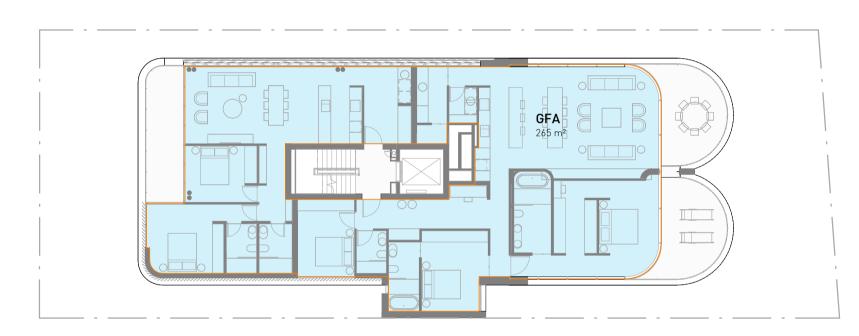
1 B1 GFA



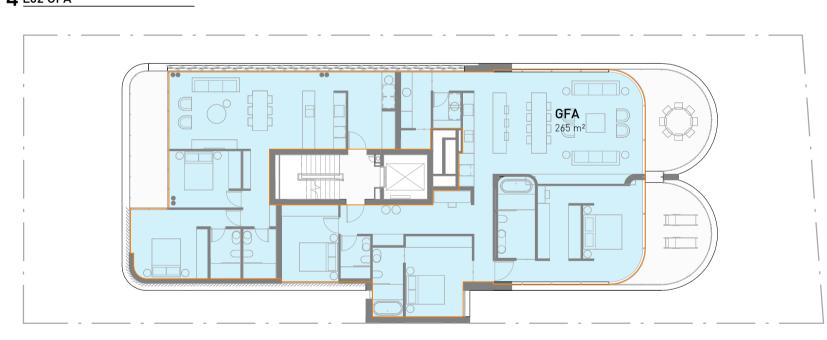
6 <u>L04 GFA</u>



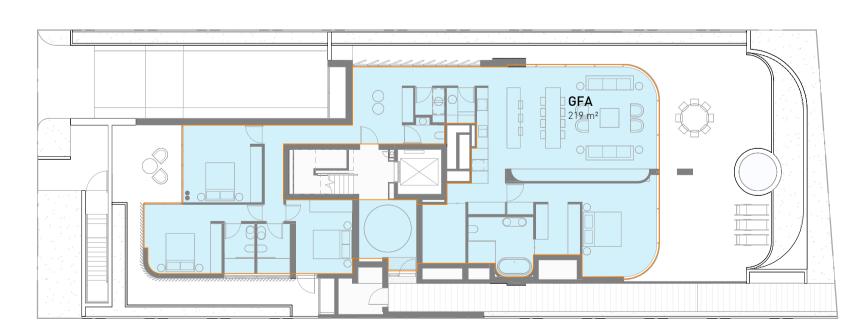
5 L03 GFA



4 L02 GFA



3 L01 GFA



2 L00 GFA

New Wall

Existing/Neighbouring Wall

To be Demolished Site Boundary

COMPLIANCE SYMBOL LEGEND





ACCESSIBLE



SOLAR ACCESS NONE

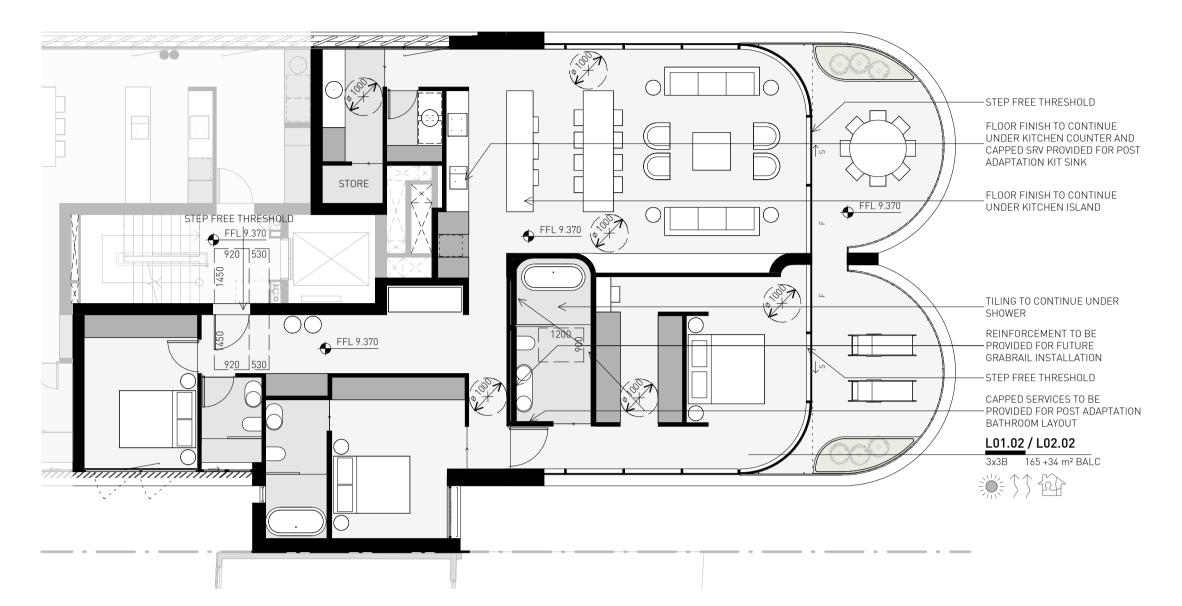
NOTES

- O1 All dimensions to be verified on site.
- Report any discrepancies or omissions to SDS prior to construction.

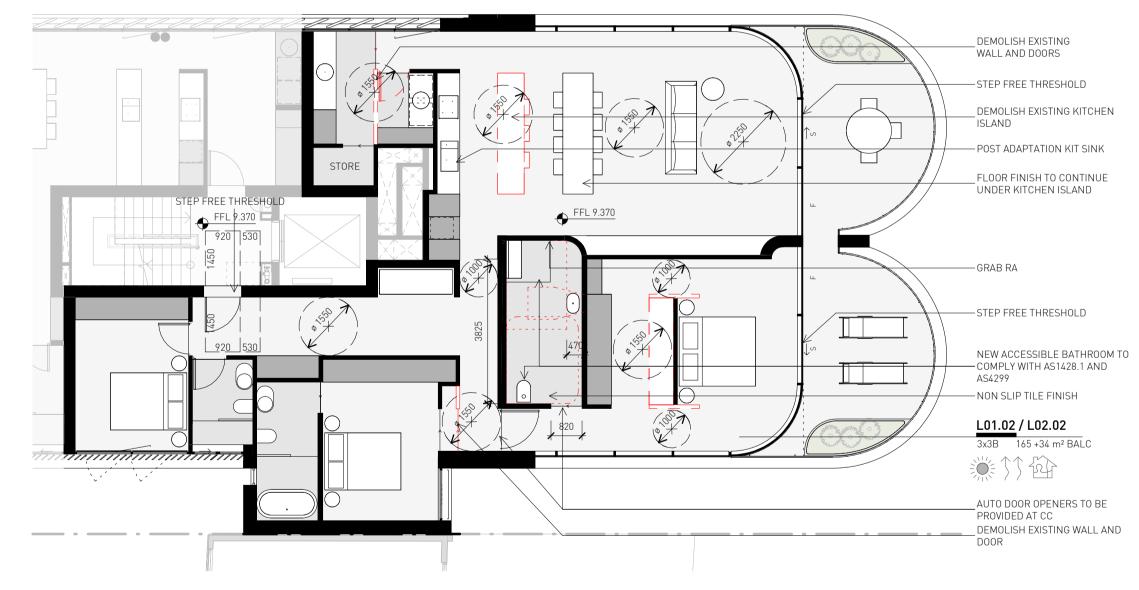
- O3 All drawings to be read in conjunction with specification.
- O4 All drawings to be read in conjunction with consultants' drawings.
- O5 All structure to structural engineer's details.
- 06 Refer to architect for ambiguous details or when clarification
- 07 Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent
- O8 All drawings are based on survey information provided

PRELIMINARY NOT FOR CONSTRUCTION

date issue reason 19.12.24 A DA ISSUE



1 L01.02 AND L02.02 LIVEABLE (TYPICAL)



2 L01.02 AND L02.02 ADAPTABLE