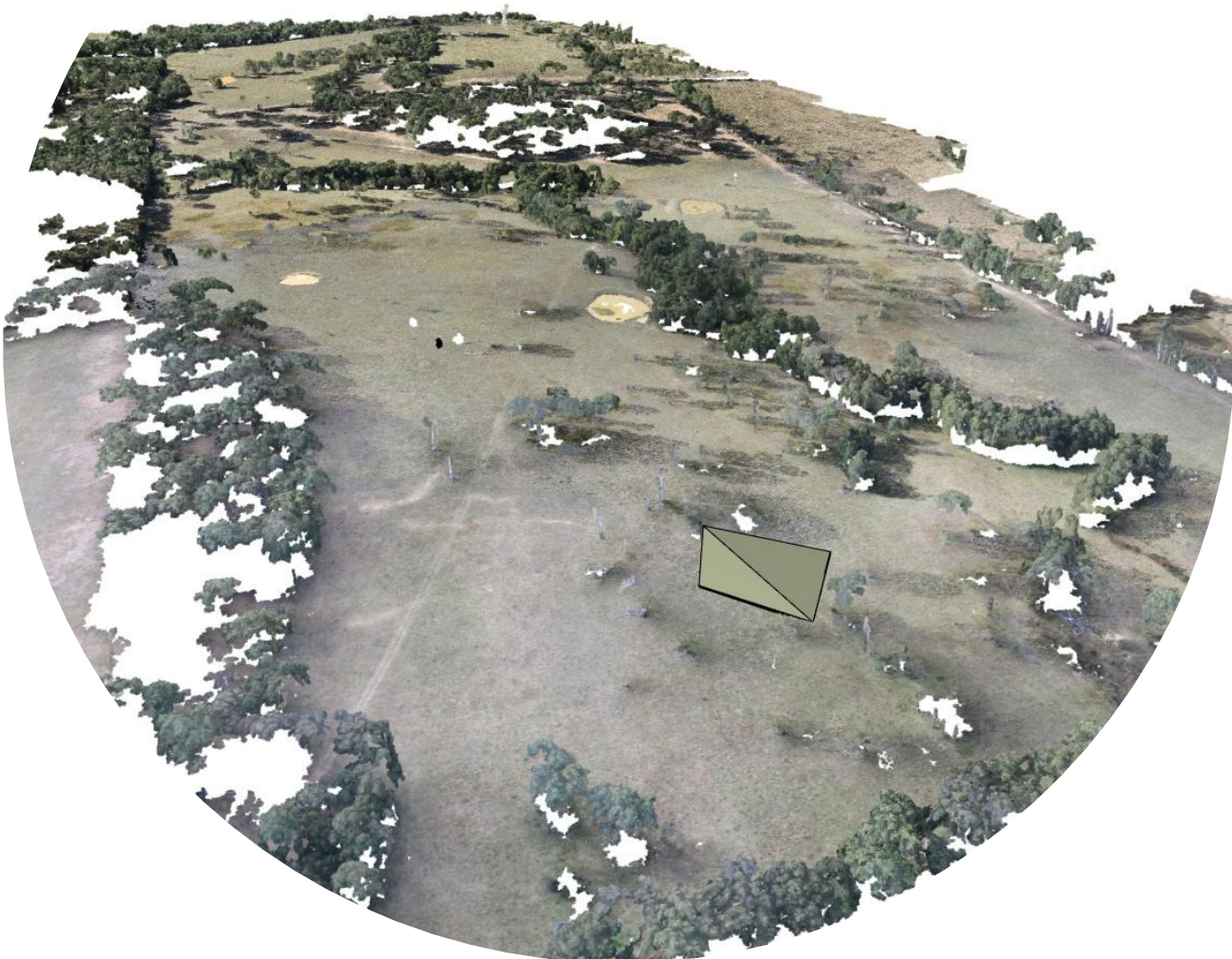
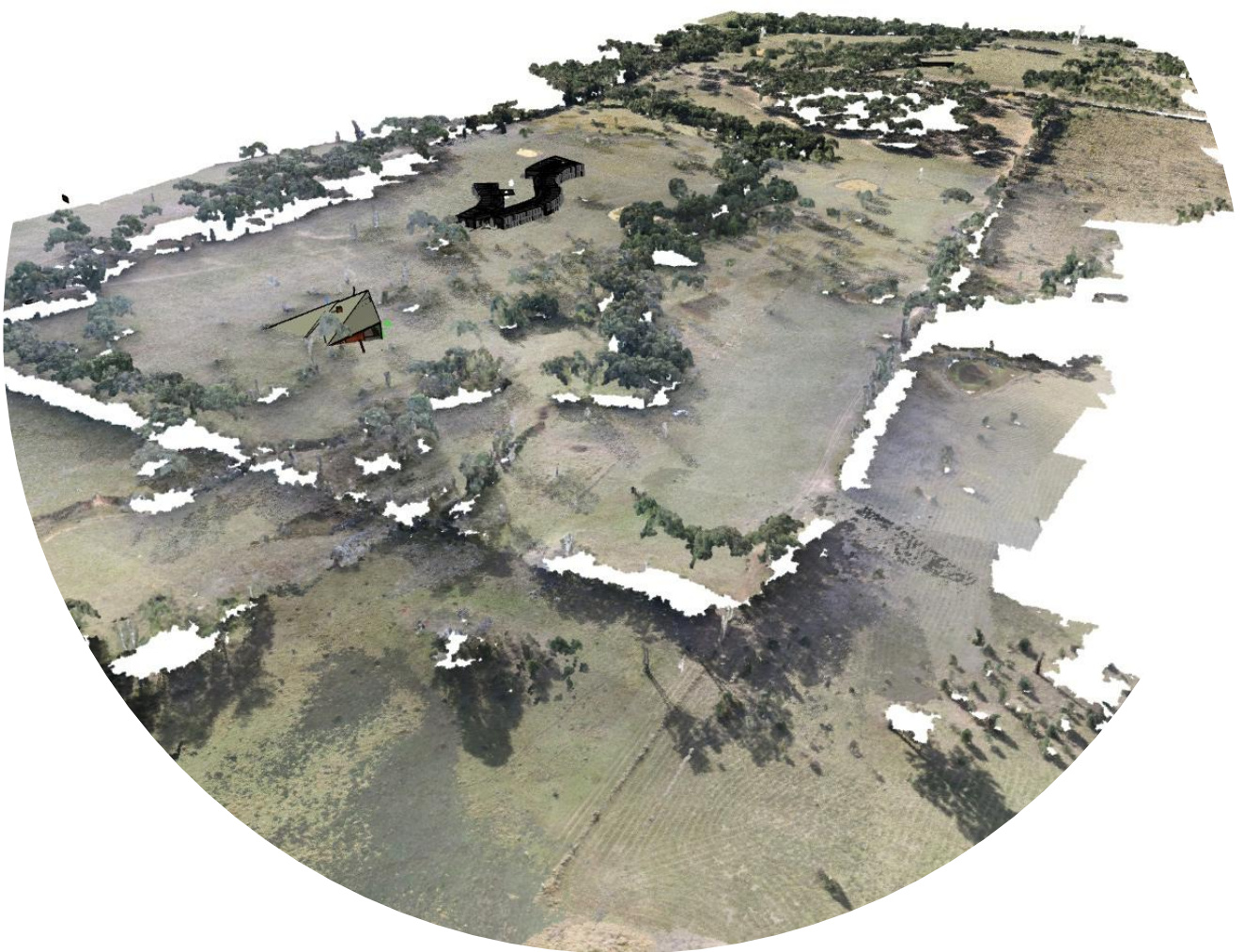


226 Gillards Road, Pokolbin

DOCUMENT REGISTER

1608 - H12 Pokolbin			
Layout No:	Layout Name	Rev	Date
DA1.01	Cover Sheet/Context		
DA1.02	Site A Precinct Plan		
DA1.03	Site plan A		
DA1.04	Site plan B		
DA2.01	Reception - Floor Plans		
DA2.02	Reception - Elevations		
DA3.01	Accommodation - Ground Floor Plan		
DA3.02	Accommodation - First Floor Plan		
DA3.03	Elevations		



revisions

general legend

CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical finish (charred)
MC	Metal Cladding	TS	Timber Screen vertical finish (charred)
MD	Metal Door		
MPB	Mass Planted Berm		
MS	Metal Screen		
MW	Masonry Wall		

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

original drawing size

H12 Pokolbin
Hephzibah Investment Management

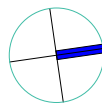
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Contact

Cover Sheet/Context

Prelim

status
print date
drawing of
1604-DA1.01PRE

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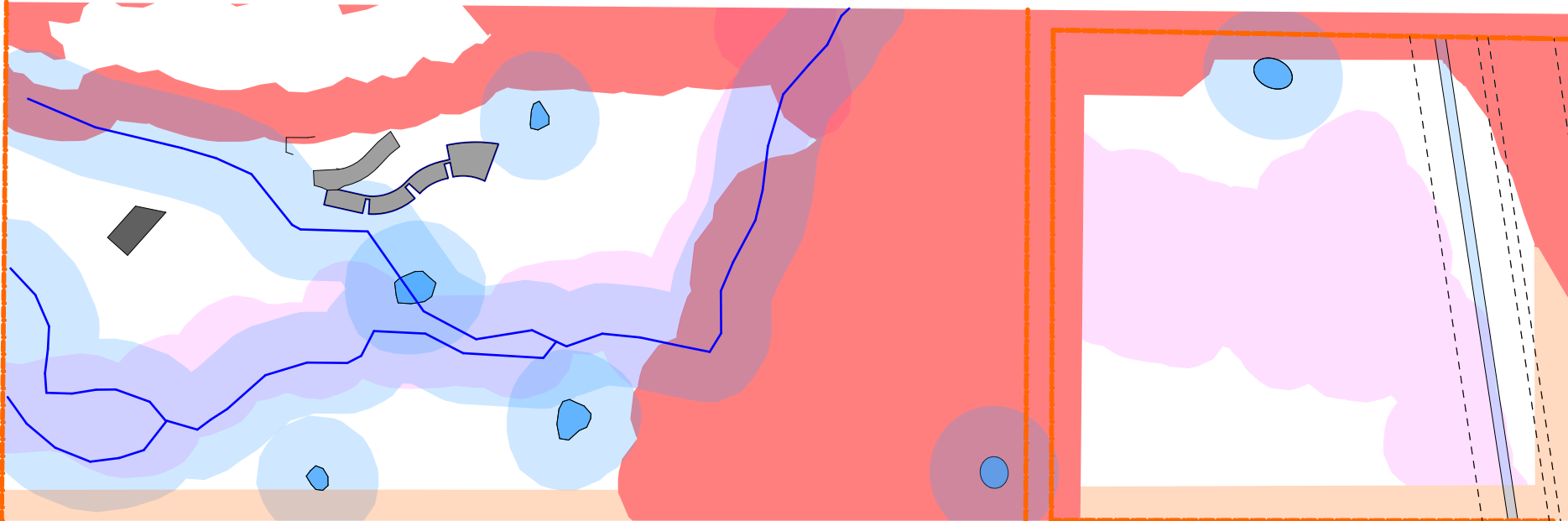
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1 Context Plan
- Prelim scale 1:25000

Site areas				
Building	Description Use	Dwelling No.	Area m2	Class
Building A	RECEPTION UPPER		66	CLASS 6
	RECEPTION LOWER		1,216	CLASS 6
Building B	ACCOMMODATION	72 (1 BED)	1,282 m ²	CLASS 1B
			6,091	
			6,091 m ²	

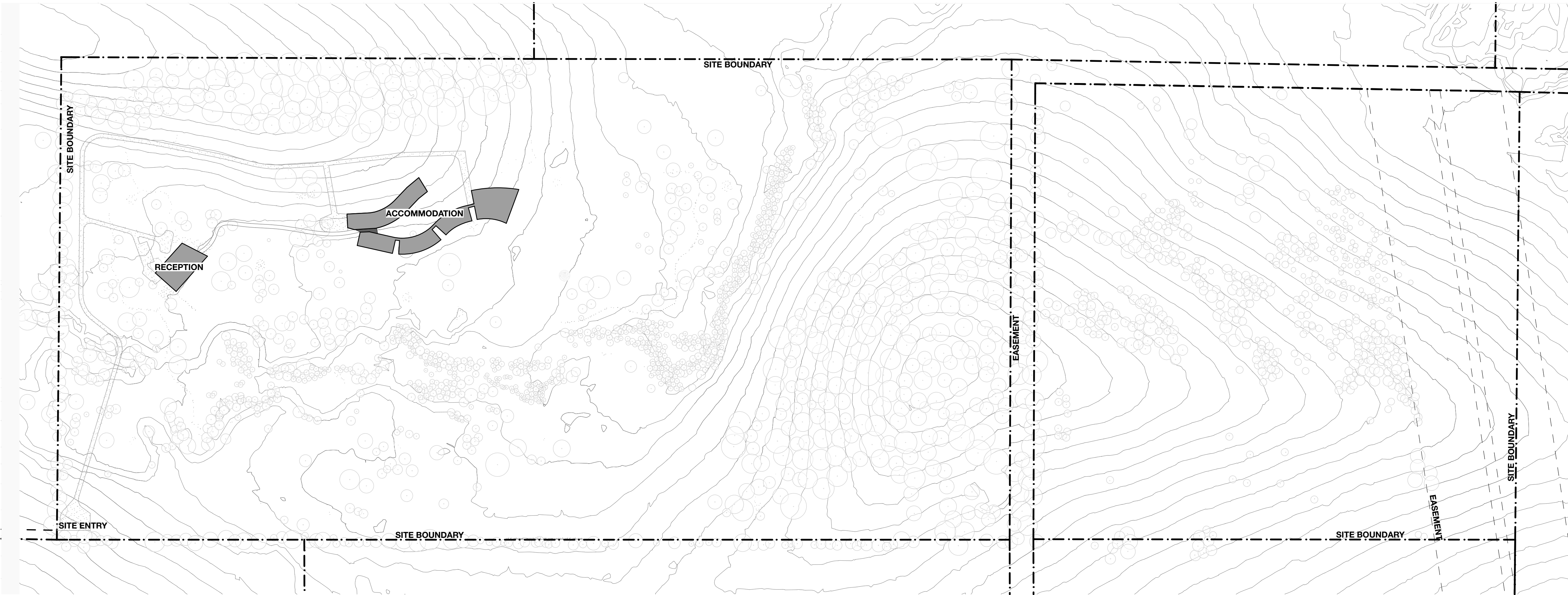
1 Site areas
- Prelim



LEGEND APZ BUFFERS

- APZ buffers associated with riparian forest and woodland on various slopes ranging from 40-60m
- APZ buffers associated with riparian and small remnants on various slopes all 30m
- APZ buffers associated with tall grasslands on adjoining land on various slopes ranging all 30m
- Effluent disposal buffers on waterways, along site boundaries and transmission easement ranging from 5-40 m

3 APZ Buffer zoning
- Prelim scale 1:5000



2 Site Plan A
- Prelim scale 1:2000

revisions

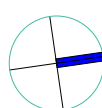
general legend

CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical finish (charred)
MC	Metal Cladding	TS	Timber Screen vertical finish (charred)
MD	Metal Door		
MPB	Mass Planted Berm		
MS	Metal Screen		
MW	Masonry Wall		

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original drawing size

H12 Pokolbin
A1 Hephzibah Investment Management

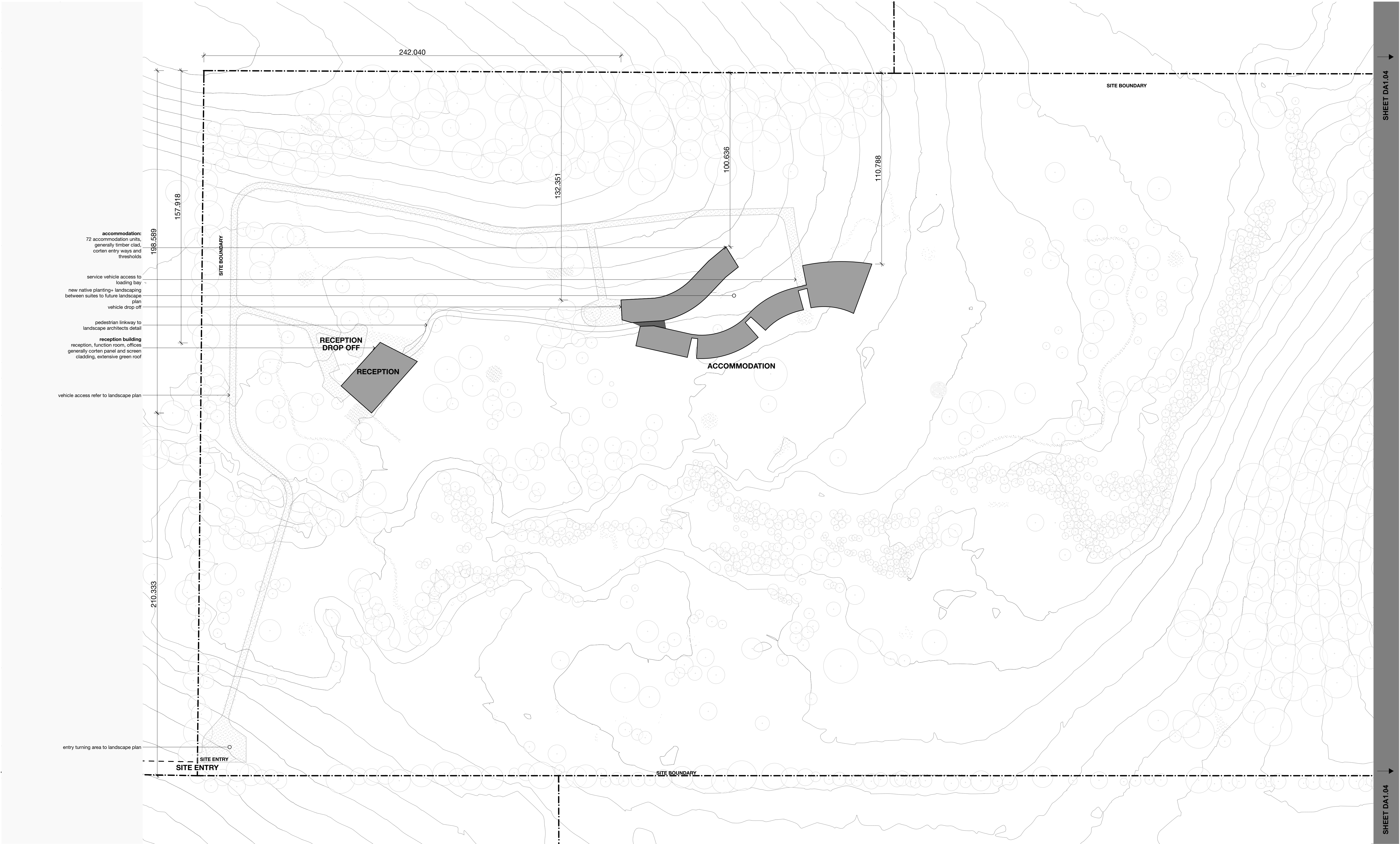


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Site A Precinct Plan
Prelim

status
print date
drawing of
Tuesday, 19 September 2017

1604-DA1.02PRE



1 Site plan
- Prelim scale 1:1000

revisions

general legend

CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical finish (charred)
MC	Metal Cladding	TS	Timber Screen vertical finish (charred)
MD	Metal Door		
MPB	Mass Planted Berm		
MS	Metal Screen		
MW	Masonry Wall		

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original drawing size

A1

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Hephzibah Investment Management

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Site plan A
Prelim

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status
print date
drawing ref

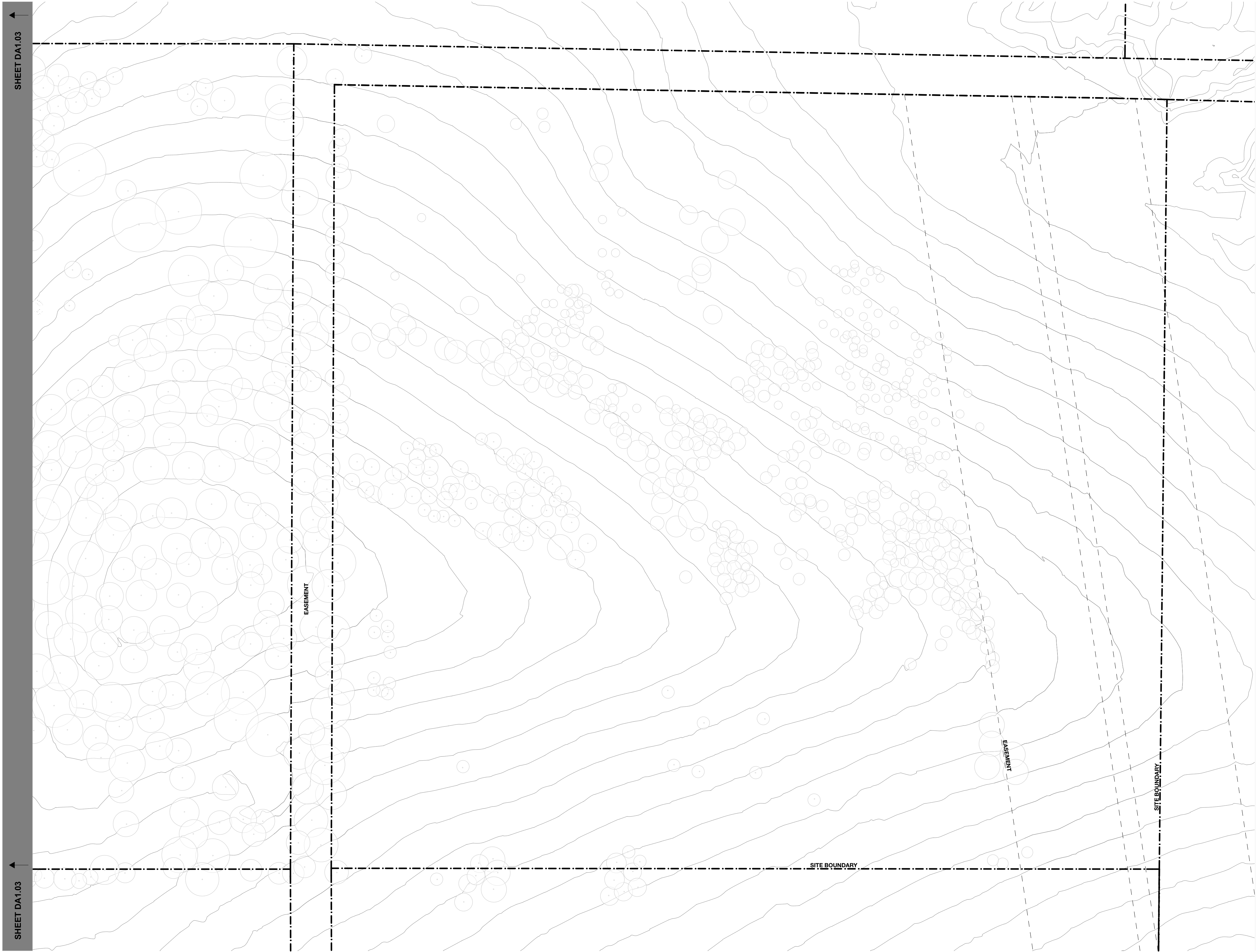
Tuesday, 19 September 2017
1604-DA1.03PRE

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SHEET DA1.04

SHEET DA1.04



1 Site plan
- Prelim scale 1:1000

revisions

general legend

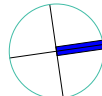
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GL	Glazing	TC	Timber Cladding vertical finish (charred)
MC	Metal Cladding	TS	Timber Screen vertical finish (charred)
MD	Metal Door		
MPB	Mass Planted Berm		
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original drawing size

A1

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Site plan B
Prelim

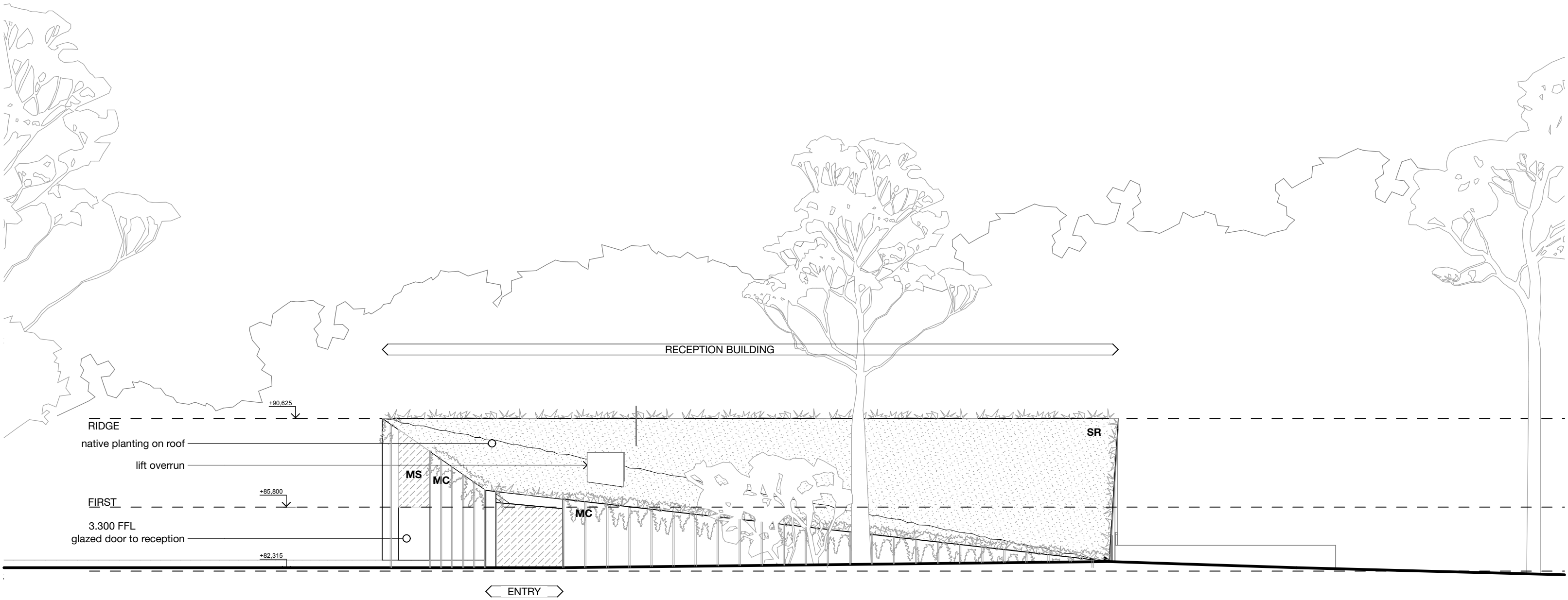
status
print date
Tuesday, 19 September 2017

drawing ref
1604-DA1.04PRE

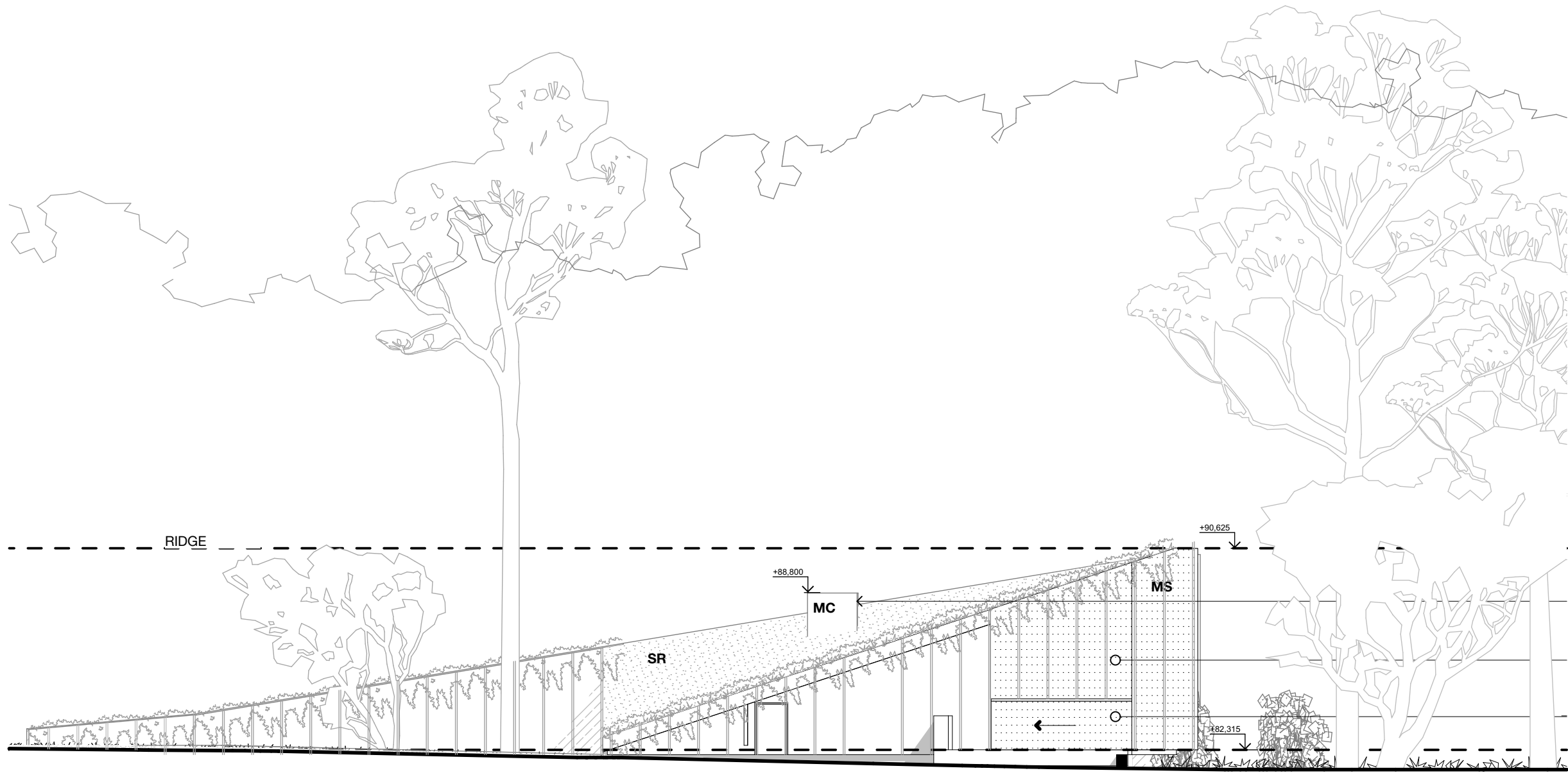


drawing n° _____ issue _____

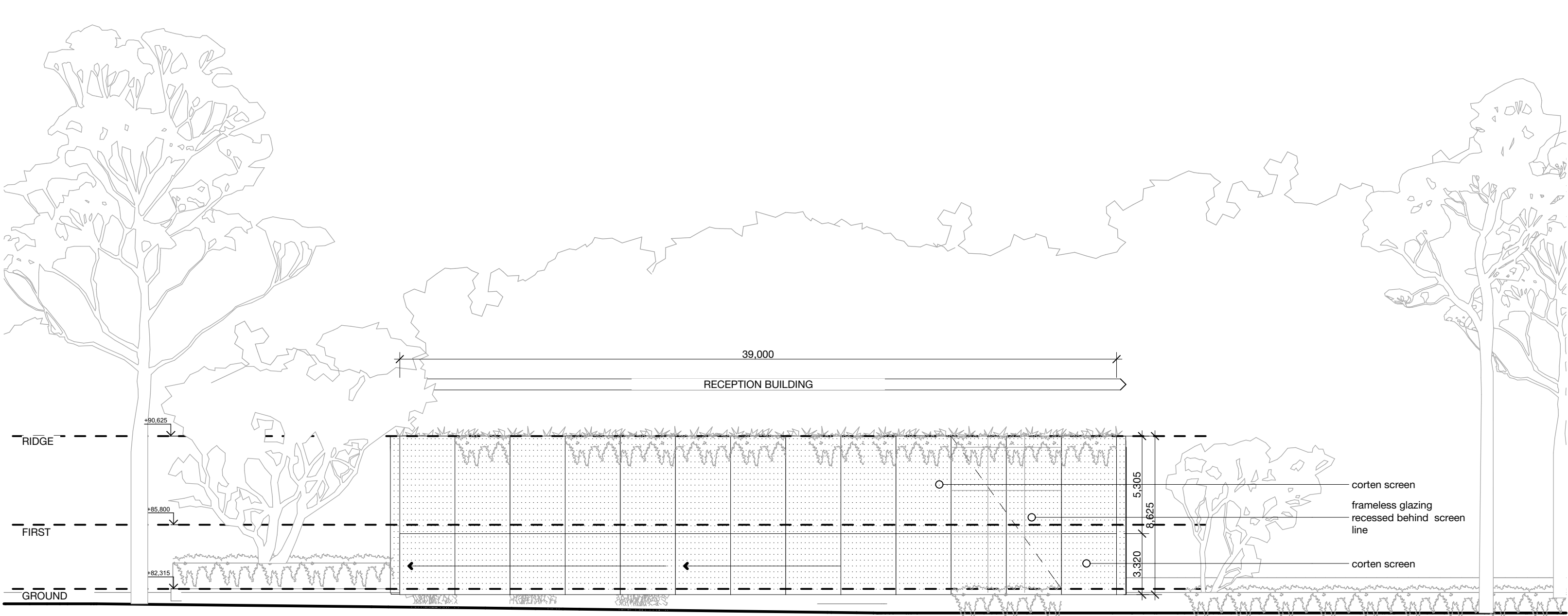
These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/ omissions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.



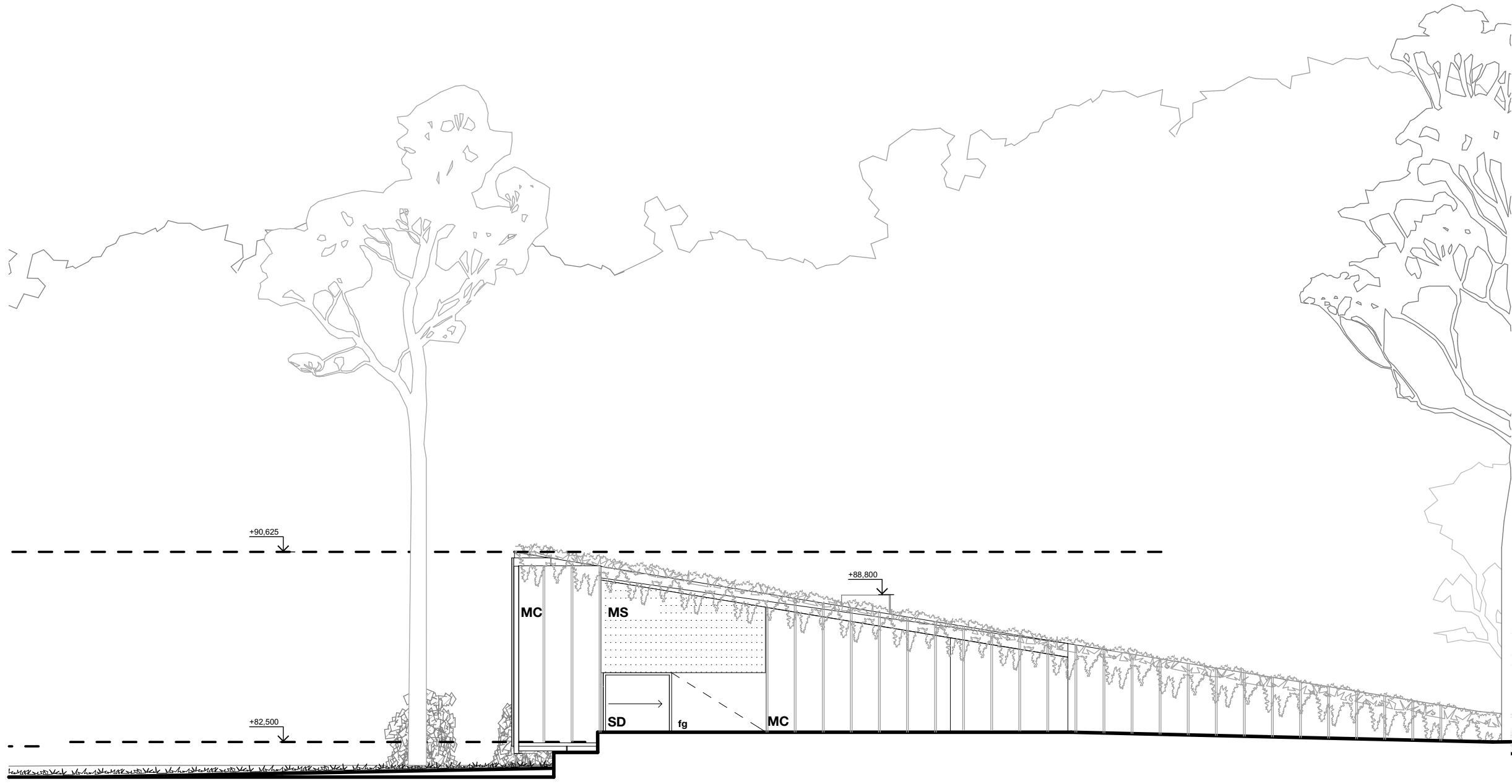
1 A1.04 west
- Reception scale 1:200



1 A1.02 south
- Reception scale 1:200



1 A1.03 east
- Reception scale 1:200



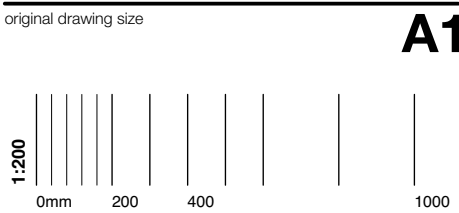
1 A1.01 north
- Reception scale 1:200

revisions

general legend

CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical finish (charred)
MC	Metal Cladding	TS	Timber Screen vertical finish (charred)
MD	Metal Door		
MPB	Mass Planted Berm		
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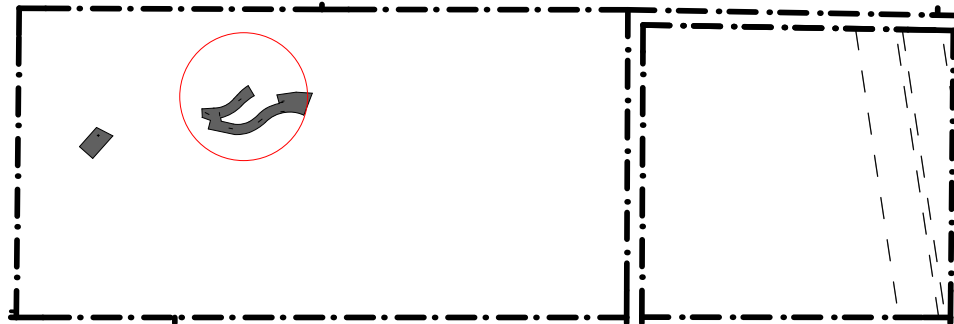
Reception - Elevations
Reception

status
print date
Tuesday, 19 September 2017

1604-DA2.02PRE



1 Ground floor
- Accommodation
scale 1:200



Building C - Accommodation

Description:
Serviced apartments. 72 rooms in total.

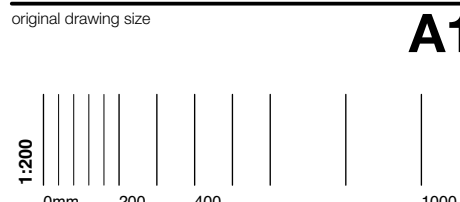
Proposed Materials:
Glazing (Facade)
Timber Cladding (Walkways and Facade)
Metal Cladding (Doors)

revisions

general legend

CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical finish (charred)
MC	Metal Cladding	TS	Timber Screen vertical finish (charred)
MD	Metal Door		
MPB	Mass Planted Berm		
MS	Metal Screen		
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Accommodation - Ground
Accommodation

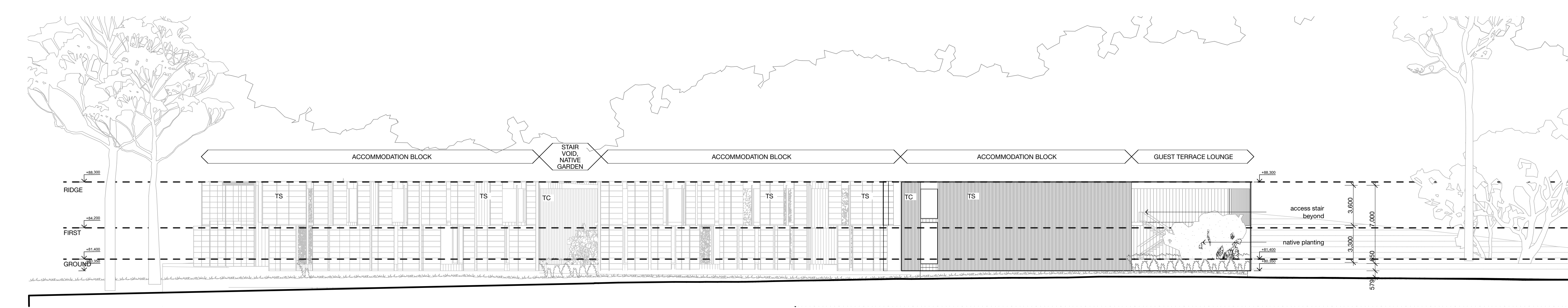
status
print date
drawing nr

Tuesday, 19 September 2017
1604-DA3.01PRE

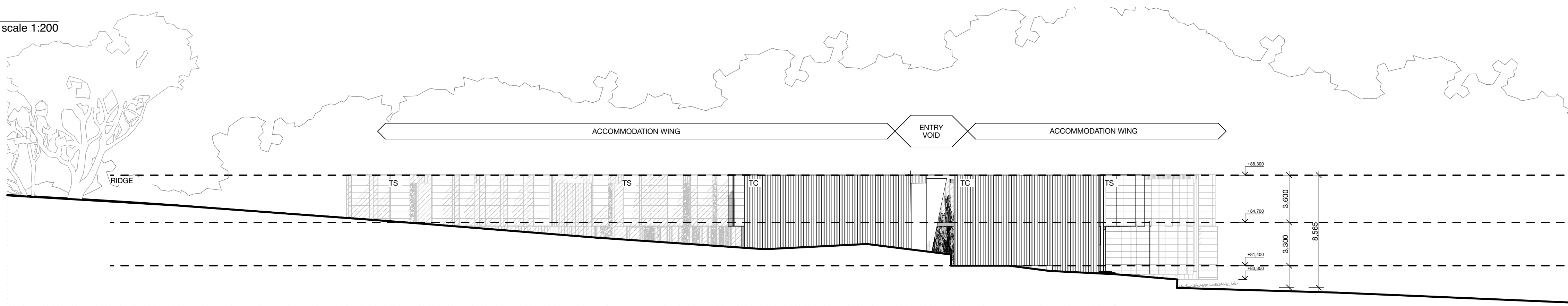
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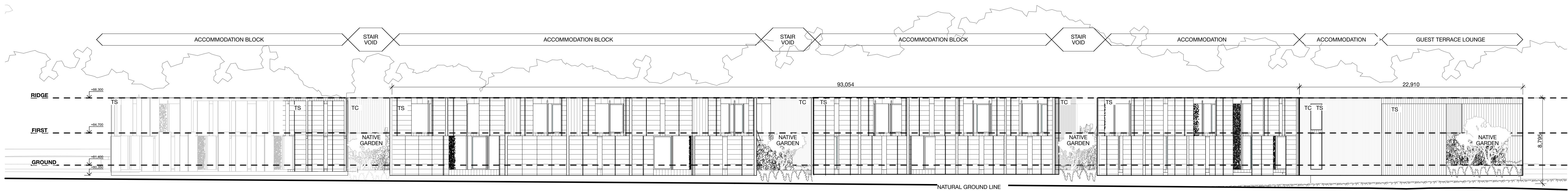




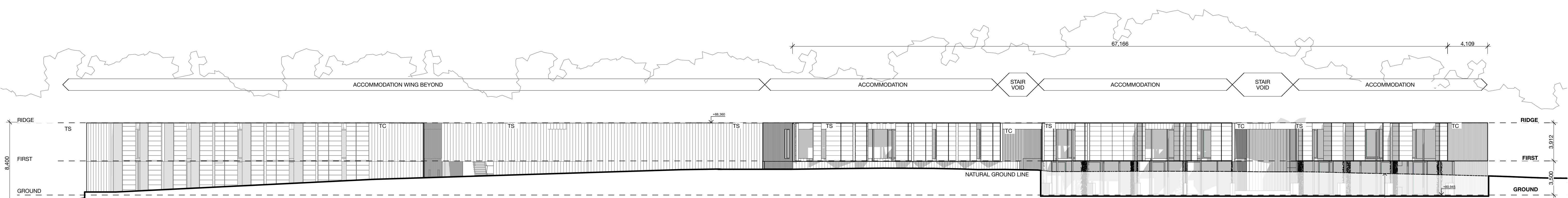
1 north
- Accommodation scale 1:200



2 south
- Accommodation scale 1:200



3 east
- Accommodation scale 1:200



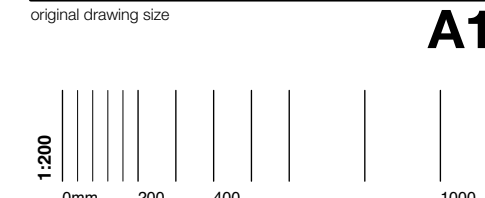
4 west
- Accommodation scale 1:200

revisions

general legend

CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical
MC	Metal Cladding	TS	Timber Screen vertical
MD	Metal Door		finish (charred)
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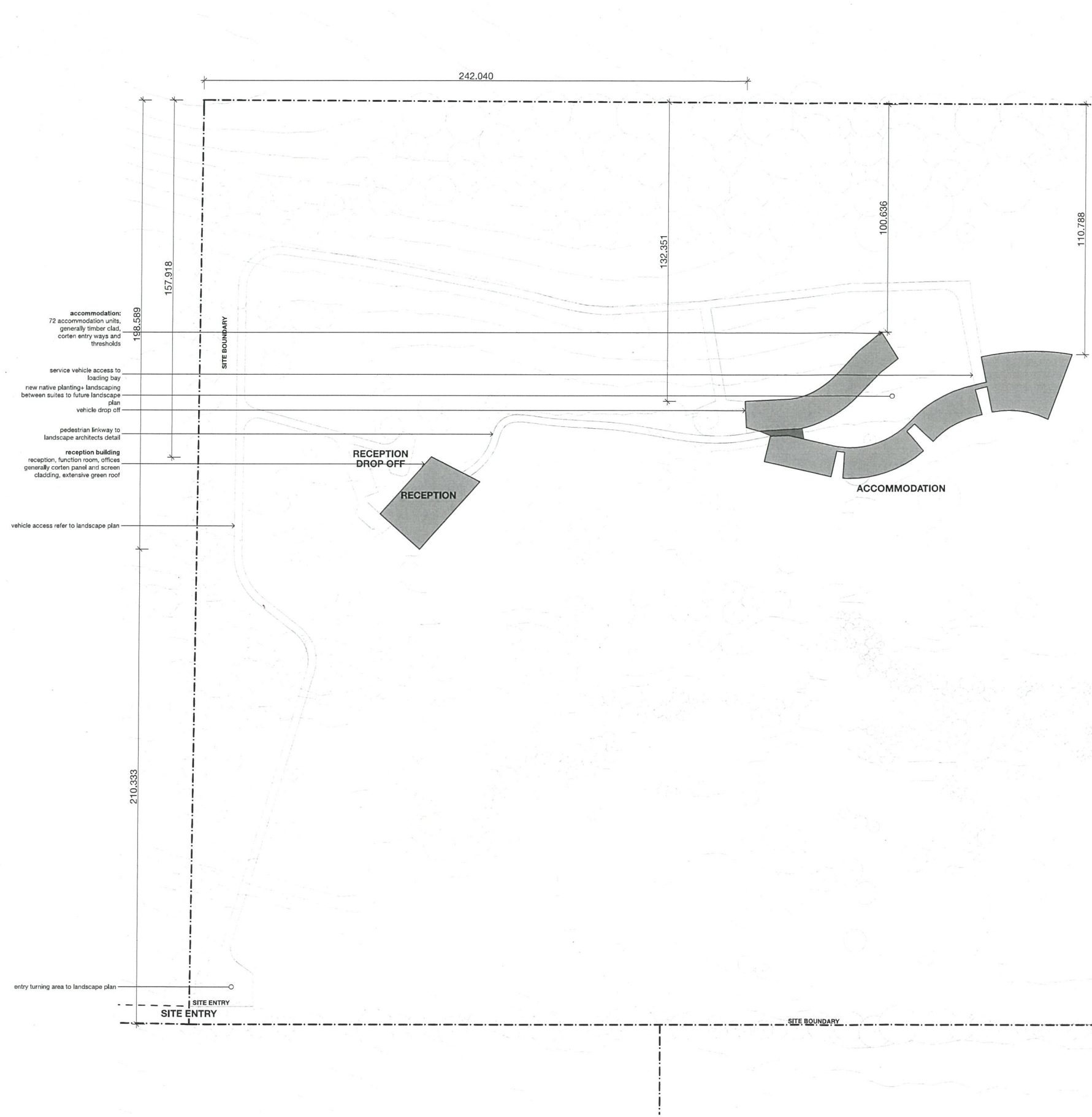
H12 Pokolbin
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O | 03 6236 9544
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Elevations
Accommodation
status
sk

print date
Tuesday, 19 September 2017

drawing ref
1604-DA3.03PRE



HUNTER WATER CORPORATION LTD **Lake Macquarie Customer Centre**

- ☐ Building clear of Sewermain
- ☐ Building over/adjacent to sewer S65 form submitted
- ☐ Mains and boundaries subject to alterations
- ☒ No sewer available /water
- ☒ Section 50 Application taken and fee paid
- ☒ Return of the plans to HWC unnecessary
- ☐ If any of the following applications have been ticked, you will be required to return to HWC and make the relevant application(s) and pay the applicable fee(s)

- Applications**
- ☒ Water/sewer not yet available for connection
 - ☐ Water connection ☐ Pre-laid
 - ☐ Sewer connection (Council approved plans required)
 - ☐ Sewer Service Access Charge
 - ☐ Hydraulic Drawings (plans required)
 - ☐ Trade Waste
 - ☐ Pressure Sewer Connection
 - ☐ Disconnection of Sewer ☐ Return Water Meter
 - ☐ Systems Charge Applicable
 - ☐ Other _____

Customer No: _____

Checked by: VB Date: 18 OCT 2017

1 Site plan
 - Prelim
 scale 1:1000

revisions

general legend			
CON	Concrete	SL	Skylight
GL	Glazing	TC	Timber Cladding vertical finish (charred)
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H12 Pokolbin Hephzibah Investment Management A1	circa morris-munn architects Contact 04 2100 1271 / 04 2100 1271 03 8330 5544 info@circa-munn.com.au	Site plan A Prelim status _____ print date Tuesday, 19 September 2017 drawing no 1604-DA1.03PRE
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