



## ARCHITECTURAL DRAWING SCHEDULE

SHEET	DRAWING TITLE	ISSUE
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A001	PERSPECTIVE FRONT VIEW	G
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A003	PERSPECTIVE STREETScape	G
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A006	SITE PLAN	G
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A008	FIRST FLOOR PLAN	G
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A011	EAST & WEST ELEVATIONS	G
A012	SECTIONS	G
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A017	EAST ELEVATIONAL SHADOWS	G
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A021	CARPARKING ROOF PLAN	G
A022	STREETScape ELEVATION	G
A023	DRIVEWAY RAMP SECTIONS	G
A024	DEMOLITION PLAN	G

## SITE INFORMATION

LGA. DA NO.	BAYSIDE --
<b>SITE DETAILS</b>	
STREET ADDRESS	72 LAYCOCK ST, BEXLEY NORTH
LOT NUMBER	--
DP NUMBER	DP3393
ZONING	RE1
BUILDING CLASS	CLASS 9b
BUILDING HEIGHT LIMIT	8.5 METRES
HERITAGE AREA	N/A
ACID SULPHATE AREA	CLASS 5
<b>SITE AREA (AS PER SURVEY)</b>	<b>7232M<sup>2</sup></b>

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## DEVELOPMENT APPLICATION

**ISSUE G**

Date 20/03/2020

Project 72 Laycock Street, Bexley North

Client AHEPA NSW

CLOUDS INDICATE MODIFICATIONS

## COMPLIANCE & SITE INFORMATION

SITE AREA	7232M <sup>2</sup> (AS PER SURVEY)
GROUND FLOOR GFA	776M <sup>2</sup>
FIRST FLOOR GFA	662.7M <sup>2</sup>
<b>TOTAL</b>	<b>1438.7M<sup>2</sup></b>
<b>CAR PARKING</b>	
DISABLED CARPARKING	3
GENERAL PARKING	53 (UNDER COVER) + 19 (OPEN AIR)
<b>TOTAL</b>	<b>72</b>
BICYCLE	6
MOTORCYCLE	6

Concise Certification - Preliminary High Level BCA Review - 29/07/2019 (DK)

Key Building Characteristics:

BCA Classifications: Class 5 (Offices), Class 9b (Assembly Building / Entertainment Venue)

Rise in Storeys: Two (2) - (Basement Cellar considered to be fully below ground)

Storeys Contained: three (3)

Type of Construction: Type B (Basement Cellar considered to be fully below ground)

Effective Height: <12m (Top Floor RL 34.20 FFL - Ground floor RL 29.40 = 4.8m)

Fire Compartments: Complies with C2.2 (Less than 5,500m<sup>2</sup> and 33,000m<sup>3</sup>)

Climate Zone: CZ5

Fire Services: Hydrants, Hose reels, Detectors (AS1670), Extinguishers, Emergency lighting and exit signs + Fire Engineering Trial Design Items.



# Katris architects pty ltd

Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

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# AMENDED SET OF DRAWINGS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019 DA -2019/286



NORTH PERSPECTIVE VIEW FROM EXISTING BOWLING GREEN

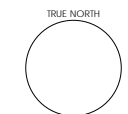



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KW	02.05.19	B	ISSUE FOR CONSULTANTS - CLIENT AMENDMENTS
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CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING

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PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT AHEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	JOB No. 1375-17
TITLE PERSPECTIVE FRONT VIEW		DATE 20.03.2020	SCALE @ A3 1:200
		SCALE @ A1 A001	ISSUE G



**NORTH PERSPECTIVE VIEW FROM LAYCOCK STREET**

CLLOUDS INDICATE MODIFICATIONS

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PROJECT  
Lots 1-5 & 21-26 in DP3393

CLIENT  
AHEPA NSW

DRAWN  
KW

TITLE  
PERSPECTIVE SIDE VIEW

ARCHITECTS APPROVAL  
NK

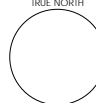
JOB No.  
1375-17

SCALE @ A3  
1:200

SCALE @ A1  
A002

ISSUE  
G

TRUE NORTH





**STREETSCAPE PERSPECTIVE VIEW FROM LAYCOCK STREET**

LOUDS INDICATE MODIFICATIONS

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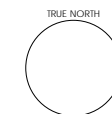
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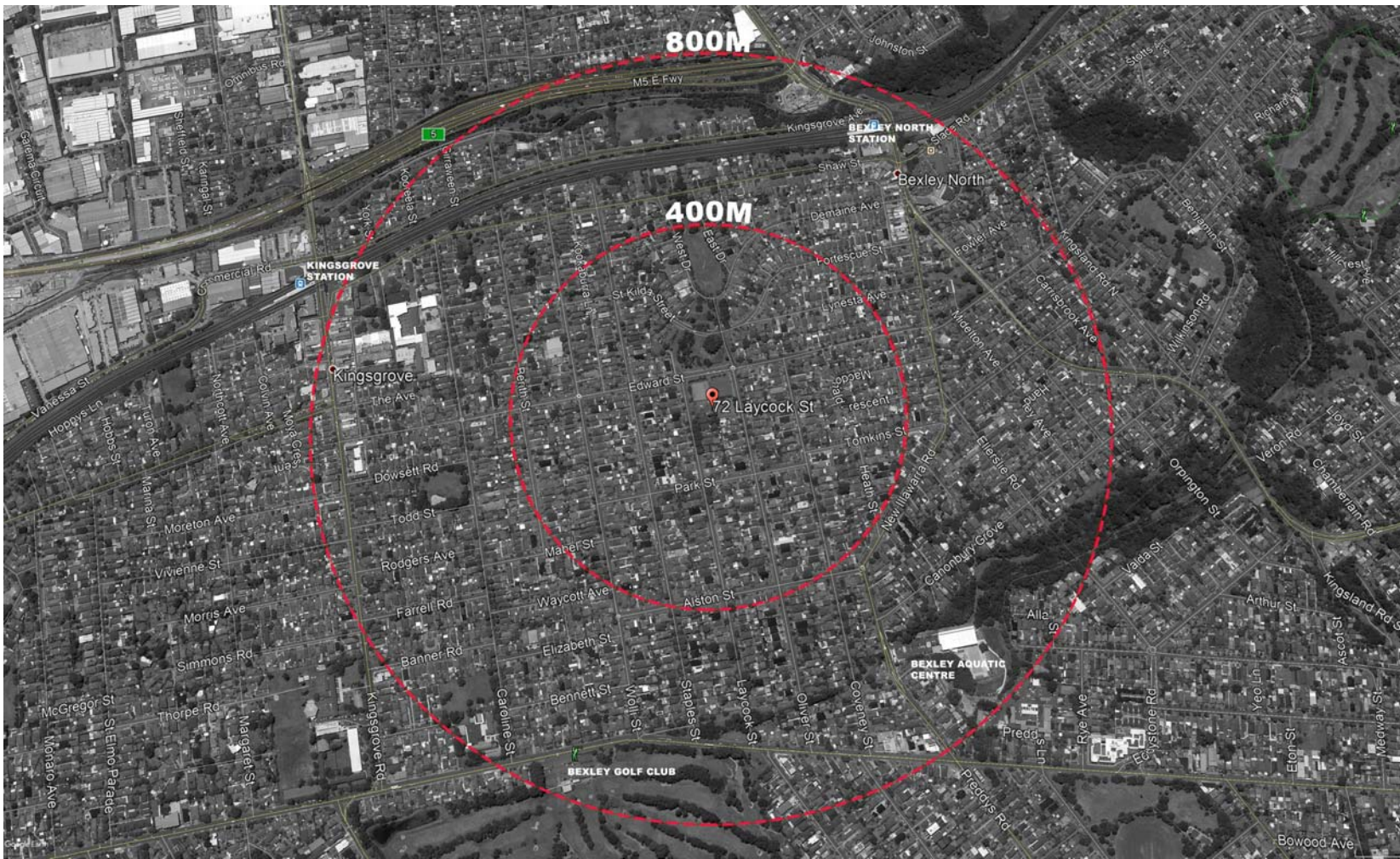
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TITLE PERSPECTIVE STREETSCAPE	DATE 20.03.2020	SCALE @ A3 1:200	SCALE @ A1 A003	ISSUE G

# SITE ANALYSIS

## LOCAL URBAN CONTEXT



LOCAL URBAN CONTEXT



SITE & LOCAL URBAN CONTEXT 1943



LAYCOCK STREETScape

SOUTH EASTERN BOWLING GREEN



EXISTING BOWLING GREEN



CURRENT SITE & LOCAL URBAN CONTEXT

CLLOUDS INDICATE MODIFICATIONS

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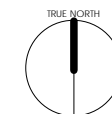
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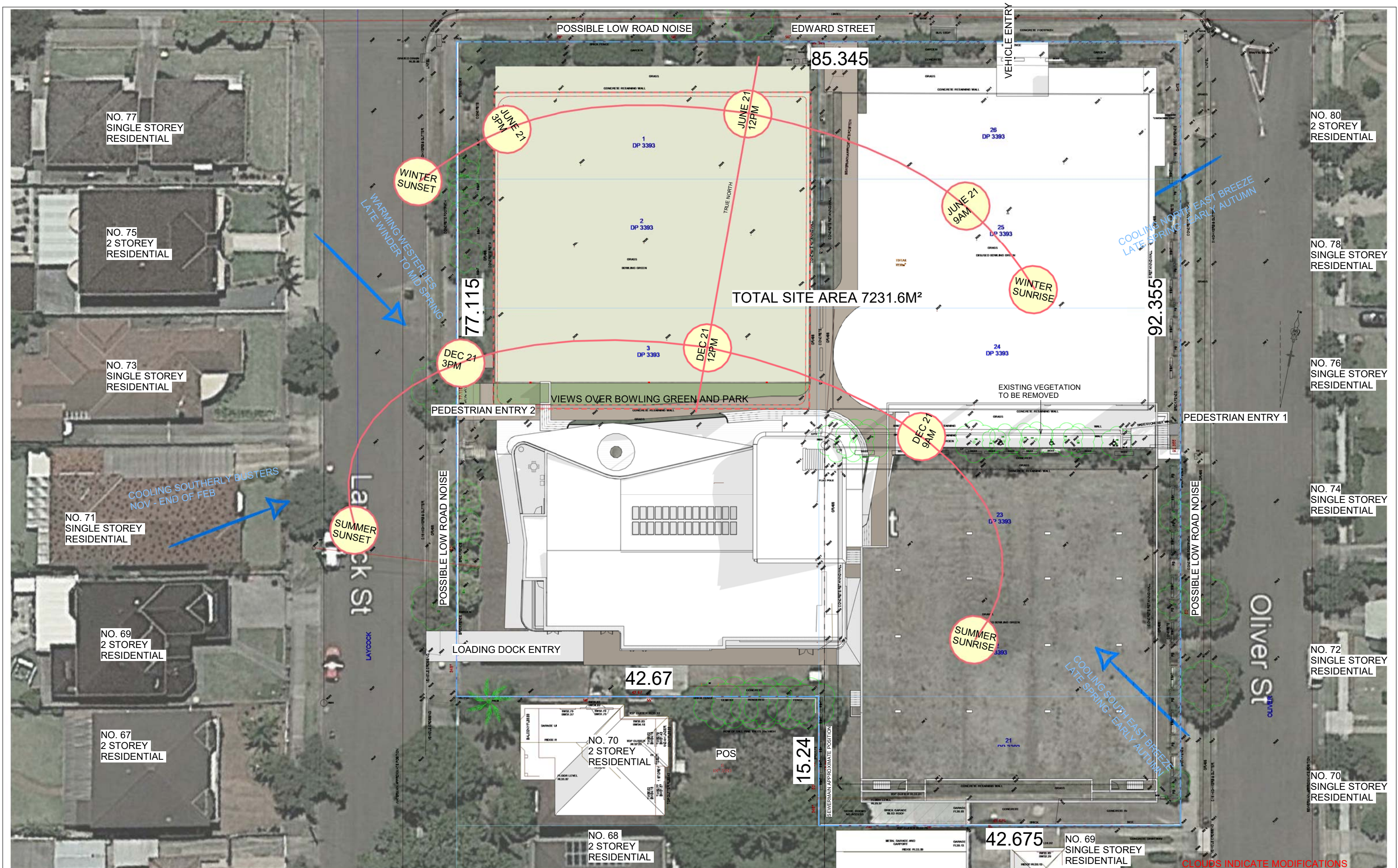


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72 Laycock Street, Bexley North		ARCHITECTS APPROVAL NK	JOB No. 1375-17
TITLE SITE ANALYSIS	DATE 20.03.2020	SCALE @ A3 1:200	DRAWING No A004



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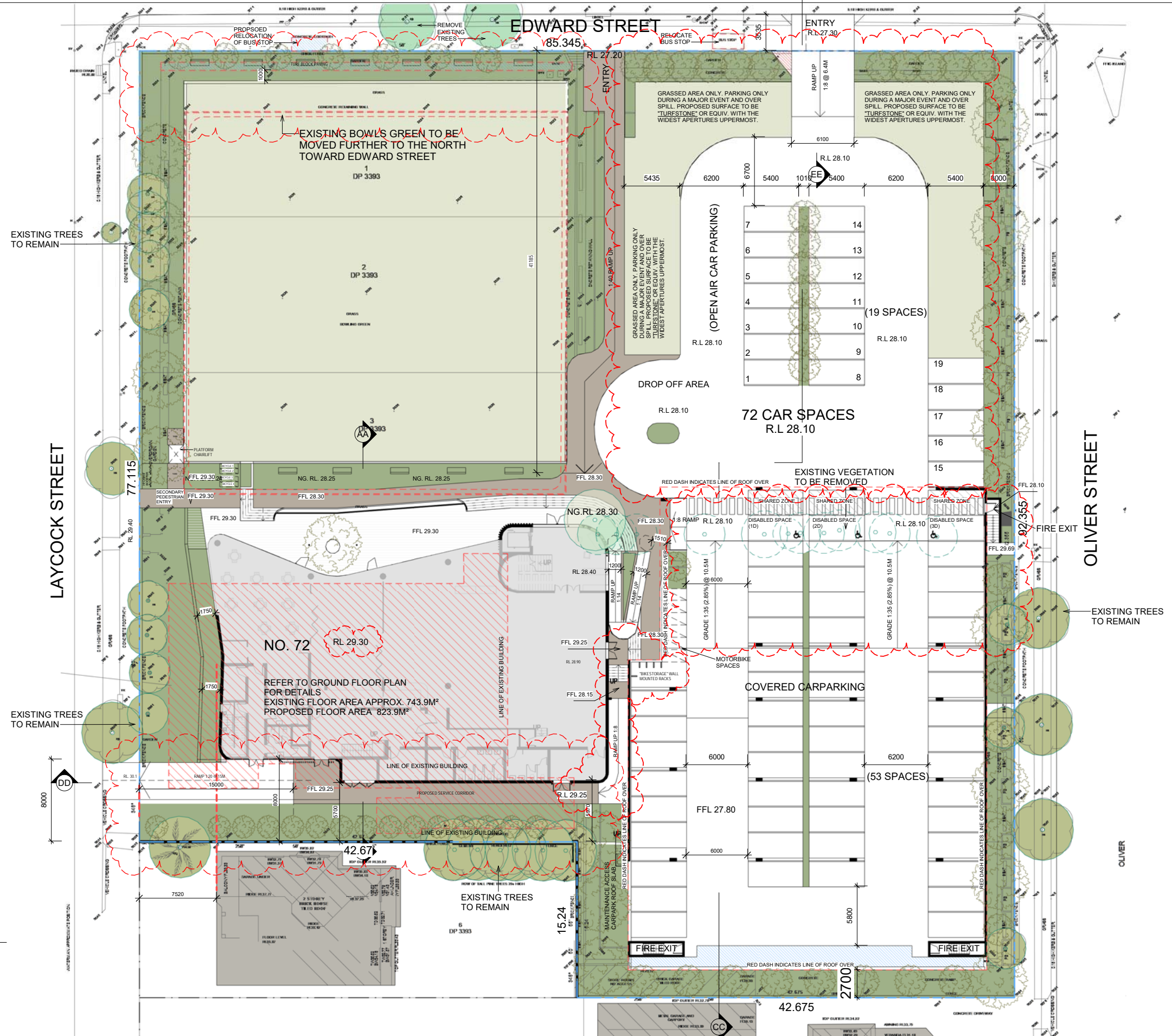


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DATE 20.03.2020	SCALE @ A3 1:200
TITLE SITE ANALYSIS	DRAWING No A005
	JOB No 1375-17
	ISSUE G



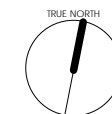
CLLOUDS INDICATE MODIFICATIONS

1 -- SITE PLAN  
1:200 @ A1  
1:400 @ A3

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KW	06.06.19	C	ISSUE FOR PRE DA
KW	09.07.19	D	ISSUE FOR DA CONSULTANTS
KW	12.08.19	E	ISSUE FOR DA
CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING

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Level 1 3-5 Burwood Road, Concord NSW 2137  
PO Box 703 Burwood 1805 NSW Australia  
ABN 79 001 639 970

PROJECT  
Lots 1-5 & 21-26 in DP3393

CLIENT  
A/HEPA NSW

DRAWN  
KW

DATE  
20.03.2020

ARCHITECTS APPROVAL  
NK

SCALE @ A3  
1:200

SCALE @ A1  
1:200

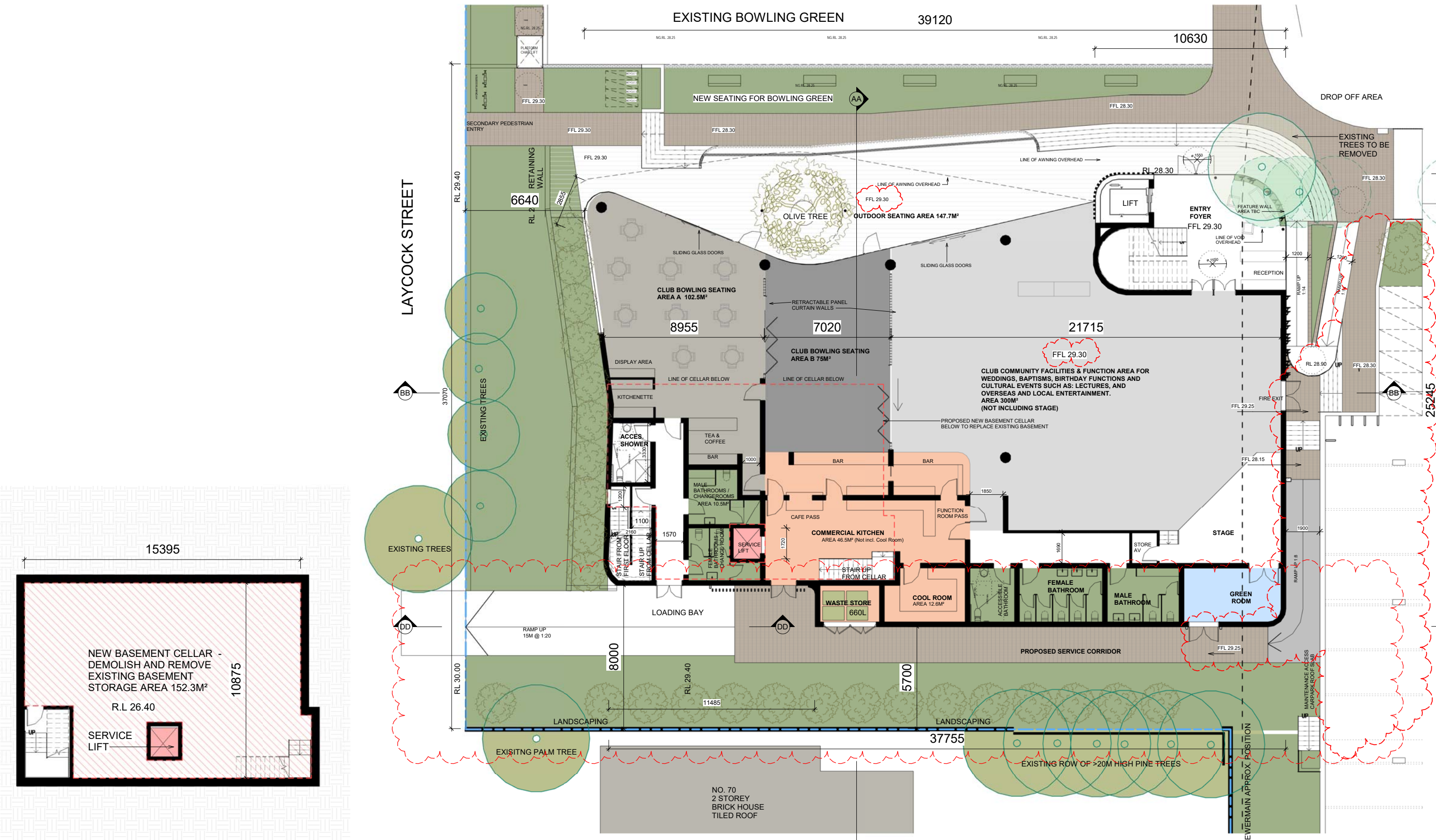
DRAWING No  
A006

JOB No  
1375-17

ISSUE  
G

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f 02 9747 5046  
www.katris.com.au

Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)



② -- BASEMENT CELLAR  
1: 100 @ A1  
1: 200 @ A3

① -- GROUND FLOOR  
1: 100 @ A1  
1: 200 @ A3

CLLOUDS INDICATE MODIFICATIONS

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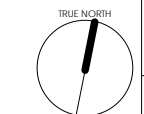
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PO Box 703 Burwood 1805 NSW Australia  
ABN 79 001 639 970

Client: AHEPA NSW  
Project: Lots 1-5 & 21-26 in DP3393  
72 Laycock Street, Bexley North

Architects Approval: KW  
Date: 20.03.2020  
Scale: A3 1:200  
Drawing No: A007  
Issue: G

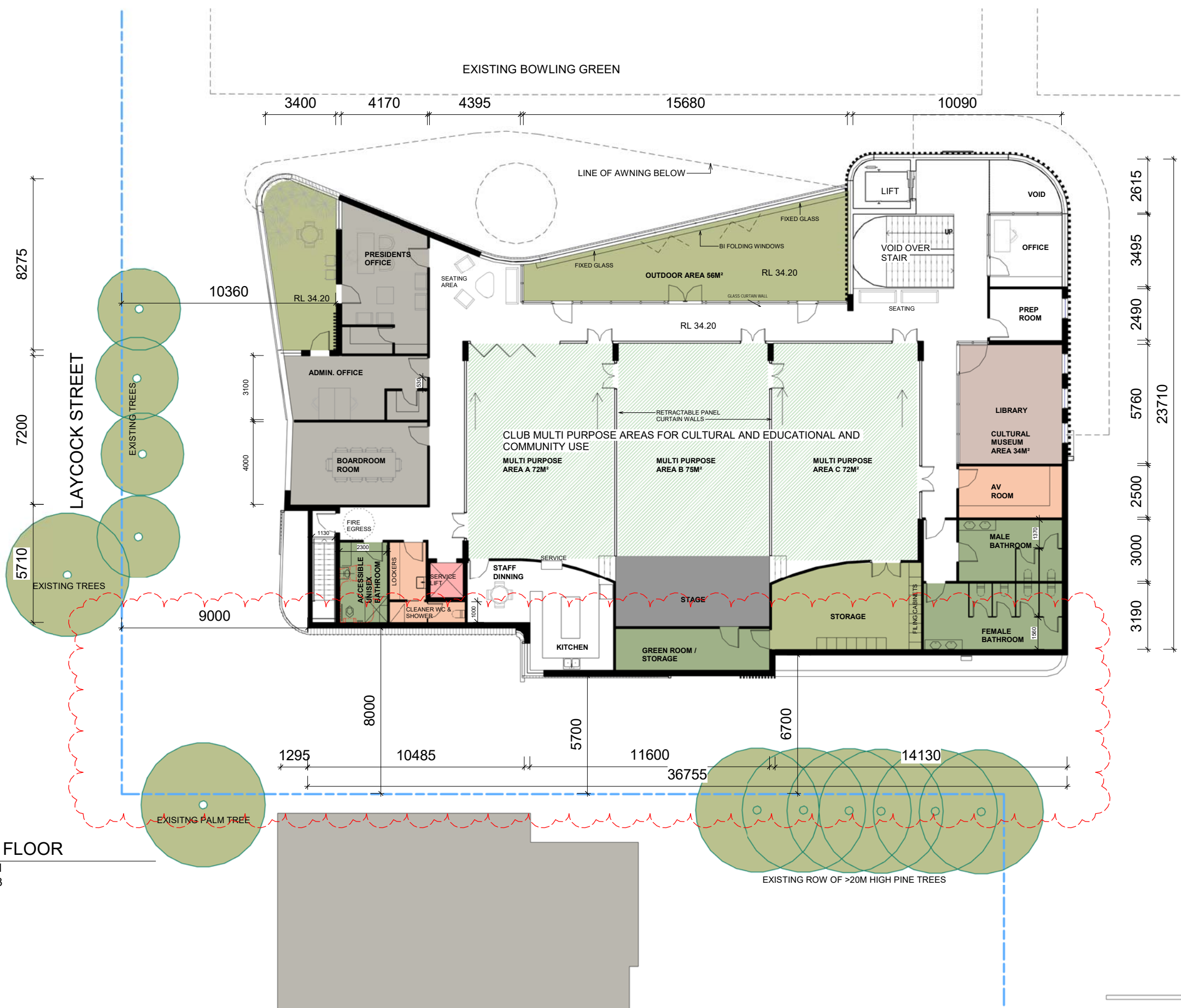
Job No: 1375-17  
Scale: A1 1:100  
Drawing No: A007  
Issue: G

Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

02 9744 5421  
02 9747 5046  
www.katris.com.au



**1 -- FIRST FLOOR**  
 1 : 100 @ A1  
 1 : 200 @ A3




CLLOUDS INDICATE MODIFICATIONS

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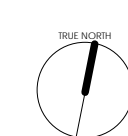


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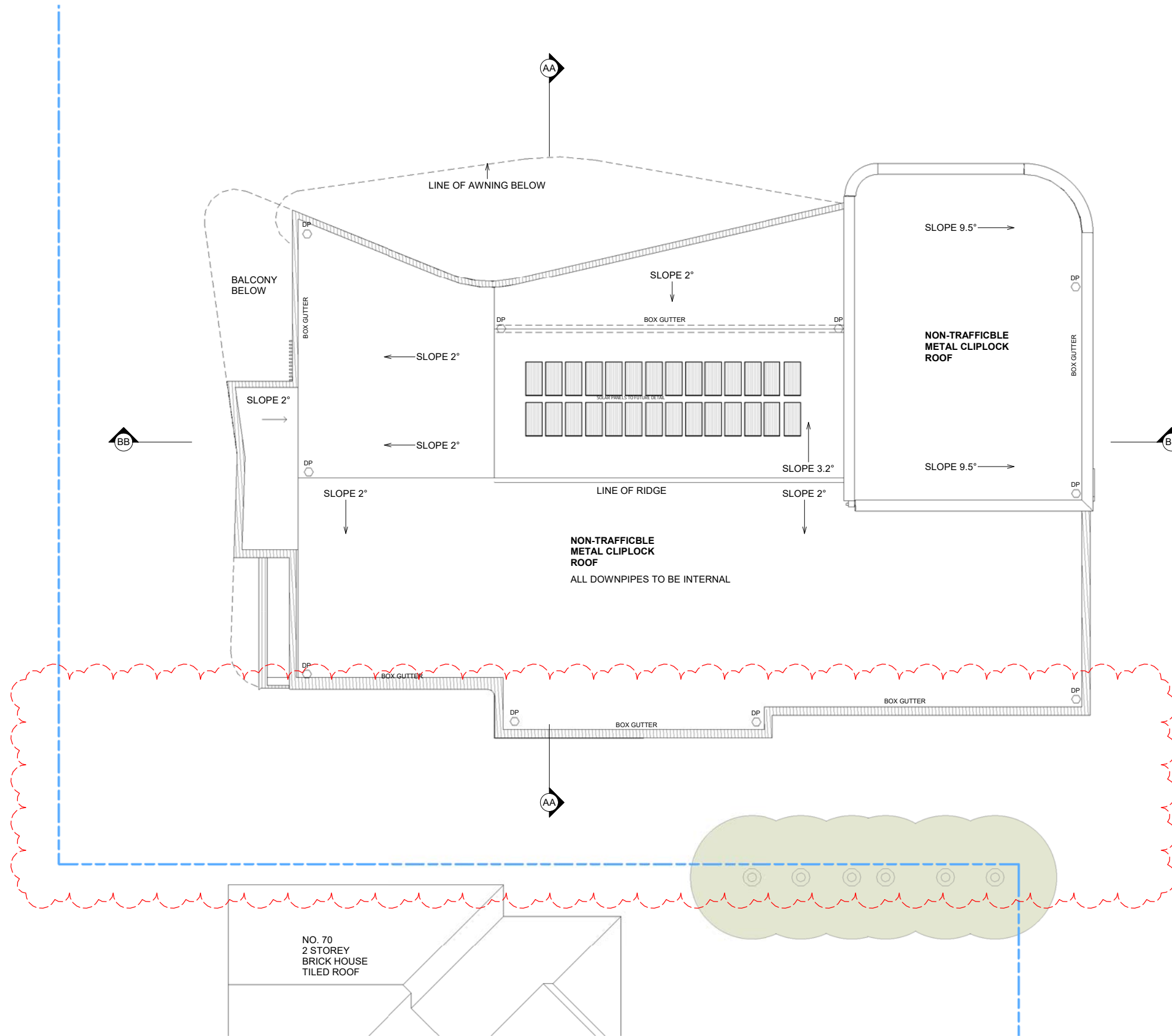
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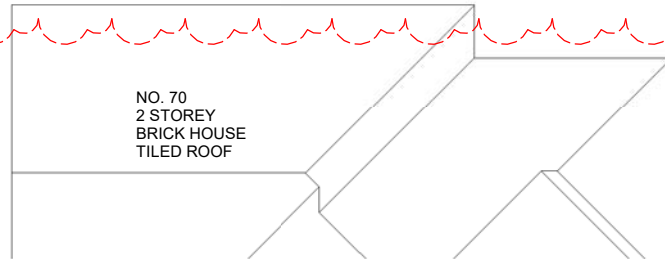
PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT A/HEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	
DATE 20.03.2020		JOB No. 1375-17	
SCALE @ A3 1:200		DRAWING No. A008	
SCALE @ A1 1:100		ISSUE G	
TITLE FIRST FLOOR PLAN			



LAYCOCK STREET



1 -- ROOF PLAN  
 1 : 100 @ A1  
 1 : 200 @ A3

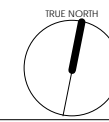



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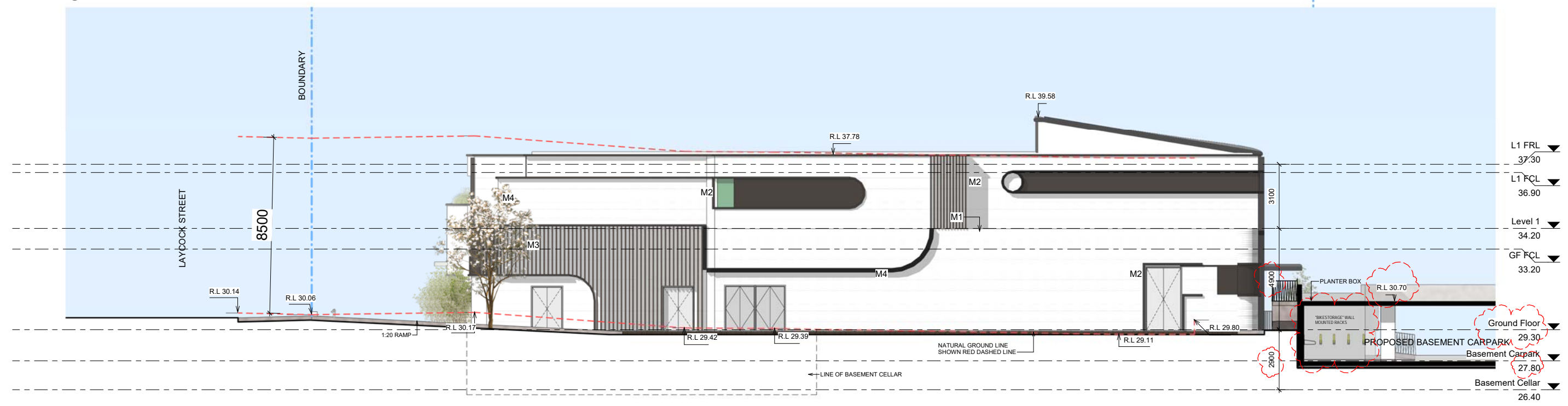
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Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT A/HEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	
DATE 20.03.2020		JOB No. 1375-17	
SCALE @ A3 1:200	SCALE @ A1 1:100	DRAWING No. A009	ISSUE G
TITLE ROOF PLAN			



**1 NORTH ELEVATION**  
 1: 100 @ A1  
 1: 200 @ A3



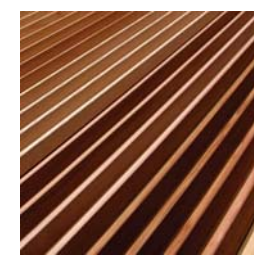
**2 SOUTH ELEVATION**  
 1: 100 @ A1  
 1: 200 @ A3



**M1**  
 COLORBOND STEEL  
 MONUMENT MATT  
 OR SIMILAR



**M2**  
 INNOWOOD  
 SPOTTED GUM  
 OR SIMILAR



**M3**  
 INNOWOOD BATTENS  
 SPOTTED GUM  
 OR SIMILAR



**M4**  
 WHITE BRICK "PGH  
 MORADA BLANCO"  
 OR SIMILAR

CLOUDS INDICATE MODIFICATIONS

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BCA cl. C1.9 & Spec C1.1 - external walls and any attachments are to be non-combustible in accordance with cl. C1.9 and AS 1530.1. and the external walls are to achieve an FRL in accordance Spec C1.1 of the BCA (Generally FRL of 120min)

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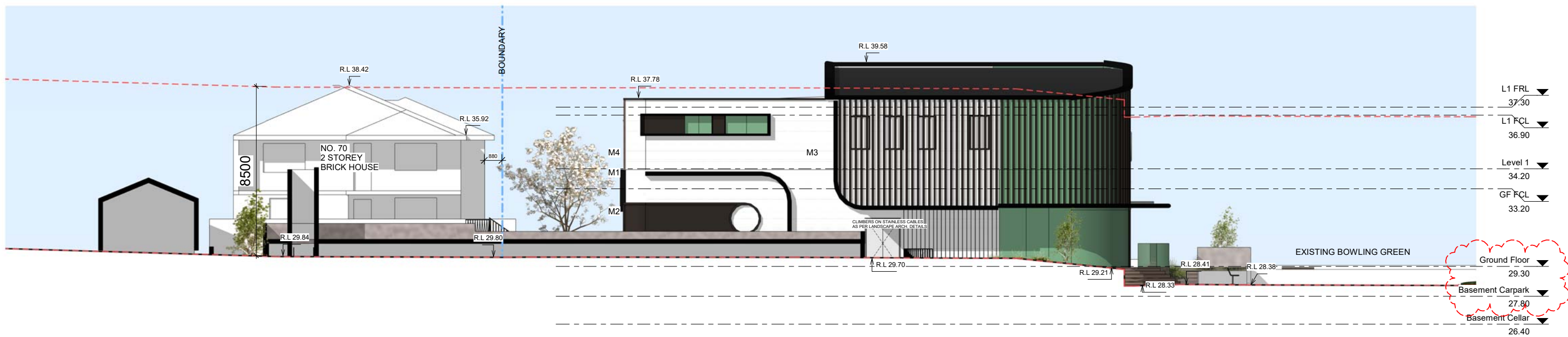


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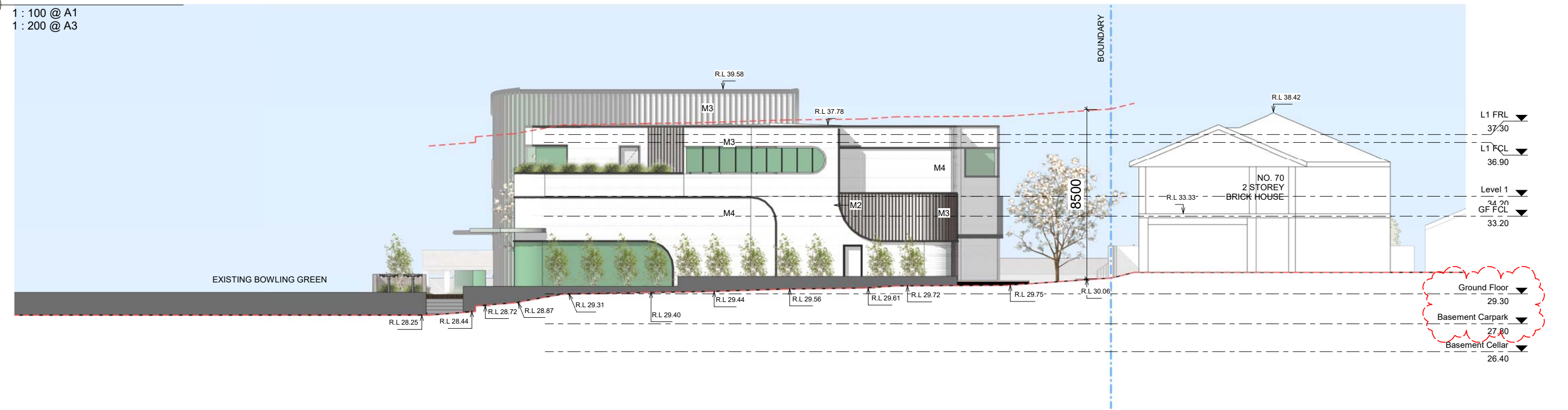
Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT A/HEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	
DATE 20.03.2020		JOB No. 1375-17	
TITLE NORTH & SOUTH ELEVATIONS		DRAWING No. A010	
SCALE @ A3 1:200		ISSUE G	
SCALE @ A1 1:100			



**1 EAST ELEVATION**

1 : 100 @ A1  
1 : 200 @ A3



**2 WEST ELEVATION**

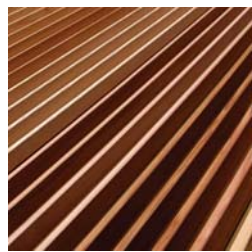
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**M1**  
COLORBOND STEEL  
MONUMENT MATT  
OR SIMILAR



**M2**  
INNOWOOD  
SPOTTED GUM  
OR SIMILAR



**M3**  
INNOWOOD BATTENS  
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KW	17.04.19	A	ISSUE FOR CONSULTANTS
KW	02.05.19	B	ISSUE FOR CONSULTANTS - CLIENT AMENDMENTS
KW	16.05.19	B	ISSUE FOR COUNCIL
KW	06.06.19	C	ISSUE FOR PRE DA
KW	09.07.19	D	ISSUE FOR DA CONSULTANTS
KW	12.08.19	E	ISSUE FOR DA
CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING

BCA cl. C1.9 & Spec C1.1 - external walls and any attachments are to be non-combustible in accordance with cl. C1.9 and AS 1530.1. and the external walls are to achieve an FRL in accordance Spec C1.1 of the BCA (Generally FRL of 120min)




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PO Box 703 Burwood 1805 NSW Australia  
ABN 79 001 639 970

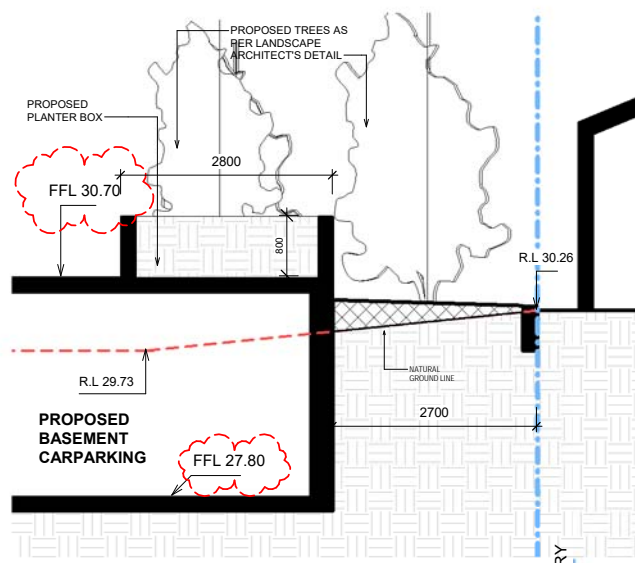
p 02 9744 5421  
f 02 9747 5046  
www.katris.com.au

Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

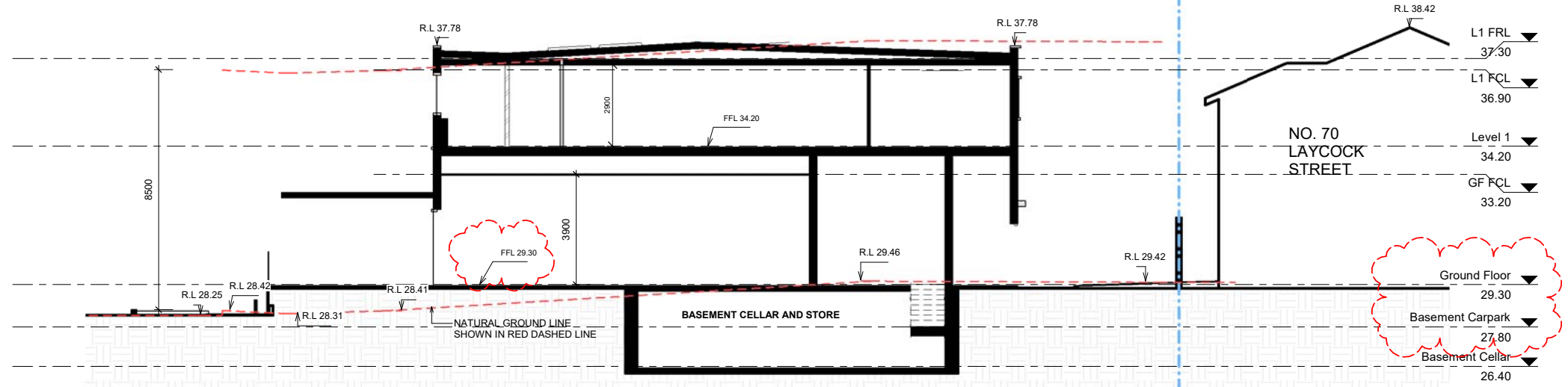
PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT A/HEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	
DATE 20.03.2020		SCALE @ A3 1:200	SCALE @ A1 1:100
TITLE EAST & WEST ELEVATIONS		DRAWING No A011	JOB No 1375-17
		ISSUE G	



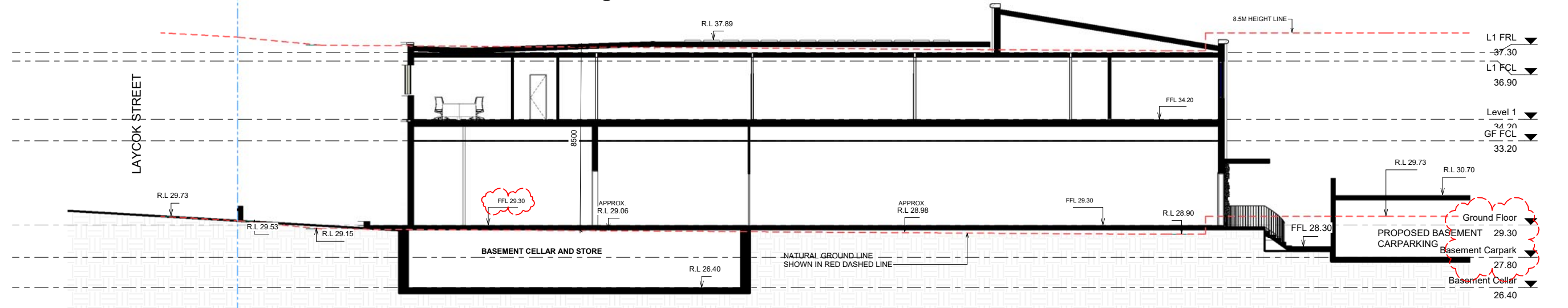
TRUE NORTH



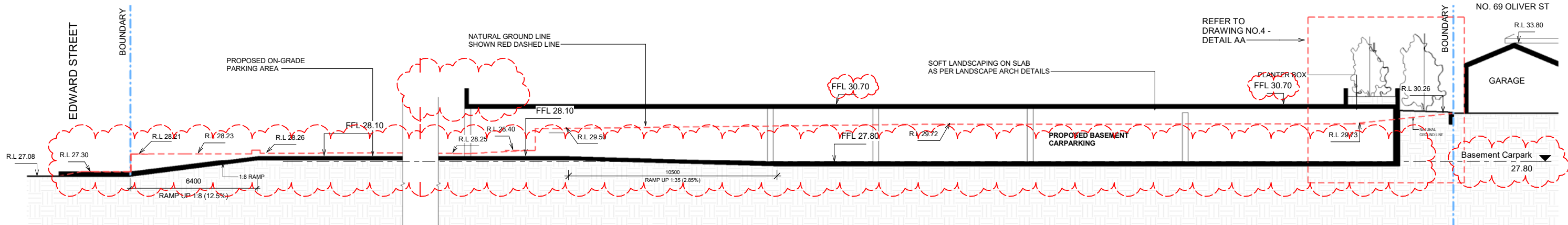
4 DETAIL AA  
1 : 50



1 SECTION AA  
1 : 100 @ A1  
1 : 200 @ A3



2 SECTION BB  
1 : 100 @ A1  
1 : 200 @ A3



3 SECTION CC  
1 : 100 @ A1  
1 : 200 @ A3

CLOUDS INDICATE MODIFICATIONS

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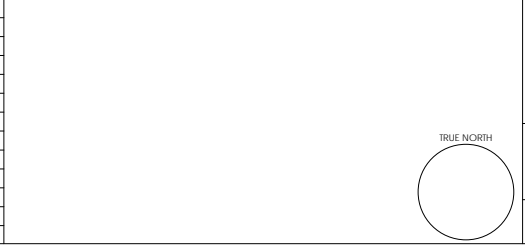
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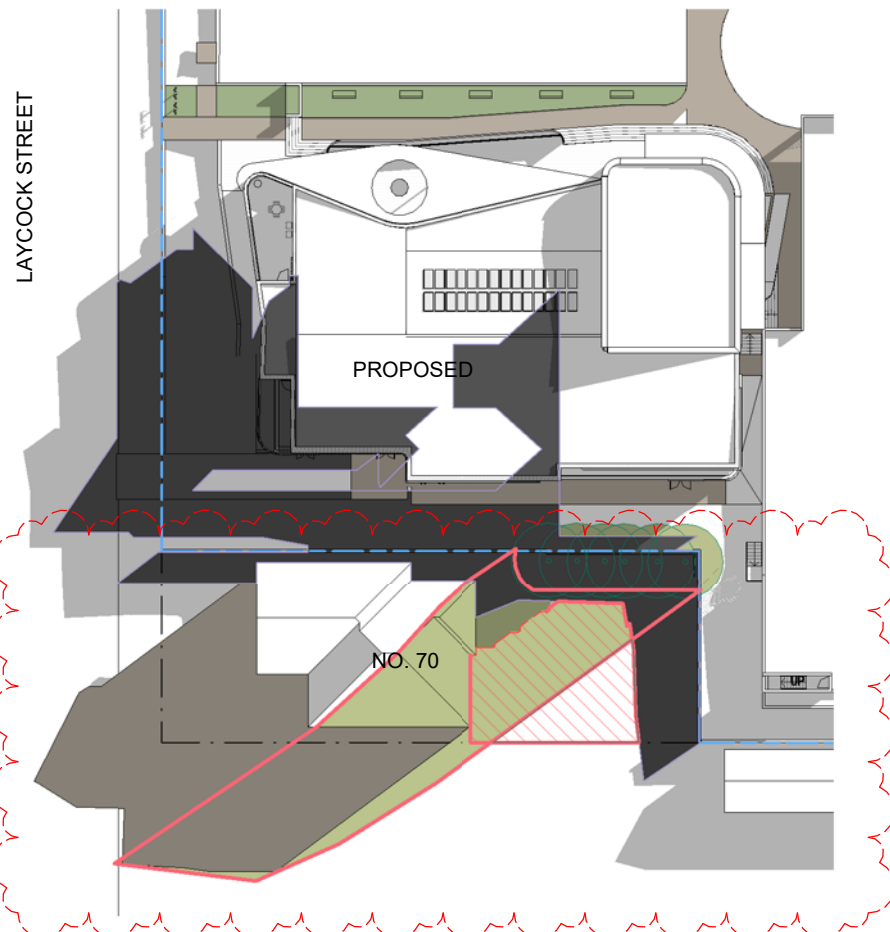


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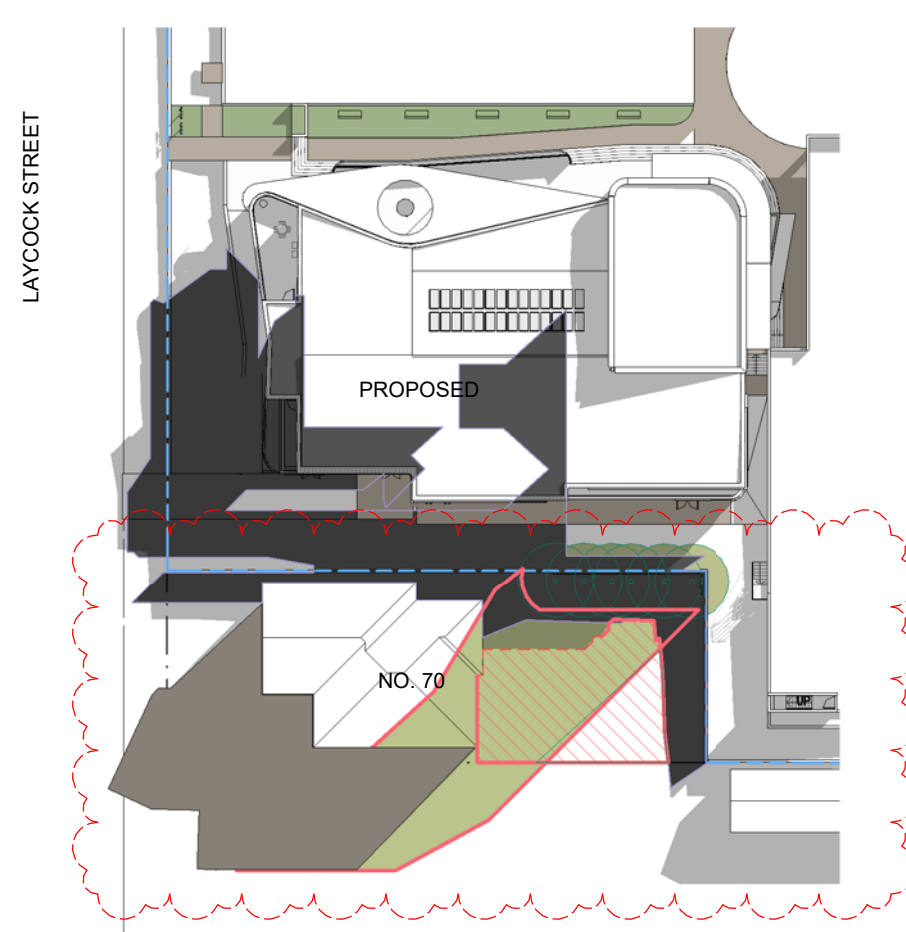
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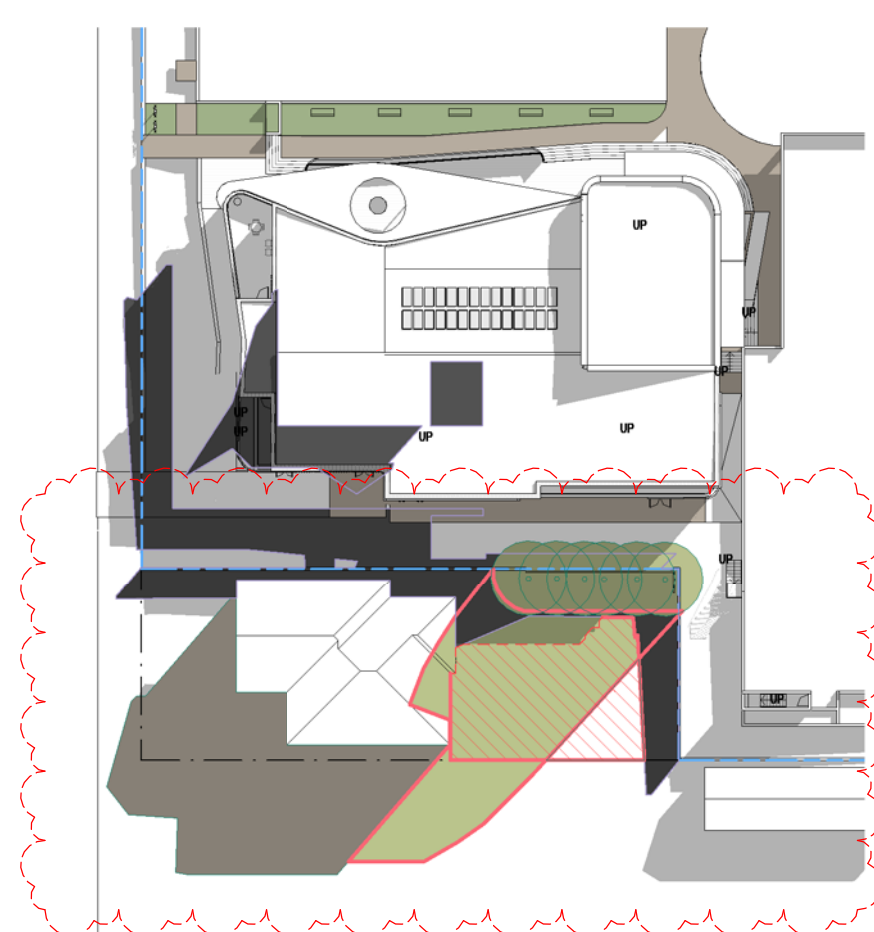
PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT AHEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	
DATE 20.03.2020		JOB No. 1375-17	
TITLE SECTIONS		ISSUE G	
SCALE @ A3 1:200		DRAWING No. A012	
SCALE @ A1 As indicated		ISSUE G	








1 JUNE 21 9AM  
1 : 300 @ A1  
1 : 600 @ A3



2 JUNE 21 9.45AM  
1 : 300 @ A1  
1 : 600 @ A3



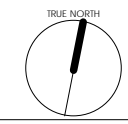
3 JUNE 21 10AM  
1 : 300 @ A1  
1 : 600 @ A3


-  EXISTING CLUB BUILDING SHADOW
-  EXISTING SHADOW CAST BY NO.70
-  PROPOSED SHADOW WITHOUT TREES
-  EXISTING TREE SHADOW
-  EXTENT OF PRIVATE OPEN SPACE AREA THAT WOULD HAVE RECEIVED DIRECT SUNLIGHT IF THE TREES DID NOT OVERSHADOW THE REAR YARD.

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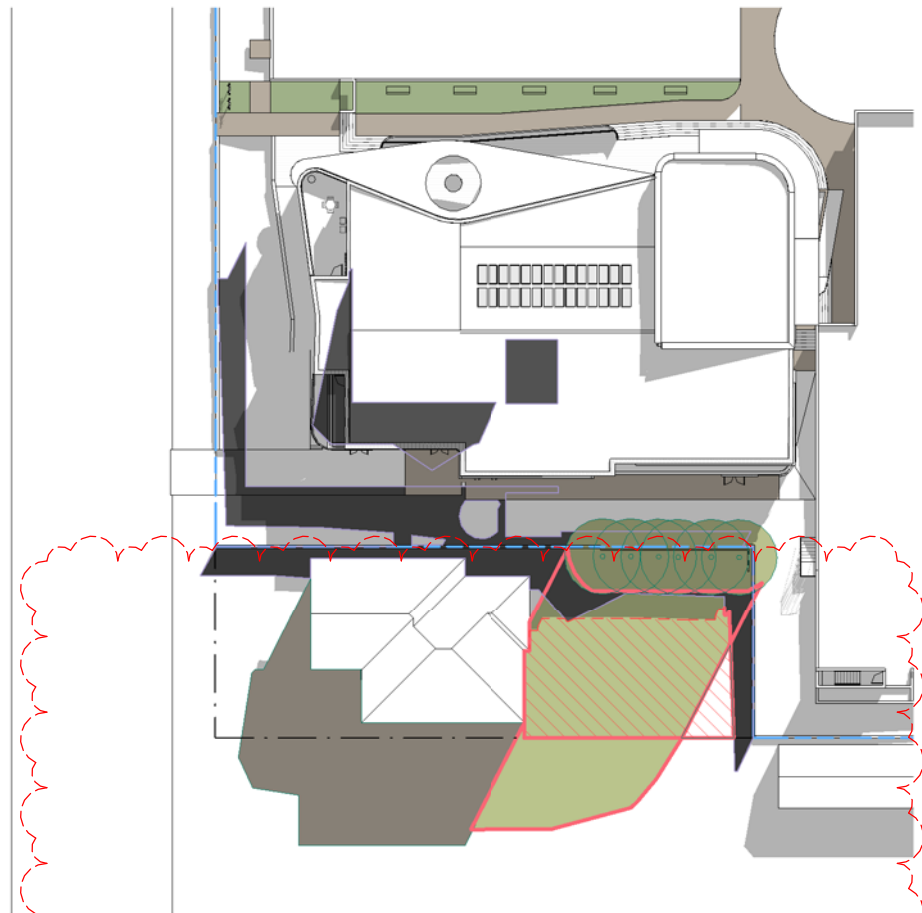
Client: AHEPA NSW  
 PROJECT: Lots 1-5 & 21-26 in DP3393  
 72 Laycock Street, Bexley North

DATE: 20.03.2020  
 SCALE @ A3: 1:200  
 SCALE @ A1: As Indicated

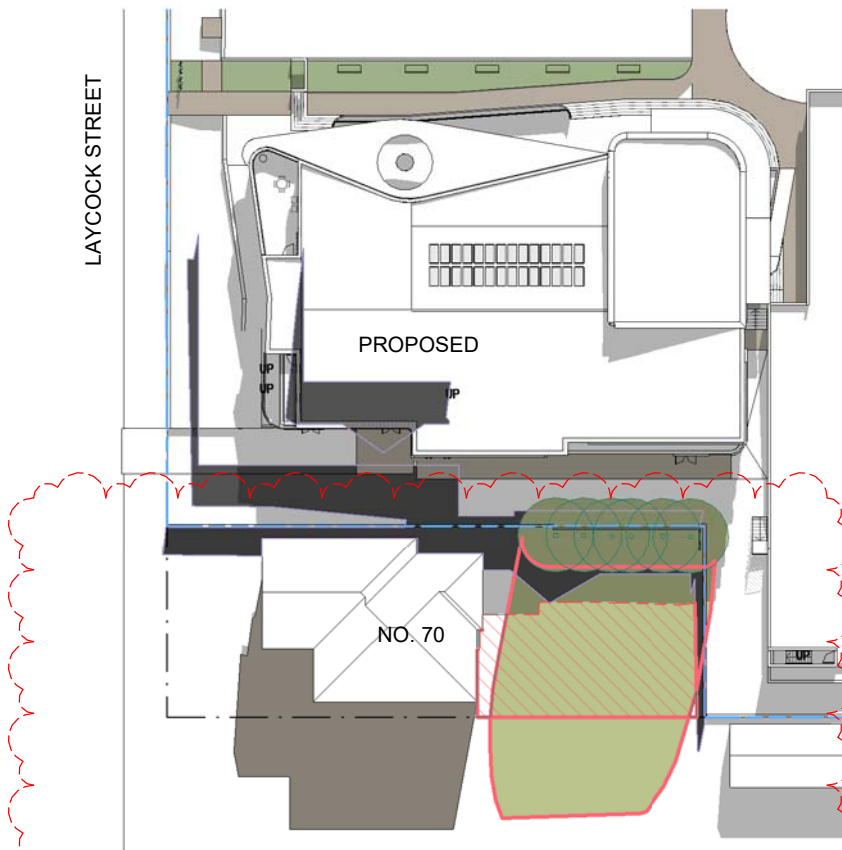
ARCHITECTS APPROVAL: NK  
 DRAWING No: A013  
 ISSUE: G

JOB No: 1375-17  
 f 02 9747 5046  
 www.katris.com.au

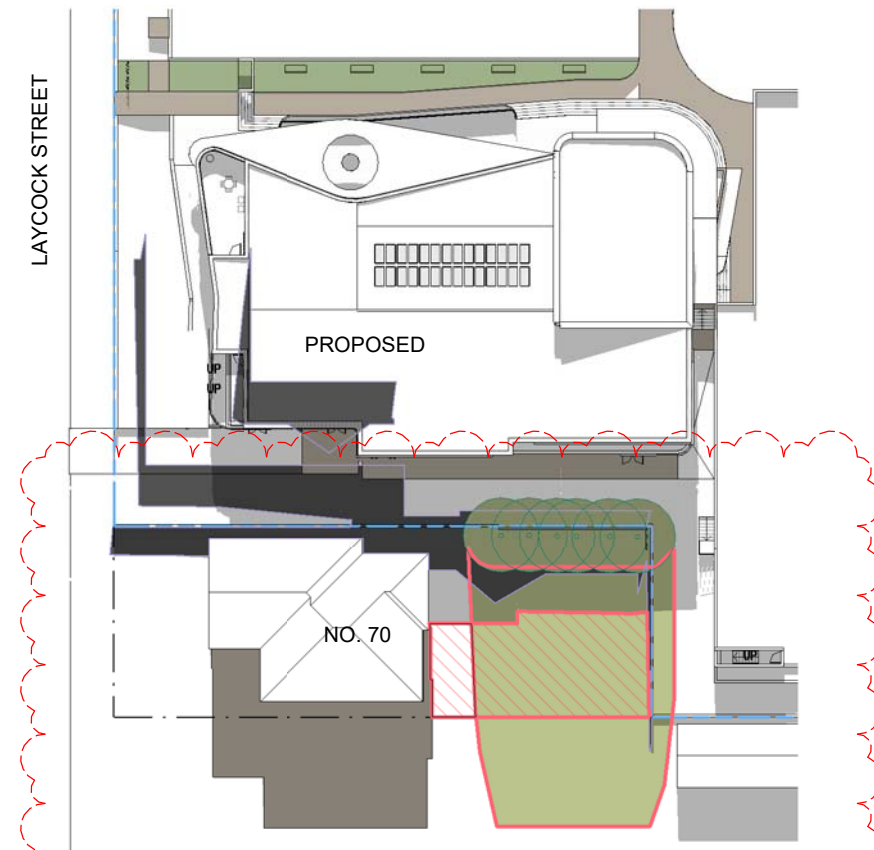
Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)



4 JUNE 21 11AM  
 1 : 300 @ A1  
 1 : 600 @ A3



5 JUNE 21 12PM  
 1 : 300 @ A1  
 1 : 600 @ A3



6 JUNE 21 12.45PM  
 1 : 300 @ A1  
 1 : 600 @ A3

- EXISTING SHADOW
- EXISTING SHADOW CAST BY NO.70
- PROPOSED SHADOW
- EXISTING TREE SHADOW
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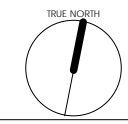
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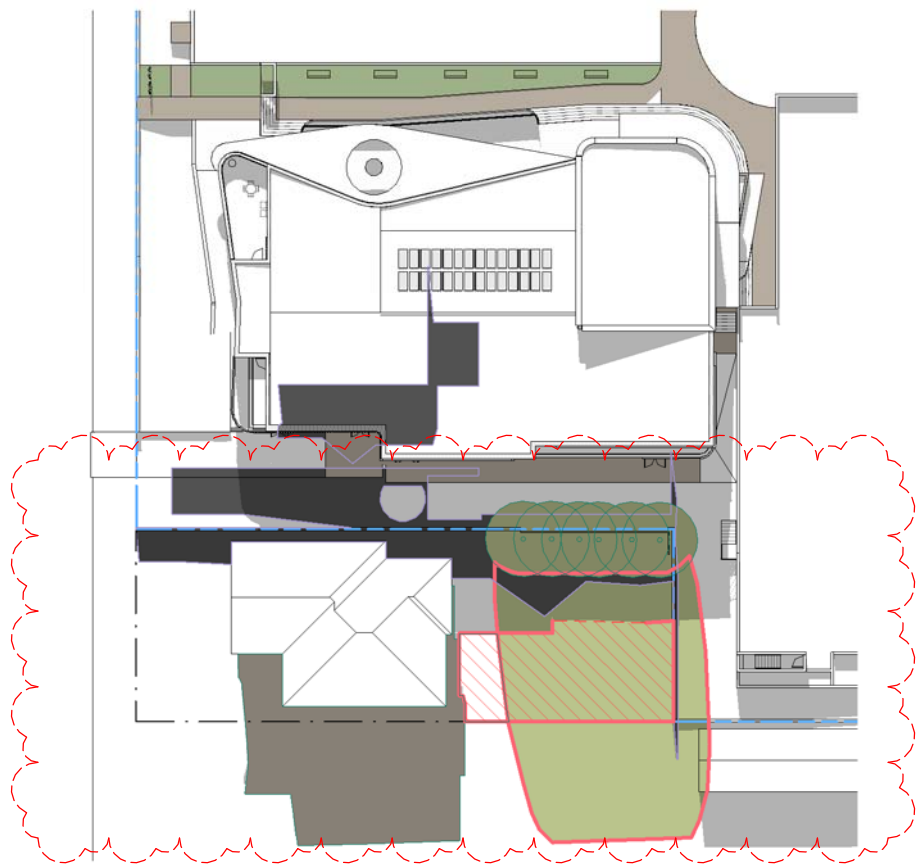


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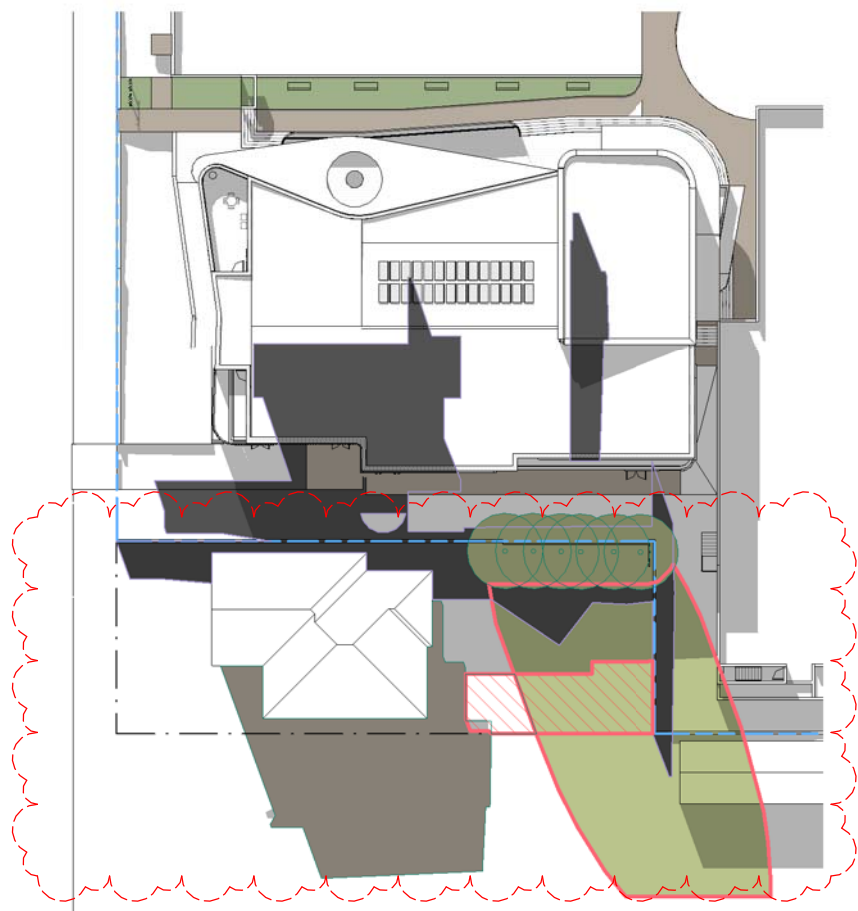
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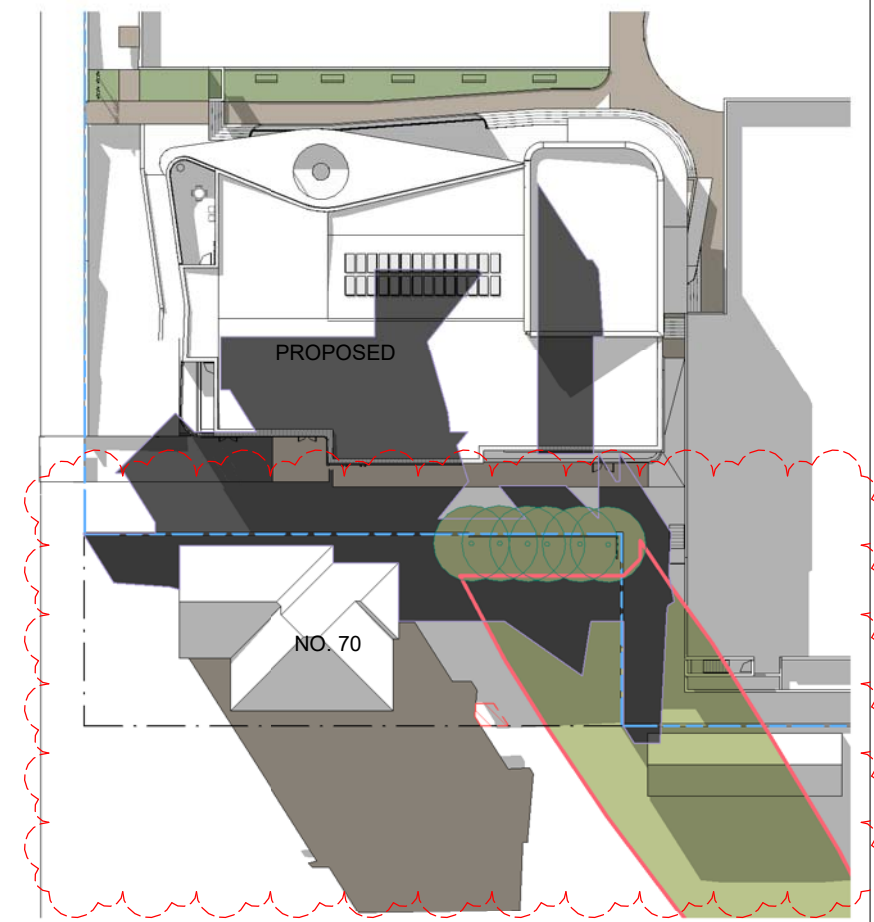
PROJECT: Lots 1-5 & 21-26 in DP3393  
 CLIENT: AHEPA NSW  
 DRAWN: KW  
 ARCHITECTS APPROVAL: NK  
 JOB No: 1375-17  
 DATE: 20.03.2020  
 SCALE @ A3: 1:200  
 SCALE @ A1: As indicated  
 DRAWING No: A014  
 ISSUE: G



7 JUNE 21 1PM  
1 : 300 @ A1  
1 : 600 @ A3



8 JUNE 21 2PM  
1 : 300 @ A1  
1 : 600 @ A3



9 JUNE 21 3PM  
1 : 300 @ A1  
1 : 600 @ A3

**NO. 70 LAYCOCK STREET PRIVATE OPEN SPACE AREA 273M<sup>2</sup>  
POS AREA RECEIVES OVER 50% DIRECT SUNLIGHT JUNE 21ST**

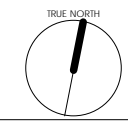
TIME	EXISTING W/O TREES	EXISTING WITH TREES	PROPOSED PRE DA	PROPOSED DA W/O TREES	PROPOSED DA WITH TREES
9AM	139.7M <sup>2</sup> 51%	46.3M <sup>2</sup> 16%	127.2M <sup>2</sup> 46%	123.89M <sup>2</sup> 45.4%	46.3M <sup>2</sup> 16%
9.45AM	158.7M <sup>2</sup> 58.1%	46.03M <sup>2</sup> 16.8%	-	139.41M <sup>2</sup> 51.1%	46.03M <sup>2</sup> 16.8%
10AM	161.9M <sup>2</sup> 59%	30M <sup>2</sup> 10%	121.9M <sup>2</sup> 44%	143.37M <sup>2</sup> 52.5%	30M <sup>2</sup> 10%
11AM	177.4M <sup>2</sup> 64%	15.4M <sup>2</sup> 5%	109.1M <sup>2</sup> 39%	152.21M <sup>2</sup> 55.7%	15.4M <sup>2</sup> 5%
12PM	187.6M <sup>2</sup> 68%	22.2M <sup>2</sup> 8%	92.2M <sup>2</sup> 33%	151.3 M <sup>2</sup> 55.4%	13.10M <sup>2</sup> 4.8%
12.45PM	194.4M <sup>2</sup> 71.2%	24.9 M <sup>2</sup> 9.1%	-	136.7 M <sup>2</sup> 50.1%	24.9 M <sup>2</sup> 9.1%
1PM	180.1M <sup>2</sup> 65%	38.8M <sup>2</sup> 14%	53.7M <sup>2</sup> 19%	126.48M <sup>2</sup> 46.3%	23.48M <sup>2</sup> 8.6%
2PM	151.7M <sup>2</sup> 55%	38.8M <sup>2</sup> 14%	15.1M <sup>2</sup> 5%	73.96 M <sup>2</sup> 27.1%	20.50M <sup>2</sup> 7.5%
3PM	97.2M <sup>2</sup> 35%	40.5M <sup>2</sup> 14%	0M <sup>2</sup> 0%	0M <sup>2</sup> 0%	0M <sup>2</sup> 0%
<b>TOTAL</b>	<b>6HRS</b>	<b>0HRS</b>	<b>0HRS</b>	<b>3HRS</b>	<b>0HRS</b>

- EXISTING SHADOW
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CLIENT  
AHEPA NSW

PROJECT  
Lots 1-5 & 21-26 in DP3393

72 Laycock Street, Bexley North

DATE  
20.03.2020

TITLE  
SHADOW DIAGRAMS PLAN JUNE

ARCHITECTS APPROVAL  
NK

SCALE @ A3  
1:200

SCALE @ A1  
As indicated

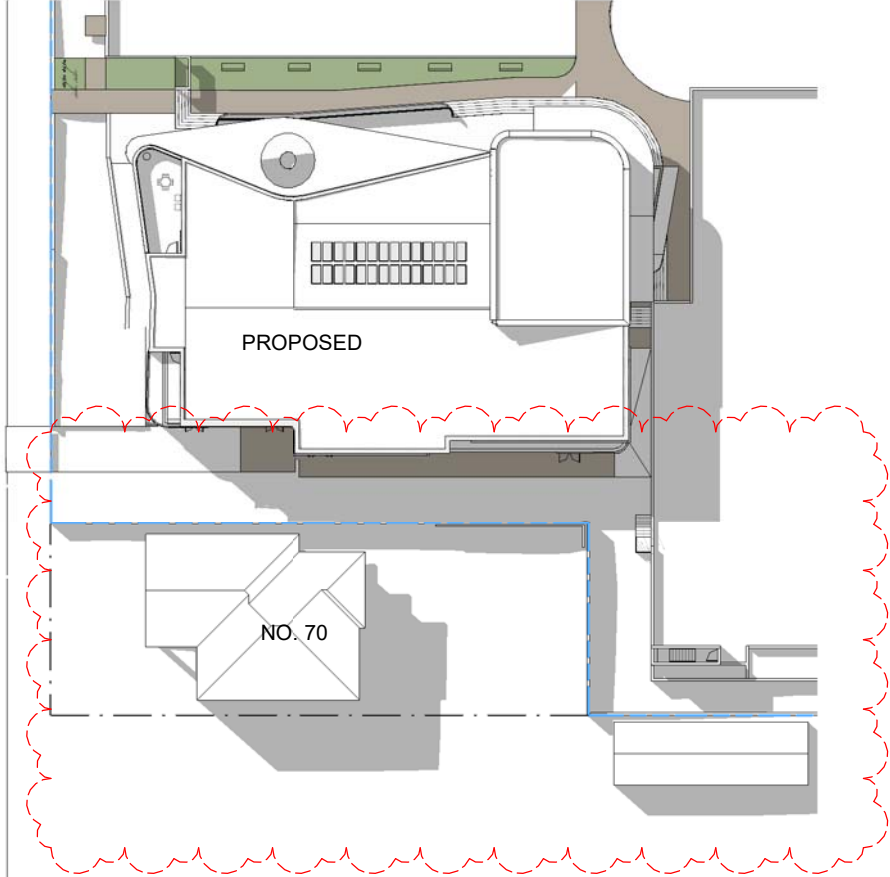
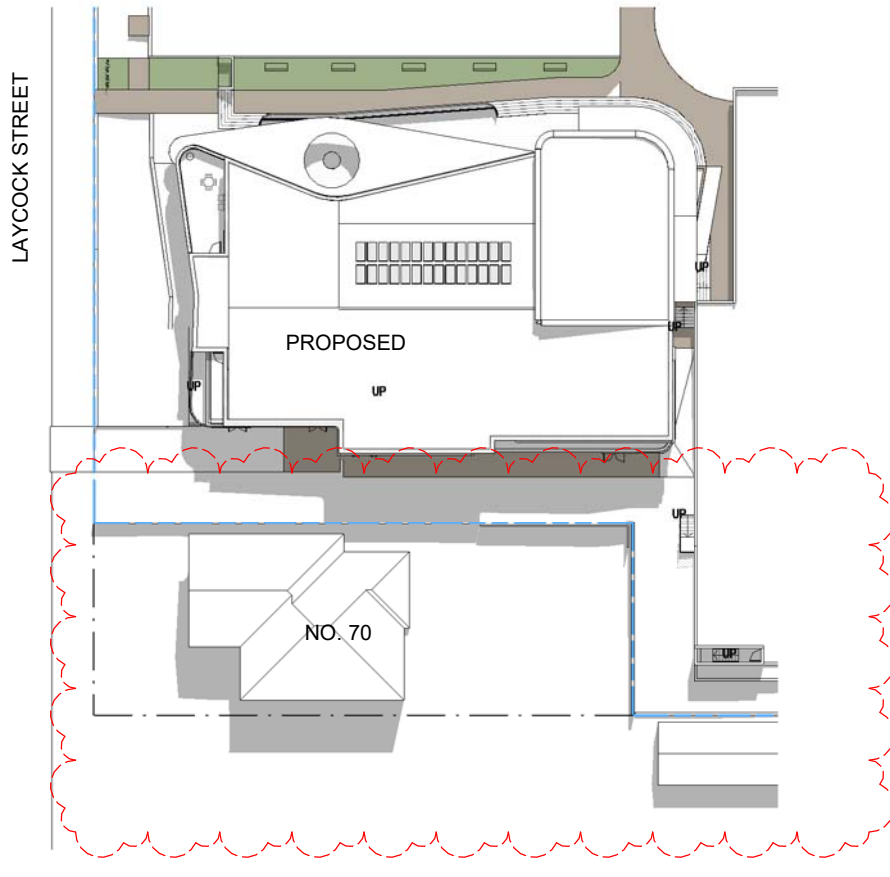
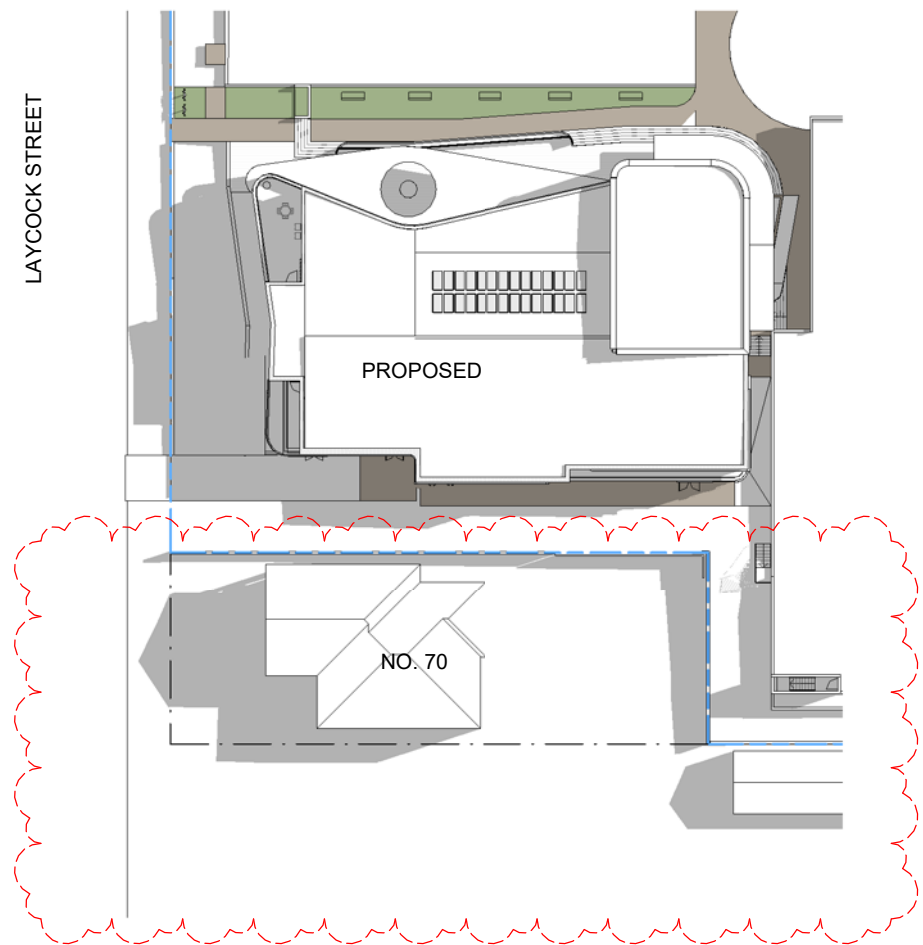
JOB No.  
1375-17

ISSUE  
G

p 02 9744 5421  
f 02 9747 5046  
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Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)





1 MARCH 22 9AM  
1 : 300 @ A1  
1 : 600 @ A3

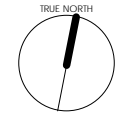
2 MARCH 22 12PM  
1 : 300 @ A1  
1 : 600 @ A3


3 MARCH 22 3PM  
1 : 300 @ A1  
1 : 600 @ A3

CLOUDS INDICATE MODIFICATIONS

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KW	09.07.19	D	ISSUE FOR DA CONSULTANTS
KW	12.08.19	E	ISSUE FOR DA
CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING



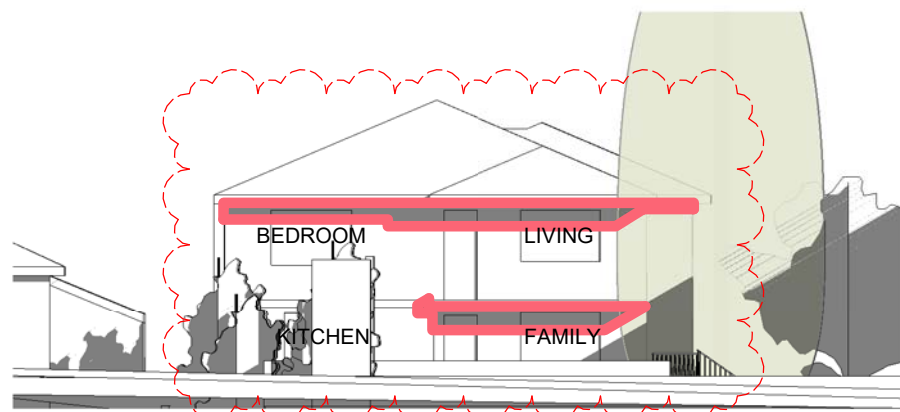


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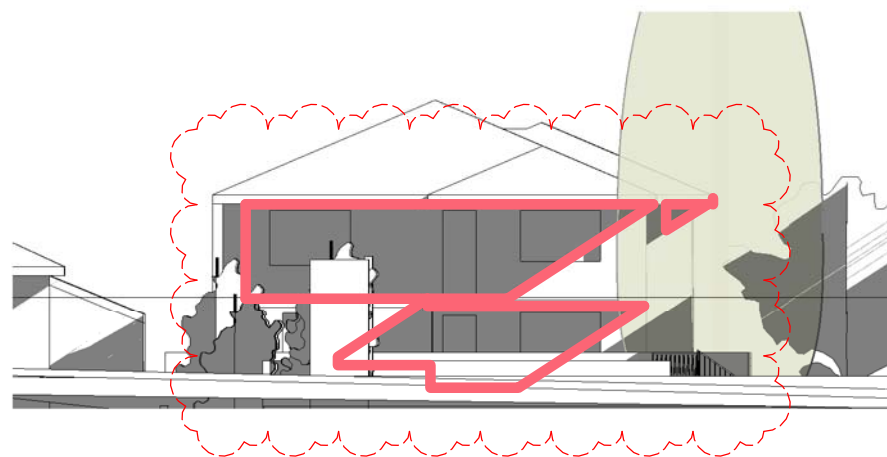
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 f 02 9747 5046  
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PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT AHEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	JOB No. 1375-17
DATE 20.03.2020		SCALE @ A3 1:200	SCALE @ A1 1:300
TITLE SHADOW DIAGRAMS PLAN MARCH		DRAWING No. A016	ISSUE G

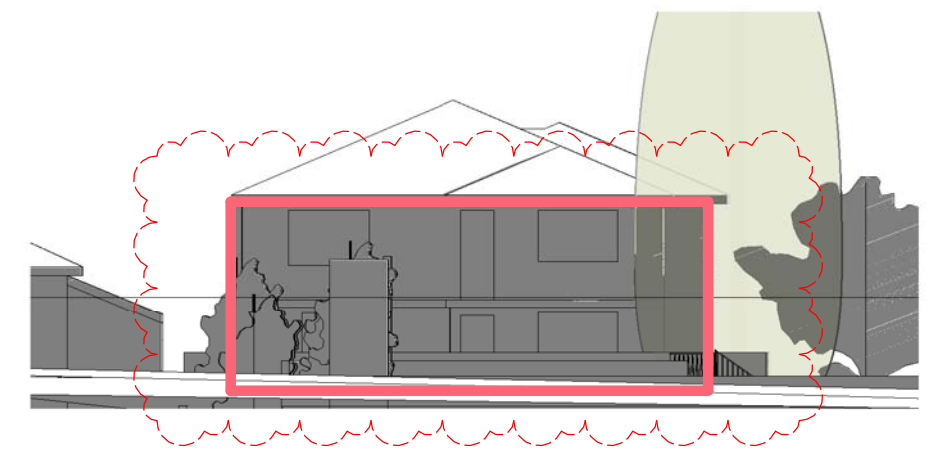
Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)



5 9am June 21 East Elevation



6 12pm June 21 East Elevation



7 3pm June 21 East Elevation


— RED LINE INDICATES EXISTING SHADOW  
 ■ PROPOSED SHADOW

CLLOUDS INDICATE MODIFICATIONS

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KW	17.04.19	A	ISSUE FOR CONSULTANTS
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KW	09.07.19	D	ISSUE FOR DA CONSULTANTS
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CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING



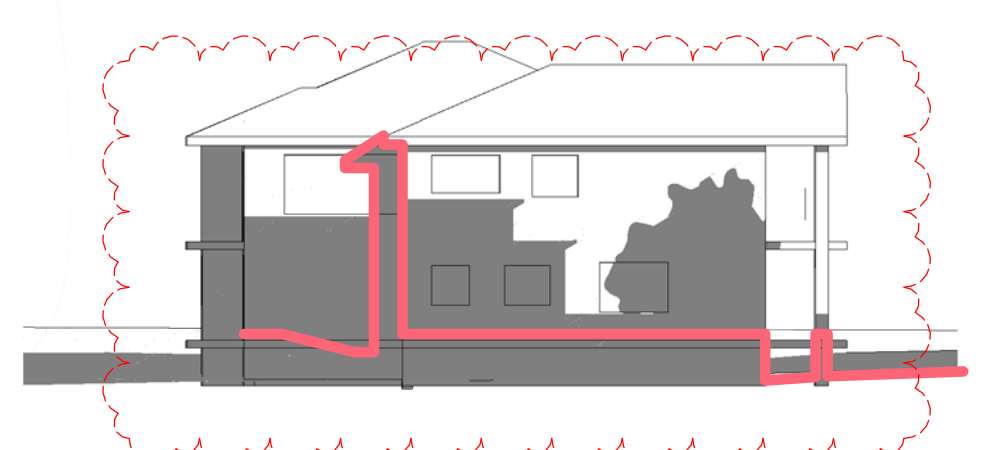
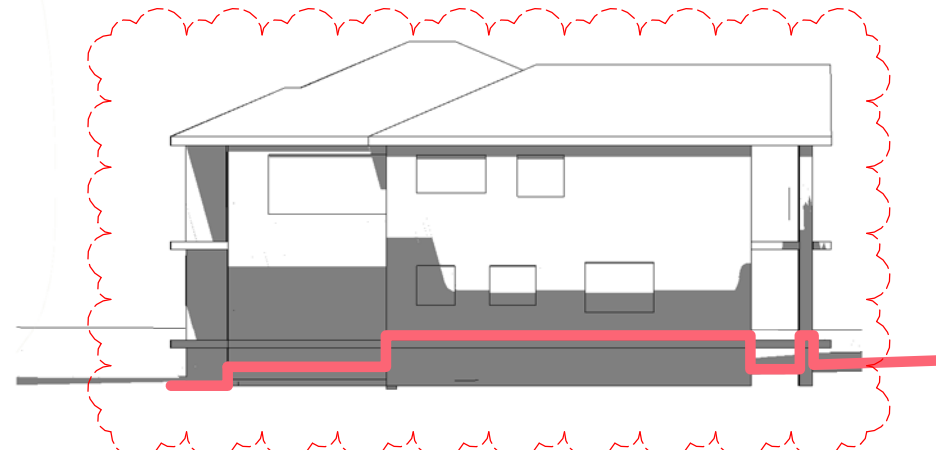
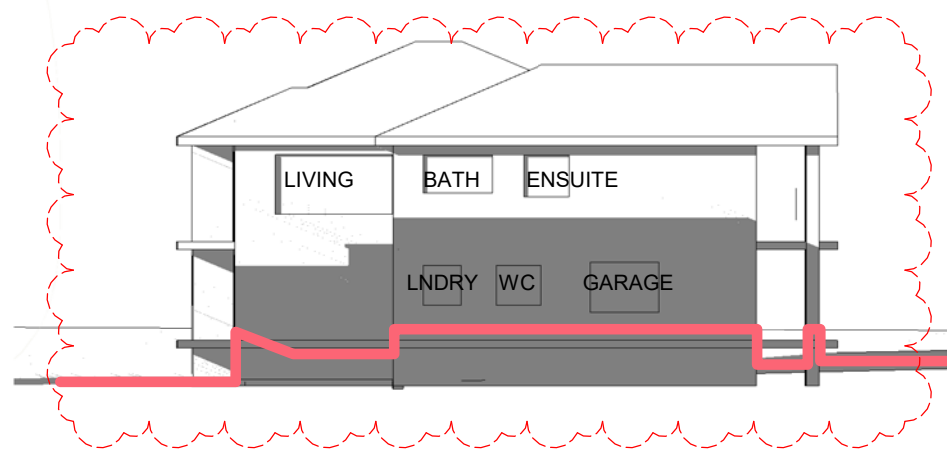


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Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT A/HEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	JOB No. 1375-17
DATE 20.03.2020		SCALE @ A3 1:200	SCALE @ A1 1:100
TITLE EAST ELEVATIONAL SHADOWS		DRAWING No A017	ISSUE G



1 JUNE 21 9AM NO.70 ELEVATION

2 JUNE 21 - 12PM NO.70 ELEVATION

3 JUNE 21 3PM NO.70 ELEVATION


— YELLOW LINE INDICATES EXISTING SHADOW  
 ■ PROPOSED SHADOW

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KW	06.06.19	C	ISSUE FOR PRE DA
KW	09.07.19	D	ISSUE FOR DA CONSULTANTS
KW	12.08.19	E	ISSUE FOR DA
CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING





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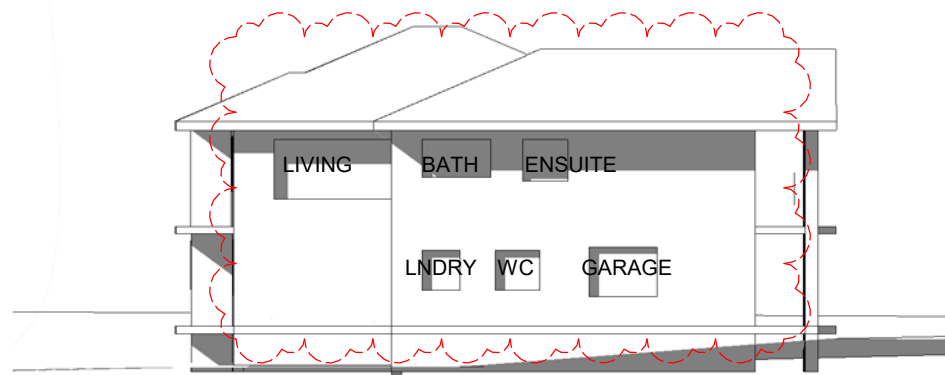
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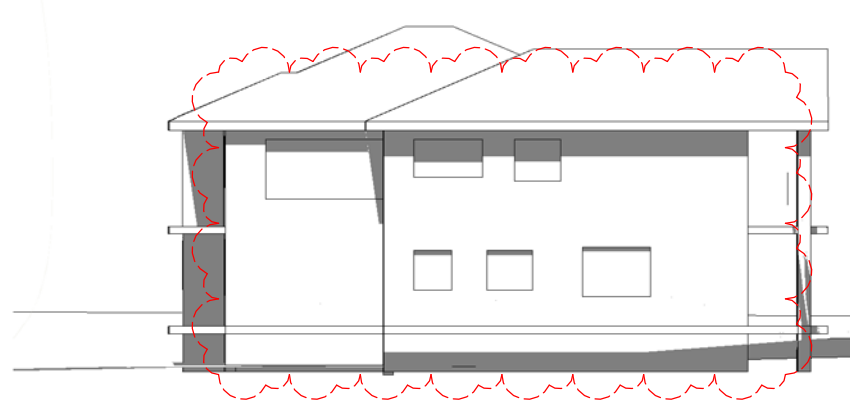
PROJECT: Lots 1-5 & 21-26 in DP3393  
 CLIENT: AHEPA NSW  
 DRAWN: KW  
 ARCHITECTS APPROVAL: NK  
 JOB No: 1375-17

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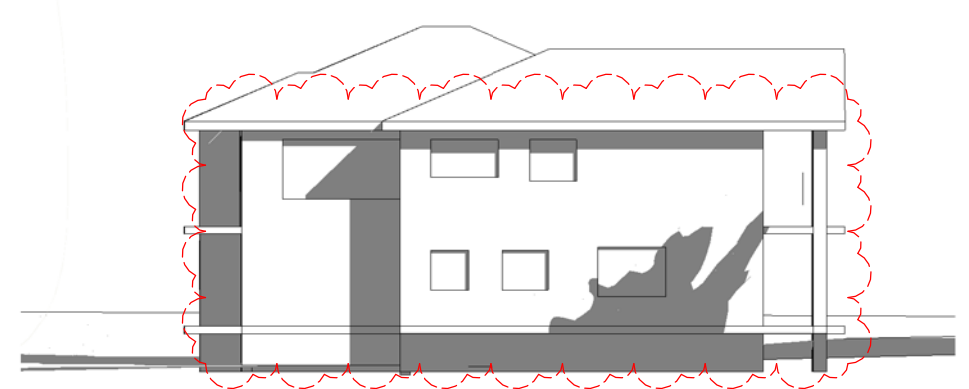
TITLE: NORTH ELEVATIONAL SHADOWS JUNE  
 DATE: 20.03.2020  
 SCALE @ A3: 1:200  
 SCALE @ A1: 1:25  
 DRAWING No: A018  
 ISSUE: G



1 MARCH 22 9AM NO.70 ELEVATION



2 MARCH 22 12PM NO.70 ELEVATION

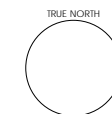



3 MARCH 22 3PM NO.70 ELEVATION

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KW	09.07.19	D	ISSUE FOR DA CONSULTANTS
KW	12.08.19	E	ISSUE FOR DA
CK	10.10.19	F	AMENDE DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING





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 www.katris.com.au

**PROJECT**  
Lots 1-5 & 21-26 in DP3393

**CLIENT**  
AHEPA NSW

**DRAWN**  
KW

**ARCHITECTS APPROVAL**  
NK

**JOB No.**  
1375-17

**TITLE**  
NORTH ELEVATIONAL SHADOWS MARCH

**DATE**  
20.03.2020

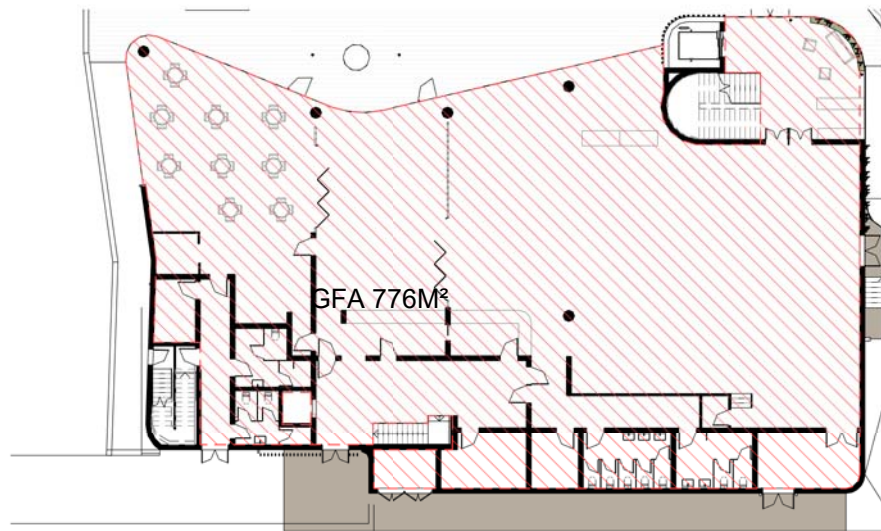
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**SCALE @ A1**  
A019

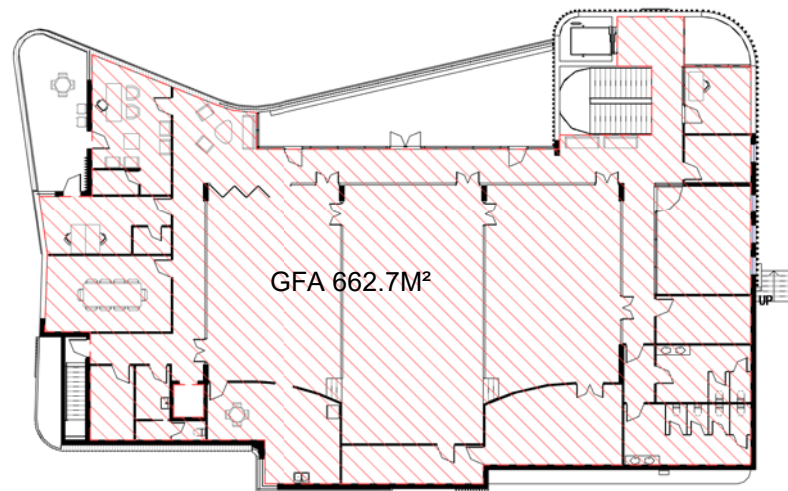
**DRAWING No**  
A019

**ISSUE**  
G

Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)



1 -- GROUND FLOOR GFA  
1 : 200



2 -- FIRST FLOOR GFA  
1 : 200

**GFA CALCULATIONS**

GROUND FLOOR 776M<sup>2</sup>

FIRST FLOOR 662.7M<sup>2</sup>

**TOTAL GFA 1438.7M<sup>2</sup>**

**LANDSCAPE AREA CALCS**

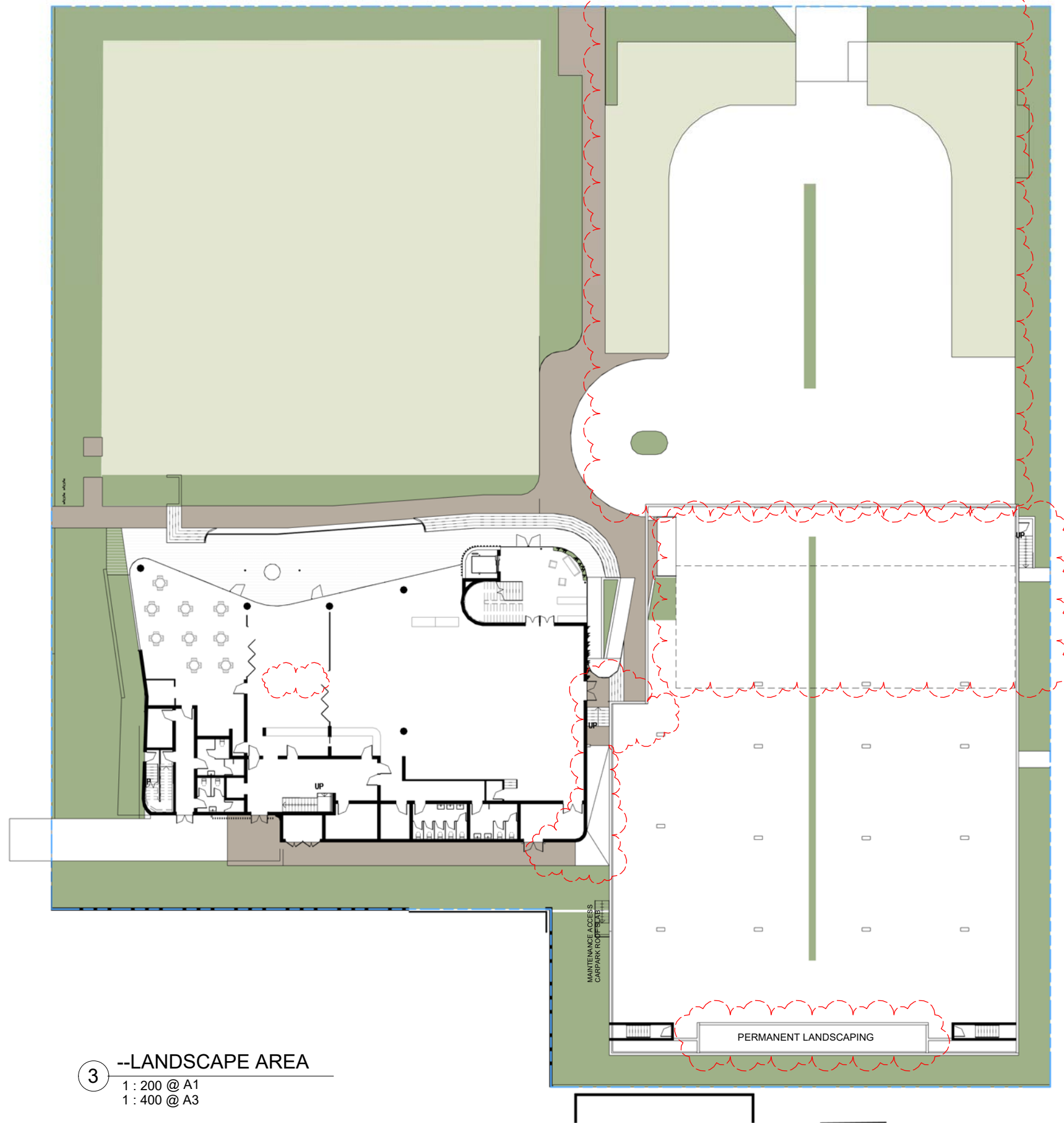
LANDSCAPED AREA INDICATED IN GREEN

AREA 1397.8M<sup>2</sup>

BOWLING GREEN AREA 1391M<sup>2</sup>

**TOTAL 2788.8M<sup>2</sup>**

REFER TO LANDSCAPE ARCH PLANS FOR DETAILS



3 --LANDSCAPE AREA  
1 : 200 @ A1  
1 : 400 @ A3

LOUDS INDICATE MODIFICATIONS

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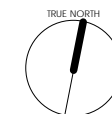
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CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING



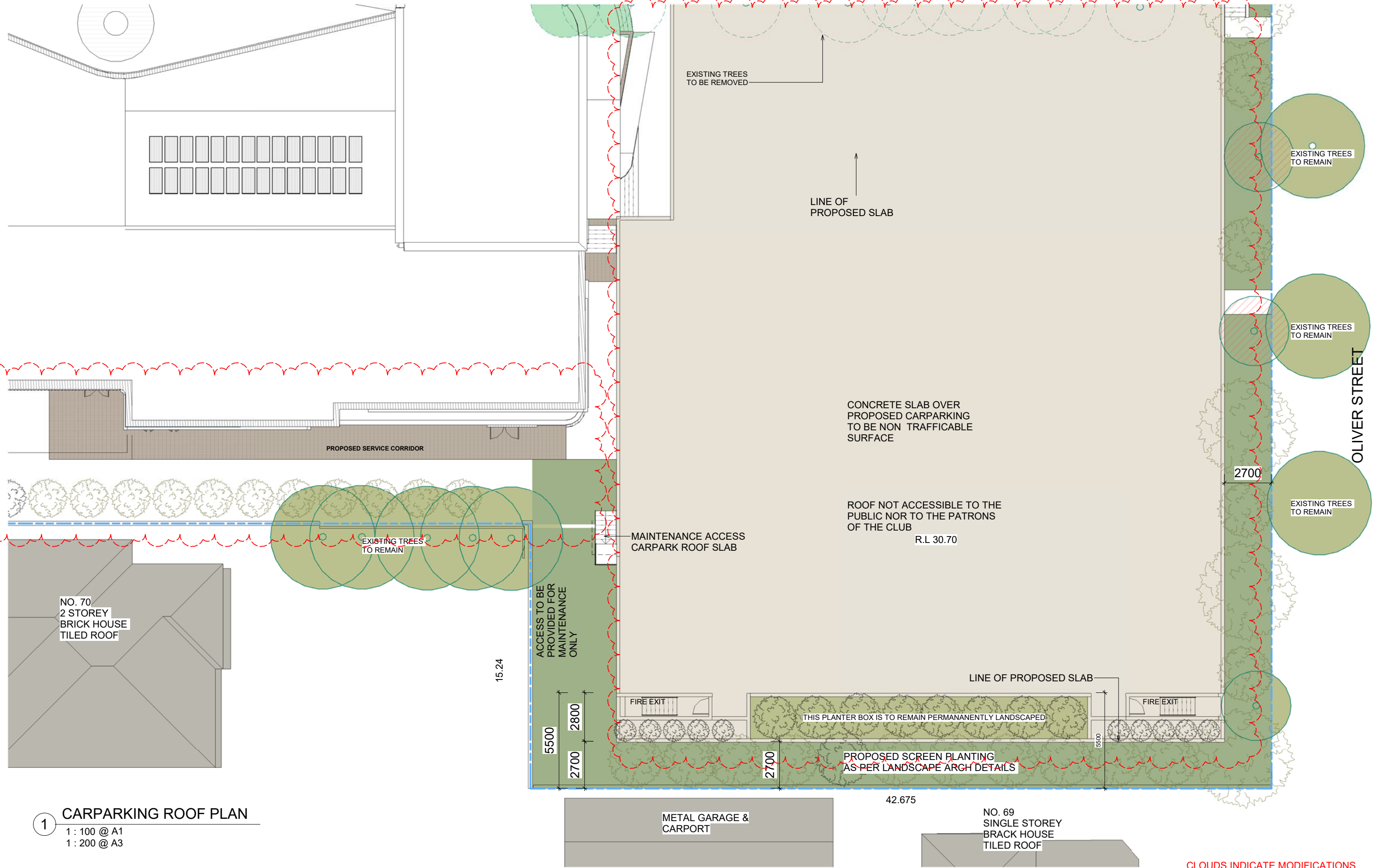


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Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

PROJECT Lots 1-5 & 21-26 in DP3393		CLIENT AHEPA NSW	
DRAWN KW		ARCHITECTS APPROVAL NK	
DATE 20.03.2020		JOB No. 1375-17	
SCALE @ A3 1:200		DRAWING No. A020	
SCALE @ A1 1:200		ISSUE G	
TITLE AREA CALCULATIONS			



**1 CARPARKING ROOF PLAN**  
 1 : 100 @ A1  
 1 : 200 @ A3

CLOUDS INDICATE MODIFICATIONS

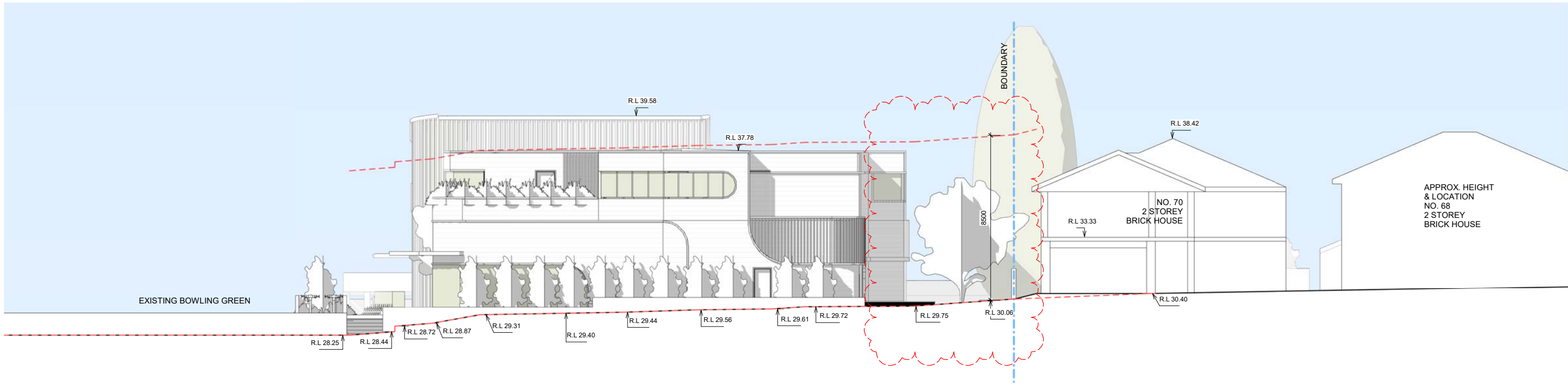
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CK	10.10.19	F	AMENDED DA DOCUMENTS ADDRESSING COUNCIL LETTER DATED 27 SEPT 2019
CK	20.03.20	G	FURTHER AMENDMENTS FOR DISABLED PARKING

TRUE NORTH

**Katris Architects Pty Ltd**  
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 PO Box 703 Burwood 1805 NSW Australia  
 ABN 79 001 639 970  
 Nominated Architects Nick Katris (Reg 3878), Peter Katris (Reg 4569), Chris Katris (Reg 9724)

PROJECT: Lots 1-5 & 21-26 in DP3393  
 CLIENT: A/HEPA NSW  
 DRAWN: KW  
 ARCHITECTS APPROVAL: NK  
 JOB No: 1375-17  
 DATE: 20.03.2020  
 SCALE @ A3: 1:200  
 SCALE @ A1: 1:100  
 DRAWING No: A021  
 ISSUE: G

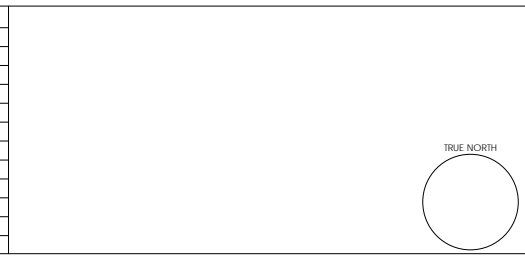



**1** **STREETSCAPE ELEVATION LAYCOCK ST**  
 1 : 100 @ A1  
 1 : 200 @ A3

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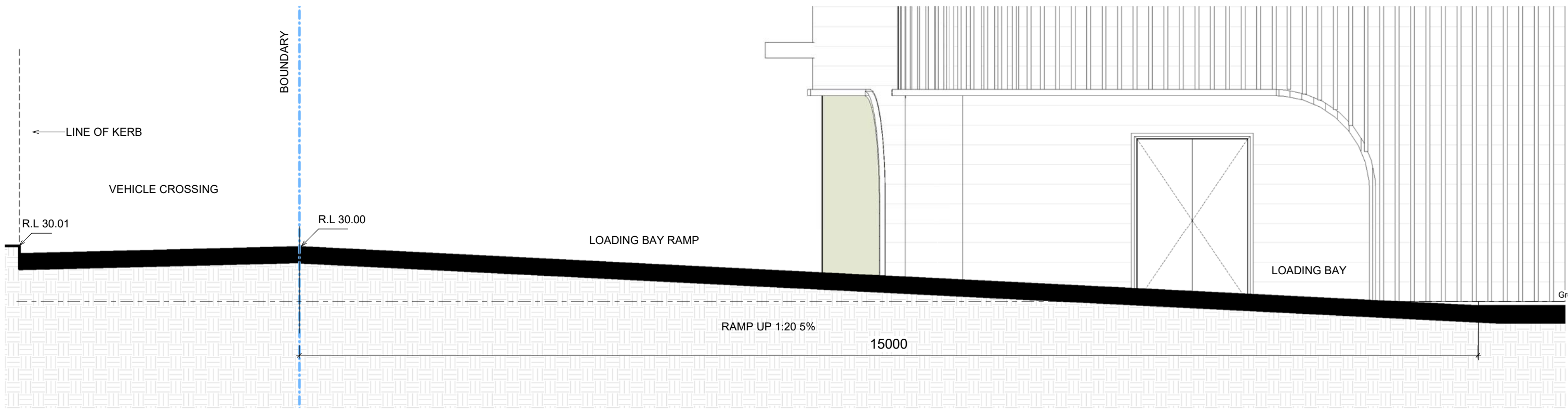
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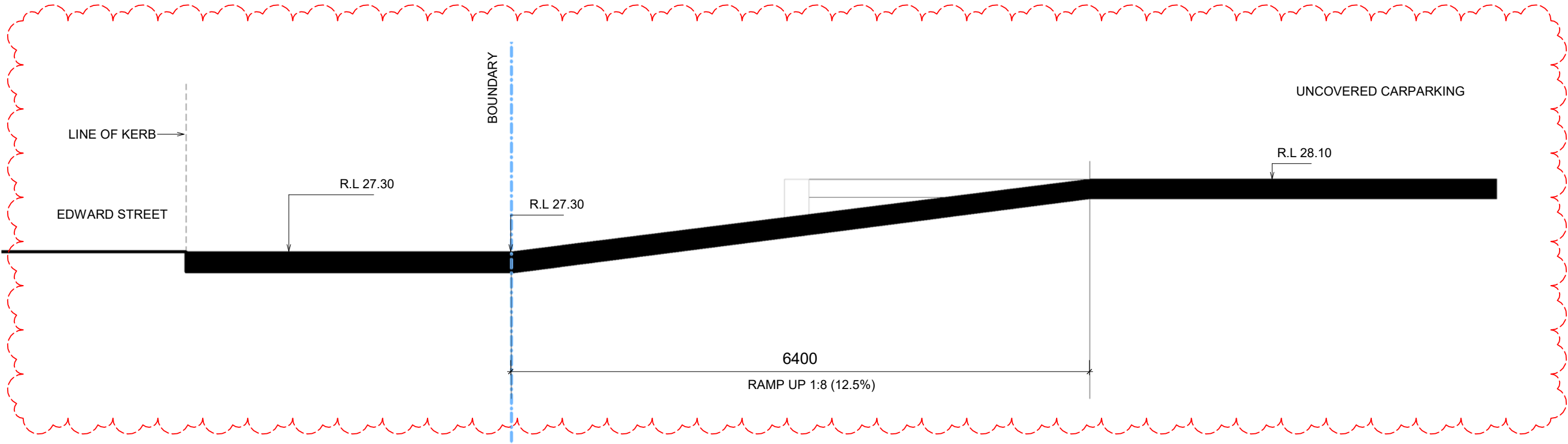
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DRAWN KW		ARCHITECTS APPROVAL NK	JOB No. 1375-17
DATE 20.03.2020		SCALE @ A3 1:200	SCALE @ A1 1:100
TITLE STREETSCAPE ELEVATION		DRAWING No. A022	ISSUE G

LAYCOCK STREET



1 SECTION DD  
1 : 25



2 SECTION EE  
1 : 25

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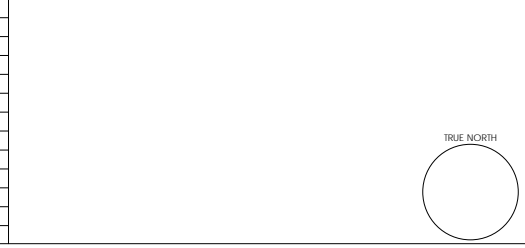
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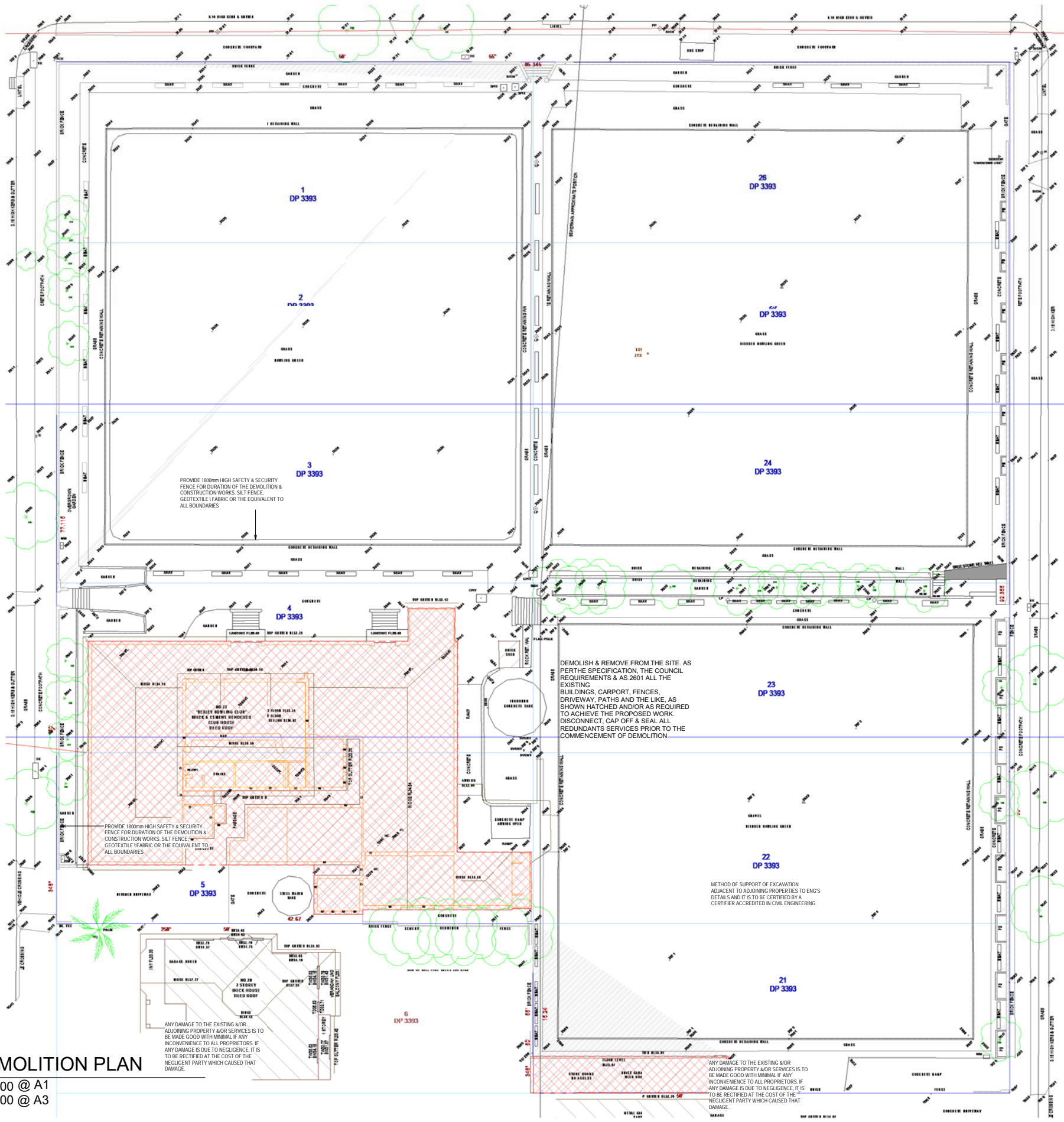
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DRAWN KW		ARCHITECTS APPROVAL NK	JOB No. 1375-17
TITLE DRIVEWAY RAMP SECTIONS		DATE 20.03.2020	SCALE @ A3 1:200
		SCALE @ A1 1:25	DRAWING No. A023
		ISSUE G	





**1 DEMOLITION PLAN**  
 1 : 200 @ A1  
 1 : 400 @ A3

**SEDIMENT AND EROSION CONTROL**

A stormwater and sediment control plan will be developed and will be implemented prior to works commencing. This will ensure that stormwater from the development does not enter adjoining properties, and that all water that enters the council stormwater system does not contain silt or other contaminants. The following are possible solutions during each phase of construction. These options will be developed further and consolidated into the overall management plan. Demolition / Excavation – At the commencement of these works, screens and bunding at the perimeter of the site where stormwater may run off will be installed. Bunding will also be implemented around stormwater drains. Diligent housekeeping will be implemented to minimise risk of dust/debris being washed into pits. Construction – The building slab drainage will be progressively installed and connected to council drains. Drainagepits will be banded or have filter cloth applied to ensure debris and silt does not enter the council's drains.

**FLORA AND FAUNA**

Flora and Fauna on the site will be managed through the recommendations of the Flora and Fauna conditions detailed in the DA approval and any subsequent conditions will be complied with as detailed. Flora and Fauna on the site will be managed through the recommendations of the Flora and Fauna conditions detailed in the DA approval and any subsequent conditions will be complied with as detailed.

**NOISE MANAGEMENT**

Construction activities that generate audible noise are restricted to the following hours:  
 a) 7.00am – 6.00pm Monday to Friday.  
 b) 8.00am – 1.00pm on Saturday.  
 c) At no time on Sundays or public holidays.  
 Any works that generate audible noise and are required to be carried out outside of these hours must first be approved by the Director General of the DOP. Application will be made on a case by case basis and will demonstrate the need for activities to be conducted during varied hours and identify how local acoustic amenity will be protected, as well as details of how the EPA's requirements with respect to the variation of hours has been addressed.

**DUST MANAGEMENT**

Measures that may be employed include:  
 - Site Perimeter – A 1.8m sheeted hoarding will be provided in all areas where external works are occurring  
 - Demolition – All trucks removing materials from site will be loaded whilst inside the site perimeter, with loads covered before exiting  
 - Excavation – water down working surfaces as required.  
 Minimise stock piling of material. Maintaining stabilised access roads and driveway  
 - Construction – Maintain a high level of housekeeping to minimise likelihood of windblown dust

**PROVISIONS FOR PUBLIC/WORKER SAFETY**

All site staff and subcontractors will be required to complete a site specific induction before commencing work on site. The induction will cover aspects relating to safety and amenity, including access, emergency evacuation procedures, location of first aid facilities, location of amenities, site hours, material handling, noise and dust policies and environmental management.

- SOIL & EROSION CONTROL MEASURES:**
  - NO PARKING OR STOCKPILING OF MATERIAL IS PERMITTED ON FOOTPATH.
  - ACCESS IS TO BE GAINED VIA TEMPORARY ENTRY
  - SILT STOP FENCING TO BE PLACED ALONG THE NORTH, SOUTH & WEST BOUNDARIES. PROVIDE SILT STOP FENCING ON THE EASTERN SIDE WHERE SHOWN ON PLAN.
- MAINTENANCE PROCEDURES DURING CONSTRUCTION:**
  - ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/ OPERATIONAL DURING THE CURRENCY OR WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/OPERATIONAL SHOULD WORK OPERATIONS CEASE TEMPORARILY. (eg WEEKENDS, ROSTERED DAY OF, etc.)
  - ALL FILTER BARRIERS ARE TO BE REGULARLY INSPECTED, PARTICULARLY FOLLOWING RUNOFF EVENTS, SO THAT DISLODGED OR BROKEN BALES/BAGS CAN BE IMMEDIATELY REPLACED. SEDIMENT ACCUMULATION BEHIND STRAWABLE SANDBAGS SHALL BE REMOVED.
  - RESPREAD MATERIAL GAINED DURING MAINTENANCE OPERATION OR ALTERNATIVELY PLACE ON STOCKPILES.
- MINIMISE DISTURBED AREAS.**
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.**
- ROADS AND FOOTPATHS TO BE SWEEPED DAILY.**
- ALL TRUCK LOADS ARE TO BE COVERED WHEN ENTERING AND EXITING THE SITE SO AS TO AVOID SPILLAGE.**


**GENERAL NOTES**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STORMWATER CONCEPT PLANS
- PROVIDE CATTLE GRID SHAKER PAD & TEMPORARY ENTRY WITH HOSE & WASH DOWN AREA. B.M. CUT IN KERB 25.0
- SOIL AND EROSION CONTROL MEASURES:**
  - NO PARKING OR STOCKPILING OF MATERIAL IS PERMITTED ON FOOTPATH.
  - SILT STOP FENCING TO BE PLACED ALONG NORTH AND EAST BOUNDARY
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PROJECT  
Lots 1-5 & 21-26 in DP3393

CLIENT  
AHEPA NSW

DRAWN  
KW

ARCHITECTS APPROVAL  
NK

JOB No.  
1375-17

SCALE @ A1  
As indicated

DATE  
20.03.2020

SCALE @ A3  
1:200

DRAWING No  
A024

ISSUE  
G

TRUE NORTH

