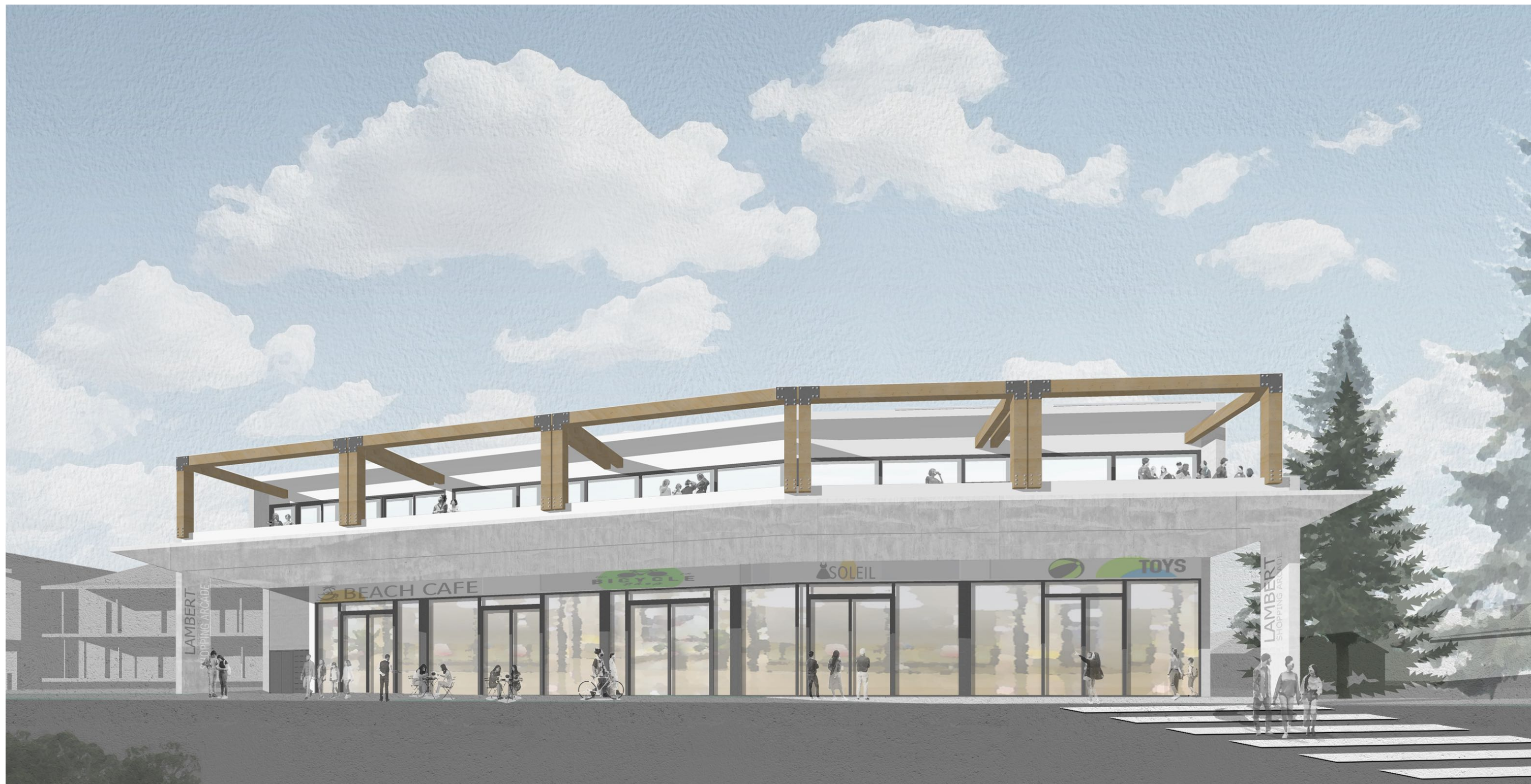


SHOP-TOP KEY WORKER HOUSING

Title: TOP SHOP KEY WORKER HOUSING
Address: 3-5 BEACH ST. HARRINGTON NSW
Client: B M LAMBERT
Project: 1090
Stage: DA
Date: 21-Dec-23



TERMS AND ABBREVIATIONS	
Abbreviations used on the drawings and in the specifications and schedules are as follows:	
AFS	As further specified
AS	Adjustable shelf
BIC	Bitumen-impregnated cellulose fibre
BWB	Block / Brickwork - Bagged
BWR	Block / Brickwork - Rendered
BCA	Building Code of Australia
BH	Bulkhead
CCA	Copper/Chrome/Arsenate treated timber
CCR	Corrugated Colorbond Roofing
CCW	Corrugated Colorbond Wall Sheeting
CFC	Compressed Fibre Cement sheet
CT	Cooktop
CTR	Concrete Tile Roof
CTS	Ceramic Tile Splashback
cts	Centres
D	Dryer
DW	Dishwasher
EJ	Expansion Joint
F	Fixed glass
FC	Fibre Cement (painted sheets)
FFL	Finished floor level
FW	Floor Waste
FR	Refrigerator space
GS	Glass Splashback
GPO	General Power Outlet
GR	Grab Rail
HW	Hardwood
HTP	Harditex cladding
HTR	Heated Towell Rail
HWS	Hot water service
L	Glass Louvres (in windows)
LP	Linen Press
LSOP	Light Oil Solvent Preservative = 'Gold' Treated timber
LVL	Laminated Veneer Lumber
MDF	Medium density fibreboard = customwood
MW	Microwave space
LP	Linen Press
NIC	Not in Contract
OFC	Off form concrete
P	Pantry
PB	Plasterboard
PCC	Pre cast concrete
PS	Provisional Sum
PTB	Particle Board
RFL	Reflective foil laminate
RH	Rangehood
RP	Radiata Pine
S+I	Supply and Install
SS	Stainless Steel
SR	Shower Rose
T+G	Tongue and grooved (flooring/walling)
TBA	To be advised
TR	Towel rail
TRH	Tiolet roll holder
TT	Terracotta Tile
UNO	Unless noted otherwise
VOS	Verify on site
WO	Wall Oven

GENERAL NOTES CONT.
Standard of Work and Regulations All work to be carried out in accordance with: <ul style="list-style-type: none">• Building Code of Australia 2019• AS Codes• Conditions of Council• Conditions of service supply authorities• All relevant Australian Standards including, but not limited to the standards listed below.• Section J report• BASIX Access maximum 5mm difference between floor finishes access to all dwellings to comply with AS 1428.1 accessible amenities to comply with AS 1428.1 Site Survey Provide registered surveyor report at identified hold points. Demolition and Recycled Material Demolition will be carried out in accordance with AS2601-2001 ' Site management No building activities on Council land. Establish sediment controls as required by all authorities Earthworks and excavation All work to be carried out in accordance with Australian Standard AS2870 Stormwater Disposal All work to be carried out in accordance with AS/NZ3500.3.2 Termite Protection All work to be carried out in accordance with the following: BCA Part B1 Termite protection in accordance AS3660.1 Footings, Slab Design and Retaining Walls All work to be carried out in accordance with the engineer's drawings and specifications and BCA Part B1 and Australian Standard AS2870 Masonry Construction All work to be carried out in accordance with the following: BCA Part B1.4 and Australian Standard AS3700 Structural Steel Framing All work to be carried out in accordance with the engineer's drawings and specifications and the following: BCA Part B1.4, Australian Standard AS1250 and AS3623 Timber Framing All work to be carried out in accordance with the following: BCA Part B1.4 and Australian Standard AS1684 Roof Cladding All work to be carried out in accordance with the following: BCA Part B1.4, specification B1.2, BCA Part F1.5 and Australian Standard AS1562.1 Roof Access Roof anchorage to be installed in accordance with Australian Standard AS 1657 - 1992 Gutters and downpipes All work to be carried out in accordance with the following: BCA Part F1.1 and Australian Standard AS3500.3.2. Wall Cladding All work to be carried out in accordance with BCA 2019 Part C1.9 Construction of Roof, Walls and Floor All work to be carried out in accordance with BCA Part B1.4 Ancillary Elements All ancillary elements to wall construction to be non-combustible in accordance with BCA 2019 C1.14 Floor and Wall Linings All floor and wall linings to comply with BCA 2019 Amendment 1 C1.10. (note: an as iso 9239 (flooring) / as iso 9705 or as/nzs 3837 (wall linings) certificate of test compliance will be required at occupation certificate stage)

GENERAL NOTES CONT.
Use non-combustible elements including wall insulation tested to Australian Standard AS1530.1-1994 in accordance with BCA 2019 Amendment 1 C1.9 Windows and Doors and Installation of Glazing All work to be carried out in accordance with the following: Australian Standard AS1288 or AS2047. External Windows and Doors All work to be carried out in accordance with the following: BCA 2019 Amendment 1 D2.24 BCA Part J2, Australian Standard AS 2047, Door Latches All door latches to be installed and operated in compliance with BCA 2019 Amendment 1 D2.21 and Australian Standard AS 1428.1 – 2009 Window openings Restrict window openings in accordance with BCA 2019 Amendment 1 D2.24 where required. Balustrades All balustrades and handrails in compliance with BCA 2019 Amendment 1 D2.16 and D2.17 Sill height of windows to be a minimum 865 mm above ffl or provided with a 1000mm high bcc compliant balustrade or openings restricted in accordance with BCA 2019 Amendment 1 D2.24. Ventilation and Exhaust Fans All work to be carried out in accordance with: BCA Part F4, Australian Standard AS1668.2 Hot Water Supply System All work to be carried out in accordance with the following: BCA Part F2.1, Australian Standard AS/NZS 3500.4 (section 8) or cl. 3.38 of AS/NZ 3500.5. Fire Separation All work to be carried out in accordance with the following: BCA Part C2 Proposed openings through fire-rated elements protected in accordance with BCA 2019 Amendment 1 specification C3.15, Australian Standard AS1530.4-2005 and Australian Standard AS4072.1-2005 Fire-isolated doors Fire isolated exit doors in accordance with BCA 2019 Amendment 1 C3.8 automatic or self closing fire doors – detail provision of - / 60 / 30 fire doors to BCA 2019 C3.8 & Australian Standard AS 1905.1 - 2005. Signage on fire isolated stairway doors in accordance with BCA 2019 Amendment 1 D2.23 Smoke Alarms All work to be carried out in accordance with the following: BCA Part EP2.1, and Australian Standard AS 3786 Portable Fire Extinguishers Portable fire extinguisher installation to be carried out in accordance with BCA 2019 Amendment 1 E1.6 and Australain Standard AS 2444 – 2001 Signage Signage where required. All work to be carried out in accordance with Australian Standard AS 1428.1 – 2009.. Tactile indicators Tactile indicators where required. All work to be carried out in accordance with AS 1428.1 -2009 Building Fabric Thermal Insulation All work to be carried out in accordance with the following: BCA Part J1.2, Australian Standard AS/NZS4859.1 , Section J report Sound Insulation All work to be carried out in accordance with the following: BCA Part F5 Tiles All new tiles to floor surfaces be selected and installed in accordance with SA HB 198 – 2014 and certified by test report to comply with BCA table D2.14 and or Australian Standard AS 4586 - 2016 Hydraulics Hot water service pipes shall be provided with insulation in accordance with Australian Standard AS 3500 Floor wastes in accordance with BCA 2019 Amendment 1 F1.11 Stairs Dimension of treads and risers compliant with BCA 2019 Amendment 1 D2.13 Treads to have a surface slip resistance rating specified under table D2.14 A contrasting coloured non-slip nosing strip in accordance with table D2.24 slip resitance and Australian Standard AS1428.1-2009

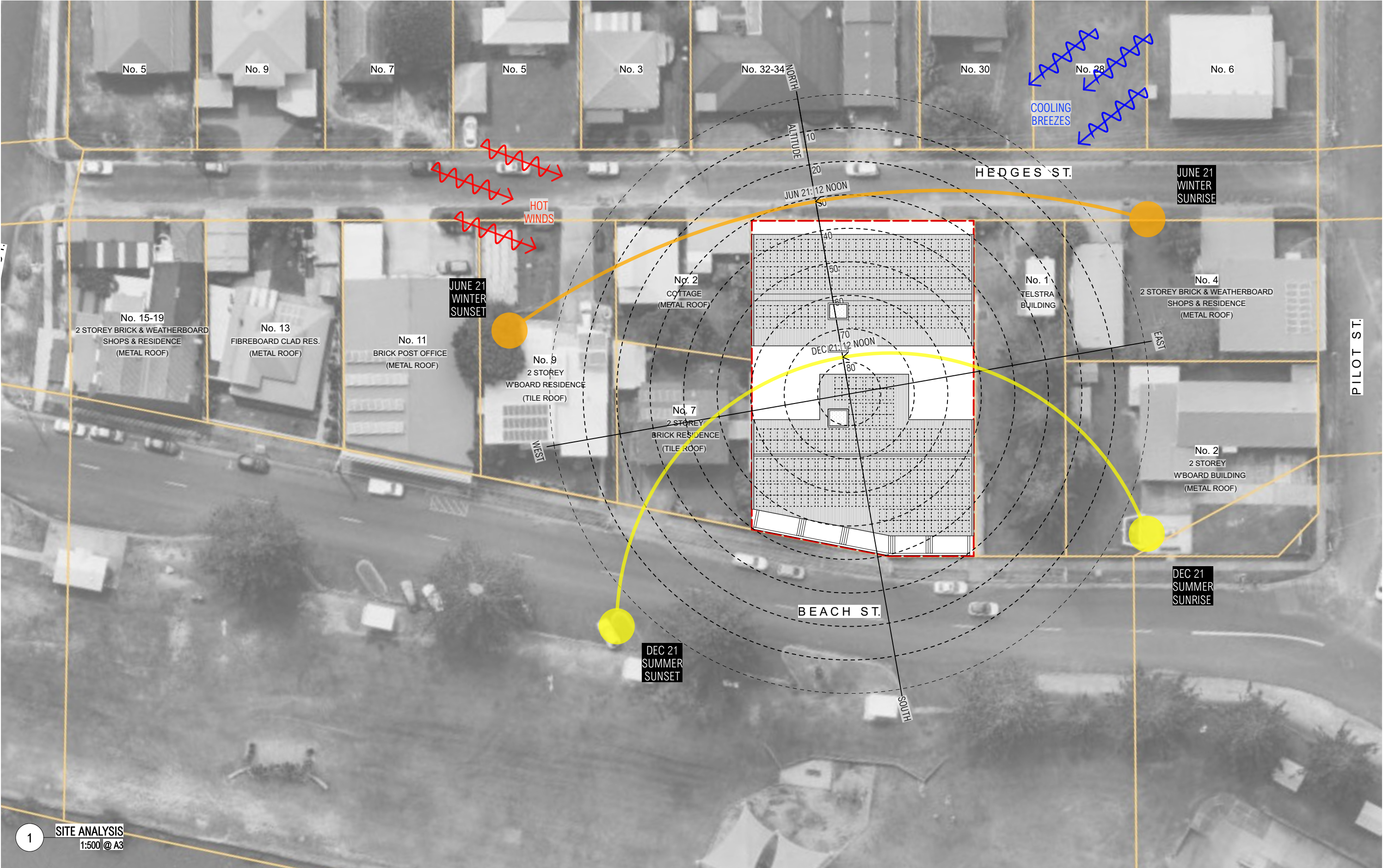
DRAWING LIST			
DWG NO.	TITLE	REV NO.	ISSUE NO.
000	PRE CONSTRUCTION INFORMATION		
001	PHOTOMONTAGE	1	B
020	SITE ANALYSIS	1	B
021	STREET VIEWS	1	B
022	BUILT FORM	1	B
023	BUILT FORM	1	B
024	HISTORICAL CONTEXT	1	B
025	DESIGN CONCEPTS	1	B
026	DESIGN CONCEPTS	1	B
030	SITE PLAN	1	B
040	CONCEPT DIAGRAMS BASEMENT, L1 + L2	1	B
042	CONCEPT SECTION DIAGRAM A + B	1	B
100	PLANS, SECTIONS + ELEVATIONS		
101	PLAN BASEMENT + L1	1	B
102	PLAN L2 + ROOF	1	B
120	SECTIONS A + B	1	B
121	SECTION C	1	B
130	ELEVATIONS NORTH + SOUTH	1	B
131	ELEVATIONS EAST + WEST	1	B
200	SCHEDULES		
210	MATERIALS + FINISHES SCHEDULE	1	B
220	WASTE MANAGEMENT PLAN	1	B
400	INTERIORS		
490	TYPICAL CO-LIVING UNIT + INTERIORS	1	B
500	EXTERNAL WORKS		
510	EXTERNAL WORKS PLAN	1	B
900	NON CONSTRUCTION INFORMATION		
901	3D PERSPECTIVES	1	B
910	SHADOW DIAGRAM	1	B
920	SOLAR ACCESS STUDY COMMUNAL OPEN SPACE	1	B
921	SOLAR ACCESS STUDY COMMUNAL SPACE	1	B
930	BASIX	1	B
940	EXISTING / DEMOLITION PLAN	1	B
970	HEIGHT PLANE DIAGRAM	1	B
980	AREA CALCULATION GFA	1	B
981	AREA CALCULATION SOU	1	B
982	AREA CALCULATION STORAGE	1	B
983	CROSS VENTILATION SUMMARY	1	B

GENERAL NOTES CONT.	
Waterproofing of Wet Areas External waterproofing system in compliance with BCA 2019 Amendment 1 FP1.4 & Australian Standard AS 4654 .1 & 2 – 2012 Window installation to comply with BCA 2019 FP1.4 – provide verification that window installation, head or sill flashings, waterproof fillet jointing, storm mould and window head or reveal junction sealing complies with wall and window system manufacturers specification. Barriers and flashing installed to prevent ingress of water to the building in accordance with BCA 2019 Amendment 1 F1.9 All work to be carried out in accordance with the following: BCA Part F1.7, and Australian Standard AS3740-2010 Waterproof vapour barrier to slabs in accordance with BCA 2019 Amendment 1 F1.10 and Australian Standard AS2870-2011 Facilities (Health and Amenity) All work to be carried out in accordance with the following: BCA Part F2.1 and Australian Standard AS 1668.2 Outward swinging or removable sanitary compartment doors in accordance with BCA 2019 Amendment 1 F2.5 where the doorway is located less than 1200mm from the pan. Sanitary facility numbers in accordance with BCA 2019 Amendment 1 F2.1 and F2.3	

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted, use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	TERMS AND ABREVIATIONS + DRAWING LIST	DA	1090	000
									for/client	at	drawing	chkd	drwn	date
								B M LAMBERT	HARRINGTON		TW	TV	21.12.23	1



	notes	rev	date	amendment	issue	date	issue to	<div>environa studio</div> <div>224 riley st surry hills 2010</div> <div>t: 02 9211 0000</div> <div>w: www.environastudio.com.au</div> <div>architects registration number 6239</div>	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	PHOTOMONTAGE	DA	1090	001
									for/client	at	drawing	chkd drwn	date	revision
									B M LAMBERT	HARRINGTON	3D PERSPECTIVE	TW TV	21.12.23	1



	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	SITE ANALYSIS	DA	1090	020	
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1



1 BEACH ST. STREETSCAPE ELEVATION



2 HEDGES ST. STREETSCAPE ELEVATION

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted, use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	STREET VIEWS	DA	1090	021	
					A	12/04/23	council DA submission		for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	PERSPECTIVES	TW	TV	21.12.23	1



SKILLION BUILDINGS

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	BUILT FORM	DA	1090	022
					A	12/04/23	council DA submission		for/client	at	drawing	chkd	drwn	date
								B M LAMBERT	HARRINGTON	PERSPECTIVES	TW	TV	21.12.23	1

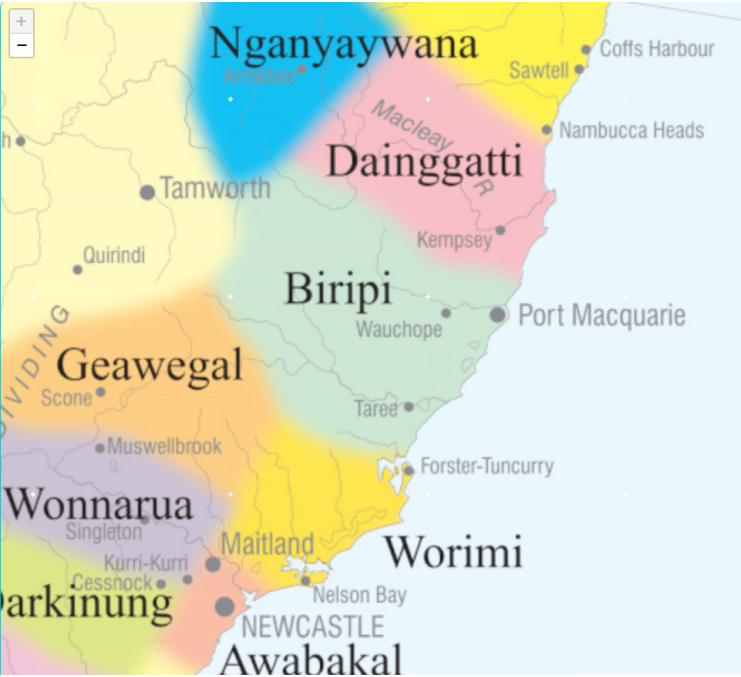


FRONTS



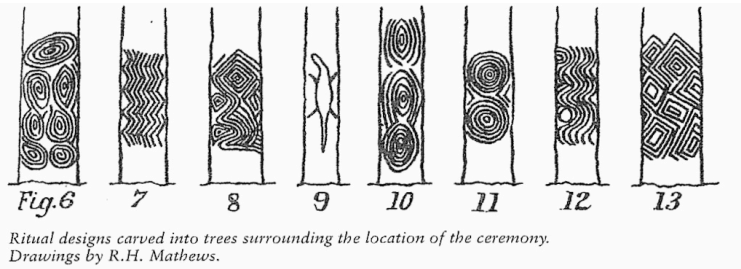
SITE BUILDINGS

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	BUILT FORM	DA	1090	023
										for/client B M LAMBERT	at HARRINGTON	drawing PERSPECTIVES	chkd TW	drwn TV

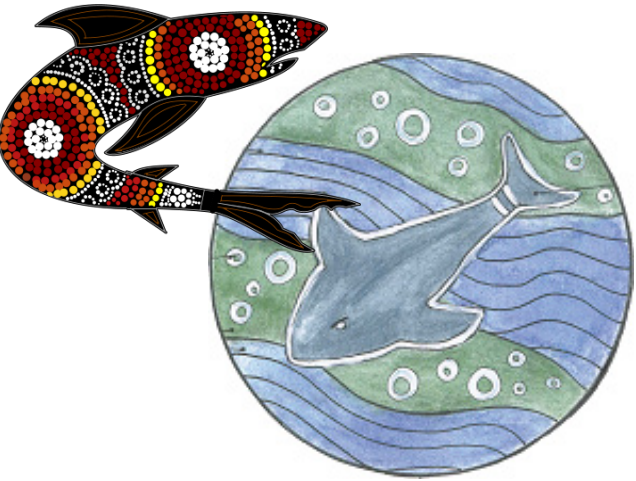


Harrington lies on the traditional lands of the Bipiri people at the mouth of the Manning River.

Before being logged and cleared by cedar cutters in the mid 19th century, the Manning river valley was lush with Cedars. The industry would expand throughout the 20th century, transporting various lumber from the Wingham hinterlands downriver past Harrington and towards Sydney.



The personal totems of the Biripi people were called *mari*. The shark is the most widely adopted totem among the Biripi, however various clans also use the eagle, kangaroo, bass, stingray, porpoise and crab.



“In this artwork lineal patterns emulate the movement of water and the traditional markings carved into trees by Birpai people. Circles represent water, and the colours depict deep and shallow water, and the river and the ocean.” - MNC Library (2023)

The Biripi people gathered for spectacular initiation ceremonies known as *Murrawin* which often involved clearing a large circle of flattened earth and carving ritual designs into surrounding trees. Artwork remains central to Aboriginal storytelling and Dreaming, through markings



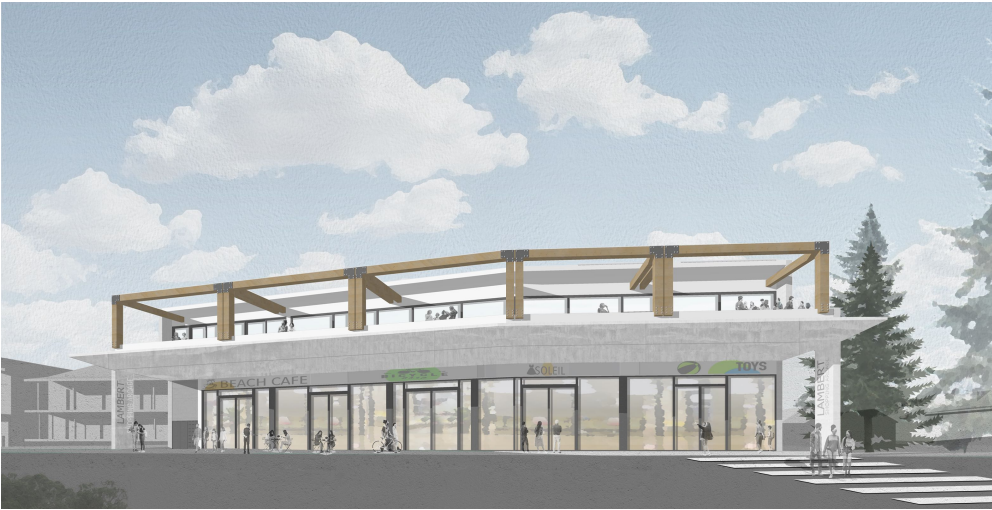
Indigenous history is to be represented by a custom casting of aboriginal art / motifs in the external east concrete wall, to be designed in conjunction with local indigenous artists.



The view from Beach Street, Harrington is characterised by tall pines standing along the breakwater and horizon.



Rough-hewn vertical timber elements are incorporated into the design language of the building, giving a sense of continuity with the surrounding landscape.



notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	HISTORICAL CONTEXT	DA	1090	024
								for/client B M LAMBERT	at HARRINGTON	drawing	chkd TW	drwn TV	date 21.12.23

THE PROPOSAL

This project is a new mixed-use building at 3-5 Beach Street, Harrington. The proposal has three main uses: 4-5 retail shops at ground level; commercial spaces and restaurants on the first floor; and affordable long-term rental housing (townhouses and units) above. This replaces the existing shops (one vacant and one demolished by a street tree fall).

This proposal will provide much needed retail services and activity the heart of Harrington, and provides residential living close to existing residents and caravan park. This will re-activate the original town centre with desirable activities. All these uses are permitted by Council's current zoning.

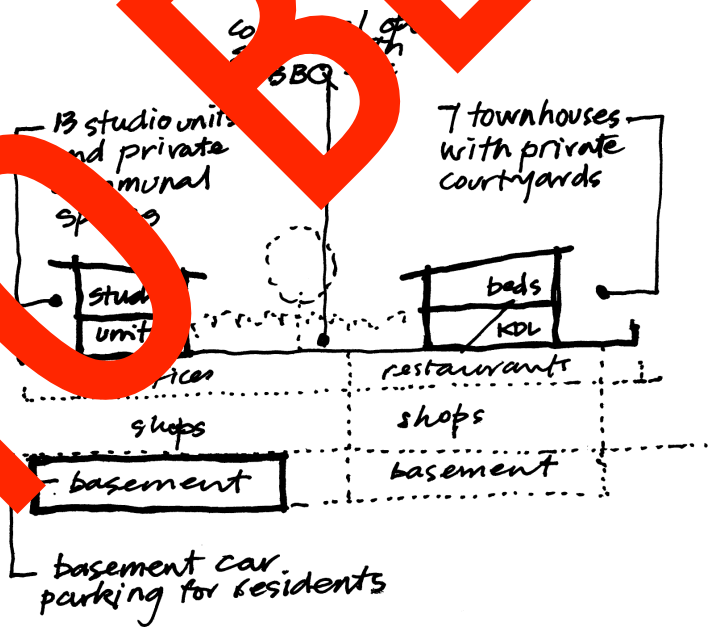
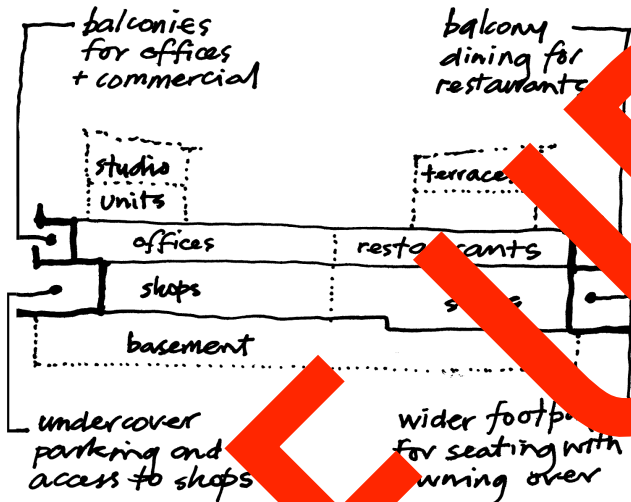
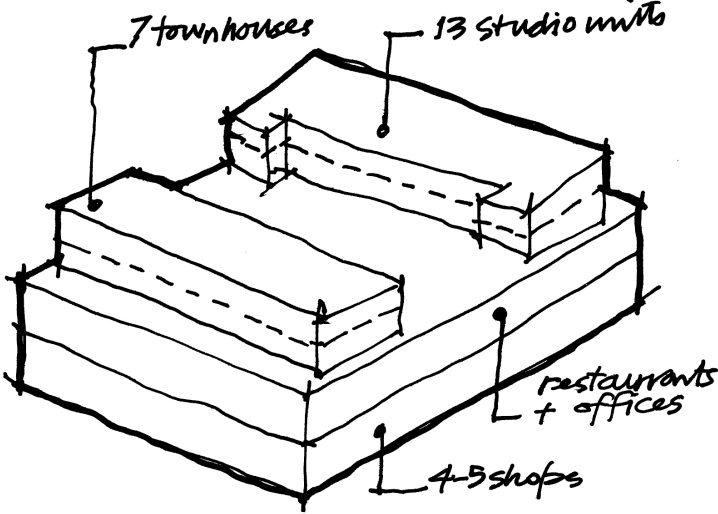
DESIGN CONCEPT

The key idea is to set the building back from the boundaries. This has two key effects: it provides weather protection and shade to outdoor areas for all uses, and secondly, it reduces the visual bulk of the building.

By using a colonnade, arcade and awnings on the ground level customers and residents can freely circulate and it makes the building more transparent, porous and usable for indoor-outdoor activities. The balconies on both street frontages on the first floor likewise provide for outdoor spaces and reduce the visual bulk.

Separating the housing into two forms creates a private open recreation space in between, which is landscaped to provide a garden in the sky or 'sky-garden'. The house forms are similar in scale and design to surrounding houses, using lightweight claddings (not brick) and familiar skillion roofs.

All the houses are setback from the street boundaries to reduce the visual bulk and scale of the building, in such a way the building 'reads' as a three storey structure overall from the nearby streets.



RETAIL

The shops at ground level have street frontage to Beach Street, a colonnade to the east and an arcade to the west. The colonnade (open 24 hours) and arcade (open 6am to 10pm) provide access between Beach and Hedges Streets. They give an increased footage for 5-6 shops.

The Beach Street frontage could take up to 5 shops with level access from the Beach Street south and a generous setback to provide additional outdoor sitting areas for café tables and chairs, and to provide better pedestrian circulation. There are views from these shops and outdoor spaces to the park and river. An awning over the shops provides all weather protection.

Other uses include offices, retail, services, and a larger eat & drink (with delivery access) or bottle shop. Smaller, more boutique shops such as ice-creams, gelato, take away food or equipment rental are accessible from the arcade and colonnade.

There is short term customer parking and loading areas on Hedges St. Public toilets (including accessible) are provided in the centre. The retail areas use service rooms and vented garbage storage areas in the centre to avoid bins on the street.

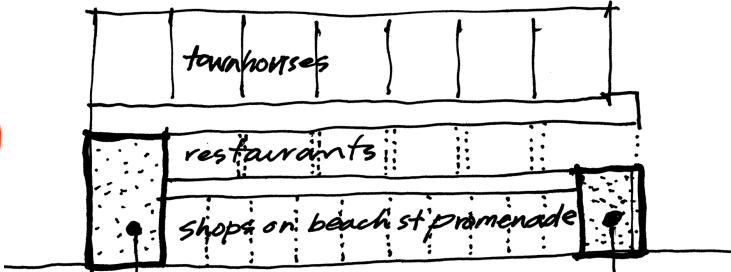
COMMERCIAL SPACES

The first floor has rental spaces for two activities: restaurants and cafés looking south for the views, and offices and professional suites on the sunny north. There is direct access from ground floor to the all first-floor activities by lifts and stairs.

The two restaurants or cafes have large internal areas with external balconies, all with views to the river and ocean. The balconies have landscaping and setbacks to reduce the scale of the building seen from the street. There are dedicated areas for kitchens and toilets.

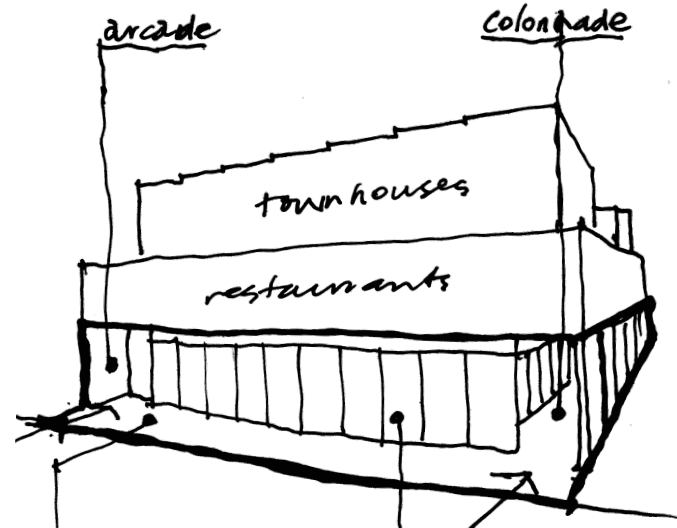
The professional suites provide office spaces, and consulting rooms for a medical centre, dentist or the like. North facing balconies to the office spaces provide increased amenity for the workers, reduce the visual bulk and give privacy. The suites have separate dedicated toilets and office kitchenettes.

BEACH ST ELEVATION



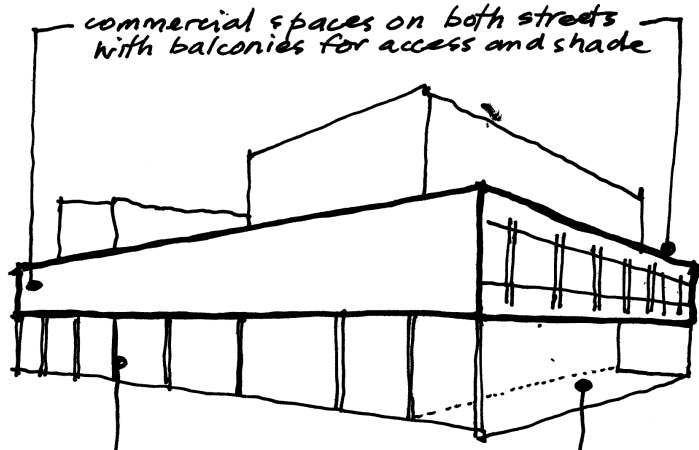
arcade link to Hedges St shops and lifts + stairs

colonnade link to Hedges and shops



widened width of footpath for tables + chairs + pedestrians.

shops - can be subdivided several ways.



colonnade with access to shops

short term parking and arcade access

23.5	notes	rev	date	amendment	issue	date	issue to	environa studio	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23	council DA submission	224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au	SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	DESIGN CONCEPTS	DA	1090	025
						12/04/23	council DA submission	architects registration number 6239	for/client	at	drawing	chkd drwn	date	revision
									B M LAMBERT	HARRINGTON	SKETCH DESIGN	TW TV	21.12.23	1

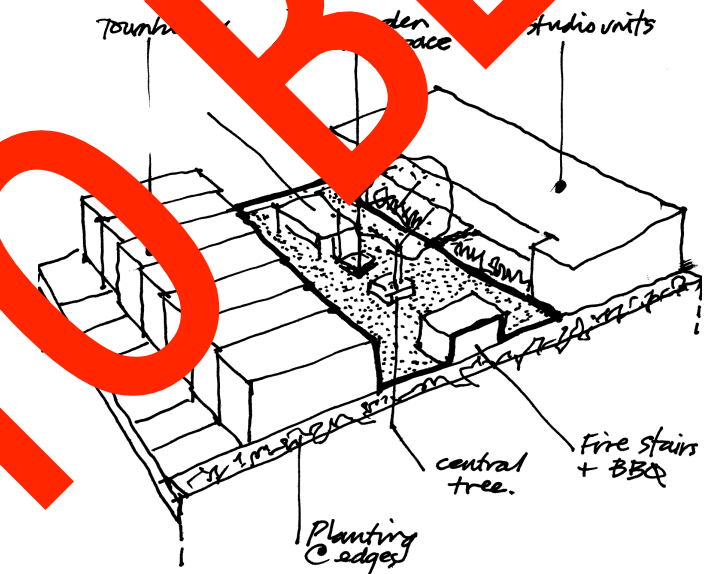
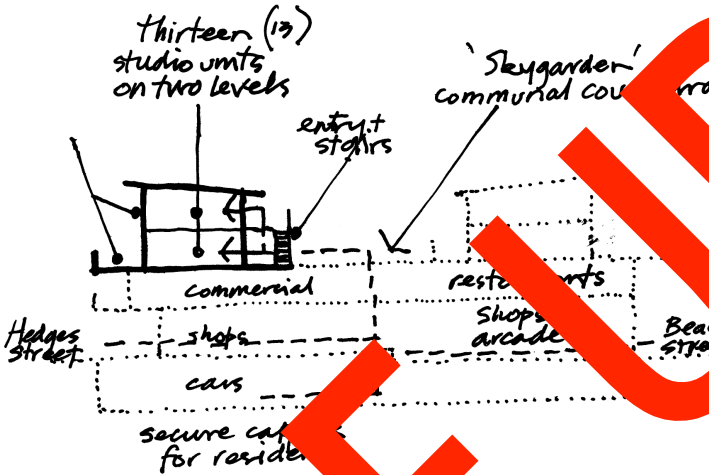
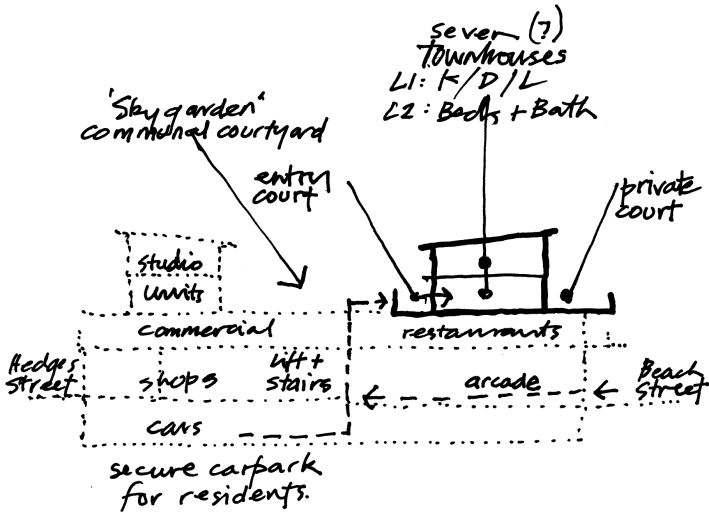
Affordable long-term rental housing

On the second floor is an outdoor 'sky-garden' that gives access to affordable long-term rental housing. There are two types: 7 two-storey townhouses for families and 13 studio units for singles / couples. All are for long term rental only, intended for 'key workers' such as police, firefighters, health care and aged workers, cleaners and hospitality staff. None are for holiday letting.

Access to the 7 two-storey townhouses is via lift and stairs from ground level to the 'sky-garden' and then through a small private garden area. The lower level has kitchen, dining and living with north sun and a south facing private courtyards with views to the river and ocean. The upper level is accessed through internal stairs to 2 bedrooms and bathrooms. The houses are all set back from the street to reduce the apparent scale.

The 13 studio units are accessed in a similar way, with under cover stairs and passage to the upper-level units. There is north sun to all units and private courtyards for the lower-level units. There are a shared communal indoor and outdoor areas (on the north) for all studio tenants. All the units are set back from the edge to increase landscaping and reduce building bulk.

All the tenants can use the 'sky-garden' area in the space between the townhouses and studio units. This is a communal open recreation space, with a Bar-B-Que area, and vegetable / fruit growing areas.



Basement

A basement car park is provided for residents and customers. Car and motor bike parking for residents is behind a secure roller door, with direct internal stair access to the second level. All weather car parking for retail and commercial staff and customers has internal stair access to ground and first floor. Open access during the day but closed after hours. This will alleviate current retail on street parking and there is no impact on residents' access to current street parking. The basement includes large rainwater storage tanks and garbage and bulky waste storage areas.

KEY DESIGN AND CONSTRUCTION IDEAS

Construction design: The building has different 'Uses' including class 2 and 3 residential uses and 6 commercial / retail, and class 7 carparking. Being 3 or more storeys, it requires 'Type 1' construction, the highest fire resistance, for the entire building. Hence the main structural frame of the building is reinforced concrete for walls and floors.

The walls and roofs (of traditional corrugated steel) are highly insulated. Other parts of the building will be prefabricated as far as possible (see below). The entire building, including the basement, has a sprinkler system for safety.

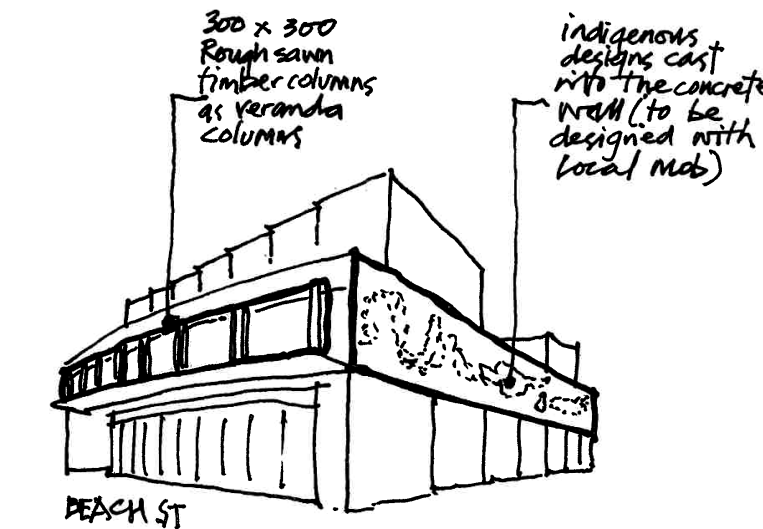
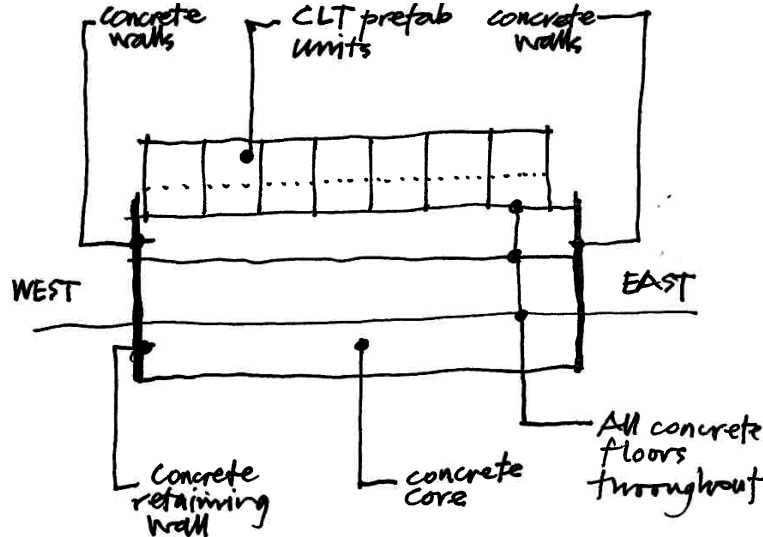
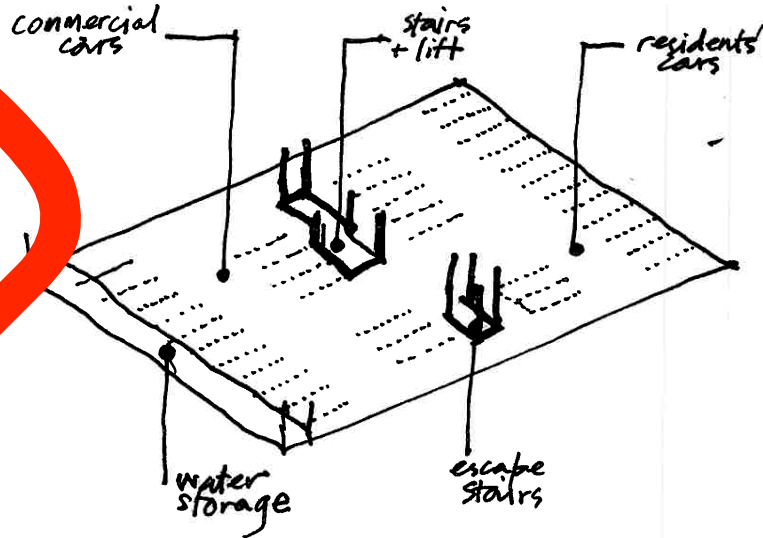
Representing the history

The building has design details that represent parts of the Manning's history.

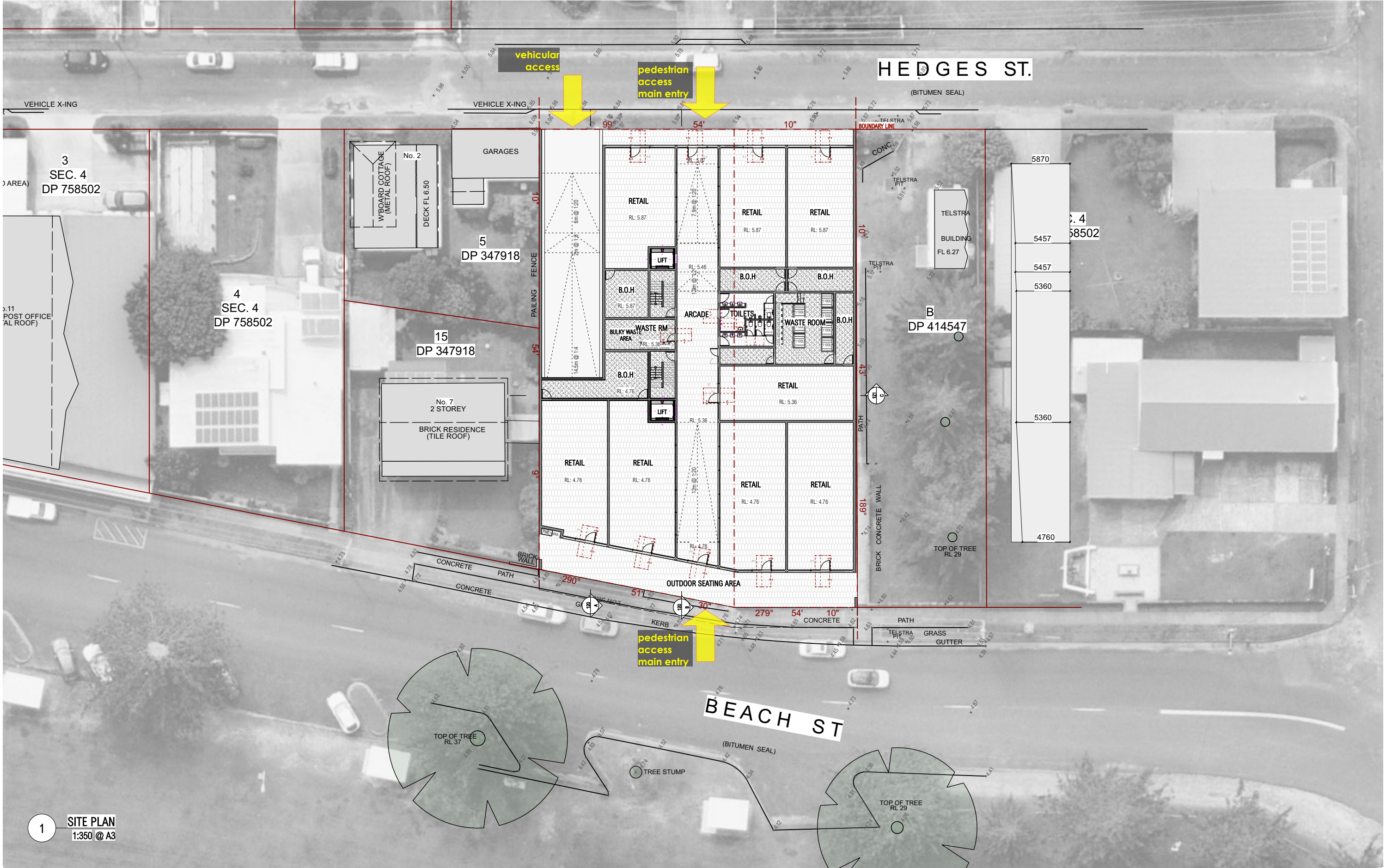
Indigenous history is represented by a custom casting of aboriginal art / motifs in the external east concrete wall at level 2 – this will be designed in conjunction with local indigenous artists. The design shown on the current drawings is for illustrative purposes only and does not represent the final proposal.

Manning's long history of the timber logging industry is represented by the oversized solid timber posts on the verandas on level 2 on both frontages (as shown in the images). The posts are 300 x 300 and are 'rough-hewn' in a similar form to the flitches that were exported from the hinterland forests.

The success of various Manning residents, such as business leaders, academics, sports people will be commemorated in plaques along the wall of the arcade to add to the spatial experience (and enliven an otherwise blank wall).



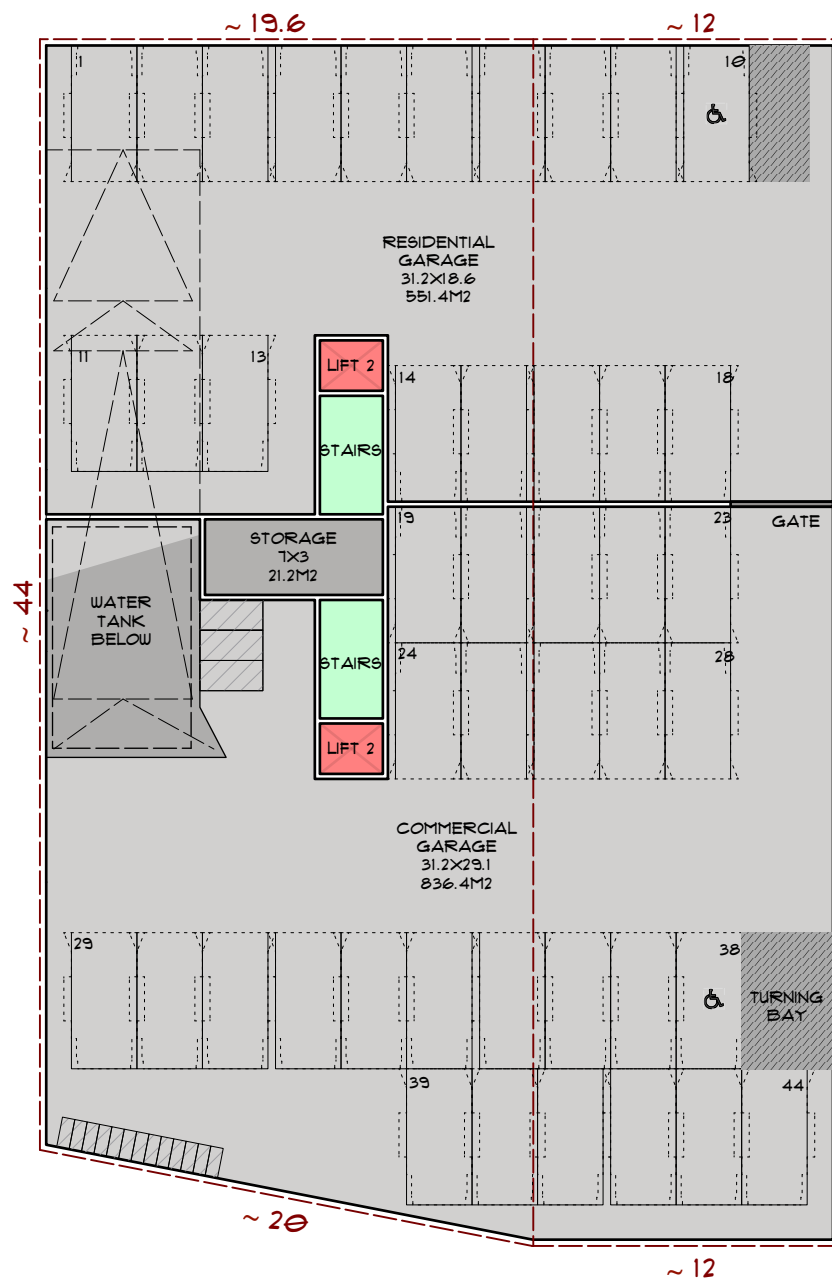
23.5	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	DESIGN CONCEPTS	DA	1090	026	
		A	12/04/23												
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	SKETCH DESIGN	TW	TV	21.12.23	1



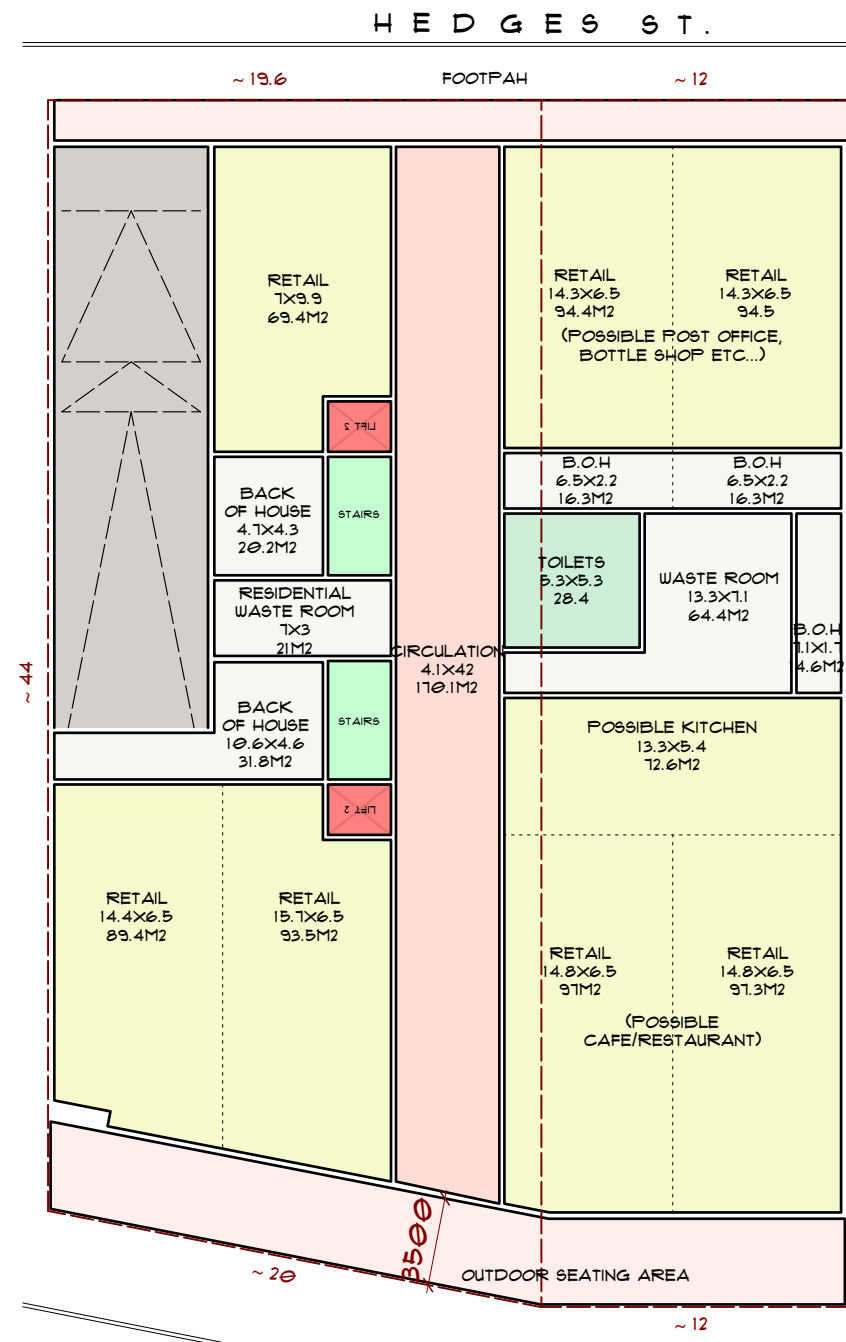
1 SITE PLAN
1:350 @ A3

23.5

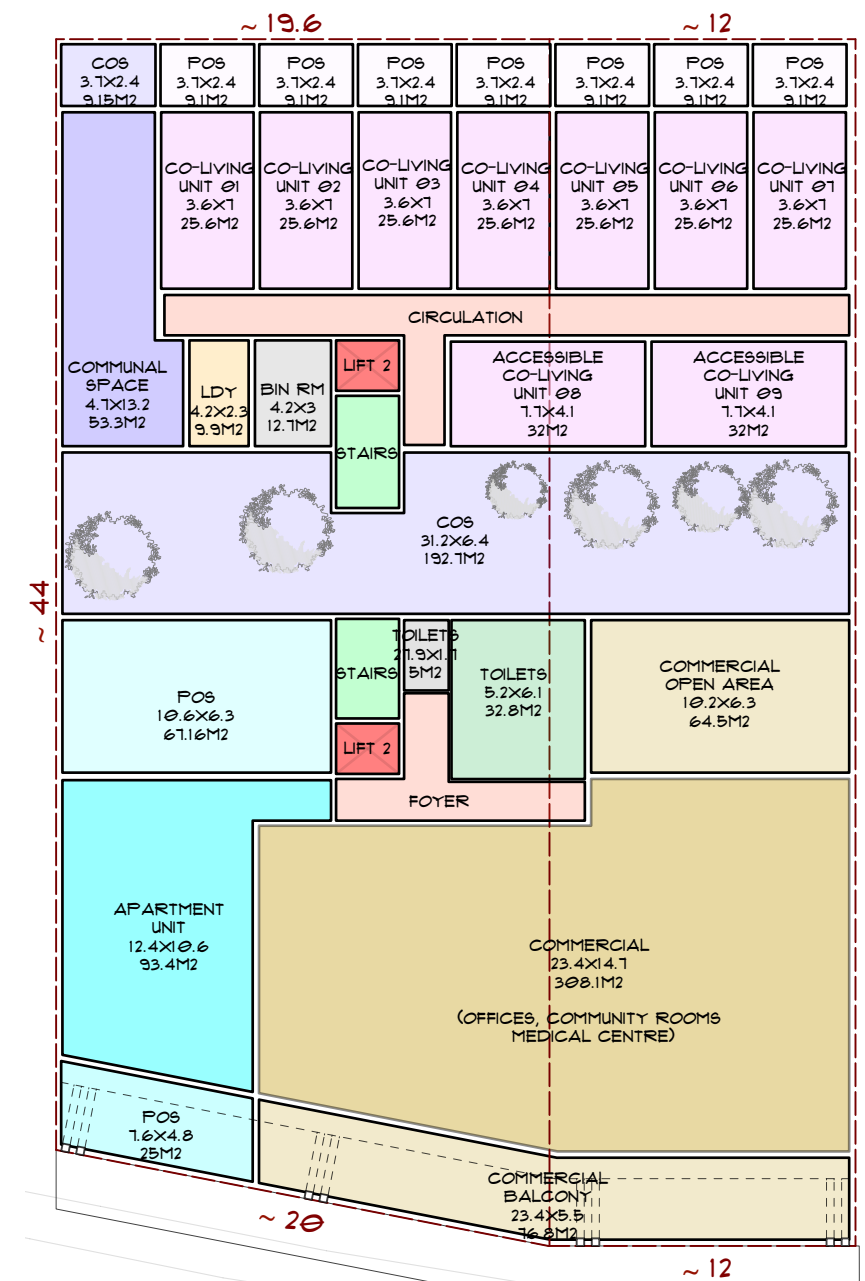
	notes	rev	date	amendment	issue	date	issue to	<div>environa studio</div> <div>224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239</div>	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	SITE PLAN	DA	1090	030	
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1



1 BASEMENT
Scale: 1:300

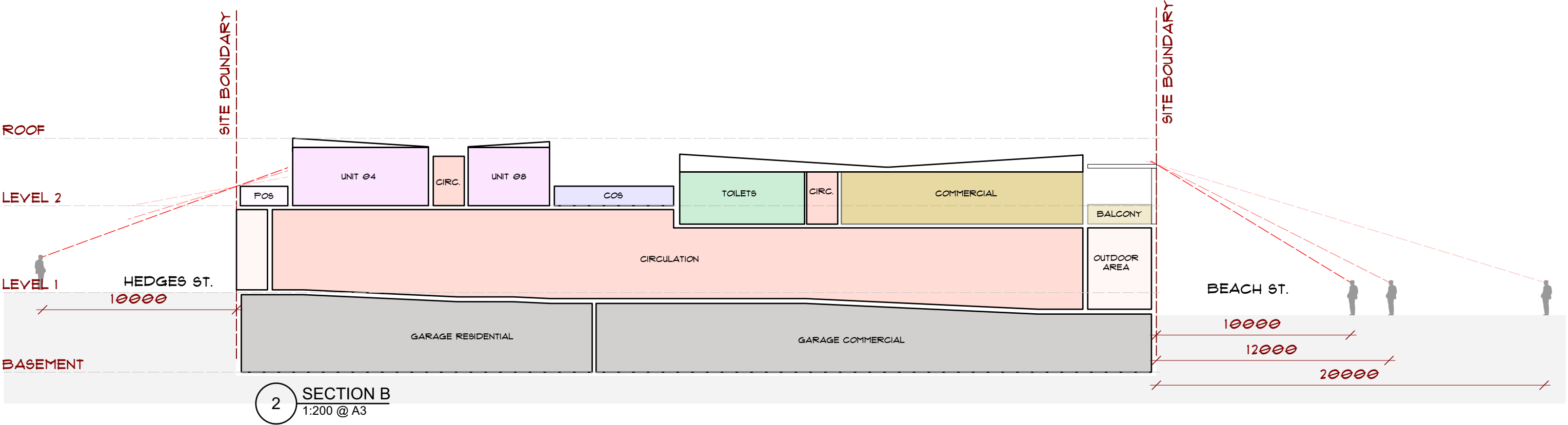
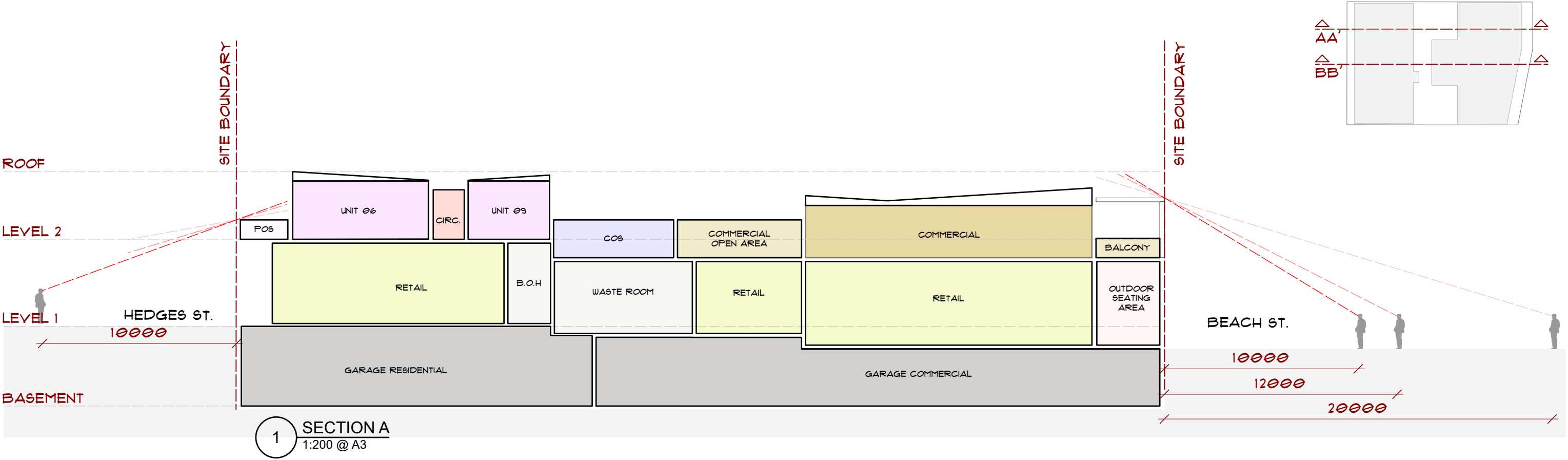


2 LEVEL 1
Scale: 1:300

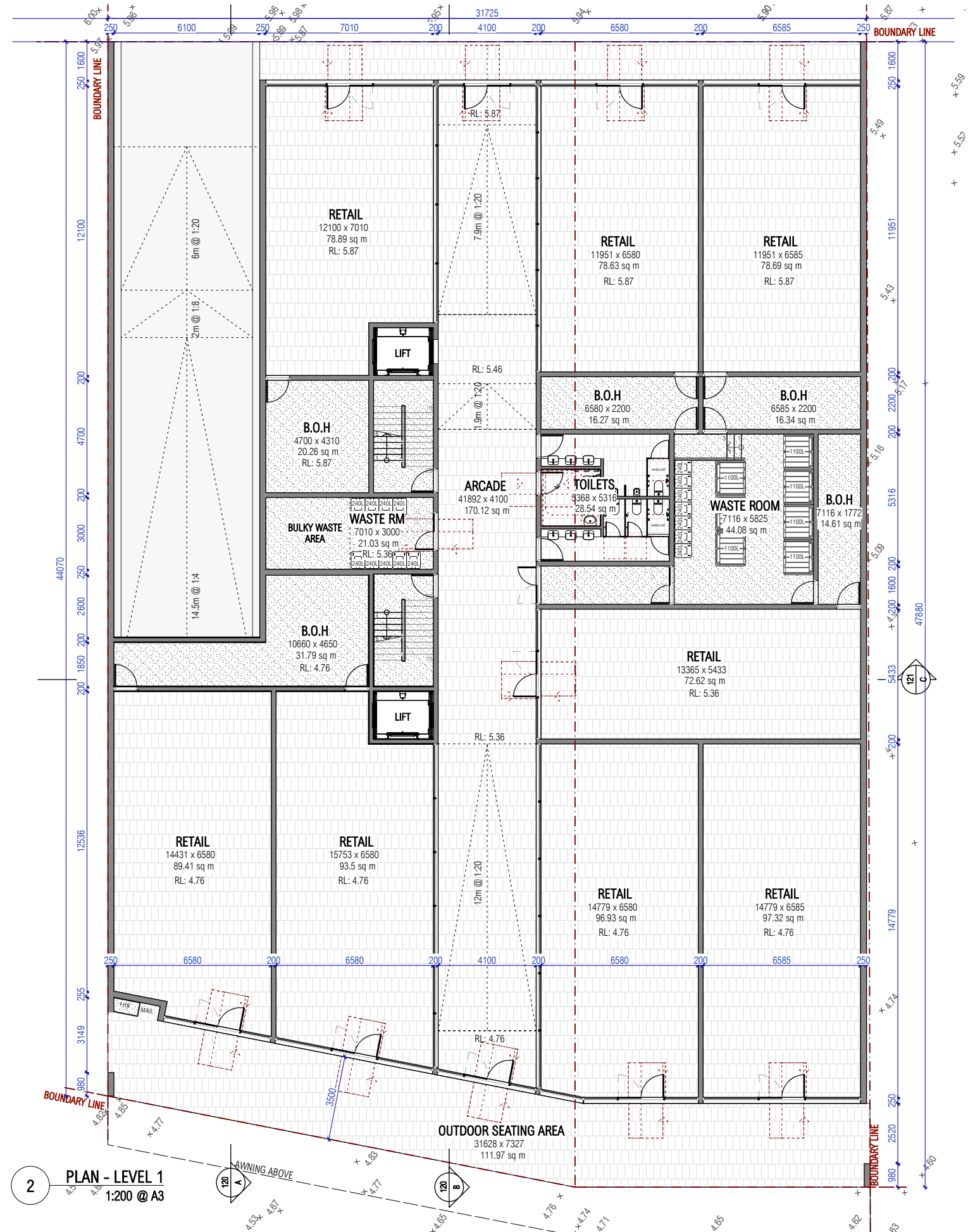
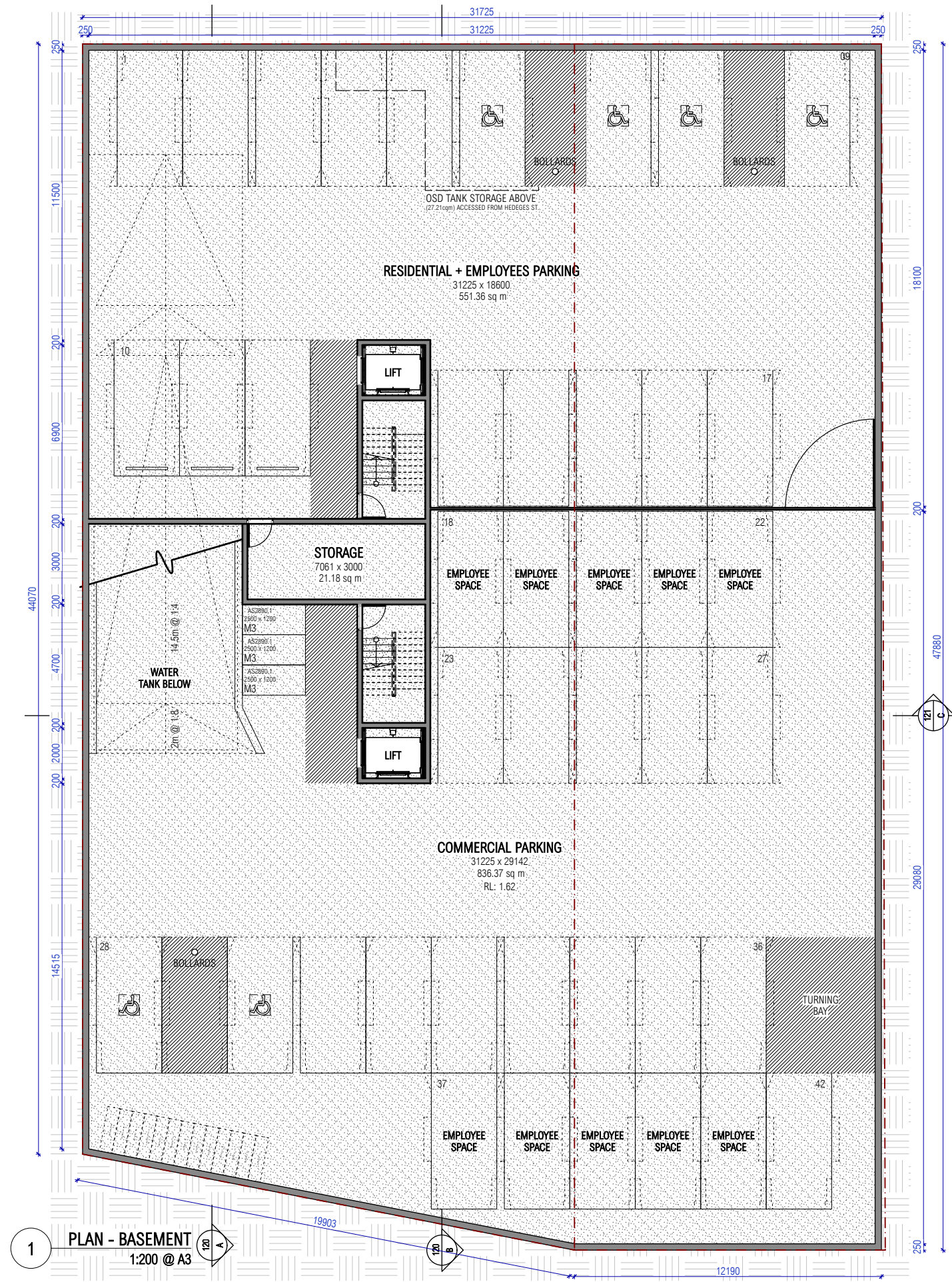


3 LEVEL 2
Scale: 1:300

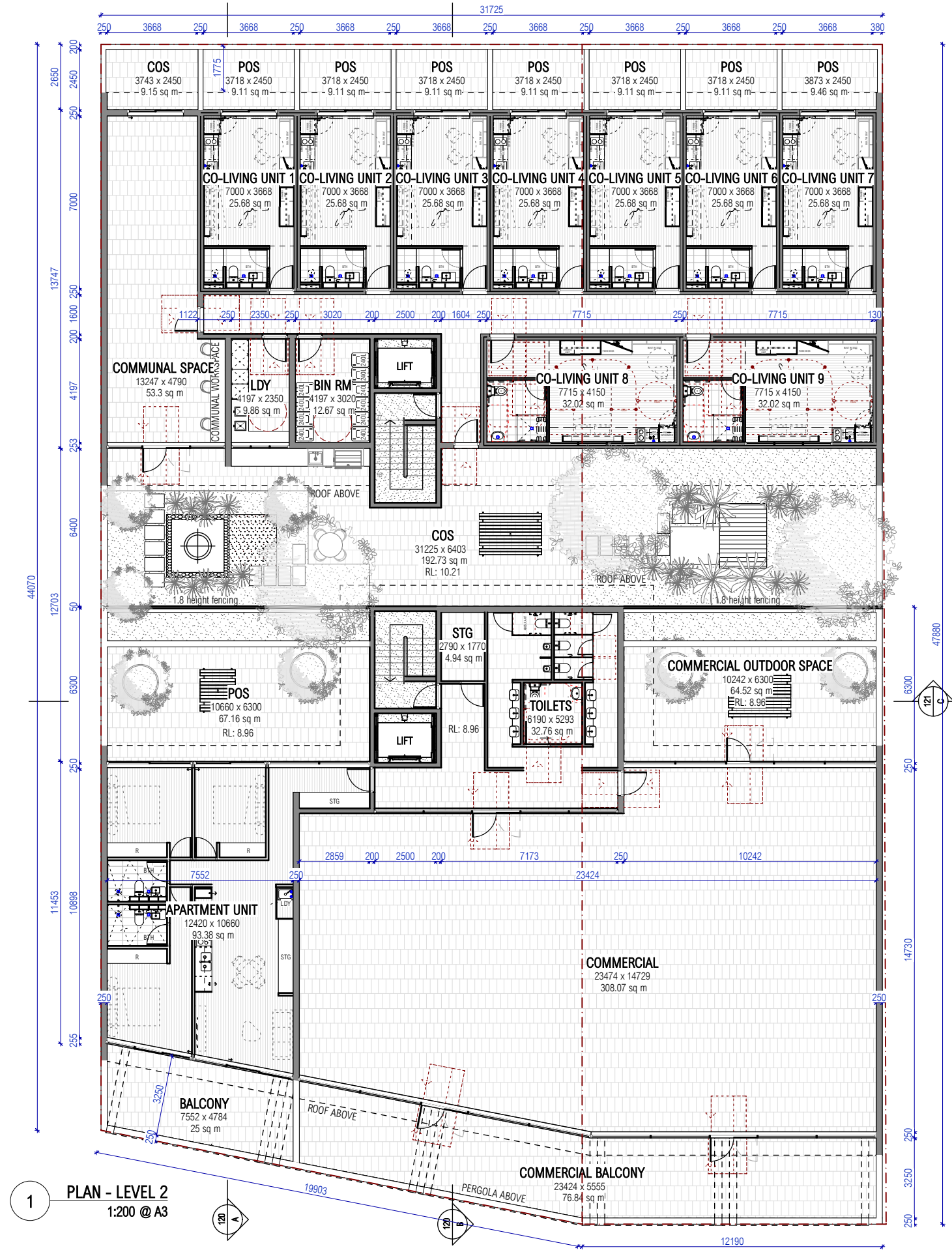
	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev 1	date 12/04/23	amendment issued to council - DA submission	issue B A	date 16/10/23 12/04/23	issue to council DA submission council DA submission	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING for/client B M LAMBERT	location 3-5 BEACH ST at HARRINGTON	drawing CONCEPT DIAGRAMS BASEMENT, L1 + L2 drawing SKETCH DESIGN	stage DA chkd drwn TW TV	project no. 1090 date 21.12.23	dwg no. 040 revision 1
--	---	----------	------------------	--	-----------------	------------------------------	--	---	---	--	---	---	---	---



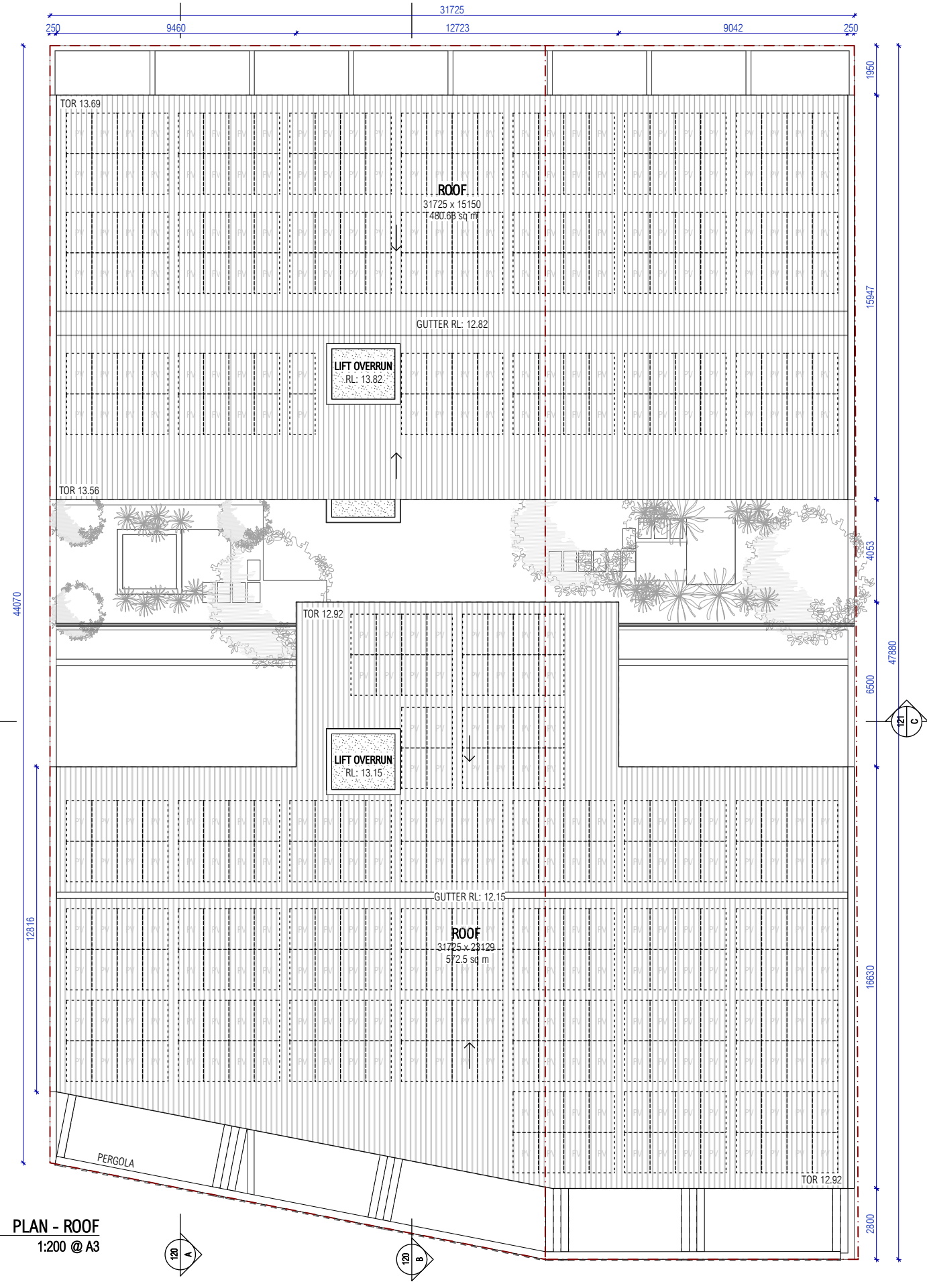
	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING	location 3-5 BEACH ST	drawing CONCEPT SECTION DIAGRAM A + B	stage DA	project no. 1090	dwg no. 042
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		for/client B M LAMBERT	at HARRINGTON	drawing SKETCH DESIGN	chkd TW	drwn TV	date 21.12.23



	notes all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev 1	date 12/04/23	amendment issued to council - DA submission	issue B A	date 16/10/23 12/04/23	issue to council DA submission council DA submission	envrona studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.envronastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING for/client B M LAMBERT	location 3-5 BEACH ST at HARRINGTON	drawing PLAN BASEMENT + L1 drawing PLAN	stage DA chkd TW	project no. 1090 date 21.12.23	dwg no. 101 revision 1
--	--	-----------------	-------------------------	---	------------------------	-------------------------------------	---	---	---	--	--	---	---	---



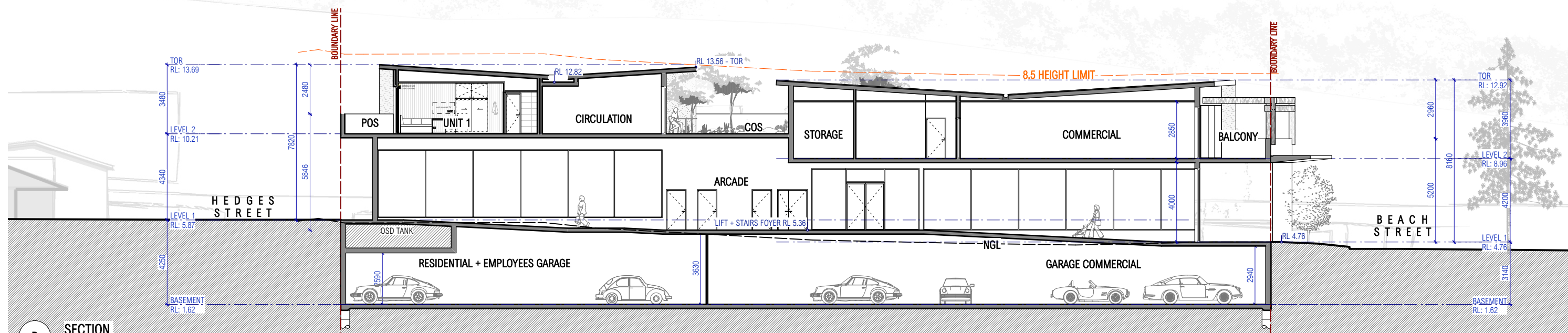
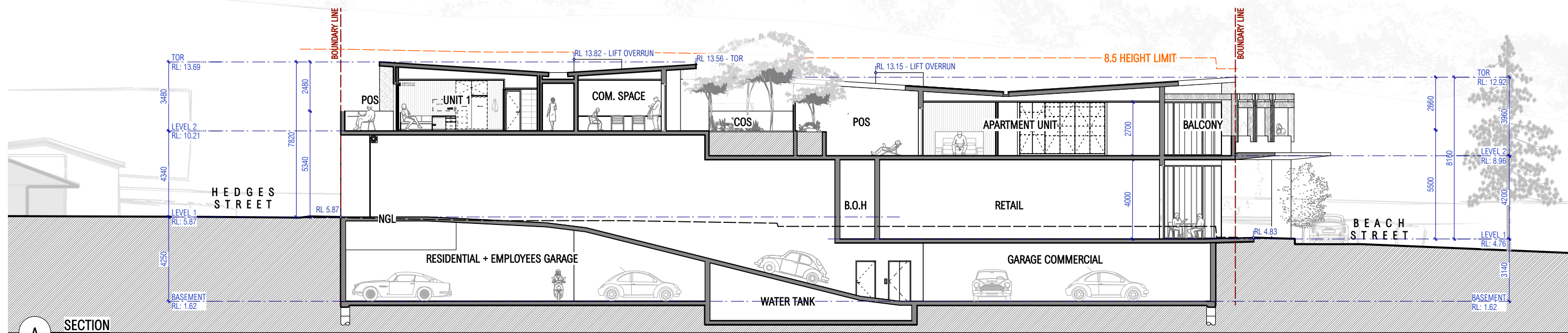
1 PLAN - LEVEL 2
1:200 @ A3



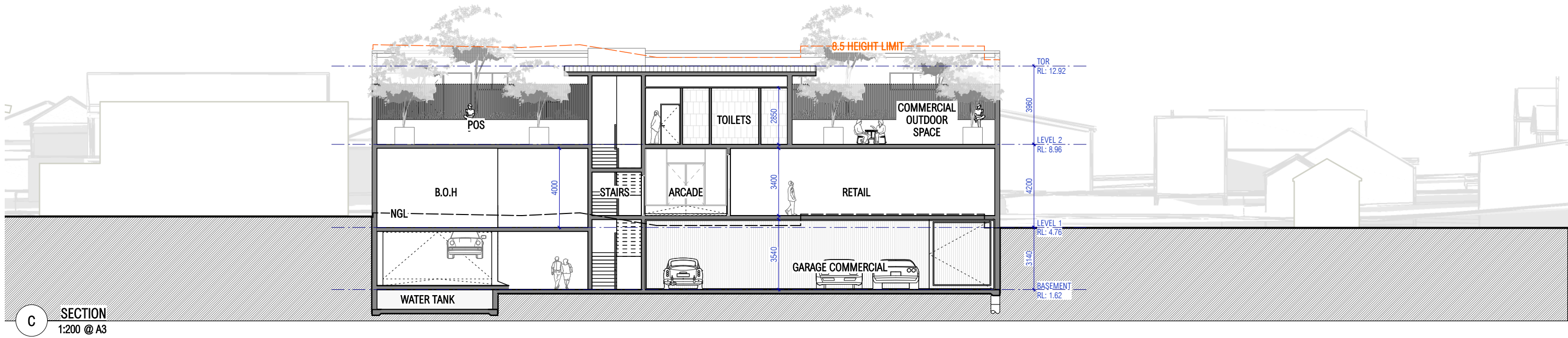
2 PLAN - ROOF
1:200 @ A3

3.5

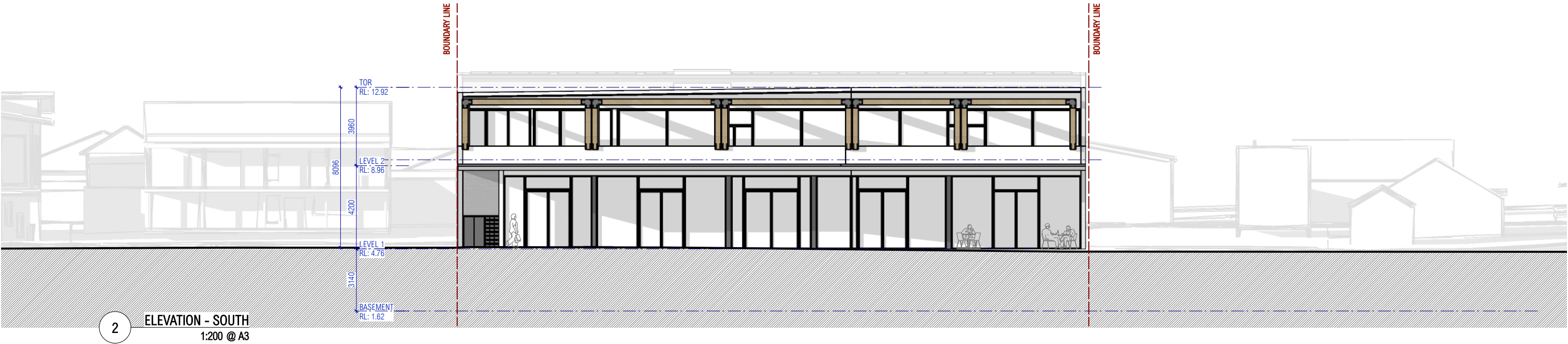
	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	PLAN L2 + ROOF	DA	1090	102	
					A	12/04/23	council DA submission			for/client	at	drawing	chkd	drwn	date
									B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1



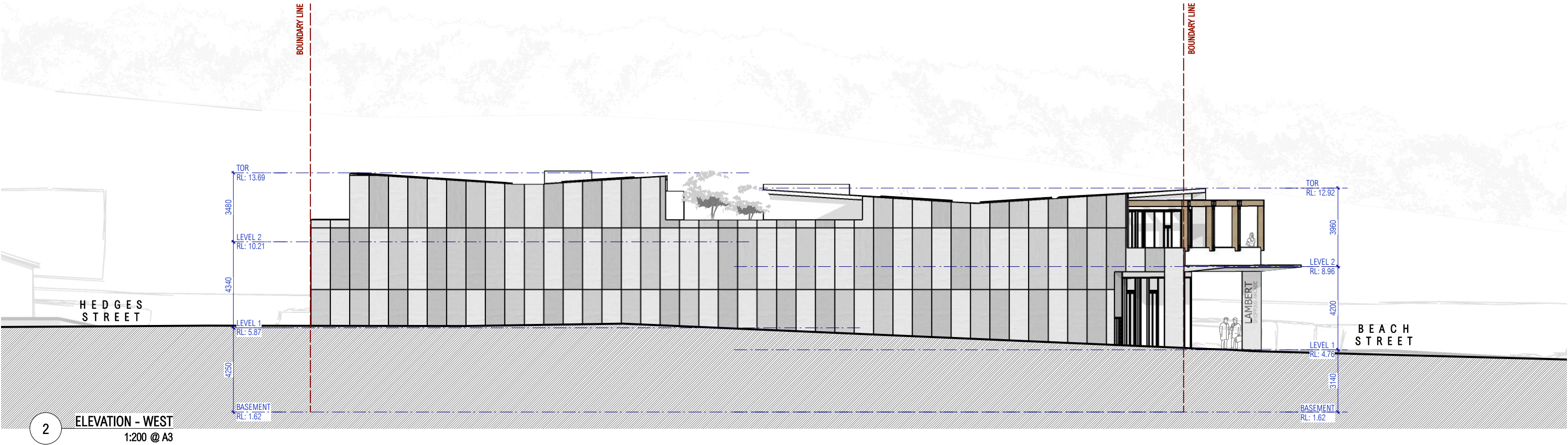
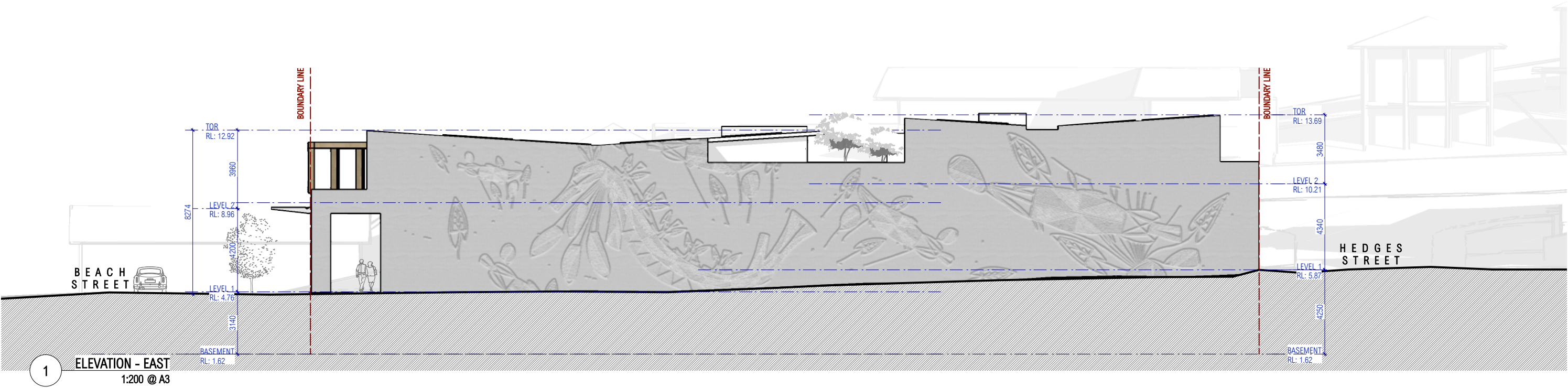
	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING	location 3-5 BEACH ST	drawing SECTIONS A + B	stage DA	project no. 1090	dwg no. 120
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		for/client B M LAMBERT	at HARRINGTON	drawing SECTION	chkd TW	drwn TV	date 21.12.23




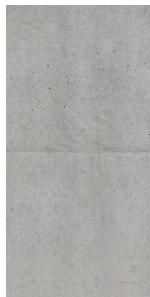

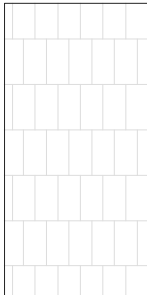
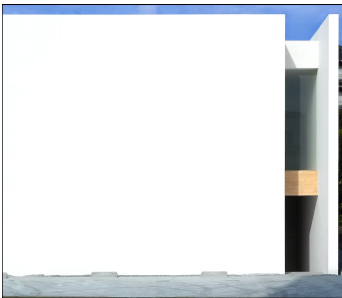




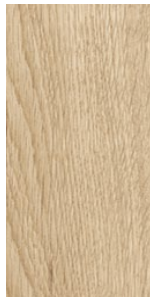




	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING	location 3-5 BEACH ST	drawing SECTION C	stage DA	project no. 1090	dwg no. 121
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		for/client B M LAMBERT	at HARRINGTON	drawing SECTION	chkd TW	drwn TV	date 21.12.23



	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	ELEVATIONS NORTH + SOUTH	DA	1090	130	
					A	12/04/23	council DA submission								
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	ELEVATION	TW	TV	21.12.23	1



notes	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	rev	1	date	12/04/23	amendment	issued to council - DA submission	issue	B A	date	16/10/23 12/04/23	issue to	council DA submission council DA submission	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	SHOP TOP KEY WORKER HOUSING	location	3-5 BEACH ST	drawing	ELEVATIONS EAST + WEST	stage	DA	project no.	1090	dwg no.	131
															for/client	B M LAMBERT	at	HARRINGTON	drawing	ELEVATION	chkd	drwn	date	21.12.23	revision	1

EXTERNAL ITEMS		MATERIAL	COLOUR CODE (NAME)	EXTERNAL ITEMS		MATERIAL	COLOUR CODE (NAME)		
		EXTERNAL WALLS	CONCRETE	OFF FORM CONCRETE			TERRACES/ COLONNADE	TILE	---
		EXTERNAL WALLS	MOROKA render finish	'lexicon quarter'			EXTERNAL PAVING DRIVEWAY	CONCRETE broom finish	"concrete grey"
		EXTERNAL TIMBER COLUMNS	NATURAL TIMBER	Natural timber			SHROUDS + BALUSTRADES + GATES (main pedestrian access)	MICACEOUS IRON OXIDE CHLORINATED RUBBER FINISH	Dulux Ferreko No. 6
		DOOR FRAMES + WINDOW FRAMES + FENCES	POWDER COATED ALUMINIUM	"monument"					

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING	location 3-5 BEACH ST	drawing MATERIALS + FINISHES SCHEDULE	stage DA	project no. 1090	dwg no. 210
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		for/client B M LAMBERT	at HARRINGTON	drawing	chkd TW	drwn TV	date 21.12.23

Table 1: Demolition waste generation estimates

Type of Material	Estimated volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Concrete	150 - 200	✓	✓	✓	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Bricks/pavers	100 - 150	✓	✓	✓	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. The development will be able to reuse a number of existing building bricks as paving in landscaped areas. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles (ceramic)	5 - 10	✓	✓	✓	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (clean)	<5	-	✓	✓	0%	100%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery.
Timber (treated)	<10	-	✓	✓	50%	50%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery where possible.
Plasterboard	10 - 15	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery.
							Offsite: Removed to C&D or plasterboard recovery facility for recovery where possible.
Glass	<10	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous & non-ferrous)	<10	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.
Floor covering	5 - 10	-	✓	✓	50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.
Residual waste	10 - 20	-	-	-	100%	-	Resource recovery dependant on facility destination capability.
Hazardous Waste	Unknown	-	-	-	100%	-	Existing buildings may contain potentially hazardous materials. Should contaminated or potentially hazardous materials be discovered they would be handled according to the demolition and/or materials management plan
Total % Diversion from Landfill Estimated						>80%	

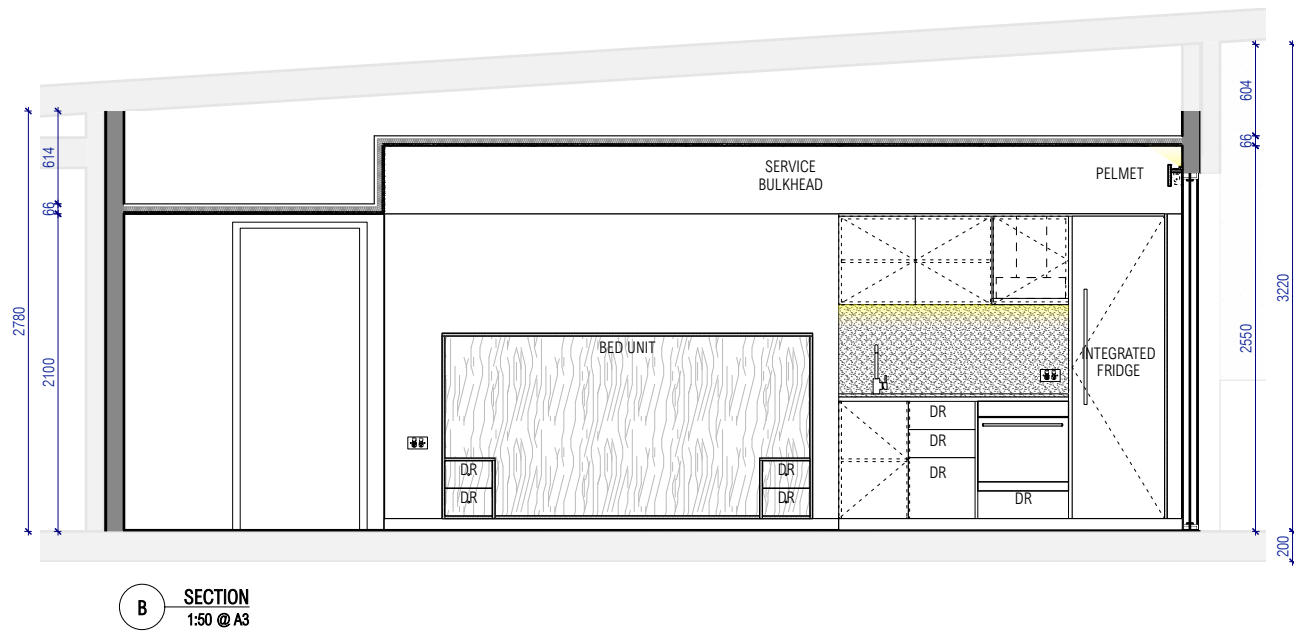
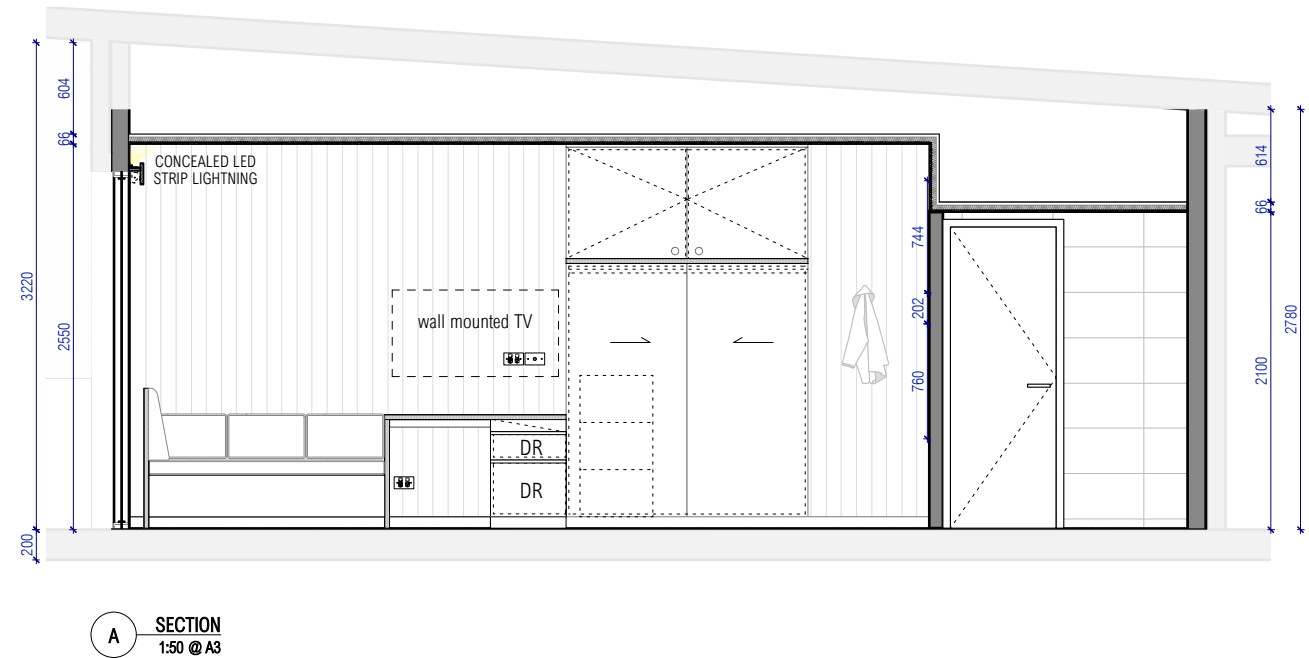
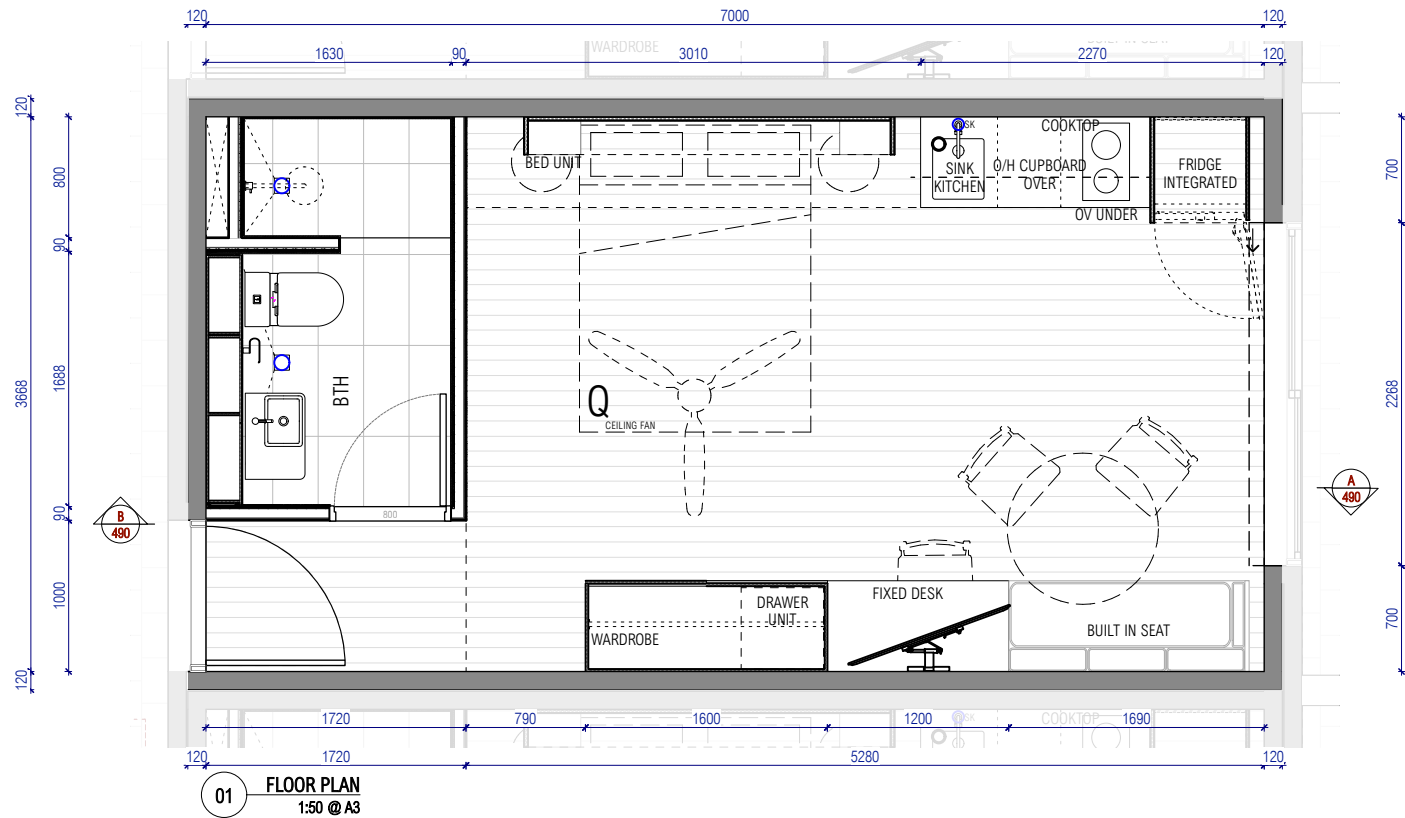
Table 2: Building waste material by percentage and conversion factor for volume and weight

Building waste material	Tones per m³	Waste as % of the total material ordered
Bricks	1	5-10%
Concrete	2.4	3-5%
Tiles	0.75	2-5%
Timber	0.5	5-7%
Plasterboard	-	5-20%
Ferrous metal	2.4	-

Table 3: Construction waste generation estimations

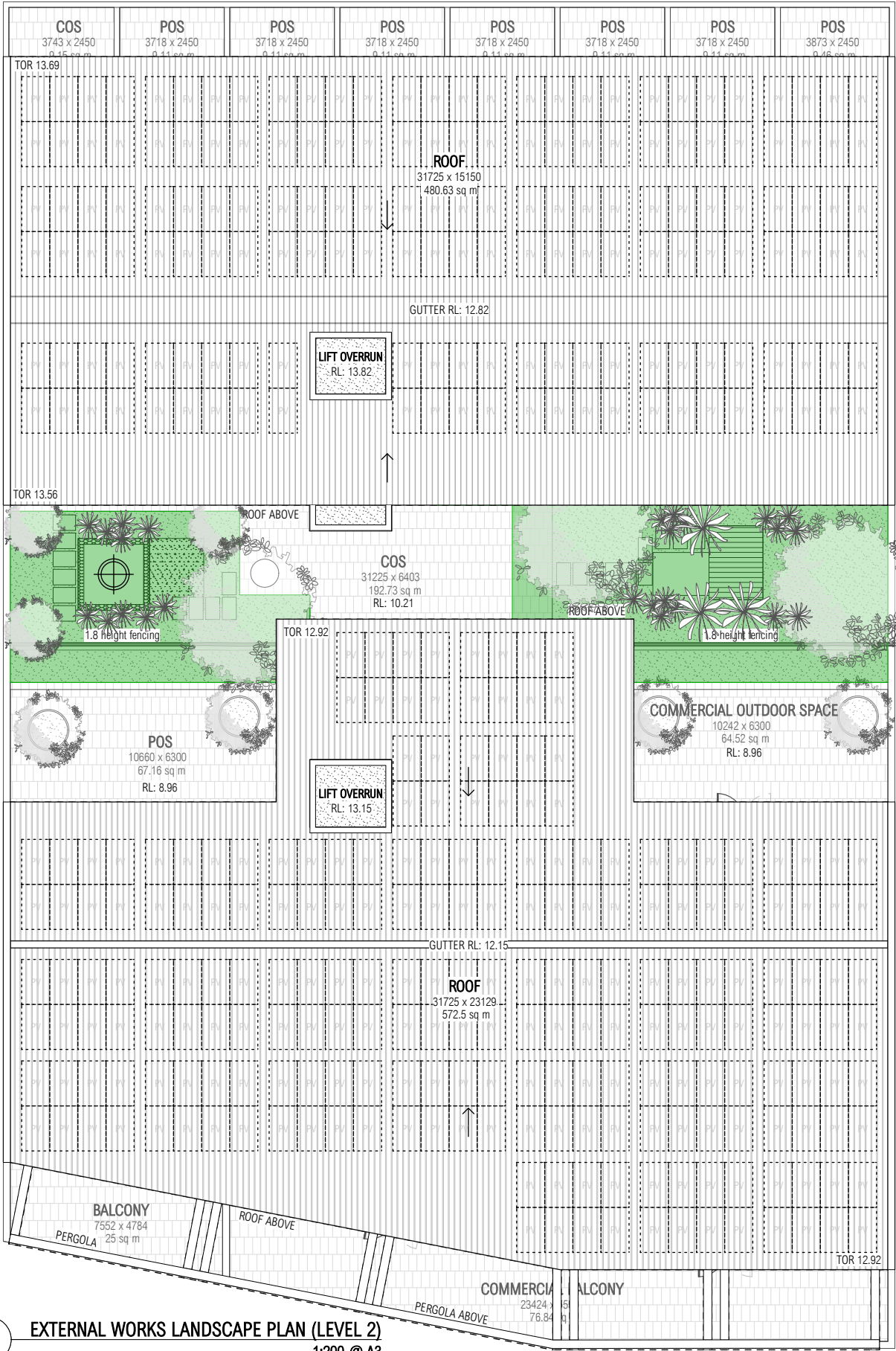
Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated material	4,000 - 6,000	✓	✓	✓	<5%	>95%	Onsite: Reuse for fill and levelling. Offsite: Removed from site for reuse as recycled fill material or soil. Disposal: Removal of any contaminated material for appropriate treatment or disposal.
Bricks/pavers	10 - 20	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Concrete	50 - 100	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	10 - 20	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Timber (clean)	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Timber (treated)	<5	-	✓	✓	50%	50%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Plasterboard	<10	-	✓	✓	<10%	90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier or removed to a C&D/plasterboard recovery facility for recovery where possible.
Glass	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous) Metals (non-ferrous)	<10	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for recovery and recycling.
Floor covering	20 - 30	-	✓	✓	<10%	>90%	Offcut carpet separated where possible and returned to supplier for reuse.
Electronic waste	<5	-	✓	✓	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.
Packaging materials (pallets, wrap, cardboard, etc)	50 - 100	-	✓	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	10 - 20	-	✓	✓	100%	-	Resource recovery dependant on facility destination capability.
Total % Diversion from Landfill Estimated						>90%	

23	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	WASTE MANAGEMENT PLAN	DA	1090	220	
		A	12/04/23												
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1



notes	rev	date	amendment	issue	date	issue to
all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission

environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING	location 3-5 BEACH ST	drawing TYPICAL CO-LIVING UNIT + INTERIORS	stage DA	project no. 1090	dwg no. 490
	for/client B M LAMBERT	at HARRINGTON	drawing PLAN + SECTIONS	chkd TW	drwn TV	date 21.12.23
				revision 1		



GRASS + GROUND COVER

PAVING

SCHRUBS



Coastal rosemary

TREES



Bambusa boniopsis

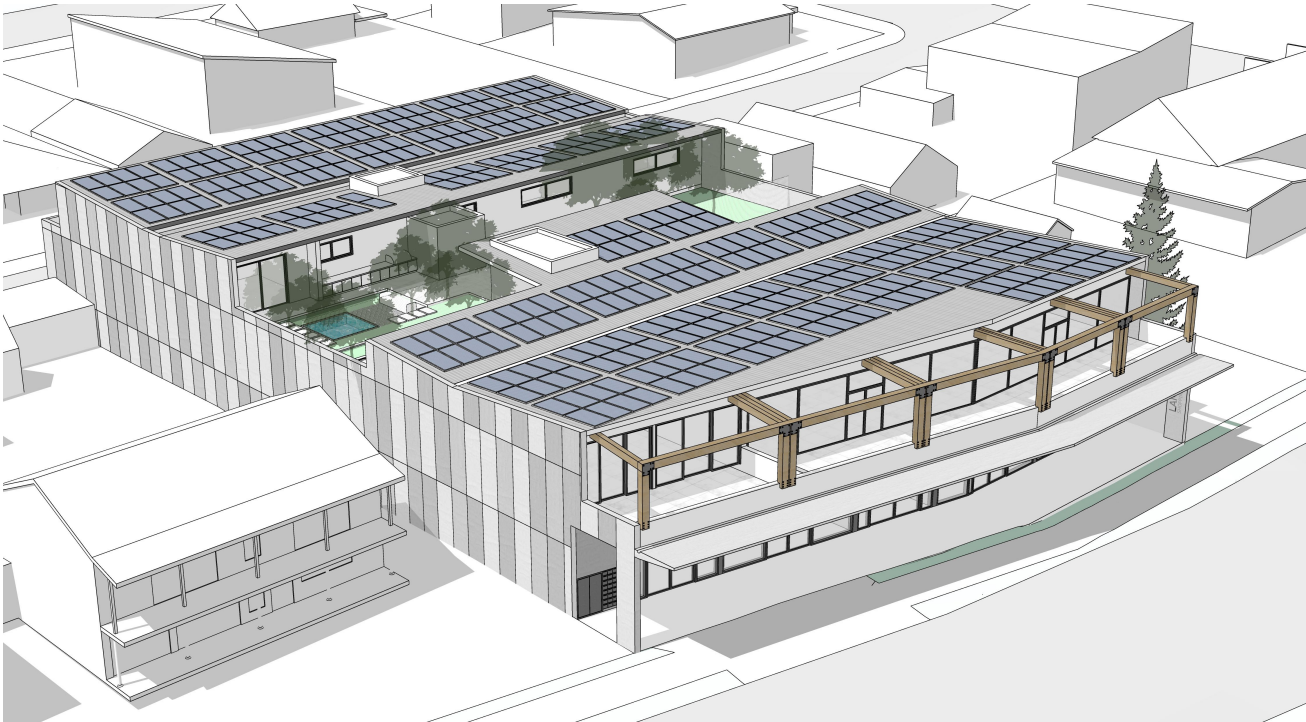
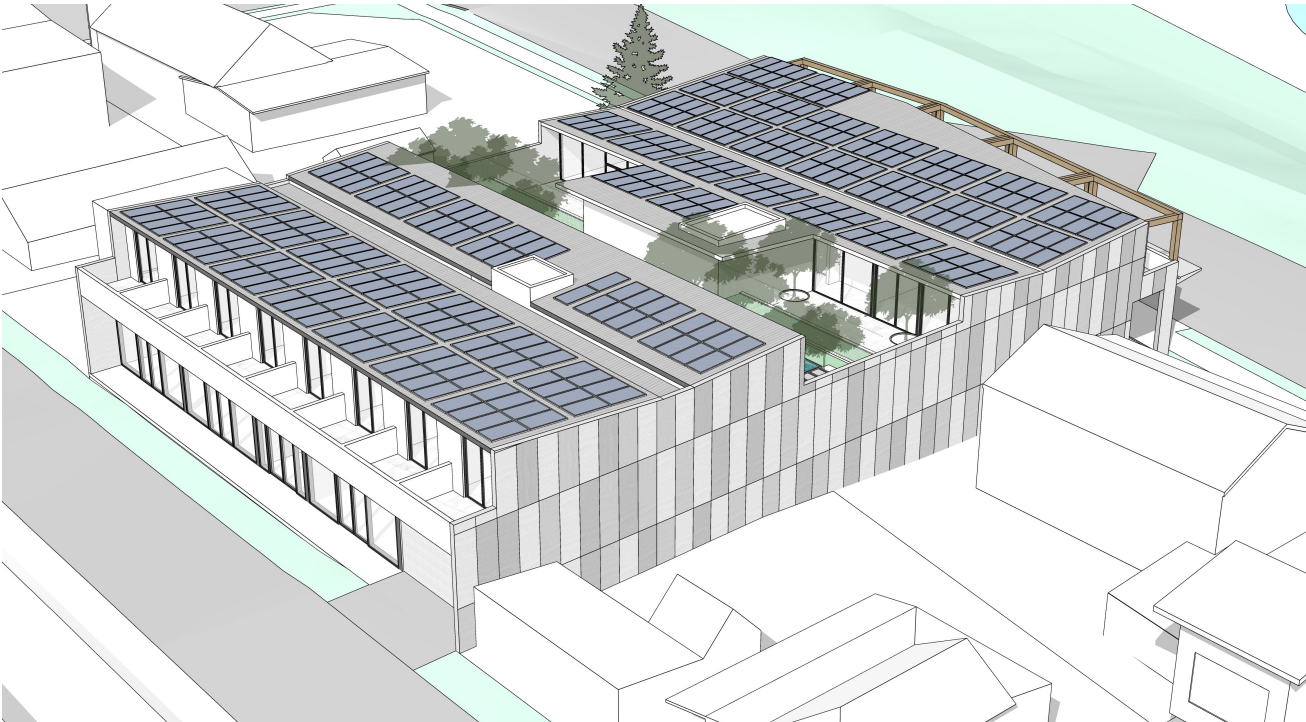
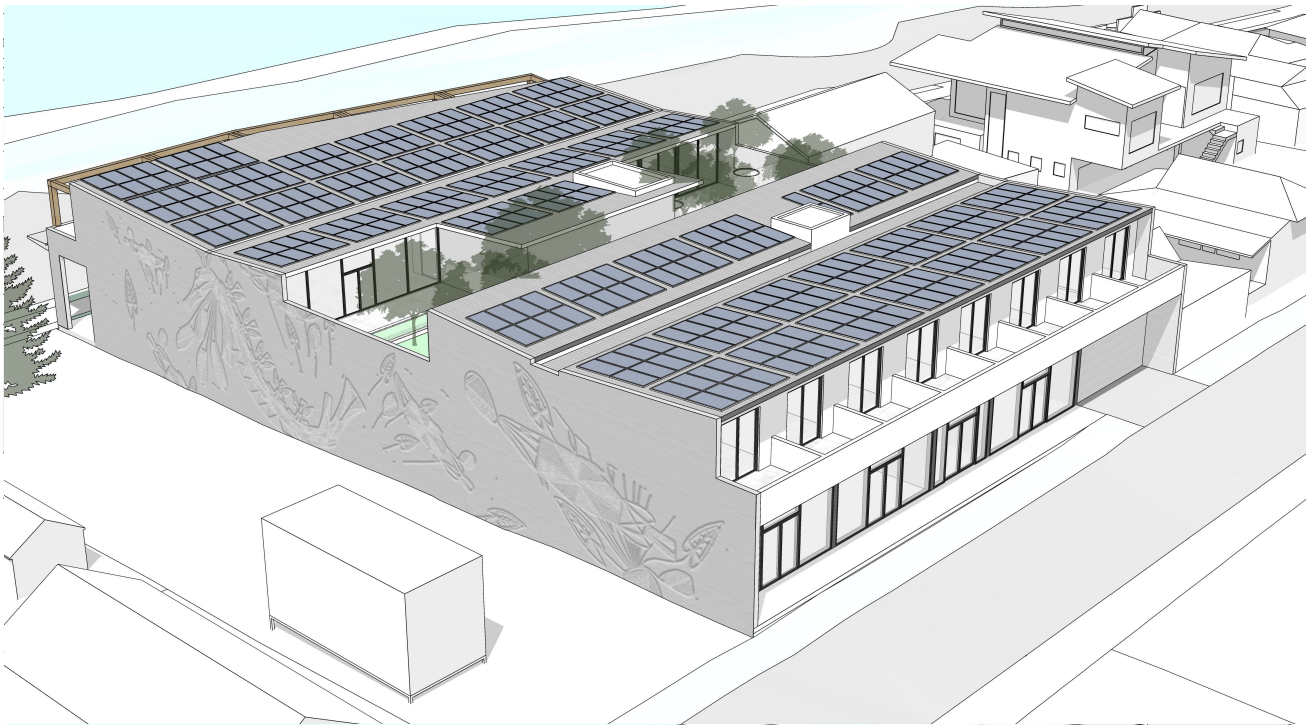
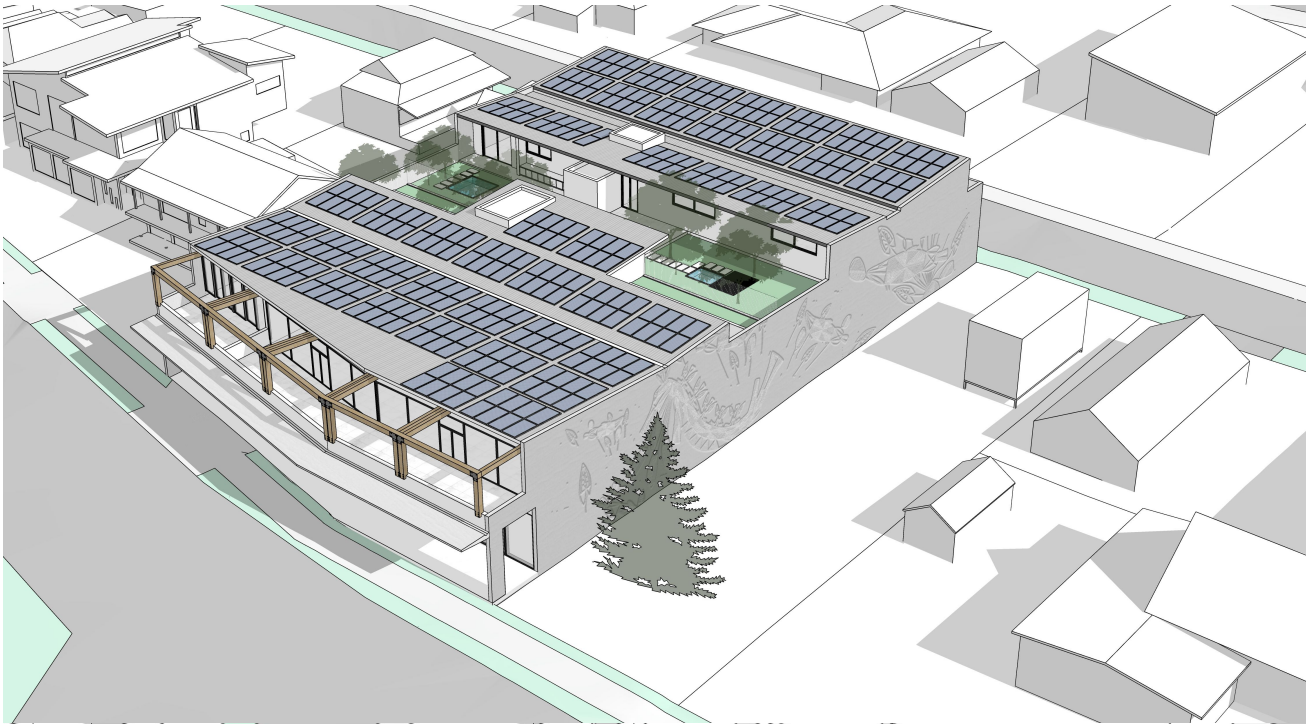
TREES



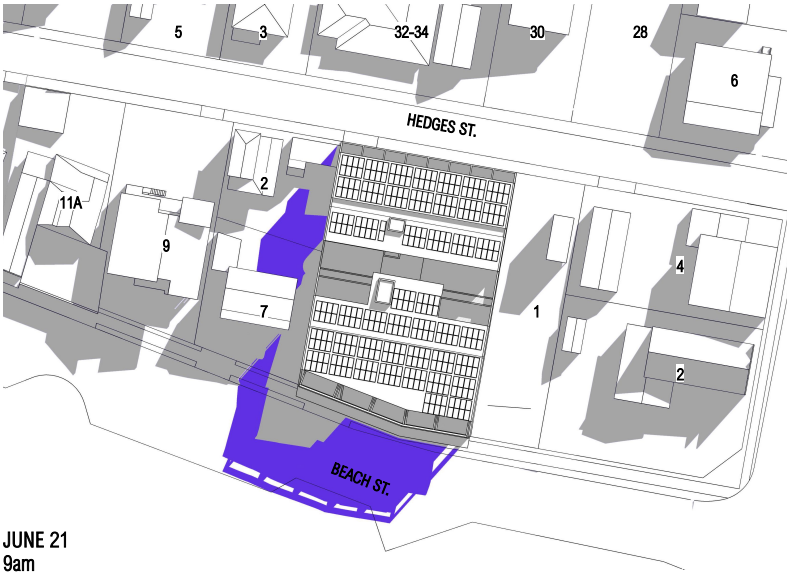
Chinese Elm (Celtis sinensis)

1 EXTERNAL WORKS LANDSCAPE PLAN (LEVEL 2)
1:200 @ A3

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP KEY WORKER HOUSING	location 3-5 BEACH ST	drawing EXTERNAL WORKS PLAN	stage DA	project no. 1090	dwg no. 510
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission	for/client B M LAMBERT	at HARRINGTON	drawing PLAN	chkd TW	drwn TV	date 21.12.23	revision 1



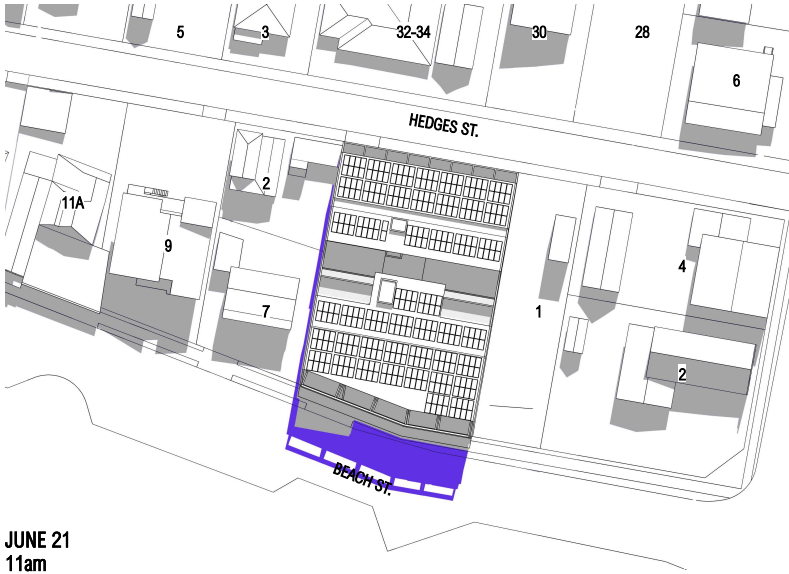
	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	3D PERSPECTIVES	DA		1090	901
					A	12/04/23	council DA submission		for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	3D PERSPECTIVES	TW	TV	21.12.23	1



JUNE 21
9am



JUNE 21
10am



JUNE 21
11am



JUNE 21
12pm



JUNE 21
1pm

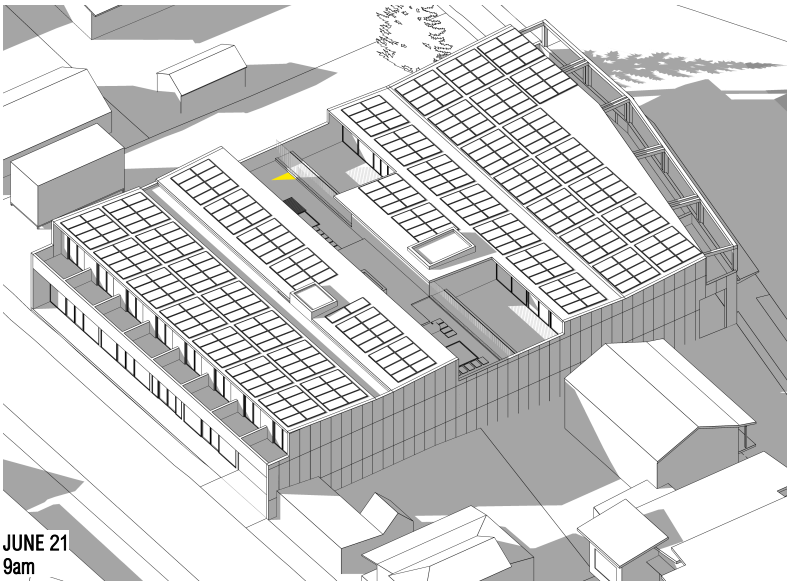


JUNE 21
2pm

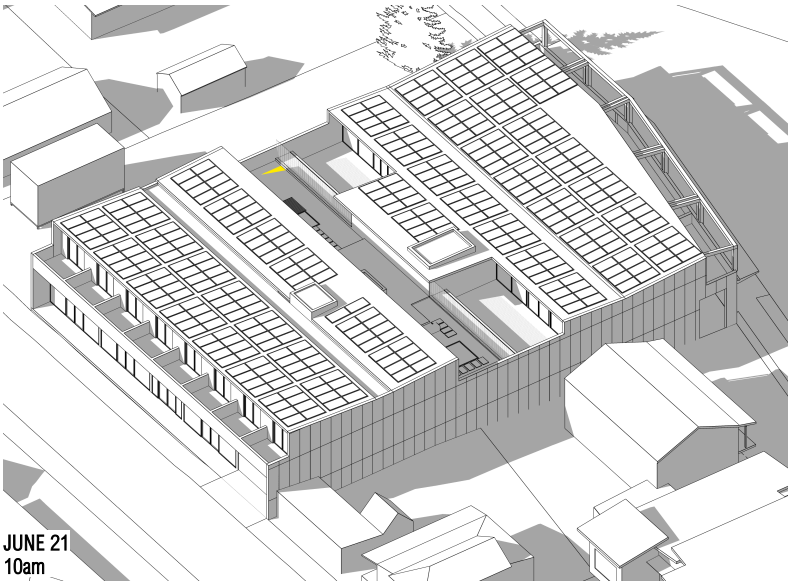


JUNE 21
3pm

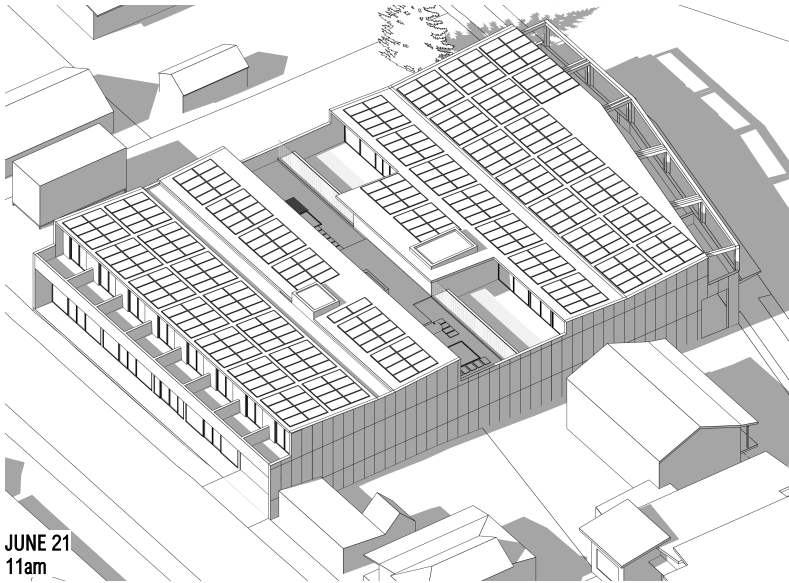
	notes	rev	date	amendment	issue	date	issue to	environa studio	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission	224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	SHADOW DIAGRAM	DA	1090	910
									for/client	at	drawing	chkd drwn	date	revision
									B M LAMBERT	HARRINGTON	DIAGRAM	TW TV	21.12.23	1



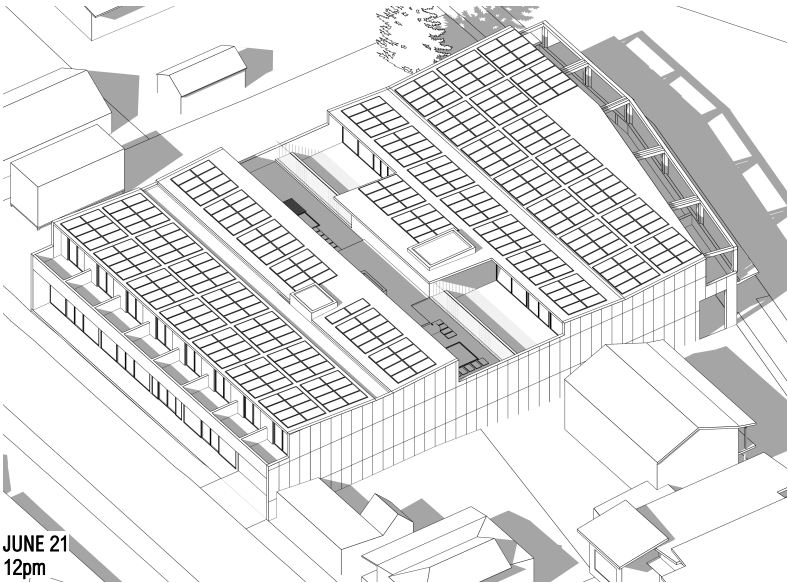
JUNE 21
9am



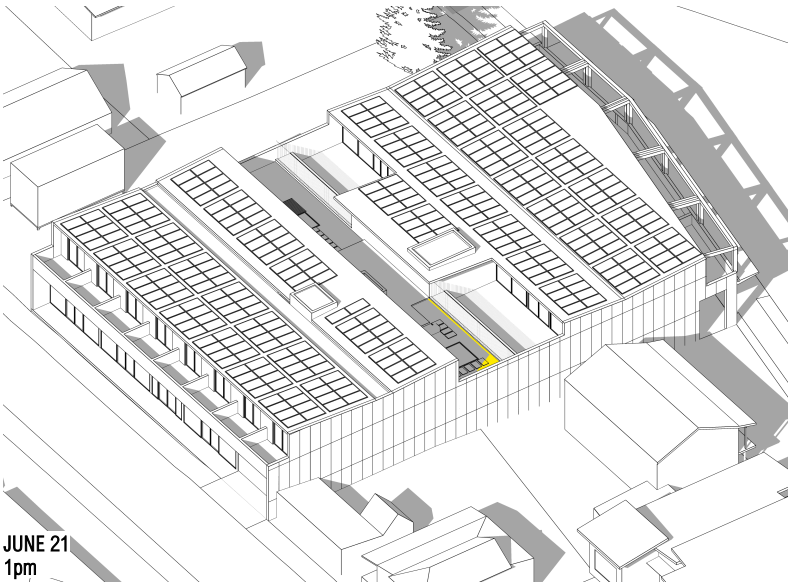
JUNE 21
10am



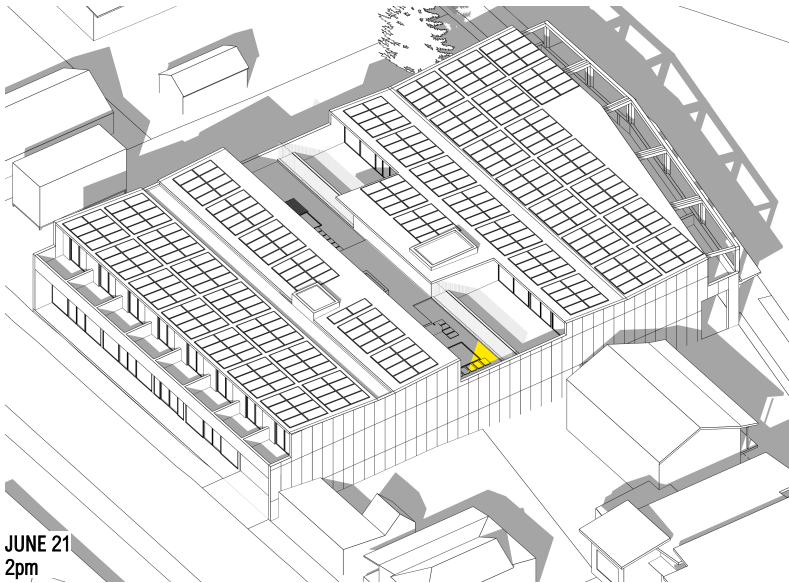
JUNE 21
11am



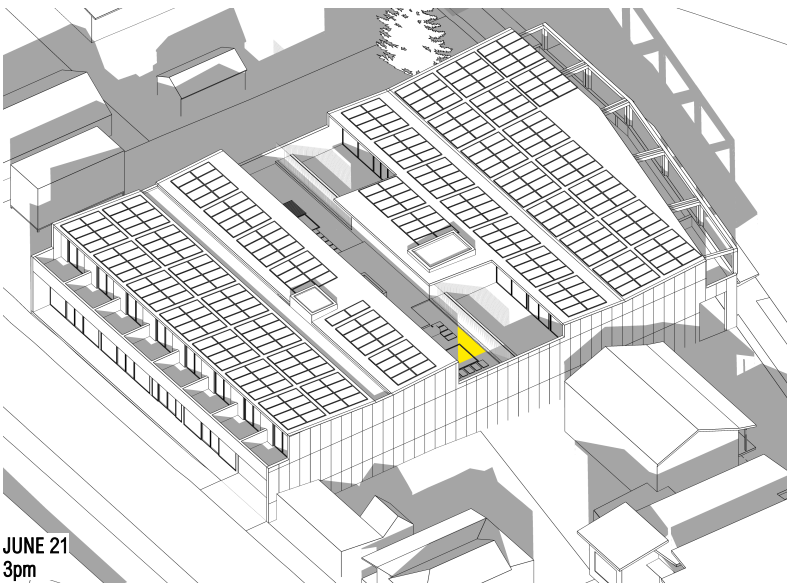
JUNE 21
12pm



JUNE 21
1pm

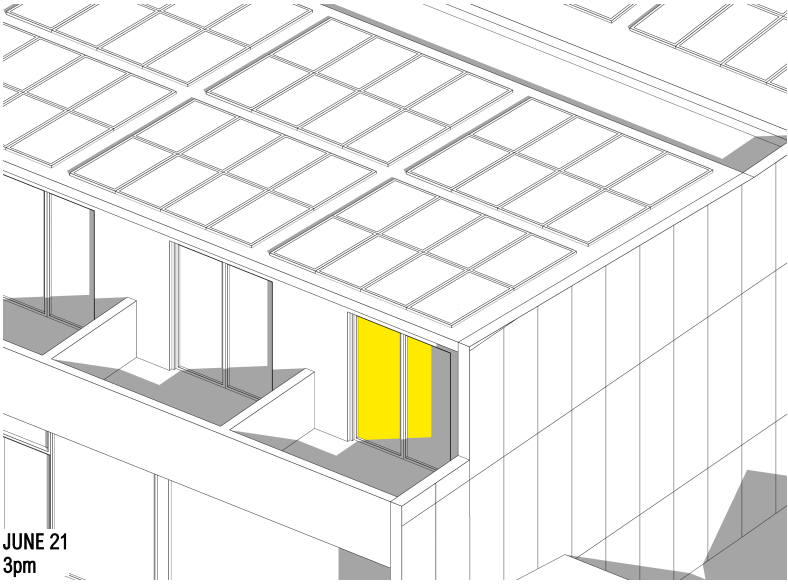
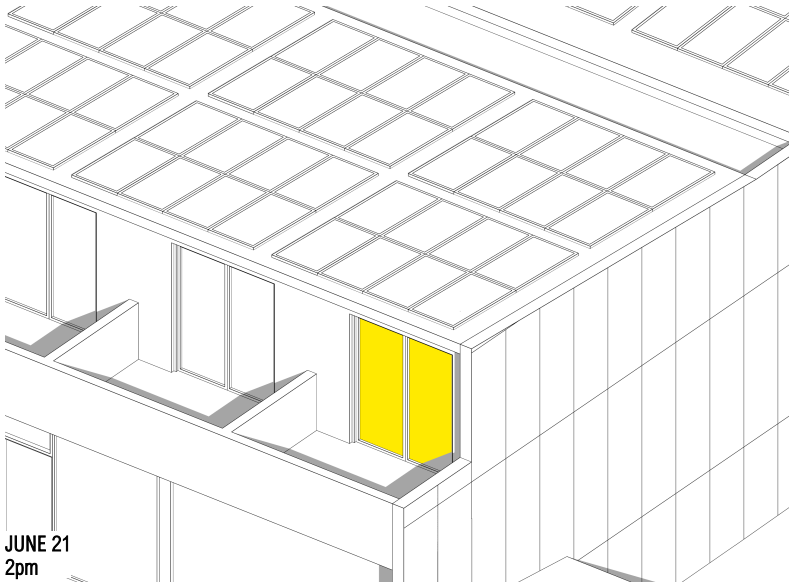
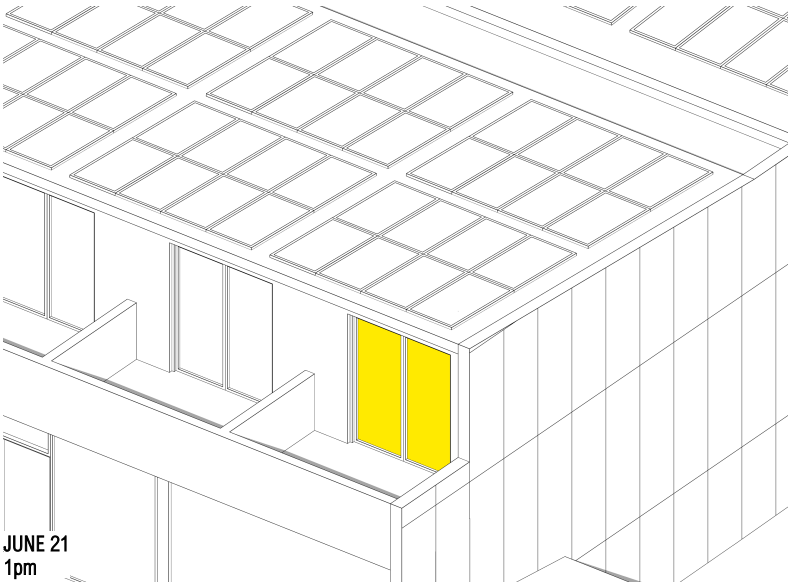
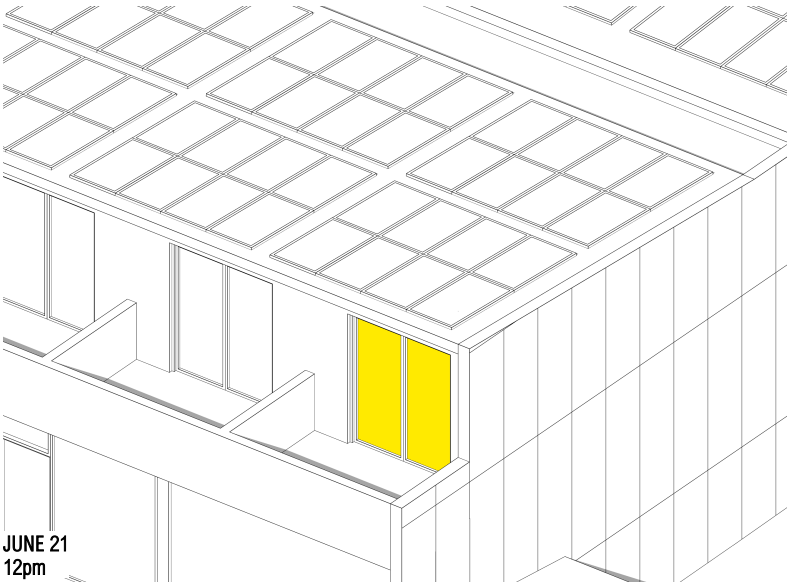
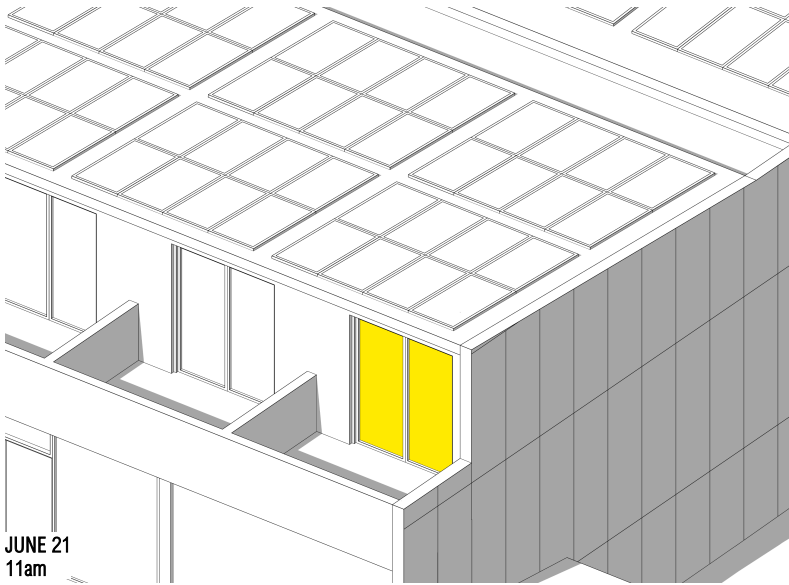
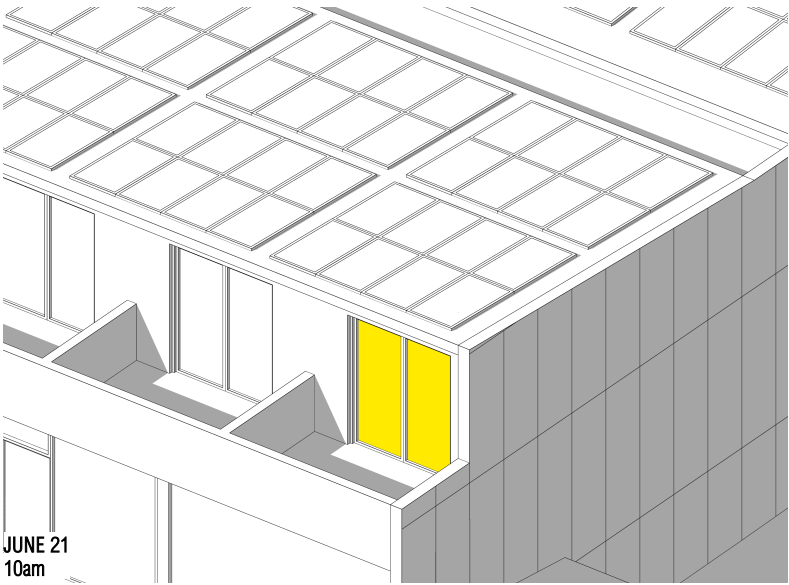
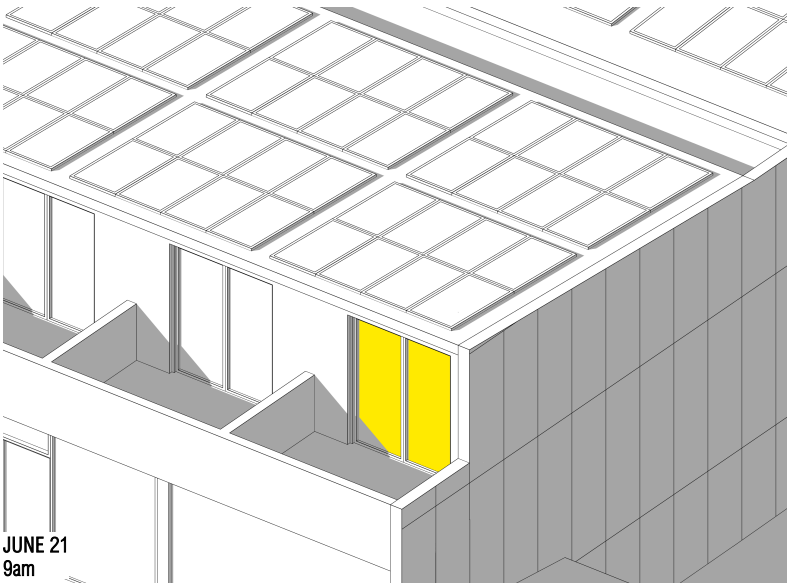


JUNE 21
2pm



JUNE 21
3pm

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	SOLAR ACCESS STUDY COMMUNAL OPEN SPACE	DA	1090	920	
						A	12/04/23		council DA submission	for/client	at	drawing	chkd	drwn	date
									B M LAMBERT	HARRINGTON	DIAGRAM	TW	TV	21.12.23	1



	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	SOLAR ACCESS STUDY COMMUNAL SPACE	DA		1090	921
					A	12/04/23	council DA submission		for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	DIAGRAM	TW	TV	21.12.23	1

Thermal Comfort Specifications

Glazing Doors/Windows

Group B – sliding doors/windows + fixed glazing
U-value: 5.90 (equal to or lower than) SHGC: 0.41 (±10%)

Given values are AFRC total window system values (glass and frame)
Note: Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings

Roof and ceiling
Metal roof with R1.3 builders blanket/anticon
Plasterboard ceiling with R3.5 insulation (insulation only value) where roof above
Plasterboard ceiling, no insulation where neighbouring units are above
External Colour
Medium (0.475 < SA < 0.7)

Ceiling Penetrations
Sealed LED downlights at a maximum of one every 5m². Once the lighting plan has been developed the NatHERS certificate can be updated to improve the specification.

External Wall
200mm Concrete with R2.7 insulation (insulation value only) internally lined with plasterboard
External Colour
Medium (0.475 < SA < 0.7)

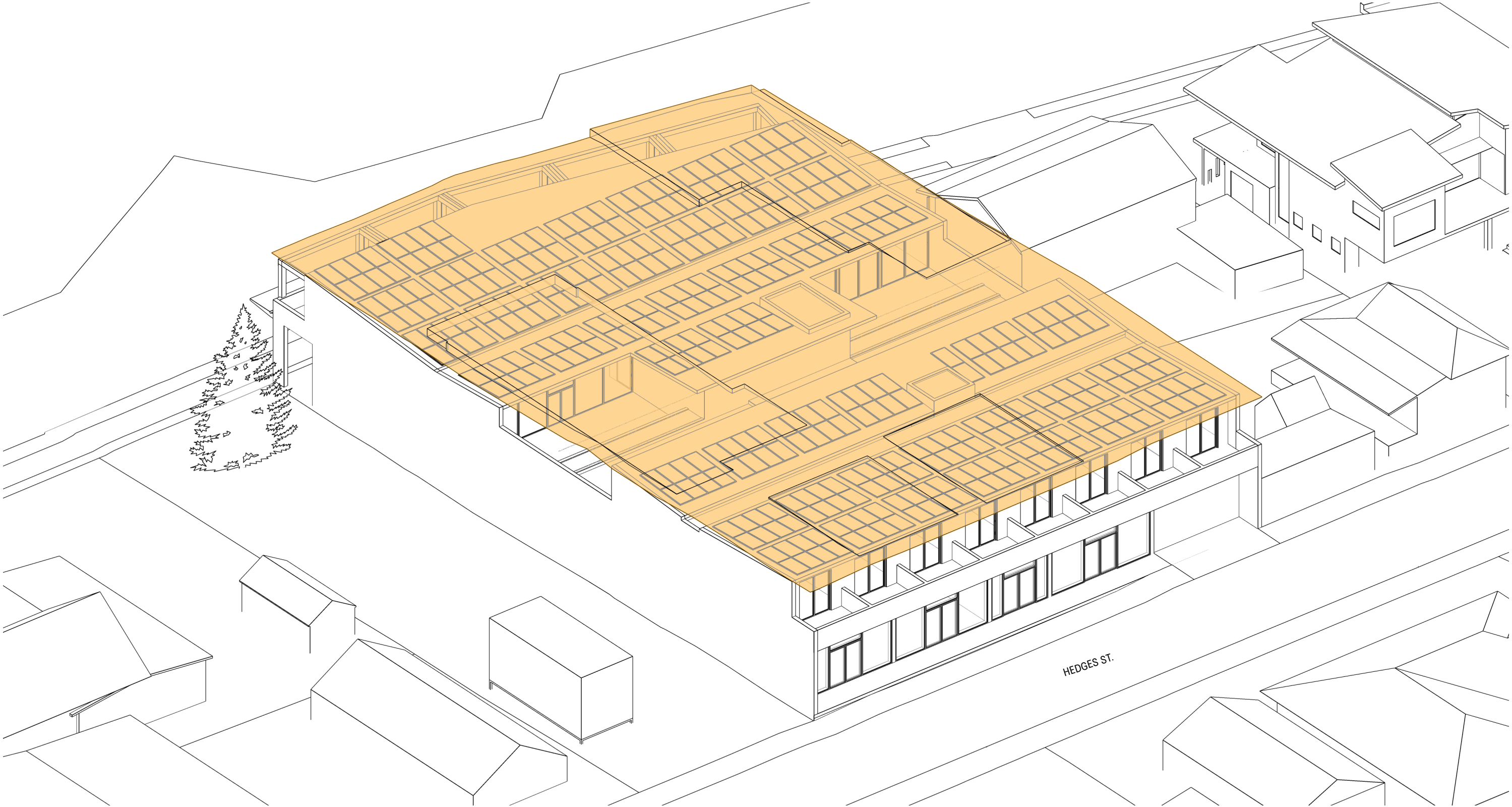
Inter-tenancy walls
200mm Concrete to walls adjacent to neighbours, R2.5 insulation (insulation value only)
Walls within dwellings
Plasterboard on studs – no insulation

Floors
Concrete between levels and commercial zone, R1.0 insulation (insulation value only)

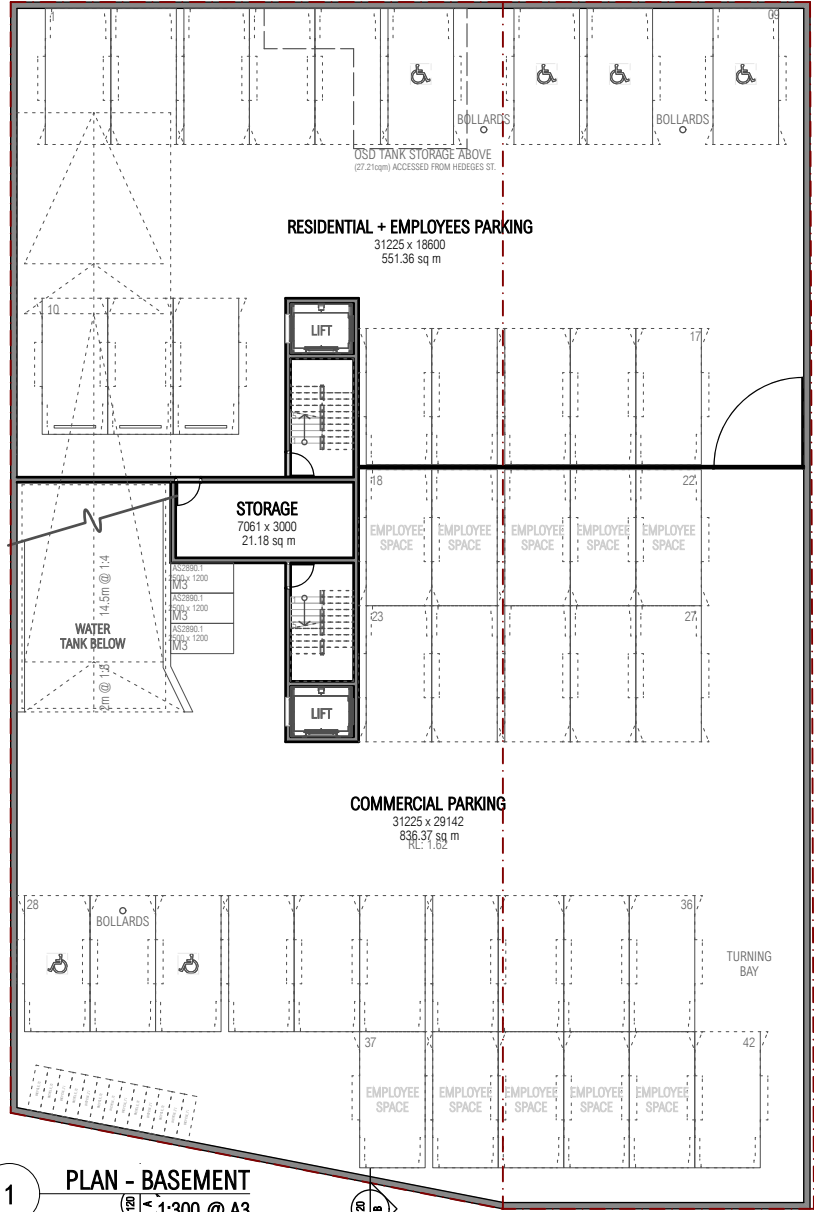
Floor coverings
Tiles to bathrooms & timber elsewhere as per plans

External Shading
Shading as per stamped documentation and assessor certificate

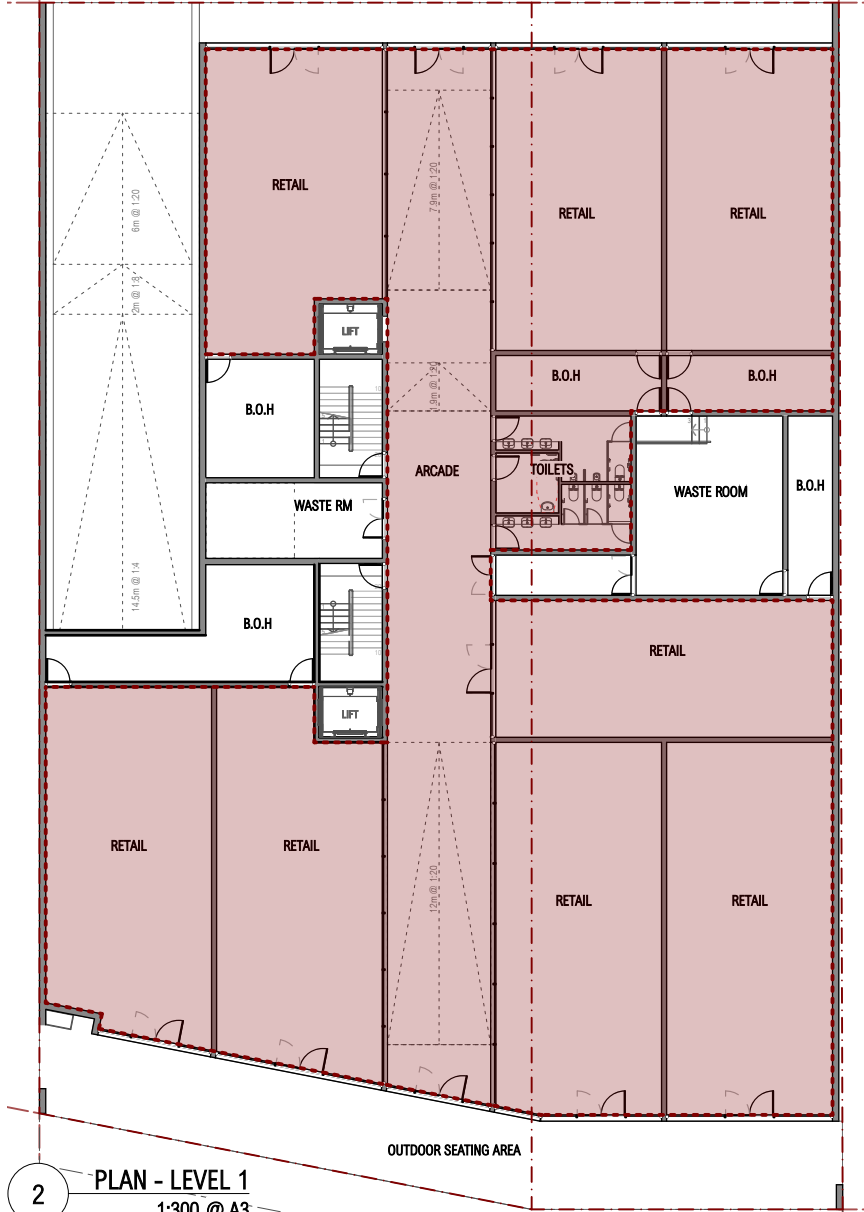
	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	BASIX	DA	1090	930
									for/client	at	drawing	chkd drwn	date	revision
									B M LAMBERT	HARRINGTON		TW TV	21.12.23	1



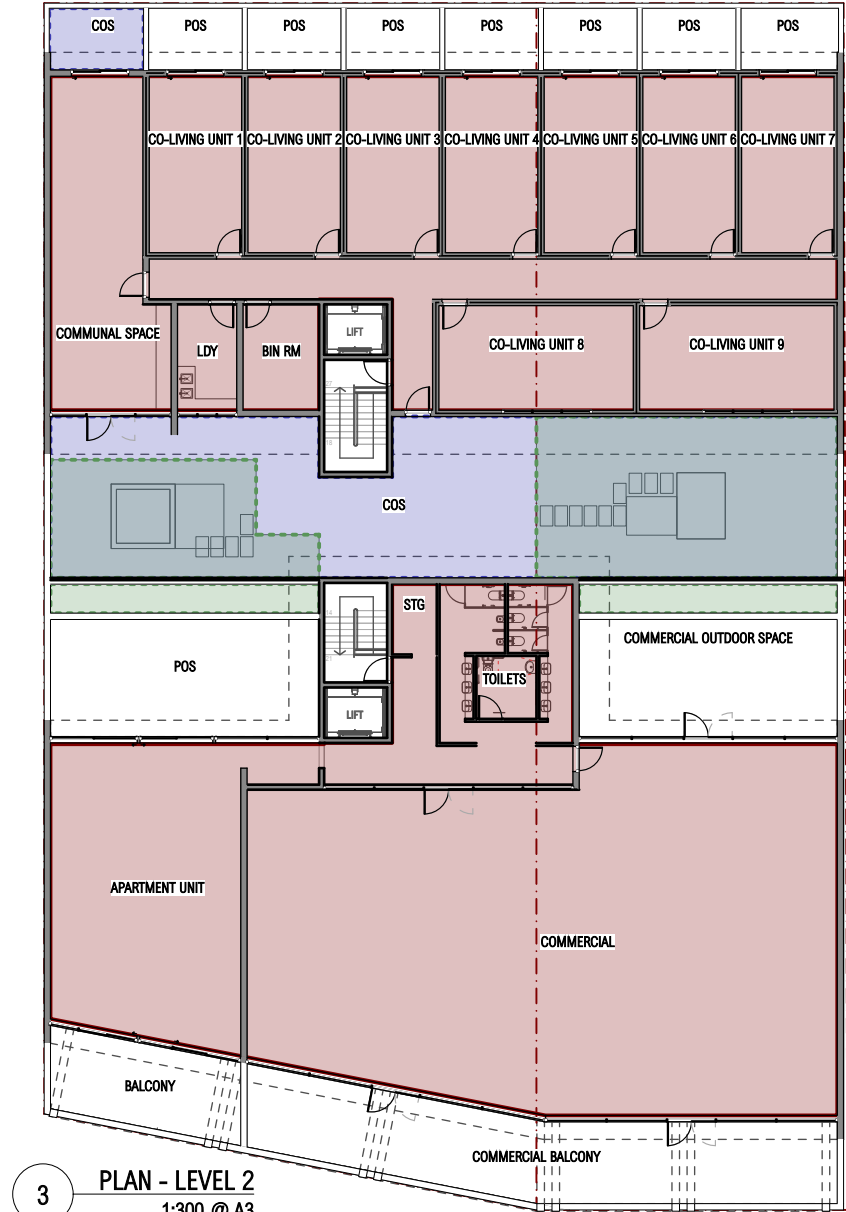
	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	HEIGHT PLANE DIAGRAM	DA	1090	970
									for/client	at	drawing	chkd drwn	date	revision
									B M LAMBERT	HARRINGTON	DIAGRAM	TW TV	21.12.23	1



1 PLAN - BASEMENT
1:300 @ A3



2 PLAN - LEVEL 1
1:300 @ A3



3 PLAN - LEVEL 2
1:300 @ A3

- LEGEND
- GROSS FLOOR AREA
 - COMMUNAL OPEN SPACE
 - LANDSCAPE AREA

AREA CALCULATION SUMMARY

SITE:	3-5 Beach St. - Harrington, NSW			
SITE AREA	1485.1			
FSR CALCS	AREA		UNITS	
Basement	0		0	
Level 1	941.38		0	
Level 2	868.7		9	
TOTALS	1810.08		9	
proposed FSR	1.219			
AREAS	required	%	proposed	%
communal open space	297.02	20	202.14	13.611
landscape			143	9.629
deep soil			0	0

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	AREA CALCULATION GFA	DA	1090	980
									for/client	at	drawing	chkd drwn	date	revision
									B M LAMBERT	HARRINGTON	PLAN	TW TV	21.12.23	1



1 PLAN - LEVEL 2
1:200 @ A3

CO-LIVING UNITS AREA CALCULATION SUMMARY

	CO-LIVING UNITS KITCHEN + BATHROOM FLOOR AREA
	CO-LIVING UNITS LODGER FLOOR AREA
	BOARDING HOUSES PRIVATE OPEN SPACE
	COMMUNAL SPACE FLOOR AREA
	COMMUNAL OPEN SPACE FLOOR AREA

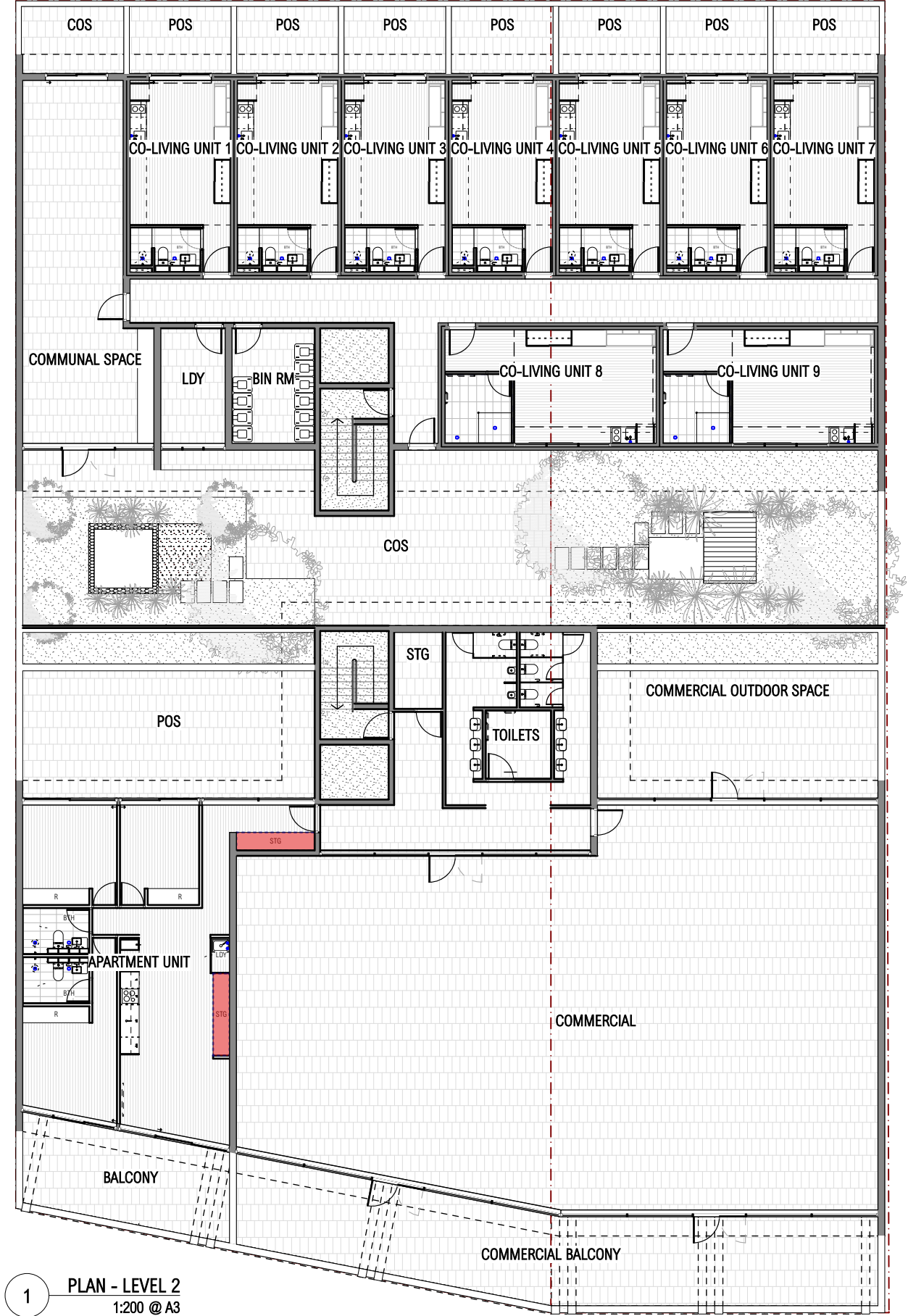
SITE:	3-5 Beach St. Harrington NSW				
ROOM NUMBER	LODGER	KITCHEN	BATHROOM	TOTAL	OPEN
	FLOOR AREA	FLOOR AREA	FLOOR AREA	AREA	SPACE
CO-LIVING UNIT 01	16	5	5	26	9
CO-LIVING UNIT 02	16	5	5	26	9
CO-LIVING UNIT 03	16	5	5	26	9
CO-LIVING UNIT 04	16	5	5	26	9
CO-LIVING UNIT 05	16	5	5	26	9
CO-LIVING UNIT 06	16	5	5	26	9
CO-LIVING UNIT 07	16	5	5	26	9
CO-LIVING UNIT 08 (ACCS.)	20	6	7	32	-
CO-LIVING UNIT 09 (ACCS.)	20	6	7	32	-
COMMUNAL SPACE	53	/	/	53	202

2 BEDROOM UNITS APARTMENT AREA CALCULATION SUMMARY

	PRIVATE OPEN SPACE
	INTERNAL FLOOR AAREA

SITE:	3-5 Beach St. Harrington NSW		
	INTERNAL	PRIAVATE	TOTAL
	FLOOR AREA	OPEN SPACE	AREA
APARTMENT UNIT	93	25	118

	notes	rev	date	amendment	issue	date	issue to	environa studio	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission	224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	AREA CALCULATION SOU	DA	1090	981	
					A	12/04/23	council DA submission								
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1



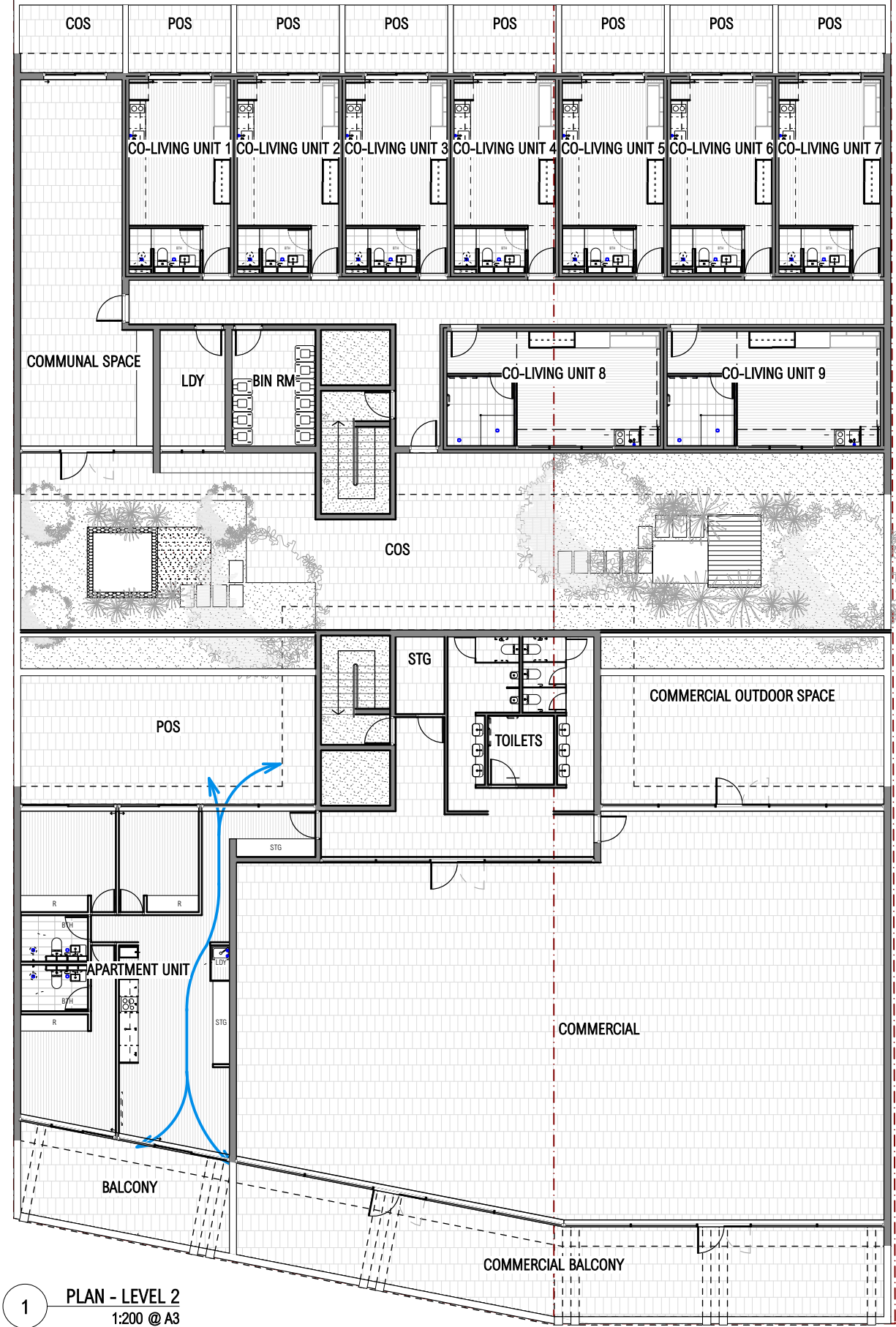
1 PLAN - LEVEL 2
1:200 @ A3

STORAGE CALCULATION SUMMARY				
UNIT TYPE	IN APT cqm	IN BASEMENT	REQ. cqm	TOTAL cqm
2 BED	9.7	0	8	9.7

	notes	rev	date	amendment	issue	date	issue to	environa studio	project	location	drawing	stage	project no.	dwg no.
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B	16/10/23	council DA submission	224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	AREA CALCULATION STORAGE	DA	1090	982
						A	12/04/23		council DA submission	for/client	at	drawing	chkd	drwn
								B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1

environa studio

224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239



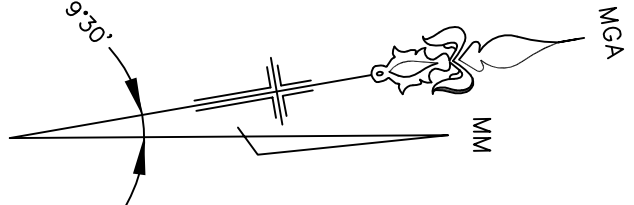
1 PLAN - LEVEL 2
1:200 @ A3

APT TYPE	CROSS VENT.
2 BED	✓
	1/1 (100%)

← CROSS VENTILATION

	notes	rev	date	amendment	issue	date	issue to	environa studio 224 riley st surry hills 2010 t: 02 9211 0000 w: www.environastudio.com.au architects registration number 6239	project	location	drawing	stage	project no.	dwg no.	
	all work to be carried out in accordance with bca, saa codes and conditions of council. measurements in mm's unless noted. use figured dimensions. do not scale drawings. site measure before starting work. refer all discrepancies to the architect.	1	12/04/23	issued to council - DA submission	B A	16/10/23 12/04/23	council DA submission council DA submission		SHOP TOP KEY WORKER HOUSING	3-5 BEACH ST	CROSS VENTILATION SUMMARY	DA	1090	983	
									for/client	at	drawing	chkd	drwn	date	revision
									B M LAMBERT	HARRINGTON	PLAN	TW	TV	21.12.23	1

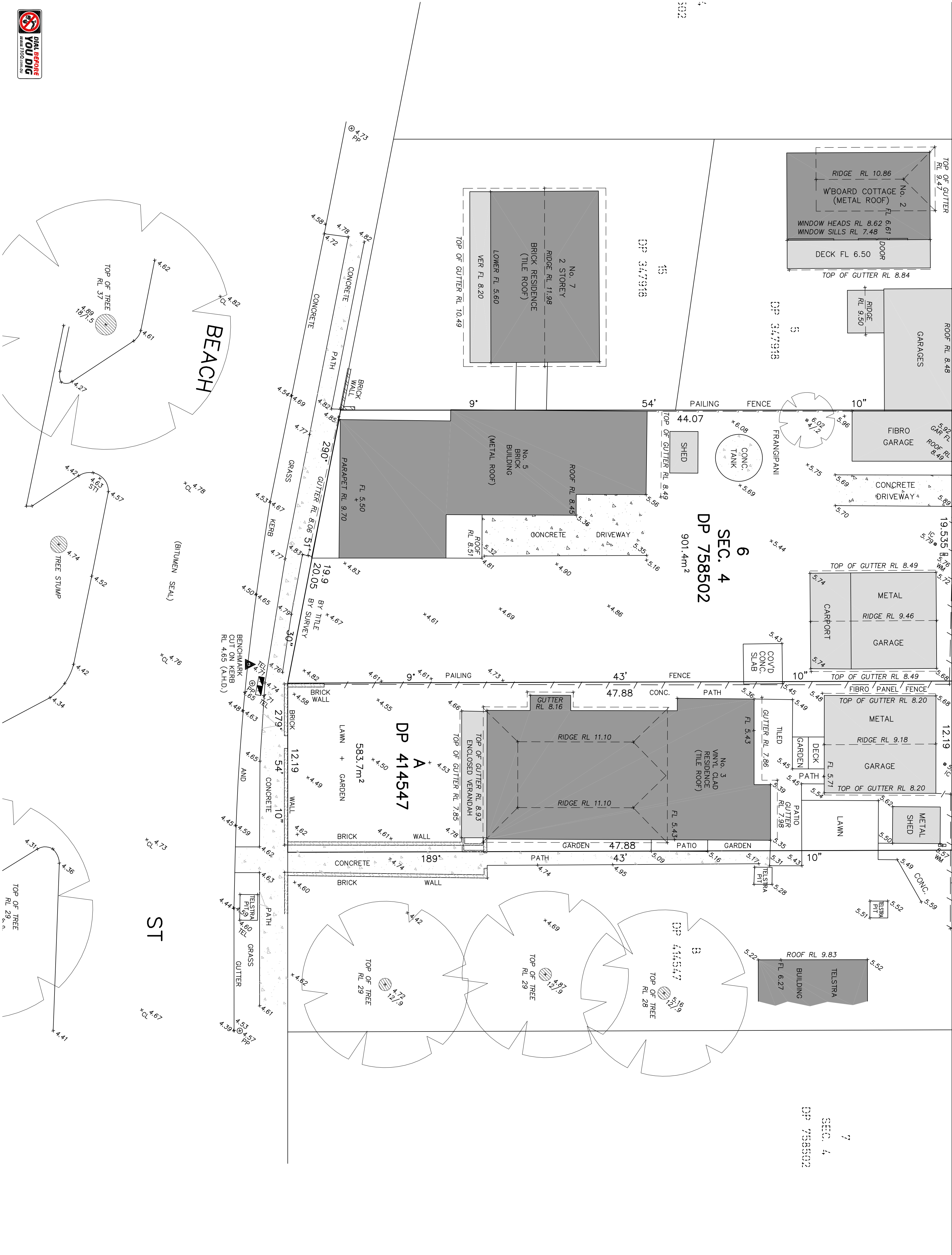
environa studio
224 riley st surry hills 2010
t: 02 9211 0000
w: www.environastudio.com.au
architects registration number 6239



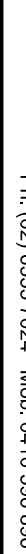
NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY
2. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
3. ONLY VISIBLE SERVICES HAVE BEEN LOCATED, NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE, REPAIRS AND REFORMS ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
4. ALL DIMENSIONS ARE BY TITLE DIMENSIONS
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY, ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
7. FOR TRUE TO SCALE REPRESENTATION PRINT ON A1 PAPER SIZE
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND ARE NOT TO BE REMOVED

ORIGIN OF LEVELS: SSM 11158 RL 4.346 (A.H.D.)



SSM 11158
RL 4.476 (A.H.D.)
MGA COORDINATES
EASTING 470 674.144
NORTHING 6 473 704.629

<div><div><div>Zentith</div><div>Surveying Services</div><div>LAND SURVEYORS</div><div>ABN: 97 085 028 379</div><div>45 Tuncurry Lane</div><div>Tuncurry NSW 2428</div><div>Ph: (02) 6555 7024 Mob: (0410) 598 886</div></div></div>																							
DESCRIPTION		CLIENT		FILE		DATE		DATUM		RATIO		AREA		DRAWN		SHEET		AMENDMENTS		DATE		LEGEND	
L.G.A.		MID-COAST COUNCIL		2393-21A		15.01.21		AHD		1:150 (A1)		AS SHOWN		SW		1 OF 1		UPDATED DETAIL AND ADDED MORE ADJ. BLDGS.		30.08.22		AC - AIR CONDITIONER CL - CENTREFIRE HOVE EP - ELECTRICITY PIT FL - FLOOR LEVEL GP - GULLY PIT H - PEAK CROSSING H - HORIZONTAL HVD	
																		IC - INSPECTION COVER		SO - STOREWATER OUTLET			
																		LH - LAMP POLE		SV - STOP VALVE			
																		MH - MANHOLE		STW - STREET LIGHT			
																		PB - POWER BOX		VC - VEHICLE CROSSING			
																		PC - PEAK CROSSING		WM - WATER METER			
																		H - HORIZONTAL		- WATER SERVICE			