

MIDCOAST COUNCIL NEW WORK SPACE

2 BIRIPI WAY - TAREE



DA DRAWING LIST - GROUPGSA								
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Checked By	Approved By	Current Revision	Discipline	Package
1000 - COVER SET								
DA-0000	COVER SHEET	08/29/19	JM	MC	LR	H	ARCHITECTURE	DA SET
DA-1000	REGIONAL CONTEXT & SITE ANALYSIS PLAN	08/26/19	JM	MC	LR	F	ARCHITECTURE	DA SET
122157-SU-DT-001	SURVEY PLAN	09/23/19				A	ARCHITECTURE	DA SET
DA-1050	NOTIFICATION FLOOR PLAN	10/17/19	JM	MC	LR	A	ARCHITECTURE	DA SET
DA-1051	INTERNAL USAGE AREA BREAKDOWN	11/27/19	JM	MC	LR	A	ARCHITECTURE	DA SET
DA-1100	EXISTING SITE PLAN	08/14/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-1101	DEMOLITION GROUND FLOOR PLAN	08/26/19	JM	MC	LR	G	ARCHITECTURE	DA SET
DA-1102	DEMOLITION ROOF PLAN	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-1103	PROPOSED SITE PLAN	08/22/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-1104	PROPOSED 3D PERSPECTIVES	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-1200	GRID SET-OUT PLAN	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
2000 - FLOOR PLANS								
DA-2000	EXISTING GROUND FLOOR PLAN	08/14/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-2001	EXISTING ROOF PLAN	08/14/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-2010	PROPOSED GROUND FLOOR PLAN	08/22/19	JM	MC	LR	G	ARCHITECTURE	DA SET
DA-2011	PROPOSED GENERAL ARRANGEMENT PLAN	09/19/19	JM	MC	LR	E	ARCHITECTURE	DA SET
DA-2012	PROPOSED ROOF PLAN	08/22/19	JM	MC	LR	F	ARCHITECTURE	DA SET
3000 - ELEVATIONS								
DA-3000	EXISTING SOUTH AND EAST ELEVATION	08/21/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-3001	EXISTING WEST AND NORTH ELEVATION	08/22/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-3002	PROPOSED SOUTH AND EAST ELEVATION	08/29/19	JM	MC	LR	G	ARCHITECTURE	DA SET
DA-3003	PROPOSED WEST AND NORTH ELEVATION	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-3004	INTERNAL EAST ELEVATIONS	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
3100 - SECTIONS								
DA-3100	EXISTING SECTIONS	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-3101	EXISTING SECTIONS	08/29/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-3102	PROPOSED SECTIONS	09/11/19	JM	MC	LR	F	ARCHITECTURE	DA SET
DA-3103	PROPOSED SECTIONS	09/11/19	JM	MC	LR	F	ARCHITECTURE	DA SET
4000 - DETAILS								
DA-4000	PLAN DETAILS	09/11/19	JM	MC	LR	F	ARCHITECTURE	DA SET
Grand total: 26								

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019
G	REVISED DA	27/11/2019
H	REVISED DA	16/12/2019

Project Manager	
CBRE	
level 15 / 56 Pitt Street Sydney, NSW, 2000 Services	
Hurley Palmer Flatt	
Level 12 / 6 O'Connell Street Sydney, NSW, 2000 PCA	
Blackett Maguire+Goldsmith	
Suite 2.01, 22-36 Mountain Street Ultimo, NSW, 2007	

Client	
MID COAST COUNCIL NEW WORKSPACE	
Client Details	



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title	
MIDCOAST COUNCIL	
Drawing Title	

COVER SHEET

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

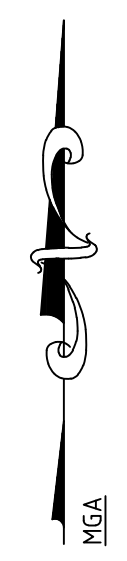
DA SUBMISSION			
Plotted and checked by JM			
Verified	Designer	Approved	LR
Drawing Created (date)		Drawing Created (by)	
		MC	
08/29/19			
Scale	Project No	Drawing No	Issue
	190387	DA-0000	H

16/12/2019 9:44:39 AM

MID-COAST COUNCIL OFFICE RELOCATION

121 MANNING RIVER DRIVE, TAREE

EXTERNAL DETAIL AND LEVEL SURVEY



Cad File: P:\190387 Mid Coast Council Masterplan\2 Design\207 CAD\3 Consultant\1 Surveyor - CRUX SURVEY\NGA-190387-EX-SURVEY-191009-jm.dwg
100mm AT FULL SIZE
Plot Date: 10/10/19 - 13:25

SURVEY LEGEND

- DENOTES COMMS PIT
- DENOTES SEWER INSPECTION OPENING
- DENOTES SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES STOP VALVE [WATER]
- DENOTES WATER METER
- DENOTES TAP
- DENOTES IRRIGATION VALVE
- DENOTES TREE
- DENOTES HEIGHT
- DENOTES TRUNK DIAMETER
- DENOTES SPREAD
- DENOTES GRATED DRAINAGE PIT
- DENOTES INVERT LEVEL
- DENOTES DIAMETER
- DENOTES DRAINAGE SERVICE UNDERGROUND
- DENOTES ELEC POLE WITH LIGHT
- DENOTES ELEC POLE
- DENOTES ELEC LIGHT POLE
- DENOTES ELECTRICAL PIT
- DENOTES UNIDENTIFIED PIT
- DENOTES GATE
- DENOTES FENCELINE
- DENOTES BOLLARD
- DENOTES TOP OF WALL
- DENOTES REDUCED LEVEL
- DENOTES RETAINING WALL
- DENOTES TOP OF HEADWALL

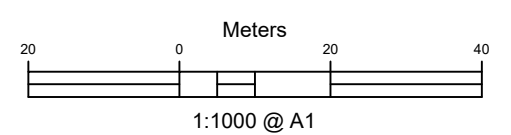
NOTES :

- ORIGIN OF LEVELS : SSM77110, RL20.650 (A.H.D.),
EASTING - 449936.000
NORTHING - 6466167.000
- BEARINGS ARE ON MGA NORTH. AZIMUTH PH178891 TO PH178892, MGA INFORMATION DERIVED FROM DP1185504.
- NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BOUNDARY DIMENSIONS & AREAS SHOWN ON THIS PLAN ARE TITLE DIMENSIONS DERIVED FROM DEPOSITED PLAN DP1185504 AND EASEMENT PLAN DP1196252.
- COVENANTS AND RESTRICTIONS EXIST ON THIS LAND, AS NOTED ON THE TITLE (1/1185504), WHICH HAVE NOT BEEN INVESTIGATED.
- RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
- RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
- NO SERVICES SEARCH HAS BEEN CARRIED OUT. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY. FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO EXCAVATION. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
- CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN.
CONTOUR INTERVAL : MINOR - 0.5m
MAJOR - 2.0m
- ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
- TREES ARE NOT DRAWN TO SCALE. THE SPREAD & HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
- THE MGA NORTH POINT SHOWN IS APPROXIMATE ONLY.

THESE NOTES FORM AN INTEGRAL PART OF THE PLAN AND SHOULD ALWAYS BE SHOWN

EASEMENT LEGEND

SCALES



CLIENT

T:\02\ACAD Settings\Company Logos\mccrux.jpg

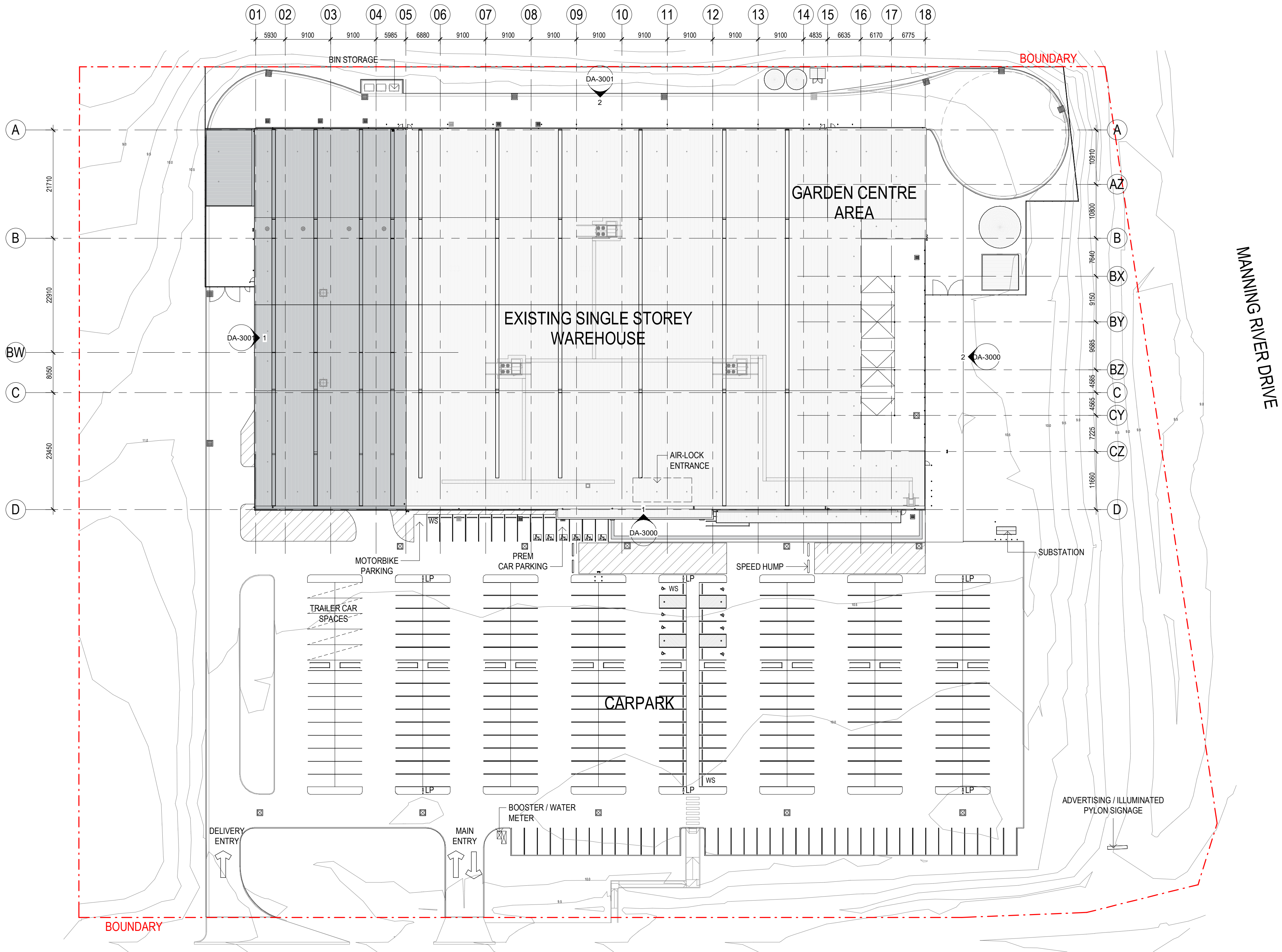
The information shown on this drawing is for the purposes of this Project only. No warranty is given or implied as to its suitability for any other purpose. The Service Providers accept no liability arising from the use of this drawing and the information shown thereon for any purpose other than this Project.

REGISTERED SURVEYORS



EXISTING CAR PARKING			
ORDINARY	=		262
DISABLED	=		8
PARENTS WITH PRAMS	=		6
TRAILERS	=		5
TOTAL	=		281

LEGEND			
LP	=	LIGHT POLE	
WS	=	EXISTING WHEEL STOP	



1 EXISTING SITE PLAN
1:500

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

EXISTING SITE PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

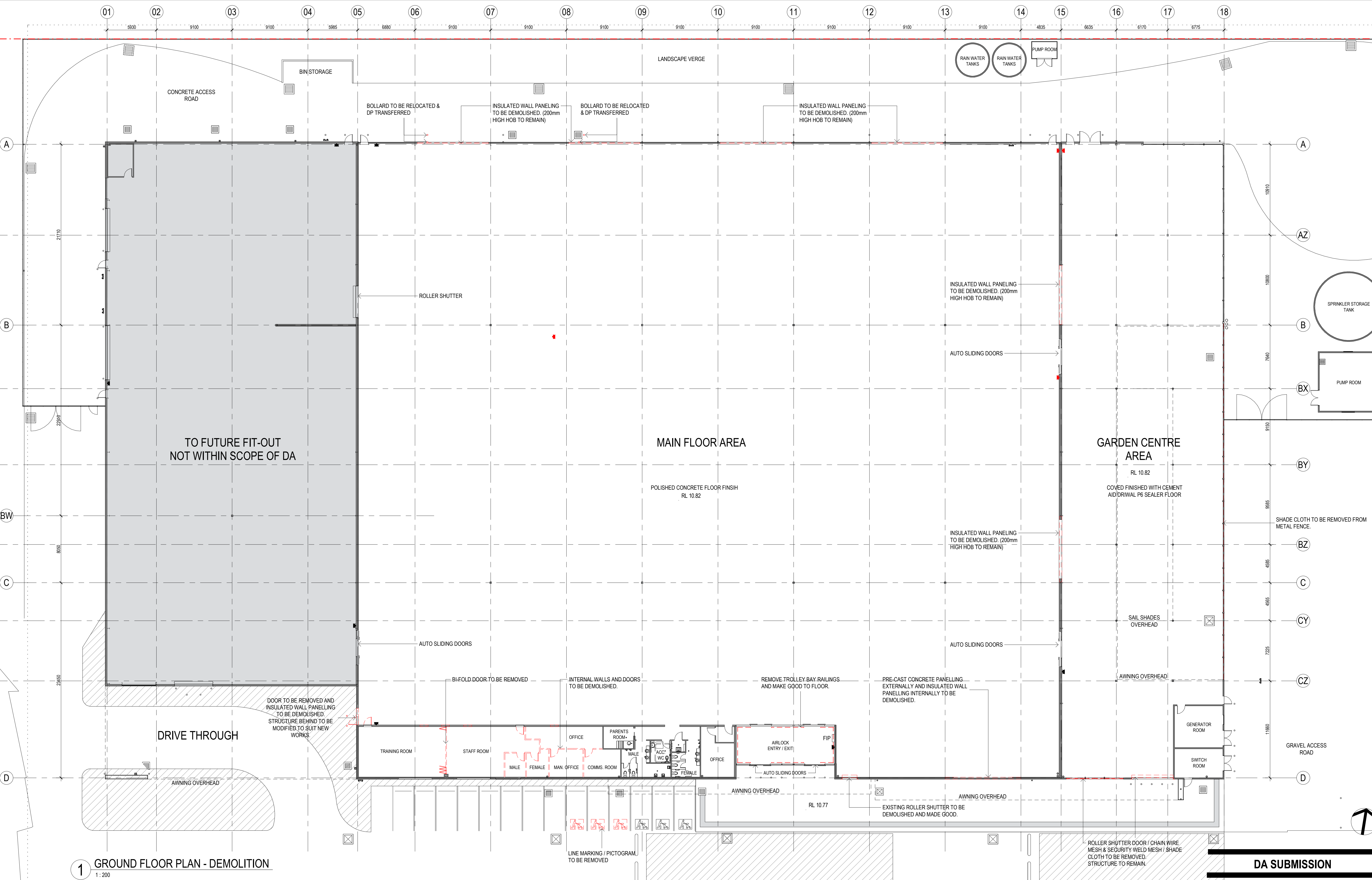
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

08/14/19

Scale Project No Drawing No Issue

As indicated 190387 DA-1100 F



1 GROUND FLOOR PLAN - DEMOLITION
1 : 200

DEMOLITION LEGEND

TO BE DEMOLISHED, REFER DA-2010 FOR SET-OUT

FUTURE FIT-OUT

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019
G	REVISED DA	16/12/2019

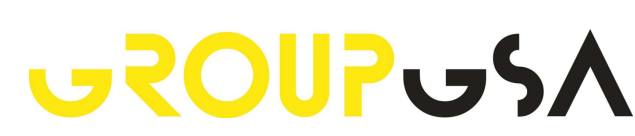
Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2 01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client
MID COAST COUNCIL NEW WORKSPACE
Client Details

 **MIDCOAST**
council

 **GROUP GSA**

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
MIDCOAST COUNCIL

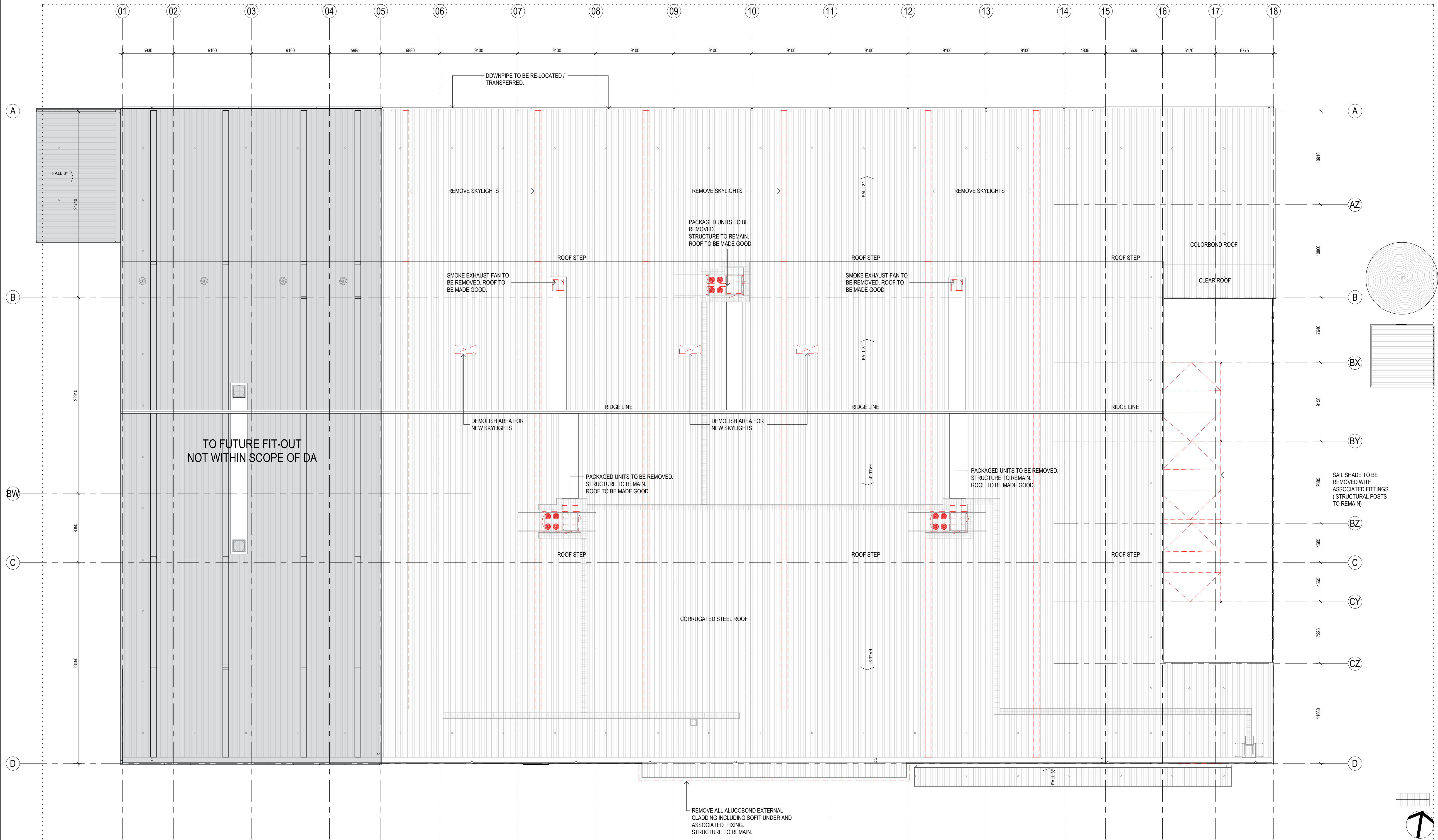
Drawing Title
DEMOLITION GROUND FLOOR PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by	JM	Verified	Designer	Approved	LR
Drawing Created (date)		Drawing Created (by)	MC		08/26/19
Scale	Project No	Drawing No	Issue		
As indicated	190387	DA-1101	G		

16/12/2019 9:44:32 AM



1 ROOF PLAN - DEMOLITION
1:200

DEMOLITION LEGEND

- TO BE DEMOLISHED. REFER DA-2010 FOR SET-OUT
- FUTURE FIT-OUT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
Level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

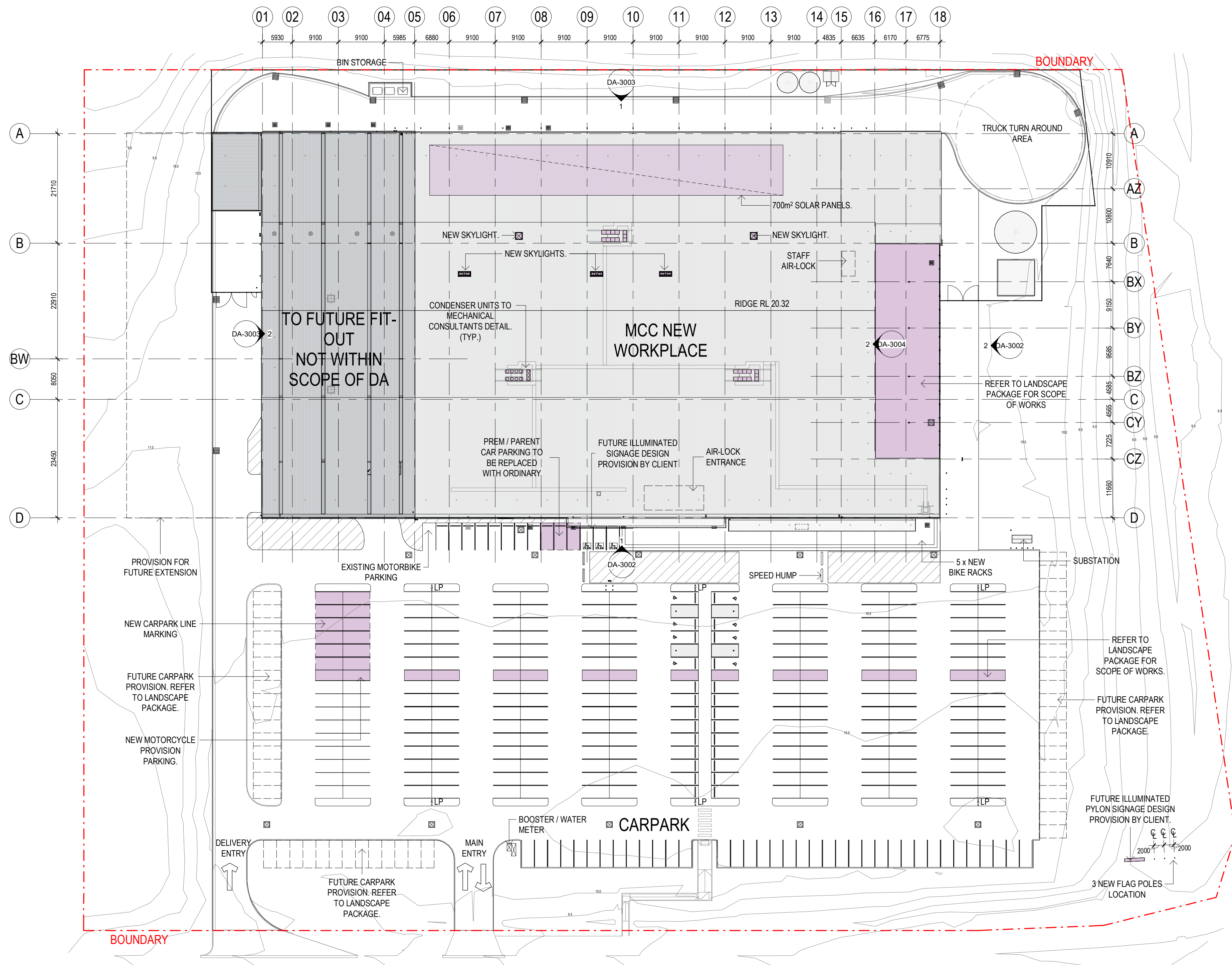
DEMOLITION ROOF PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by	JM	Verified	Designer	Approved	LR
Drawing Created (date)		Drawing Created (by)	MC		
Scale	Project No	Drawing No	Issue		
As indicated	190387	DA-1102	F		

18/10/2019 10:53:45 AM



SITE PLAN LEGEND

- PROPOSED NEW WORKS
- SCOPE OF WORKS
- FUTURE FIT-OUT
- LP LIGHT POLE

PROPOSED CAR PARKING

ORDINARY	=	276
DISABLED	=	8
PARENTS WITH PRAMS	=	3
TOTAL	=	287

CARPARK CALCULATION

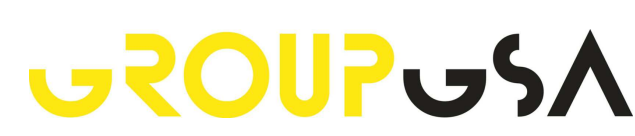
1 SPACE @ 35m ²	=	176	GFA =	6155m ²
----------------------------	---	-----	-------	--------------------

1 PROPOSED SITE PLAN
1:500

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
Level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services
Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA
Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client
MID COAST COUNCIL NEW WORKSPACE
Client Details



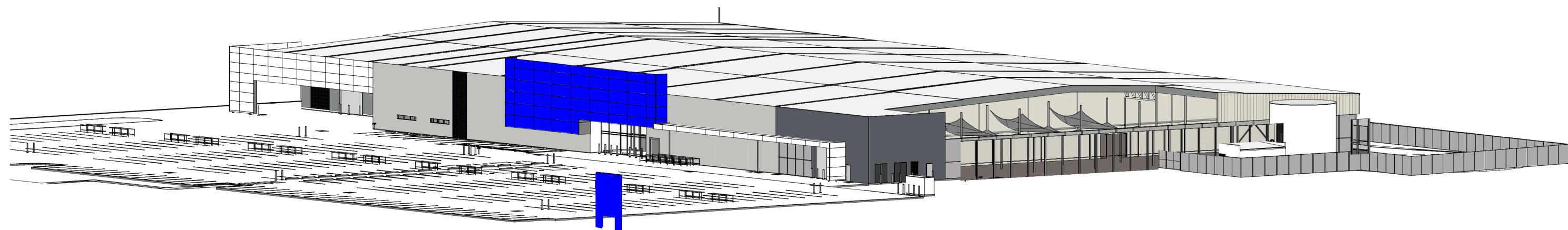
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
MIDCOAST COUNCIL
Drawing Title

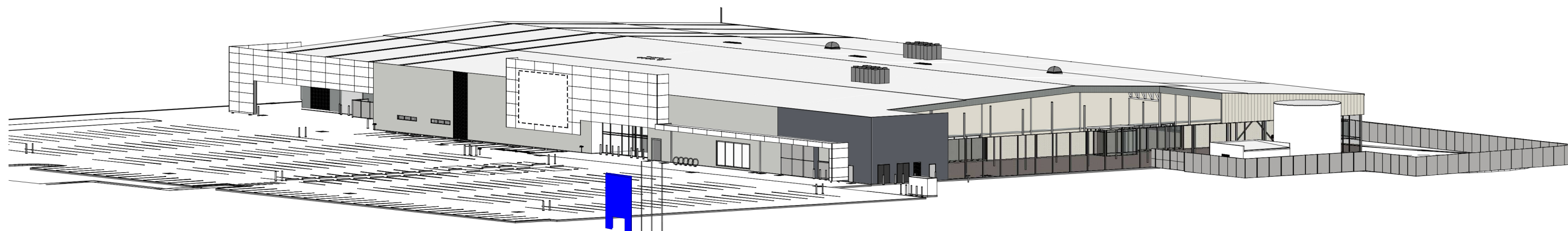
PROPOSED SITE PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

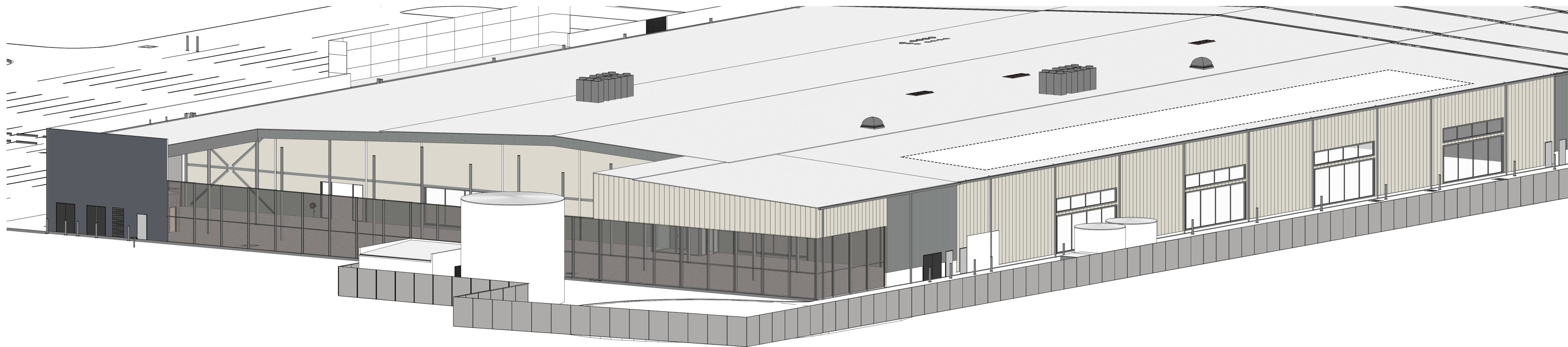
DA SUBMISSION				
Plotted and checked by	JM	Verified	Designer	Approved
Drawing Created (date)		Drawing Created (by)	MC	
Scale	Project No	Drawing No	Issue	
As indicated	190387	DA-1103	F	



1 3D PERSPECTIVE - EXISTING SOUTH EAST ELEVATIONS



2 3D PERSPECTIVE - PROPOSED SOUTH EAST ELEVATIONS



3 3D PERSPECTIVE - PROPOSED NORTH WEST

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client
MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council

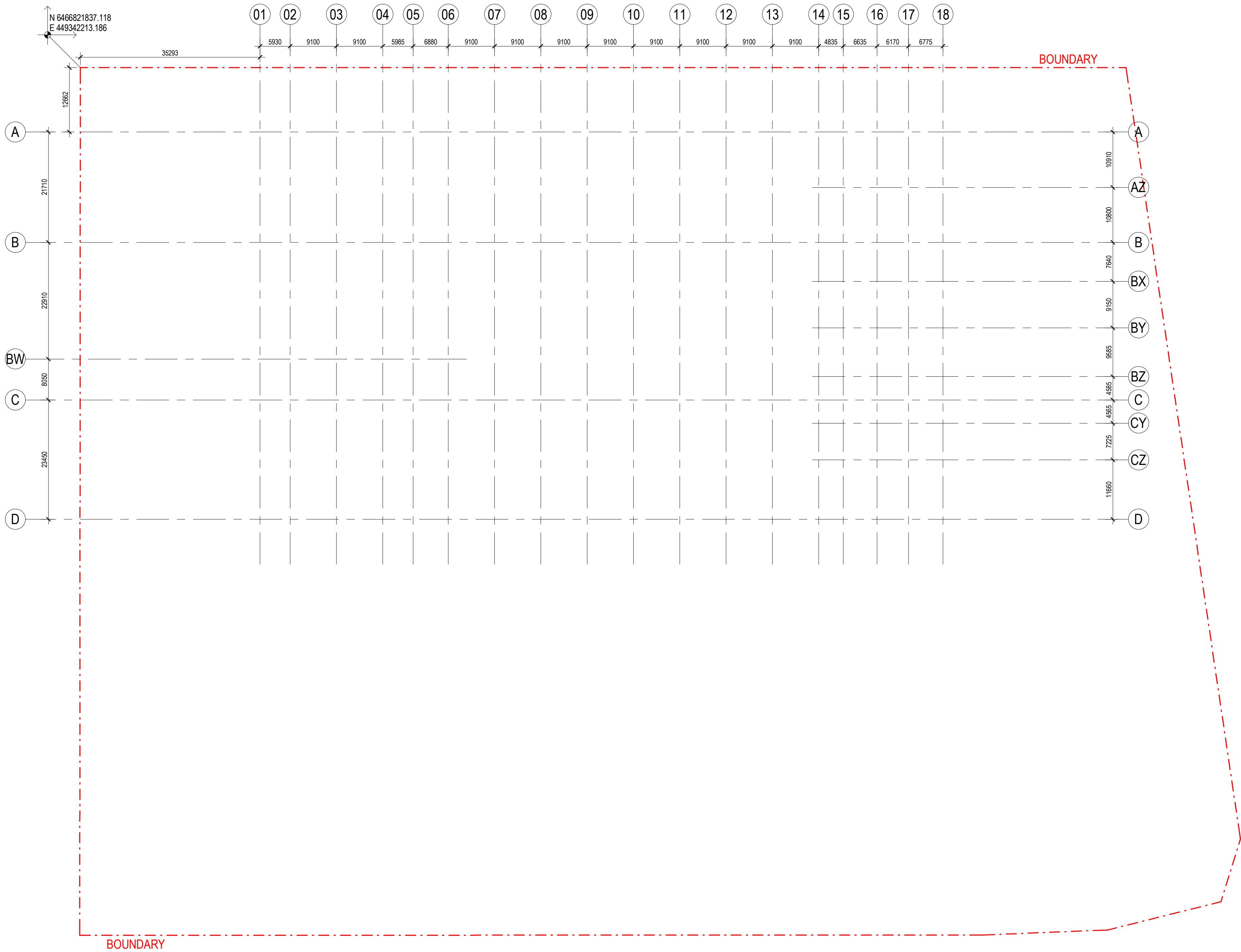


Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
MIDCOAST COUNCIL
Drawing Title
PROPOSED 3D PERSPECTIVES

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by		JM		
Verified	Designer	Approved	LR	
Drawing Created (date)		Drawing Created (by)		MC
				08/29/19
Scale	Project No	Drawing No	Issue	
	190387	DA-1104	F	



1 EXISTING BUILDING GRID SETOUT
1 : 500

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client
MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
MIDCOAST COUNCIL
Drawing Title

GRID SET-OUT PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

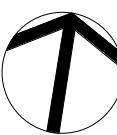
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

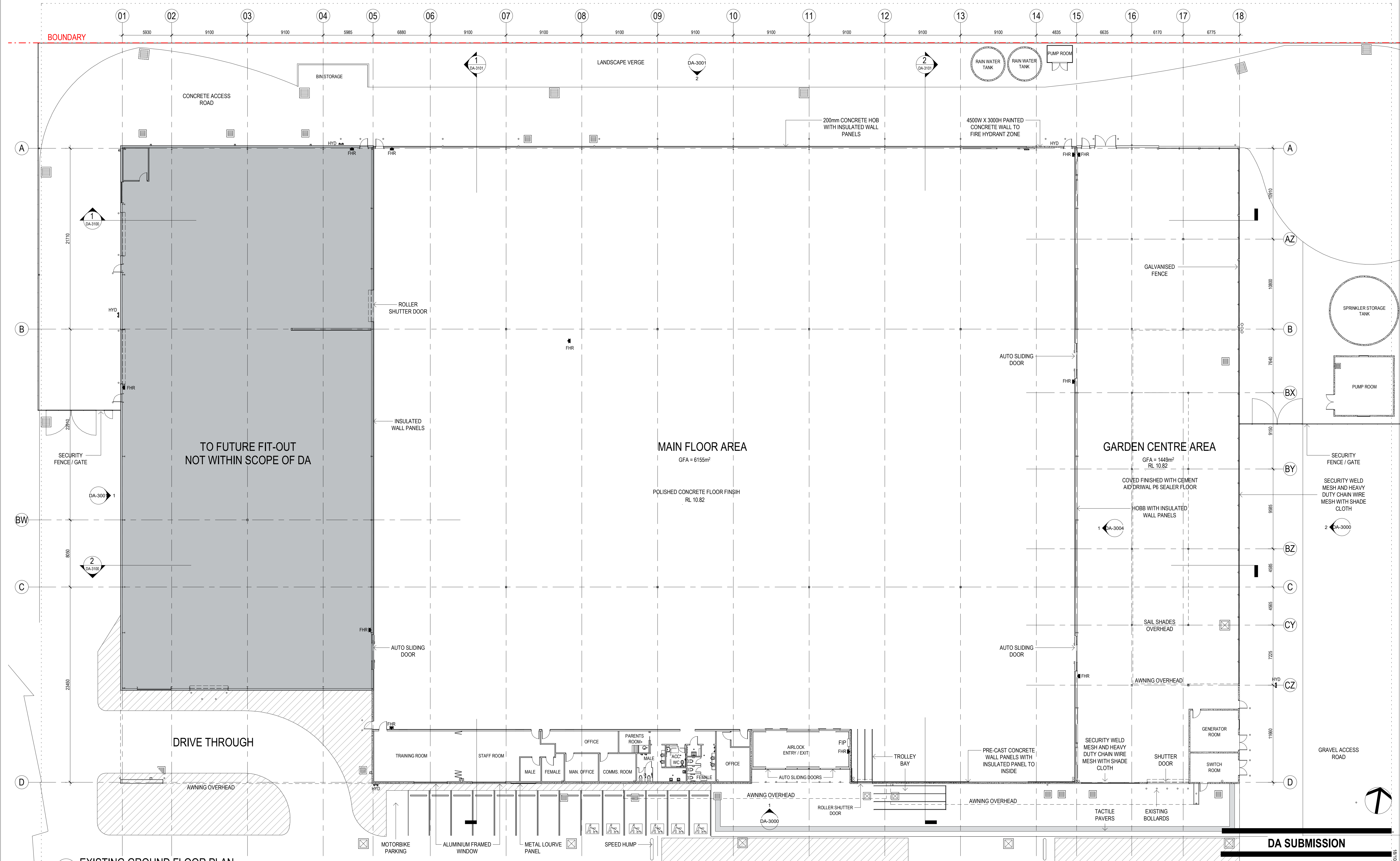
08/29/19

Scale Project No Drawing No Issue

1 : 500 190387 DA-1200 F



18/10/2019 10:54:16 AM



1 EXISTING GROUND FLOOR PLAN
1:200

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL
Drawing Title
EXISTING GROUND
FLOOR PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

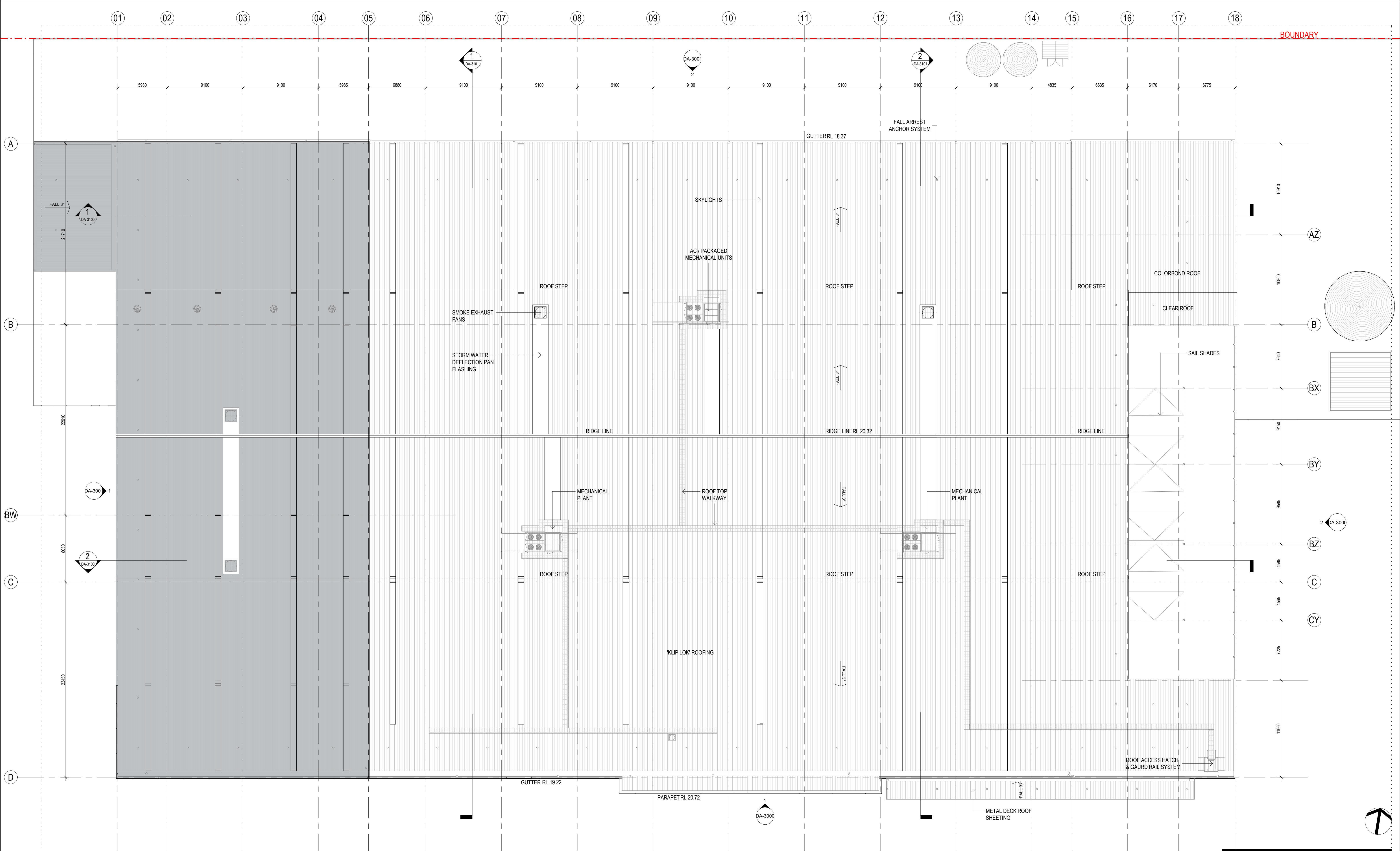
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

08/14/19

Scale Project No Drawing No Issue

1:200 190387 DA-2000 F



1 EXISTING ROOF PLAN

1:200

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

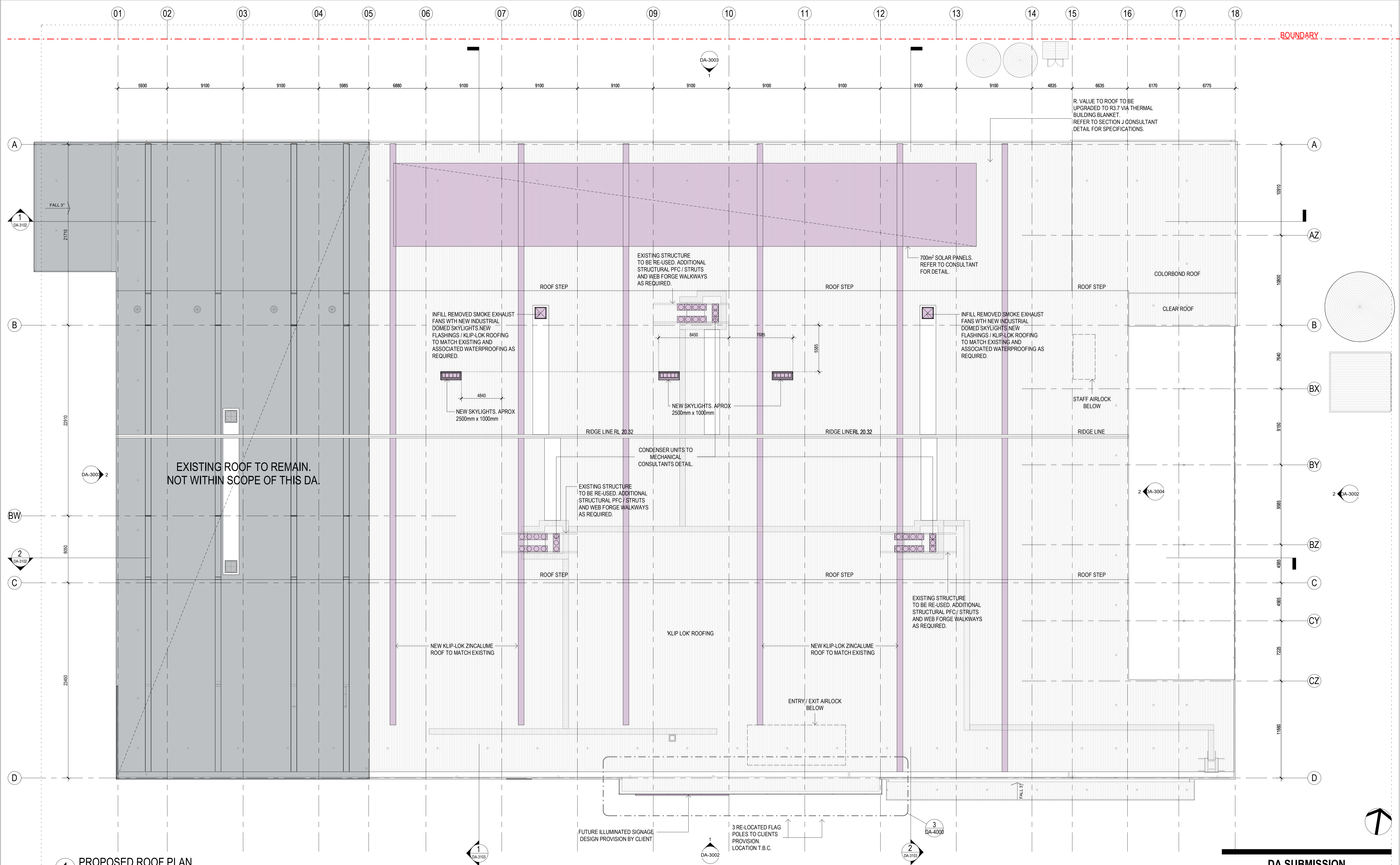
Drawing Title

EXISTING ROOF PLAN

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by	JM	Verified	Designer	Approved	LR
Drawing Created (date)		Drawing Created (by)	MC		
					08/14/19
Scale	Project No	Drawing No	Issue		
1:200	190387	DA-2001	F		



1 PROPOSED ROOF PLAN
1:200

PROPOSED ROOF PLAN LEGEND	
	PROPOSED NEW WORKS
	FUTURE FIT-OUT

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services
Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA
Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

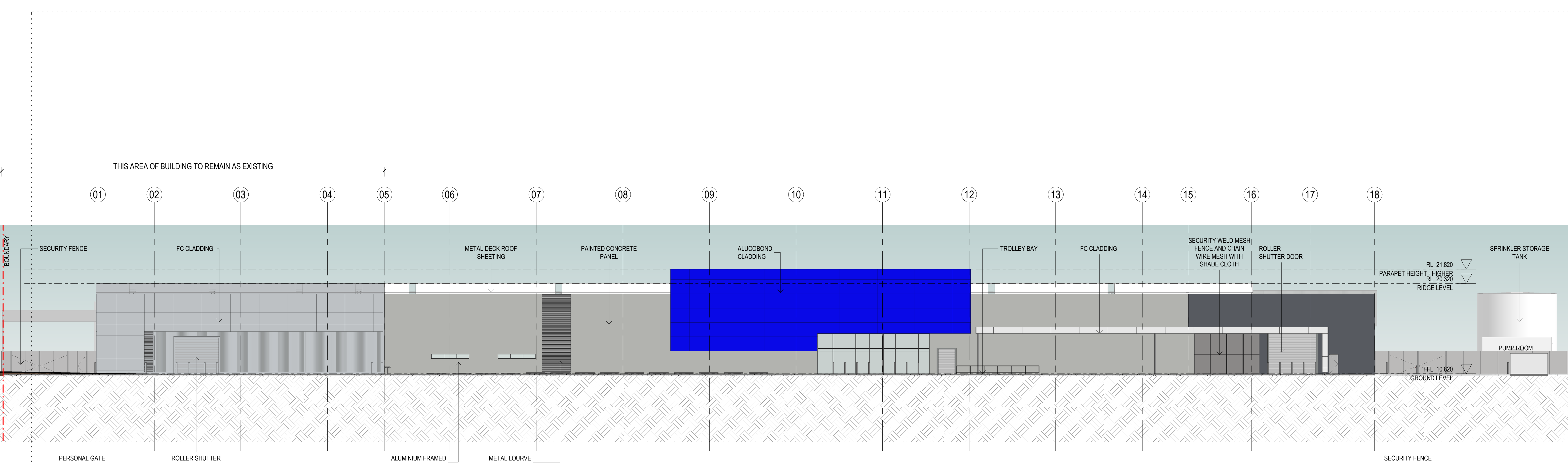
Client
MID COAST COUNCIL NEW WORKSPACE
Client Details

MIDCOAST
council

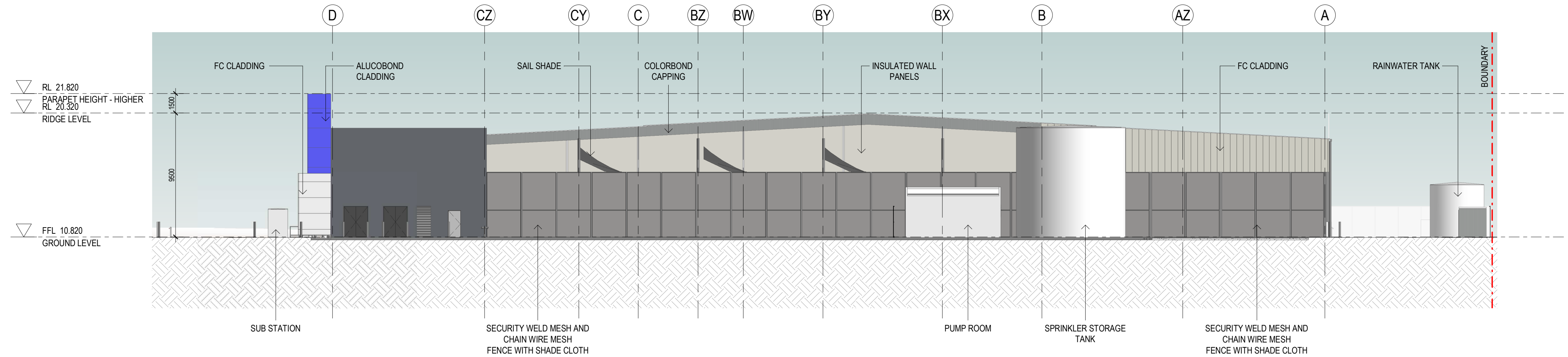
GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
MIDCOAST COUNCIL
Drawing Title
PROPOSED ROOF PLAN
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by	JM	Verified	Designer	Approved
Drawing Created (date)	08/22/19	Drawing Created (by)	MC	
Scale	Project No	Drawing No	Issue	
As indicated	190387	DA-2012	F	



1 EXISTING SOUTH ELEVATION
1:200



2 EXISTING EAST ELEVATION
1:200

ELEVATION LEGEND	
	PROPOSED NEW WORKS
	FUTURE FIT-OUT
N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT	

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client
MID COAST COUNCIL NEW WORKSPACE
Client Details

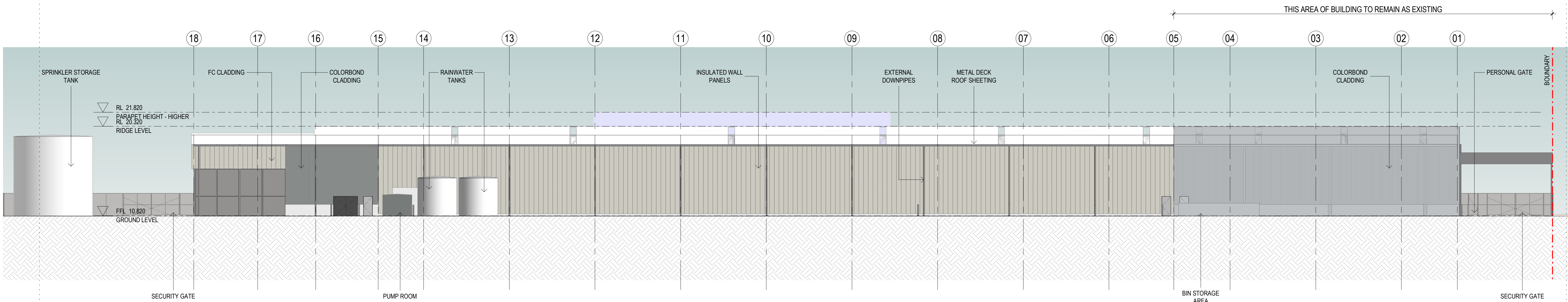
MIDCOAST
council

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

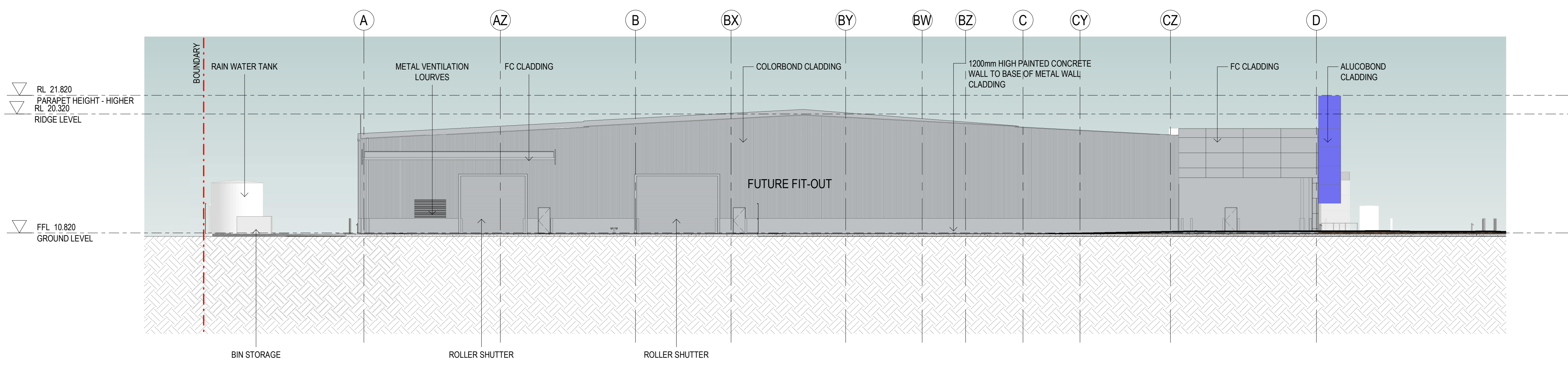
Project Title
MIDCOAST COUNCIL
Drawing Title
EXISTING SOUTH AND EAST ELEVATION

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by	JM	Verified	Designer	Approved
				LR
Drawing Created (date)		Drawing Created (by)		MC
				08/21/19
Scale	Project No	Drawing No	Issue	
As indicated	190387	DA-3000	F	



2 EXISTING NORTH ELEVATION
1:200



1 EXISTING WEST ELEVATION
1:200

ELEVATION LEGEND	
	PROPOSED NEW WORKS
	FUTURE FIT-OUT
N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT	

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client
MID COAST COUNCIL NEW WORKSPACE
Client Details

MIDCOAST
council

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

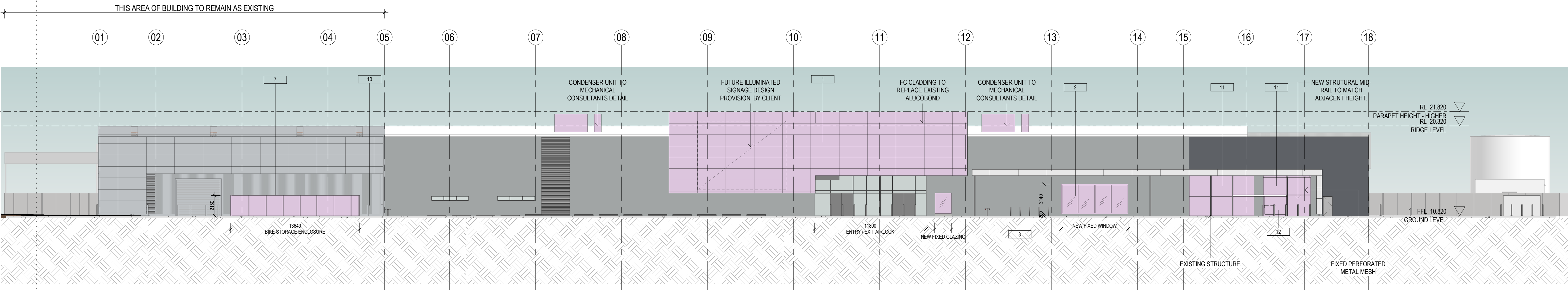
T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

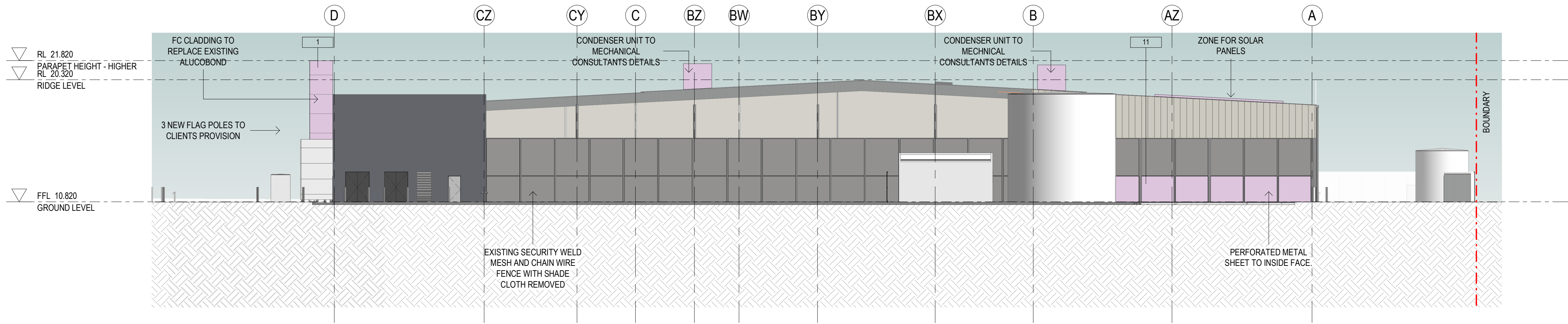
Project Title
MIDCOAST COUNCIL
Drawing Title
EXISTING WEST AND NORTH ELEVATION

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by	JM	Verified	Designer	Approved
Drawing Created (date)	08/22/19	Drawing Created (by)	MC	
Scale	Project No	Drawing No	Issue	
As indicated	190387	DA-3001	F	



1 PROPOSED SOUTH ELEVATION
1:200



2 PROPOSED EAST ELEVATION
1:200



1. CEMINTEL - FC CLADDING



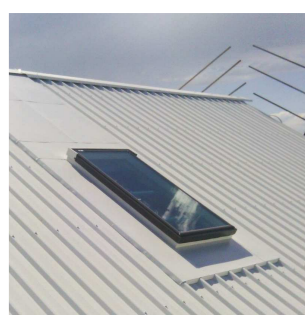
2. WHITE POWDER COATED ALUMINIUM WINDOW



3. BIKE RACK



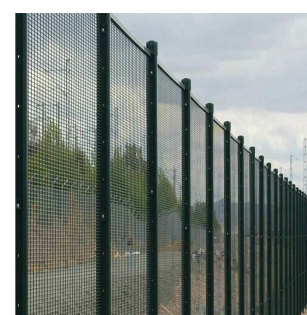
4. SOLAR PANELS



5. GLASS SKYLIGHT



6. DOMED SKYLIGHT



7. BIKE ENCLOSURE SECURITY MESH FENCE



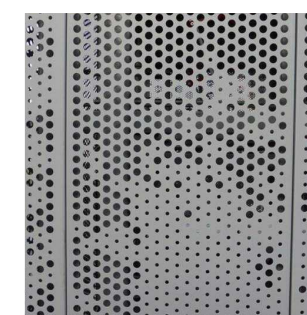
8. KLIP-LOK ROOFING



9. RAIN DRAIN



10. NEW BOLLARD WITH LIGHT



11. FIXED PERFORATED METAL MESH INFILL



12. SLIDING PERFORATED METAL MESH DOOR

ELEVATION LEGEND

- PROPOSED NEW WORKS
- FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019
G	REVISED DA	16/12/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

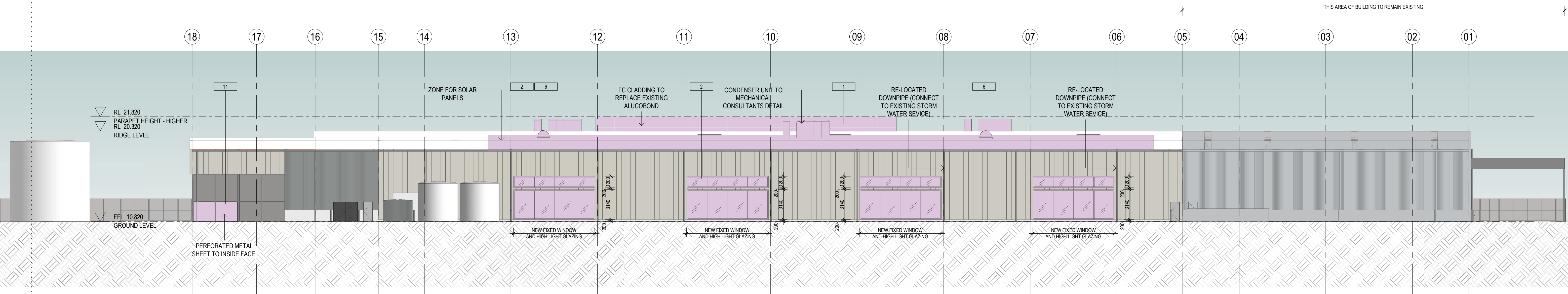
Drawing Title

PROPOSED SOUTH AND
EAST ELEVATION

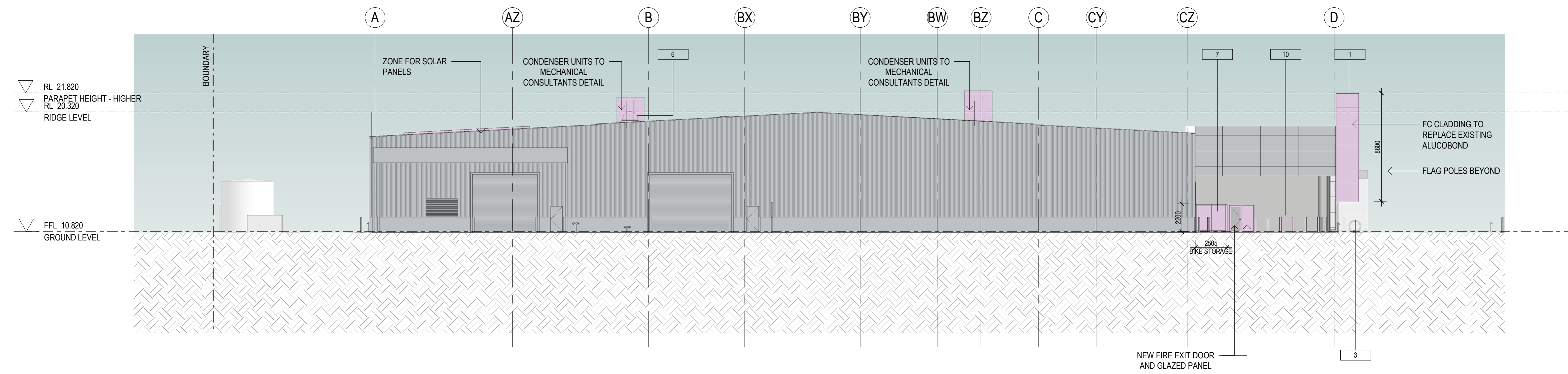
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by		JM	
Verified	Designer	Approved	LR
Drawing Created (date)		Drawing Created (by)	MC
08/29/19			
Scale	Project No	Drawing No	Issue
As indicated	190387	DA-3002	G



1 PROPOSED NORTH ELEVATION
1:200



2 PROPOSED WEST ELEVATION
1:200



1. CEMINTEL - FC CLADDING



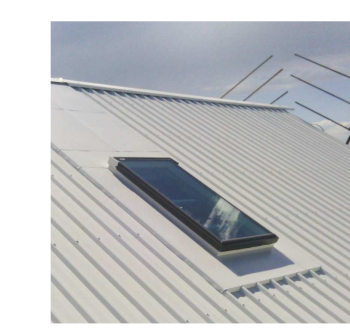
2. WHITE POWDER COATED ALUMINIUM WINDOW



3. BIKE RACK



4. SOLAR PANELS



5. GLASS SKYLIGHT



6. DOMED SKYLIGHT



7. BIKE ENCLOSURE SECURITY MESH FENCE



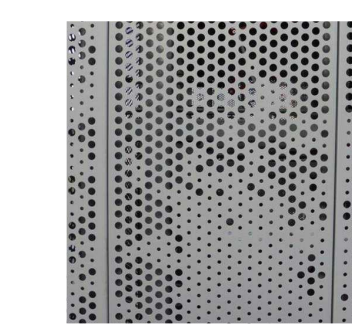
8. KLIP-LOK ROOFING



9. RAIN DRAIN



10. NEW BOLLARD WITH LIGHT



11. FIXED PERFORATED METAL MESH INFILL



12. SLIDING PERFORATED METAL MESH DOOR

ELEVATION LEGEND	
	PROPOSED NEW WORKS
	FUTURE FIT-OUT
N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT	

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager
CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services
Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA
Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

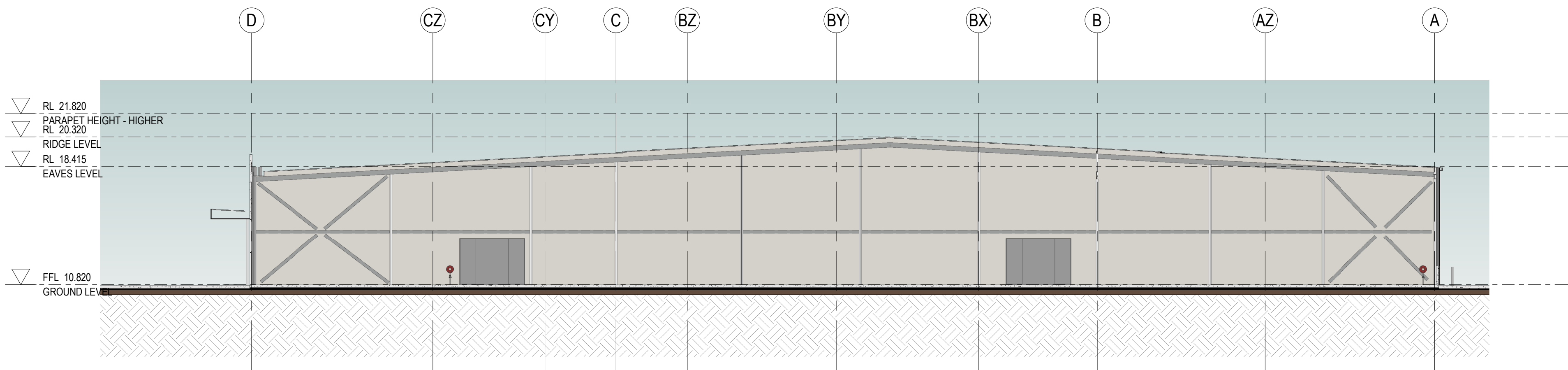
Client
MID COAST COUNCIL NEW WORKSPACE
Client Details

MIDCOAST
council

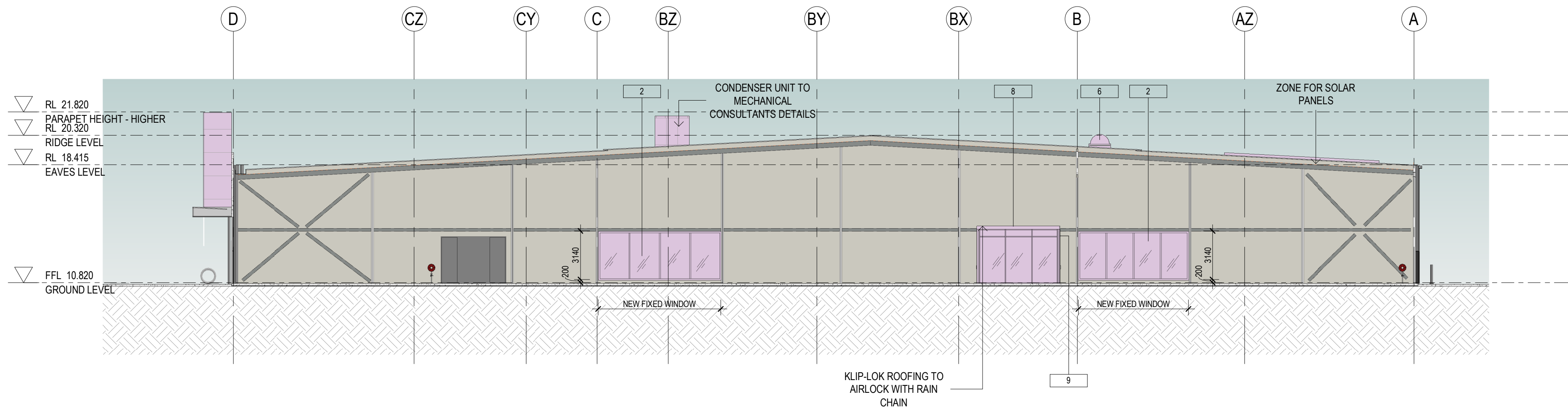
GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
MIDCOAST COUNCIL
Drawing Title
PROPOSED WEST AND NORTH ELEVATION
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION				
Plotted and checked by	JM	Verified	Designer	Approved
Drawing Created (date)		Drawing Created (by)	MC	
Scale	Project No	Drawing No	Issue	
As indicated	190387	DA-3003	F	



1 EXISTING INTERNAL ELEVATION - EAST
1:200



2 PROPOSED INTERNAL ELEVATION - EAST
1:200



1. CEMINTEL - FC CLADDING



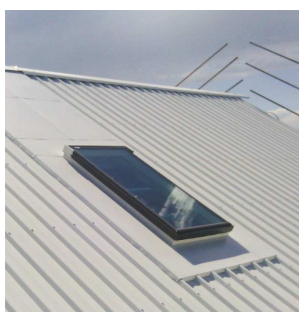
2. WHITE POWDER COATED ALUMINIUM WINDOW



3. BIKE RACK



4. SOLAR PANELS



5. GLASS SKYLIGHT



6. DOMED SKYLIGHT



7. BIKE ENCLOSURE SECURITY MESH FENCE



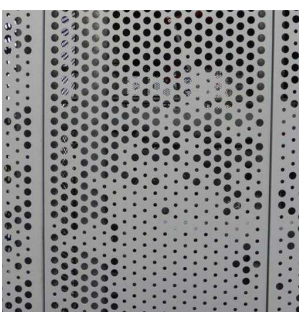
8. KLIP-LOK ROOFING



9. RAIN DRAIN



10. NEW BOLLARD WITH LIGHT



11. FIXED PERFORATED METAL MESH INFILL



12. SLIDING PERFORATED METAL MESH DOOR

ELEVATION LEGEND

- PROPOSED NEW WORKS
- FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

INTERNAL EAST
ELEVATIONS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

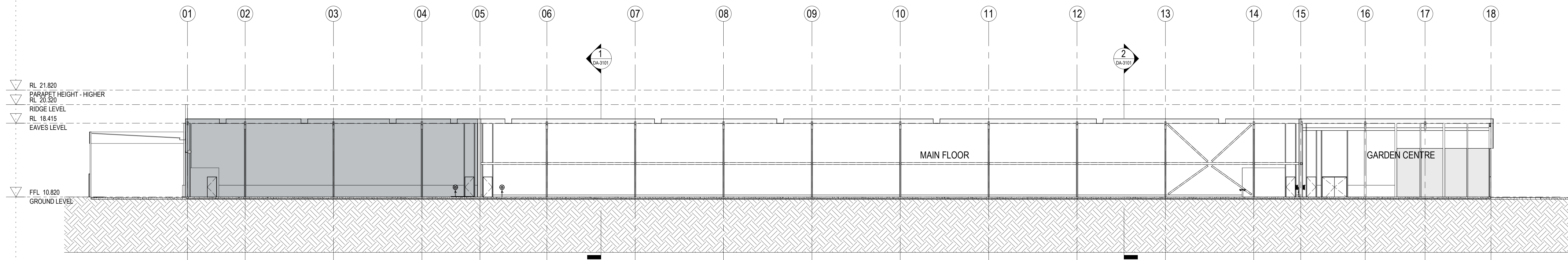
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

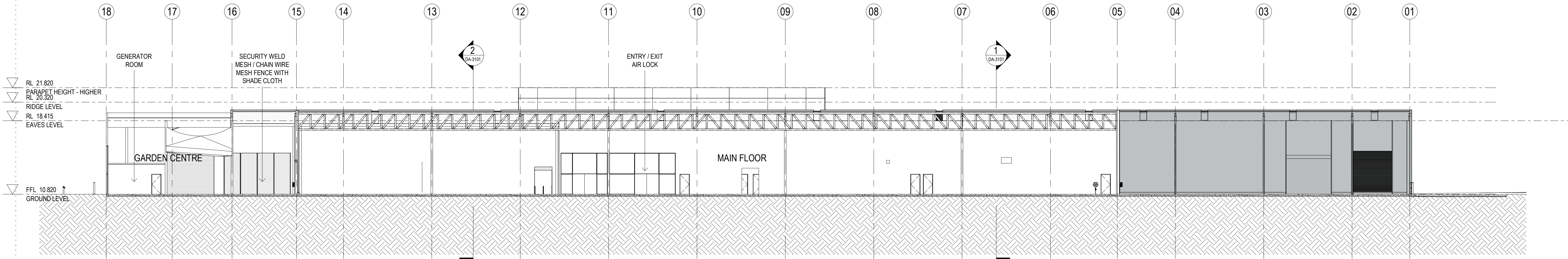
08/29/19

Scale Project No Drawing No Issue

As indicated 190387 DA-3004 F



1 EXISTING CROSS SECTION 1
1:200



2 EXISTING CROSS SECTION 2
1:200

SECTION LEGEND

PROPOSED NEW WORKS

FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments		
Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details

 **MIDCOAST council**



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

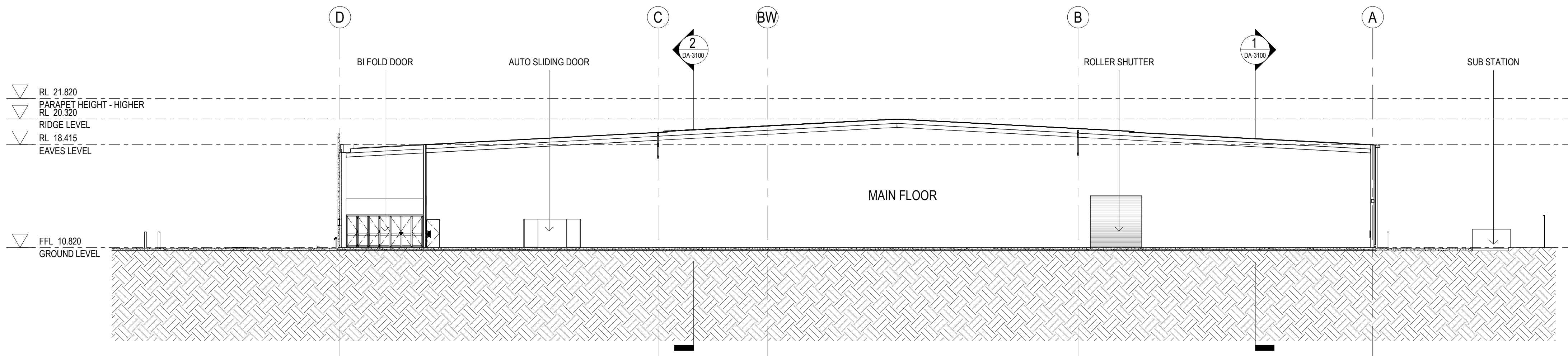
Drawing Title

EXISTING SECTIONS

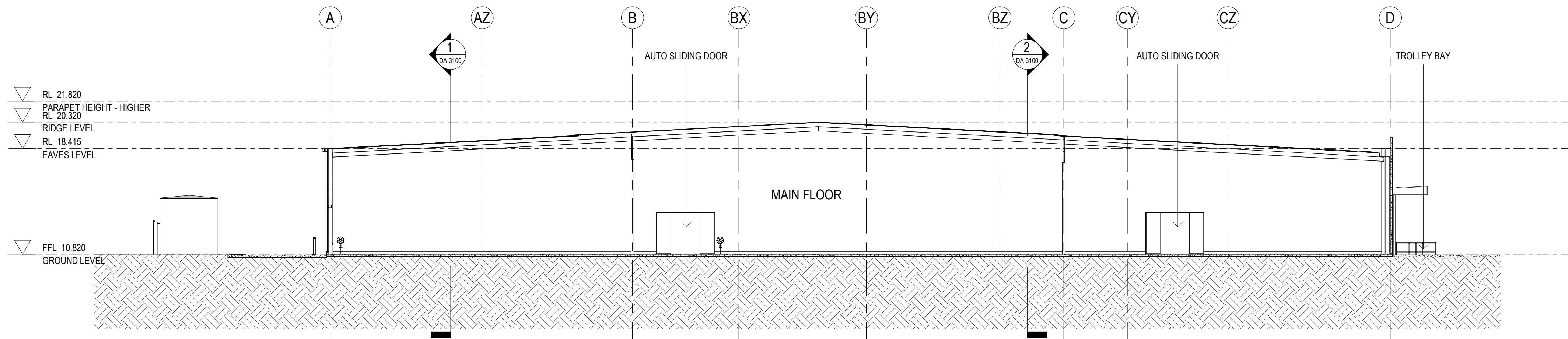
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by	JM		
Verified	Designer	Approved	LR
Drawing Created (date)	Drawing Created (by)	MC	08/29/19
Scale	Project No	Drawing No	Issue
As indicated	190387	DA-3100	F



1 EXISTING SHORT SECTION 1
1:200



2 EXISTING SHORT SECTION 2
1:200

SECTION LEGEND

- PROPOSED NEW WORKS
- FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

EXISTING SECTIONS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

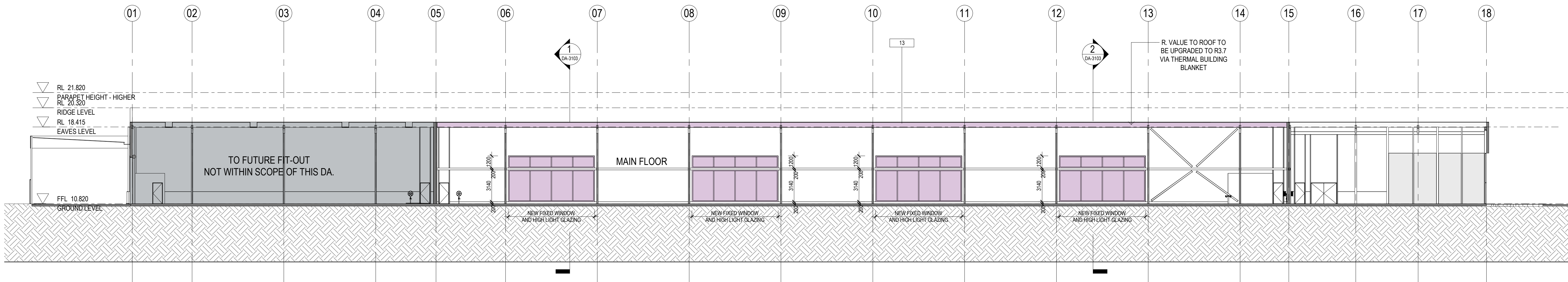
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

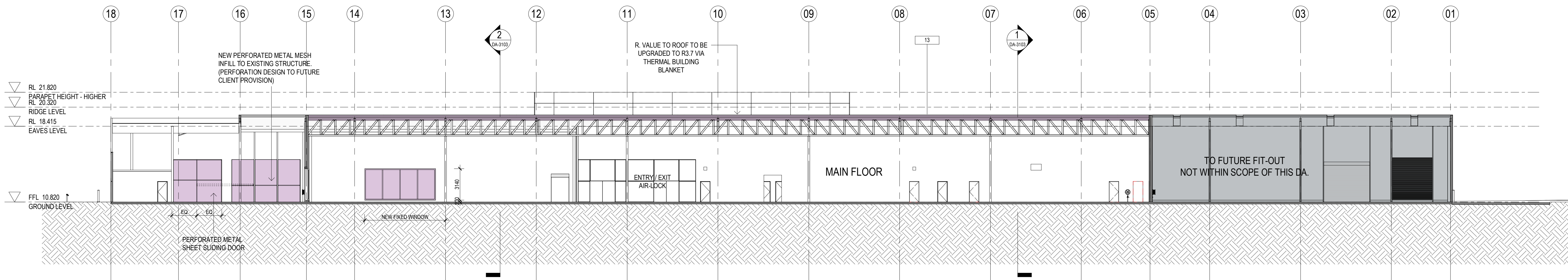
08/29/19

Scale Project No Drawing No Issue

As indicated 190387 DA-3101 F



1 PROPOSED CROSS SECTION 1
1:200



2 PROPOSED CROSS SECTION 2
1:200



13. KINGSPAN AIR-CELL
RETRO SHIELD PLUS TO SECTION J
CONSULTANT DETAILS

SECTION LEGEND

- PROPOSED NEW WORKS
- FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/09/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Flatt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

PROPOSED SECTIONS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

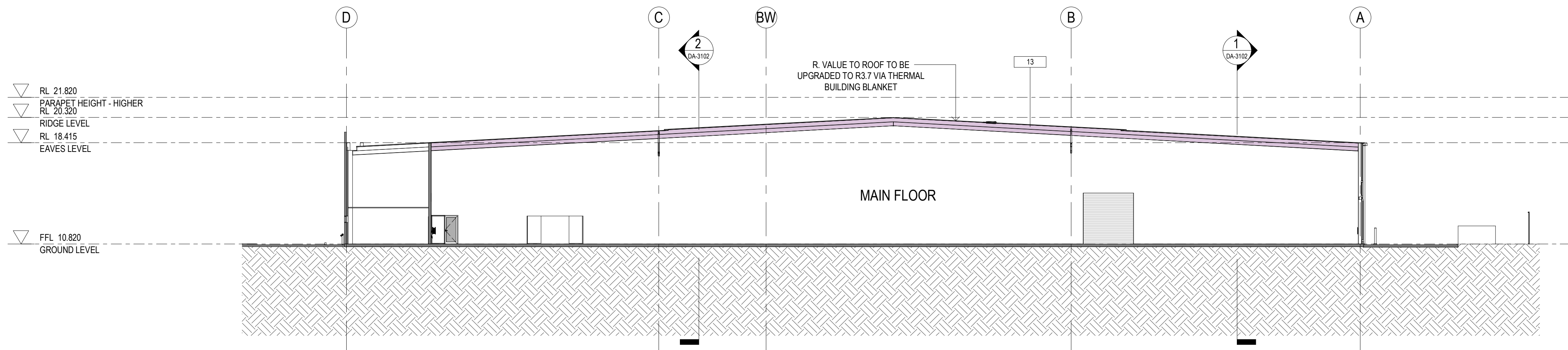
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

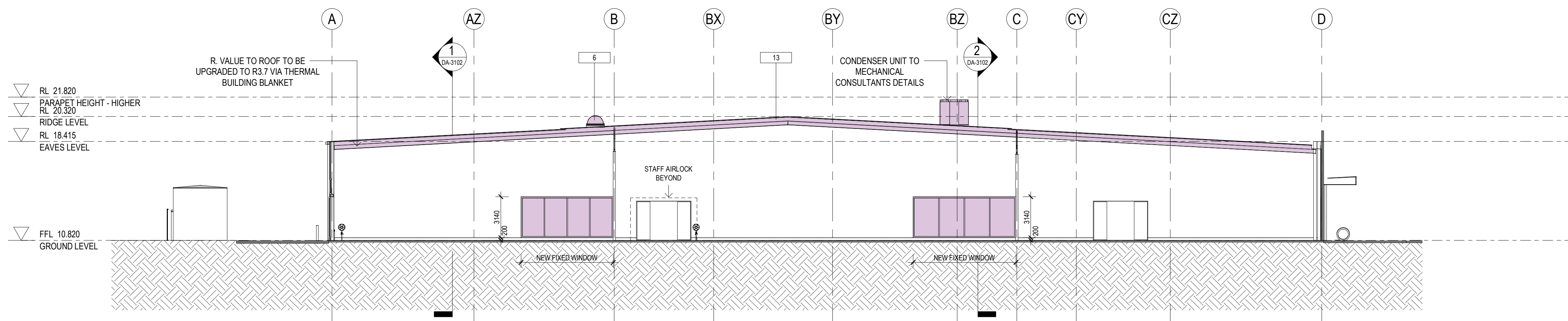
09/11/19

Scale Project No Drawing No Issue

As indicated 190387 DA-3102 F



1 PROPOSED SHORT SECTION 1
1 : 200



2 PROPOSED SHORT SECTION 2
1 : 200



13. KINGSPAN AIR-CELL
RETRO SHIELD PLUS TO SECTION J
CONSULTANT DETAILS

SECTION LEGEND

- PROPOSED NEW WORKS
- FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

PROPOSED SECTIONS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

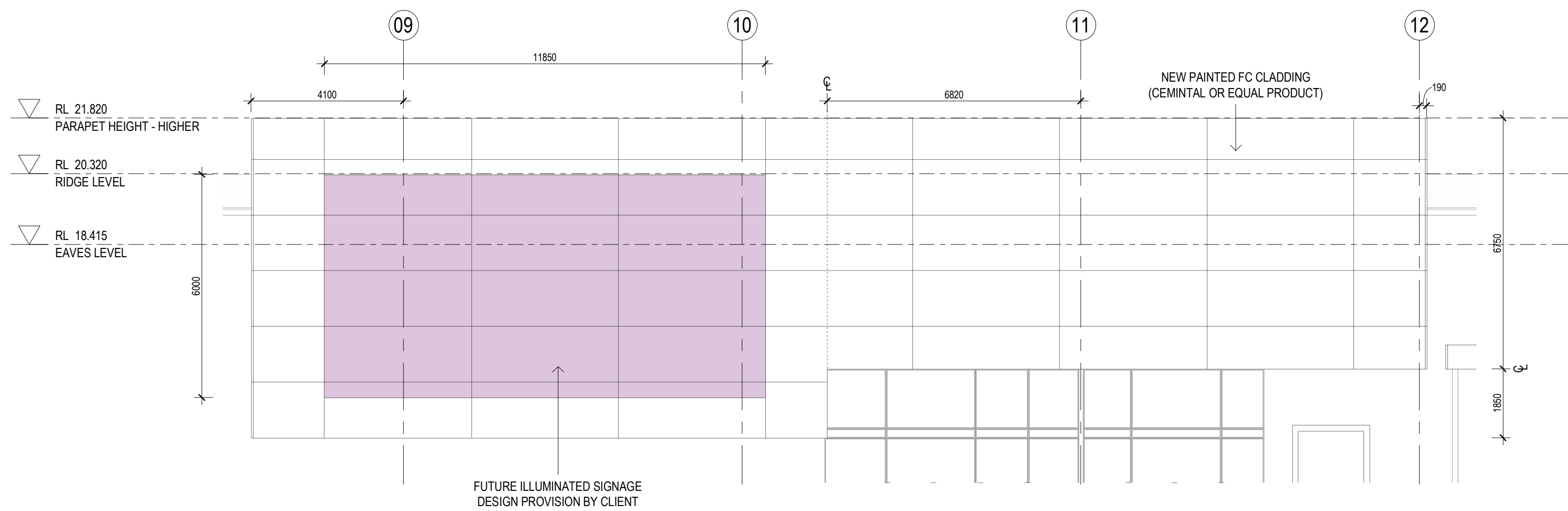
Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

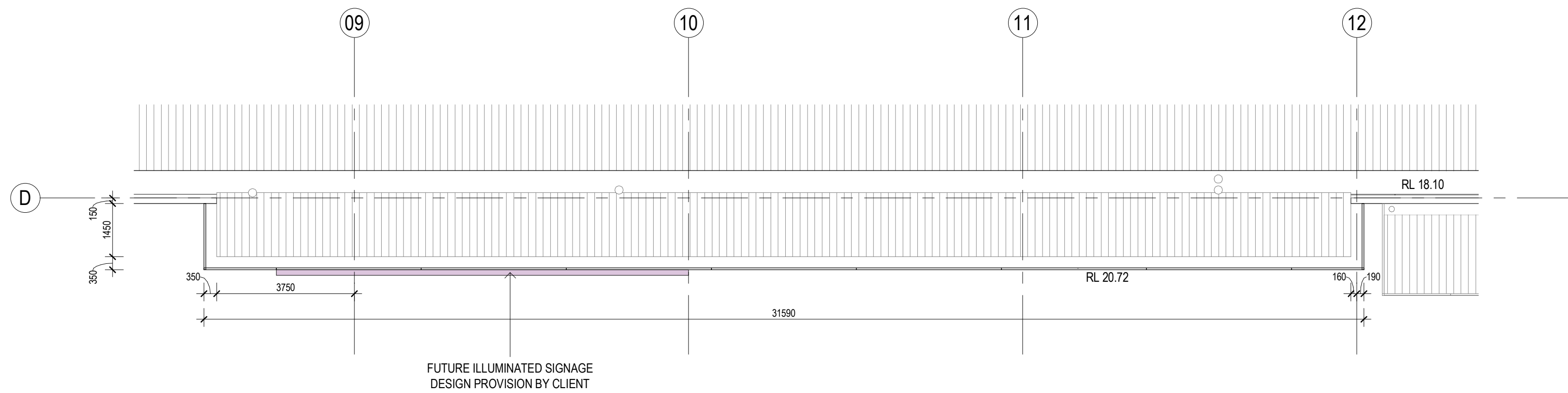
09/11/19

Scale Project No Drawing No Issue

As indicated 190387 DA-3103 F



1 PROPOSED FACADE ELEVATION
1 : 100



3 FACADE DETAIL
1 : 100

ELEVATION LEGEND

- PROPOSED NEW WORKS
- FUTURE FIT-OUT

N.B. GLAZING TYPE REFER TO SECTION J CONSULTANTS REPORT

Amendments

Issue	Description	Date
A	ISSUED FOR COMMENTS-PLANNER	13/09/2019
B	ISSUED FOR COMMENTS-PLANNER	24/08/2019
C	ISSUED FOR COMMENTS-STRUCTURAL	30/09/2019
D	ISSUED FOR INFORMATION - QS	08/10/2019
E	PRE DA MEETING	15/10/2019
F	DEVELOPMENT APPLICATION	18/10/2019

Project Manager

CBRE
level 15 / 56 Pitt Street
Sydney, NSW, 2000
Services

Hurley Palmer Platt
Level 12 / 6 O'Connell Street
Sydney, NSW, 2000
PCA

Blackett Maguire+Goldsmith
Suite 2.01, 22-36 Mountain Street
Ultimo, NSW, 2007

Client

MID COAST COUNCIL NEW WORKSPACE
Client Details



MIDCOAST
council



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

MIDCOAST COUNCIL

Drawing Title

PLAN DETAILS

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd.
All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

DA SUBMISSION

Plotted and checked by JM

Verified Designer Approved LR

Drawing Created (date) Drawing Created (by) MC

09/11/19

Scale Project No Drawing No Issue

As indicated 190387 DA-4000 F

DRAWING SCHEDULE

Number	Title
DA-L0001	Site Plan
DA-L0002	Design Statement
DA-L1000	General Arrangement Plan - Exterior Area
DA-L1010	General Arrangement Plan - Al Fresco
DA-L2000	Schematic Planting Plan - Exterior Area
DA-L2010	Schematic Planting Plan - Al Fresco
DA-L2100	Planting Palette
DA-L6000	Indicative Sections/Elevation
DA-L6001	Indicative Sections/Elevation
DA-L6002	Indicative Sections/Elevation
DA-L7000	Materials/Precedents Palette



N.T.S 

Issue	Number	Title	Date
B	DA-L0001	Site Plan	18/10/19

Design Statement

The landscape concept for the proposed council chambers development is based on the surrounding environment, response to the existing and proposed urban and architectural layout and is in keeping with the design outcomes of Mid Coast Council.

The design intent is to contribute to the existing landscape through an enhanced and positive image, which is also appropriate for the local area.

For the exterior site landscape, the key landscape elements comprise of.

- Re-establish the planting buffers to the street and carpark,
- Reduce carpark hardscape with tree planting islands
- Promote integration of softscape with the site and surrounding area

For the al fresco landscape, the key landscape elements comprise of,

- Provide softscape planting palette to the large outdoor open space
- Program the spaces for functional use including, social, private, activity and event uses
- Provide a variety of seating and furniture elements to enhance the programming of the space.
- Reduce hardscape areas through introduction of various surface treatments
- Creating a safe and accessible space for both private and public use



Issue	Number	Title	Date
B	DA-L0002	Design Statement	18/10/19

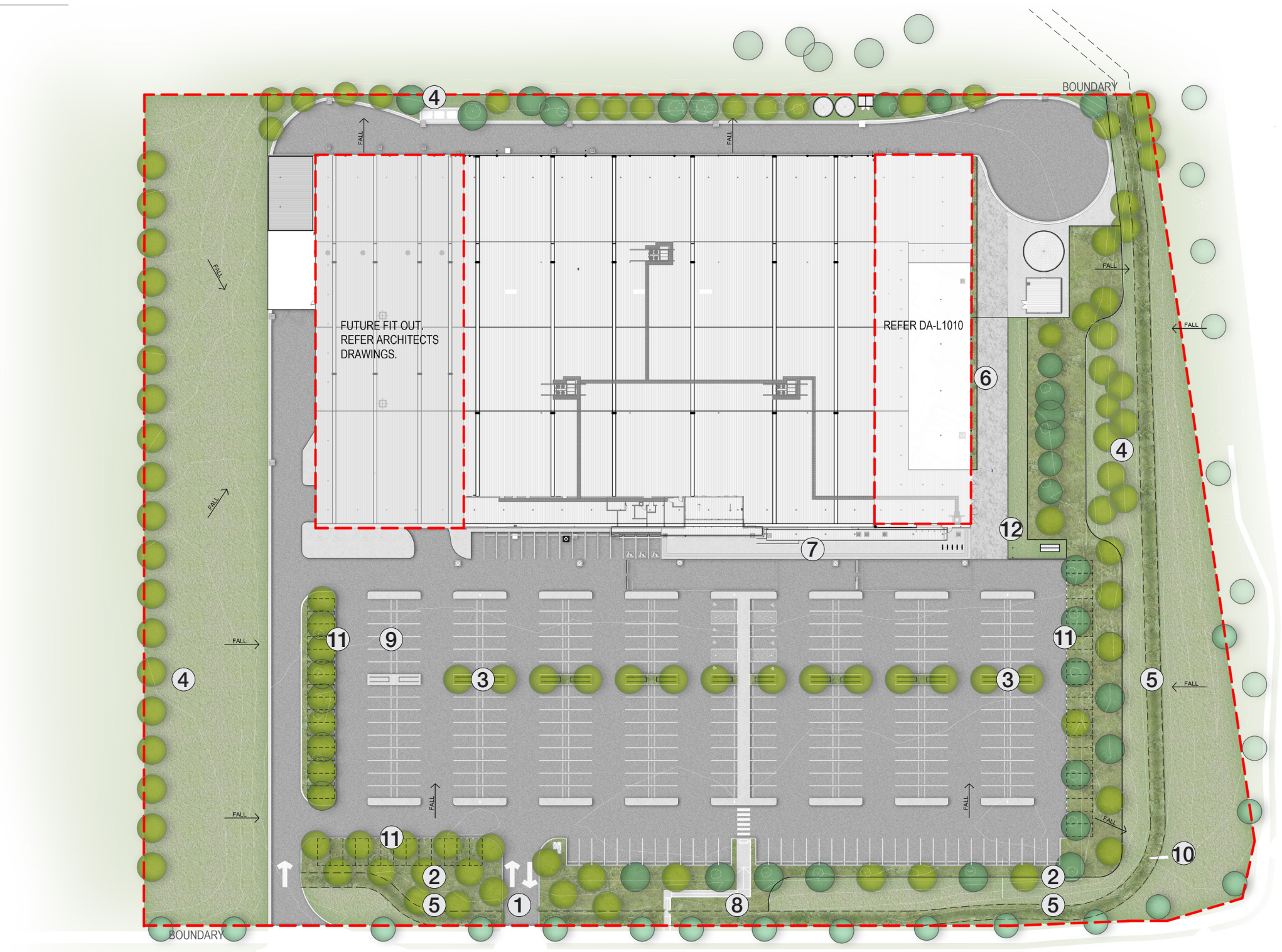
General Arrangement Plan

Exterior Area

- 1. Primary site entry
- 2. Mass planting to carpark edge (reinstated)
- 3. Planting islands (repurposed trolley bays)
- 4. Boundary planting
- 5. Swale planting (planting to existing swale)
- 6. Screen planting to fence
- 7. Bike racks (refer Architects drawings)
- 8. Existing accessible entry ramp
- 9. Parking bay realignment (refer Architects drawings)
- 10. Future illuminated pylon signage (design provision by client)
- 11. Future car parking provision
- 12. 3x Flag poles (refer Architects drawings)

LEGEND

- Boundary
- Existing concrete
- Asphalt
- Mass Planting
- Turf
- Existing tree
- Existing street tree
- Proposed tree

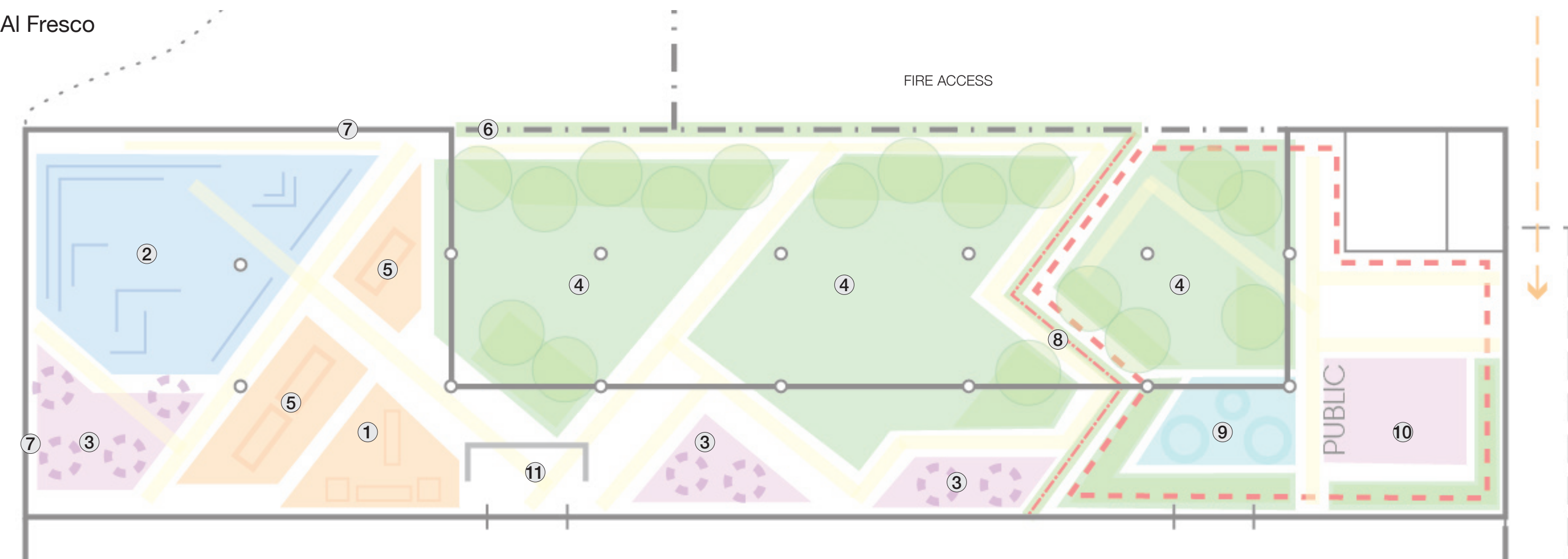


1:1000 @A3

Issue	Number	Title	Date
B	DA-L1000	General Arrangement	18/10/19

General Arrangement Plan

Al Fresco



1.

Social Space/BBQ area with benches/storage

2.

Large Informal gathering/mixed use space

3.

Lounge seating area

4.

Informal lawn seating and garden bed area

5.

Social space (large gathering tables and seating)

6.

Climbers to existing fence line

7.

Screening to wall (refer Architects drawings)

8.

2.1m screening fence between public and private spaces (potential opportunity for climbers)

9.

Childrens Play elements

10.

Cafe seating area

11.

Air lock access to office (refer Architects drawings)
- Allow for bird deterrents (netting/statue etc)

-Allow for shade structures/devices to minimise direct sun exposure.

-Feature trees to be well established to provide protection from elements

1:200 @A3



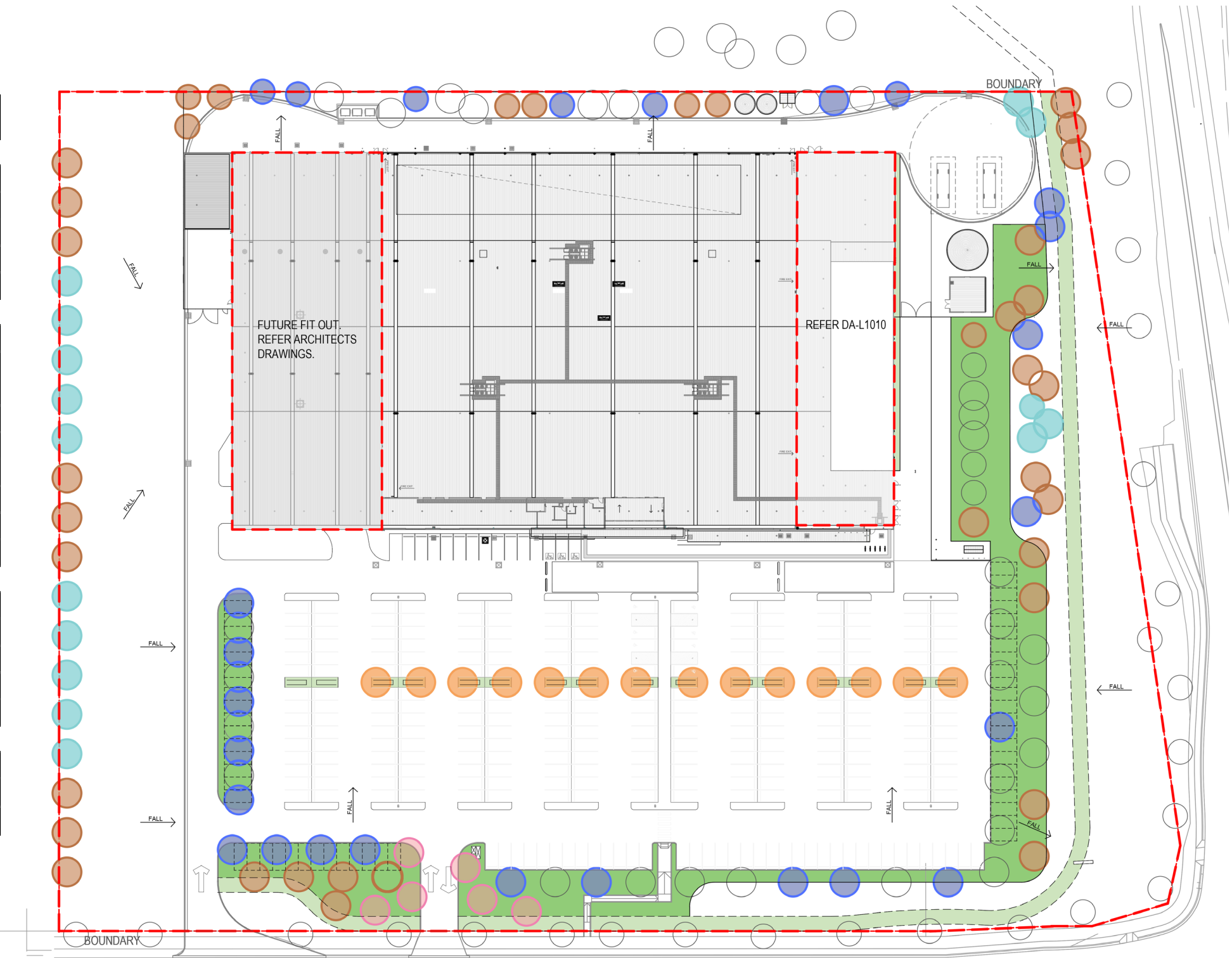
Issue	Number	Title	Date
B	DA-L1010	General Arrangement	18/10/19

SCHEMATIC PLANTING PLAN

Exterior Area

	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W) m
FEATURE TREES			
Ba	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	25 x 5
Bi	<i>Banksia Integrifolia</i>	Coast Banksia	15 x 6
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7 x 5
Cg	<i>Corymbia gummifera</i>	Red Bloodwod	30 x 12
Ep	<i>Eucalyptus pauciflora</i>	Snow Gum	8 x 5
NATIVE SHRUBS			
Aso	<i>Acacia sophorae</i>	Costal Wattle	2 x 1.5
Gbr	<i>Grevillea 'Bronze Rambler'</i>	Grevillea	0.5 x 2
Gsu	<i>Grevillea 'Superb'</i>	Grevillea	1.5 x 2
Dex	<i>Doryanthes excelsa</i>	Gynea Lily	2 x 2
Cgu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5 x 2
Mar	<i>Melaleuca armillaris</i>	Honey Myrtle	3 x 3
Lfs	<i>Lomandra fluvialtilis 'Shara'</i>	Mat Rush	0.5 x 0.5
Llt	<i>Lomandra longifolia 'Tanika'</i>	Lomandra Tanika	0.6 x 0.7
Wfr	<i>Westringia fruticosa</i>	Coastal rosemary	0.9 x 0.9
GRASSES MIX			
Cap	<i>Carex Appressa</i>	Tall Sedge	0.6 x 0.6
Dre	<i>Dianella revoluta</i>	Flax-Lily	1 x 1.5
Jus	<i>Juncus usitatus</i>	Tussock Rush	1 x 0.8
Lfs	<i>Lomandra fluvialtilis 'Shara'</i>	Mat Rush	0.5 x 0.5
Llt	<i>Lomandra longifolia 'Tanika'</i>	Lomandra Tanika	0.6 x 0.7
CLIMBERS			
Gpr	<i>Grevillea 'Poorinda Royal Mantle'</i>	Grevillea	0.2 x 3
Pve	<i>Pyrostegia venusta</i>	Flame Vine	
Gse	<i>Gelsemium sempervirens</i>	Yellow Jessamine	

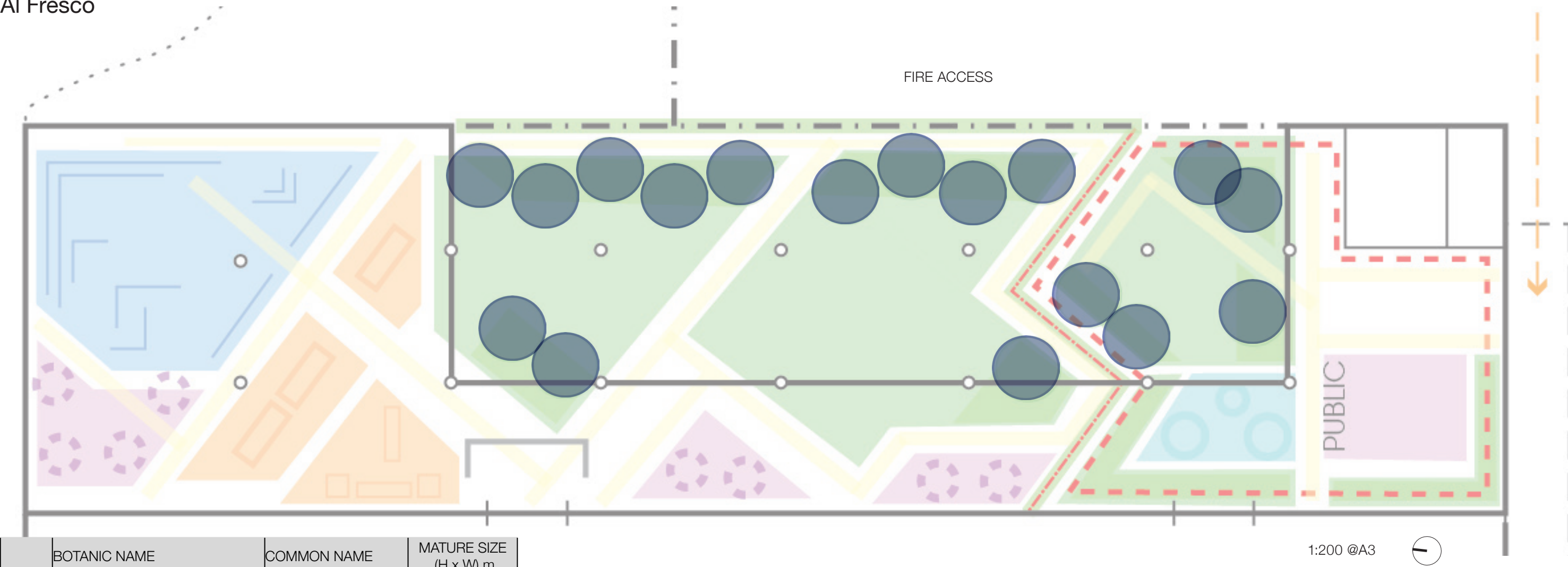
- Note:
- Existing street trees to Biripi Way and Manning River Drive are Illawarra Flame Trees.
 - Existing Trees to boundary and carpark edge are Red Bloodwood and Tuckeroo
 - Mass planting to carpark edge has been removed. Current condition is remaining soil beds.



1:1000 @A3

PLANTING PLAN

Al Fresco



	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W) m
--	--------------	-------------	--------------------------

FEATURE TREES

Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7 x 5
----	----------------------------------	----------	-------

NATIVE SHRUBS

Ani	<i>Asplenium nidus</i>	Birds Nest Fern	1 x 1.5
Aso	<i>Acacia sophorae</i>	Costal Wattle	2 x 1.5
Gbr	<i>Grevillea 'Bronze Rambler'</i>	Grevillea	0.5 x 2
Gsu	<i>Grevillea 'Superb'</i>	Grevillea	1.5 x 2
Cgu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5 x 2
Cgl	<i>Carpobrotus glaucescens</i>	Pig Face	0.3 x 2
Mar	<i>Melaleuca armillaris</i>	Honey Myrtle	3 x 3
Lit	<i>Lomandra longifolia tanika</i>	Lomandra Tanika	0.6 x 0.7
Dre	<i>Dianella revoluta</i>	Flax-Lily	1 x 1.5

CLIMBERS

Gpr	<i>Grevillea 'Poorinda Royal Mantle'</i>	Grevillea	0.2 x 3
Pve	<i>Pyrostegia venusta</i>	Flame Vine	
Gse	<i>Gelsemium sempervirens</i>	Yellow Jessamine	

Note:

-Vegetables and perennial herb species to be selected and supplied by Client

PLANTING PALETTE



Tuckeroo
Cupaniopsis anacardioides



Coastal Banksia
Banksia integrifolia



Snow Gum
Eucalyptus pauciflora



Illawarra Flame
Brachychiton acerifolius



Red Bloodwood
Corymbia gummifera

TREES



Coastal Wattle
Acacia sophorae



NSW Christmas Bush
Ceratopetalum gummiiferum



Gynea Lily
Doryanthes excelsa



Birds Nest Fern
Asplenium nidus



Grass Tree
Xanthorrhoea australis

SHRUBS



Honey Myrtle
Melaleuca linariifolia 'Claret Tops'



Grevillea 'Superb'
Grevillea 'Superb'



Lomandra 'Shara'
Lomandra fluviatilis 'Shara'

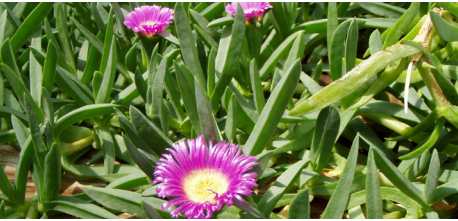


Flax Lily
Dianella caerulea



Mat Rush Tanika
Lomandra longifolia Tanika

SHRUBS / GRASSES



Pig Face
Carpobrotus glaucescens



Royal Mantle
Grevillea 'Poorinda Royal Mantle'



Bronze Rambler
Grevillea Bronze Rambler



Flame Vine
Pyrostegia ignea

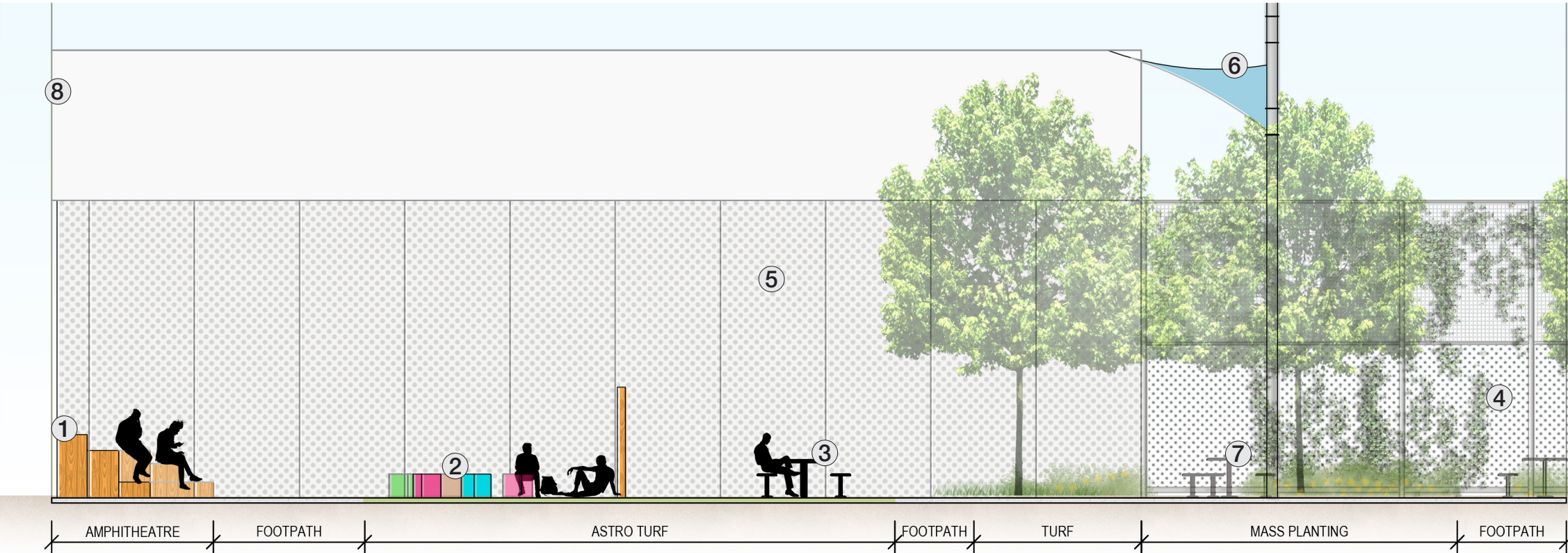


Yellow jessamine
Gelsemium sempervirens

GROUND COVER / CLIMBERS

INDICATIVE SECTIONS/ELEVATIONS

Al Fresco



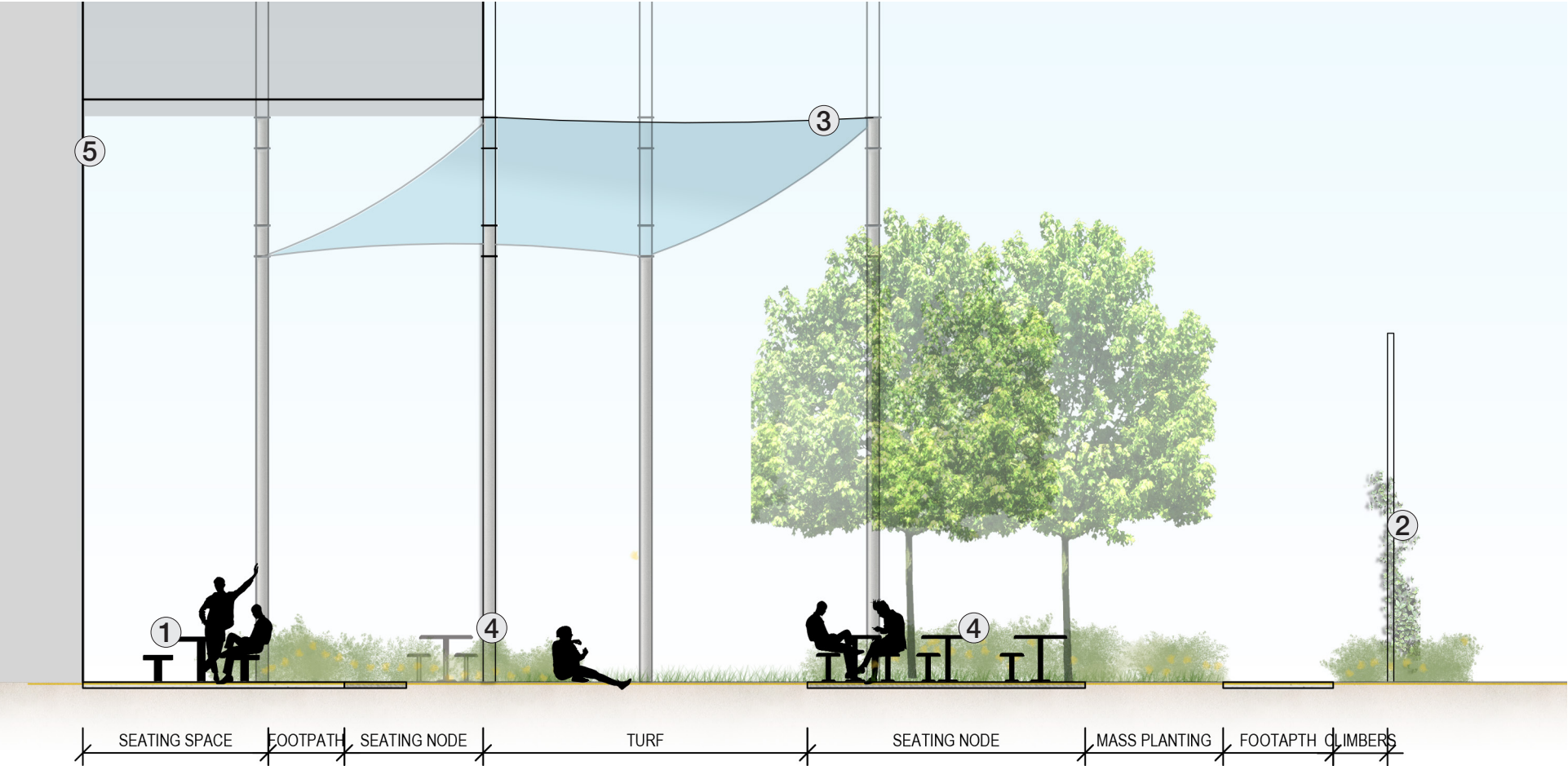
- 1. Informal seating area
- 2. Mixed use space with modular furniture
- 3. Social space (large gathering tables and seating)
- 4. Climbers to existing fence line
- 5. Screening to wall (refer Architects drawings)
- 6. Shade sails
- 7. Turf and garden bed area with informal seating
- 8. Provisions for bird deterrents (netting/statue etc)

1:100 @A3

Issue	Number	Title	Date
B	DA-L6000	Sections	18/10/19

INDICATIVE SECTIONS/ELEVATIONS

Al Fresco



1.

Social space (large gathering tables and seating)
2.

Climbers to existing fence line
3.

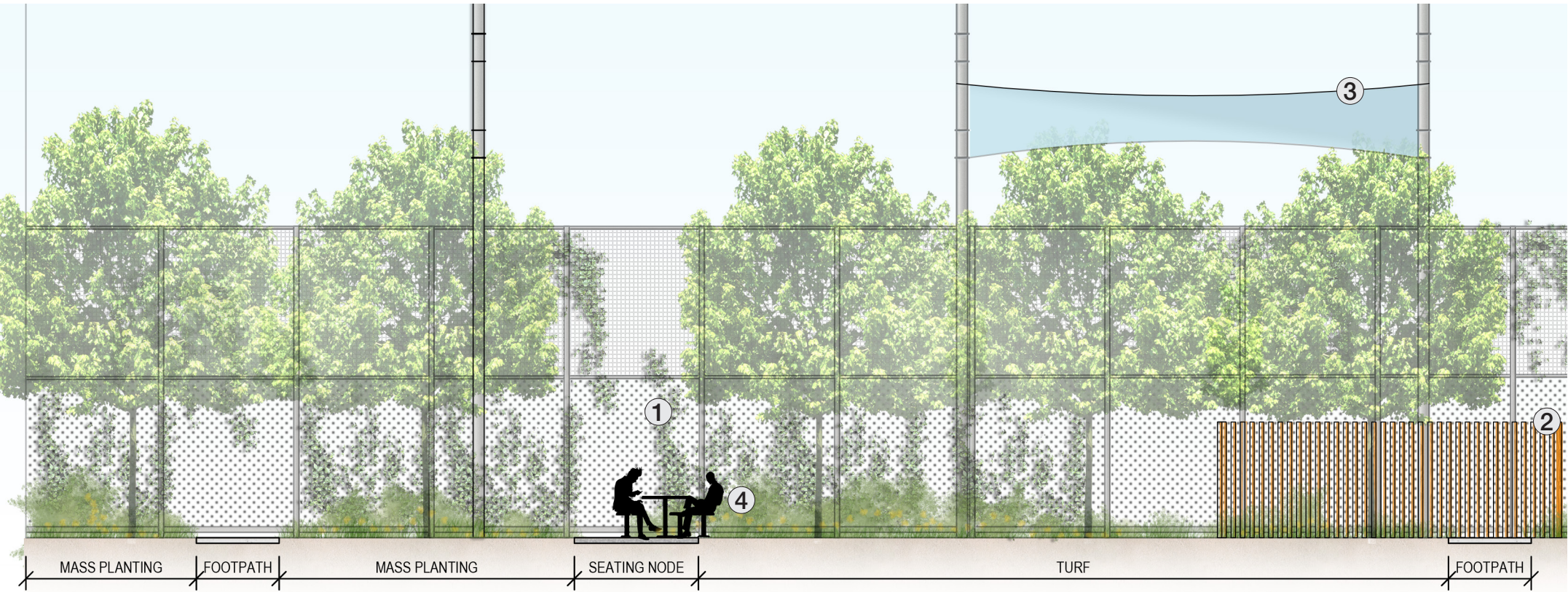
Shade sails
4.

Turf and garden bed area with informal seating
5.

Provisions for bird deterrents (netting/statue etc)
- 1:100 @A3

INDICATIVE SECTIONS/ELEVATIONS

Al Fresco



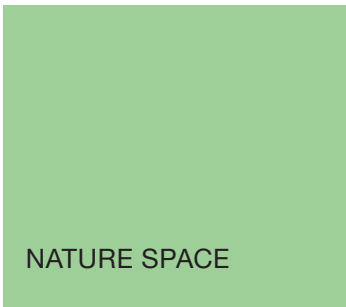
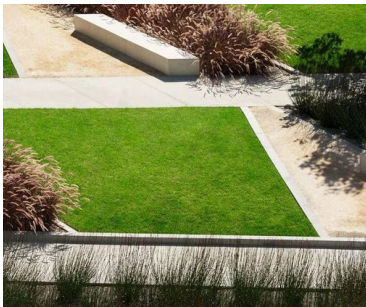
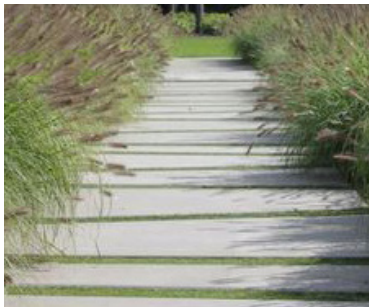
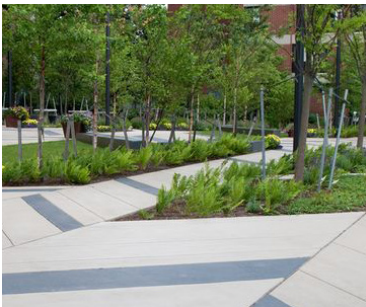
- 1. Climbers to existing fence line
- 2. 2.1m fence between public and private spaces
- 3. Shade sails
- 4. Turf and garden bed area with informal seating

1:100 @A3

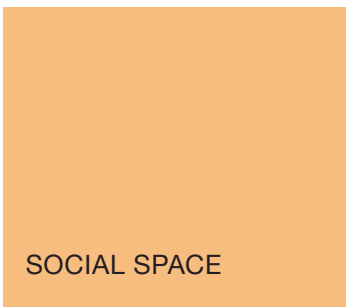
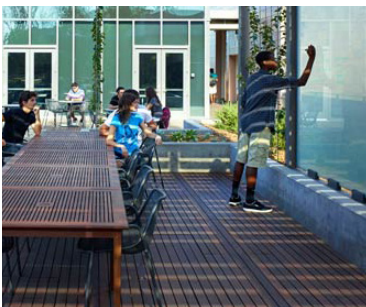
Issue	Number	Title	Date
B	DA-L6002	Sections	18/10/19

PRECEDENT/MATERIAL PALETTE

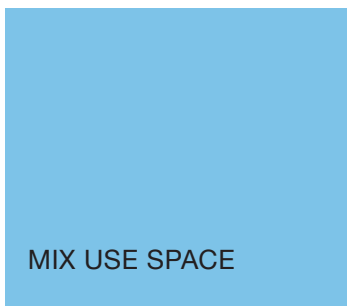
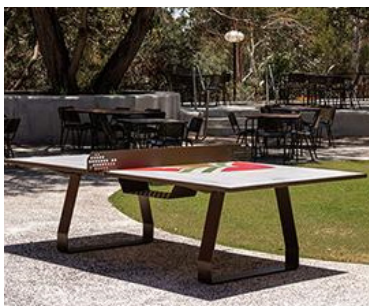
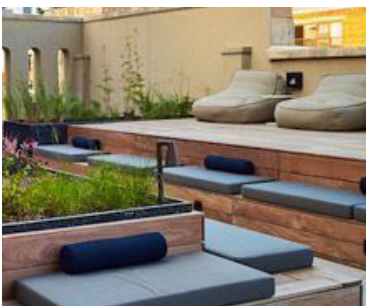
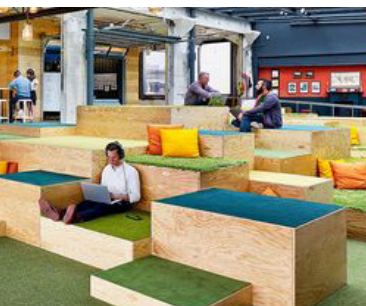
AL FRESCO - STAFF AREA



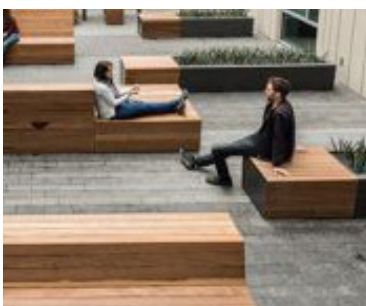
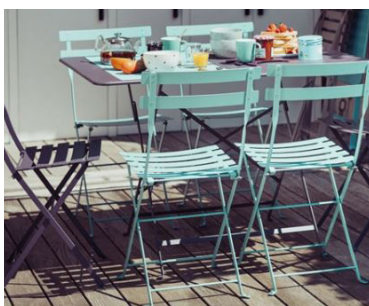
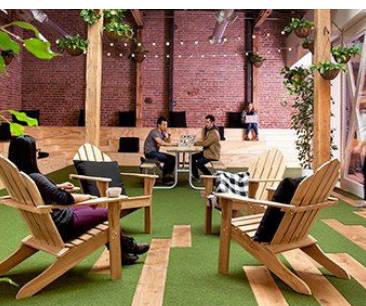
NATURE SPACE



SOCIAL SPACE



MIX USE SPACE



FURNITURE