

Lot 33, DP 1078910  
46 FITZROY ST, CARRINGTON

PROPOSED COMMERCIAL DEVELOPMENT

DEVELOPED DESIGN

APRIL 2021

- A000 N Cover Sheet
- A001 N Notes & Schedules
- A004 N Existing Conditions
- A006 N Site Analysis
- A007 N Site Context Plan
- A100 N Site Plan
- A101 N Site Ground Plan
- A110 N Ground Floor Plan
- A111 N First Floor Plan
- A112 N Second Floor Plan
- A113 N Third Floor Plan
- A114 N Roof Plan
- A200 N Street Elevations
- A201 N Elevations
- A202 N Elevations
- A300 N Sections
- A301 N Sections
- A600 N Materials Schedule
- A800 N Shadow Diagrams - 21st July 0900
- A801 N Shadow Diagrams - 21st July 1200
- A802 N Shadow Diagrams - 21st July 1500



FITZROY ST VIEW - INDICATIVE ONLY



DENISON ST VIEW - INDICATIVE ONLY

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
G	Concept Design	12.11.2020
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT

 PORT of NEWCASTLE

TEAM

 RAMBOLL

 NORTHROP

 RAINSFORD ARCHITECTURE + DESIGN

 RAD

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Cover Sheet

PORT OF NEWCASTLE

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

SCALE

REVISION N

DRAWING NO.

**A000**

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

a) WORKING AT HEIGHTS

1. FALLS, SLIPS, TRIPS  
FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

LOOSE MATERIALS OR SMALL OBJECTS

2. FALLING OBJECTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

BUILDING COMPONENTS

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

7. CONFINED SPACES

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

EXCAVATION

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

ENCLOSED SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

SMALL SPACES

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

BCA NOTES

BCA BUILDING CLASS = 5 (OFFICE)  
= 6 (CAFE)

TYPE 'A' CONSTRUCTION REQ'D  
SINGLE FIRE COMPARTMENT (<8000sqm)

GREENSTAR

- CAR PARKING = LOWER THAN DCP REQ
- EV CHARGING/PARKING = 5% OR PARKING
- BICYCLE PARKING = 7.5% OF BUILDING POP
- 75% OF SITE LANDSCAPED OR LIGHT ROOFING
- VIEWS AND NATURAL LIGHT IN OFFICE AREAS

GROUND	LEVEL1																						
<b>OFFICE BUILDING - GROUND LEVEL</b> AREA GFA = <b>838.2sqm</b> POPULATION = 84 (10sqm PP)  MALE TOILETS = 4 PANS (1:20 @ 100MALES) = 3 URINALS (1:25 UP TO 50) THEN +1PER 50)  FEMALE TOILETS = 5 PANS (1:15 @ 100FEMALES)  DISABLED WC = 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)  <b>TOTAL TOILETS = 3 MALE PANS + 3 URINALS</b> <b>= 4 FEMALE PANS</b> <b>= 1 UNISEX DDA TOILET</b>  CAR PARKING = 17 SPACES (@1:50sqm)  BIKE PARKING = 4 SPACES (@1:200sqm)  MOTORBIKE PARKING = 1 SPACES (@1:20cars)	<b>OFFICE BUILDING - LEVEL 1</b> POPULATION = 193 (10sqm PP)  MALE TOILETS = 5 PANS (1:20 @ 100MALES) = 3 URINALS (1:25 UP TO 50) THEN +1PER 50)  FEMALE TOILETS = 7 PANS (1:15 @ 100FEMALES)  DISABLED WC = 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)  <b>TOTAL TOILETS = 4 MALE PANS + 4 URINALS</b> <b>= 6 FEMALE PANS</b> <b>= 1 UNISEX DDA TOILET</b>  CAR PARKING = 39 SPACES (@1:50sqm)  BIKE PARKING = 10 SPACES (@1:200sqm)  MOTORBIKE PARKING = 2 SPACES (@1:20cars)																						
LEVEL2	LEVEL3																						
<b>OFFICE BUILDING - LEVEL 2</b> POPULATION = 197 (10sqm PP)  MALE TOILETS = 5 PANS (1:20 @ 100MALES) = 3 URINALS (1:25 UP TO 50) THEN +1PER 50)  FEMALE TOILETS = 7 PANS (1:15 @ 100FEMALES)  DISABLED WC = 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)  <b>TOTAL TOILETS = 4 MALE PANS + 4 URINALS</b> <b>= 6 FEMALE PANS</b> <b>= 1 UNISEX DDA TOILET</b>  CAR PARKING = 40 SPACES (@1:50sqm)  BIKE PARKING = 10 SPACES (@1:200sqm)  MOTORBIKE PARKING = 2 SPACES (@1:20cars)	<b>OFFICE BUILDING - LEVEL 3</b> POPULATION = 170 (10sqm PP)  MALE TOILETS = 4 PANS (1:20 @ 100MALES) = 3 URINALS (1:25 UP TO 50) THEN +1PER 50)  FEMALE TOILETS = 6 PANS (1:15 @ 100FEMALES)  DISABLED WC = 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)  <b>TOTAL TOILETS = 3 MALE PANS + 3 URINALS</b> <b>= 5 FEMALE PANS</b> <b>= 1 UNISEX DDA TOILET</b>  CAR PARKING = 32 SPACES (@1:50sqm)  BIKE PARKING = 8 SPACES (@1:200sqm)  MOTORBIKE PARKING = 2 SPACES (@1:20cars)																						
SUMMARY																							
<table><tr><td><b>OFFICE BUILDING - TOTALS</b></td><td><b>PARKING</b></td></tr><tr><td>GFA = <b>6432sqm</b></td><td>VISITOR = 11</td></tr><tr><td>POPULATION = 644</td><td>SECURE = 23</td></tr><tr><td>SITE AREA = 8685sqm</td><td>STAFF (ext) = 138</td></tr><tr><td>FSR = 0.74:1</td><td><b>TOTAL = 172</b> (43 spaces above requirement)</td></tr><tr><td>No. LEVELS = 4</td><td></td></tr><tr><td>DEEP SOIL LANDSCAPING = 1003sqm (1m min W)</td><td><b>M. BIKE = 8</b></td></tr><tr><td>PERMEABLE CARPARKING = 2000sqm</td><td><b>BICYCLE = 50 (7.9%)</b></td></tr><tr><td></td><td>Includes - 3 ACCESSIBLE SPACES</td></tr><tr><td></td><td>- 1 LOADING BAY</td></tr><tr><td></td><td>- 8 EV CHARGING BAYS</td></tr></table>		<b>OFFICE BUILDING - TOTALS</b>	<b>PARKING</b>	GFA = <b>6432sqm</b>	VISITOR = 11	POPULATION = 644	SECURE = 23	SITE AREA = 8685sqm	STAFF (ext) = 138	FSR = 0.74:1	<b>TOTAL = 172</b> (43 spaces above requirement)	No. LEVELS = 4		DEEP SOIL LANDSCAPING = 1003sqm (1m min W)	<b>M. BIKE = 8</b>	PERMEABLE CARPARKING = 2000sqm	<b>BICYCLE = 50 (7.9%)</b>		Includes - 3 ACCESSIBLE SPACES		- 1 LOADING BAY		- 8 EV CHARGING BAYS
<b>OFFICE BUILDING - TOTALS</b>	<b>PARKING</b>																						
GFA = <b>6432sqm</b>	VISITOR = 11																						
POPULATION = 644	SECURE = 23																						
SITE AREA = 8685sqm	STAFF (ext) = 138																						
FSR = 0.74:1	<b>TOTAL = 172</b> (43 spaces above requirement)																						
No. LEVELS = 4																							
DEEP SOIL LANDSCAPING = 1003sqm (1m min W)	<b>M. BIKE = 8</b>																						
PERMEABLE CARPARKING = 2000sqm	<b>BICYCLE = 50 (7.9%)</b>																						
	Includes - 3 ACCESSIBLE SPACES																						
	- 1 LOADING BAY																						
	- 8 EV CHARGING BAYS																						

AREA SUMMARY								
LEVEL	NLA/GLFA	GFA	LOBBY	LIFT/STAIRS	TOILETS	TERRACE	PLANT	(NLA/GFA) EFFICIENCY
GROUND	655sqm	838.2sqm	76sqm	62sqm	108sqm	-	8.7sqm	78%
LEVEL 1	1842sqm	1931.4sqm	55sqm	68sqm	60sqm	35sqm	8.7sqm	95%
LEVEL 2	1838sqm	1965.4sqm	67sqm	68sqm	60sqm	35sqm	8.7sqm	93%
LEVEL 3	1570sqm	1697.5sqm	67sqm	68sqm	60sqm	173sqm	8.7sqm	92%
PLANT	-	-	17sqm	23sqm	-	-	109sqm	-
TOTALS	5905sqm	6432sqm	282sqm	289sqm	288sqm	243sqm	143.8sqm	92%

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
A	Site Options	07.02.2020
N	Issued for Planning Approval	23.04.2021

CLIENT



TEAM





a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

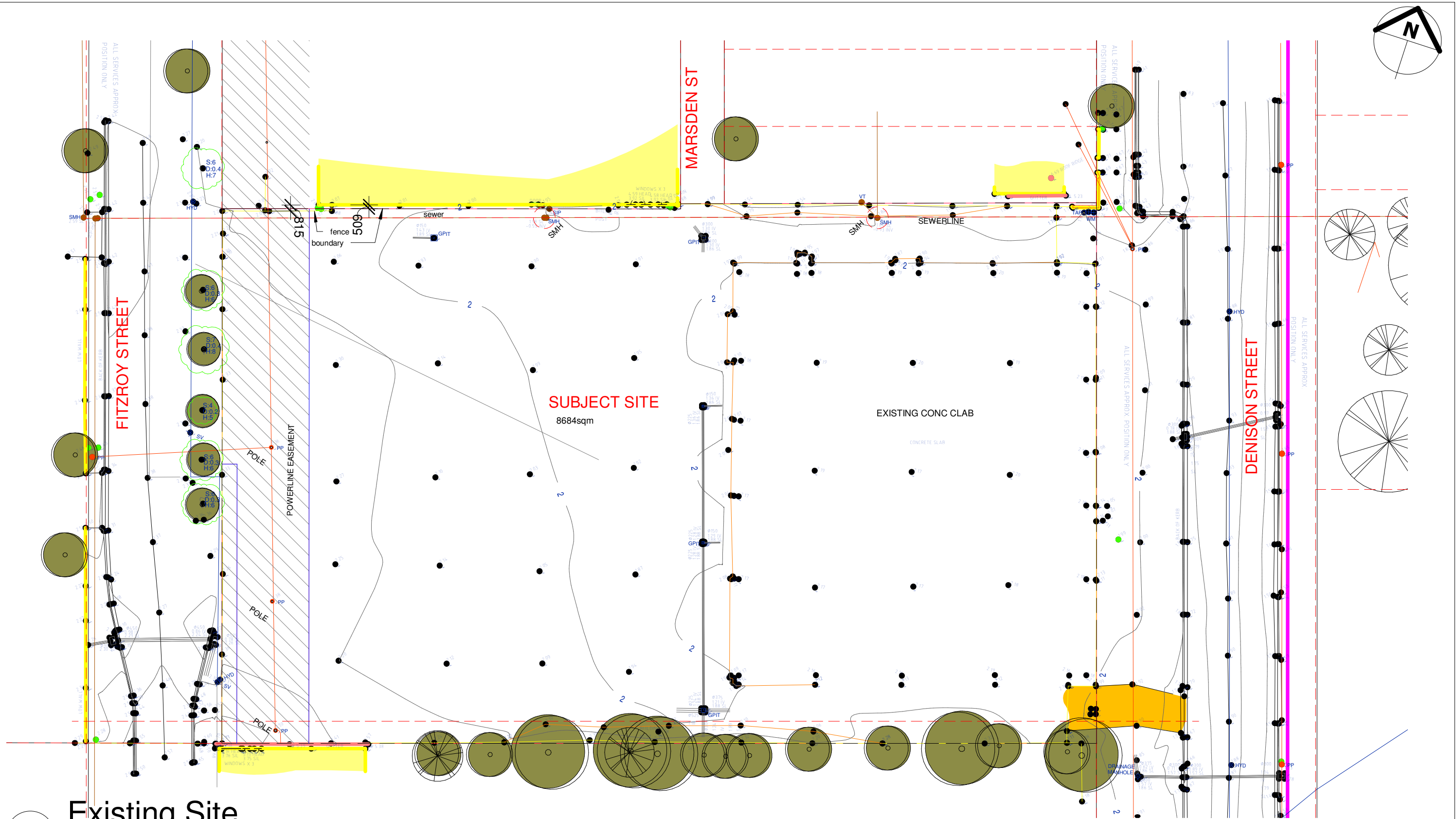
46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Notes & Schedules

STATUS DEVELOPED DESIGN @ A3  
DRAWN BY BR  
SCALE  
PROJECT NUMBER 2020-116  
DATE MARCH 2021

REVISION N  
DRAWING NO.

A001



1 Existing Site  
1 : 500

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
F	Proposed Site Concept	26.10.2020
G	Concept Design	12.11.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT

TEAM

RAINSFORD ARCHITECTURE + DESIGN

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Existing Conditions

PORT OF NEWCASTLE

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

SCALE 1 : 500

REVISION N

DRAWING NO. A004



Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
A	Site Options	07.02.2020
I	Issued for Review	15.12.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT **PORT of NEWCASTLE**

TEAM **RAMBOLL**

**NORTHROP**

**RAINSFORD ARCHITECTURE + DESIGN** **R|AD**

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

**CONCEPT DESIGN**

**46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT**

**Site Analysis**

PORT OF NEWCASTLE  
PROJECT NUMBER 2020-116  
DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3  
DRAWN BY BR  
SCALE 1 : 2500  
REVISION N  
DRAWING NO.

**A006**



1

Context Plan

1 : 750

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT



TEAM


RAINSFORD  
ARCHITECTURE  
+ DESIGN



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Site Context Plan

PORT OF NEWCASTLE

PROJECT NUMBER

DATE

2020-116

MARCH 2021

STATUS

DEVELOPED DESIGN @ A3

DRAWN BY

BR

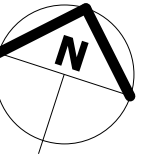
SCALE

1 : 750

REVISION N

DRAWING NO.

A007



1

# Site Plan

1 : 500

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT 

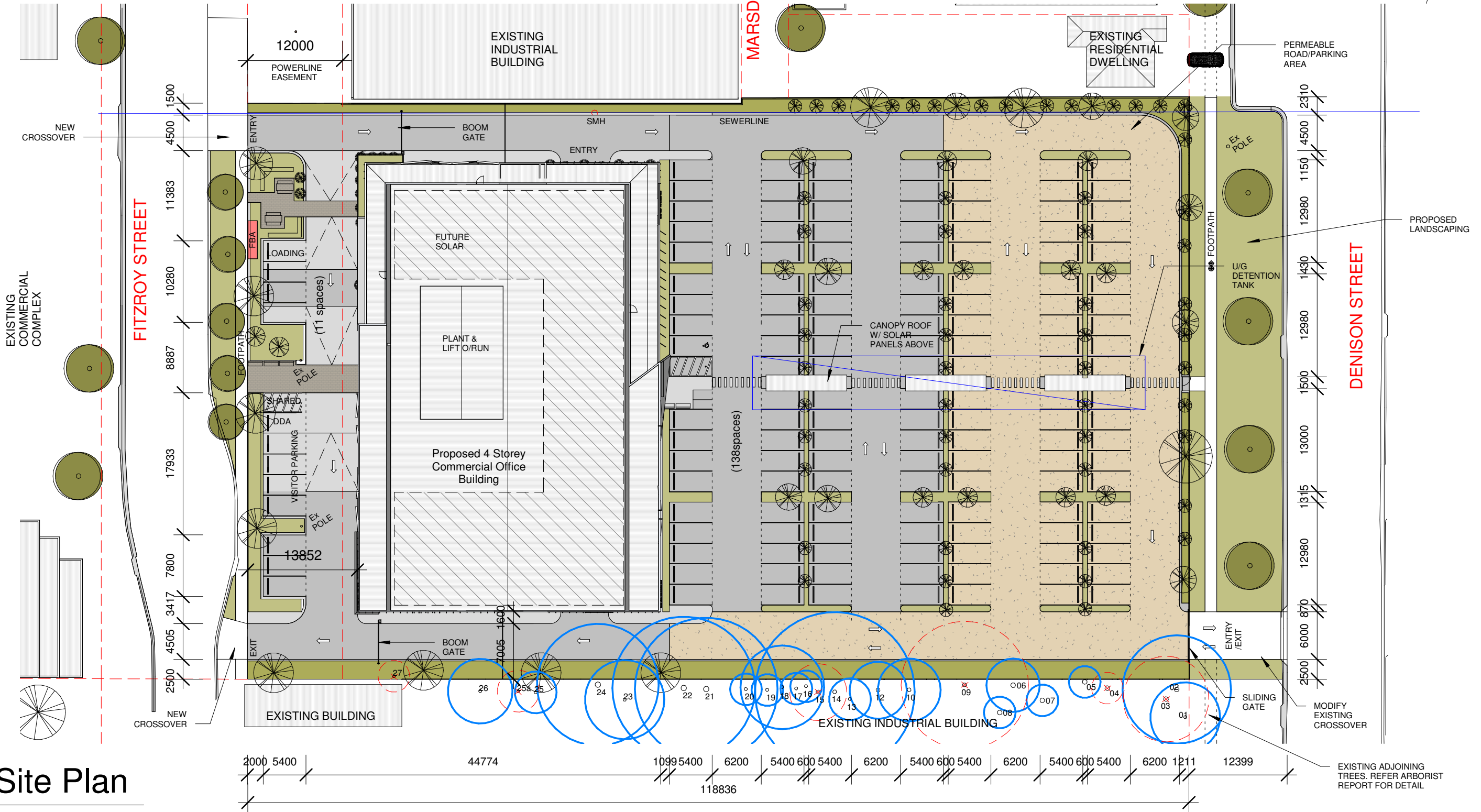
TEAM  

  
a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au  
ABN 70 619 983 023

CONCEPT DESIGN  
46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT  
Site Plan

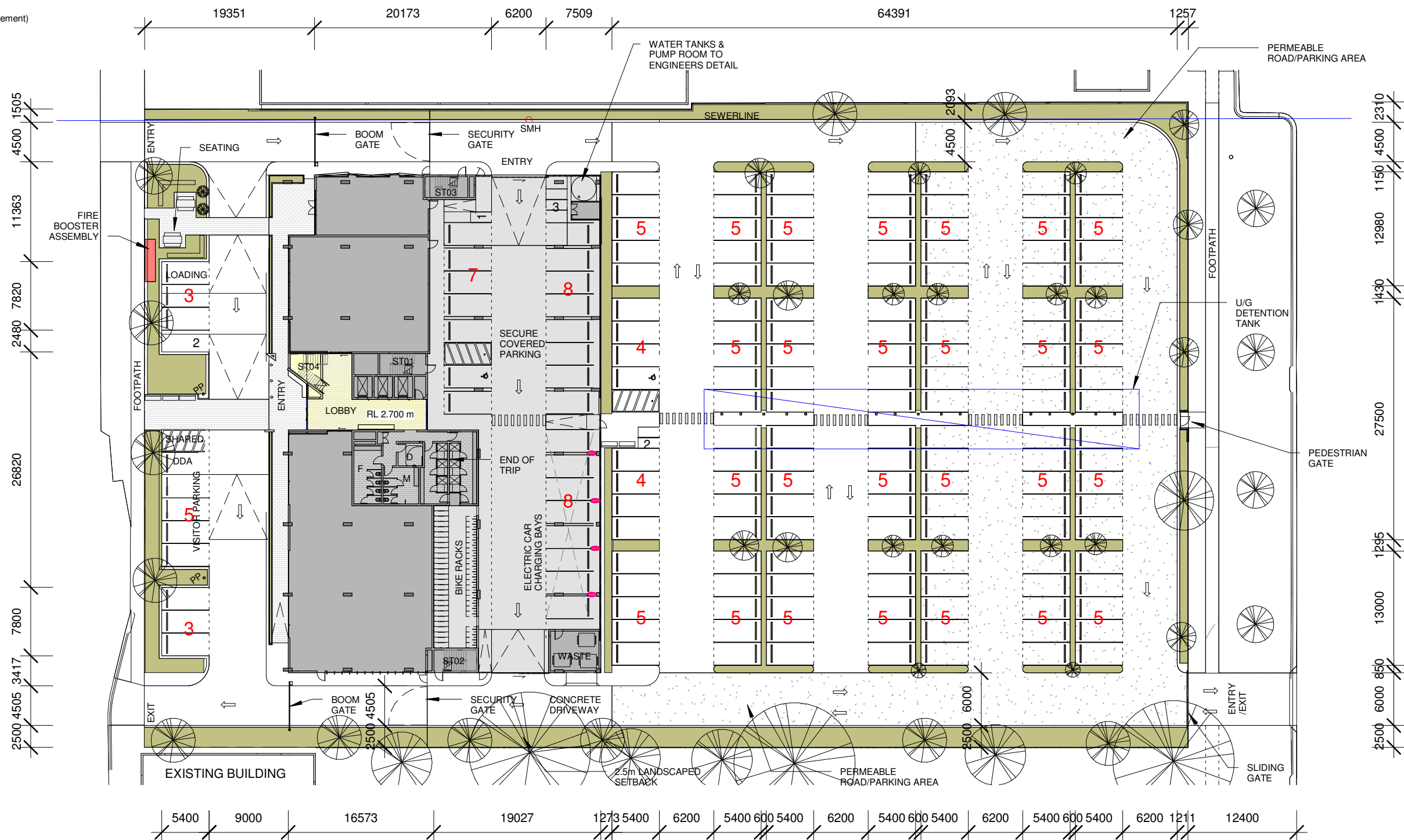
PORT OF NEWCASTLE	2020-116	STATUS DEVELOPED DESIGN @ A3
PROJECT NUMBER	MARCH 2021	DRAWN BY BR
DATE		SCALE 1 : 500
		REVISION N
		DRAWING NO.

**A100**



**PARKING**  
 VISITOR = 11  
 SECURE = 23  
 STAFF (ext) = 138  
**TOTAL** = 172 (43 spaces above requirement)

**M. BIKE BICYCLE** = 8  
 Includes  
 - 3 ACCESSIBLE SPACES  
 - 1 LOADING BAY  
 - 8 EV CHARGING BAYS



# 1 Site Ground Plan

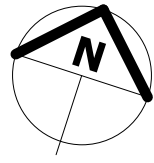
1 : 500

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
 All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021



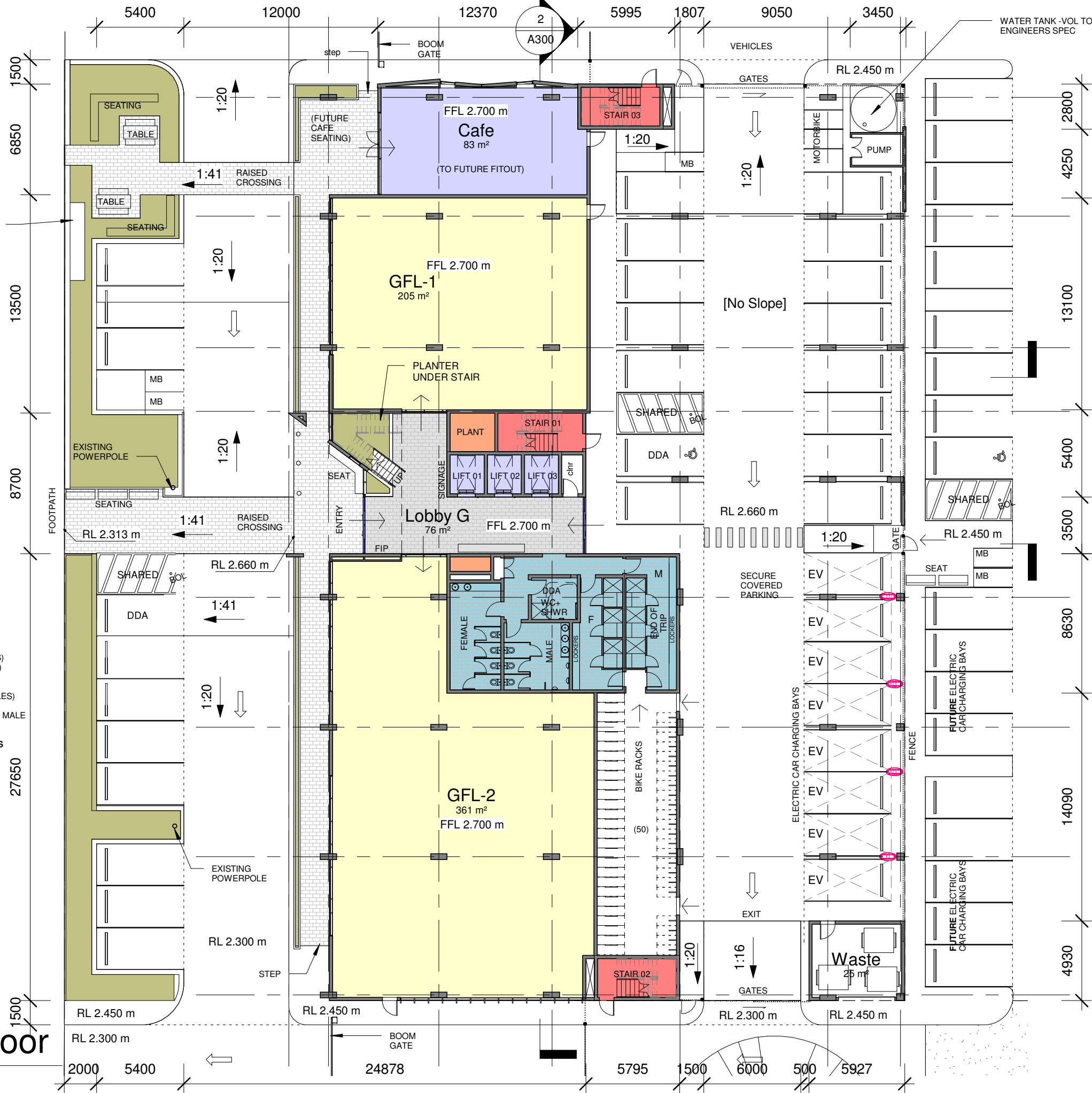
<b>CONCEPT DESIGN</b>		<b>46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT</b>	
<b>Site Ground Plan</b>		<b>STATUS DEVELOPED DESIGN @ A3</b>	
PORT OF NEWCASTLE		DRAWN BY BR	
PROJECT NUMBER 2020-116		SCALE 1 : 500	
DATE MARCH 2021		REVISION N	
		DRAWING NO. <b>A101</b>	



27 Sep 2021  
CONDITIONS OF DA - ATTACHED  
MELANIE FITYUS  
FOR SUBSIDENCE ADVISORY NSW

- OFFICE BUILDING - GROUND LEVEL**  
AREA GFA = 838.2sqm  
POPULATION = 84 (10sqm PP)
- MALE TOILETS**  
= 4 PANS (1:20 @ 100MALES)  
= 3 URINALS (1:25 UP TO 50)  
THEN +1PER 50)
- FEMALE TOILETS**  
= 5 PANS (1:15 @ 100FEMALES)
- DISABLED WC**  
= 1 UNISEX (COUNTS FOR 1 MALE  
& 1 FEMALE PAN)
- TOTAL TOILETS**  
= 3 MALE PANS + 3 URINALS  
= 4 FEMALE PANS  
= 1 UNISEX DDA TOILET
- CAR PARKING**  
= 17 SPACES (@1:50sqm)
- BIKE PARKING**  
= 4 SPACES (@1:200sqm)
- MOTORBIKE PARKING**  
= 1 SPACES (@1:20cars)

1  
Ground Floor  
1 : 250



Rev	Description	Date
C	Draft Concept Plans	18.02.2020
D	Concept Plans for Review	20.02.2020
E	Information only	03.07.2020
F	Proposed Site Concept	26.10.2020
G	Concept Design	12.11.2020
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

**NOT FOR CONSTRUCTION**

Do not scale drawings - refer to figured dimensions only.  
Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared in these documents unless stated otherwise.

**CONCEPT DESIGN**

46 FITZROY ST, CARRINGTON -  
COMMERCIAL DEVELOPMENT

PORT OF NEWCASTLE

**Ground Floor Plan**

PROJECT NUMBER 2020-116

DATE MARCH 2021

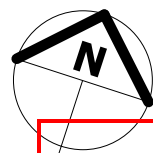
STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

REVISION N **A110**



27 Sep 2021

CONDITIONS OF DA - ATTACHED  
MELANIE FITYUS

FOR SUBSIDENCE ADVISORY NSW

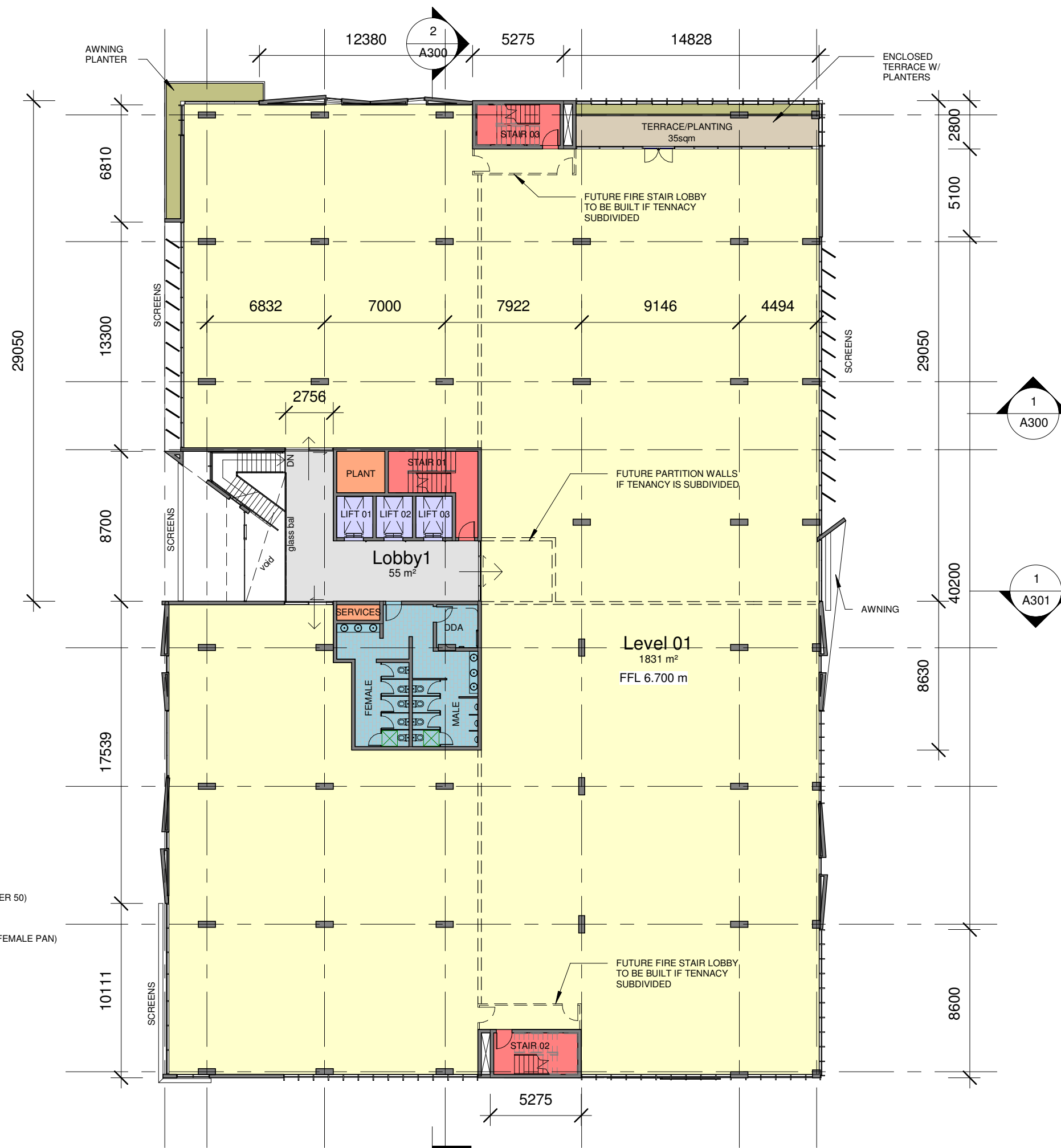
**OFFICE BUILDING - LEVEL 1**  
POPULATION = 193 (10sqm PP)

MALE TOILETS	= 5 PANS (1:20 @ 100MALES) = 3 URINALS (1:25 UP TO 50) THEN +1PER 50)
FEMALE TOILETS	= 7 PANS (1:15 @ 100FEMALES)
DISABLED WC	= 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)
TOTAL TOILETS	= 4 MALE PANS + 4 URINALS = 6 FEMALE PANS = 1 UNISEX DDA TOILET
CAR PARKING	= 39 SPACES (@1:50sqm)
BIKE PARKING	= 10 SPACES (@1:200sqm)
MOTORBIKE PARKING	= 2 SPACES (@1:20cars)

1

Level 01

1 : 250



ABN 70 619 983 023

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

CLIENT



TEAM



Rev	Description	Date
C	Draft Concept Plans	18.02.2020
D	Concept Plans for Review	20.02.2020
F	Proposed Site Concept	26.10.2020
G	Concept Design	12.11.2020
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

**NOT FOR CONSTRUCTION**

Do not scale drawings - refer to figured dimensions only.  
Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared in these documents unless stated otherwise.

**CONCEPT DESIGN**

46 FITZROY ST, CARRINGTON -  
COMMERCIAL DEVELOPMENT

PORT OF NEWCASTLE

**First Floor Plan**

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

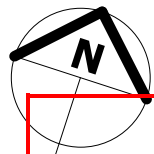
SCALE 1 : 250

DRAWING NO.

REVISION

N

A111



27 Sep 2021

CONDITIONS OF DA - ATTACHED  
MELANIE FITYUS

FOR SUBSIDENCE ADVISORY NSW

**OFFICE BUILDING - LEVEL 2**  
POPULATION = 197 (10sqm PP)

MALE TOILETS = 5 PANS (1:20 @ 100MALES)  
= 3 URINALS (1:25 UP TO 50) THEN +1PER 50)

FEMALE TOILETS = 7 PANS (1:15 @ 100FEMALES)

DISABLED WC = 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)

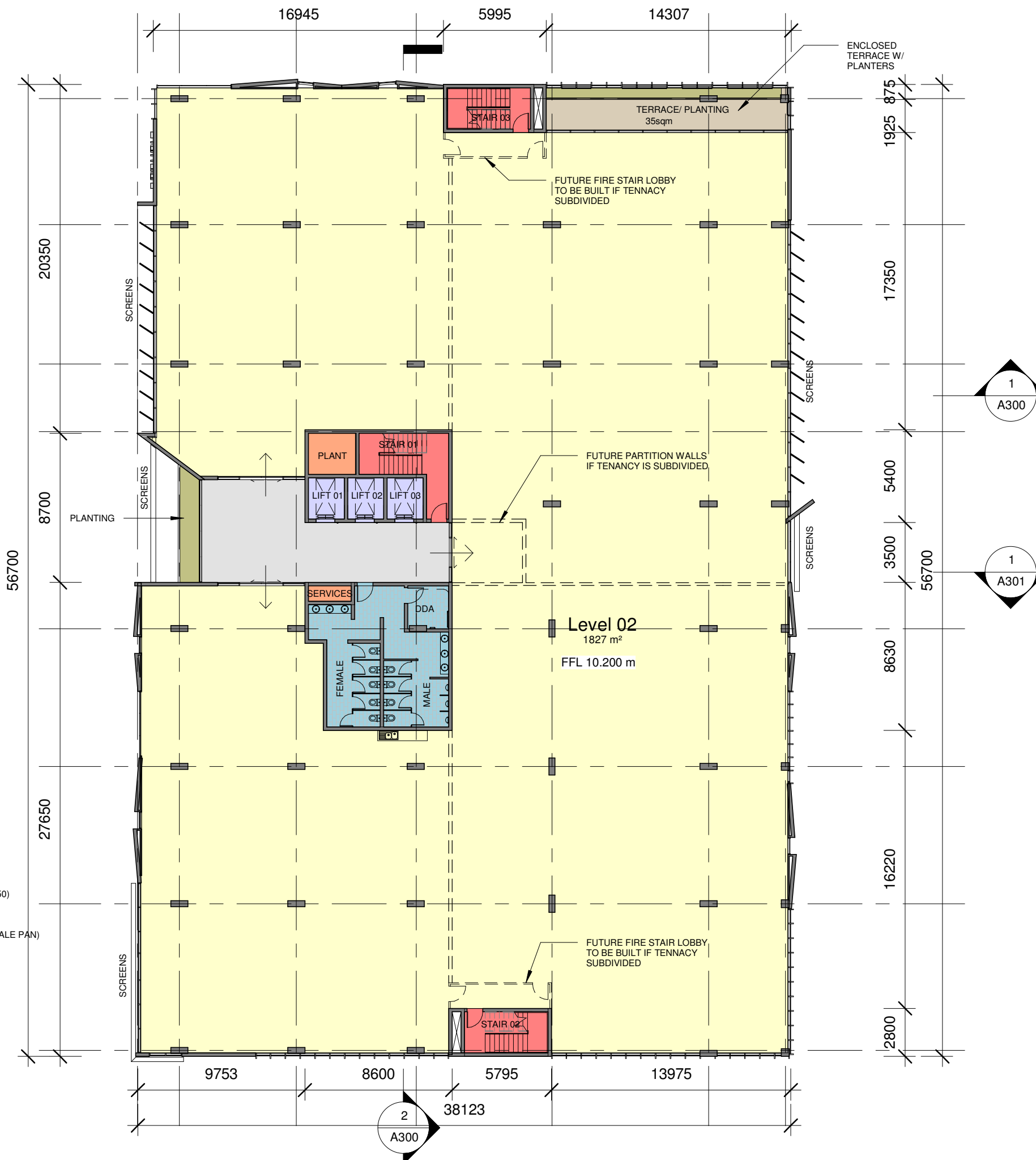
**TOTAL TOILETS** = 4 MALE PANS + 4 URINALS  
= 6 FEMALE PANS  
= 1 UNISEX DDA TOILET

CAR PARKING = 40 SPACES (@1:50sqm)

BIKE PARKING = 10 SPACES (@1:200sqm)

MOTORBIKE PARKING = 2 SPACES (@1:20cars)

1 **Level 02**  
1 : 250



**RAINSFORD**  
ARCHITECTURE  
+ DESIGN



ABN 70 619 983 023

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

CLIENT **PORT of  
NEWCASTLE**

TEAM **RAMBOLL**

**NORTHROP**

Rev	Description	Date
G	Concept Design	12.11.2020
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

#### NOT FOR CONSTRUCTION

Do not scale drawings - refer to figured dimensions only.  
Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared in these documents unless stated otherwise.

#### CONCEPT DESIGN

46 FITZROY ST, CARRINGTON -  
COMMERCIAL DEVELOPMENT

PORT OF NEWCASTLE

**Second Floor Plan**

PROJECT NUMBER 2020-116

DATE MARCH 2021

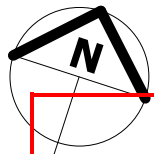
STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

REVISION N **A112**



27 Sep 2021

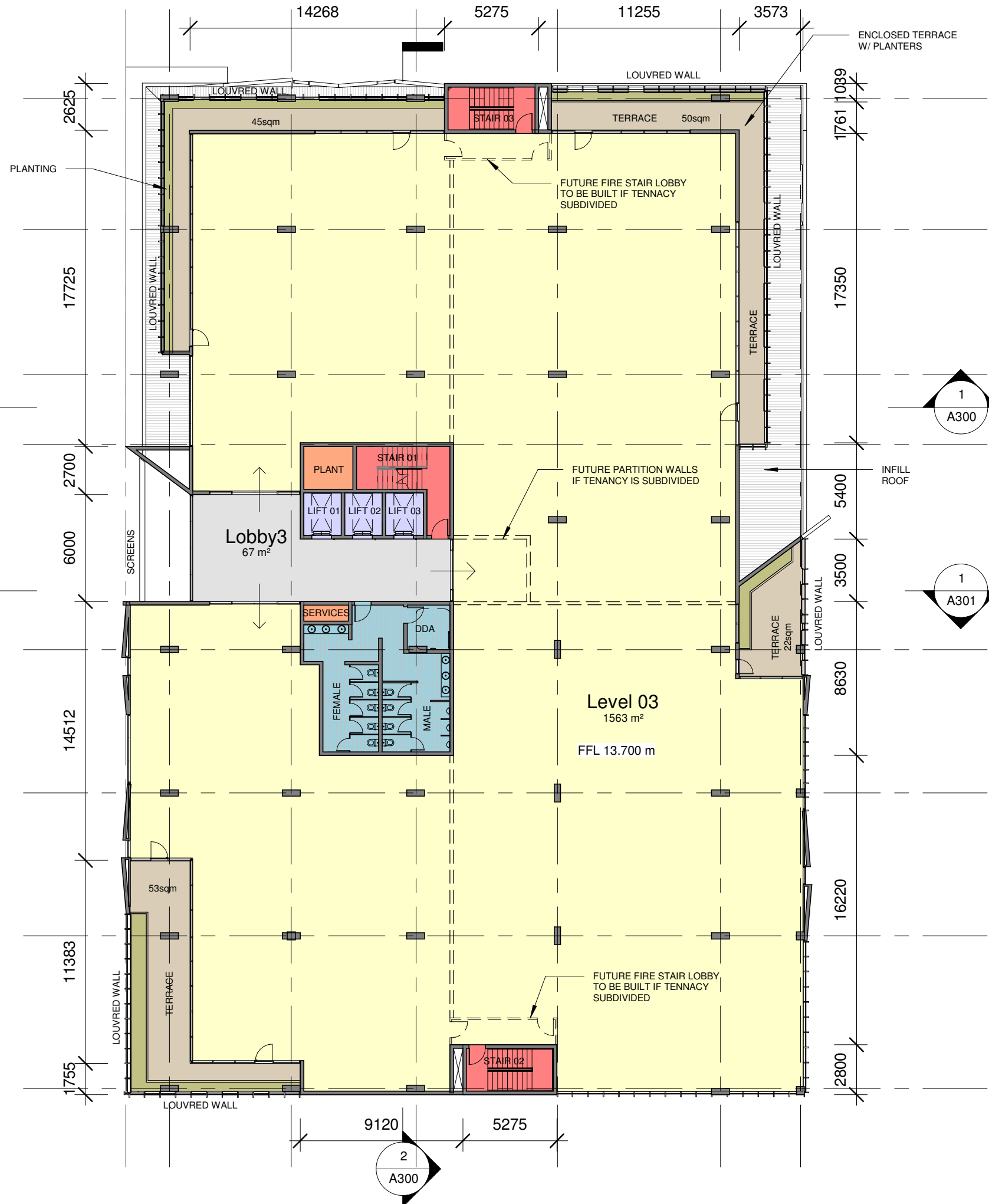
CONDITIONS OF DA - ATTACHED  
MELANIE FITYUS

FOR SUBSIDENCE ADVISORY NSW

OFFICE BUILDING - LEVEL 3  
POPULATION = 170 (10sqm PP)

- MALE TOILETS = 4 PANS (1:20 @ 100MALES)  
= 3 URINALS (1:25 UP TO 50) THEN +1PER 50)
- FEMALE TOILETS = 6 PANS (1:15 @ 100FEMALES)
- DISABLED WC = 1 UNISEX (COUNTS FOR 1 MALE & 1 FEMALE PAN)
- TOTAL TOILETS = 3 MALE PANS + 3 URINALS  
= 5 FEMALE PANS  
= 1 UNISEX DDA TOILET
- CAR PARKING = 32 SPACES (@1:50sqm)
- BIKE PARKING = 8 SPACES (@1:200sqm)
- MOTORBIKE PARKING = 2 SPACES (@1:20cars)

1 Level 03  
1 : 250



**RAINSFORD**  
ARCHITECTURE  
+ DESIGN



ABN 70 619 983 023

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

CLIENT



TEAM



Rev	Description	Date
G	Concept Design	12.11.2020
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

#### NOT FOR CONSTRUCTION

Do not scale drawings - refer to figured dimensions only.  
Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared in these documents unless stated otherwise.

#### CONCEPT DESIGN

46 FITZROY ST, CARRINGTON -  
COMMERCIAL DEVELOPMENT

PORT OF NEWCASTLE

Third Floor Plan

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

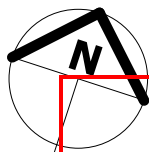
DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

REVISION N

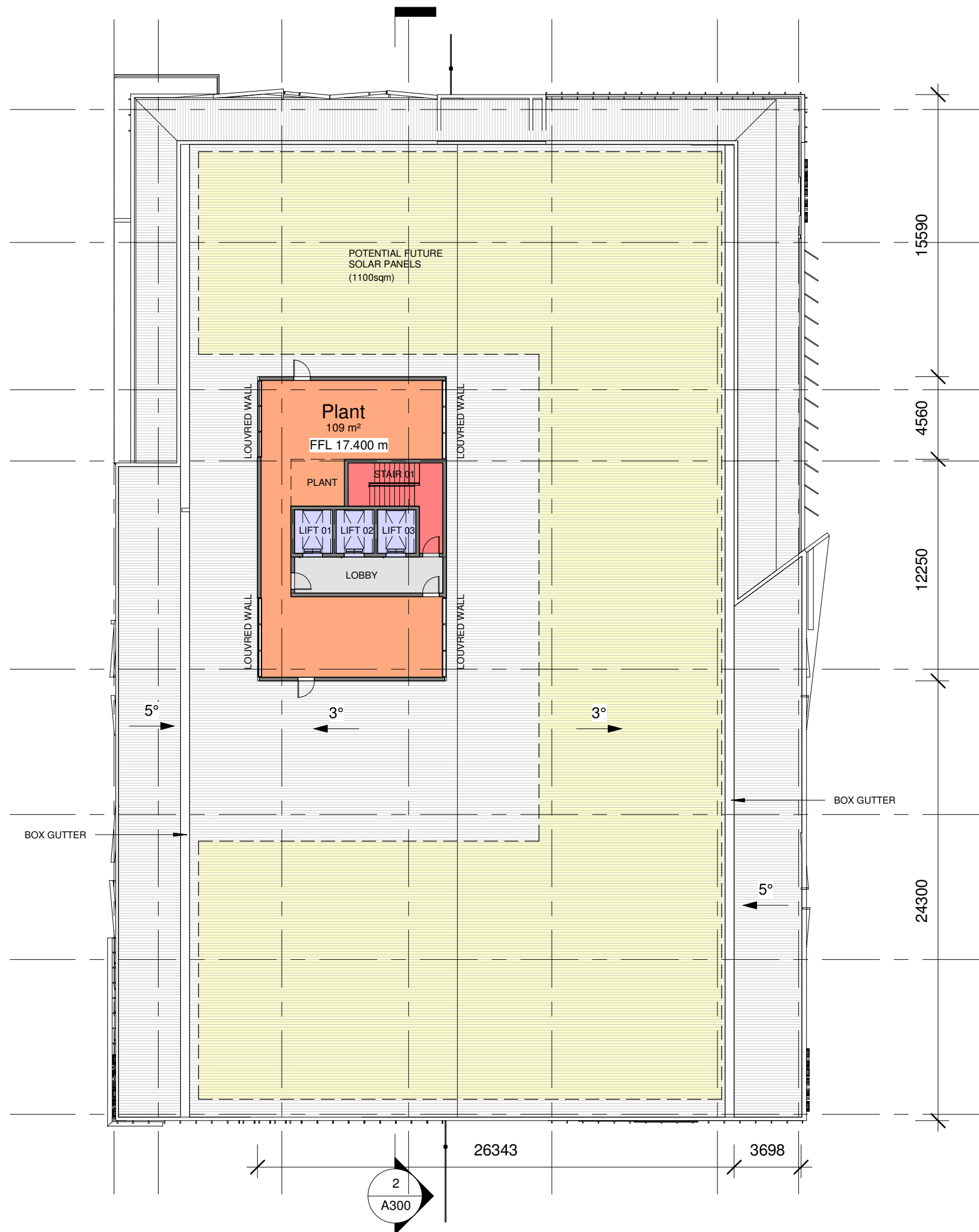
A113



27 Sep 2021

CONDITIONS OF DA - ATTACHED  
MELANIE FITYUS

FOR SUBSIDENCE ADVISORY NSW



1

Plant

1 : 250

**RAINSFORD**  
ARCHITECTURE  
+ DESIGN



ABN 70 619 983 023

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au

CLIENT



TEAM



Rev	Description	Date
G	Concept Design	12.11.2020
H	Issued for Discussion	10.12.2020
I	Issued for Review	15.12.2020
J	For Coordination Only	04.02.2021
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

#### NOT FOR CONSTRUCTION

Do not scale drawings - refer to figured dimensions only.  
Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared in these documents unless stated otherwise.

#### CONCEPT DESIGN

46 FITZROY ST, CARRINGTON -  
COMMERCIAL DEVELOPMENT

PORT OF NEWCASTLE

#### Roof Plan

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

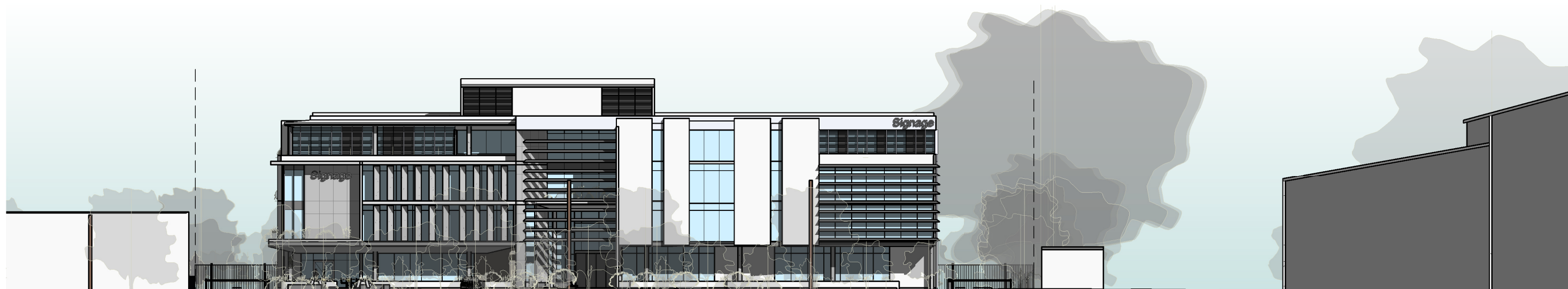
SCALE 1 : 250

DRAWING NO.

REVISION

N

**A114**



1

Fitzroy St

1 : 350



2

Denison St

1 : 350

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Street Elevations

PORT OF NEWCASTLE

PROJECT NUMBER

DATE

2020-116

MARCH 2021

STATUS DEVELOPED DESIGN @ A3

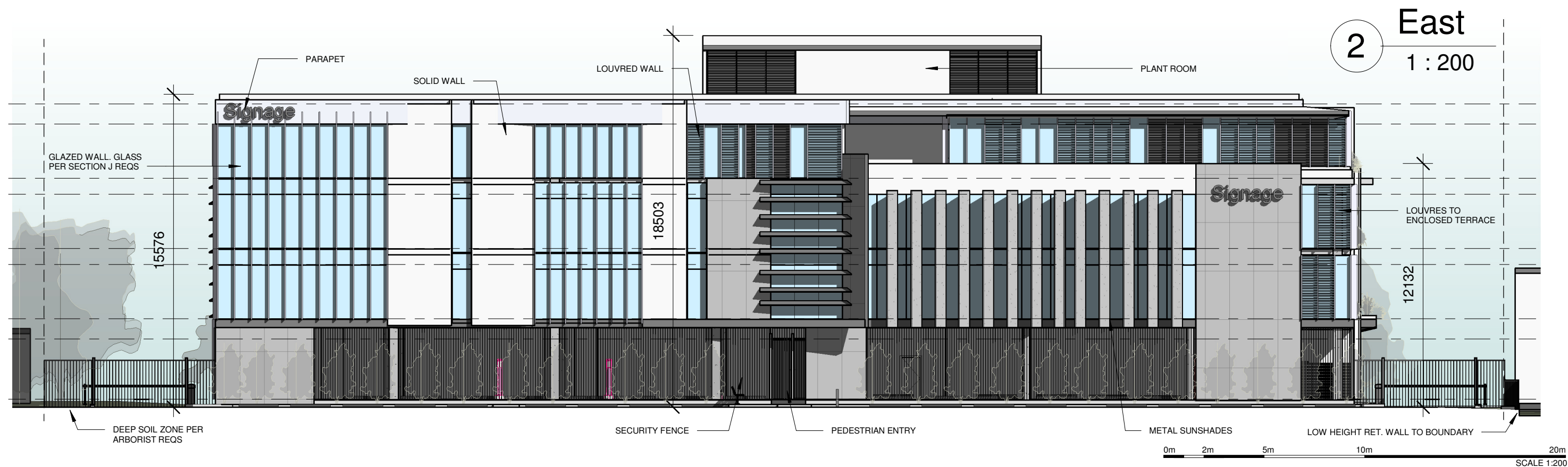
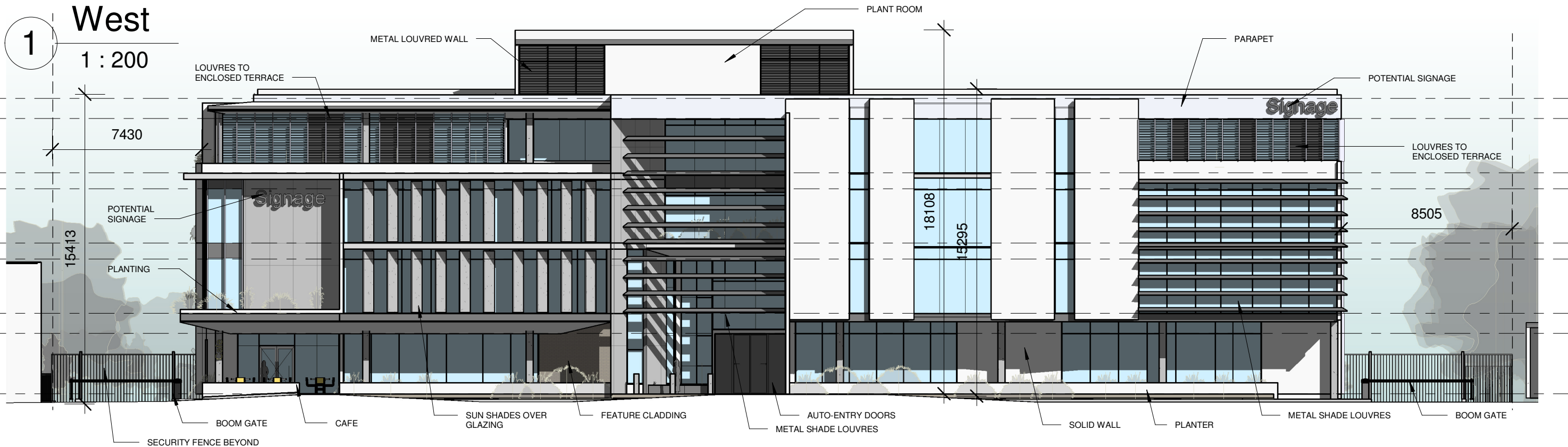
DRAWN BY BR

SCALE 1 : 350

REVISION N

DRAWING NO.

A200



Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
A	Site Options	07.02.2020
G	Concept Design	12.11.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

## CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

### Elevations

PORT OF NEWCASTLE

PROJECT NUMBER

DATE

2020-116

MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY

BR

SCALE

1 : 200

REVISION N

DRAWING NO.

**A201**



Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
G	Concept Design	12.11.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

## CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

### Elevations

PORT OF NEWCASTLE

PROJECT NUMBER

DATE

2020-116

MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY

SCALE

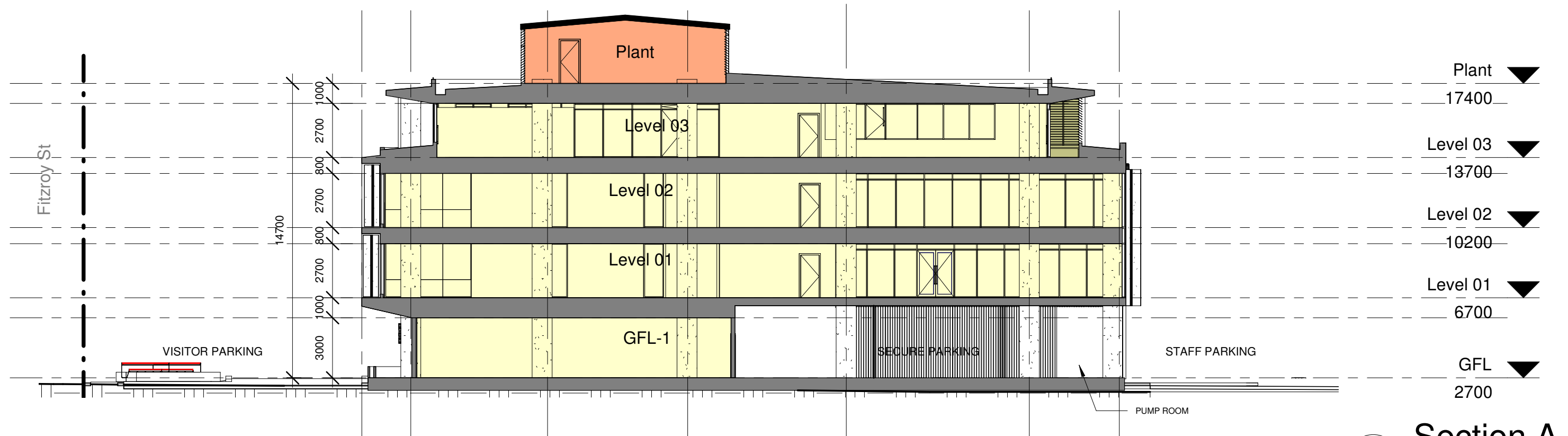
REVISION N

DRAWING NO.

BR

1 : 200

**A202**



## Section A

1 : 200

## Section B

1 : 200



0m 2m 5m 10m 20m  
SCALE 1:200

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
A	Site Options	07.02.2020
G	Concept Design	12.11.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

### CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

#### Sections

PORT OF NEWCASTLE

PROJECT NUMBER

DATE

2020-116

MARCH 2021

STATUS DEVELOPED DESIGN @ A3

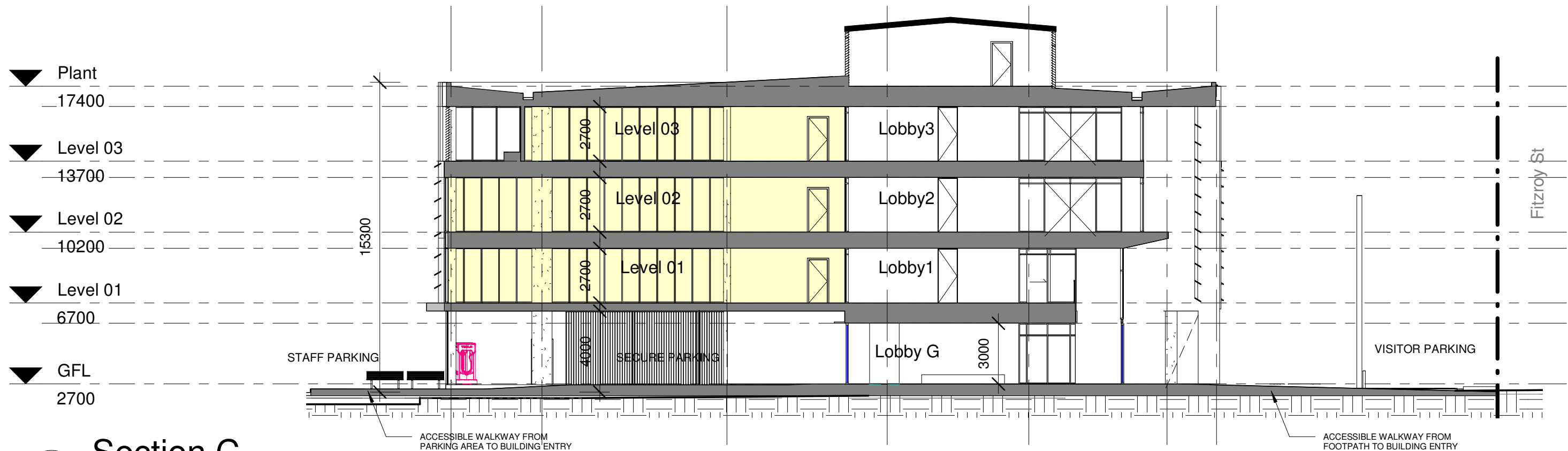
DRAWN BY BR

SCALE 1 : 200

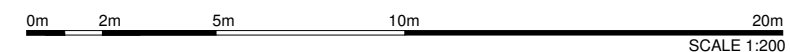
REVISION N

DRAWING NO.

A300



1 Section C  
1 : 200



Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
G	Concept Design	12.11.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
M	Floor levels raised	19.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT 

TEAM   


  
a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au  
ABN 70 619 983 023

CONCEPT DESIGN  
46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

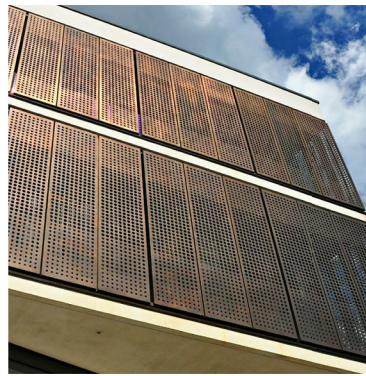
Sections

PORT OF NEWCASTLE  
PROJECT NUMBER 2020-116  
DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3  
DRAWN BY BR  
SCALE 1 : 200  
REVISION N  
DRAWING NO. A301



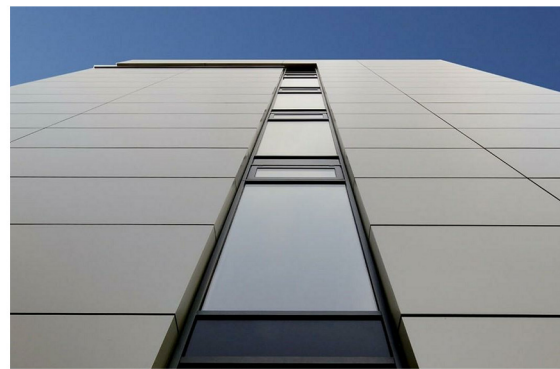
METAL DECK ROOFING. LIGHT



PERFORATED METAL LOUVRE BLADES



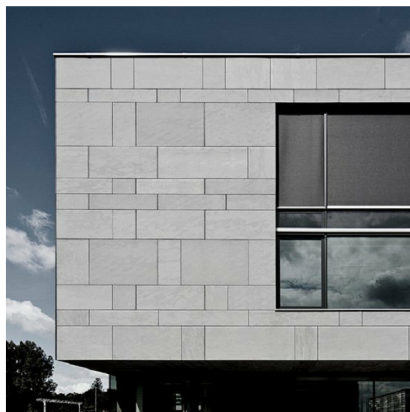
CURTAIN WALL GLAZING SYSTEM



PREFINISHED COMPOSITE SHEET CLADDING. WHITE



METAL & GLASS OPERABLE LOUVRES



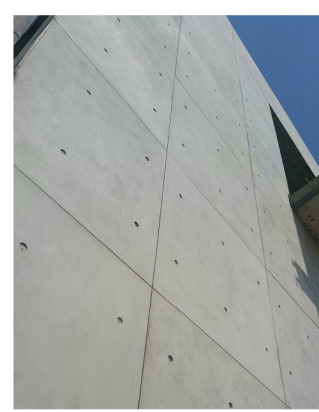
PREFINISHED CFC CLADDING PANELS



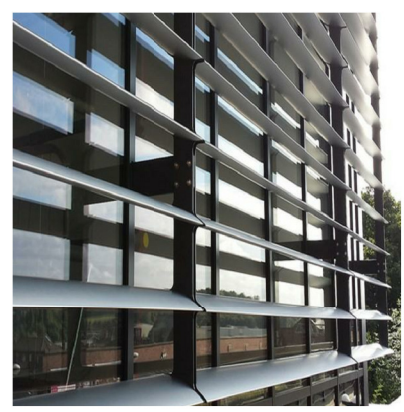
PREFINISHED FEATURE SOFFIT LINING



FEATURE MASONRY CONSTRUCTION



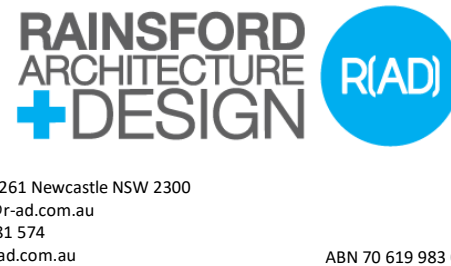
OFF-FORM CONCRETE



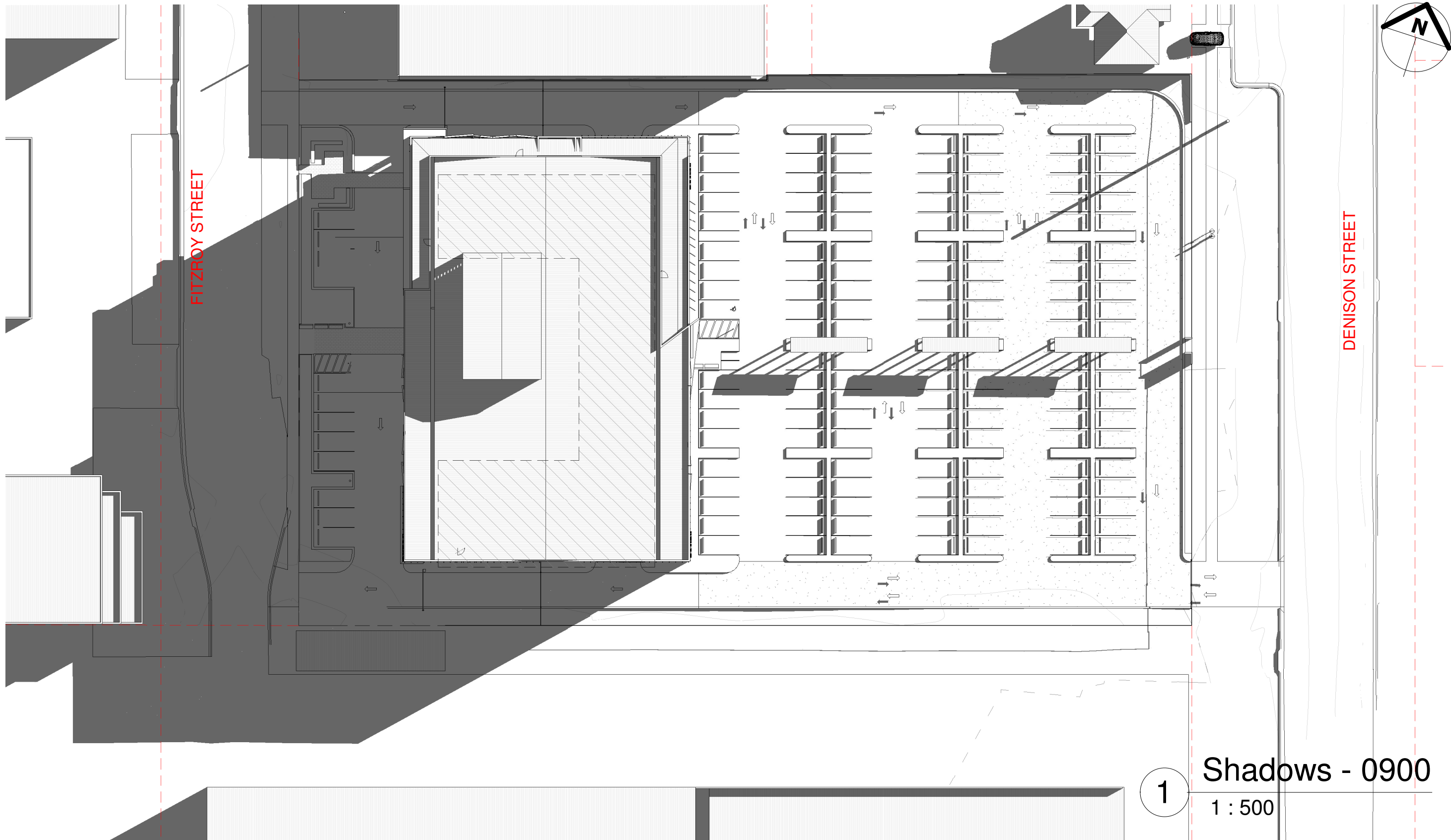
FIXED METAL LOUVRE BLADES

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
N	Issued for Planning Approval	23.04.2021



CONCEPT DESIGN	
46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT	
Materials Schedule	STATUS DEVELOPED DESIGN @ A3 BR
PORT OF NEWCASTLE	DRAWN BY
PROJECT NUMBER	SCALE
DATE	REVISION N DRAWING NO.
2020-116 MARCH 2021	A600



Shadows - 0900

1 : 500

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
A	Site Options	07.02.2020
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
N	Issued for Planning Approval	23.04.2021



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

## CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT  
Shadow Diagrams - 21st June 0900

PORT OF NEWCASTLE

PROJECT NUMBER

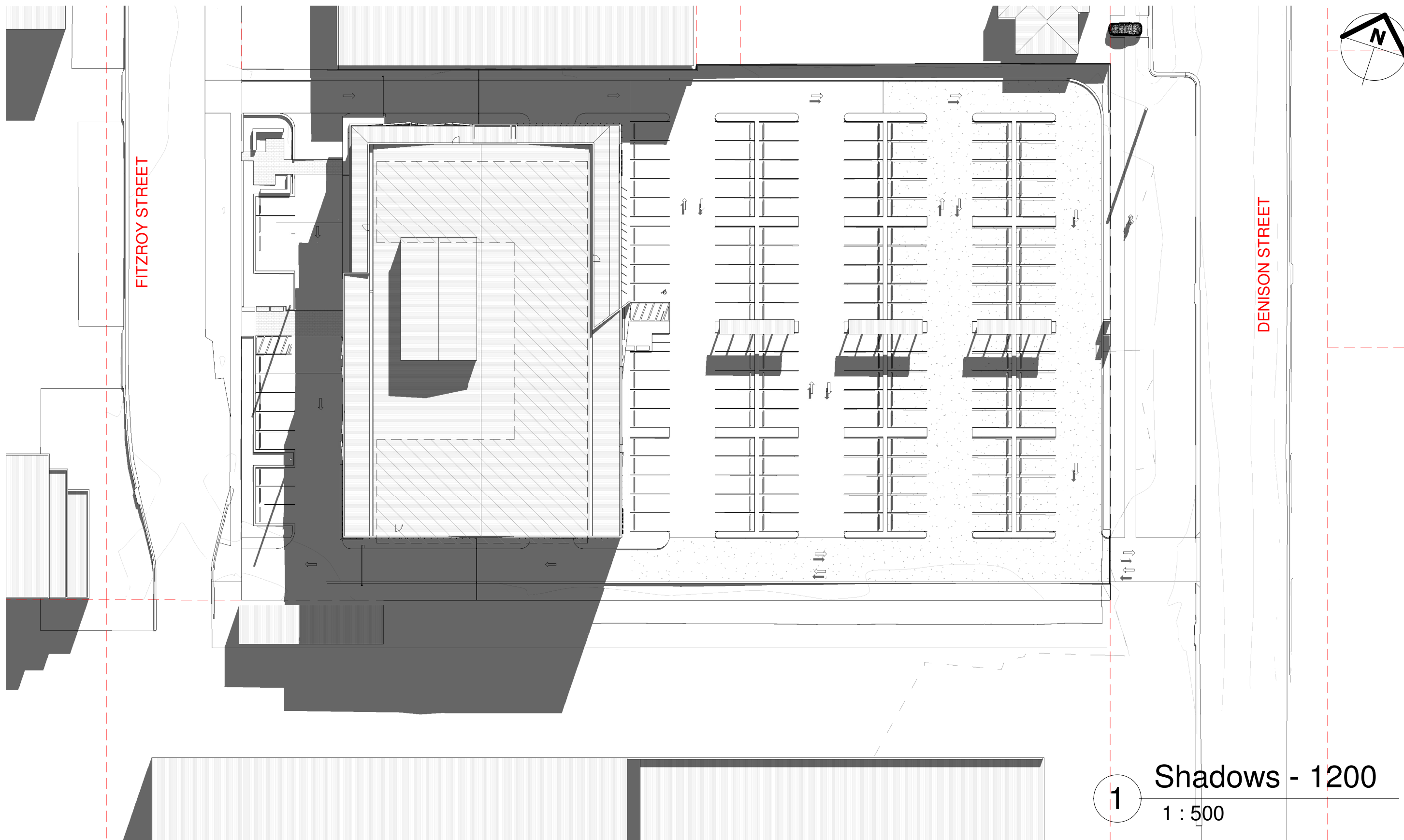
DATE

2020-116

MARCH 2021

STATUS DEVELOPED DESIGN @ A3  
DRAWN BY BR  
SCALE 1 : 500  
REVISION N  
DRAWING NO.

A800



Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT



TEAM



RAINSFORD  
ARCHITECTURE  
+ DESIGN



a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Shadow Diagrams - 21st June 1200

PORT OF NEWCASTLE

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

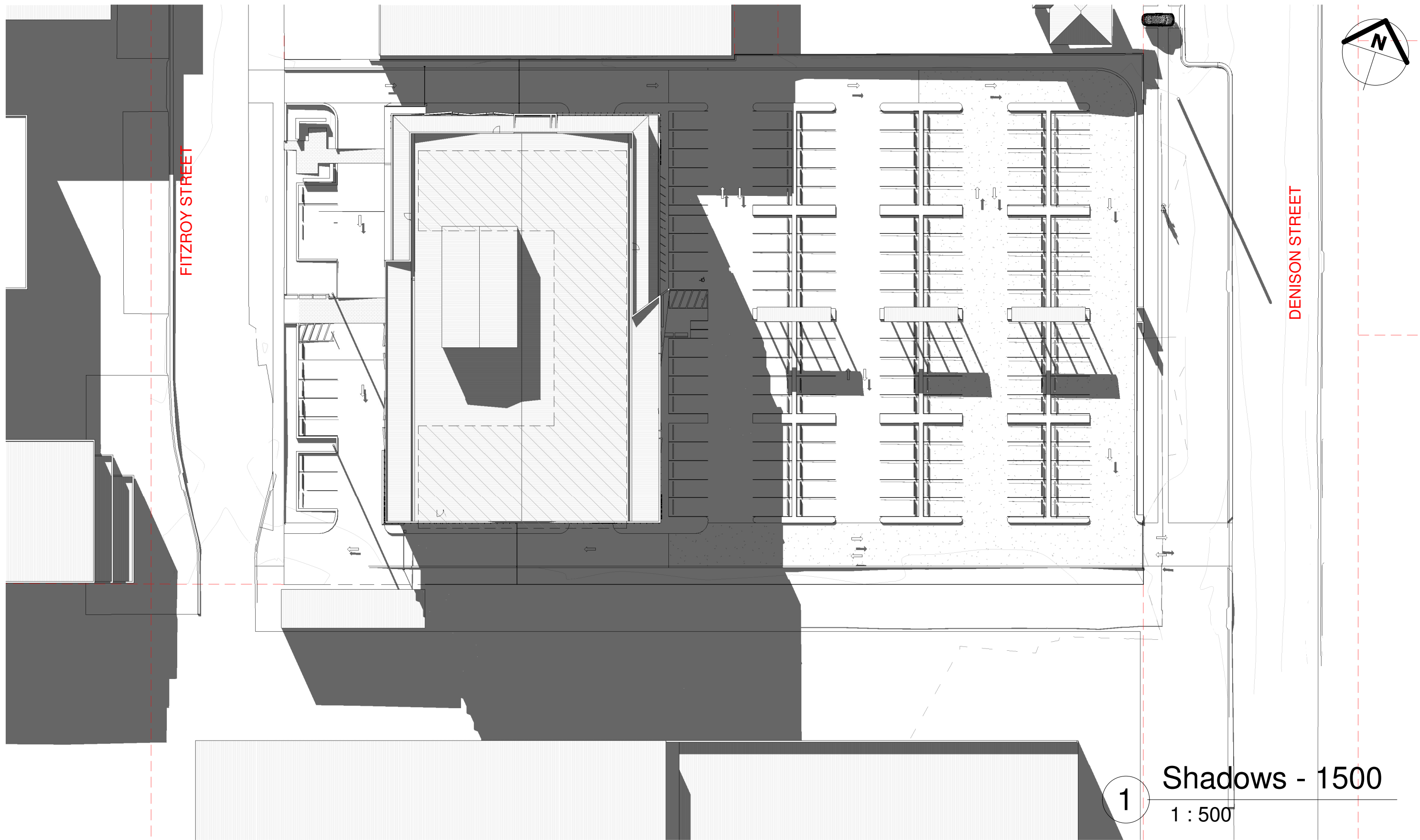
DRAWN BY BR

SCALE 1 : 500

REVISION N

DRAWING NO.

A801



Shadows - 1500

1 : 500

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect. Rainsford Architecture and Design retains all copyright and IP to the material prepared unless indicated otherwise.

Rev	Description	Date
K	Revised for Comment	04.03.2021
L	Issued for Coordination	08.03.2021
N	Issued for Planning Approval	23.04.2021

CLIENT

TEAM

RAINSFORD  
ARCHITECTURE  
+ DESIGN

a. PO Box 261 Newcastle NSW 2300  
e. studio@r-ad.com.au  
m. 0419 281 574  
w. www.r-ad.com.au

ABN 70 619 983 023

CONCEPT DESIGN

46 FITZROY ST, CARRINGTON - COMMERCIAL DEVELOPMENT

Shadow Diagrams - 21st June 1500

PORT OF NEWCASTLE

PROJECT NUMBER 2020-116

DATE MARCH 2021

STATUS DEVELOPED DESIGN @ A3

DRAWN BY BR

SCALE 1 : 500

REVISION N

DRAWING NO.

A802