

PROJECT **PROPOSED TOYOTA SHOWROOM**

CLIENT **AMG**

LOCATION **Lot 4 DP 835792**
 61 Darley Street, Mona Vale

STATUS **FOR DA**

DATE **24/10/2023**

DRAWN BY **CW**

DRAWING SCHEDULE		
Sheet Number	Sheet Name	Current Revision
A000	Titlepage	2
A100	Site Survey	2
A101	Site Plan - Analysis	2
A102	Site Plan	2
A200	Showroom Floor Plan	2
A201	Showroom Upper Plan	2
A202	Basement Floor Plan	2
A300	Roof Plan	2
A400	Ground Floor Reflected Ceiling Plan	2
A401	Upper Floor Reflected Ceiling Plan	2
A402	Basement Reflected Ceiling Plan	2
A500	Glazing Schedule	2
A600	Showroom Elevations	2
A601	Showroom Elevations	2
A700	Showroom Sections	2
A800	Perspective Views	2
A801	Street Scape	2
A900	Shadow Diagrams - Summer Solstice	2
A901	Shadow Diagrams - Winter Solstice	2
A902	Floor Space Ratio Calculation Plan	2
A903	Driveway Details	2



DARLEY STREET

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.

LEGEND

12.34	SURFACE LEVEL	S	SEWER MANHOLE
▲	BENCH MARK	S	SEWER INSPECTION POINT
FL 9.87	SURFACE FLOOR LEVEL	S	SEWER AIR VENT
●	ELECTRICITY POLE	S	SEWER PUMP WELL
Ⓛ	LIGHT POLE	H	WATER HYDRANT
EP	ELECTRICITY PILLAR	XV	STOP VALVE
T	TELECOMMUNICATIONS PIT	W	WATER METER
T	TELECOMMUNICATIONS POST	W	LINTEL STORMWATER PIT
T	TELECOMMUNICATIONS PIT (MAJOR)	W	STORMWATER PIT
G	GAS	12.34 INVERT	PIT INVERT R.L.
SIGN	SIGN	W	WINDOW

LINETYPE LEGEND:

BOUNDARY LINE	---
OVERHEAD ELECTRICITY	---E---E---E---E---
UNDERGROUND ELECTRICITY	---UG E---UG E---
TELEPHONE CABLE	---T---T---T---T---
SEWER PIPE	---S---S---S---S---
WATER PIPE	---W---W---W---W---
GAS PIPE	---G---G---G---G---
STORMWATER PIPE	---W---W---W---W---
TOP OF BANK	--->--->--->---
OPEN DRAIN/TABLEDRAIN	--->--->--->---

2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE

DESCRIPTION

DATE



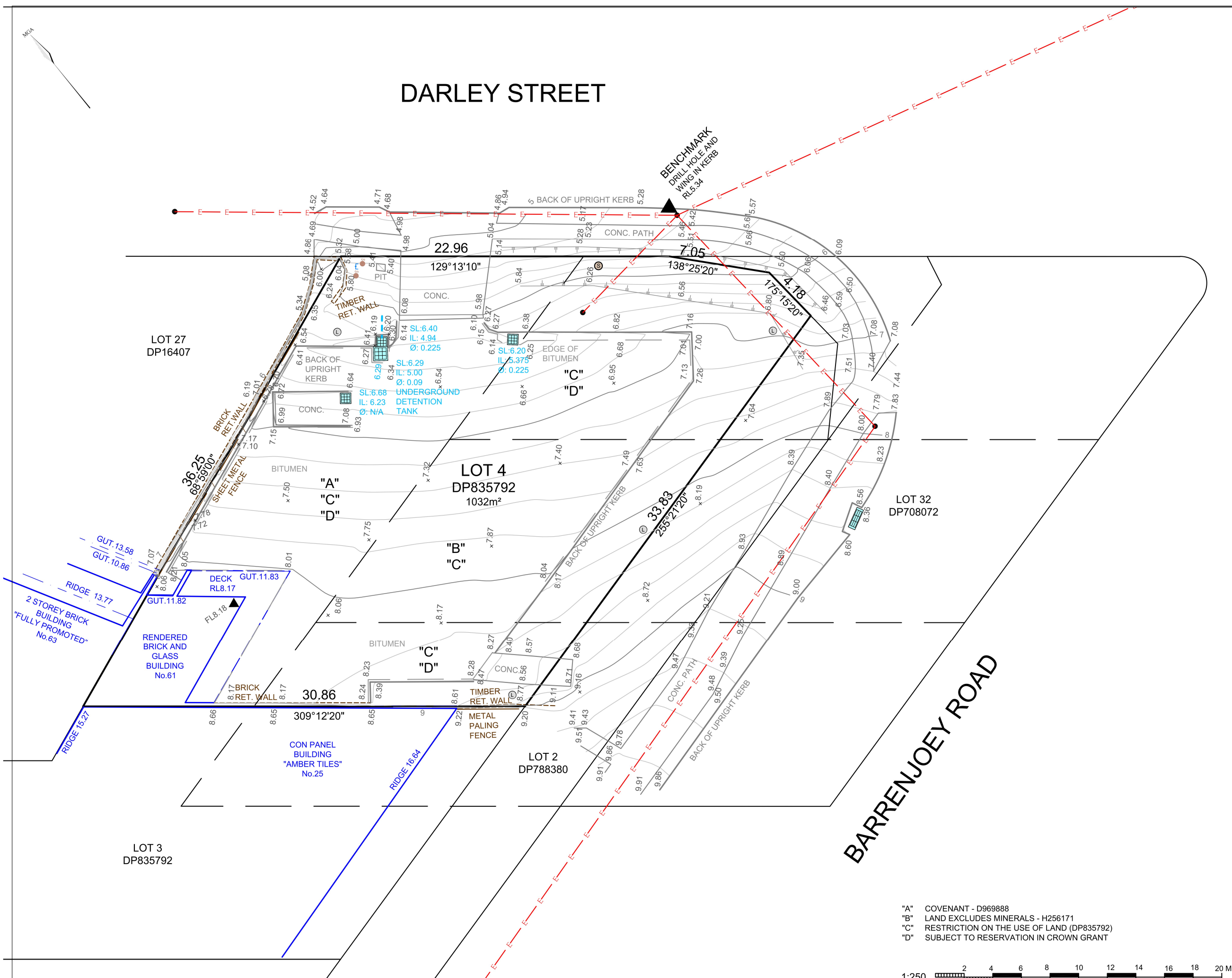
WILLIAMS RIVER STEEL
GROUP OF COMPANIES
There is a Difference

25 OLD PUNT ROAD, TOMAGO, NSW 2322

PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au
FAX: 02 49852099 WEB: www.wrsteel.com.au
AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
NEW TOYOTA SHOWROOM		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:50
PAGE SIZE: A1	SHEET: A100	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL



"A" COVENANT - D969888
"B" LAND EXCLUDES MINERALS - H256171
"C" RESTRICTION ON THE USE OF LAND (DP835792)
"D" SUBJECT TO RESERVATION IN CROWN GRANT



THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



SITE PLAN - SITE ANALYSIS
1 : 250

2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
-------	-------------	------



25 OLD PUNT ROAD, TOMAGO, NSW 2322
PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au
FAX: 02 49852099 WEB: www.wrsteel.com.au
AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

PROPOSED TOYOTA SHOWROOM

Lot 4 DP 835792
61 Darley Street, Mona Vale

AMG

FOR DA

NEW TOYOTA SHOWROOM

DRAWN:	MJ	CHECKED:	CW
JOB No:	JN613100	DATE:	24/10/23
PAGE SIZE:	A1	SHEET:	A101
		ISSUE:	2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION **BEFORE PROCEEDING WITH THE WORK**. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.

DURING ALL PHASES OF CONSTRUCTION THE WORK HEALTH AND SAFETY ACT AND WORKCOVER CODES OF PRACTICE SHALL BE COMPLIED WITH.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH
THE SPECIFICATIONS OF THE N.C.C., THE REQUIREMENTS
OF LAKE MACQUARIE CITY COUNCIL AND HUNTER WATER AUTHORITIES.

ALL DIMENSIONS SHALL BE VERIFIED BY A BUILDER ON SITE
PRIOR TO THE COMMENCEMENT OF ANY WORKS.

THIS DRAWING SHALL NOT BE SCALED FOR DIMENSIONS

DO NOT MAKE ASSUMPTIONS IF IN DOUBT ASK

BUILDING LEVELS ARE APPROXIMATE ONLY AND ARE
TO BE DETERMINED ON SITE

NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL
BEFORE YOU DIG ON PHONE No. 1100 PRIOR TO ANY
EXCAVATION OR EARTHWORKS

SHOWROOM
VEHICLE SALES OR HIRE PREMISES

1 SPACE FOR PER 130m² GFA REQUIRED.
SHOWROOM UPGRADE DEVELOPMENT HAS A
GFA OF 636m²

WORKSHOP
VEHICLE REPAIR STATIONS

2 SPACES, PLUS ONE SPACE PER 50m² GFA
REQUIRED

TOTAL SHOWROOM CARPARKS REQUIRED = 5.
TOTAL WORKSHOP CARPARKS REQUIRED = 13
TOTAL PARKS REQUIRED = 18
TOTAL PARKS PROPOSED = 18

SITE AREA	=	1032 m ²
GROUND FLOOR GFA :	=	469m ²
UPPER FLOOR GFA :	=	536m ²
BASEMENT GFA :	=	0m ²
TOTAL GFA	=	1005m ²
FSR	=	0.97:1



2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

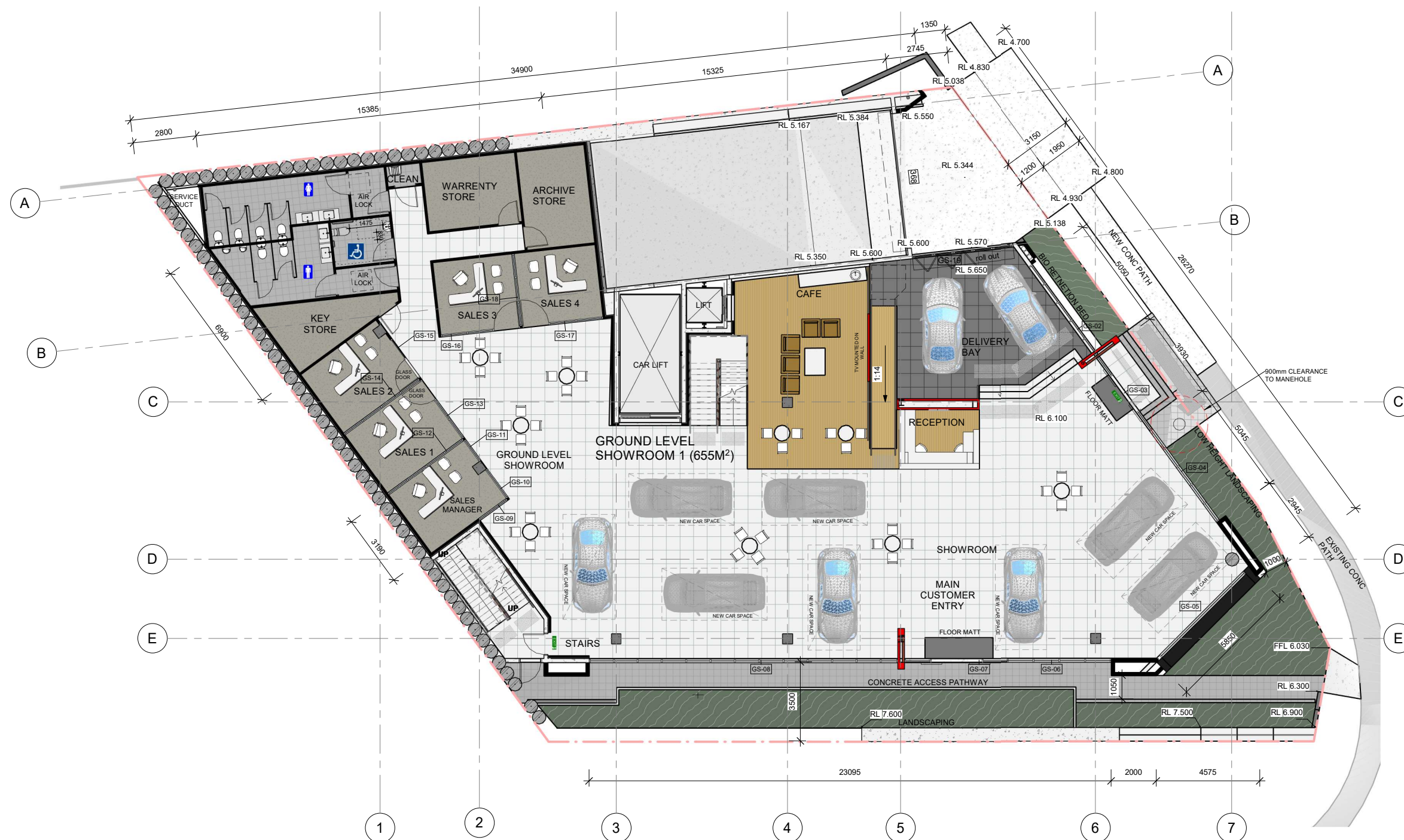
ISSUE	DESCRIPTION	DATE
<p>25 OLD PUNT ROAD, TOMAGO, NSW 2322</p> <p>PHONE: 02 49852000 EMAIL: wrrsteel@wrrsteel.com.au FAX: 02 49852099 WEB: www.wrrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au</p>		
PROPOSED TOYOTA SHOWROOM		
<p>Lot 4 DP 835792 61 Darley Street, Mona Vale</p>		
AMG		
FOR DA		
Site Plan		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:150
PAGE SIZE: A1	SHEET: A102	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



GROUND FLOOR PLAN
1:100

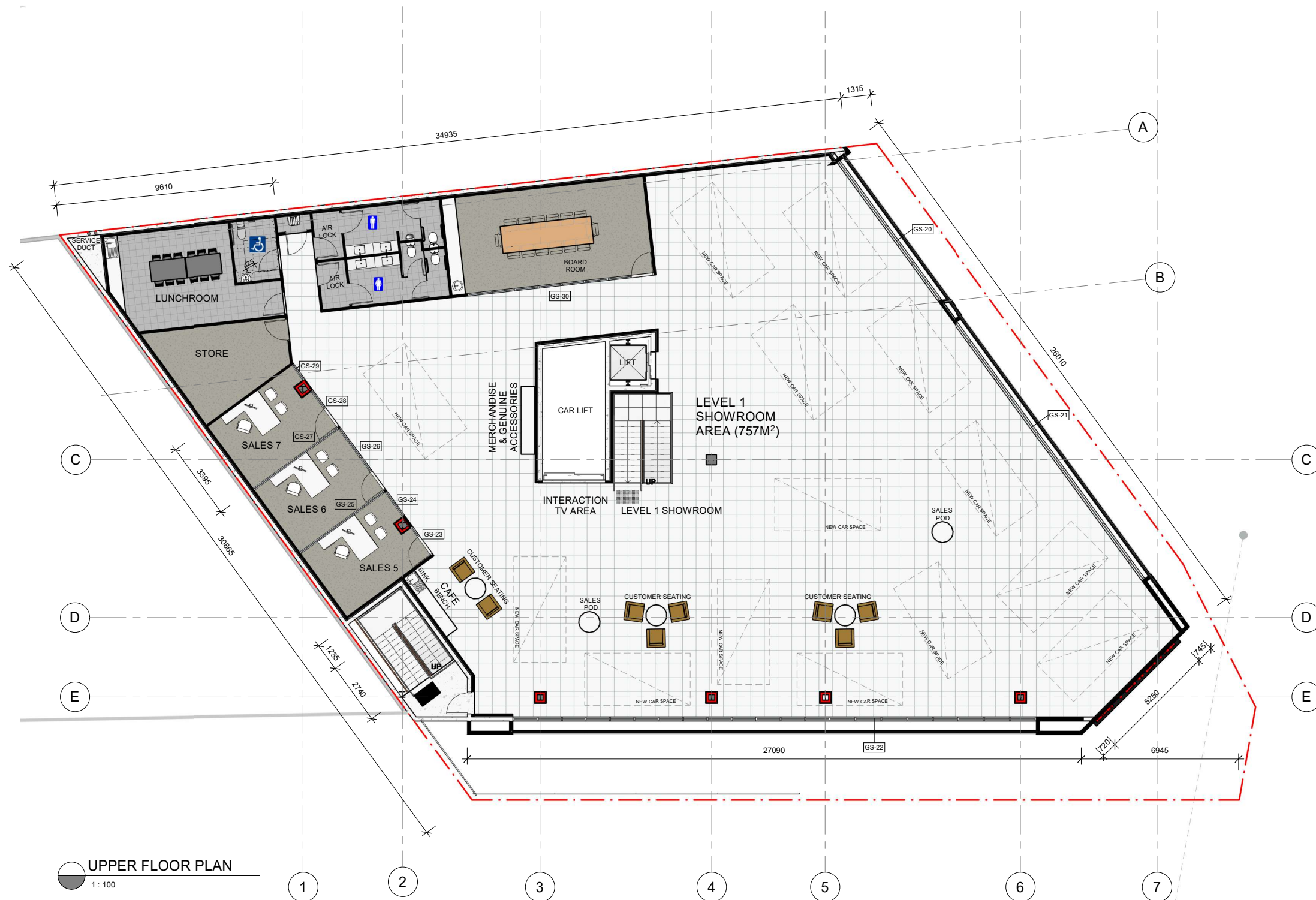
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
1	PROPOSED TOYOTA SHOWROOM	
2	Lot 4 DP 835792 61 Darley Street, Mona Vale	
3	AMG	
4	FOR DA	
5	Showroom Floor Plan	
DRAWN:	MJ	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100 @ A1
PAGE SIZE: A1	SHEET: A200	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



UPPER FLOOR PLAN
1 : 100

2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

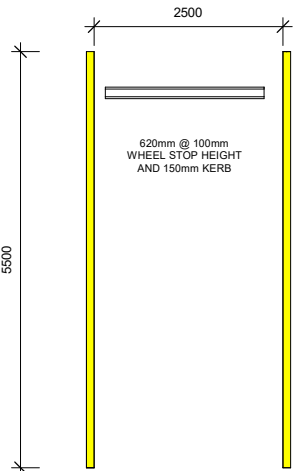
ISSUE	DESCRIPTION	DATE
1	PROPOSED TOYOTA SHOWROOM	
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Showroom Upper Plan		
DRAWN:	MJ	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100
PAGE SIZE: A1	SHEET: A201	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.

PARKING DETAILS



ALL PARKING TO COMPLY WITH:
AS/NZ 2890.1:2004 PART 1 OFF STREET PARKING


CARPARKING CALCULATIONS

SHOWROOM
VEHICLE SALES OR HIRE PREMISES:
1 SPACE FOR PER 130m² GFA REQUIRED.
SHOWROOM UPGRADE DEVELOPMENT HAS A GFA OF 636m²

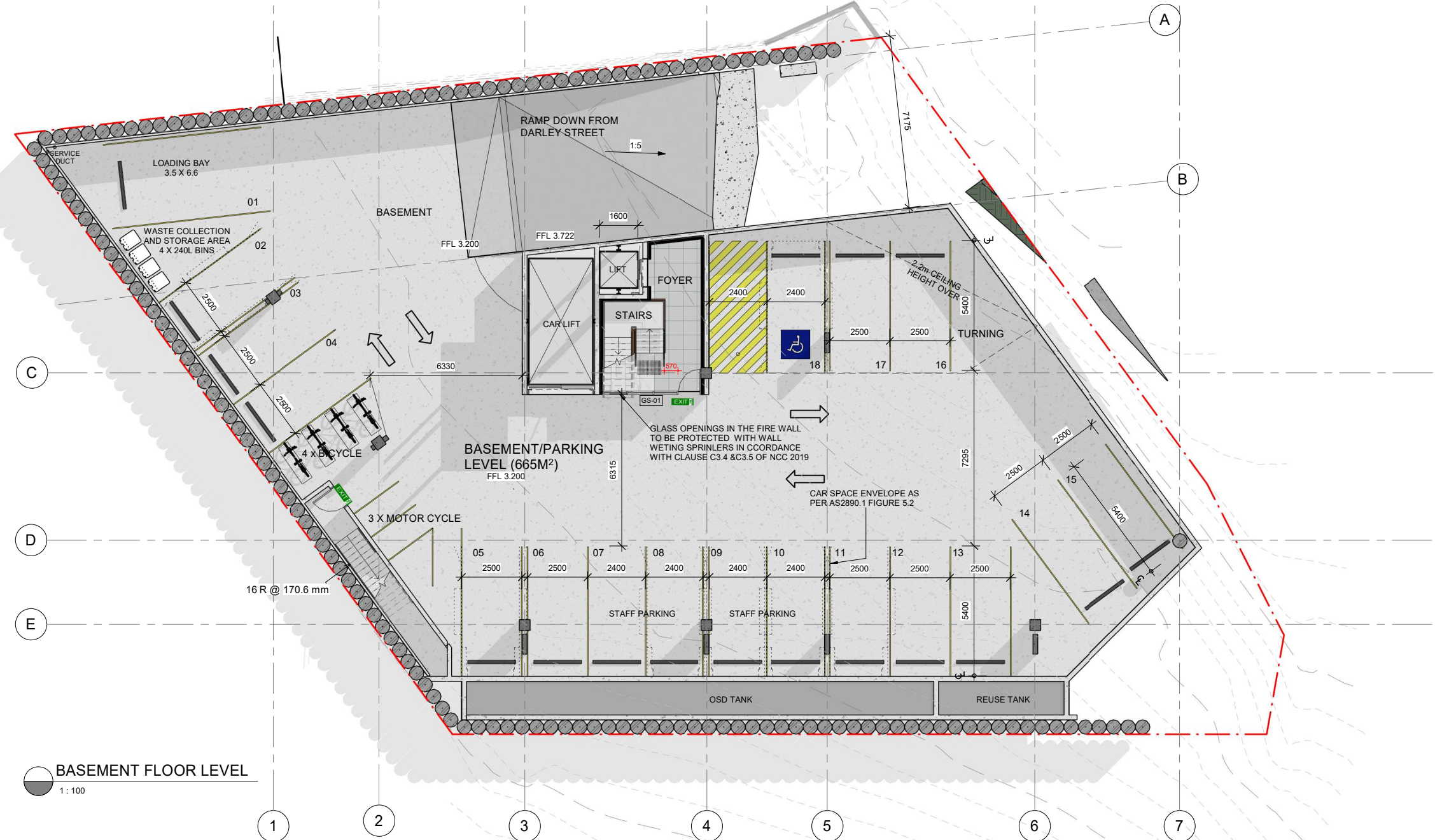
WORKSHOP
VEHICLE REPAIR STATIONS :
2 SPACES, PLUS ONE SPACE PER 50m² GFA REQUIRED.

TOTAL SHOWROOM CARPARKS REQUIRED = 5
TOTAL WORKSHOP CARPARKS REQUIRED = 13
TOTAL PARKS REQUIRED = 18
TOTAL PARKS PROPOSED = 18

2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

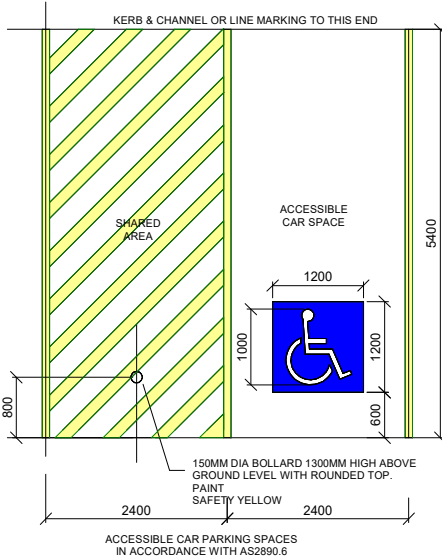
ISSUE	DESCRIPTION	DATE
 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Basement Floor Plan		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100
PAGE SIZE: A1	SHEET: A202	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL



BASEMENT FLOOR LEVEL

1 : 100



SPACE IDENTIFICATION

EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800 MM AND 1000 MM HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200 MM. PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500 MM AND 600 MM FROM ITS ENTRY POINT AS ILLUSTRATED

SPACE DELINEATION

PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION. PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

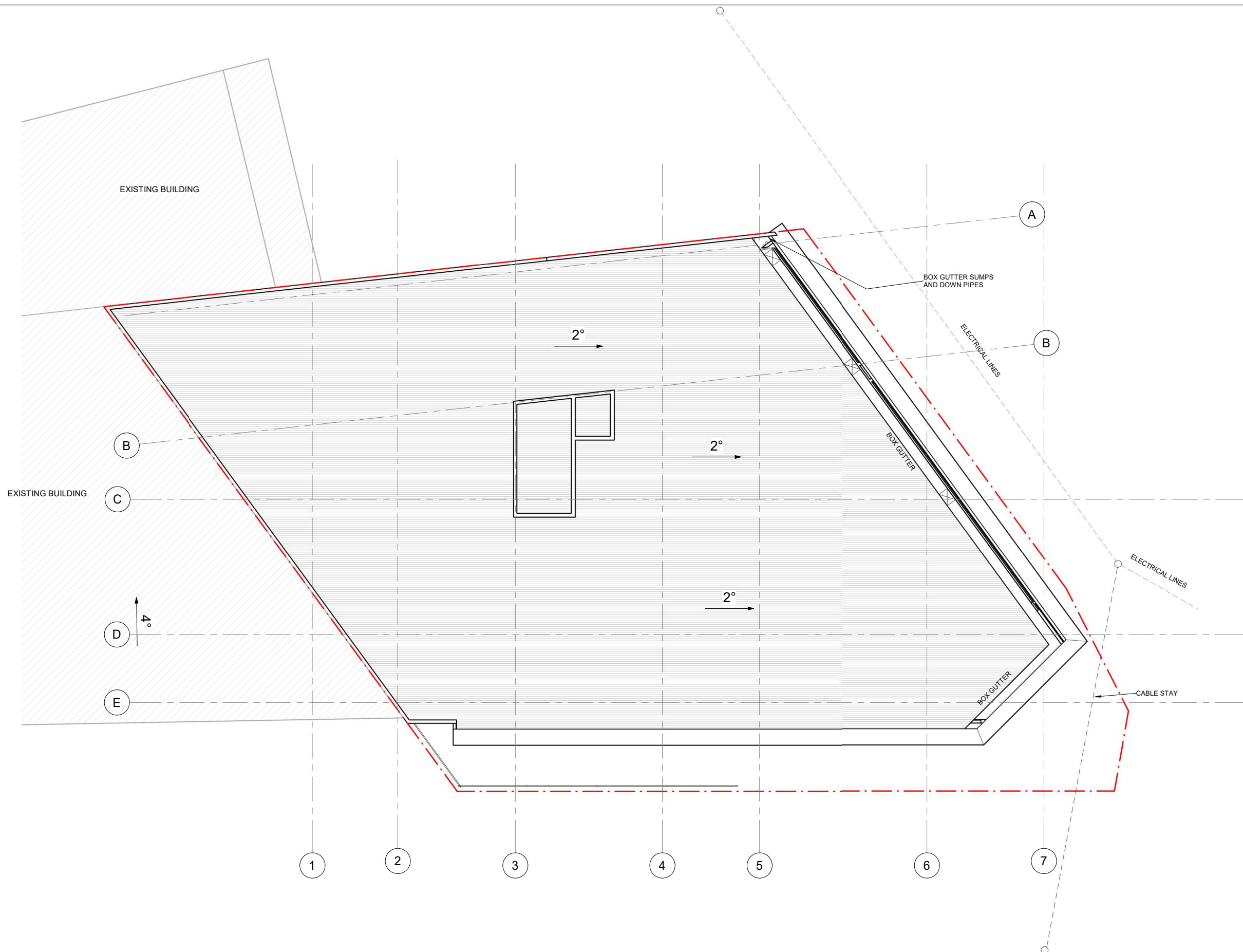
- DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100 MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
- SHARED AREAS SHALL BE MARKED AS FOLLOWS:
 - WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
 - OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100 MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150 TO 200 MM WIDE WITH SPACES 200 MM TO 300 MM BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45 ±10 DEGREES TO THE SIDE OF THE SPACE.
 - NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.

DISABLED CARPARKING NOTES

1 : 50

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
1	PROPOSED TOYOTA SHOWROOM	
WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i> 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		

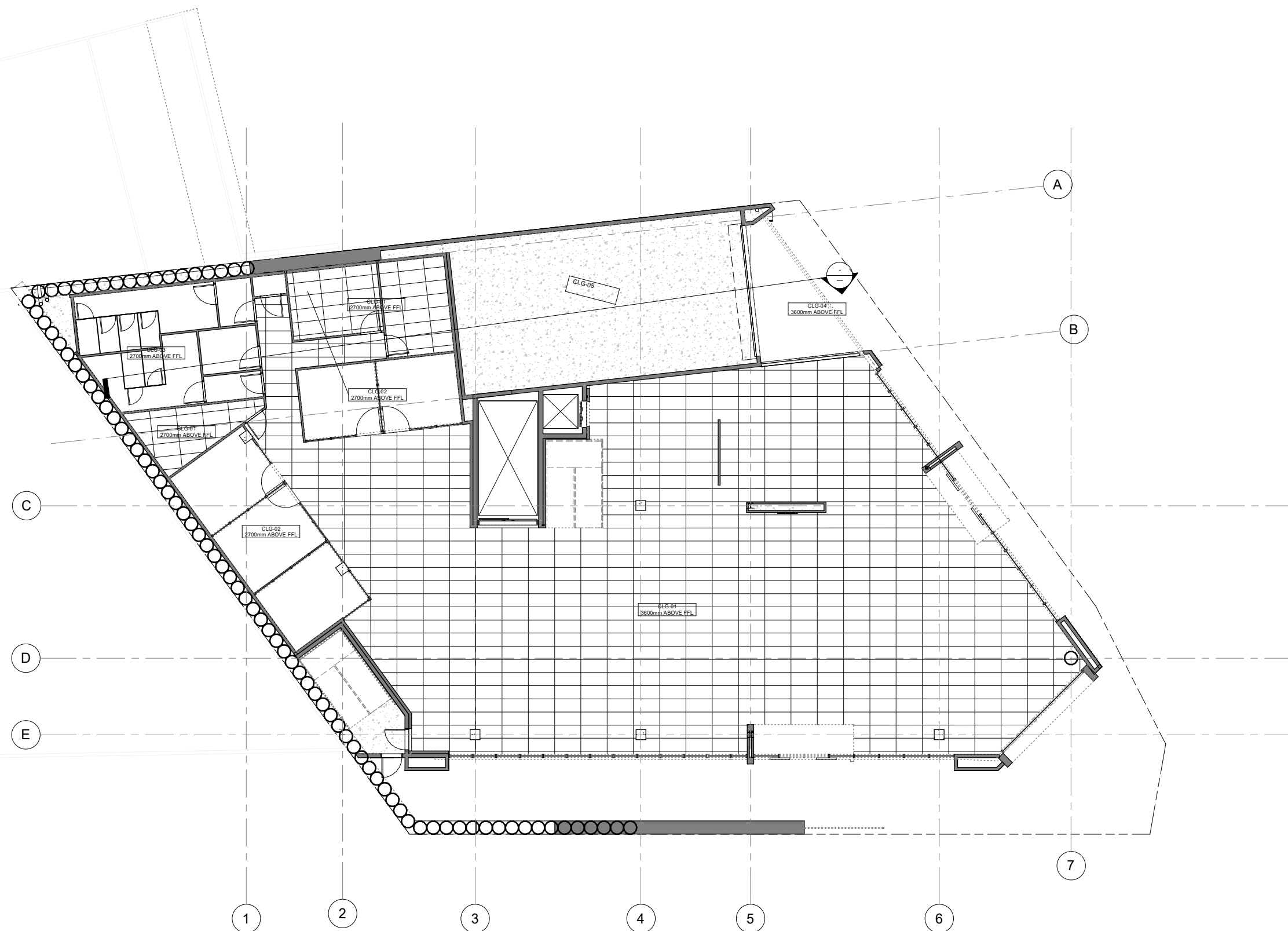
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Roof Plan		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100
PAGE SIZE: A1	SHEET: A300	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

ROOF PLAN
1 : 100

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



GROUND FLOOR REFLECTED CEILING PLAN
1 : 100

CEILINGS		
CLG-01	CEILING TILES IN EXPOSED GRID	EXISTING 1200 x 600mm EXPOSED GRID SUSPENDED CEILING
CLG-02	PLASTERBOARD CEILING	13mm THICK FLUSH PLASTERBOARD ON SUPPORT SYSTEM WITH 'RONDO' P50 SHADOW STOPPING ANGLE
CLG-03	PLASTERBOARD CEILING	13mm THICK FLUSH MOISTURE RESISTANT PLASTERBOARD ON SUPPORT SYSTEM WITH 'RONDO' P50 SHADOW STOPPING ANGLE
CLG-04	EXTERNAL SOFFIT LINING	APOLIC FR - WHITE
CLG-05	CONCRETE SOFFIT	PAINT FINISH

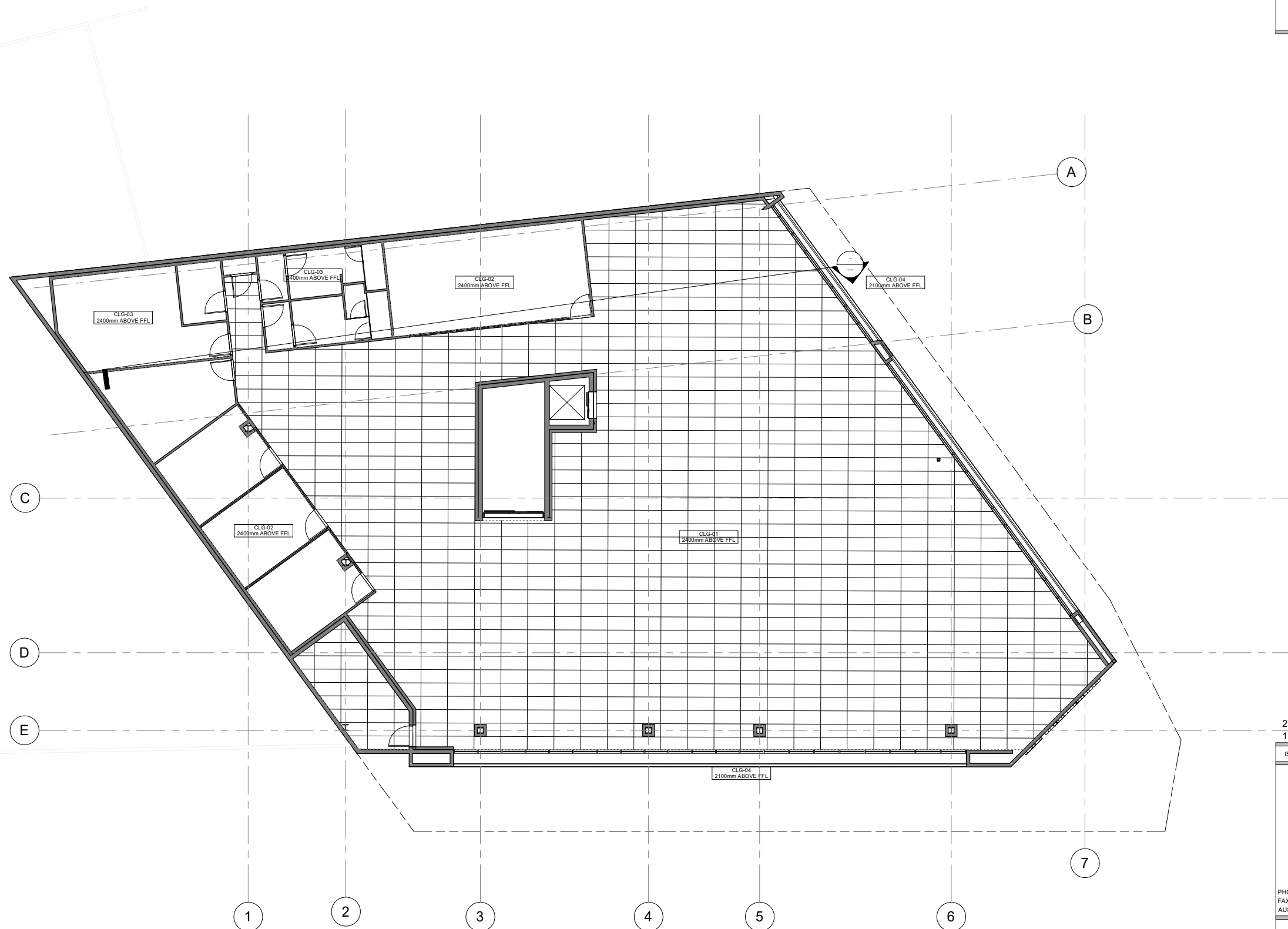
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Roof Plan		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100
PAGE SIZE: A1	SHEET: A300	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



UPPER FLOOR REFLECTED CEILING PLAN
1:100

CEILINGS	
CLG-01	CEILING TILES IN EXPOSED GRID
CLG-02	PLASTERBOARD CEILING
CLG-03	PLASTERBOARD CEILING
CLG-04	EXTERNAL SOFFIT LINING
CLG-05	CONCRETE SOFFIT

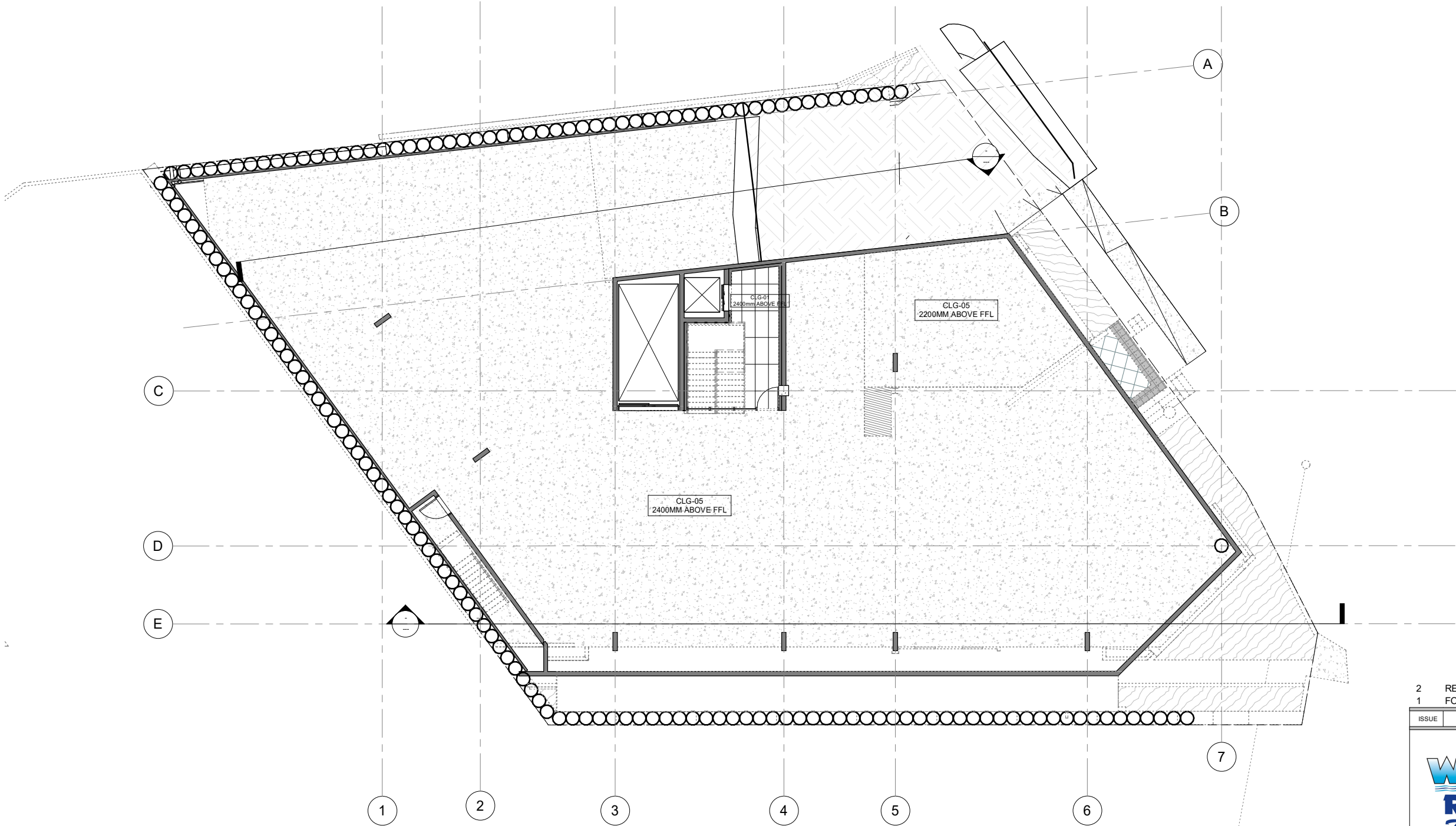
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
 There is a Difference 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Roof Plan		
DRAWN:	MJ	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100
PAGE SIZE: A1	SHEET: A300	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES


ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



BASEMENT REFLECTED CEILING PLAN
1:100

CEILINGS		
CLG-01	CEILING TILES IN EXPOSED GRID	EXISTING 1200 x 600mm EXPOSED GRID SUSPENDED CEILING
CLG-02	PLASTERBOARD CEILING	13mm THICK FLUSH PLASTERBOARD ON SUPPORT SYSTEM WITH 'RONDO' P50 SHADOW STOPPING ANGLE
CLG-03	PLASTERBOARD CEILING	13mm THICK FLUSH MOISTURE RESISTANT PLASTERBOARD ON SUPPORT SYSTEM WITH 'RONDO' P50 SHADOW STOPPING ANGLE
CLG-04	EXTERNAL SOFFIT LINING	APOLIC FR - WHITE
CLG-05	CONCRETE SOFFIT	PAINT FINISH

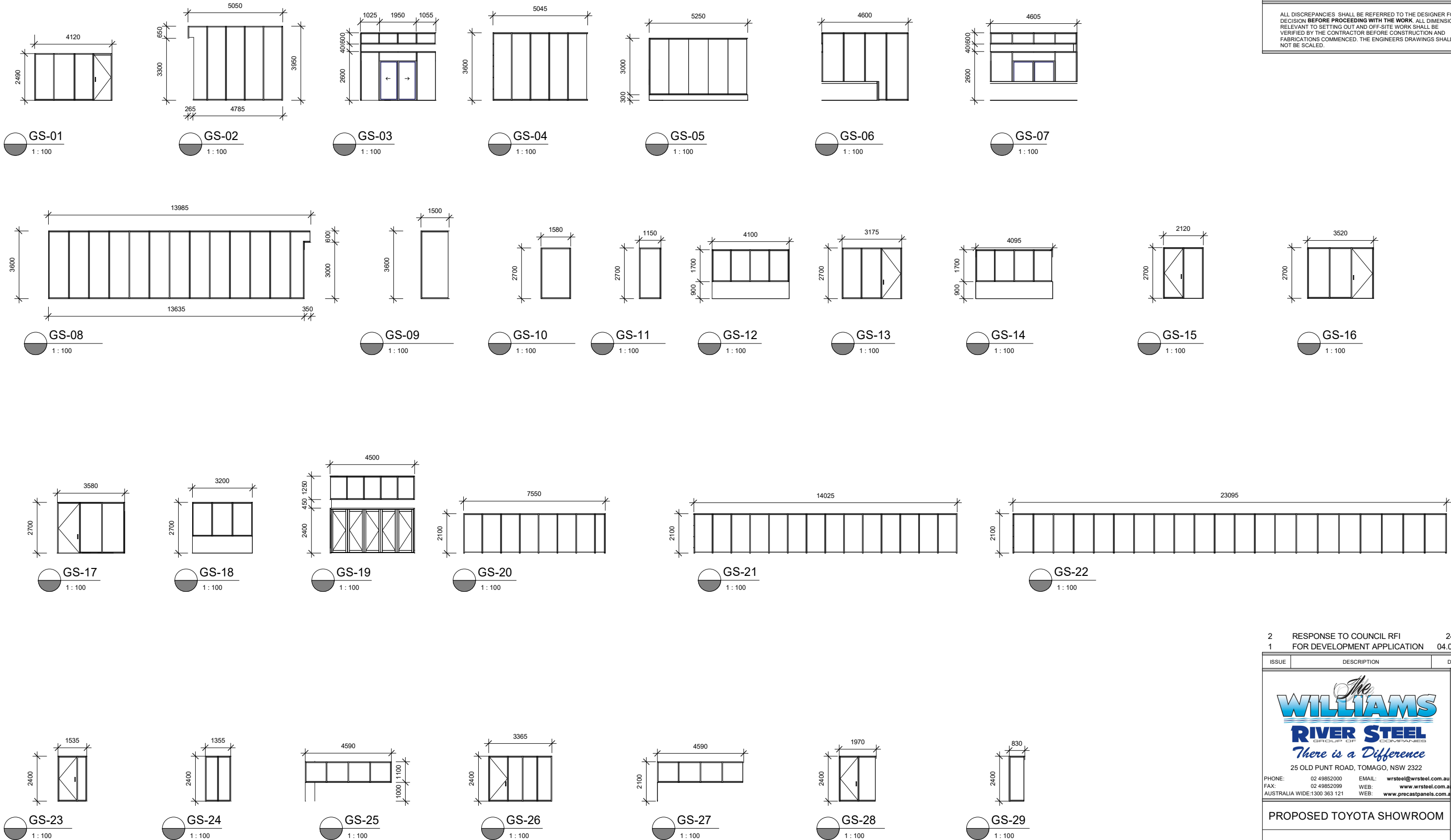
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Roof Plan		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100
PAGE SIZE: A1	SHEET: A300	ISSUE: 2


INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



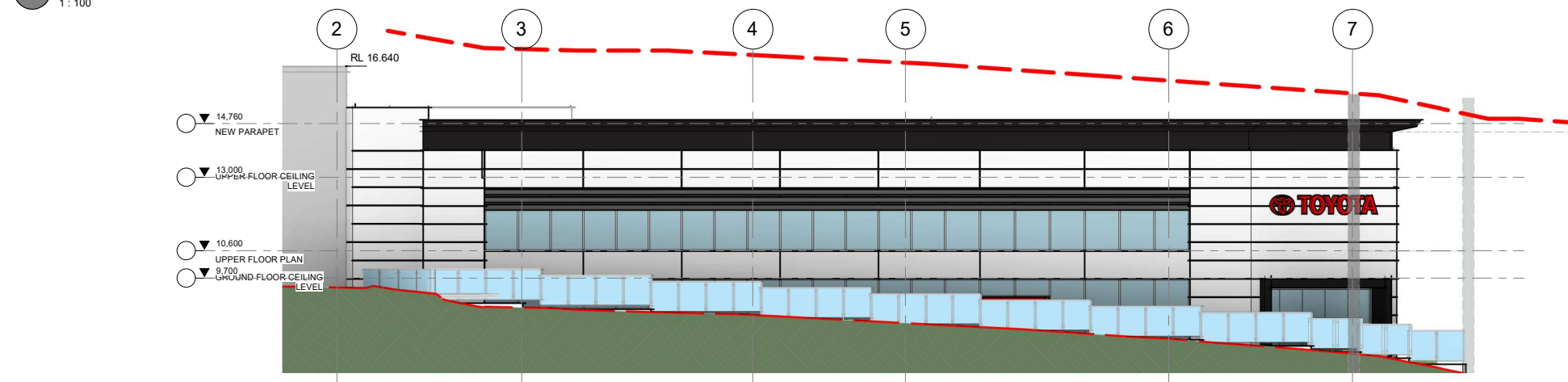
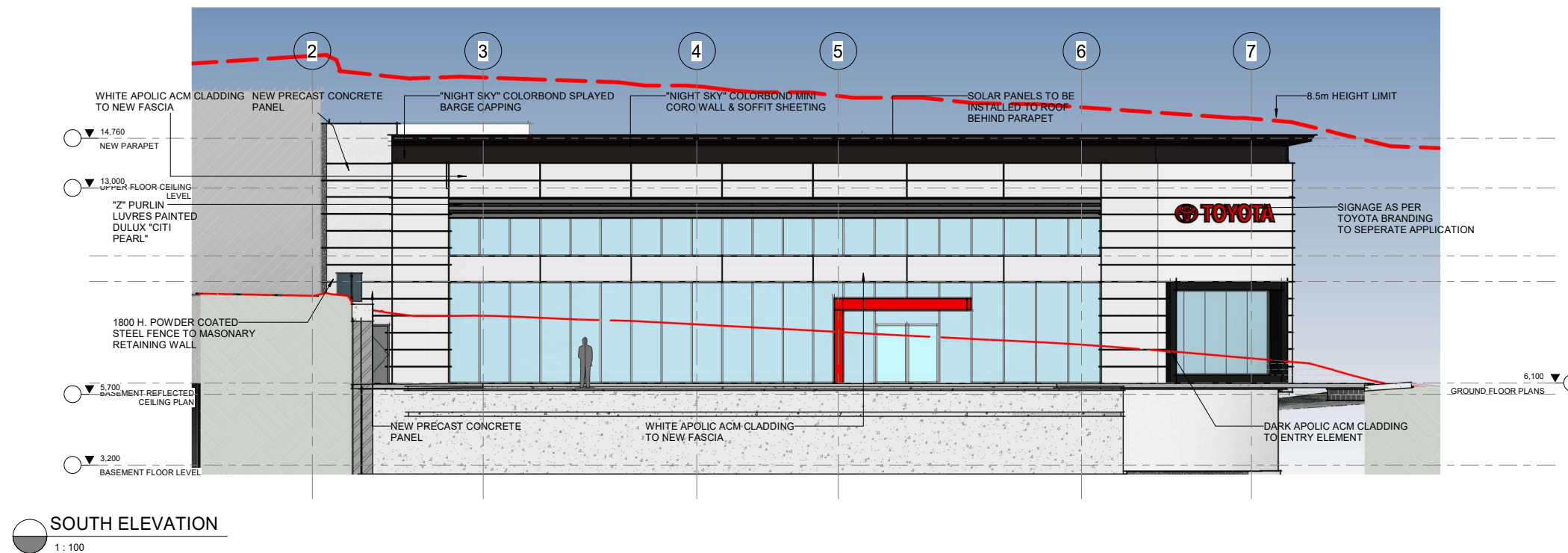
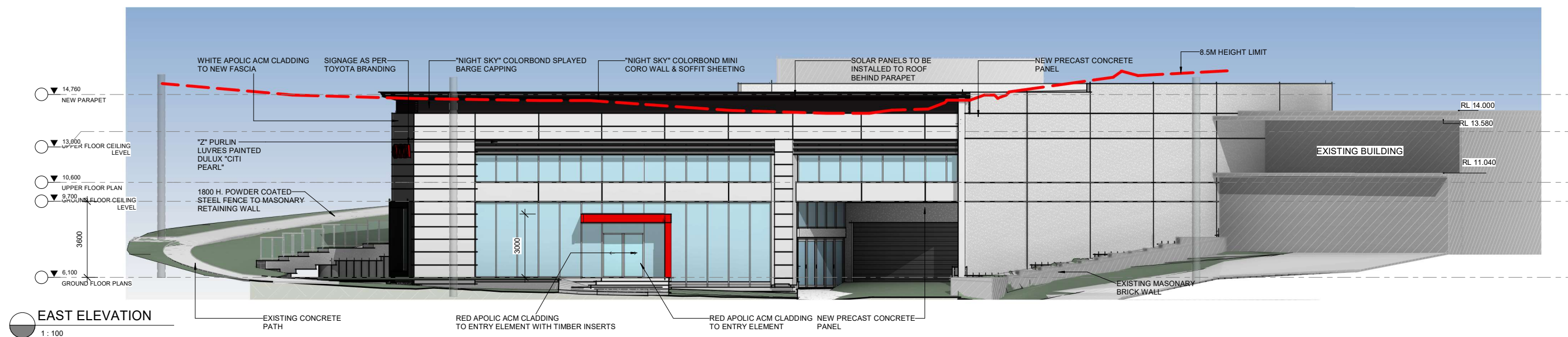
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
 WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i> 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Showroom Elevations		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100 @ A1
PAGE SIZE: A1	SHEET: A600	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



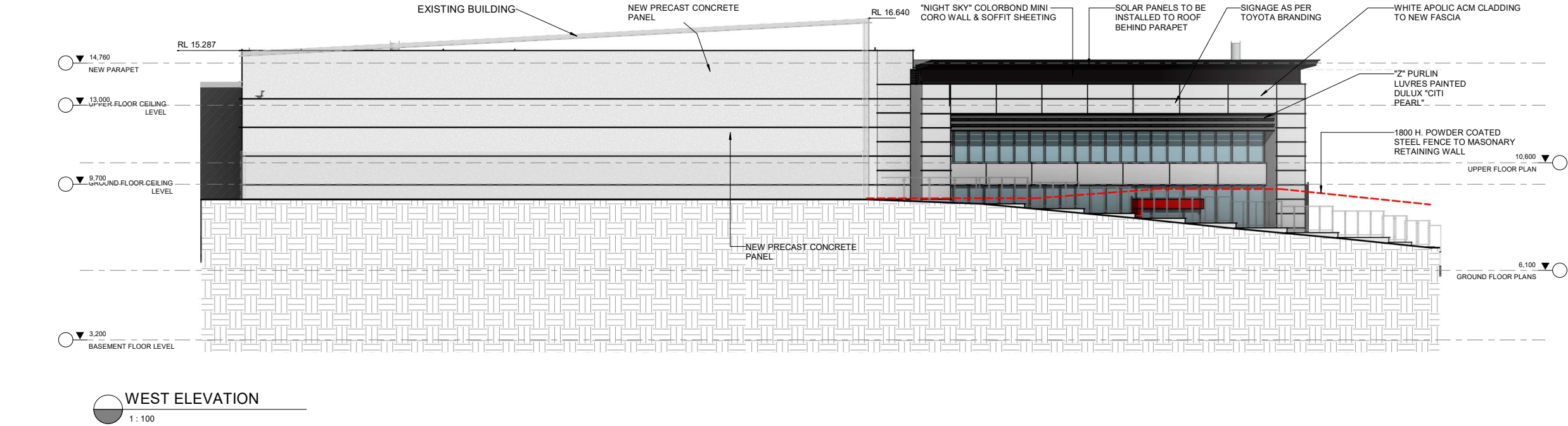
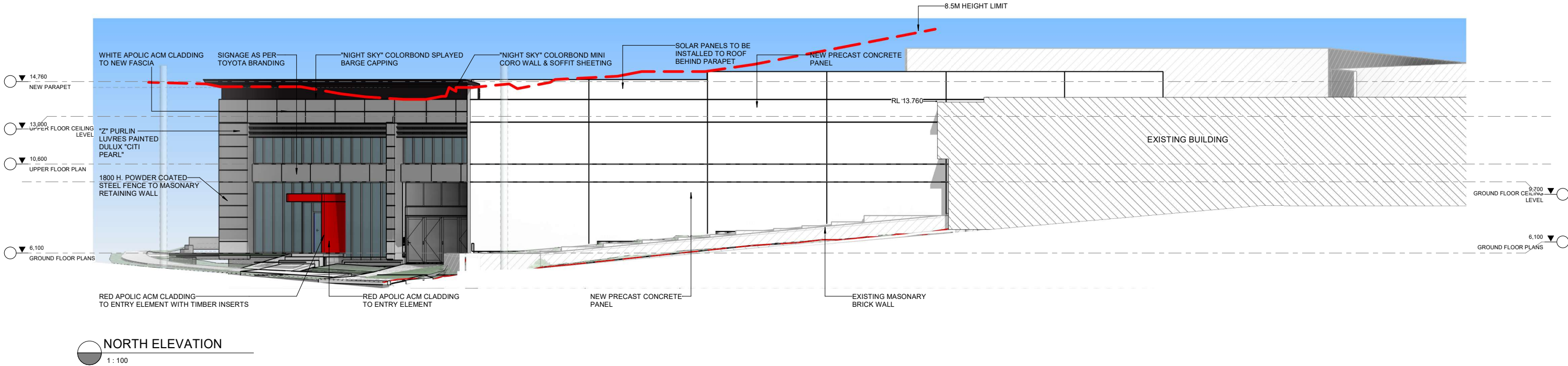
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
1	PROPOSED TOYOTA SHOWROOM	
WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i> 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Showroom Elevations		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100 @ A1
PAGE SIZE: A1	SHEET: A600	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
 WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i> 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au		

PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Showroom Elevations		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE 1:100
PAGE SIZE: A1	SHEET: A601	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION **BEFORE PROCEEDING WITH THE WORK**. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



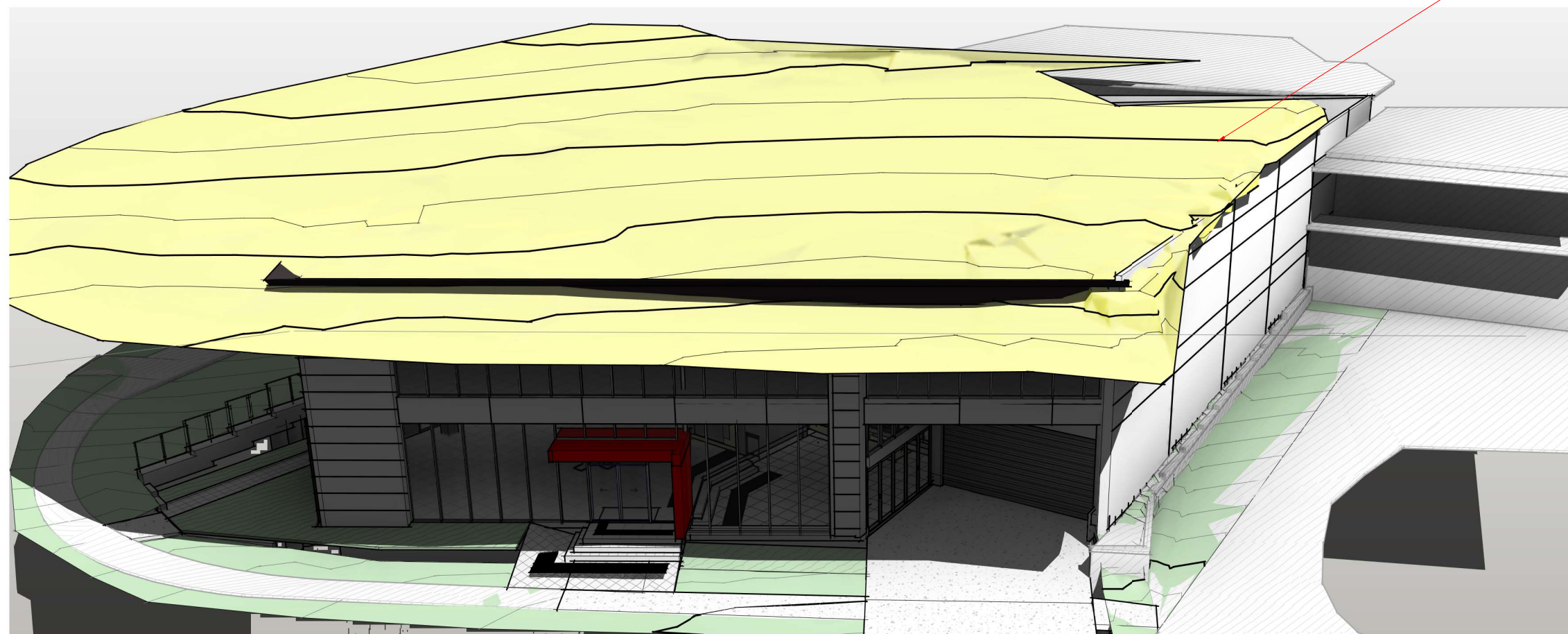
ISSUE	DESCRIPTION	DATE
 <p>25 OLD PUNT ROAD, TOMAGO, NSW 2322</p> <p>PHONE: 02 49852000 EMAIL: wrrsteel@wrrsteel.com.au FAX: 02 49852099 WEB: www.wrrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au</p>		
PROPOSED TOYOTA SHOWROOM		
<p>Lot 4 DP 835792 61 Darley Street, Mona Vale</p>		
<p>AMG</p>		
FOR DA		
SECTIONS		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:100 @ A1
PAGE SIZE: A1	SHEET: A700	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

A1

INDUSTRIALI • COMMERCIALI • DPE CAST PANEI

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION **BEFORE PROCEEDING WITH THE WORK**. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



8.5m height limit

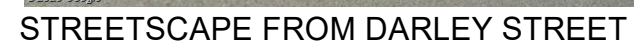
ISSUE	DESCRIPTION	DATE
-------	-------------	------

ISSUE	DESCRIPTION	DATE
		
PHONE: 02 49852000	EMAIL: wrrsteel@wrrsteel.com.au	
FAX: 02 49852099	WEB: www.wrrsteel.com.au	
AUSTRALIA WIDE: 1300 363 121	WEB: www.precastpanels.com.au	
PROPOSED TOYOTA SHOWROOM		
<p>Lot 4 DP 835792 61 Darley Street, Mona Vale</p>		
AMG		
FOR DA		
Showroom Perspective View		
DRAWN: MJ	CHECKED: CW	
JOB No: JN613100	DATE: 24/10/23	SCALE N/A
PAGE SIZE: A1	SHEET: A800	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

INDUSTRIAL • COMMERCIAL • PRE - CAST PANELS

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION **BEFORE PROCEEDING WITH THE WORK**. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



2	RESPONSE TO COUNCIL RF1	24/10/23
1	FOR DEVELOPMENT APPLICATION	04.02.2023

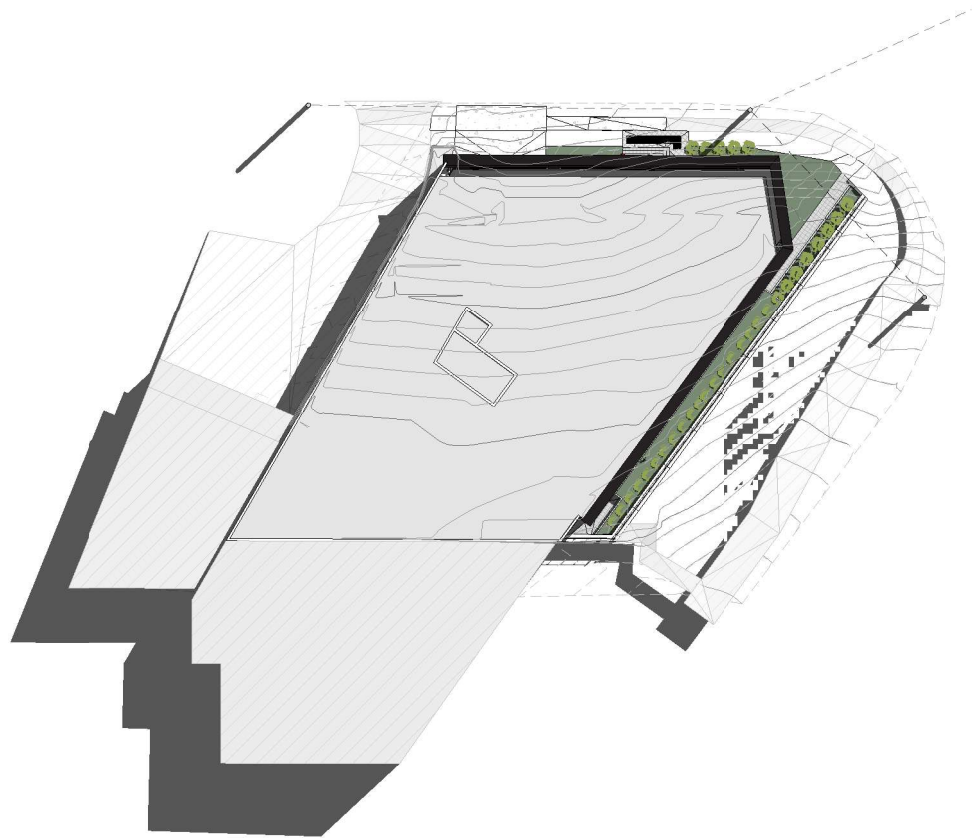
ISSUE	DESCRIPTION	DATE
 <p style="font-size: 1.2em; margin-top: 10px;">25 OLD PUNT ROAD, TOMAGO, NSW 2322</p> <p>PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au</p>		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Showroom Perspective View		
DRAWN:	CW	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE: N/A
PAGE SIZE: A1	SHEET: A801	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

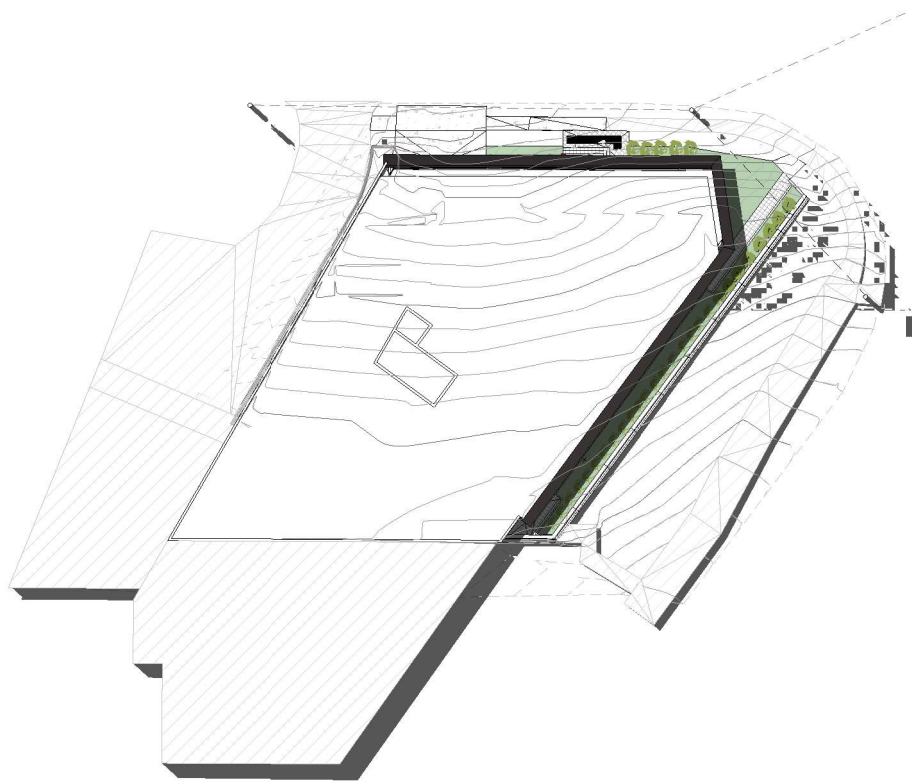
INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

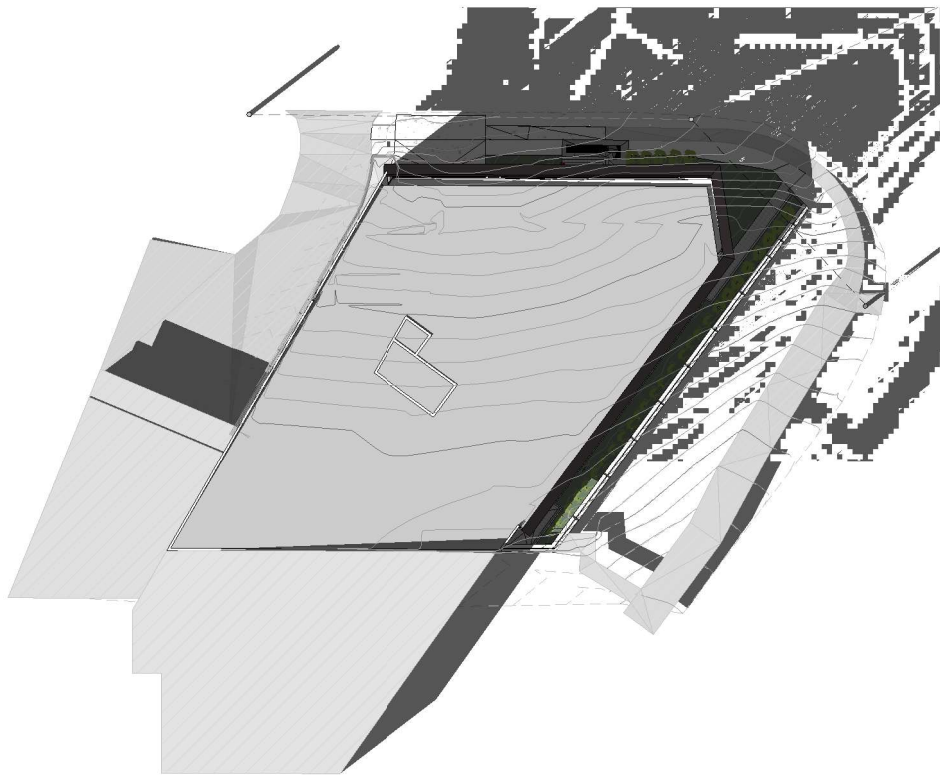
ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION **BEFORE PROCEEDING WITH THE WORK**. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



Shadow Diagram - Summer Solstice - 9am




Shadow Diagram - Summer Solstice - 12pm



Shadow Diagram - Summer Solstice - 3pm

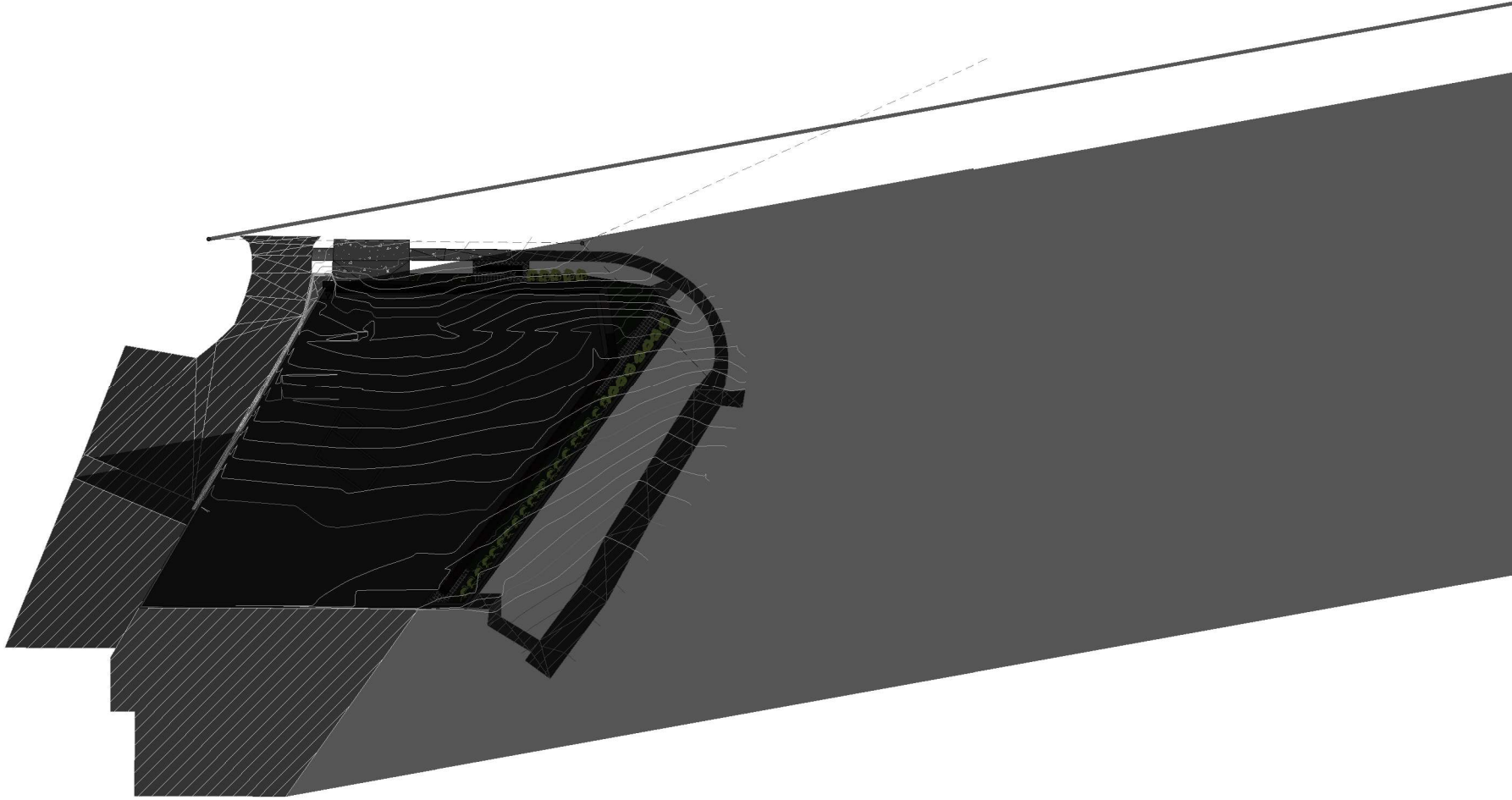
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
 <p>WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i> 25 OLD PUNT ROAD, TOMAGO, NSW 2322</p> <p>PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au</p>		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Shadow diagram - Summer Solstice		
DRAWN:	CW	CHECKED: Checker
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:300
PAGE SIZE: A1	SHEET: A900	ISSUE: 2

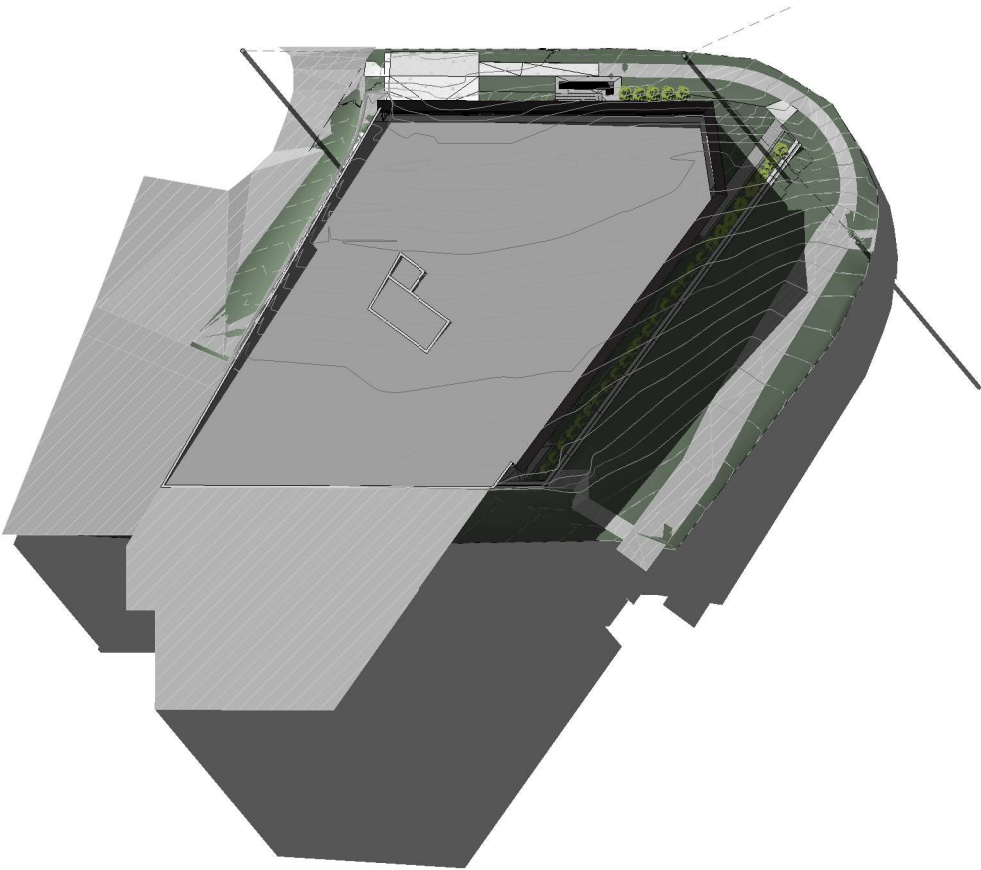
INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

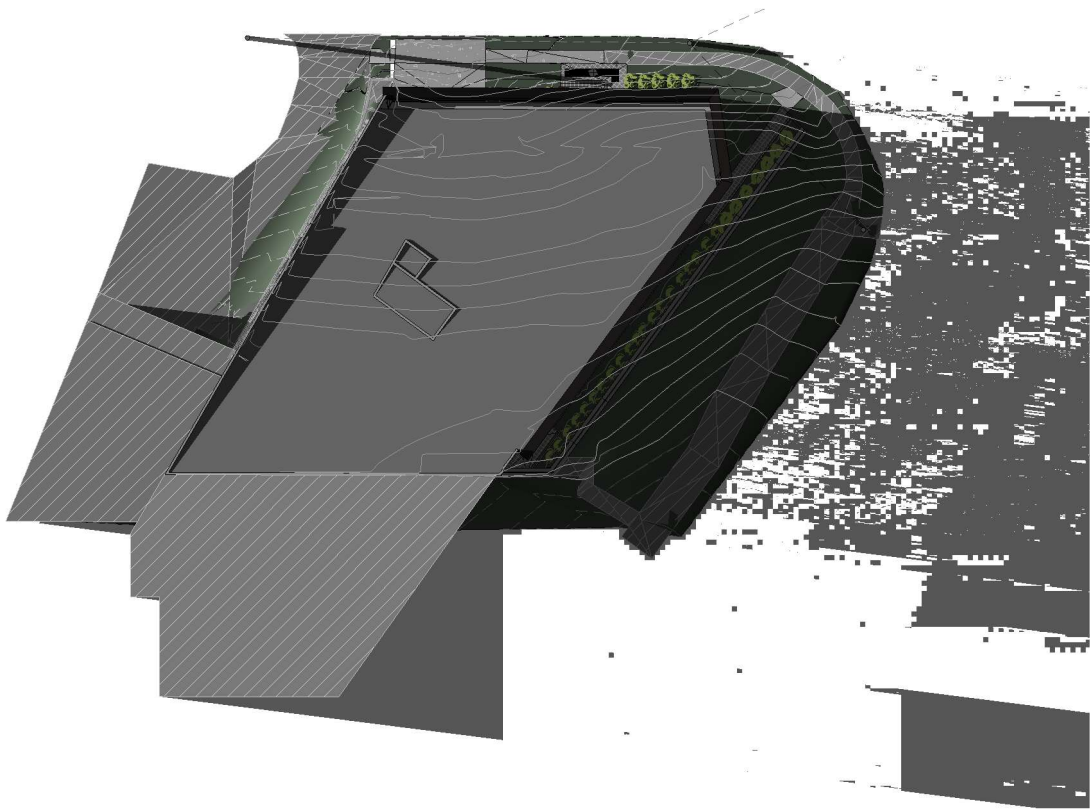
ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



Shadow Diagram - Winter Solstice - 9 am




Shadow Diagram - Winter Solstice - 12pm

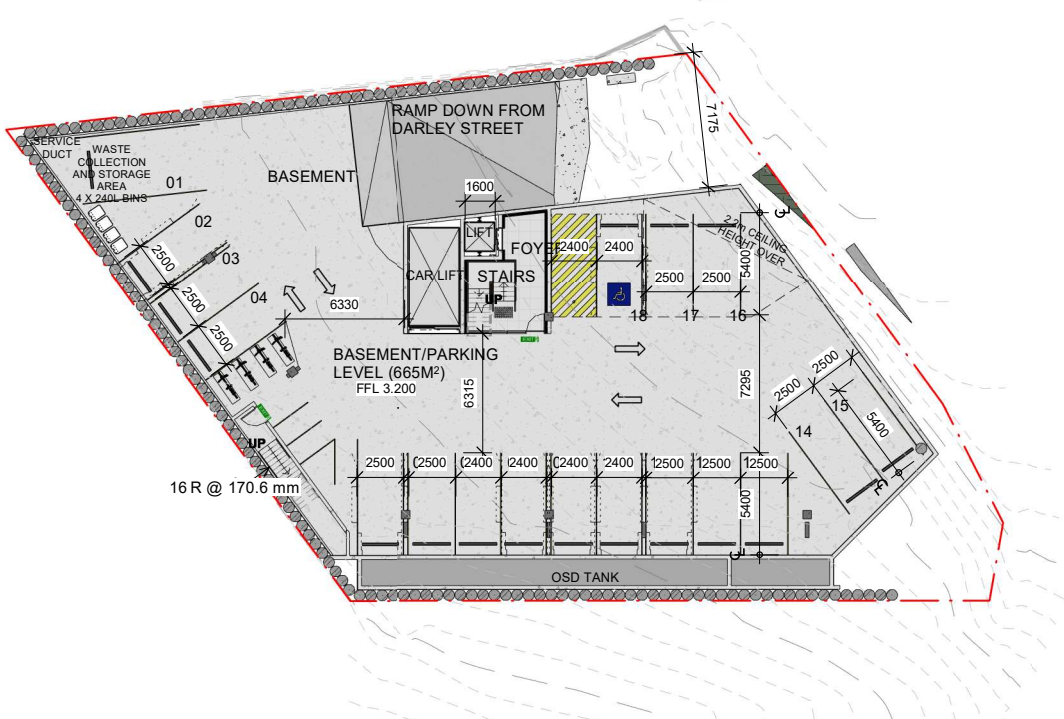


Shadow Diagram - Winter Solstice - 3 pm

2	RESPONSE TO COUNCIL RFI	24/10/23
1	FOR DEVELOPMENT APPLICATION	04.02.2023

ISSUE	DESCRIPTION	DATE
 <p>WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i></p> <p>25 OLD PUNT ROAD, TOMAGO, NSW 2322</p> <p>PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au</p>		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Shadow diagram - Winter Solstice		
DRAWN:	CW	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:300
PAGE SIZE: A1	SHEET: A901	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL



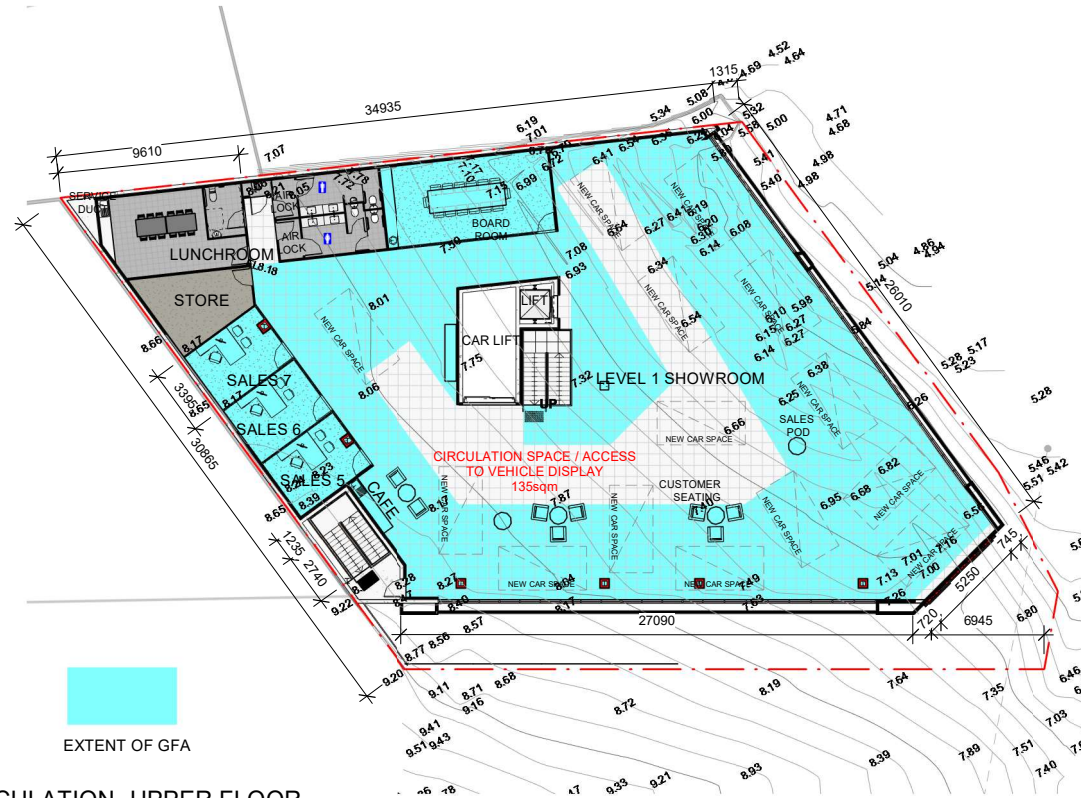
FSR CALCULATION -BASEMENT FLOOR LEVEL
1 : 200

BASEMENT FLOOR FSR = 0sqm



FSR CALCULATION - GROUND FLOOR
1 : 200

GROUND FLOOR FSR = 469sqm



FSR CALCULATION -UPPER FLOOR
1 : 200

FIRST FLOOR FSR = 536sqm

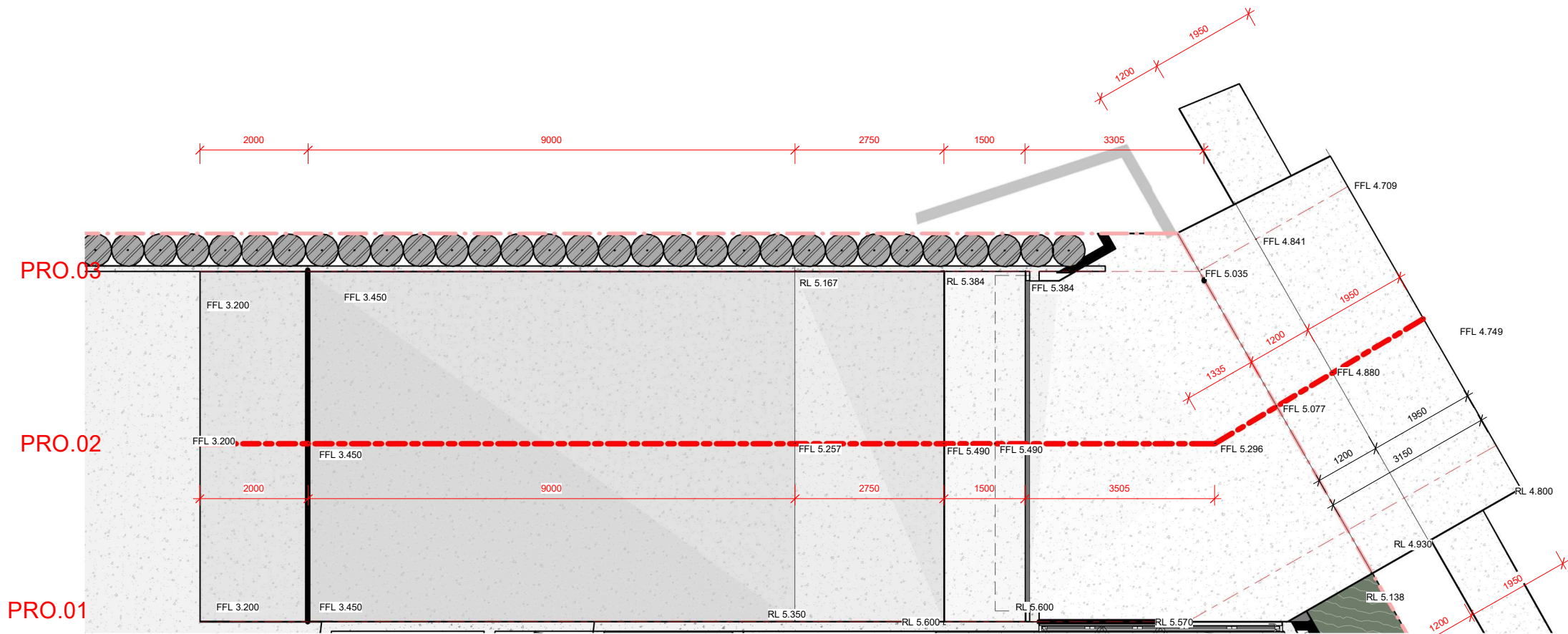
2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
WILLIAMS RIVER STEEL GROUP OF COMPANIES <i>There is a Difference</i> 25 OLD PUNT ROAD, TOMAGO, NSW 2322 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au FAX: 02 49852099 WEB: www.wrsteel.com.au AUSTRALIA WIDE:1300 363 121 WEB: www.precastpanels.com.au		
PROPOSED TOYOTA SHOWROOM		
Lot 4 DP 835792 61 Darley Street, Mona Vale		
AMG		
FOR DA		
Floor Space Calculation Plans		
DRAWN:	CW	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE:1:200
PAGE SIZE: A1	SHEET: A902	ISSUE: 2

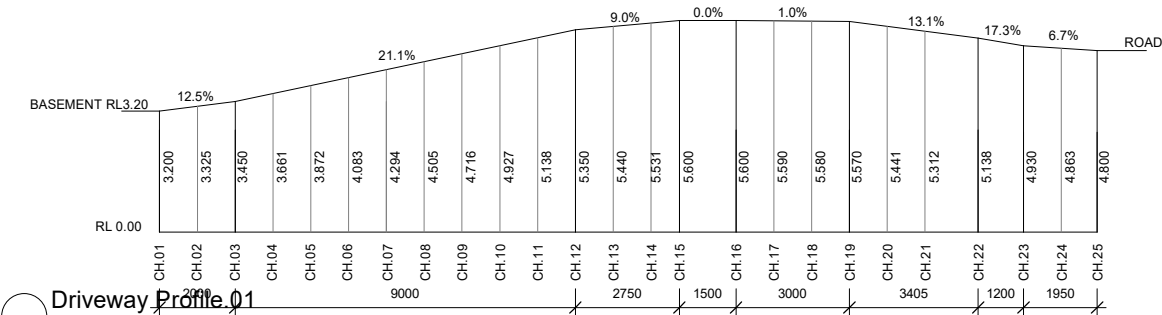
INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

THIS DRAWING IS THE PROPERTY OF WILLIAMS RIVER STEEL. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THE DOCUMENT ARE CONFIDENTIAL AND MAY NOT BE DISTRIBUTED OR REPRODUCED WITHOUT THE EXPRESSED PERMISSION OF THE WILLIAMS RIVER STEEL GROUP OF COMPANIES

ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.



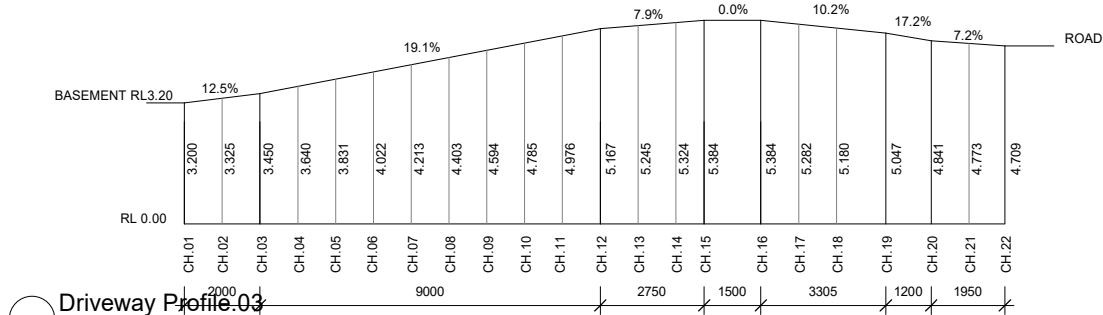
RAMP DETAILED PLAN
1:50



Driveway Profile.01
1:100



Driveway Profile.02
1:100

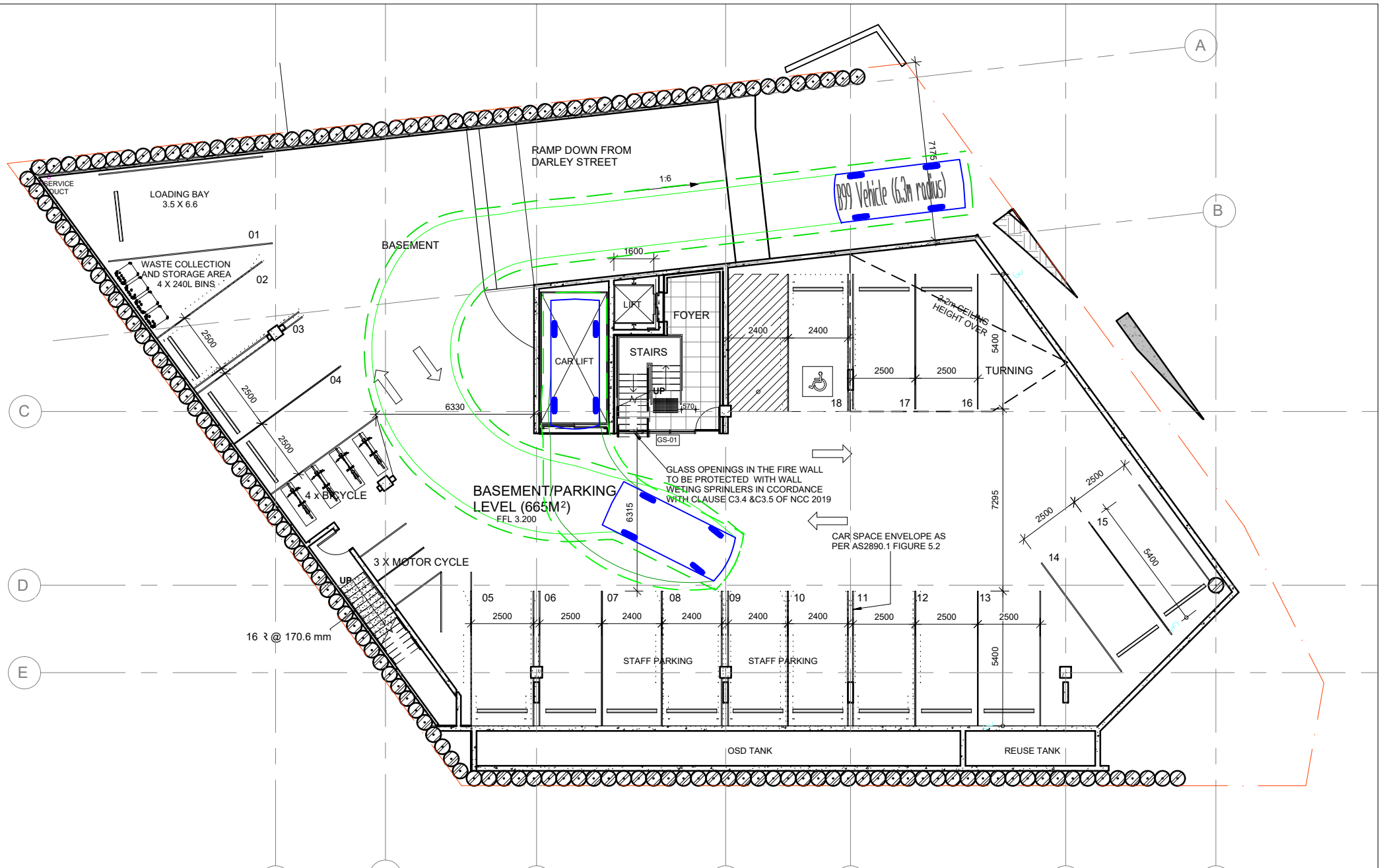


Driveway Profile.03
1:100

2 RESPONSE TO COUNCIL RFI 24/10/23
1 FOR DEVELOPMENT APPLICATION 04.02.2023

ISSUE	DESCRIPTION	DATE
1	PROPOSED TOYOTA SHOWROOM	
2	Lot 4 DP 835792 61 Darley Street, Mona Vale	
3	AMG	
4	FOR DA	
5	Driveway Details	
DRAWN:	CW	CHECKED: CW
JOB No: JN613100	DATE: 24/10/23	SCALE: 1:200
PAGE SIZE: A1	SHEET: A903	ISSUE: 2

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL



VARGA TRAFFIC PLANNING Pty Ltd
 ABN 88 071 762 537
 20 Young Street
 Neutral Bay, NSW 2089

Phone +61 2 9904 3224
 PO Box 1986
 Neutral Bay, NSW 2089
 www.vargatrafic.com.au
 Sydney, Australia

PROJECT
 CAR SHOWROOM DEVELOPMENT



DRAWING TITLE
 BASEMENT TURNING PATHS
 Entering Car Lift

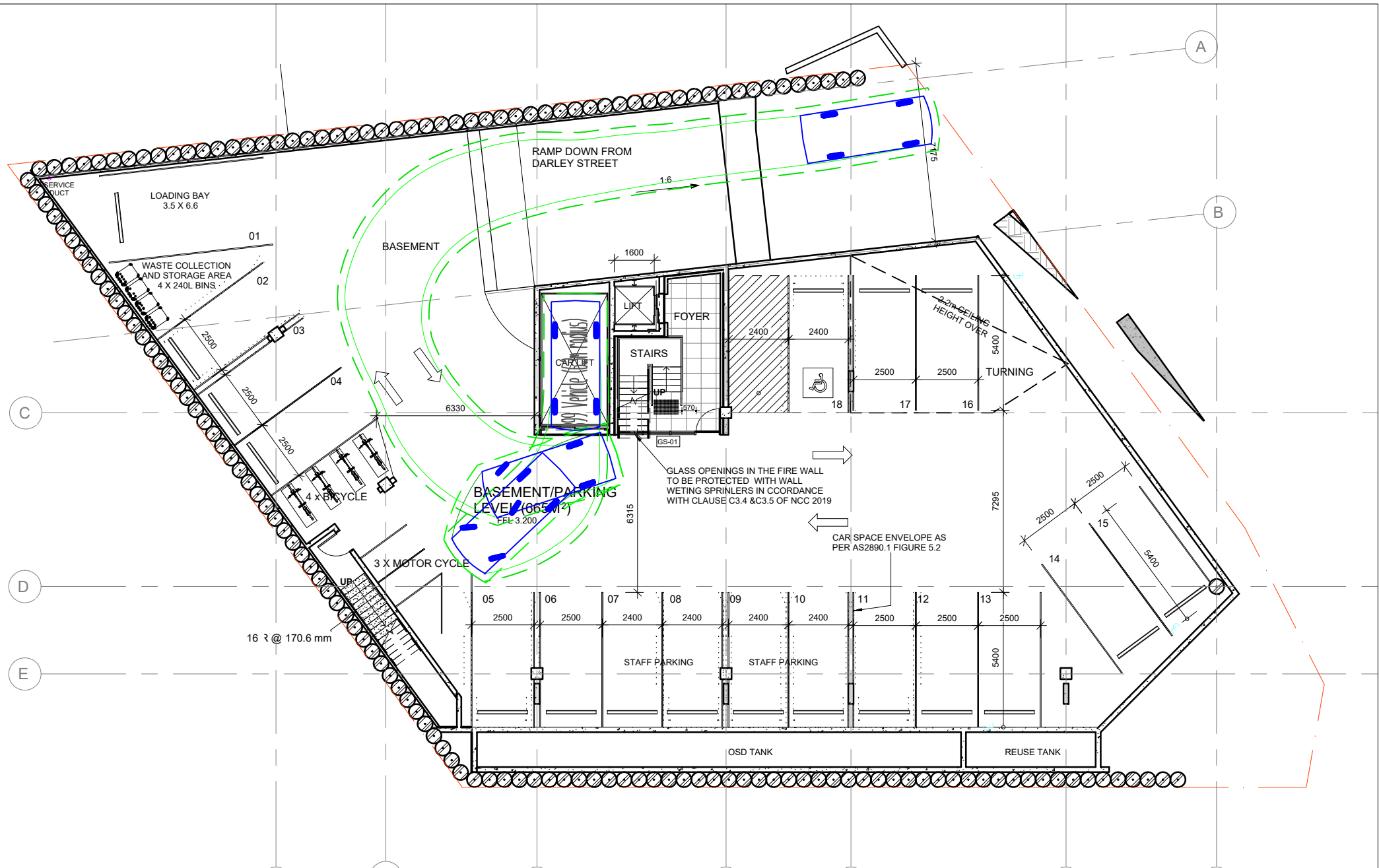
ADDRESS
 61 Darley Street,
 Mona Vale

PROJECT NO.
 22644
 REVIEWED
 ROBERT VARGA

1:200 @ A4
 DATE DRAWN
 2023-9-18
 PREPARED
 ZACHARY CAI

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants





VARGA TRAFFIC PLANNING Pty Ltd
ABN 88 071 762 537
20 Young Street
Neutral Bay, NSW 2089

Phone +61 2 9904 3224
PO Box 1666
Neutral Bay, NSW 2089
www.vargatrafic.com.au
Sydney, Australia

PROJECT
CAR SHOWROOM DEVELOPMENT



DRAWING TITLE
BASEMENT TURNING PATHS
Exiting Car Lift

ADDRESS
61 Darley Street,
Mona Vale

PROJECT NO.
22644

REVIEWED
ROBERT VARGA

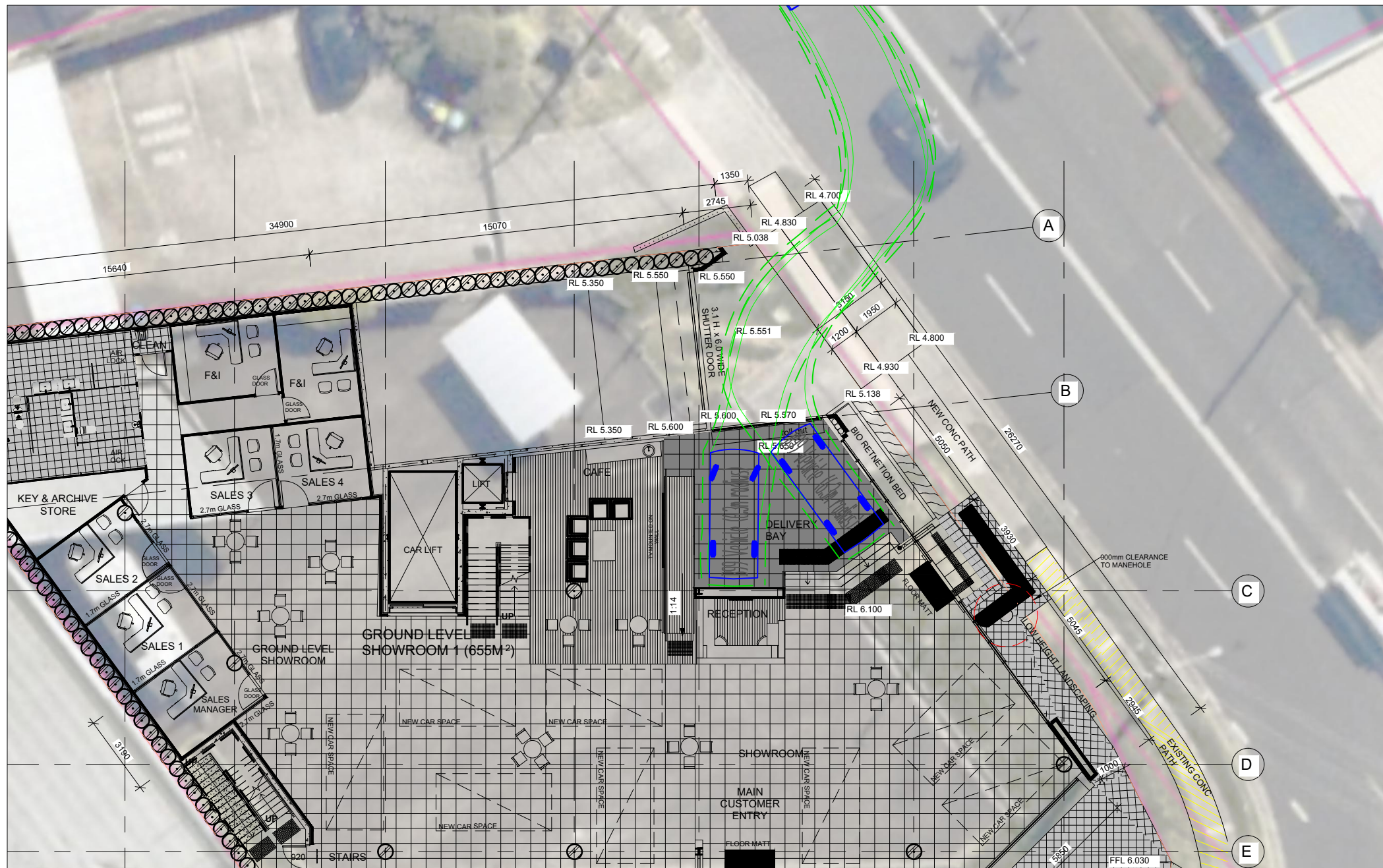
1:200 @ A4

DATE DRAWN
2023-9-19

PREPARED
ZACHARY CAI

VARGA TRAFFIC PLANNING Pty Ltd

Transport, Traffic and Parking Consultants



PROJECT NO.
22644
REVIEWED
ROBERT VARGA

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants