

CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
14.05.25	DA ISSUE	G	AE



PROPOSED SHOP TOP HOUSING (STRATA)

CLIENT: CENITIC
STATUS: DA ISSUE DRAFT
LOT No: 1 DP No: 925163
STREET: 99 ISABELLA ST, WINGHAM
CWC JOB #: A5989
CONTENTS

SHEET #	SHEET NAME	REVISION
0	TITLE	G
1	LEGENDS	G
2	SITE PLAN	G
3	S68 & S138 PLAN	G
4	LOWER FLOOR PLAN - EXISTING	G
5	UPPER FLOOR PLAN - EXISTING	G
6	LOWER FLOOR PLAN	G
7	UPPER FLOOR PLAN	G
8	ELEVATIONS	G
9	ELEVATIONS	G
10	SECTIONS	G
11	ROOF PLAN	G
12	GLAZING	G
13	DRAFT SUB-DIVISION PLAN	G
14	INDICATIVE LANDSCAPE PLAN	G
15	PERSPECTIVES	G
16	CONSTRUCTION NOTES	G
17	BUILDING SPECIFICATIONS	G
18	WORK SAFETY NOTES	G

GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANURARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY
	SEWER LINE
	STORMWATER LINE
	WATER CONNECTION LINE
	DOWNPIPE TO WATER TANK
	DOWNPIPE FROM TANK TO APPLIANCE
	SILTATION CONTROL FENCING
	SITE HOARDING FENCING
	BATTER EXTREMITIES LINE
	EASEMENT BOUNDARY
	OVERHEAD POWER LINES

	FALL OF BATTER SLOPE
	DRIVEWAY SURFACE
	GARDEN TAP
	WATER METER / ALTERNATE WATER METER
	SANDBAG
	TEMPORARY HOARDING GATES
	STREET TREE / SITE TREE
	LIGHT POLE
	POWER POLE

	ELECTRICAL CUBICLE / PIT
	NBN PIT
	TELECOMMUNICATIONS PIT
	TO BE DEMOLISHED / REMOVED
	DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO AS 3660.1
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL

	FILL (TO ENGINEERS DETAIL)
	WET AREA TILED FLOOR SURFACE
	COMMON / OUTDOOR TILED FLOOR SURFACE
	BROOM FINISH CONCRETE FLOOR SURFACE
	MASONRY WALL
	CONCRETE
	TIMBER/METAL STUD FRAMED WALL
	CONCRETE BLOCK WALL
	MASONRY VENEER WALL
	METAL SHEET ROOFING
	KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	TILED ROOF
	WAFFLE POD (TO ENGINEERS DETAIL)
	TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
	STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
	RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	GARDEN TAP
	RAINWATER DOWNPIPES: TO AS 3500
	SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
	SLIDING DOOR UNIT OPENING DIRECTION
	SLIDING WINDOW OPENING DIRECTION
	AWNING/CASEMENT WINDOW OPENING DIRECTION
	HINGED DOOR OPENING DIRECTION
	GAS BOTTLES
	ELECTRICAL METER BOX
	GAS INSTANTANEOUS HOT WATER SERVICE
	HOT WATER TANK
	SOLAR HOT WATER SERVICE
	COOKTOP
	SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH
	WINDOW TAG (DA/CC)
	DOOR TAG (DA/CC)

	TYPICAL SECTION MARKER
	TYPICAL ELEVATION MARKER
	TYPICAL CALL OUT MARKER
	VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
	PROPOSED NEW ITEM / ELEMENT
	TO BE DEMOLISHED OR REMOVED
	EXISTING AREA / FACADE / ROOM

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECCURRANCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL.	COLUMN	GTAP	GARDEN TAP	PV	PHOTOVOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING



89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430

Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)

STATUS: DA ISSUE DRAFT	SHEET: 1 OF 17
LOT No: 1 DP No: 925163	
STREET: 99 ISABELLA ST, WINGHAM	
CLIENT: CENITIC	

LEGENDS

SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5989

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
11.03.25	DRAFT DA	E	AE
18.03.25	REV DRAFT	F	AE
14.05.25	DA ISSUE	G	AE



CIVIL & STORMWATER WORKS for 99 ISABELLA STREET WINGHAM NSW 2429

Prepared by
WALLACE INFRASTRUCTURE DESIGN PTY LTD



KENNETH D BOYER
(BE Civil) MIE Aust CPEng

Signature:

Chartered Professional Engineer
Membership No. 4404352



Registered on the NER in the area(s)
of practice of CIVIL



LOCATION PLAN
(NTS)

DRAWING NUMBER	DRAWING DESCRIPTION
C01.01	LEGEND, DRAWING SCHEDULE AND LOCATION PLAN
C02.01	GENERAL NOTES
C04.01	SITE DETAIL PLAN
C04.02	SAFE INTERSECTION SIGHT DISTANCE ASSESSMENT
C05.01	STORMWATER MANAGEMENT PLAN
C06.01	RAINWATER TANK TYPICAL SECTION & DETAILS

ABBREVIATIONS

A/G	ABOVE GROUND	IFC	ISSUED FOR CONSTRUCTION	SV	STOP VALVE
AGG	AGGREGATE	IFCR	ISSUED FOR CLIENT REVIEW	SW	STORMWATER
ARCH	ARCHITECT	IL	INVERT LEVEL	SWP	STORMWATER PIT
ASP	ASPHALT	IO	INSPECTION OPENING	THK	THICKNESS
BM	BENCHMARK	KIP	KERB INLET PIT	TJ	TRAVERSE JOINT
CAD	COMPUTER AIDED DRAFTING	L	LENGTH	TOW	TOP OF WALL
C-C	CENTRE TO CENTRE	LP	LAMP POST (SURVEY)	TW	TRADE WASTE
CH	CHAINAGE	MAX	MAXIMUM	TYP	TYPICAL
CI	CAST IRON	MC	MASS CONCRETE	U/G	UNDERGROUND
CJ	CONSTRUCTION JOINT	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
CL	COVER LEVEL or CENTRE LINE	MIN	MINIMUM	U/S	UPSTREAM
CO	CLEAN OUT (SUBSOIL)	MISC	MISCELLANEOUS	VC	VITRIFIED CLAY PIPE
COG	CHANGE OF GRADE	N	NORTH	VP	VENT PIPE
CONC	CONCRETE	NRV	NON RETURN VALVE	VR	VERTICAL RISER
CTRL	CONTROL	NTS	NOT TO SCALE	W	WIDTH
CR	CROWN	OD	OUTER DIAMETER	WC	WATER CLOSET
CTS	CENTRES	OF	OVERFLOW	WL	WATER LEVEL
D	DEPTH	OH	OVERHEAD	WM	WATER METER
DIA	DIAMETER	PP	POWER POLE	WS	WASTE STACK
DP	DOWNPIPE	PPE	PERSONAL PROTECTIVE EQUIP.		
DRG	DRAWING	PVC	POLYVINYLCHLORIDE	UNITS	
D/S	DOWN STREAM	PV	PRESSURE VENT	mm	MILLIMETRES
DTM	DIGITAL TERRAIN MODEL	PVP	PRESSURE VENT PIPE	cm	CENTIMETRES
EB	EDGE BITUMIN	QA	QUALITY ANALYSIS	m	METRES
EX	EXISTING	QTY	QUANTITY	m ²	SQUARE METRES
ESL	EXISTING SURFACE LEVEL	R	RADIUS	m ³	CUBIC METRES
FH	FIRE HYDRANT	RC	REINFORCED CONCRETE	L/s	LITRES PER SECOND
FHR	FIRE HOSE REEL	REV	REVISION	ha	HECTARES
FFL	FINISHED FLOOR LEVEL	RL	REDUCED LEVEL		
FGL	FINISHED GROUND LEVEL	RW	RETAINING WALL		
FSL	FINISHED SURFACE LEVEL	SFW	SEALED FLOOR WASTE		
FW	FLOOR WASTE	SL	SURFACE LEVEL		
GA	GENERAL ARRANGEMENT	SMH	SEWER MANHOLE		
GI	GALVANISED IRON	SMV	SEWER MAIN VENT		
GFL	GARAGE FINISHED LEVEL	SOD	SIDE OUTLET DRAIN		
IC	INSPECTION CHAMBER	S/S	STAINLESS STEEL		
ID	INSIDE DIAMETER	STD	STANDARD		

LINETYPES & SYMBOLS

GENERAL

SITE BOUNDARY	----
CADASTRAL BOUNDARY	----
EASEMENT BOUNDARY	----
EXISTING FEATURES	
CONTOURS	---30---
STORMWATER PIPE	----
STORMWATER PIT	□
ELECTRICAL CABLE - U/G	---E---E---
ELECTRICAL CABLE - O/H	---OHE---
EXISTING SEWER PIPE	---S---S---
EXISTING WATER	---W---W---
EXISTING WATER (HYDRANT)	●
EXISTING WATER (STOP VALVE)	X
EXISTING TELECOM	---OFC---
COMMUNICATIONS PIT	▢
EXISTING GAS	---G---G---
EXISTING BUILDING	----
TREES / SHRUBS	⊙ ⊙ ⊙ ⊙
PROPOSED - BUILDING (INDICATIVE ONLY)	
DWELLING NUMBER	UNIT 01
FINISHED FLOOR LEVEL	FFL 5.00
BUILDING FOOTPRINT	----

PROPOSED - UTILITIES

SEWER	—S—S—
WATER	—W—W—
COMMUNICATIONS	—T—T—
COMMUNICATIONS - OPTIC FIBRE	—OFC—OFC—
COMMUNICATIONS PIT	▢
GAS	—G—G—
ELECTRICAL CABLE - U/G	—E—E—
ELECTRICAL CABLE - O/H	—OHE—OHE—
REDUNDANT	· X · X · X · X · X ·
PROPOSED - EROSION AND SEDIMENT CONTROL	
SITE EXCLUSION FENCE	—[X]—[X]—[X]—
SEDIMENT FENCE	—□—□—□—
DIVERSION DRAIN	—>—>—>—
STABLISED SITE ACCESS	▢
MATERIAL STOCKPILE	▢
SLOPE DIRECTION	→
GEOTEXTILE INLET FILTER	▢
MESH AND GRAVEL INLET FILTER	▢
SANDBAG / HAY BALES	▢
PROPOSED CONTOURS	
MAJOR CONTOUR INTERVAL	—10—
MINOR CONTOUR INTERVAL	----

PROPOSED - STORMWATER

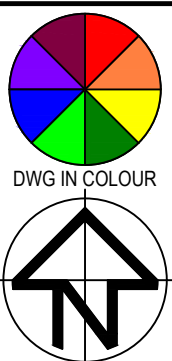
SW PIPE (INCL. DIA/GRADE/LENGTH)	ØXXXmm uPVC X.X% GRADE, X.XXm
SW PIPE - CHARGED (INCL. DIA/GRADE/LENGTH)	ØXXXmm uPVC CHARGE X.X% GRADE, X.XXm
SW PIT - GRATED / JUNCTION	□ □
SW - KERB INLET PIT (INCLUDING LINTEL)	▢
RAINWATER/REUSE TANK	○ OR ▢
GROSS POLLUTANT TRAP	⊗ GPT
GRATED DRAIN	▢
INFILTRATION TRENCH	▢
HEADWALL	▢
SUBSOIL	→ → →
SW SWALE	→ → →
PIPE RISER	○ XX
PIPE DROPPER	○ XX
OVERLAND FLOW PATH	→
SW PIT NUMBER	?
SW CATCHMENT (NUMBER / AREA IN ha)	⊗ XX XXXX

PROPOSED - CIVIL

CONCRETE	▢
ASPHALTIC CONCRETE	▢
SAND	▢
EARTH	▢
RIP RAP	▢
BUILDING / STRUCTURES	▢
TIMBER	▢
BLOCK PAVERS	▢
RETAINING WALL	▢
KERB RAMP	▢
VEHICULAR CROSSING	▢
FENCE	▢
BATTER	▢
BOLLARD - TYPE 1 (FIXED)	● B-T1
BOLLARD - TYPE 2 (REMOVABLE)	● B-T2
LINEMARKING - CHEVRON	▢
EXPANSION JOINT	—EJ—
TRAVERSE JOINT	---TJ---
CONTROL JOINT	-----CJ-----
FINISHED GRADE LEVELS	25.758
EXISTING GRADE LEVELS	25.710

AutoCAD Civil 3D 2021

© COPYRIGHT: THIS DOCUMENT AND DESIGN
REMAIN THE COPYRIGHT OF WALLACE
INFRASTRUCTURE DESIGN PTY LTD. THIS
DRAWING MUST NOT BE REPRODUCED IN ANY
FORM WITHOUT THE CONSENT OF WALLACE
INFRASTRUCTURE DESIGN PTY LTD. THIS
DRAWING HAS BEEN PRODUCED FOR THE
PURPOSE OF INDICATING THE DIAGRAMMATIC
DESIGN INTENT AND SCOPE OF WORKS
REQUIRED FOR THE INSTALLATION OF SERVICES
AS DETAILED, AND PERTAINED WITHIN THE
SPECIFICATION AND SHOULD BE READ IN
CONJUNCTION WITH THE ARCHITECTURAL
SPECIFICATION, ASSOCIATED SPECIFICATION,
CODES AND STANDARDS. ALL DIMENSIONS,
LEVELS AND EXISTING SERVICES SHALL BE
INVESTIGATED AND CONFIRMED ON SITE BY THE
SUBCONTRACTOR AND BUILDER PRIOR TO THE
COMMENCEMENT OF ANY WORKS.



THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS ENDORSED

REV	DESCRIPTION	DATE	APPVD	ENDOD
B	DA APPLICATION ISSUE	14.05.25	KB	-
A	DA APPLICATION ISSUE	13.05.25	KB	-

ARCHITECT:



CLIENT:

D & J CETINIC
37 Patriot Place
Rouse Hill NSW 2155



**WALLACE INFRASTRUCTURE
DESIGN PTY LTD**

PART OF WALLACE DESIGN GROUP PTY LTD
ABN: 96 154 894 952
PO BOX 23, CHARLESTOWN, NSW 2290
phone: (02) 49 294 109
email: enquiries@wddgroup.com.au
web: www.wddgroup.com.au

PROJECT:

CIVIL WORKS for
LOT 01, DP 925163
99 ISABELLA STREET
WINGHAM NSW 2429

DRAWING TITLE:

CIVIL SERVICES
LEGEND, DRAWING SCHEDULE
AND LOCATION PLAN

DRAWING STATUS

DA APPROVAL

NOT TO BE USED FOR CONSTRUCTION

SCALE:					ORIG. SIZE
N.T.S.					A1
DRAWN	DESIGNED	CHECKED	APPROVED	ENDORSED	DATE
MS	AK	KB	KB		14.05.25
PROJECT No.		DRAWING No.			REV
25095		C01.01			B

GENERAL NOTES

1. ALL CONSTRUCTION WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S ENGINEERING REQUIREMENTS FOR DEVELOPMENTS.
2. ALL DIMENSIONS, EASEMENTS AND LOTS SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND CONSULTANT'S DRAWINGS AND SPECIFICATIONS, AND OTHER WRITTEN REPORTS (e.g GEOTECHNICAL, ARBORIST, ENVIRONMENTAL, ETC.). ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORKS.
4. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCH MARKS AS DIRECTED BY THE SUPERVISOR.
5. THE DEVELOPER, SHALL ENSURE ALL ASSOCIATED DOCUMENTATION (GEOTECHNICAL, LANDSCAPE, ARCHITECTURAL, ELECTRICAL, TELECOM, GAS ETC.) HAS BEEN APPROVED FOR CONSTRUCTION BEFORE COMMENCING ANY WORKS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION, PROTECTION AND ADJUSTMENT TO ALL IN GROUND AND ABOVE GROUND SERVICES. SEE HUNTER WATER'S NOTICE OF REQUIREMENTS.
7. EROSION CONTROL MEASURES, DEVICES, SILT TRAPS. ETC. ARE TO BE INSTALLED BEFORE ANY SITE DISTURBANCE IN ACCORDANCE WITH COUNCIL INSPECTORS REQUIREMENTS AND SITE SEDIMENTATION AND EROSION CONTROL PLANS.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH SAFETY ACT.
9. VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
10. ALL WASTE OR DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF SITE TO A COUNCIL APPROVED SITE. ALL FEES AND CHARGES SHALL BE INCLUDED IN THE CONTRACT SUM.
11. CONSTRUCTION VIBRATION TO COMPLY WITH AS2760.1-2004 AND/OR NSW DEPT OF ENVIRONMENT AND CONSERVATION NOISE REQUIREMENTS
12. EMISSIONS FROM SITE ARE NOT TO INTERFERE WITH THE AMENITY OF THE NEIGHBORHOOD.
13. NOISE EMISSIONS ARE TO COMPLY WITH NSW EPA NOISE CONTROL MANUAL. TIME RESTRICTIONS APPLY TO CONSTRUCTION WORKS AS FOLLOWS: 7AM TO 6PM MON-FRI; 8AM TO 1PM SAT.
14. TREES & SHRUBS WHICH ARE FELLED SHALL BE SALVAGED FOR RE-USE, EITHER IN LOG FORM, OR AS A WOODCHIP MULCH FOR EROSION CONTROL AND/OR SITE REHABILITATION. NON-SALVAGEABLE MATERIAL SUCH AS ROOTS & STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
15. 'ESCP' REFERS TO EROSION AND SEDIMENT CONTROL PLAN, 'SWMP' REFERS TO SOIL AND WATER MANAGEMENT PLAN, AND, 'ESC' REFERS TO EROSION AND SEDIMENT CONTROL.
16. SEDIMENT, INCLUDES, BUT IS NOT LIMITED TO, CLAY, SILT, SAND, GRAVEL, SOIL, MUD, CEMENT AND CERAMIC WASTE.
17. ANY REFERENCE TO THE BLUE BOOK REFERS TO "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", LANDCOM, 2004.
18. ANY REFERENCE TO THE IECA WHITE BOOKS (2008) REFERS TO IECA 2008, "BEST PRACTICE EROSION AND SEDIMENT CONTROL". BOOKS 1-6. INTERNATIONAL EROSION CONTROL ASSOCIATION (AUSTRALASIA), PICTON, NSW.
19. ANY MATERIAL DEPOSITED IN ANY CONSERVATION AREA FROM WORKS ASSOCIATED WITH THE DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY MEASURES INVOLVING MINIMAL GROUND AND/OR VEGETATION DISTURBANCES AND NO MACHINERY, OR FOLLOWING DIRECTIONS BY COUNCIL AND/OR WITHIN A TIMEFRAME ADVISED BY COUNCIL.

SURVEY NOTES

1. THE EXISTING SURVEY CONDITIONS SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED BY CALCO SURVEYORS PTY LTD, DATED 12.02.2025, REF NO. 4653 DWG No. 001
2. THE INFORMATION SHOWN IS PROVIDED AS A BASIS FOR THE DESIGN. WALLACE DESIGN GROUP DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
3. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTRACTOR SHALL CONTACT CALCO SURVEYORS PTY LTD AND OR WALLACE DESIGN GROUP FOR CLARIFICATION.
4. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.

STORMWATER NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DETAILS.
2. ALL WORKS ARE TO BE IN ACCORDANCE WITH AS3500, COUNCIL'S DEVELOPMENT CONTROL PLAN AND PROPRIETARY MANUFACTURERS RECOMMENDATIONS.
3. UNLESS OTHERWISE STATED, ALL STORMWATER PIPES (INCLUDING DOWNPIPES AND RAINWATER TANK OVERFLOW PIPES) ARE TO BE uPVC SEWER GRADE, U.N.O JOINTED & INSTALLED TO MANUFACTURERS RECOMMENDATIONS.
4. ALL uPVC STORMWATER LINES TO HAVE ALL JOINTS, INC. DOWNPIPE CONNECTIONS, FULLY SOLVENT WELDED, INCLUDING ANY CHARGED LINES.
5. CONNECT DOWNPIPES AS REQUIRED TO NOMINATED HARVESTING TANK IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS AND HYDRAULIC ENGINEERS DESIGN.
6. ALL LEVELS ARE DATUM AHD.
7. ALL LEVELS ARE FINISHED PAVEMENT OR LAWN LEVELS.
8. CONTRACTOR TO ALLOW FOR ALL PIPE SUPPORT SYSTEM TO SOFFIT AS PER MANUFACTURERS SPECIFICATIONS.
9. ALL CONCRETE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH AS1379.
10. AT COUNCIL'S DISCRETION, ALL CONCRETE CAN BE SUBJECT TO PROJECT ASSESSMENT AND TESTING TO AS1379
11. MINIMUM PIPE COVERS TO BE IN ACCORDANCE WITH AS3500.
12. PITS TO BE FILLED ACCORDINGLY TO MEET INVERTS AS NEEDED.
13. CONTRACTOR TO CONFIRM ALL LEVELS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO WALLACE DESIGN GROUP.


SUBSOIL DRAINAGE NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATIONS FOR SUBSURFACE DRAINAGE.
2. SUBSOIL PIPE TO BE Ø100 SLOTTED PVC OR CORRUGATED CIRCULAR PLASTIC PIPE AND ENCLOSED IN SEAMLESS FILTER FABRIC SOCK
3. SUBSOIL DRAINS SHALL CONSIST OF A 300 (MINIMUM) WIDE TRENCH, BACKFILLED WITH 7 OR 10mm AGGREGATE AND WRAPPED IN BIDIM A12 GEOTEXTILE FABRIC OR SIMILAR, LAPPED AT THE TOP. DEPTH OF TRENCH TO EXTEND 450 (MINIMUM) IN ROCK OR 600 (MINIMUM) IN EARTH BELOW FINISHED SUB-GRADE LEVEL. INVERT OF TRENCH SHOULD ALSO BE LOWER THAN THE INVERT OF ANY SERVICE CROSSINGS.



AutoCAD Civil 3D 2021

© COPYRIGHT: THIS DOCUMENT AND DESIGN REMAIN THE COPYRIGHT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE CONSENT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSE OF INDICATING THE DIAGRAMMATIC DESIGN INTENT AND SCOPE OF WORKS REQUIRED FOR THE INSTALLATION OF SERVICES AS DETAILED, AND PERTAINED WITHIN THE SPECIFICATION AND SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION, ASSOCIATED SPECIFICATION, CODES AND STANDARDS. ALL DIMENSIONS, LEVELS AND EXISTING SERVICES SHALL BE INVESTIGATED AND CONFIRMED ON SITE BY THE SUBCONTRACTOR AND BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS.



DWG IN COLOUR

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS ENDORSED						
B	DA APPLICATION ISSUE	14.05.25	KB	-		
A	DA APPLICATION ISSUE	13.05.25	KB	-		
REV	DESCRIPTION	DATE	APPVD	ENDOD		

ARCHITECT:



CLIENT:
D & J CETINIC
37 Patriot Place
Rouse Hill NSW 2155



WALLACE INFRASTRUCTURE DESIGN PTY LTD
PART OF WALLACE DESIGN GROUP PTY LTD
ABN: 96 154 894 952
PO BOX 23, CHARLESTOWN, NSW 2290
phone: (02) 49 294 109
email: enq@wdesigngroup.com.au
web: www.wdesigngroup.com.au

PROJECT:
CIVIL WORKS for
LOT 01, DP 925163
99 ISABELLA STREET
WINGHAM NSW 2429

DRAWING TITLE:
CIVIL SERVICES
GENERAL NOTES

DRAWING STATUS						
DA APPROVAL NOT TO BE USED FOR CONSTRUCTION						
SCALE:					ORIG. SIZE	
N.T.S.					A1	
DRAWN	DESIGNED	CHECKED	APPROVED	ENDORSED	DATE	
MS	AK	KB	KB		14.05.25	
PROJECT No.					REV	
25095					B	
DRAWING No.						
C02.01						



LOT 18
DP 576034

LOT B
DP 325856

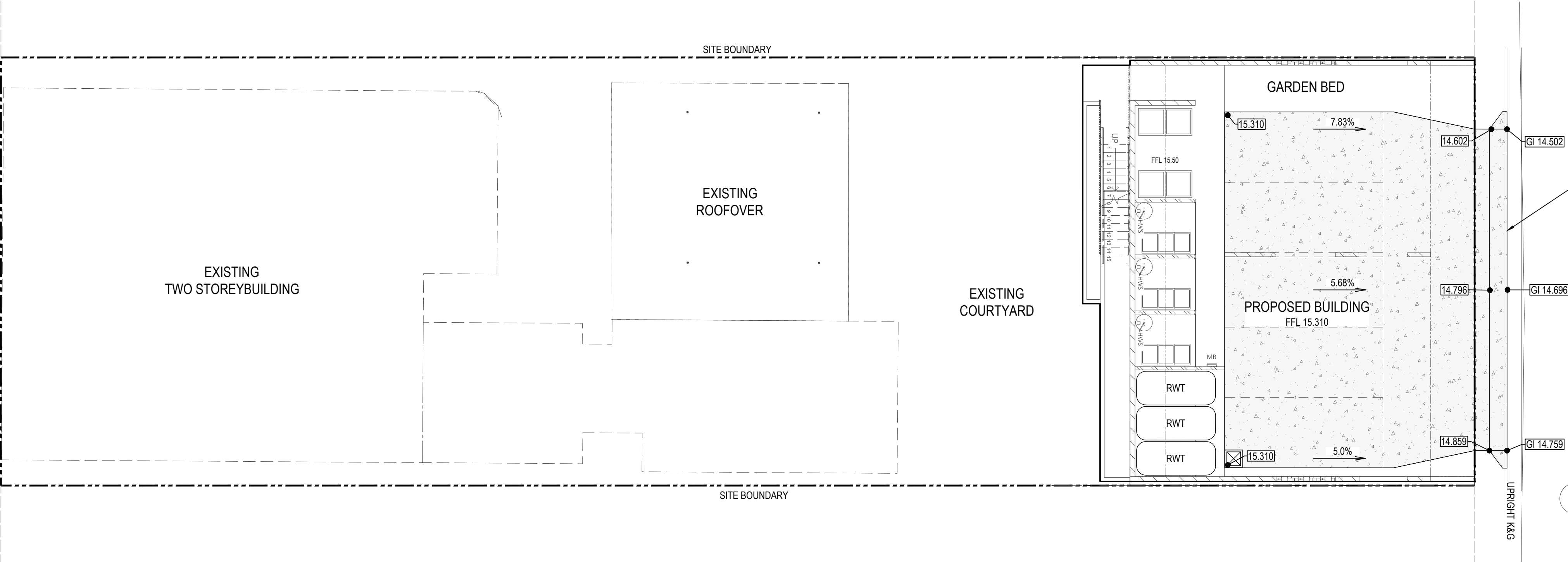
SP 32420

LOT 173
DP 566339

LOT 183
DP 566770

ISABELLA STREET

WORTHING LANE



LOT 1
DP 313276



© COPYRIGHT: THIS DOCUMENT AND DESIGN REMAIN THE COPYRIGHT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE CONSENT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSE OF INDICATING THE DIAGRAMMATIC DESIGN INTENT AND SCOPE OF WORKS REQUIRED FOR THE INSTALLATION OF SERVICES AS DETAILED, AND PERTAINED WITHIN THE SPECIFICATION AND SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION, ASSOCIATED SPECIFICATION, CODES AND STANDARDS. ALL DIMENSIONS, LEVELS AND EXISTING SERVICES SHALL BE INVESTIGATED AND CONFIRMED ON SITE BY THE SUBCONTRACTOR AND BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS.					
THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS ENDORSED					
B	DA APPLICATION ISSUE	14.05.25	KB	-	
A	DA APPLICATION ISSUE	13.05.25	KB	-	
REV	DESCRIPTION	DATE	APPVD	ENDOD	

ARCHITECT:



CLIENT:

D & J CETINIC
37 Patriot Place
Rouse Hill NSW 2155



WALLACE INFRASTRUCTURE DESIGN PTY LTD
PART OF WALLACE DESIGN GROUP PTY LTD
ABN: 96 154 894 952
PO BOX 23, CHARLESTOWN, NSW 2290
phone: (02) 49 294 109
email: info@wdsigroup.com.au
web: www.wdsigroup.com.au

PROJECT:

CIVIL WORKS for
LOT 01, DP 925163
99 ISABELLA STREET
WINGHAM NSW 2429

DRAWING TITLE:

CIVIL SERVICES
SITE DETAIL PLAN

DRAWING STATUS

DA APPROVAL
NOT TO BE USED FOR CONSTRUCTION

SCALE: 1:100					ORIG. SIZE A1
DRAWN MS	DESIGNED AK	CHECKED KB	APPROVED KB	ENDORSED	DATE 14.05.25
PROJECT No. 25095		DRAWING No. C04.01			REV B

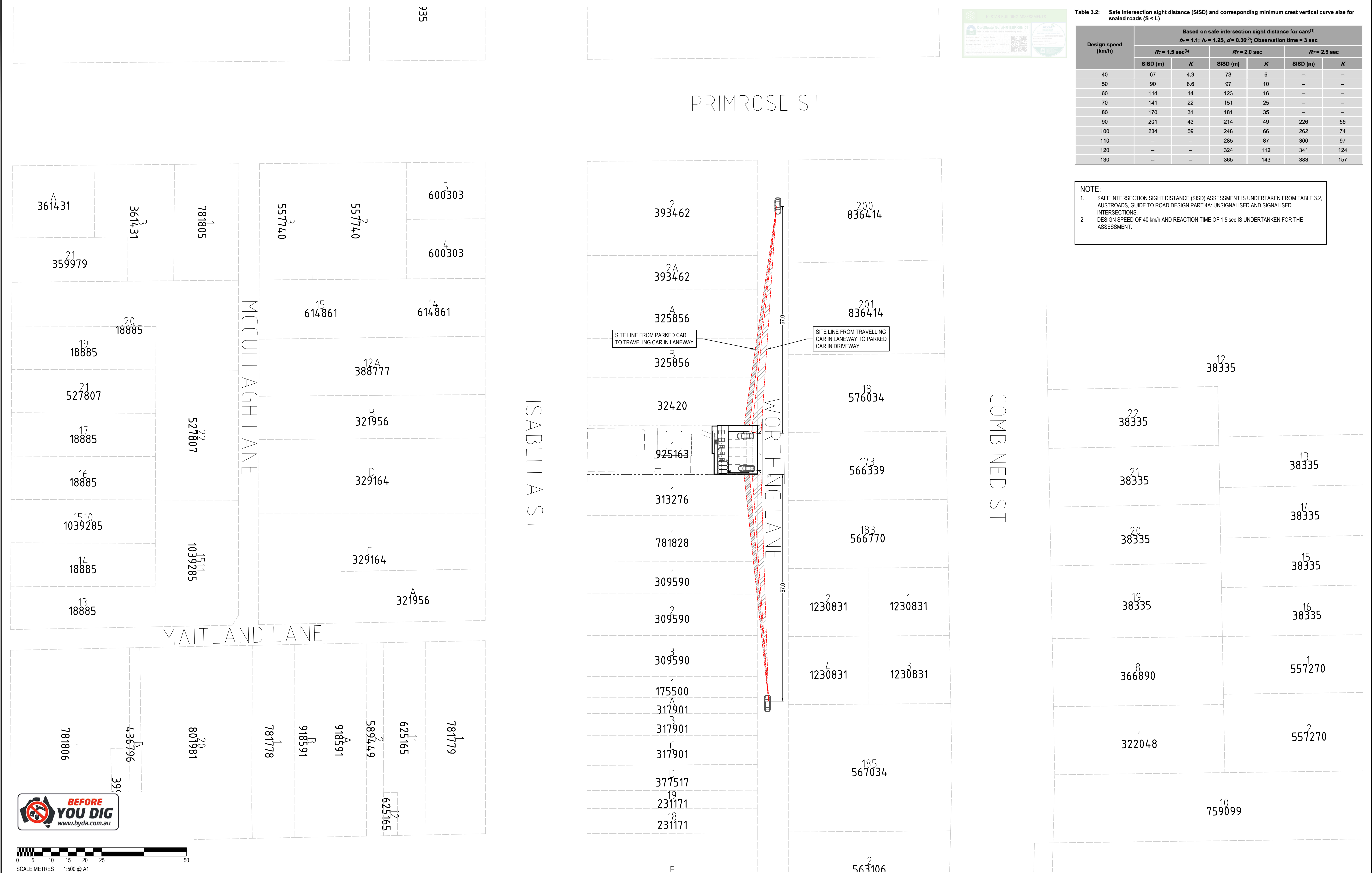


Table 3.2: Safe intersection sight distance (SISD) and corresponding minimum crest vertical curve size for sealed roads (S < L)

Design speed (km/h)	Based on safe intersection sight distance for cars ⁽¹⁾ <i>h₁</i> = 1.1; <i>h₂</i> = 1.25, <i>d</i> = 0.36 ⁽²⁾ ; Observation time = 3 sec					
	<i>R_T</i> = 1.5 sec ⁽³⁾		<i>R_T</i> = 2.0 sec		<i>R_T</i> = 2.5 sec	
	SISD (m)	<i>K</i>	SISD (m)	<i>K</i>	SISD (m)	<i>K</i>
40	67	4.9	73	6	–	–
50	90	8.6	97	10	–	–
60	114	14	123	16	–	–
70	141	22	151	25	–	–
80	170	31	181	35	–	–
90	201	43	214	49	226	55
100	234	59	248	66	262	74
110	–	–	285	87	300	97
120	–	–	324	112	341	124
130	–	–	365	143	383	157

NOTE:
1. SAFE INTERSECTION SIGHT DISTANCE (SISD) ASSESSMENT IS UNDERTAKEN FROM TABLE 3.2, AUSTRoadS, GUIDE TO ROAD DESIGN PART 4A: UNSIGNALISED AND SIGNALISED INTERSECTIONS.
2. DESIGN SPEED OF 40 km/h AND REACTION TIME OF 1.5 sec IS UNDERTAKEN FOR THE ASSESSMENT.

© COPYRIGHT: THIS DOCUMENT AND DESIGN REMAIN THE COPYRIGHT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE CONSENT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSE OF INDICATING THE DIAGRAMMATIC DESIGN INTENT AND SCOPE OF WORKS REQUIRED FOR THE INSTALLATION OF SERVICES AS DETAILED, AND PERTAINED WITHIN THE SPECIFICATION AND SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION, ASSOCIATED SPECIFICATION, CODES AND STANDARDS. ALL DIMENSIONS, LEVELS AND EXISTING SERVICES SHALL BE INVESTIGATED AND CONFIRMED ON SITE BY THE SUBCONTRACTOR AND BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS.

AutoCAD Civil 3D 2021

PLOTTED BY: ARYAN DATE: 14 May 2025 11 27 AM FILENAME: - O:\PROJECTS\2025\25095 - 99 ISABELLA STREET, WINGHAM\3. CAD\15. TITLE\25095_CIV_DA-[B] - 99 ISABELLA ST WINGHAM

BEFORE YOU DIG
www.byda.com.au

0 5 10 15 20 25 50
SCALE METRES 1:500 @ A1

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS ENDORSED

REV	DESCRIPTION	DATE	APPVD	ENDOD
B	DA APPLICATION ISSUE	14.05.25	KB	-
A	DA APPLICATION ISSUE	13.05.25	KB	-

ARCHITECT:

collinswcollins
BUILDING DESIGNERS

CLIENT:

D & J CETINIC
37 Patriot Place
Rouse Hill NSW 2155

WALLACE INFRASTRUCTURE DESIGN PTY LTD
PART OF WALLACE DESIGN GROUP PTY LTD
ABN: 96 154 894 952
PO BOX 23, CHARLESTOWN, NSW 2290
phone: (02) 49 294 109
email: enquiries@wdsdesigngroup.com.au
web: www.wdsdesigngroup.com.au

PROJECT:

CIVIL WORKS for
LOT 01, DP 925163
99 ISABELLA STREET
WINGHAM NSW 2429

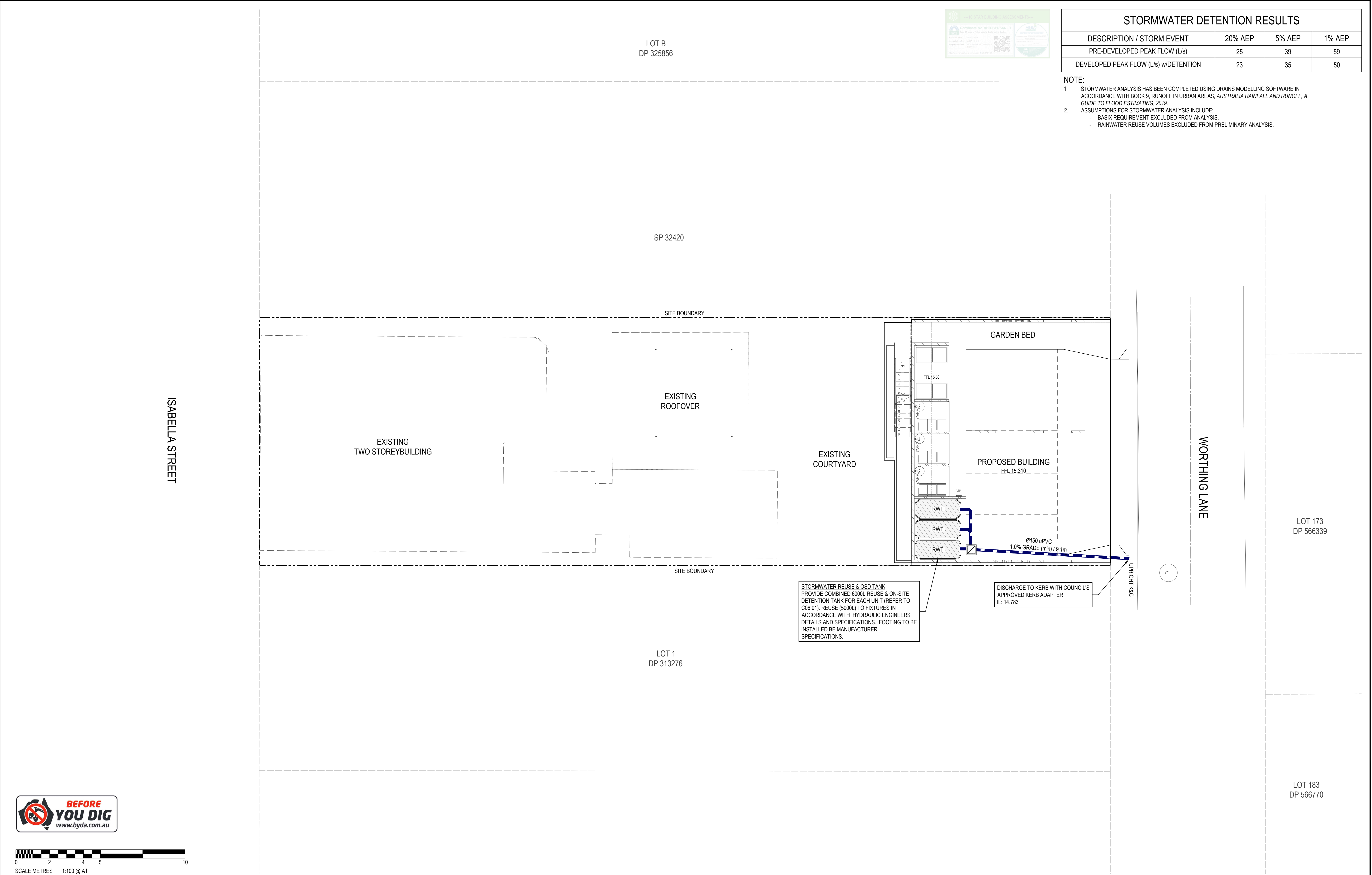
DRAWING TITLE:

CIVIL SERVICES
SAFE INTERSECTION SIGHT DISTANCE ASSESSMENT

DRAWING STATUS

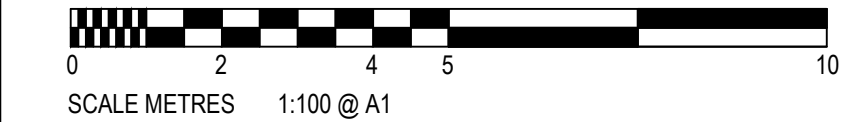
DA APPROVAL
NOT TO BE USED FOR CONSTRUCTION




SCALE: 1:500				ORIG. SIZE A1	
DRAWN MS	DESIGNED AK	CHECKED KB	APPROVED KB	ENDORSED	DATE 14.05.25
PROJECT No. 25095				DRAWING No. C04.02	
				REV B	



STORMWATER DETENTION RESULTS			
DESCRIPTION / STORM EVENT	20% AEP	5% AEP	1% AEP
PRE-DEVELOPED PEAK FLOW (L/s)	25	39	59
DEVELOPED PEAK FLOW (L/s) w/DETENTION	23	35	50

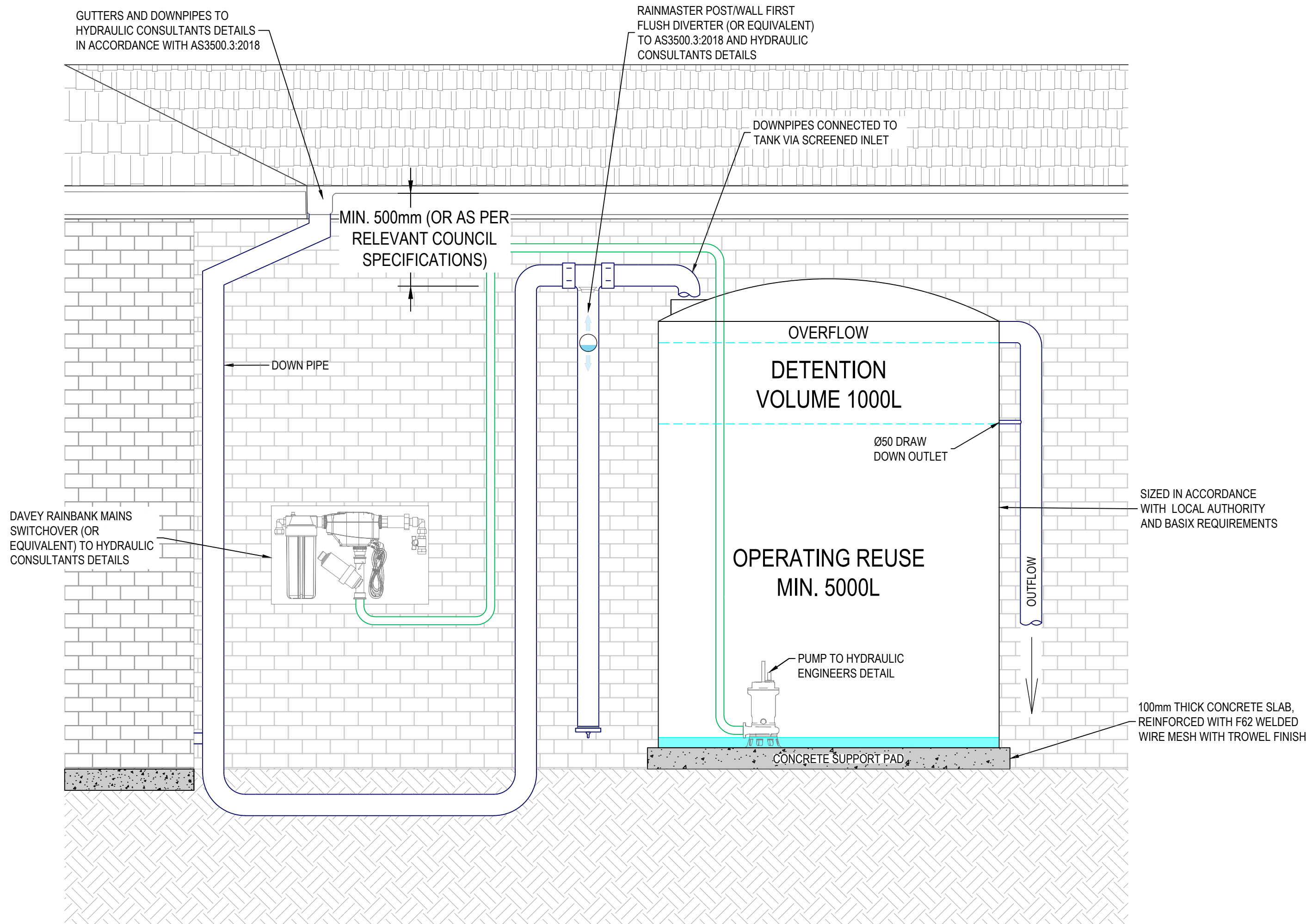
- NOTE:
- STORMWATER ANALYSIS HAS BEEN COMPLETED USING DRAINS MODELLING SOFTWARE IN ACCORDANCE WITH BOOK 9, RUNOFF IN URBAN AREAS, AUSTRALIA RAINFALL AND RUNOFF, A GUIDE TO FLOOD ESTIMATING, 2019.
 - ASSUMPTIONS FOR STORMWATER ANALYSIS INCLUDE:
 - BASIX REQUIREMENT EXCLUDED FROM ANALYSIS.
 - RAINWATER REUSE VOLUMES EXCLUDED FROM PRELIMINARY ANALYSIS.



<p>© COPYRIGHT: THIS DOCUMENT AND DESIGN REMAIN THE COPYRIGHT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE CONSENT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSE OF INDICATING THE DIAGRAMMATIC DESIGN INTENT AND SCOPE OF WORKS REQUIRED FOR THE INSTALLATION OF SERVICES AS DETAILED, AND PERTAINED WITHIN THE SPECIFICATION AND SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION, ASSOCIATED SPECIFICATION, CODES AND STANDARDS. ALL DIMENSIONS, LEVELS AND EXISTING SERVICES SHALL BE INVESTIGATED AND CONFIRMED ON SITE BY THE SUBCONTRACTOR AND BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS.</p> <p>AutoCAD Civil 3D 2021</p>		 <p>DWG IN COLOUR</p> 		<p>THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS ENDORSED</p> <table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																																												<p>ARCHITECT:</p> 		<p>CLIENT:</p> <p>D & J CETINIC 37 Patriot Place Rouse Hill NSW 2155</p>		<p>WALLACE INFRASTRUCTURE DESIGN PTY LTD PART OF WALLACE DESIGN GROUP PTY LTD ABN: 96 154 894 952 PO BOX 23, CHARLESTOWN, NSW 2290 phone: (02) 49 294 109 email: info@wdesigngroup.com.au web: www.wdesigngroup.com.au</p>		<p>PROJECT:</p> <p>CIVIL WORKS for LOT 01, DP 925163 99 ISABELLA STREET WINGHAM NSW 2429</p>		<p>DRAWING TITLE:</p> <p>CIVIL SERVICES STORMWATER MANAGEMENT PLAN</p>		<table><tr><td colspan="5">DRAWING STATUS</td><td colspan="2">DA APPROVAL NOT TO BE USED FOR CONSTRUCTION</td></tr><tr><td colspan="5">SCALE:</td><td colspan="2">1:100</td><td colspan="2">ORIG. SIZE</td><td colspan="2">A1</td></tr><tr><td>DRAWN</td><td>DESIGNED</td><td>CHECKED</td><td>APPROVED</td><td>ENDORSED</td><td colspan="2">DATE</td><td colspan="5"></td></tr><tr><td>MS</td><td>AK</td><td>KB</td><td>KB</td><td></td><td colspan="2">14.05.25</td><td colspan="5"></td></tr><tr><td colspan="5">PROJECT No.</td><td colspan="2">DRAWING No.</td><td colspan="5">REV</td></tr><tr><td colspan="5">25095</td><td colspan="2">C05.01</td><td colspan="5">B</td></tr></table>						DRAWING STATUS					DA APPROVAL NOT TO BE USED FOR CONSTRUCTION		SCALE:					1:100		ORIG. SIZE		A1		DRAWN	DESIGNED	CHECKED	APPROVED	ENDORSED	DATE							MS	AK	KB	KB		14.05.25							PROJECT No.					DRAWING No.		REV					25095					C05.01		B				
DRAWING STATUS					DA APPROVAL NOT TO BE USED FOR CONSTRUCTION																																																																																																																																																												
SCALE:					1:100		ORIG. SIZE		A1																																																																																																																																																								
DRAWN	DESIGNED	CHECKED	APPROVED	ENDORSED	DATE																																																																																																																																																												
MS	AK	KB	KB		14.05.25																																																																																																																																																												
PROJECT No.					DRAWING No.		REV																																																																																																																																																										
25095					C05.01		B																																																																																																																																																										

GENERAL RAINWATER TANK NOTES:

1.
- ALL UNITS ARE TO BE CONNECTED TO THE SPECIFIED RAINWATER REUSE/STORAGE TANK AS NOTED ON THE STORMWATER DRAINAGE PLAN SHEET.
2.
- DAVEY RAINBANK MAINS SWITCHOVER (OR EQUIVALENT) AND RAINWATER TANK TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
3.
- VOLUMES SHOWN FOR REUSE AND DETENTION ARE PROVIDED TO COMPLY WITH BASIX AND/OR COUNCIL GUIDELINES AND DO NOT INCLUDE THE PERMANENT VOLUME REQUIRED FOR OPERATION OF THE PUMP.



TYPICAL ABOVEGROUND
RAINWATER REUSE TANK SECTION
NTS

AutoCAD Civil 3D 2021

© COPYRIGHT: THIS DOCUMENT AND DESIGN REMAIN THE COPYRIGHT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE CONSENT OF WALLACE INFRASTRUCTURE DESIGN PTY LTD. THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSE OF INDICATING THE DIAGRAMMATIC DESIGN INTENT AND SCOPE OF WORKS REQUIRED FOR THE INSTALLATION OF SERVICES AS DETAILED, AND PERTAINED WITHIN THE SPECIFICATION AND SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION, ASSOCIATED SPECIFICATION, CODES AND STANDARDS. ALL DIMENSIONS, LEVELS AND EXISTING SERVICES SHALL BE INVESTIGATED AND CONFIRMED ON SITE BY THE SUBCONTRACTOR AND BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS.



THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS ENDORSED

REV	DESCRIPTION	DATE	APPVD	ENDOD
B	DA APPLICATION ISSUE	14.05.25	KB	-
A	DA APPLICATION ISSUE	13.05.25	KB	-

ARCHITECT:



CLIENT:

D & J CETINIC
37 Patriot Place
Rouse Hill NSW 2155



**WALLACE INFRASTRUCTURE
DESIGN PTY LTD**
PART OF WALLACE DESIGN GROUP PTY LTD
ABN: 96 154 894 952
PO BOX 23, CHARLESTOWN, NSW 2290
phone: (02) 49 294 109
email: info@wdsdesigngroup.com.au
web: www.wdsdesigngroup.com.au

PROJECT:

CIVIL WORKS for
LOT 01, DP 925163
99 ISABELLA STREET
WINGHAM NSW 2429

DRAWING TITLE:

CIVIL SERVICES
**RAINWATER TANK TYPICAL SECTIONS
& DETAILS**

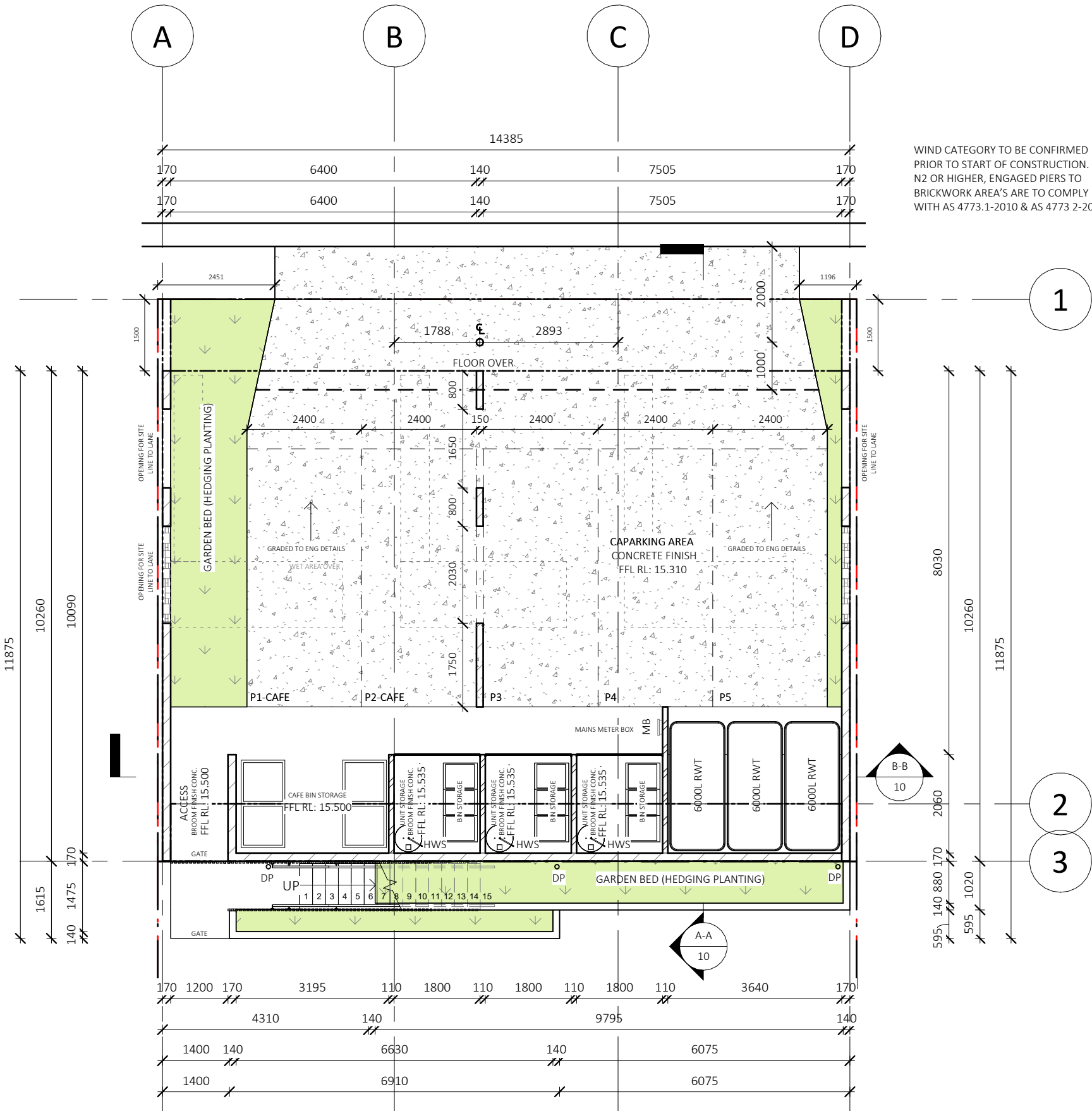
DRAWING STATUS

DA APPROVAL
NOT TO BE USED FOR CONSTRUCTION

SCALE:					ORIG. SIZE
N.T.S.					A1
DRAWN	DESIGNED	CHECKED	APPROVED	ENDORSED	DATE
MS	AK	KB	KB		14.05.25
PROJECT No.				DRAWING No.	
25095				C06.01	
REV					DATE
B					



AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
U1 ALFRESCO AREA	7.3 m ²
U2 ALFRESCO AREA	7.0 m ²
U3 ALFRESCO AREA	7.3 m ²
U3 FLOOR AREA	44.0 m ²
U2 FLOOR AREA	42.4 m ²
U1 FLOOR AREA	44.0 m ²
COMMON ENTRY BALCONY AREA	13.7 m ²
TOTAL	165.6 m ²



01 FL

1 : 100

DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX/NATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

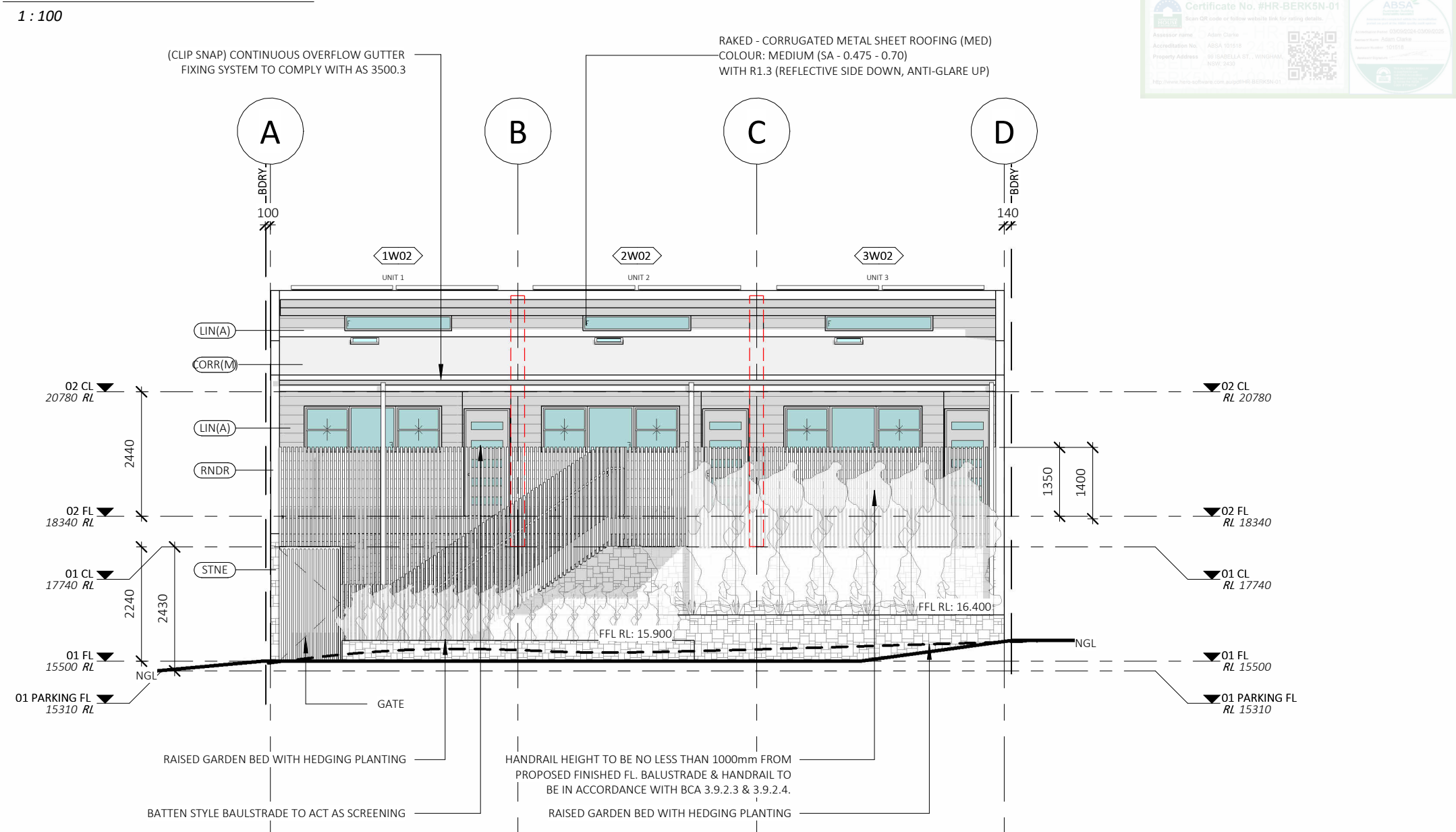
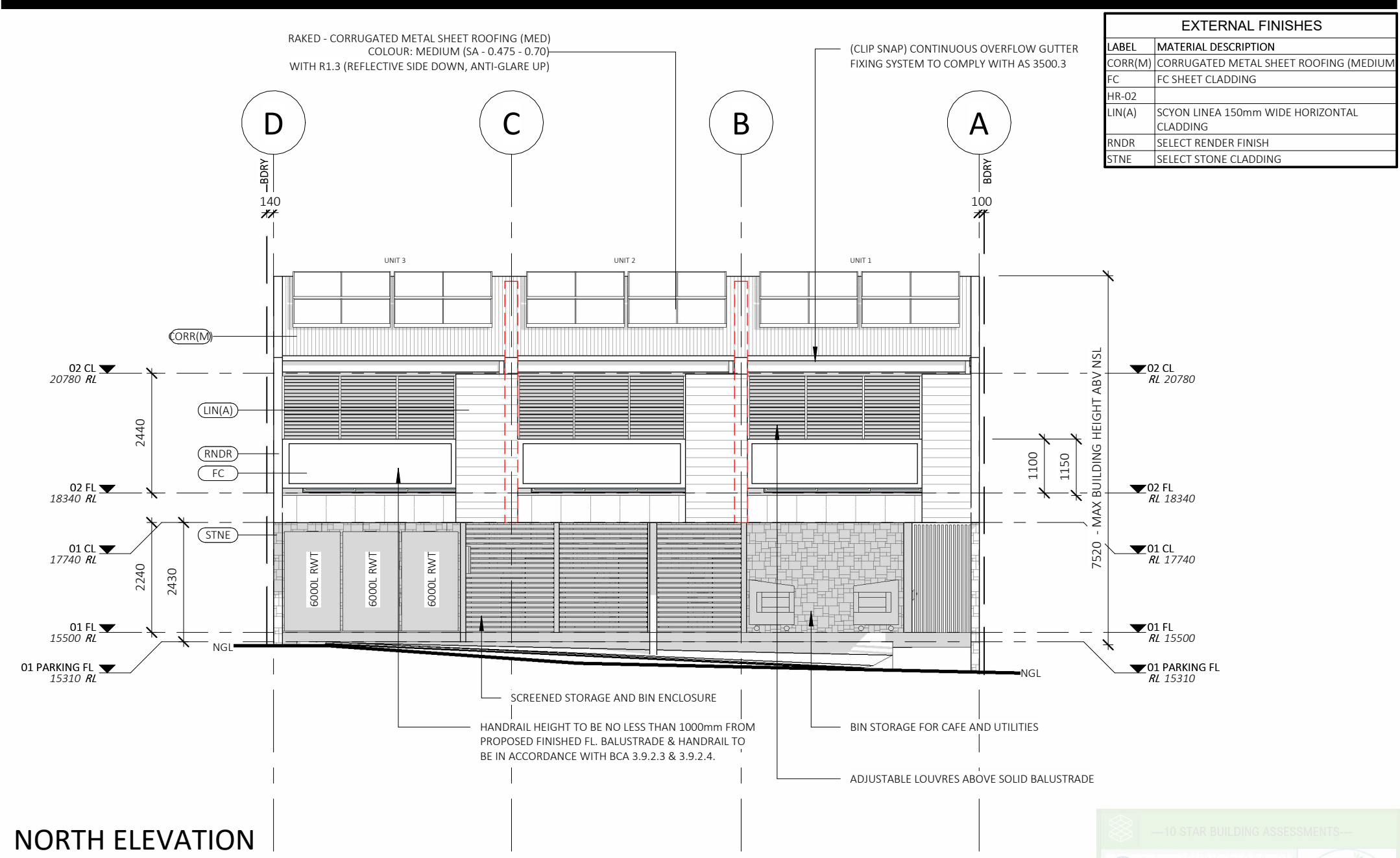


Note: Copyright © CollinswCollins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)	
STATUS: DA ISSUE DRAFT	SHEET: 6 OF 17
LOT No: 1 DP No: 925163	
STREET: 99 ISABELLA ST, WINGHAM	
CLIENT: CENITIC	

LOWER FLOOR PLAN	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5989

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
11.03.25	DRAFT DA REV DRAFT DA ISSUE	E	AE
18.03.25		F	AE
14.05.25		G	AE



SOUTH ELEVATION

1 : 100

BUSHFIRE NOTES:

BAL - N/A

BASIX/NATHERS NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

DA ISSUE ONLY

PROJECT:		ELEVATIONS		DRAWING REVISION + NOTES					
PROPOSED SHOP TOP HOUSING (STRATA)				Date:	Revision:	Issue:	Drawn:		
STATUS: DA ISSUE DRAFT		SHEET: 8 OF 17	SCALE: 1 : 100	11.03.25	DRAFT DA REV DRAFT DA ISSUE	E	AE		
LOT No: 1 DP No: 925163				18.03.25		F	AE		
STREET: 99 ISABELLA ST, WINGHAM				14.05.25		G	AE		
CLIENT: CENITIC		DWG No: A5989							

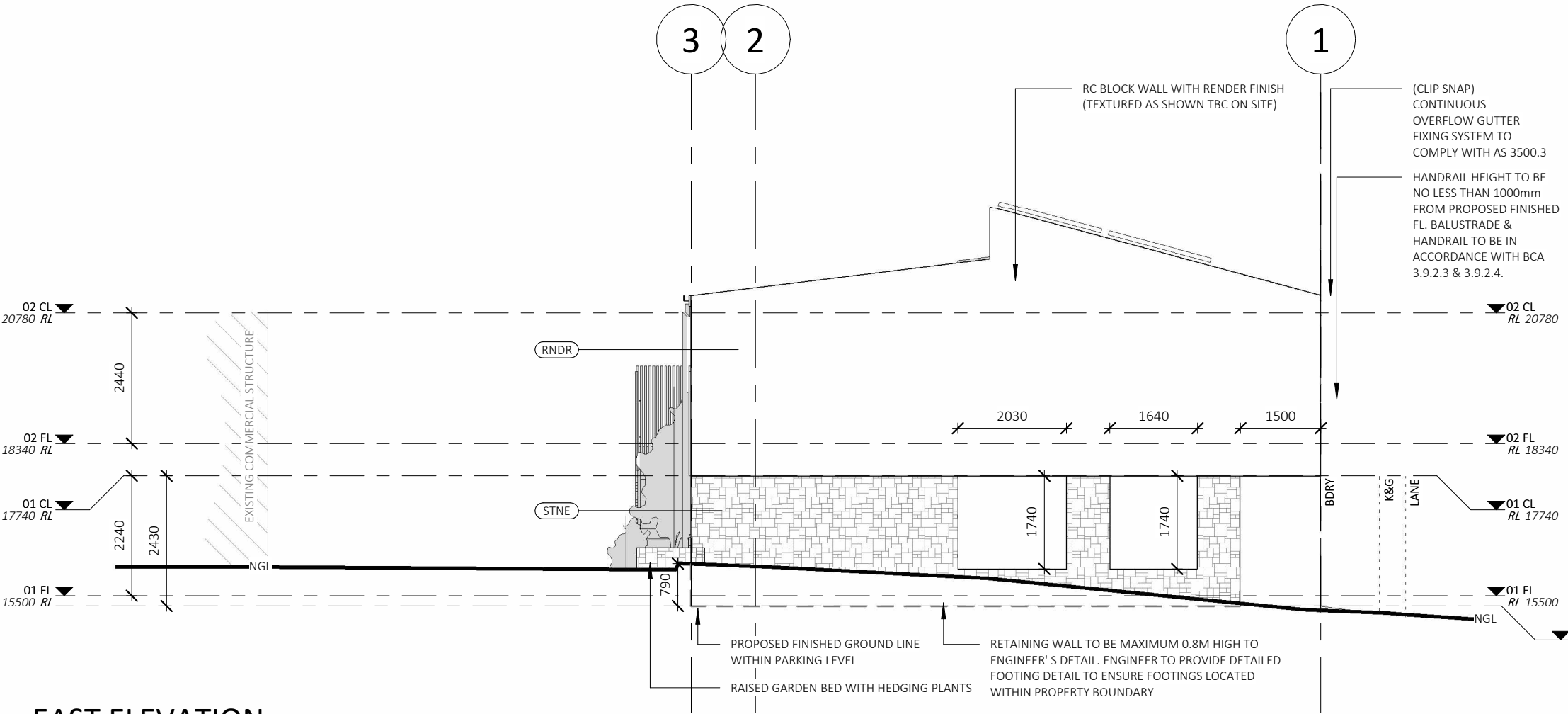
89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430

T: 02 6583 4411

WWW. COLLINSWCOLLINS.COM.AU

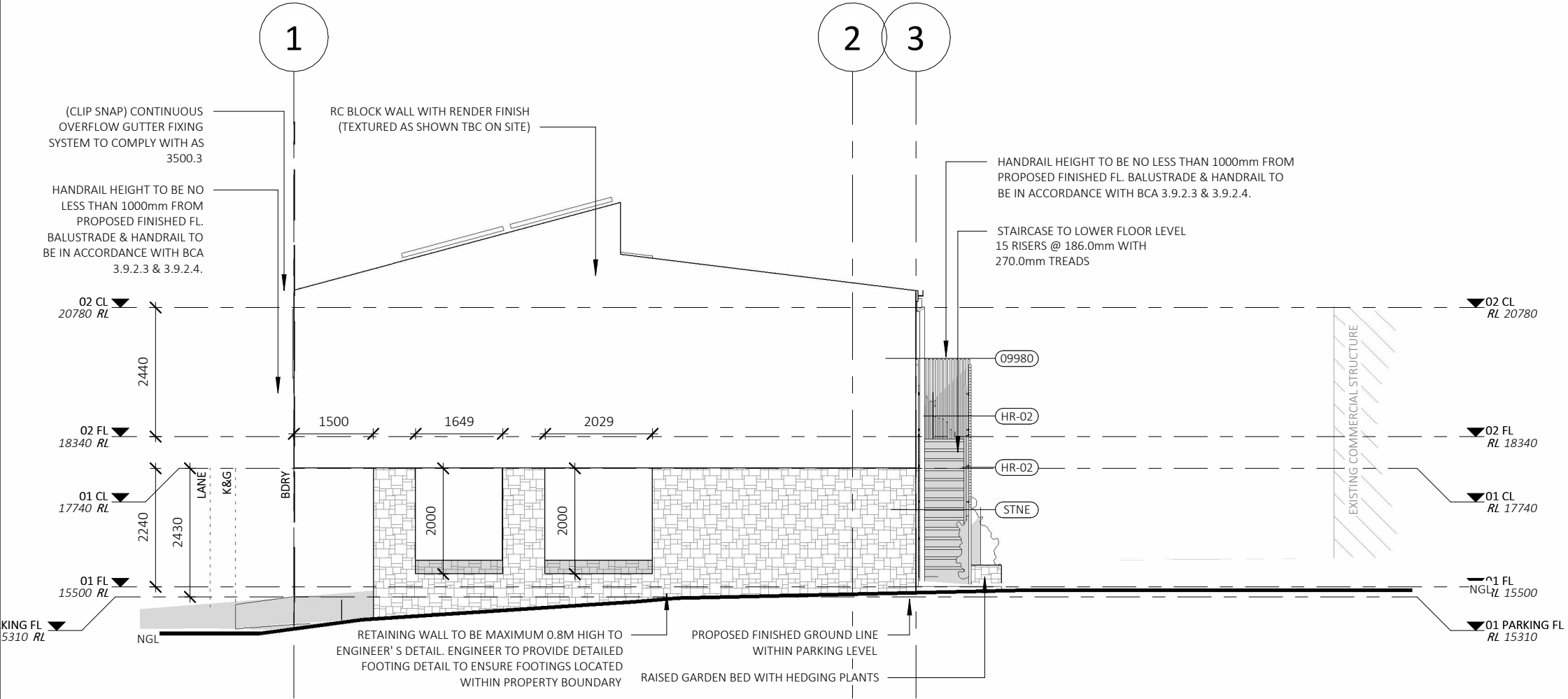


EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM
FC	FC SHEET CLADDING
HR-02	
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
RNDR	SELECT RENDER FINISH
STNE	SELECT STONE CLADDING



EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100


DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX/NATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

 <div>Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</div>	PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)		ELEVATIONS		DRAWING REVISION + NOTES				
	STATUS: DA ISSUE DRAFT		SHEET: 9 OF 17	SCALE:	1 : 100	11.03.25	DRAFT DA REV DRAFT DA ISSUE	E	AE
	LOT No: 1 DP No: 925163			SHEET SIZE:	A3	18.03.25		F	AE
	STREET: 99 ISABELLA ST, WINGHAM		START DATE:	09.01.2023	14.05.25	G		AE	
	CLIENT: CENITIC		DWG No:	A5989					

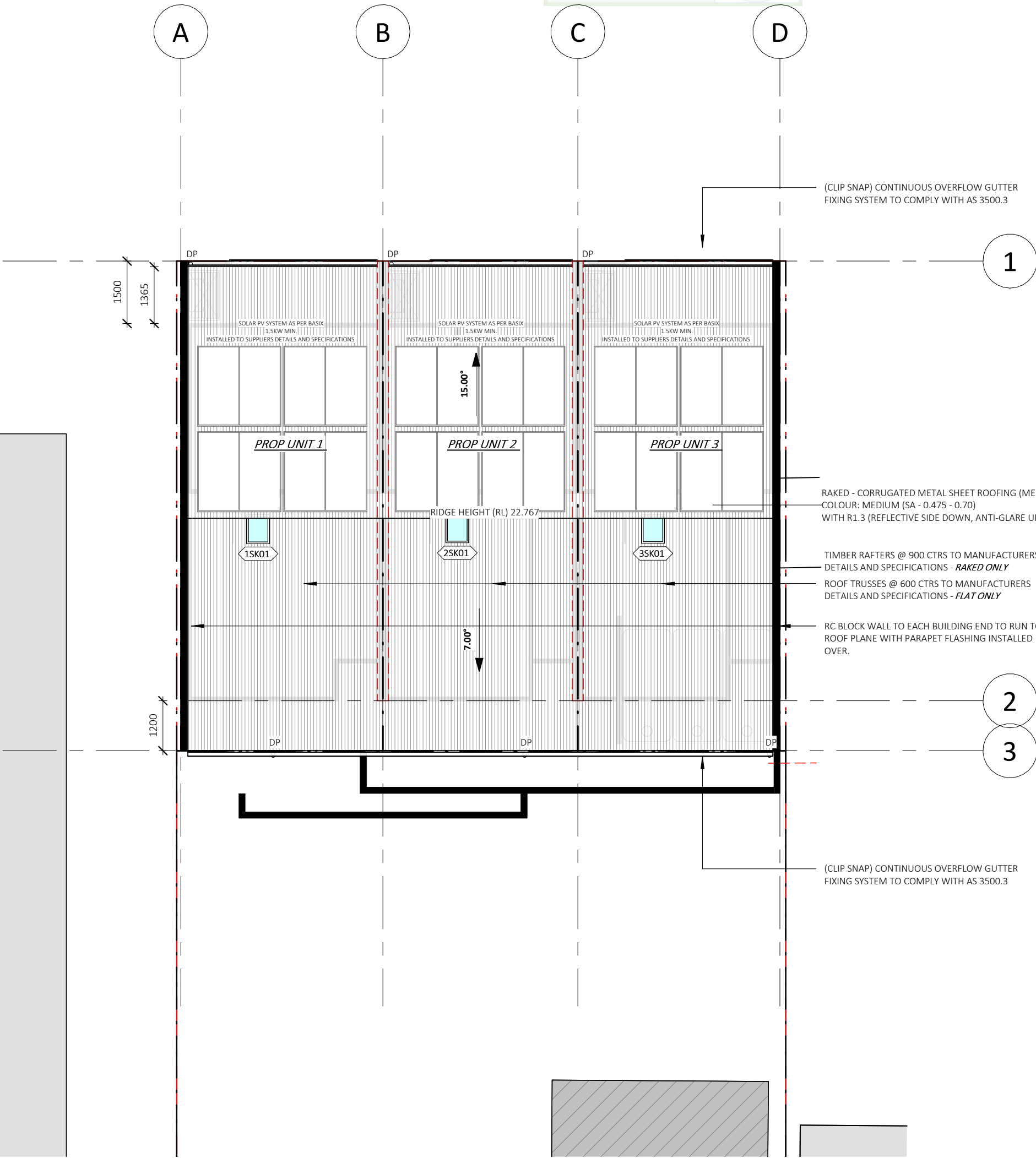
89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430

T: 02 6583 4411

WWW.COLLINSWCOLLINS.COM.AU



AREAS - ROOF AREAS	
NAME	AREA
U1 ROOF AREA	55.0 m ²
U2 ROOF AREA	55.0 m ²
U3 ROOF AREA	55.0 m ²
TOTAL	165.1 m ²



ROOF PLAN

1 : 100

DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX/NATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)	
STATUS: DA ISSUE DRAFT	SHEET: 11 OF 17
LOT No: 1 DP No: 925163	
STREET: 99 ISABELLA ST, WINGHAM	
CLIENT: CENITIC	

ROOF PLAN	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5989

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
11.03.25		E	AE
18.03.25	DRAFT DA	F	AE
14.05.25	REV DRAFT	G	AE
	DA ISSUE		




WINDOW GLAZING SCHEDULE								
WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS					AS 4055 : WIND LOADS FOR HOUSING AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-Part 2: WIND ACTIONS AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.			
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
1W01	02 FL	BED 1	900	2710	DOUBLE HUNG/FIXED GLASS/DOUBLE HUNG	ALUMINIUM	DBL - STD - CLEAR	2.44 m ²
1W02	02 CL	CLERESTORY	300	2110	FIXED GLASS	ALUMINIUM	DBL - STD - CLEAR	0.63 m ²
2W01	02 FL	BED 1	900	2710	DOUBLE HUNG/FIXED GLASS/DOUBLE HUNG	ALUMINIUM	DBL - STD - CLEAR	2.44 m ²
2W02	02 CL	CLERESTORY	300	2110	FIXED GLASS	ALUMINIUM	DBL - STD - CLEAR	0.63 m ²
3W01	02 FL	BED 1	900	2710	DOUBLE HUNG/FIXED GLASS/DOUBLE HUNG	ALUMINIUM	DBL - STD - CLEAR	2.44 m ²
3W02	02 CL	CLERESTORY	300	2110	FIXED GLASS	ALUMINIUM	DBL - STD - CLEAR	0.63 m ²
								9.22 m ²

DOOR GLAZING SCHEDULE								
DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS					AS 4055 : WIND LOADS FOR HOUSING AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-Part 2: WIND ACTIONS AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.			
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
1GD01	02 FL	MEALS/LIVING	2100	3210	STACKING 3P	ALUMINIUM	DBL - STD - CLEAR	6.74 m ²
2GD01	02 FL	MEALS/LIVING	2100	3210	STACKING 3P	ALUMINIUM	DBL - STD - CLEAR	6.74 m ²
3GD01	02 FL	MEALS/LIVING	2100	3210	STACKING 3P	ALUMINIUM	DBL - STD - CLEAR	6.74 m ²

DA ISSUE ONLY

BUSHFIRE NOTES: NOT APPLICABLE <div>BAL - N/A</div>			BASIX/NATHERS NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS			GENERAL PLAN SET NOTES: CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS		
--	--	--	--	--	--	--	--	--

 collinswcollins Building Designers	<p>Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</p>	PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)		GLAZING		DRAWING REVISION + NOTES							
		STATUS: DA ISSUE DRAFT		SHEET: 12 OF 17	SCALE:		Date:		Revision:		Issue:	Drawn:	
		LOT No: 1 DP No: 925163			SHEET SIZE: A3		11.03.25		DRAFT DA REV DRAFT DA ISSUE		E F G	AE AE AE	
		STREET: 99 ISABELLA ST, WINGHAM		START DATE: 09.01.2023		18.03.25							
		CLIENT: CENITIC		DWG No: A5989		14.05.25							
		89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepont Arcade, Taree NSW 2430											
		T: 02 6583 4411											
WWW. COLLINSWCOLLINS.COM.AU													

EXISTING LOT SCHEDULE	
NAME	AREA
EXISTING PARENT LOT	735.48 m ²
TOTAL: 1	735.48 m ²

NOTE:
SP BOUNDARIES INDICATIVE ONLY. TO BE CONFIRMED VIA REGISTERED SP AND SURVEYOR.
PROPOSED UNITS SP BOUNDARIES TO UPPER UNIT AREA ONLY. EASEMENTS AND COMMON PROPERTY TO BE DETERMINED IN FINAL REGISTERED SP

10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-BERK5N-01

Property Address: 99 ISABELLA ST, WINGHAM NSW 2430

http://www.10starbuilding.com.au/10-BERK5N-01

ABSA

REGISTERED BUILDING SURVEYOR

Member Since: 2016

Member No: 105518

PROPOSED LOT SCHEDULE	
NAME	AREA
SP LOT 2 - PROP U1	57.06 m ²
SP LOT 3 - PROP U2	55.06 m ²
SP LOT 4 - PROP U3	57.06 m ²
SP LOT 1 - EXISTING COMMERCIAL	563.46 m ²
SP LOT 0 - COMMON PARKING/ACCESS	172.05 m ²
TOTAL: 5	904.68 m ²

SP LOT 2 - PROP U1
57.1 m²

SP LOT 0 -
COMMON
PARKING/ACCESS

SP LOT 4 - PROP U3
57.1 m²

SP LOT 3 - PROP U2
55.1 m²

SP LOT 1 - EXISTING
COMMERCIAL

EXISTING 2 STOREY BUILDING
(NO CHANGES)



DRAFT SUB-DIV PLAN

1 : 200

ISABELLA STREET

DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX/NATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

Note: Copyright © CollinswCollins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)

STATUS: DA ISSUE DRAFT

LOT No: 1 DP No: 925163

STREET: 99 ISABELLA ST, WINGHAM

CLIENT: CENITIC

SHEET: 13 OF 17

DRAFT SUB-DIVISION PLAN

SCALE: 1 : 200

SHEET SIZE: A3

START DATE: 09.01.2023

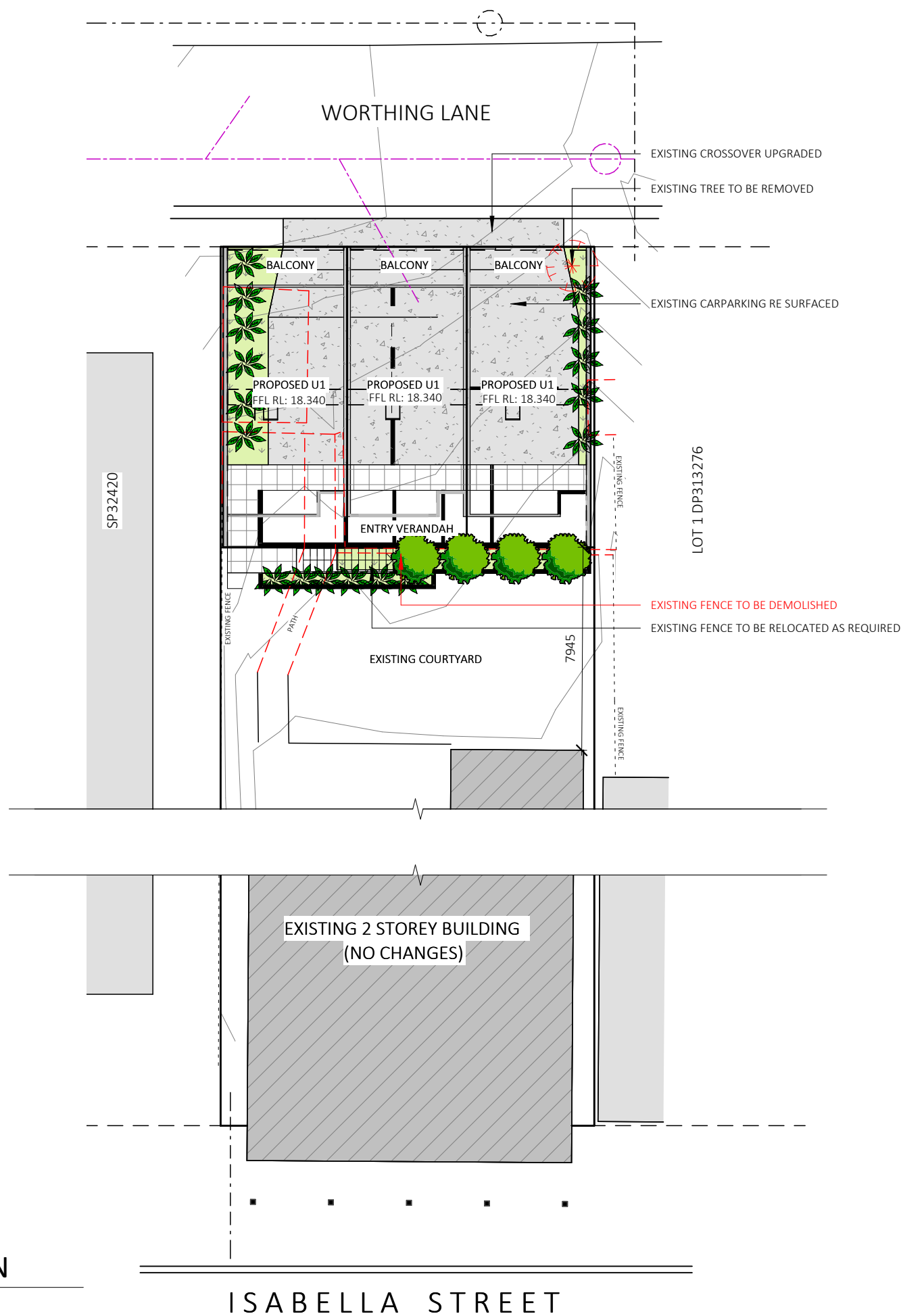
DWG No: A5989

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
11.03.25		E	AE
18.03.25	DRAFT DA	F	AE
14.05.25	REV DRAFT	G	AE
	DA ISSUE		

89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430

T: 02 6583 4411

WWW. COLLINSWCOLLINS.COM.AU



1 : 200

NEW WARM SEASON TURF GRASS
THROUGHOUT

UNSEALED SURFACE - GRAVEL
FINISH (NOT HARDSTAND AREA)

HARD SURFACE - DRIVEWAY/ PATHWAYS
REFER BUILDING DESIGN FOR DETAILS

HARD SURFACE - PATIOS
REFER BUILDING DESIGN FOR DETAILS

- THIS PLAN IS NOT BE USED FOR CONSTRUCTION
- THIS PLAN IS CONCEPTUAL ONLY AND IS DESIGNED TO HIGHLIGHT VARIOUS LANDSCAPE USES AROUND THE SITE
- ANY SUGGESTED PLANTS OR PLANT LIST IS INDICATIVE ONLY AND THE FINAL SELECTION OF ACTUAL SPECIES WILL BE SITE AND MICRO CLIMATE DEPENDENT
- ALL HARD-SCAPED SURFACES SHALL BE INSTALLED BY QUALIFIED LANDSCAPE TRADES AND AS PER MANUFACTURERS INSTRUCTIONS
- TURF SPECIES SHALL CONSISTS OF A WARM SEASON SPECIES ONLY SUCH AS; BUFFALO, KIKUYU OR COUCH
- THE ADVICE AND PLAN FROM A PROFESSIONAL LANDSCAPE DESIGNER IS TO BE SOUGHT PRIOR TO ANY CONSTRUCTION / LANDSCAPE WORKS COMMENCING
- LANDSCAPE HAS A DOMINANT NORTHERN ASPECT AND SELECTED PLANTS ARE TO BE SUN TO FULL SUN TOLERANT CAPABLE OF WITHSTANDING YEAR ROUND NORTHERN SUN
- PLANTS ON THE IMMEDIATE SOUTHERN SIDE OF BUILDINGS AND DWELLING MAY NEED SOME SHADE TOLERANCE
- PLANTINGS ARE TO BE WATER WISE AND DROUGHT TOLERANT ONCE ESTABLISHED

DA ISSUE ONLY

NOT APPLICABLE

BAL - N/A

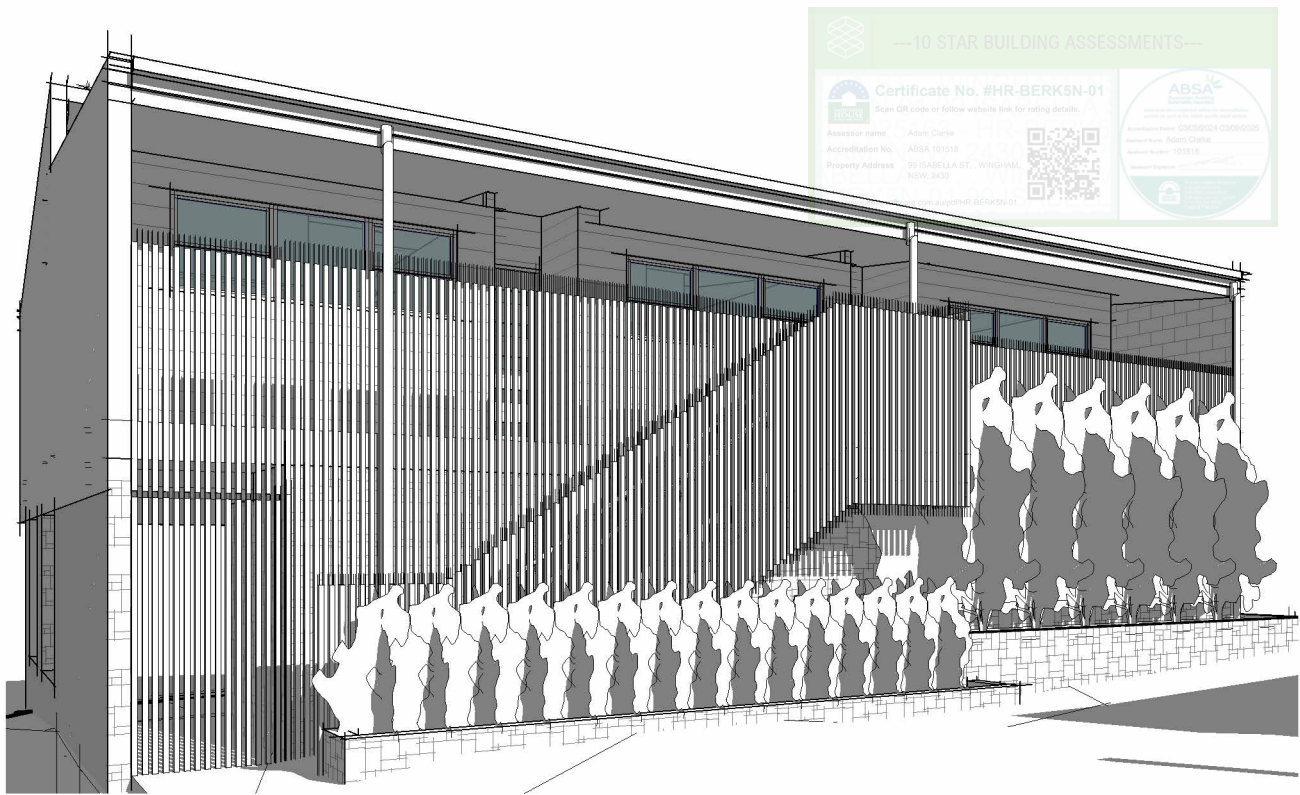
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON
PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX
CERTIFICATE FOR EXACT DETAILS

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. **CONTRACTOR** is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.
Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)		INDICATIVE LANDSCAPE PLAN		DRAWING REVISION + NOTES			
				Date:	Revision:	Issue:	Drawn:
STATUS: DA ISSUE DRAFT	SHEET: 14 OF 17	SCALE:	1 : 200	11.03.25	DRAFT DA	E	AE
LOT No: 1 DP No: 925163		SHEET SIZE:	A3	18.03.25	REV DRAFT	F	AE
STREET: 99 ISABELLA ST, WINGHAM		START DATE:	09.01.2023	14.05.25	DA ISSUE	G	AE
CLIENT: CENITIC		DWG No:	A5989				

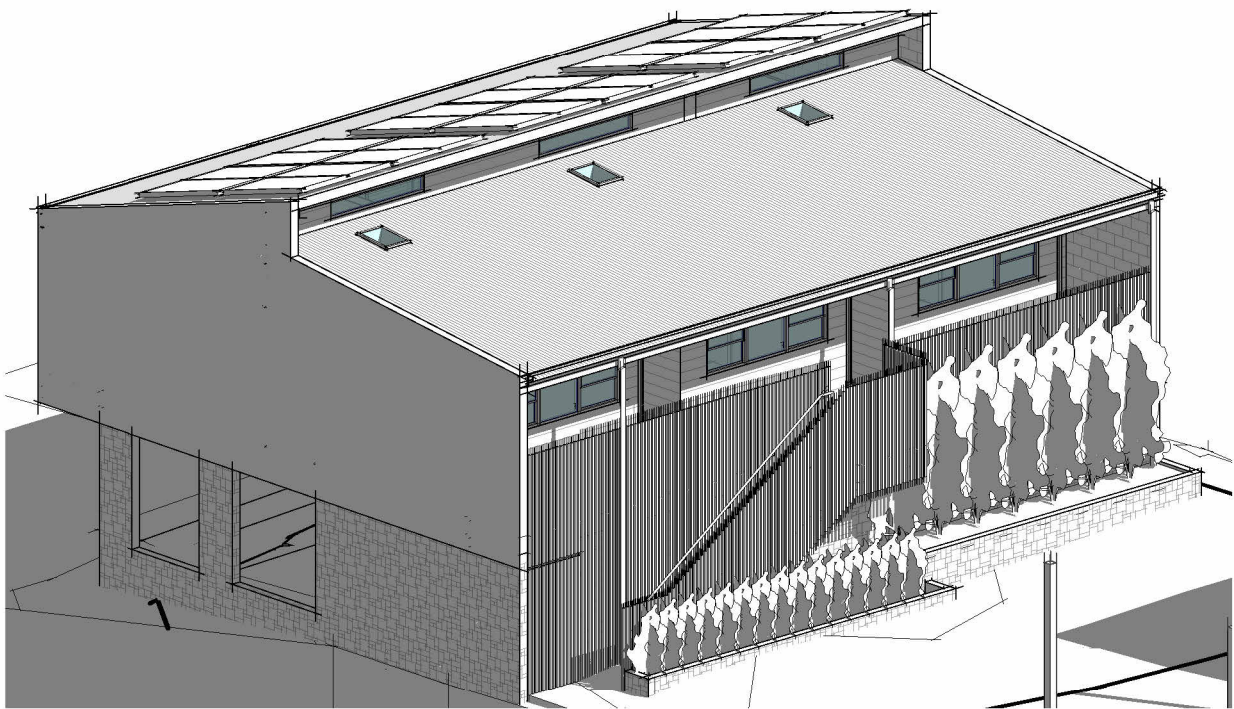


AREAS - FLOOR (GROSS BUILDING)	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
U1 ALFRESCO AREA	7.3 m ²
U2 ALFRESCO AREA	7.0 m ²
U3 ALFRESCO AREA	7.3 m ²
U3 FLOOR AREA	44.0 m ²
U2 FLOOR AREA	42.4 m ²
U1 FLOOR AREA	44.0 m ²
COMMON ENTRY BALCONY AREA	13.7 m ²
TOTAL	165.6 m ²

CONCEPTUAL PERSPECTIVE 1



CONCEPTUAL PERSPECTIVE 2



CONCEPTUAL PERSPECTIVE 3


DA ISSUE ONLY

BUSHFIRE NOTES:
NOT APPLICABLE

BAL - N/A

BASIX/NATHERS NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430

PROJECT: PROPOSED SHOP TOP HOUSING (STRATA)

STATUS: DA ISSUE DRAFT	SHEET: 15 OF 17
LOT No: 1 DP No: 925163	
STREET: 99 ISABELLA ST, WINGHAM	
CLIENT: CENITIC	

PERSPECTIVES

SCALE:	
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5989

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
14.02.25	CONCEPT INITIAL	B	AE
18.02.25	CONCEPT REVISED	C	AE
19.02.25	REVISED	D	AE
11.03.25	DRAFT DA	E	AE
18.03.25	REV DRAFT	F	AE
14.05.25	DA ISSUE	G	AE

WWW. COLLINSWCOLLINS.COM.AU