



DRAWING LIST			
SHEET	DRAWING NAME	REV	DATE
0 - GENERAL			
DA-0-001	COVER SHEET	M	08/07/2024
DA-0-002	PROJECT SUMMARY	E	08/07/2024
DA-0-011	PHOTOMONTAGE	A	08/07/2024
DA-0-012	BASIX COMMENTS	A	08/07/2024
1 - SITE			
DA-0-101	SITE LOCATION PLAN	C	08/07/2024
DA-0-102	SITE ANALYSIS	C	08/07/2024
DA-0-103	SITE PHOTOS	C	08/07/2024
DA-0-110	SURVEY PLAN	C	08/07/2024
DA-0-111	DEMOLITION PLAN	C	08/07/2024
DA-0-112	SITE PLAN	F	08/07/2024
DA-0-115	SITE ELEVATIONS	C	08/07/2024
1.2 - OVERALL PLANS - 1:250			
DA-0-201	(S1) BASEMENT 1 & (S2) BASEMENT 2	J	08/07/2024
DA-0-202	(S1) GROUND LEVEL & (S2) BASEMENT 1	K	08/07/2024
DA-0-203	(S1) LEVEL 1 & (S2) LOWER GROUND	K	08/07/2024
DA-0-204	(S1) LEVEL 2 & (S2) GROUND LEVEL	J	08/07/2024
DA-0-205	(S1) LEVEL 3 & (S2) LEVEL 1	J	08/07/2024
DA-0-206	(S1) LEVEL 4 & (S2) LEVEL 2	J	08/07/2024
DA-0-207	(S1) LEVEL 5 & (S2) LEVEL 3	J	08/07/2024
DA-0-208	(S1) ROOF PLAN & (S2) LEVEL 4	J	08/07/2024
DA-0-209	(S2) LEVEL 5	J	08/07/2024
DA-0-210	(S2) ROOF PLAN	J	08/07/2024
2 - DA 1:100			
DA-0-220	(A) BASEMENT BUILDING A	F	08/07/2024
DA-0-221	(A) GROUND LEVEL BUILDING A	G	08/07/2024
DA-0-222	(A) LEVEL 1	J	08/07/2024
DA-0-223	(A) LEVEL 2-4	J	08/07/2024
DA-0-224	(A) LEVEL 5	K	08/07/2024
DA-0-225	(A) ROOF PLAN	G	08/07/2024
DA-0-230	(B) BASEMENT 1	B	08/07/2024
DA-0-231	(B) LOWER GROUND FLOOR	B	08/07/2024
DA-0-232	(B) GROUND LEVEL	B	08/07/2024
DA-0-233	(B) LEVEL 1	B	08/07/2024
DA-0-234	(B) LEVEL 2-3	B	08/07/2024
DA-0-235	(B) LEVEL 4	B	08/07/2024
DA-0-236	(B) LEVEL 5	B	08/07/2024
DA-0-237	(B) ROOF PLAN	B	08/07/2024
DA-0-240	(C) BASEMENT 2	B	08/07/2024
DA-0-241	(C) BASEMENT 1	B	08/07/2024
DA-0-242	(C) LOWER GROUND FLOOR	B	08/07/2024
DA-0-243	(C) GROUND LEVEL	B	08/07/2024
DA-0-244	(C) LEVEL 1	B	08/07/2024
DA-0-245	(C) LEVEL 2-3	B	08/07/2024
DA-0-246	(C) LEVEL 4	B	08/07/2024
DA-0-247	(C) LEVEL 5	B	08/07/2024
DA-0-248	(C) ROOF PLAN	B	08/07/2024
3 - ELEVATIONS			
DA-0-301	ELEVATION SHEET - BUILDING A	D	08/07/2024
DA-0-302	ELEVATION SHEET II - BUILDING A	D	08/07/2024
DA-0-303	ELEVATION SHEET - BUILDING B	D	08/07/2024
DA-0-304	ELEVATION SHEET II - BUILDING B	D	08/07/2024
DA-0-305	ELEVATION SHEET - BUILDING C	D	08/07/2024
DA-0-306	ELEVATION SHEET II - BUILDING C	D	08/07/2024
4 - SECTIONS			
DA-0-401	SECTION 1	D	08/07/2024
DA-0-402	SECTION 2	D	08/07/2024
DA-0-403	SECTION 3	N	08/07/2024
DA-0-404	FACADE SECTION DETAILS 1	N	08/07/2024
DA-0-405	FACADE SECTION DETAILS 2	N	08/07/2024
5 - ADAPTABLE UNITS			
DA-0-501	ADAPTABLE UNITS BUILDING A - SHEET 1	C	08/07/2024
DA-0-502	ADAPTABLE UNITS BUILDING A - SHEET 2	C	08/07/2024
DA-0-503	ADAPTABLE UNITS BUILDING B - SHEET 1	C	08/07/2024
DA-0-504	ADAPTABLE UNITS BUILDING C - SHEET 1	C	08/07/2024
9 - DIAGRAMS & SCHEDULES			
DA-0-900	3D HEIGHT EXCEEDANCE DIAGRAM	D	08/07/2024
DA-0-901	3D HEIGHT EXCEEDANCE DIAGRAM II	D	08/07/2024
DA-0-902	GFA DIAGRAMS - STAGE 1	J	08/07/2024
DA-0-903	GFA DIAGRAMS - STAGE 2	K	08/07/2024
DA-0-904	DEEP SOIL & COS AREA CALCULATION	E	08/07/2024
DA-0-911	SOLAR & CV - SHEET 1	D	08/07/2024
DA-0-912	SOLAR & CV - SHEET 2	D	08/07/2024
DA-0-913	SOLAR & CV - SHEET 3	D	08/07/2024
DA-0-941	EXTERNAL FINISHES & MATERIALS	B	08/07/2024
DA-0-951	SHADOW ANALYSIS	H	08/07/2024
DA-0-952	SHADOW ANALYSIS 21st MARCH & 21st DECEMBER	B	08/07/2024
DA-0-961	VIEWS FROM SUN- SHEET 1	D	08/07/2024
DA-0-962	VIEWS FROM SUN- SHEET 2	D	08/07/2024
SHEET TOTAL: 72			

REV	DESCRIPTION	DATE	ISS	CHK
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
J	DRAFT ISSUE FOR COORDINATION	10/05/2024	HS / LF	AV
K	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
L	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
M	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT			
PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT			
1 VENO STREET, HEATHCOTE, NSW			
CLIENT			
DK Heathcote Pty Ltd			
DRAWING			
COVER SHEET			
DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-001	[M]	08/07/2024
NOT TO SCALE		DRAWN RM	AUTHORISED ND

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Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

DA

REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR COORDINATION	10/05/2024	HS / LF	AV
B	DRAFT ISSUE FOR REVIEW	14/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
D	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
E	ISSUE FOR DA	08/07/2024	HS/ LF	AV

Project:	PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT	DICKSON ROTHCHILD
Address:	1 VENO STREET, HEATHCOTE, NSW	
Project No.:	23-049	

Sutherland Shire LEP 2015	
Land Zoning:	E1 Local Center
FSR:	2.0 + 30% FSR Affordable
Height Limit:	13m

Sutherland Shire DCP 2015			Proposed	
Adaptable units:	20%	34 units	34 units	
Livable Units	10%	17 units	21 units	
Common Open Space:	25%	1811.25 m ²	25.50%	1852.6 m ²
Deep Soil:	7%	507.15 m ²	19.86%	1439.0 m ²

PROJECT SUMMARY BREAKDOWN						
Site Area:	S1	2454.0 m ²	S2	4791.0 m ²	TOTAL	7245.0 m ²
Available GFA:						
LOT 1 - TOWER A	Car parking	GFA	Unit type			Total
			1 BD	2 BD	3 BD	
Level 05		665.0 m ²	1	4	2	7
Level 04		1010.0 m ²	4	6	2	12
Level 03		1010.0 m ²	4	6	2	12
Level 02		1010.0 m ²	4	6	2	12
Level 01		1010.0 m ²	4	6	2	12
Ground Floor	8	464.0 m ²	2	1	2	5
Basement 1	49					
Total	57	5,169.0 m ²	19	29	12	60

LOT 2 - TOWER B	Car parking	GFA	Unit type			Total
			1 BD	2 BD	3 BD	
Level 05		1024.0 m ²	1	8	2	11
Level 04		1024.0 m ²	1	8	2	11
Level 03		1095.0 m ²	2	6	4	12
Level 02		1095.0 m ²	2	6	4	12
Level 01		1091.0 m ²	1	5	5	11
Ground Floor		604.0 m ²	3	2	2	7
Basement 1	78					
Basement 2	25					
Total	103	5,933.0 m²	10	35	19	64

LOT 2 - TOWER C	Car parking	GFA	Unit type			Total
			1 BD	2 BD	3 BD	
Level 05		340.0 m ²	0	1	2	3
Level 04		340.0 m ²	0	1	2	3
Level 03		514.0 m ²	1	2	2	5
Level 02		433.0 m ²	0	2	2	4
Level 01		451.0 m ²	0	2	2	4
Total		2,078.0 m²	1	8	10	19

LOT 2 - TOWER C (AFFORDABLE)	Car parking	GFA	Unit type			Total
			1 BD	2 BD	3 BD	
Level 05		254.0 m ²	3	1	0	4
Level 04		254.0 m ²	3	1	0	4
Level 03		299.0 m ²	4	1	0	5
Level 02		385.0 m ²	5	1	0	6
Level 01		385.0 m ²	5	1	0	6
Total		1,577.0 m²	20	5	0	25

PARKING REQUIREMENTS (S1 - TOWER A)			
Unit type	Rate	Unit count	Required
1 Bedroom	0.50	19	10
2 bedroom	1.00	29	29
3 bedroom	1.50	12	18
Total		60	57

PARKING REQUIREMENTS (S2 - TOWER B)			
Unit type	Rate	Unit count	Required
1 Bedroom	0.50	10	5
2 bedroom	1.00	35	35
3 bedroom	1.50	19	29
Total		64	69

PARKING REQUIREMENTS (S2 - TOWER C)			
Unit type	Rate	Unit count	Required
1 Bedroom	0.50	1	1
2 bedroom	1.00	8	8
3 bedroom	1.50	10	15
Total		19	24

PARKING REQUIREMENTS (S2 - TOWER C Affordable)			
Unit type	Rate	Unit count	Required
1 Bedroom	0.40	20	8
2 bedroom	0.50	5	3
3 bedroom	1.00	0	0
Total		25	11
Total Parking Required S1 & S2 Residential			159

PARKING REQUIREMENTS RETAIL			
	Rate	Scale	Required
Retail	0.033	190	6
Tavern Visitor	0.069	1109	77
Tavern Staff	0.50	14	7
Total Parking Required LOT 2 Retail			90

TOWER C - COMMERCIAL	
Tavern	1111.0 m ²
Retail	190.0 m ²
Total	1301.0 m²
Lower Ground Parking	89

SUMMARY	
Proposed units:	168 units
- 1 Bedroom:	50 units
- 2 Bedroom:	77 units
- 3 Bedroom:	41 units
Proposed GFA:	16058.0 m ²
Proposed parking spaces:	249 Spaces

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

PROJECT SUMMARY

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-002	[E]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
		LF	ND



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SK02 - 01 VIEW 02
ARTIST IMPRESSION
JOB NO. 23-049 HEATHCOTE

VIEW FROM STRICKLAND STREET

Dickson Rothschild
Architecture Urban Design
Planning Interior Design

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
PHOTOMONTAGE

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-011	[A]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
		Author	ND



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MATERIALS:

The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: concrete slab on ground	3000	-	-
suspended floor above garage, frame: suspended concrete slab	3000	fibreglass batts or roll	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	3000	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	single skin autoclaved aerated concrete (AAC),frame:light steel frame	10000	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	20000	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1275	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
1000	1000	-	2000	-	-	-	-

THERMAL:

1. Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

WATER:

1. The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laundry facility

ENERGY:

1. The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park area B&C Basement 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Car park area B&C Lower Ground	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Garbage room B&C	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Service room B&C	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Ground floor lobby type B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallway/lobby type B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 9 number of lifts: 3 lift load capacity: <1001 kg
Central hot water system (No. 3)	solar – electric boosted	Solar collector area (minimum, in square metres): 50 Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.75 (~32 mm); (b) Piping internal to building: R0.75 (~32 mm)

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A	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

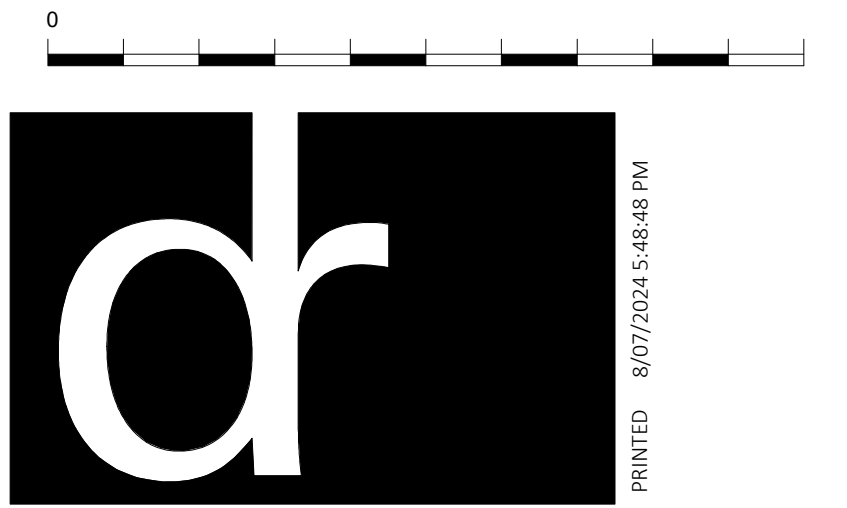
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DRAWING

BASIX COMMENTS

DA			
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23-049	DA-0-012	[A]	08/07/2024
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		Author	ND



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C	ISSUE FOR DA	08/07/2024	HS/LF	AV

LEGEND

PUBLIC BUILDINGS

RESIDENTIAL

RETAIL

HERITAGE

RECREATION

SITE

B

BUS STOP

T

TRAIN STATION

WALKING RADIUS

WALKING RADIUS

PHOTO SHOT

LAND ZONE LEGEND	
E1	LOCAL CENTRE
R2	LOW DENSITY RESIDENTIAL
R3	MEDIUM DENSITY RESIDENTIAL
RE1	PUBLIC RECREATION
C1	NATIONAL PARKS AND NATURE RESERVES
C2	ENVIRONMENTAL CONSERVATION
C4	ENVIRONMENTAL LIVING

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

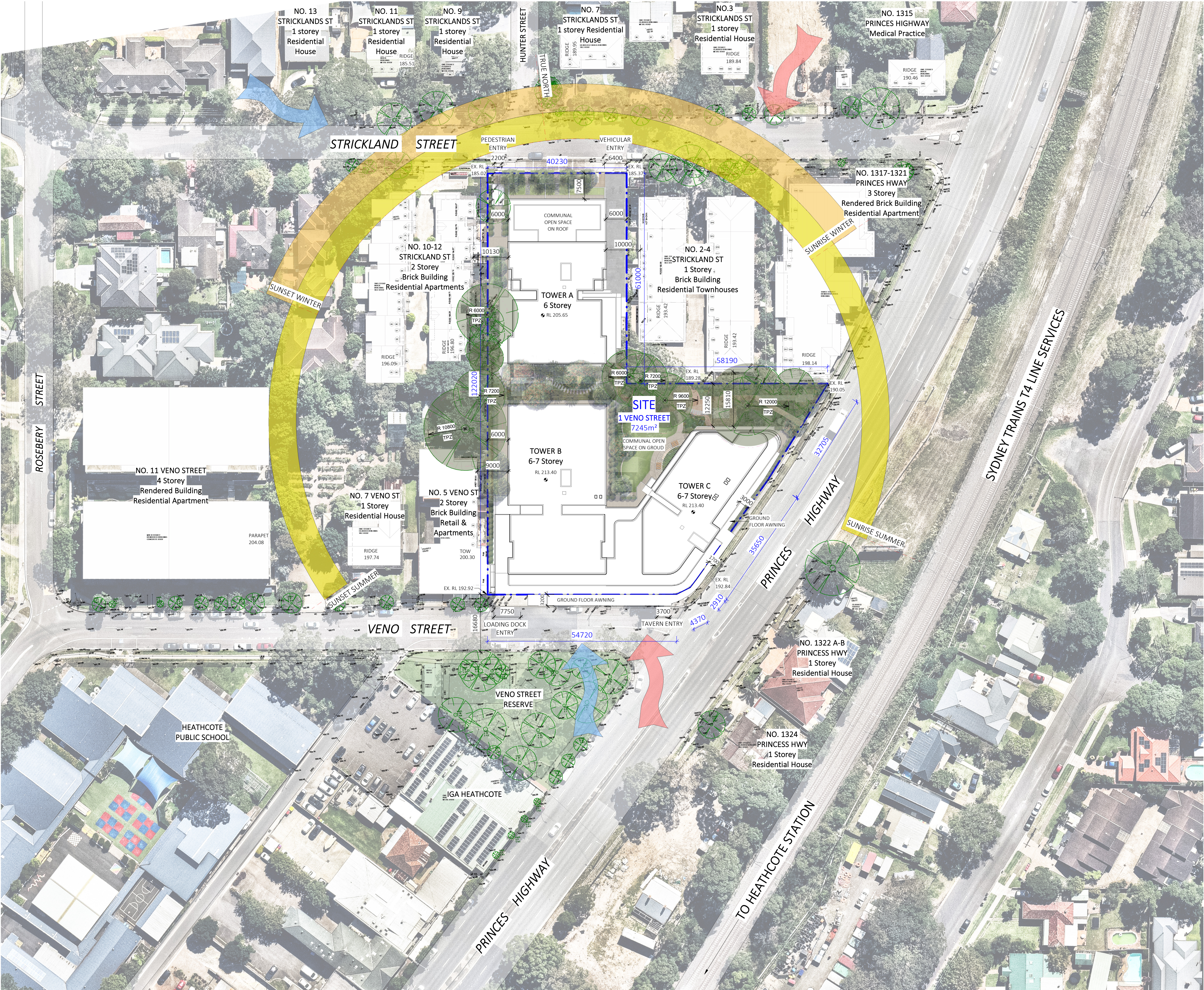
SITE LOCATION PLAN

DA			
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23-049	DA-0-101	[C]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
As indicated		HS	ND

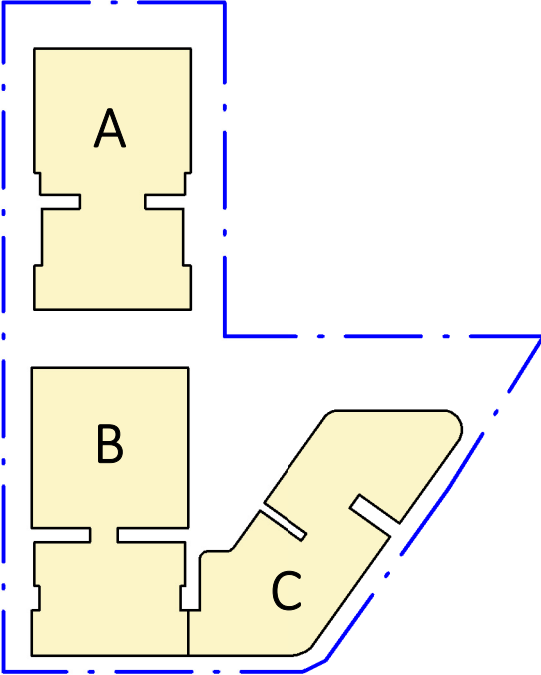
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PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

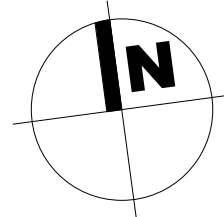
1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

SITE ANALYSIS



DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-102	[C]	08/07/2024
	SCALE @ A1		DRAWN	AUTHORISED
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VIEW FROM VENO STREET



VIEW FROM PRINCES HIGHWAY



VIEW FROM STRICKLAND STREET



VIEW FROM HUNTER STREET

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

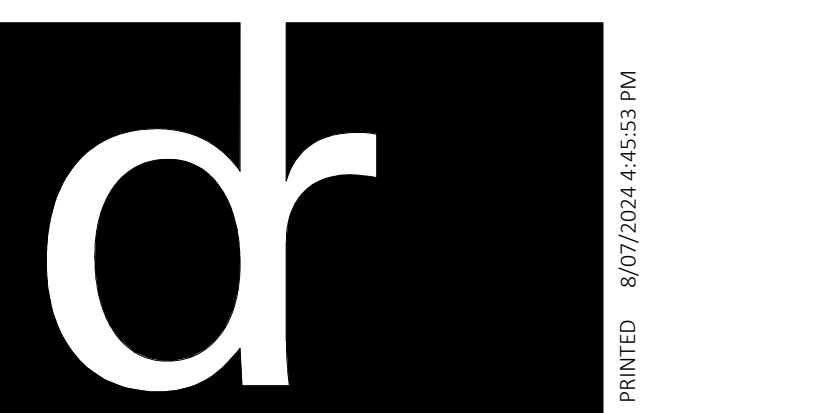
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DRAWING

SITE PHOTOS

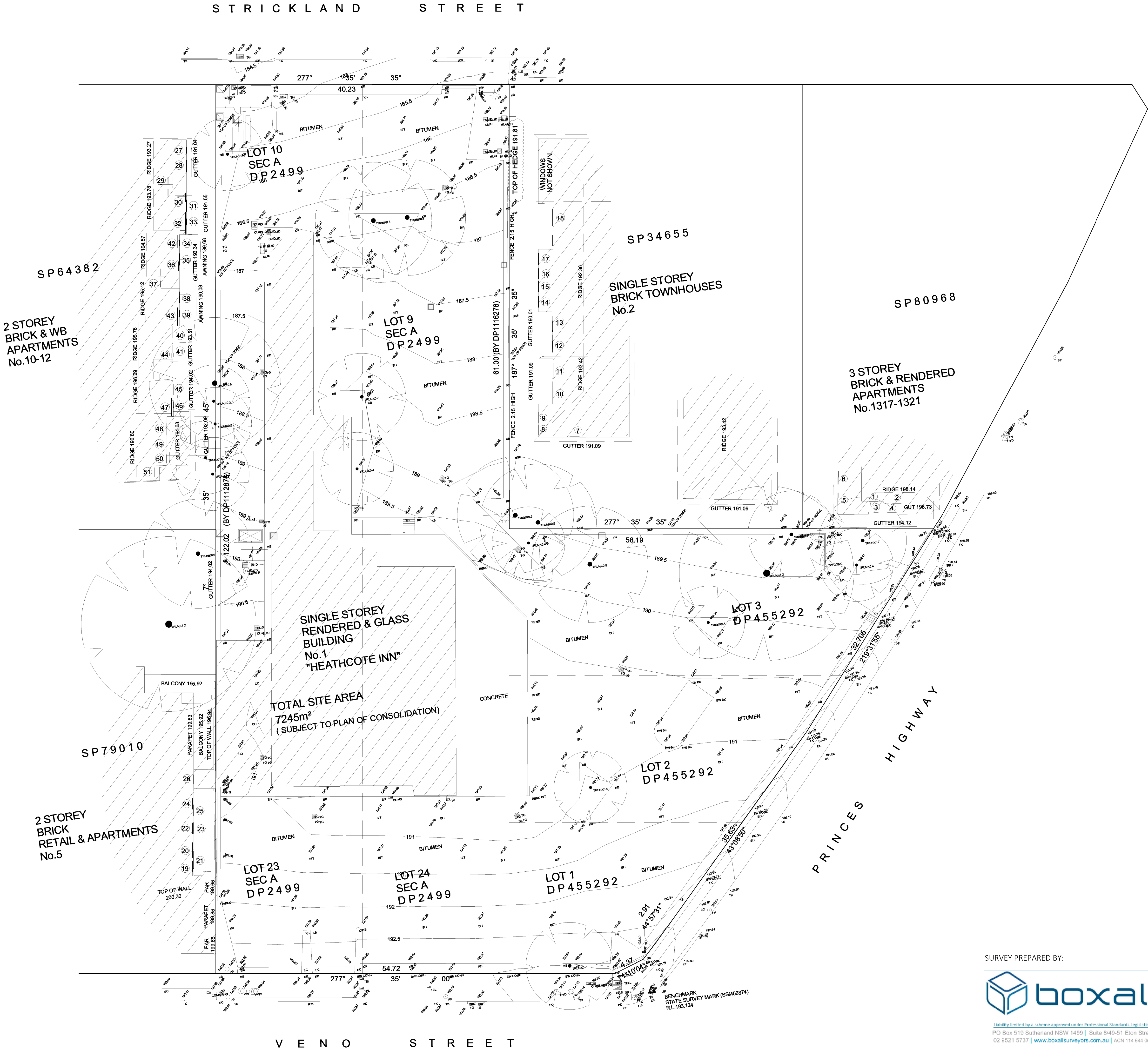
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			Author	ND



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Paul Oreshkin
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A	ISSUE FOR REVIEW	27/03/2024	HS	PO
B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
C	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

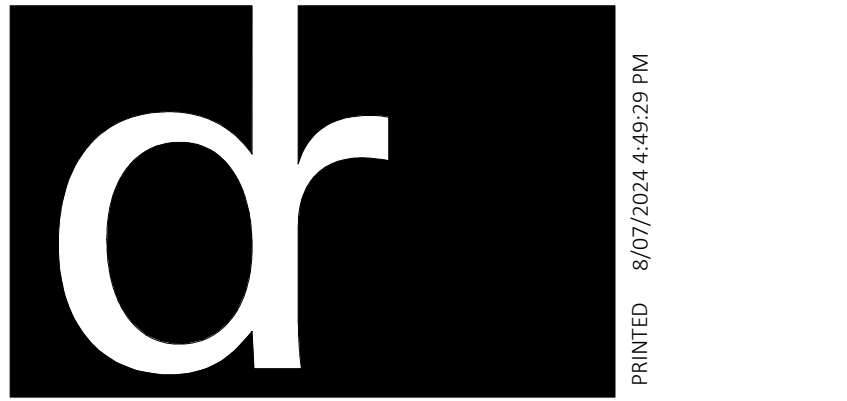
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DRAWING

SURVEY PLAN

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-110	[C]	08/07/2024
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1 : 250		HS	ND



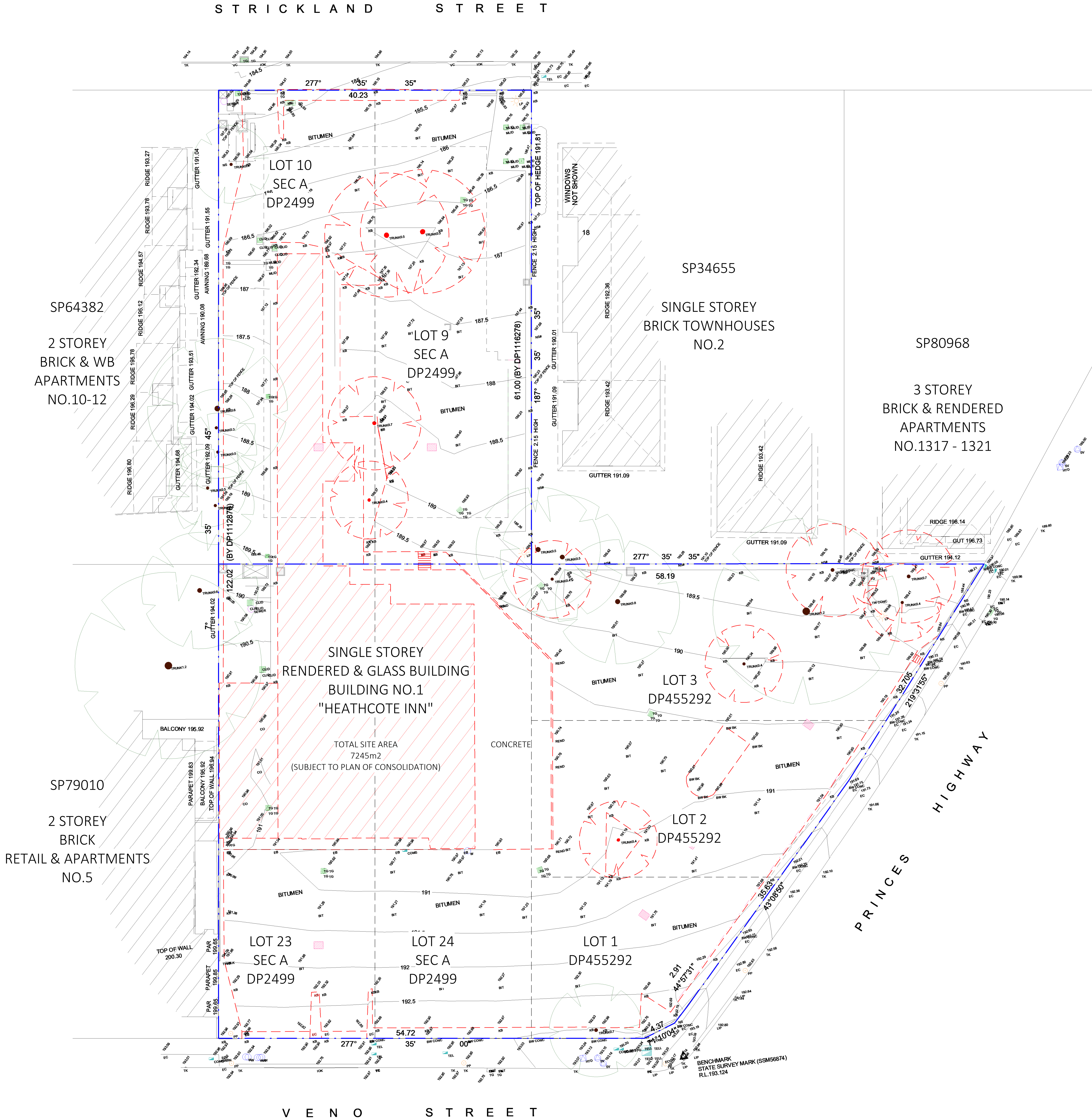
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SURVEY PREPARED BY:

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PO Box 519 Sutherland NSW 1499 | Suite 8/49-51 Elton Street
02 9521 5737 | www.boxallsurveyors.com.au | ACN 114 644 058



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A	ISSUE FOR REVIEW	27/03/2024	HS	PO
B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
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LEGEND:
TO BE DEMOLISHED

NOTES:
ALL WORKS TO COMPLY WITH
AS 2601-2001

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT
1 VENO STREET, HEATHCOTE, NSW

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DRAWING
DEMOLITION PLAN

DA
PROJECT NO. 23-049
DRAWING NO. DA-0-111
SCALE @ A1 1 : 250

REVISION [C]
CURRENT ISSUE DATE 08/07/2024
DRAWN Author
AUTHORISED ND

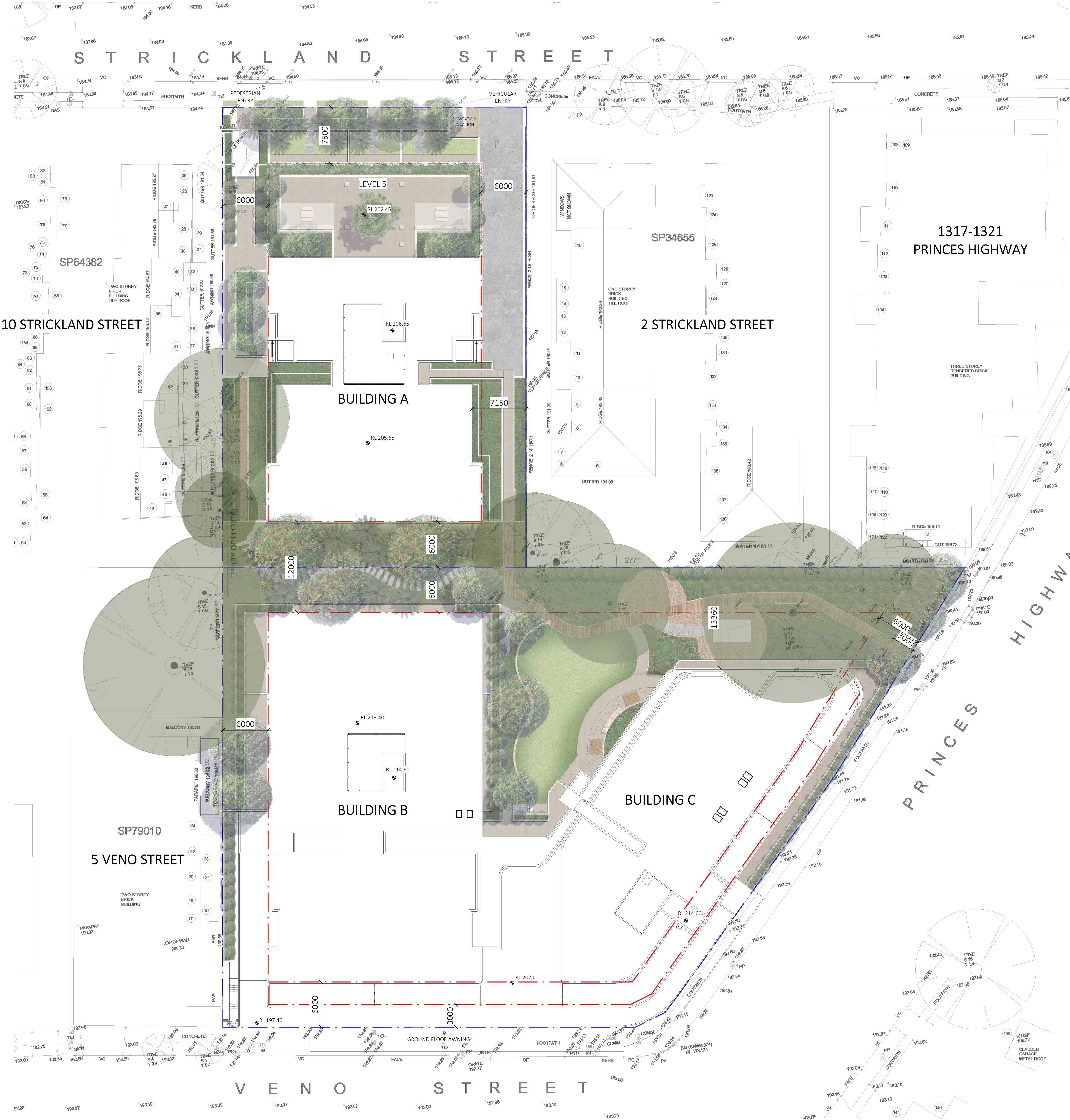


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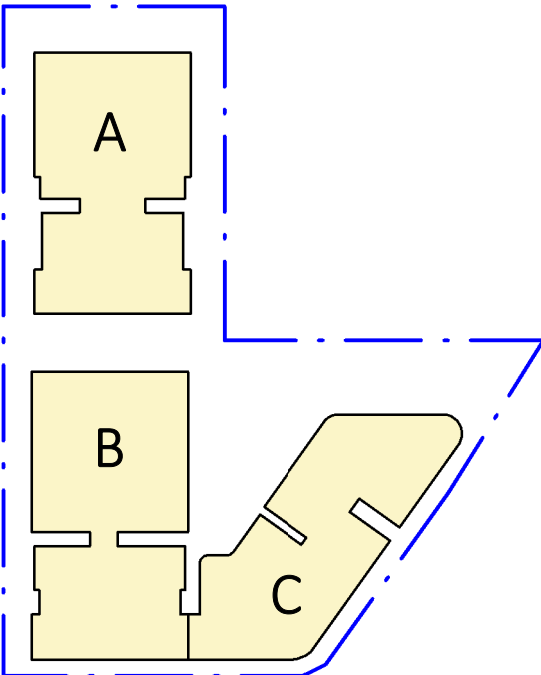
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A	ISSUE FOR INFORMATION	13/06/2024	LF	AV
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C	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
D	DRAFT ISSUE FOR COORDINATION	02/07/2024	HS	AV
E	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
F	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

SITE PLAN

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-112	[F]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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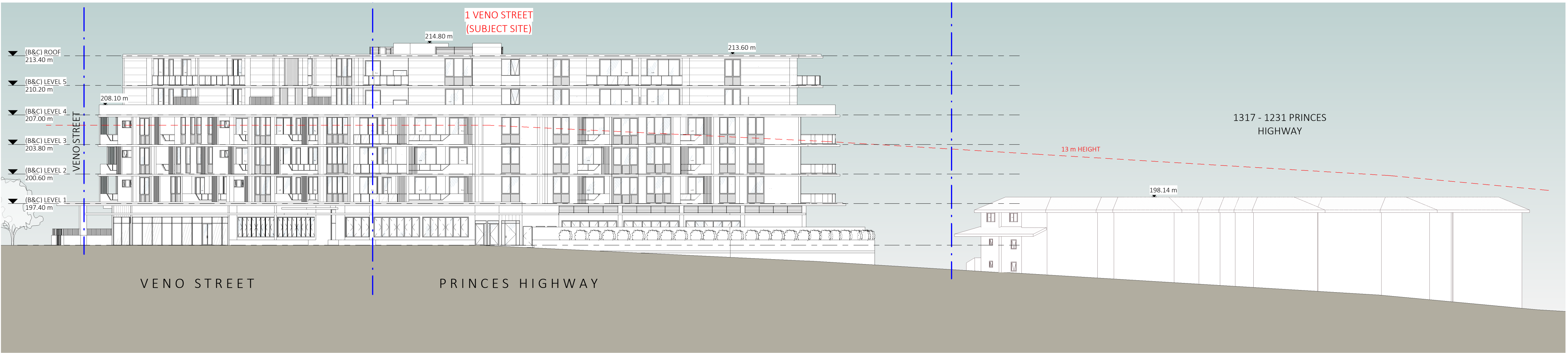
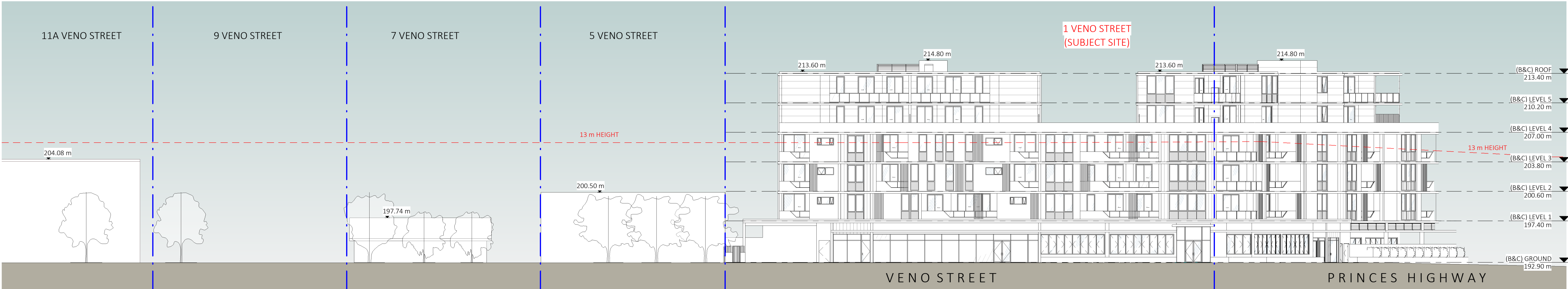
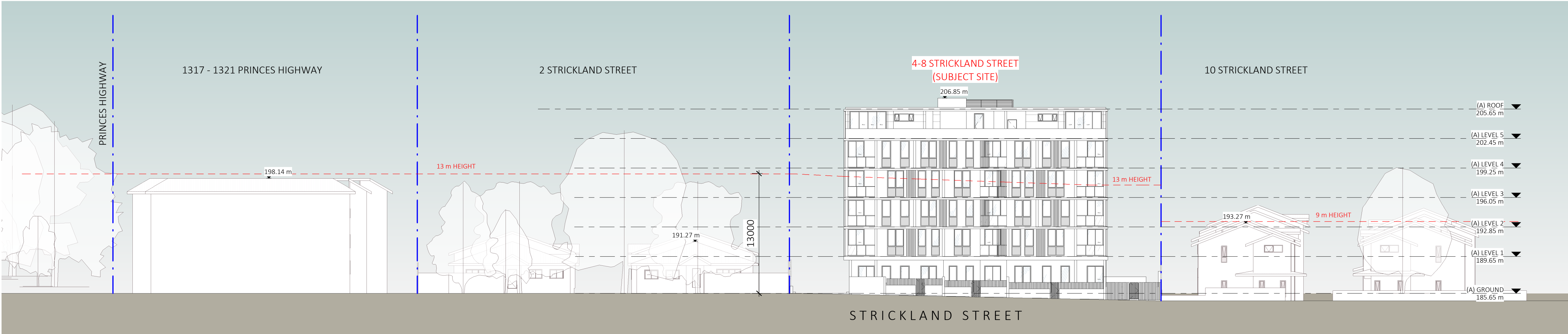


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A	ISSUE FOR REVIEW	22/09/2023	HS	PO
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C	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENIO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

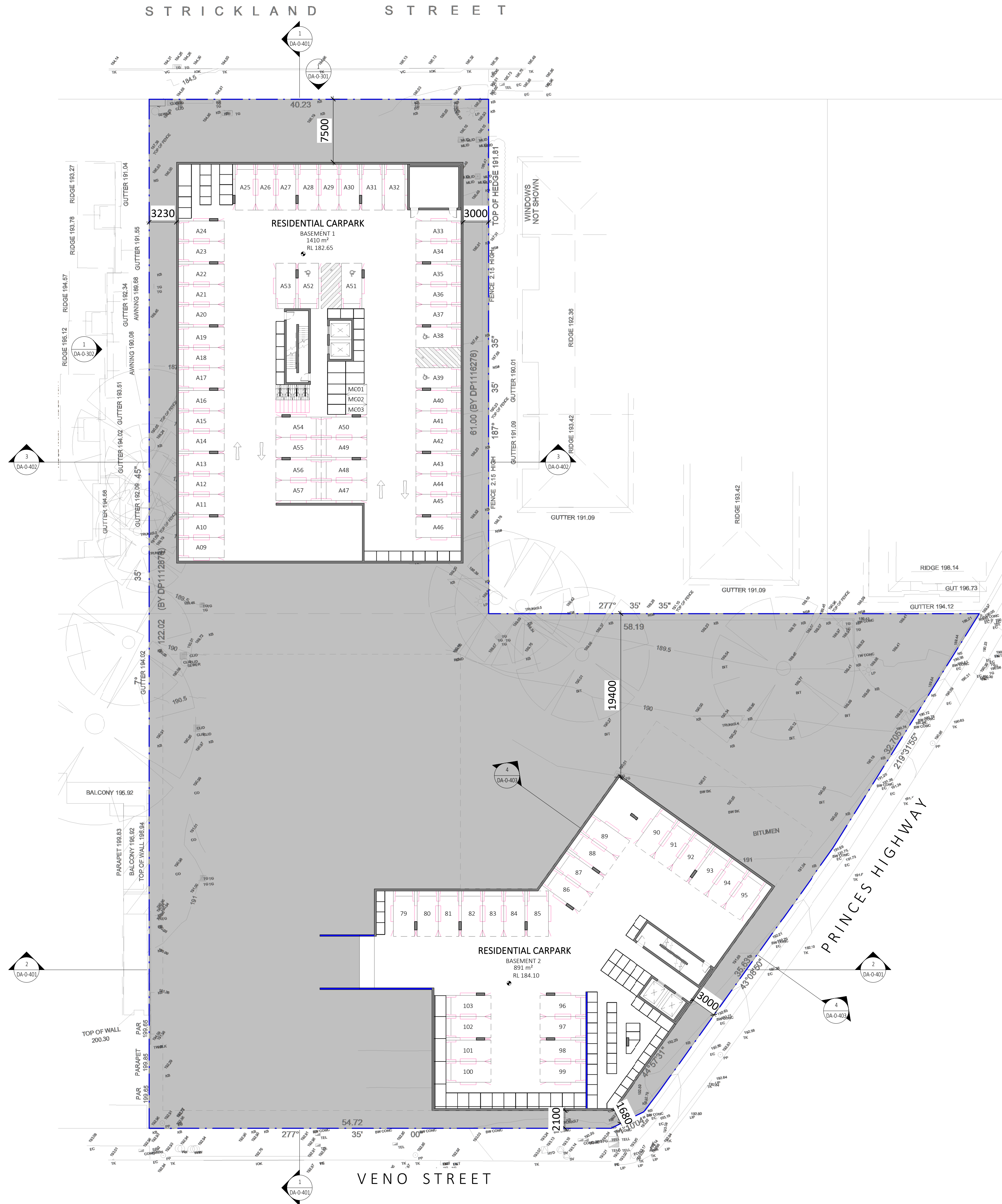
DRAWING
SITE ELEVATIONS

DA
PROJECT NO. 23-049
DRAWING NO. DA-0-115
REVISION [C]
CURRENT ISSUE DATE 08/07/2024
SCALE @ A1 1 : 250
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AUTHORISED ND

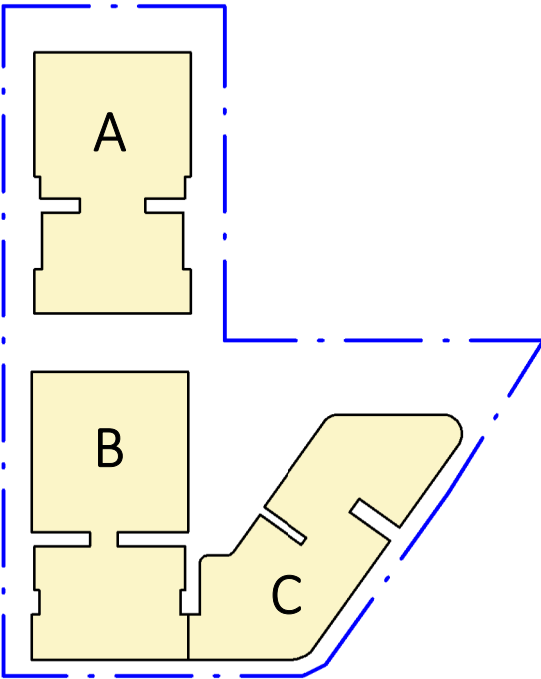


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H	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

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DRAWING

(S1) BASEMENT 1 &
(S2) BASEMENT 2

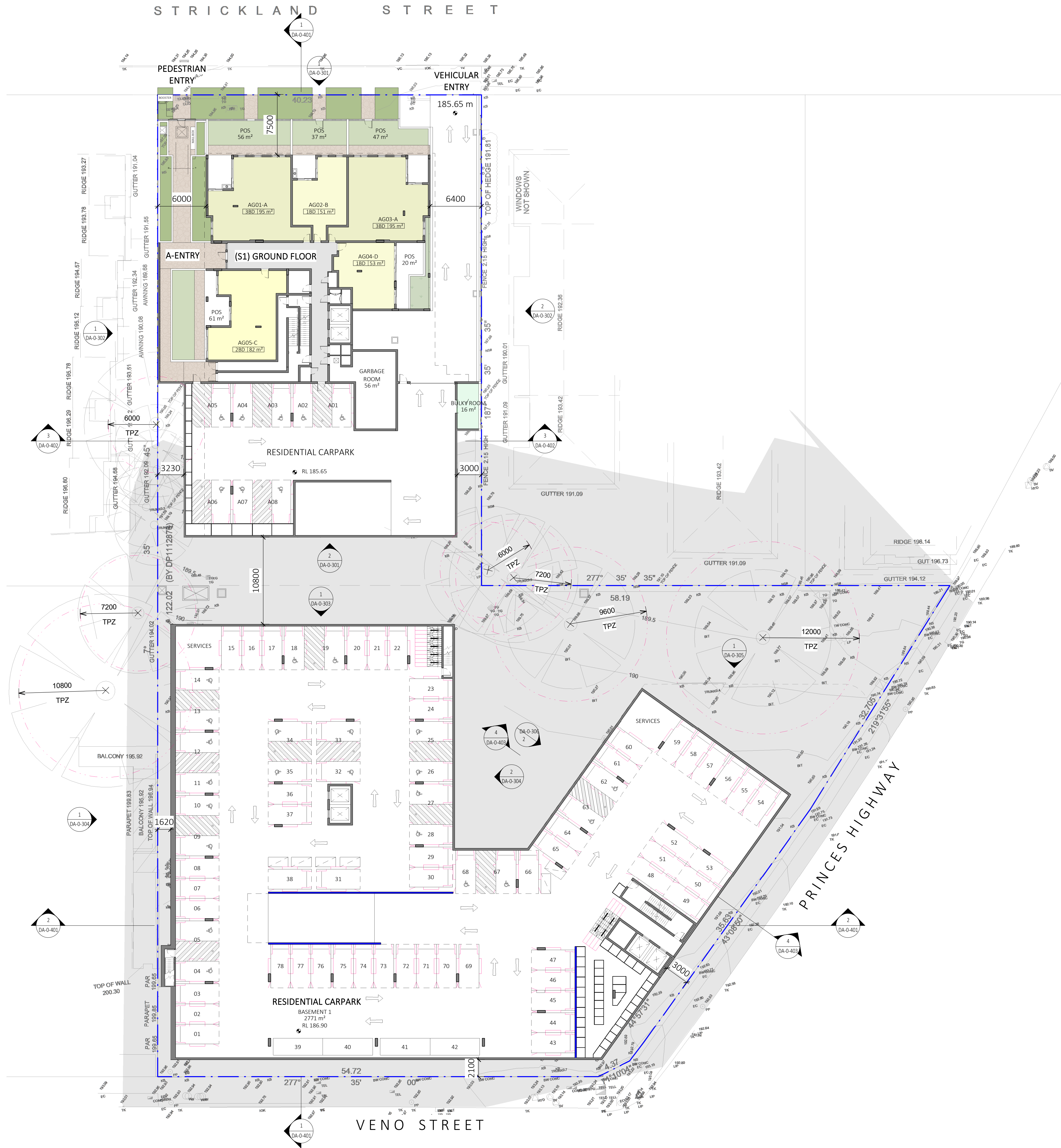
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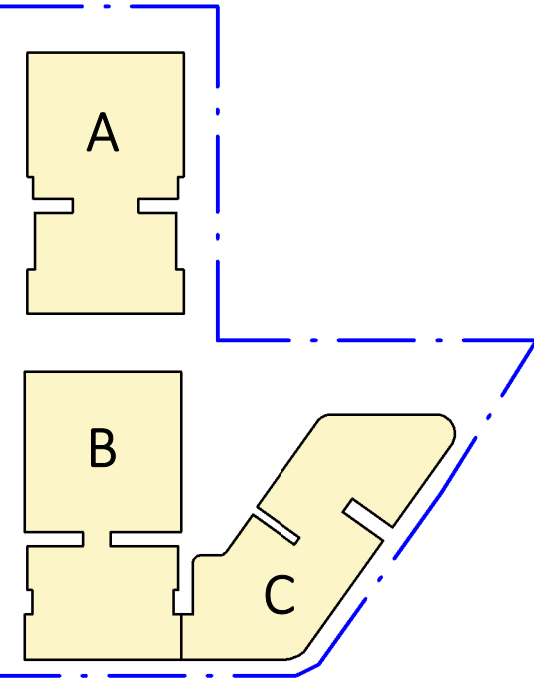
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C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
J	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
K	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
**(S1) GROUND LEVEL &
(S2) BASEMENT 1**

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-202	[K]	08/07/2024
	SCALE @ A1		DRAWN	AUTHORISED
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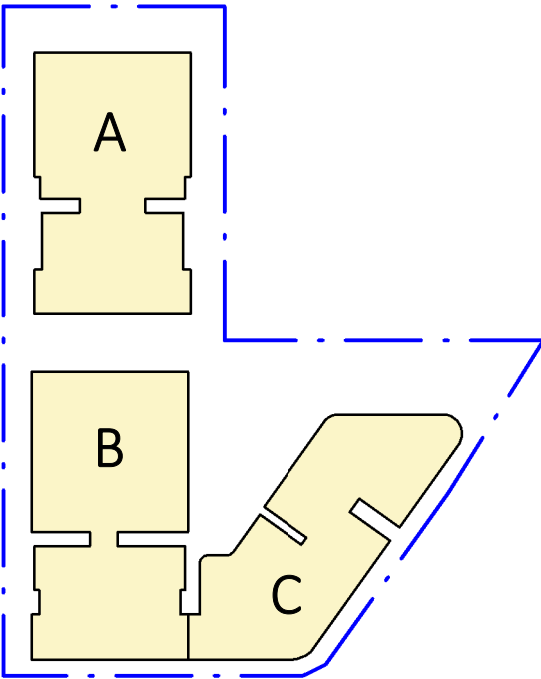


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NSW ARB #7774



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H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
J	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
K	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
**(S1) LEVEL 1 & (S2)
LOWER GROUND**

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-203	[K]	08/07/2024
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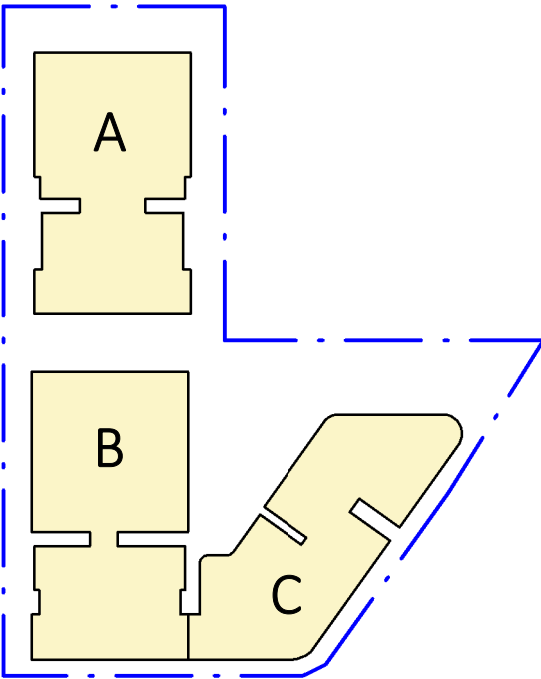
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H	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(S1) LEVEL 2 & (S2)
GROUND LEVEL

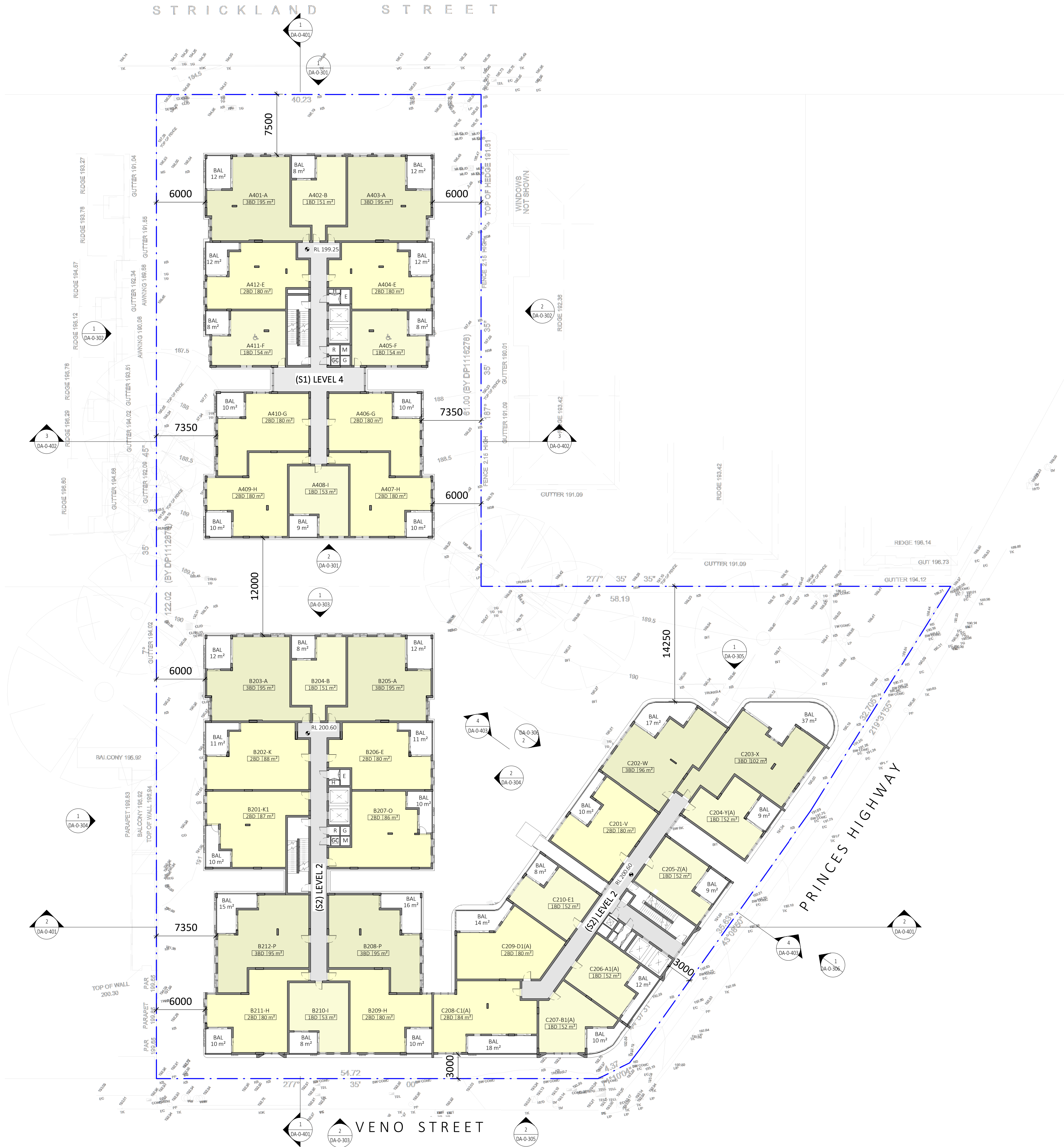
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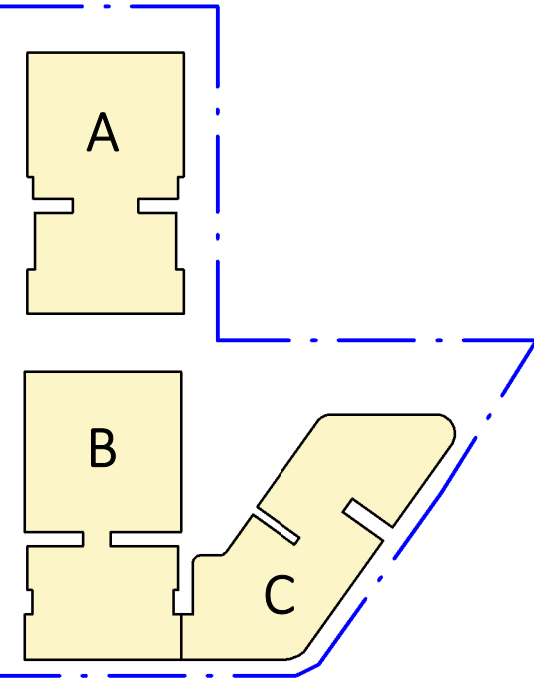
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J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(S1) LEVEL 4 & (S2)
LEVEL 2

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	23-049	DA-0-206	[J]	08/07/2024
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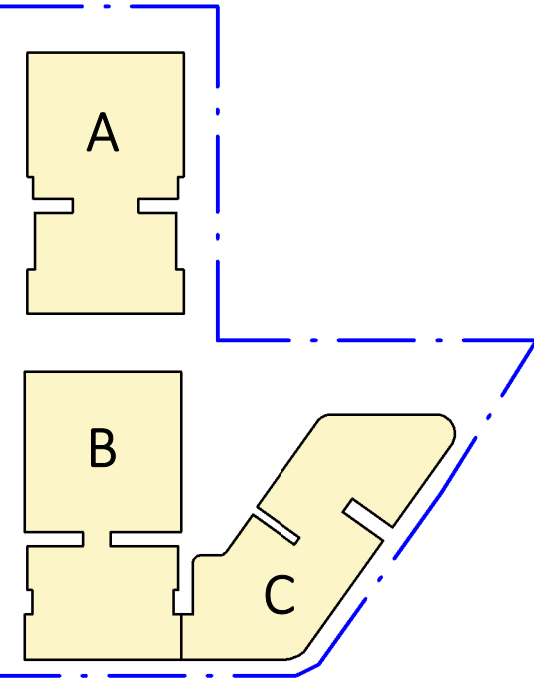
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H	DRAFT ISSUE FOR DA	05/07/2024	HS/LF	AV
J	ISSUE FOR DA	08/07/2024	HS/LF	AV



PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

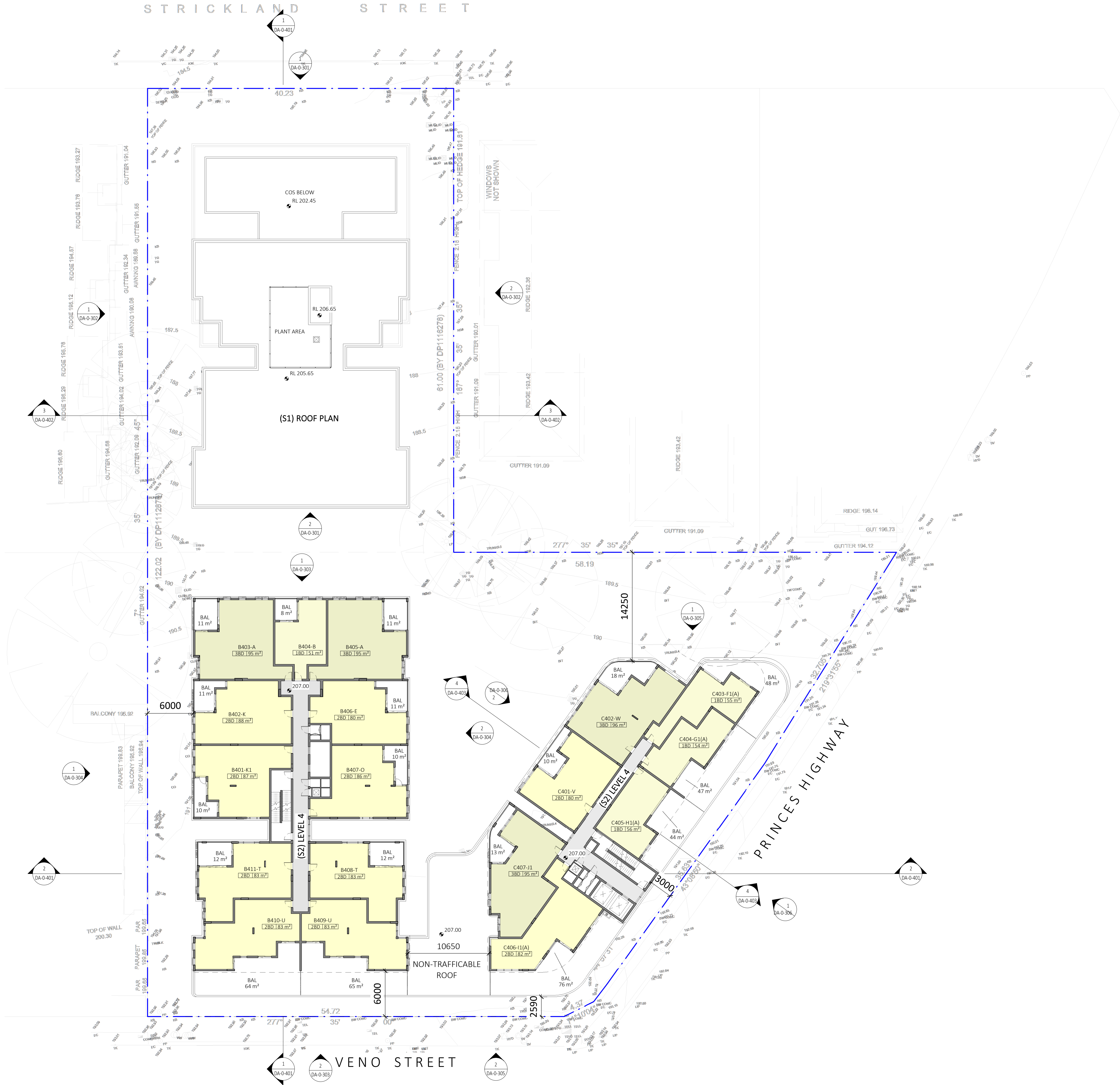
(S1) LEVEL 5 & (S2)
LEVEL 3

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
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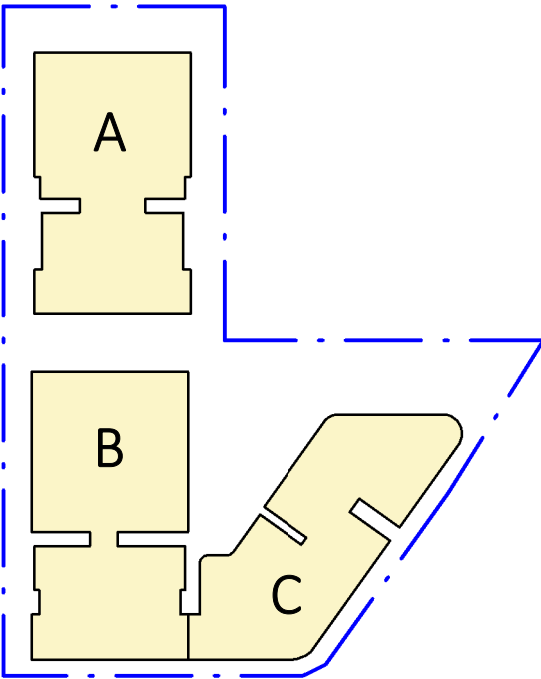


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PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

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DRAWING

(S1) ROOF PLAN & (S2)
LEVEL 4

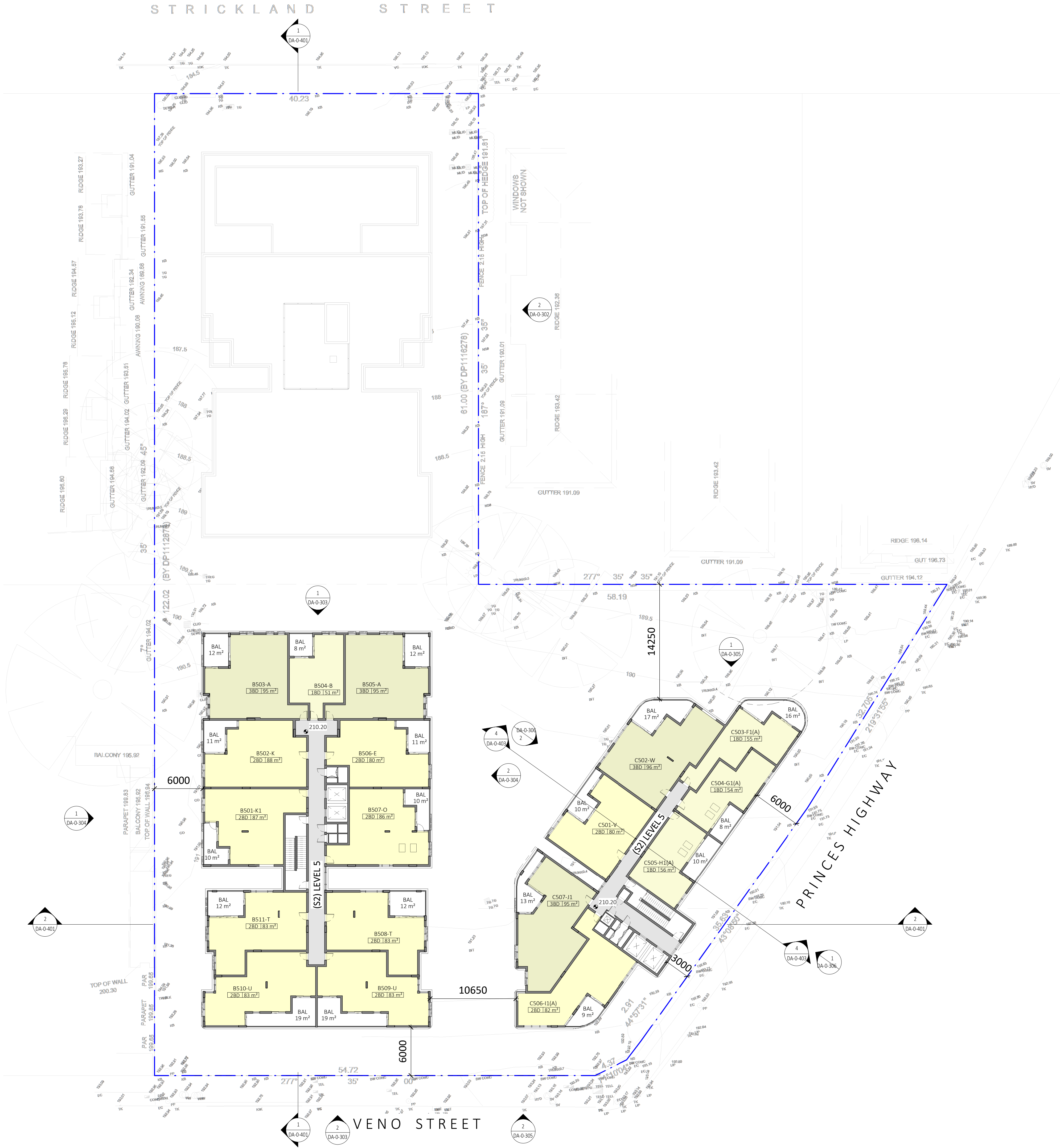
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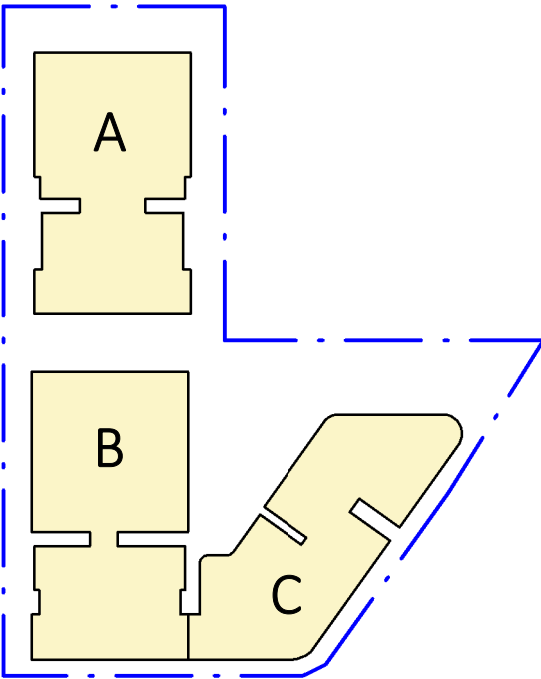
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J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



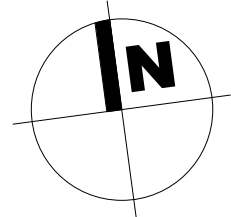
PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
(S2) LEVEL 5



DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-209	[J]	08/07/2024
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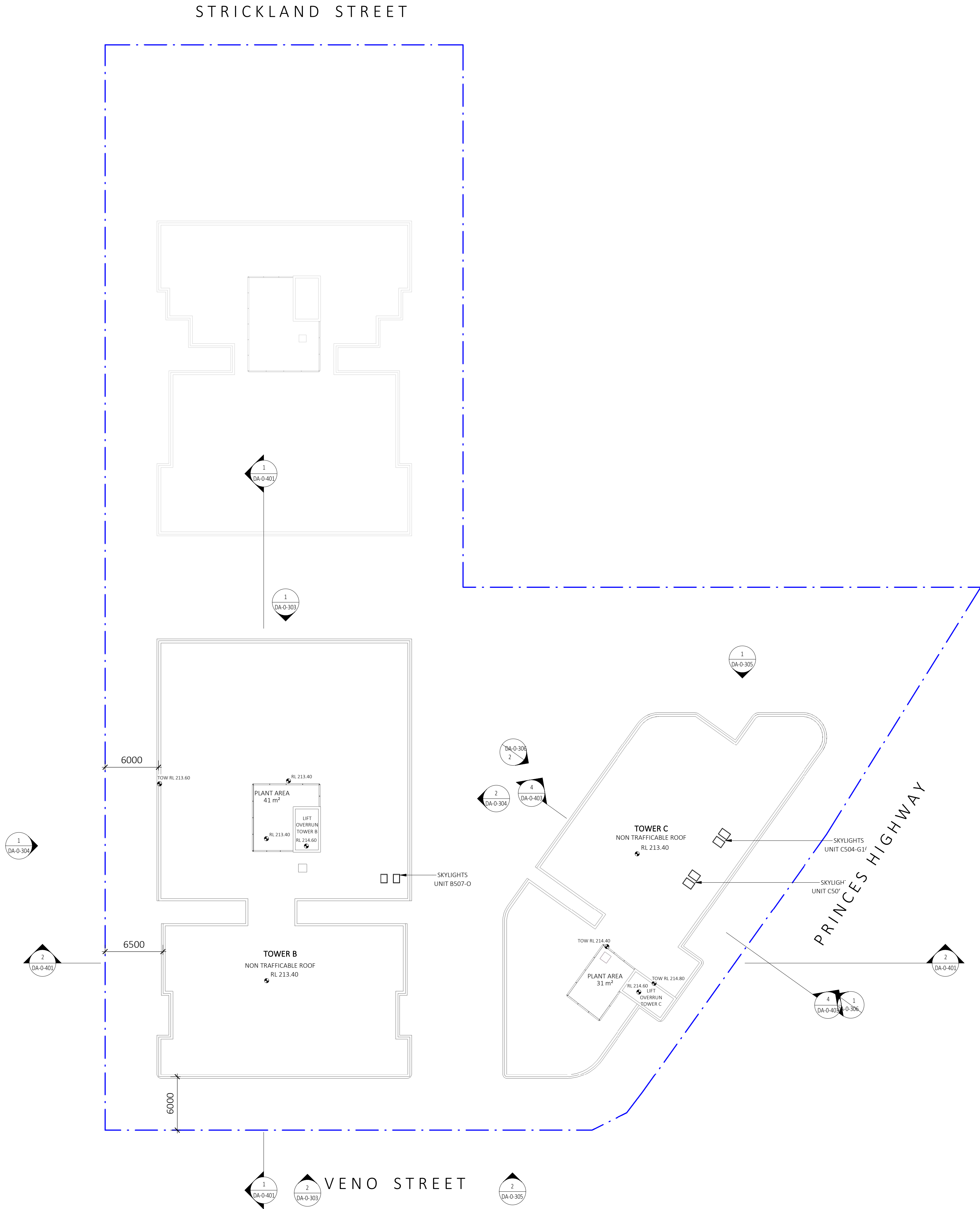
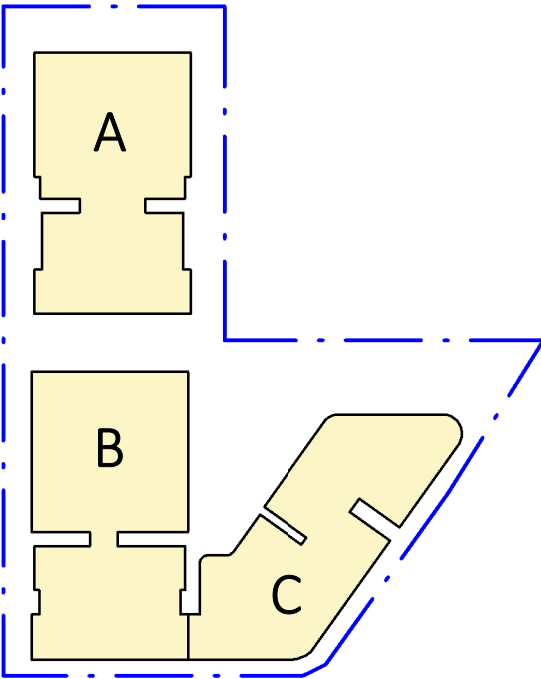


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www.dicksonrothschild.com.au

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

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REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	ISSUE FOR REVIEW	30/08/2023	RM	ND
C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

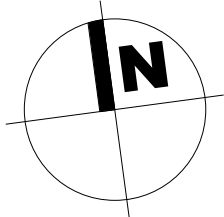
1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(S2) ROOF PLAN



DA

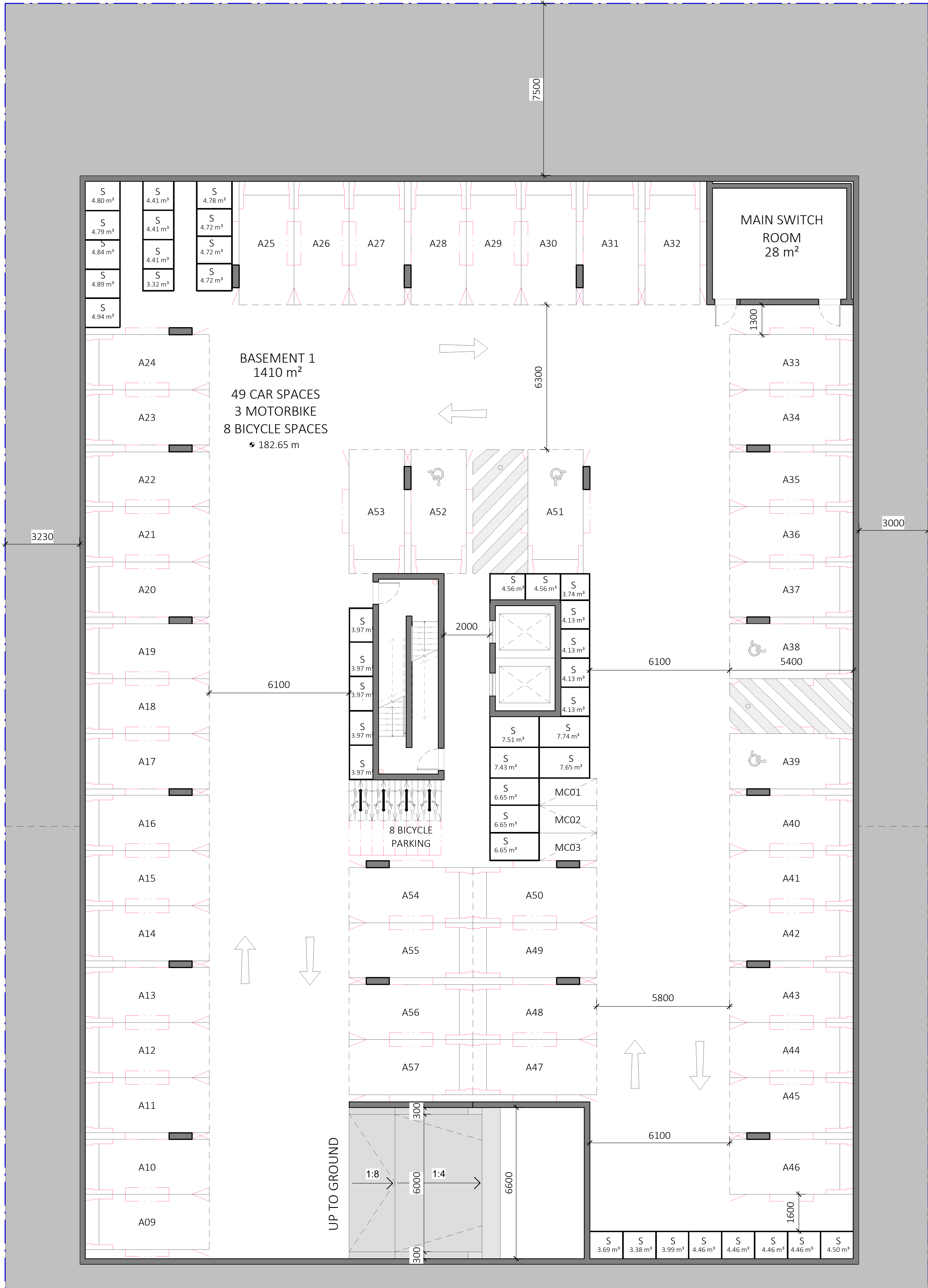
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-210	[J]	08/07/2024
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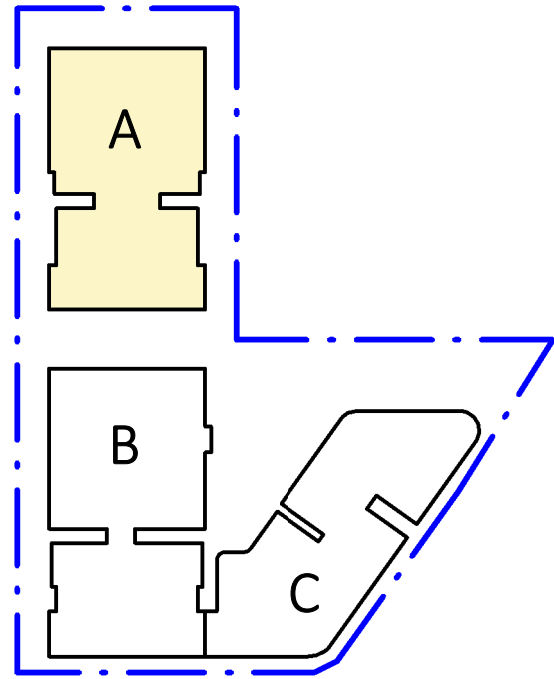
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR REVIEW	14/06/2024	HS/ LF	AV
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
D	DRAFT ISSUE FOR REVIEW	02/07/2024	HS	AV
E	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
F	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(A) BASEMENT BUILDING A

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-220 REVISION [F] CURRENT ISSUE DATE 08/07/2024

SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND

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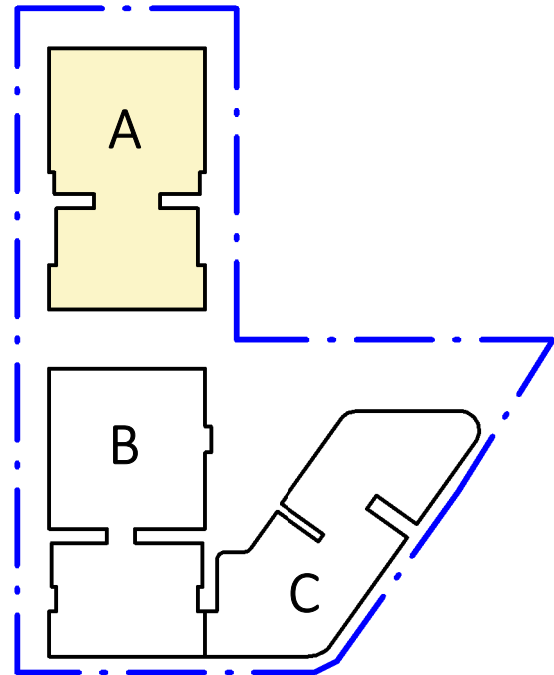


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Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
D	DRAFT ISSUE FOR COORDINATION	02/07/2024	HS	AV
E	DRAFT ISSUE FOR REVIEW	02/07/2024	HS	AV
F	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
G	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:

E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:

	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(A) GROUND LEVEL BUILDING A

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-221	[G]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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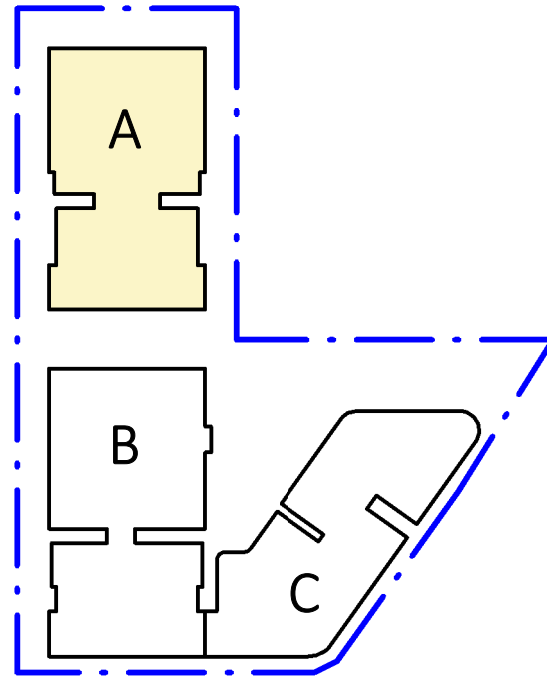
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REV	DESCRIPTION	DATE	ISS	CHK
D	DRAFT ISSUE FOR REVIEW	14/06/2024	HS/ LF	AV
E	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
F	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
G	DRAFT ISSUE FOR REVIEW	02/07/2024	HS	AV
H	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS	TOH	TOP OF HOB
GC	GARBAGE CHUTE	TOW	TOP OF WALL
R	RECYCLE		

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

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DK Heathcote Pty Ltd

DRAWING
(A) LEVEL 1

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-222	[J]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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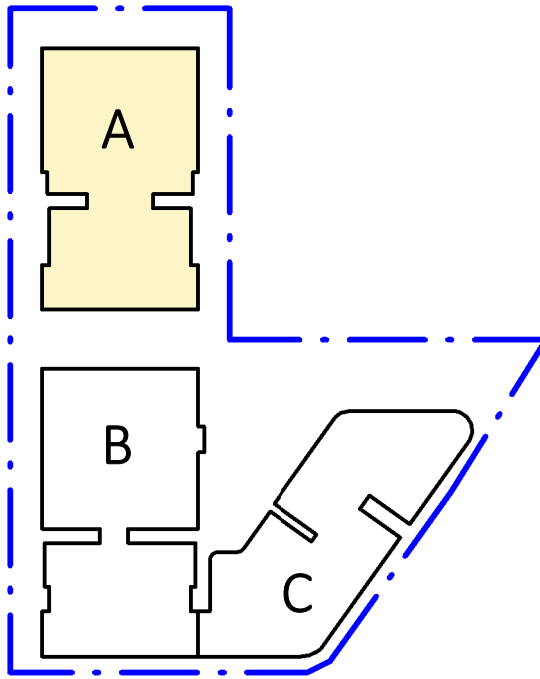
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REV	DESCRIPTION	DATE	ISS	CHK
E	DRAFT ISSUE FOR REVIEW	14/06/2024	HS/ LF	AV
F	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
G	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
H	DRAFT ISSUE FOR REVIEW	02/07/2024	HS	AV
J	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
K	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:

E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS	TOH	TOP OF HOB
GC	GARBAGE CHUTE	TOW	TOP OF WALL
R	RECYCLE		

LEGEND:

	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

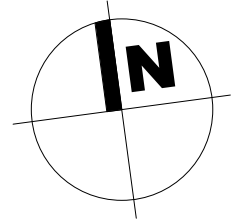
1 VENO STREET, HEATHCOTE, NSW

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DRAWING

(A) LEVEL 5



DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-224	[K]	08/07/2024
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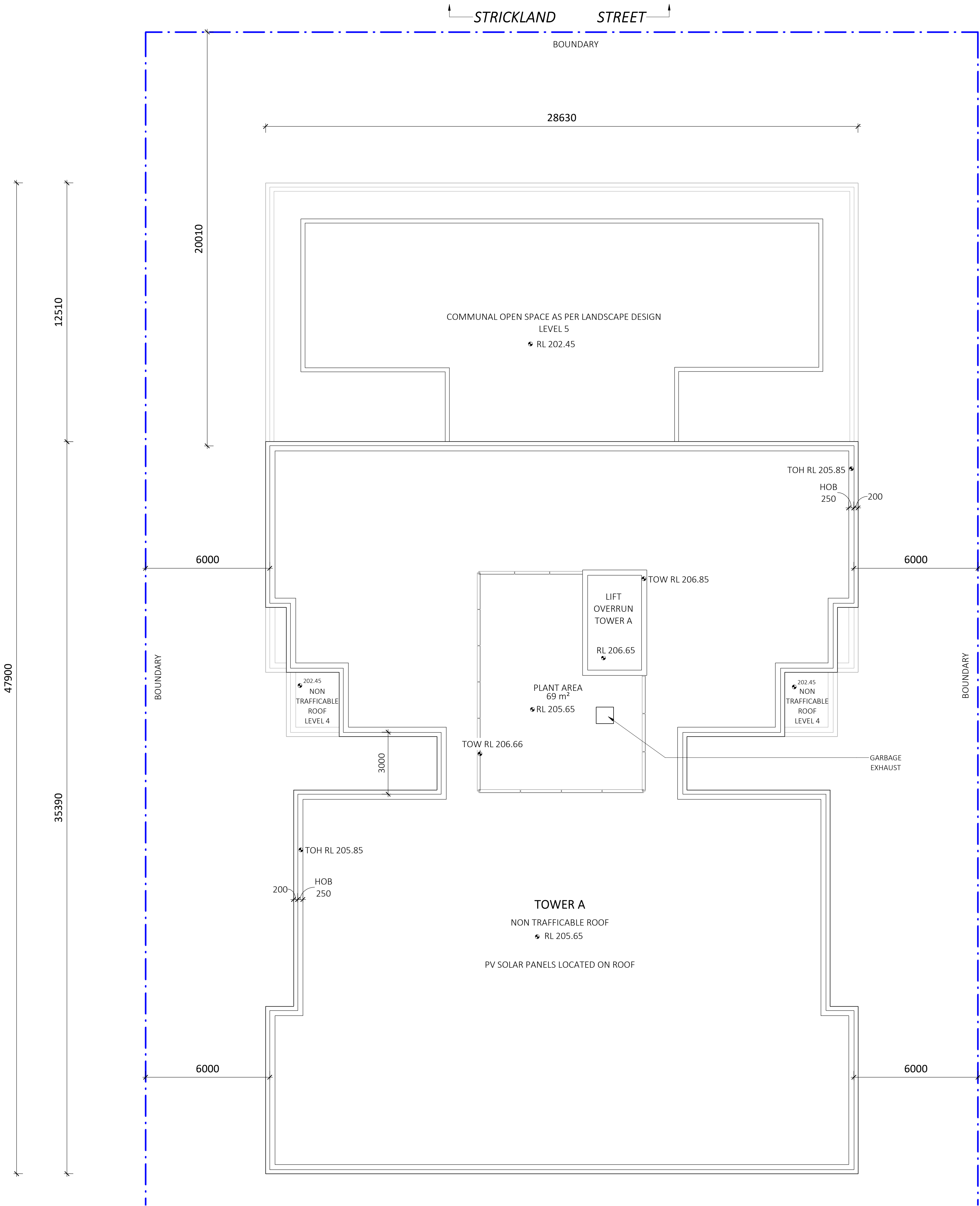
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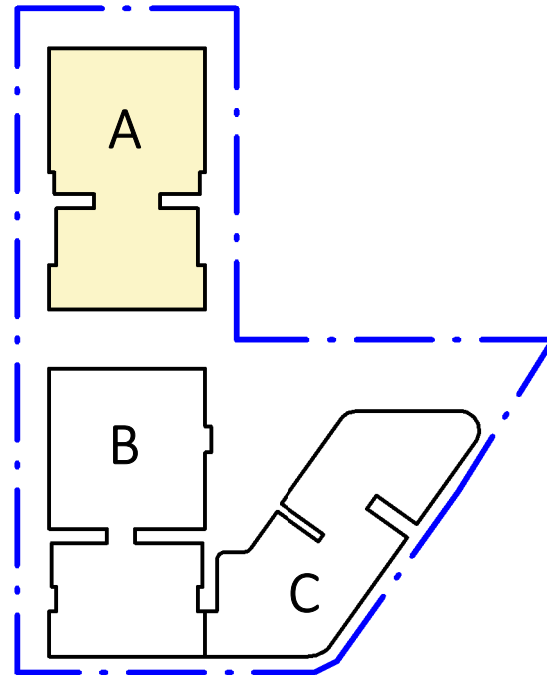
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REV	DESCRIPTION	DATE	ISS	CHK
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C	DRAFT ISSUE FOR COORDINATION	28/05/2024	HS/L F	AV
D	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
E	DRAFT ISSUE FOR REVIEW	02/07/2024	HS	AV
F	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
G	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

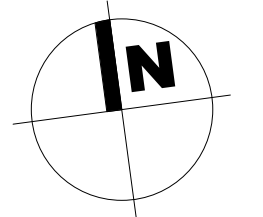
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DRAWING

(A) ROOF PLAN



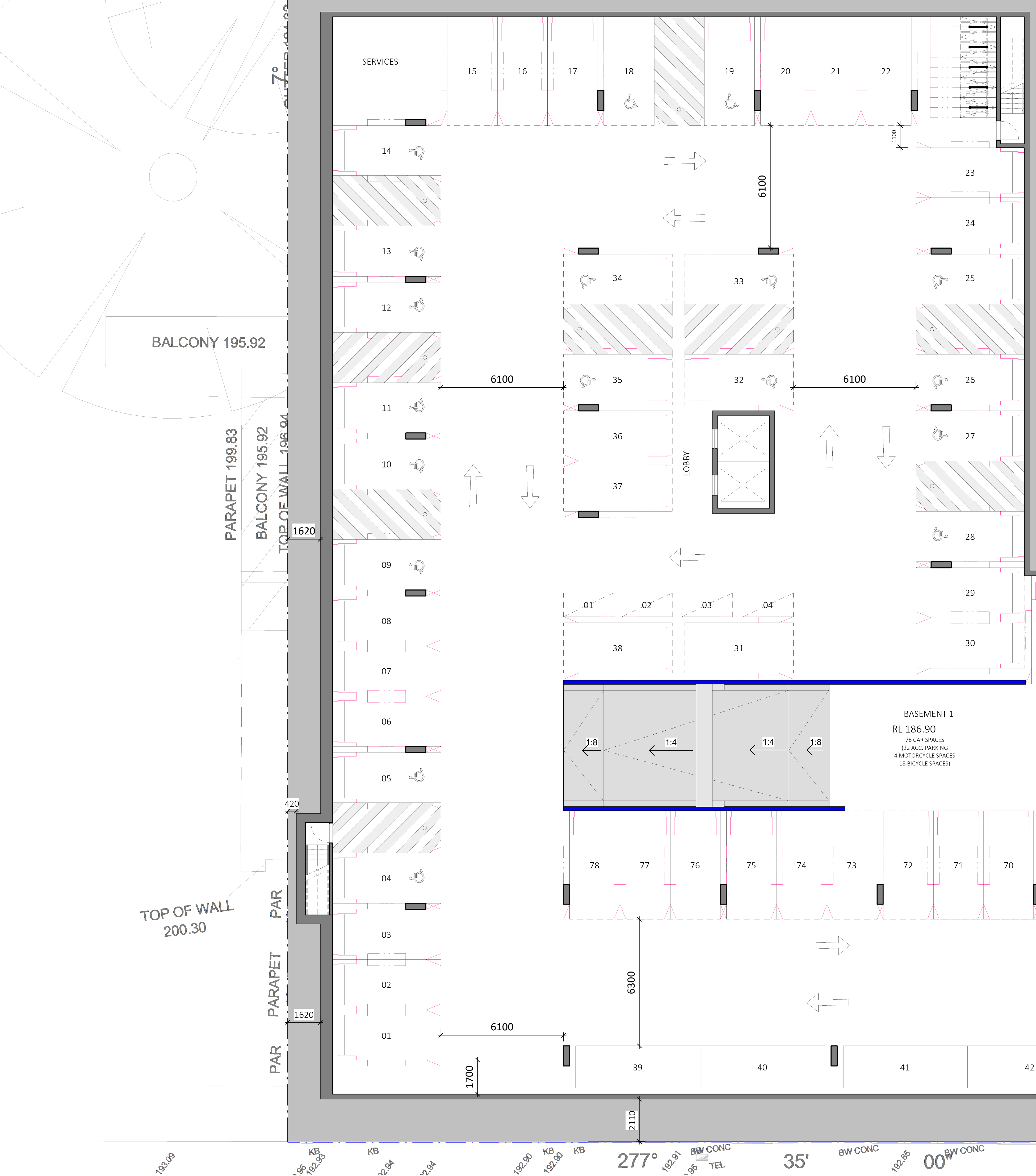
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23-049	DA-0-225	[G]	08/07/2024
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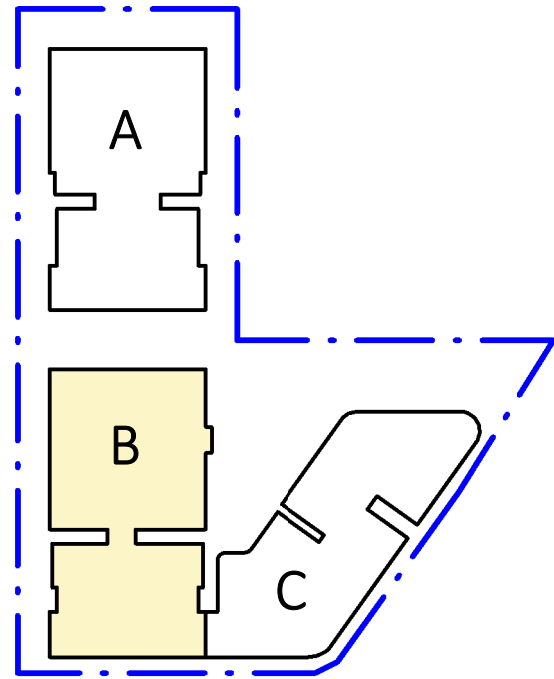
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Paul Oreshkin
NSW ARB #7774

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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

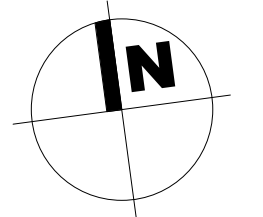
LEGEND:	
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	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
(B) BASEMENT 1



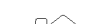
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23-049	DA-0-230	[B]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
1 : 100		HS	ND



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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

LEGEND:

	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

CLIENT
DK Heathcote Pty Ltd

(B) LOWER GROUND FLOOR

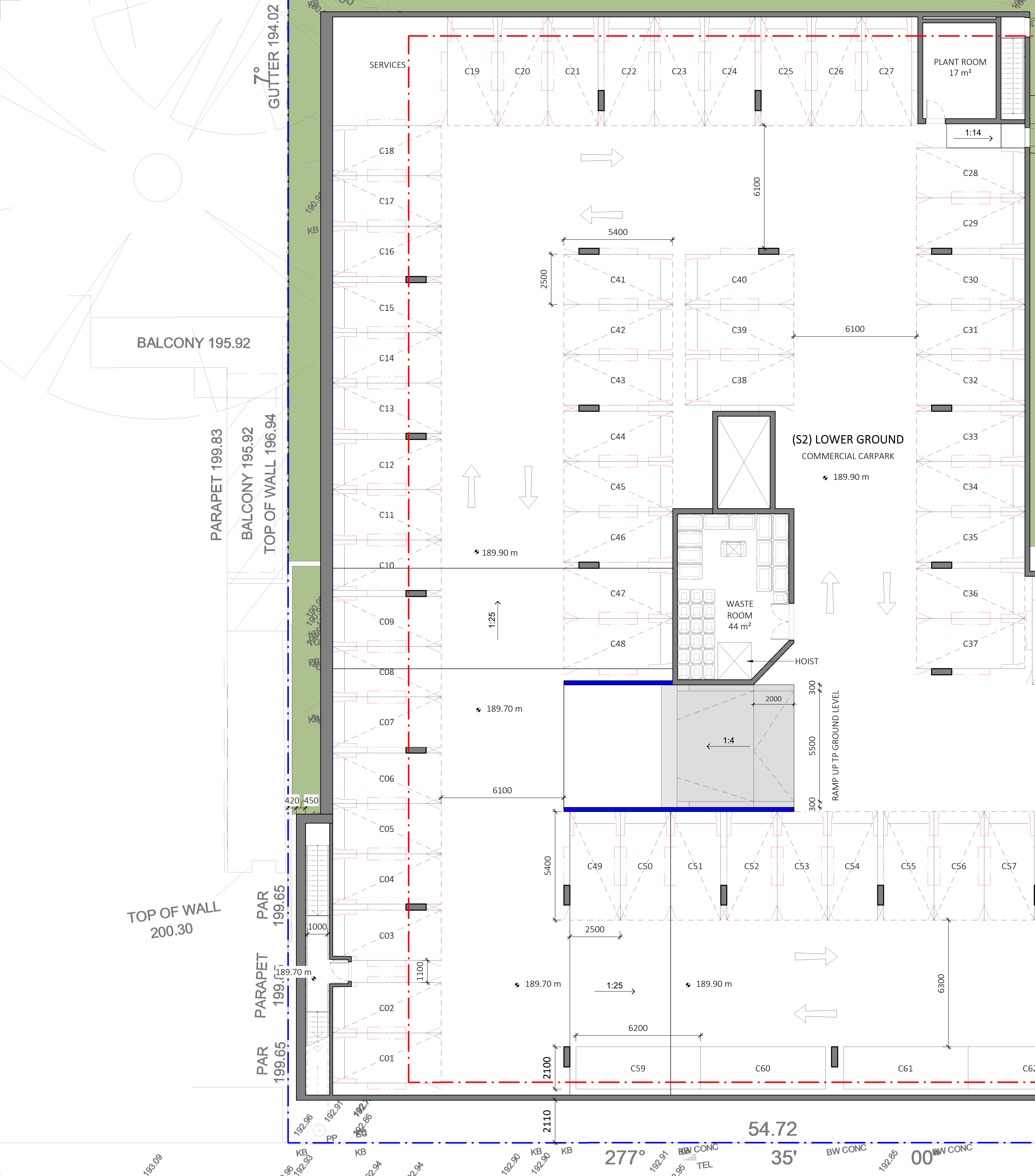
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23-049	DA-0-231	[B]	08/07/2024

SCALE @ A1	DRAWN	AUTHORISED
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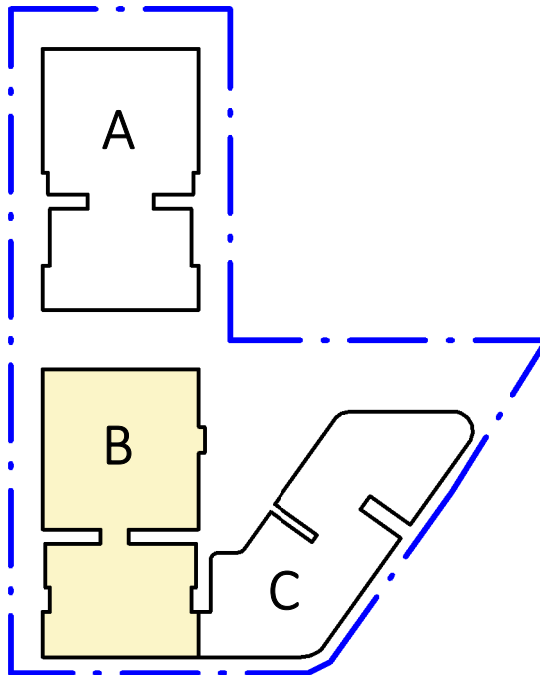
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

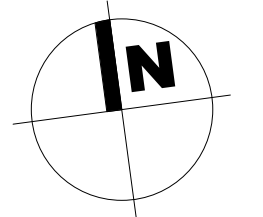
1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(B) GROUND LEVEL



DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-232	[B]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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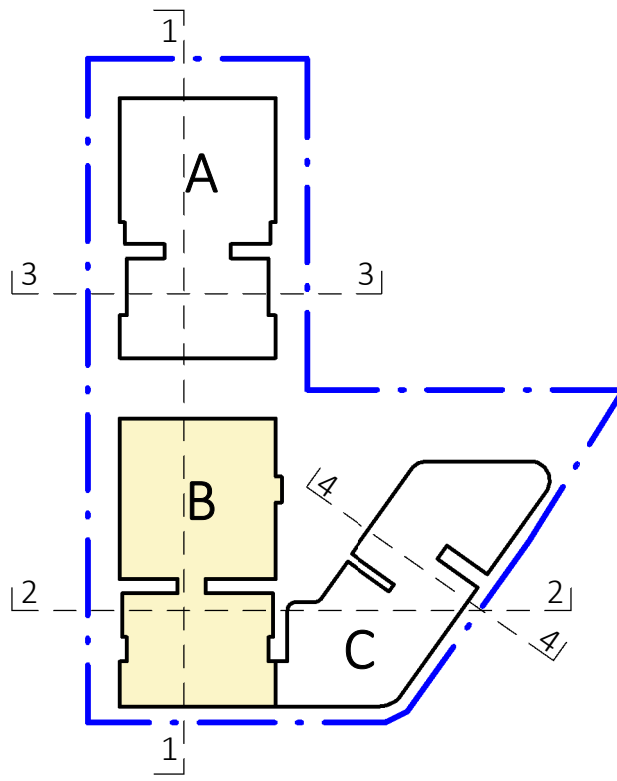
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:

E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:

	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
(B) LEVEL 1

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-233	[B]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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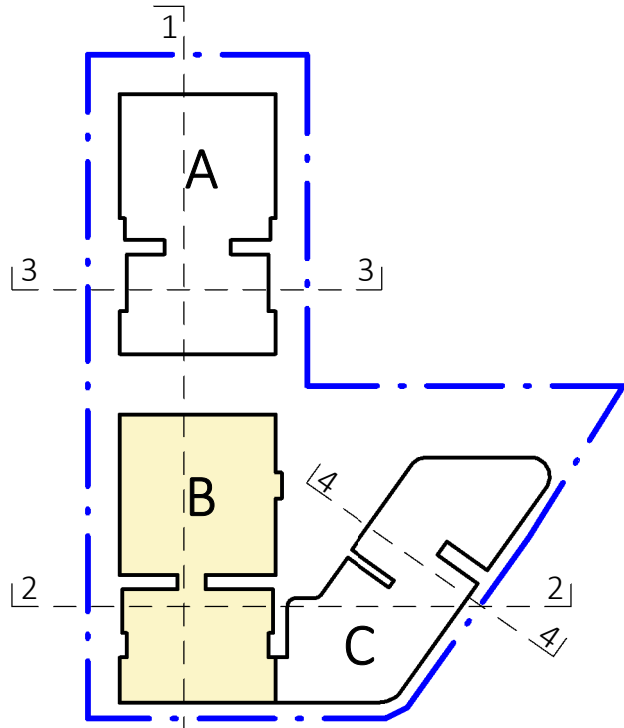


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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(B) LEVEL 2-3

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-234	[B]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
1 : 100	HS	ND	



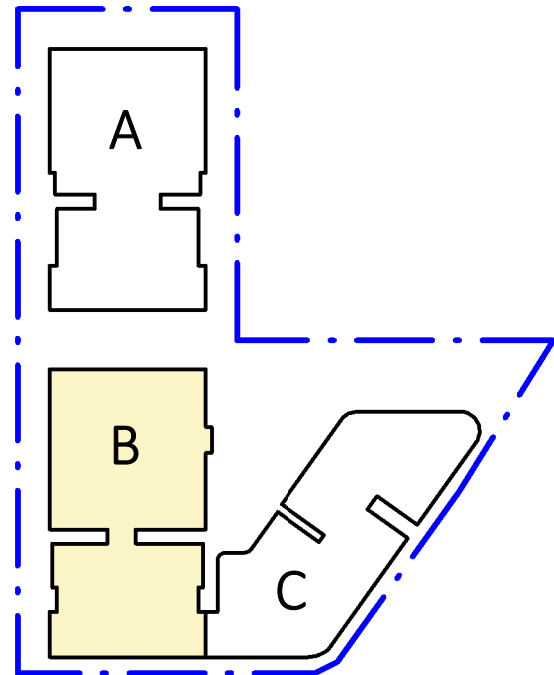
Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
Suite 1 & 2, Level 5
Grafton Bond Building
201 Kent St, Sydney NSW 2000
ABN: 35 134 237 540
Phone: +61 2 8540 8720
www.dicksonrothschild.com.au

Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

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B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
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G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(B) LEVEL 4

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-235 REVISION [B] CURRENT ISSUE DATE 08/07/2024

SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND

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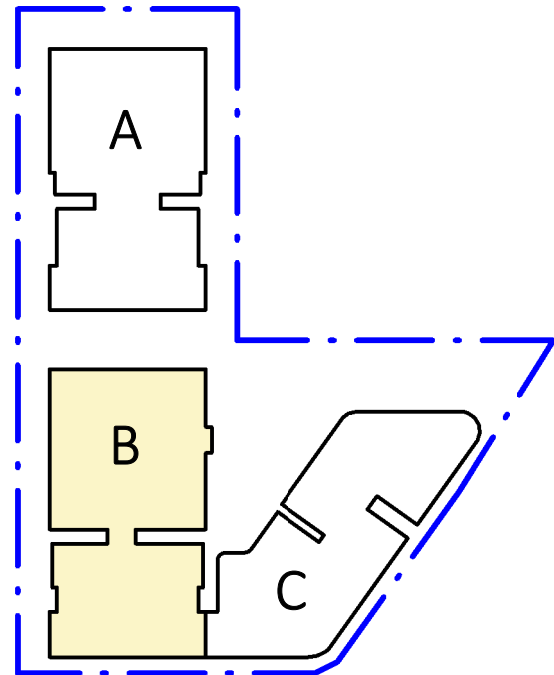
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
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M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(B) LEVEL 5

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-236 REVISION [B] CURRENT ISSUE DATE 08/07/2024

SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND

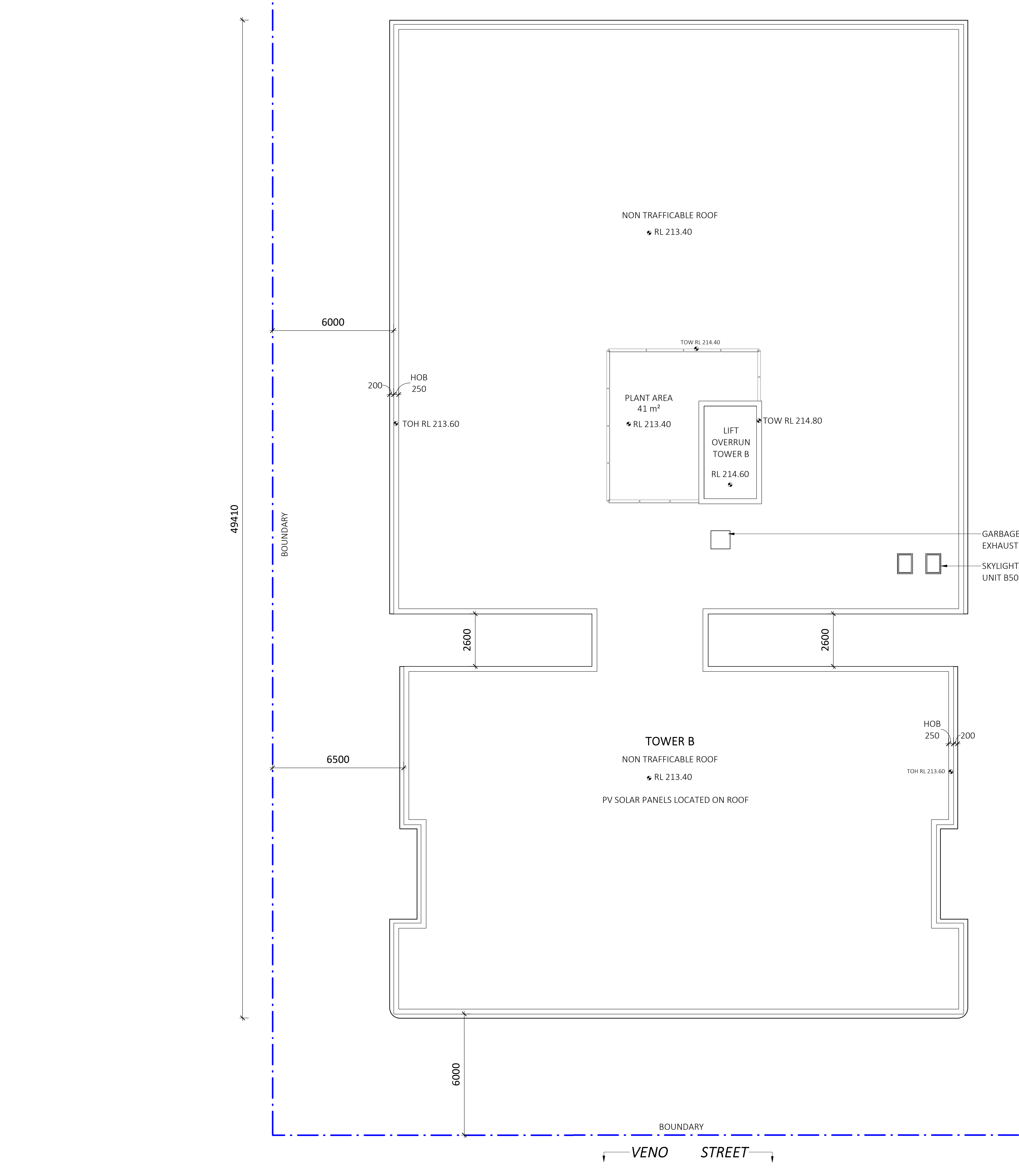
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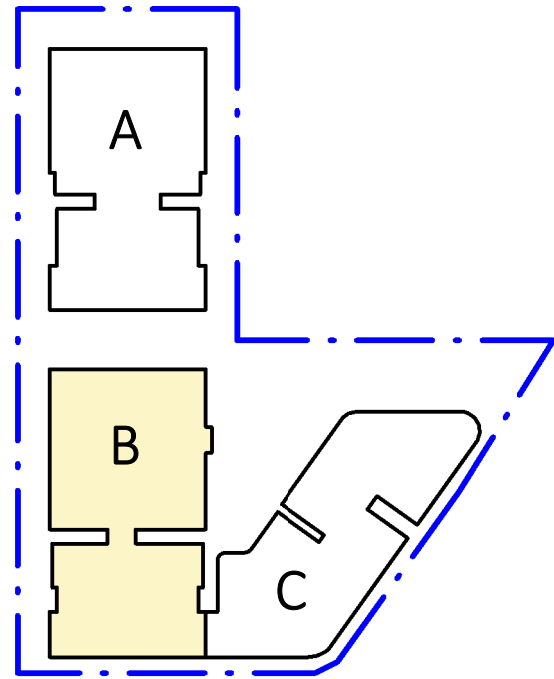
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B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



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M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(B) ROOF PLAN

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-237 REVISION [B] CURRENT ISSUE DATE 08/07/2024

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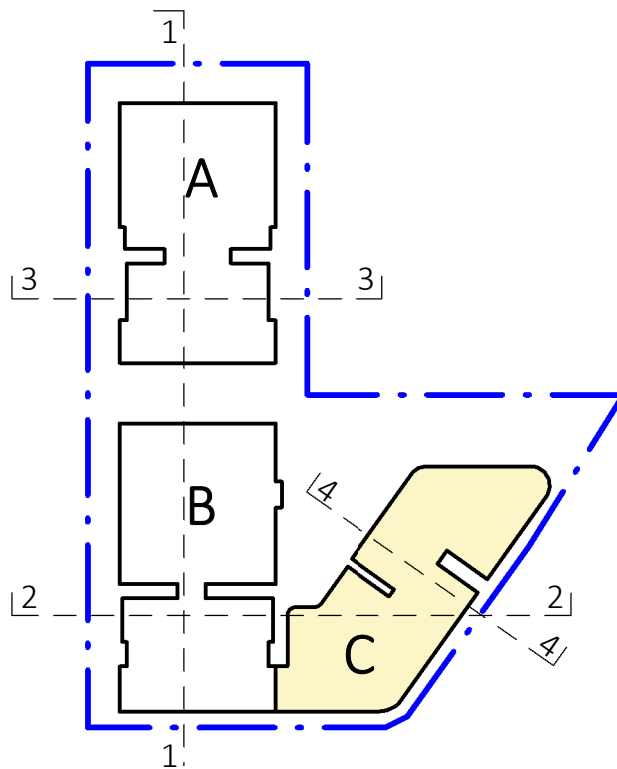
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
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G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) BASEMENT 2

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-240	[B]	08/07/2024
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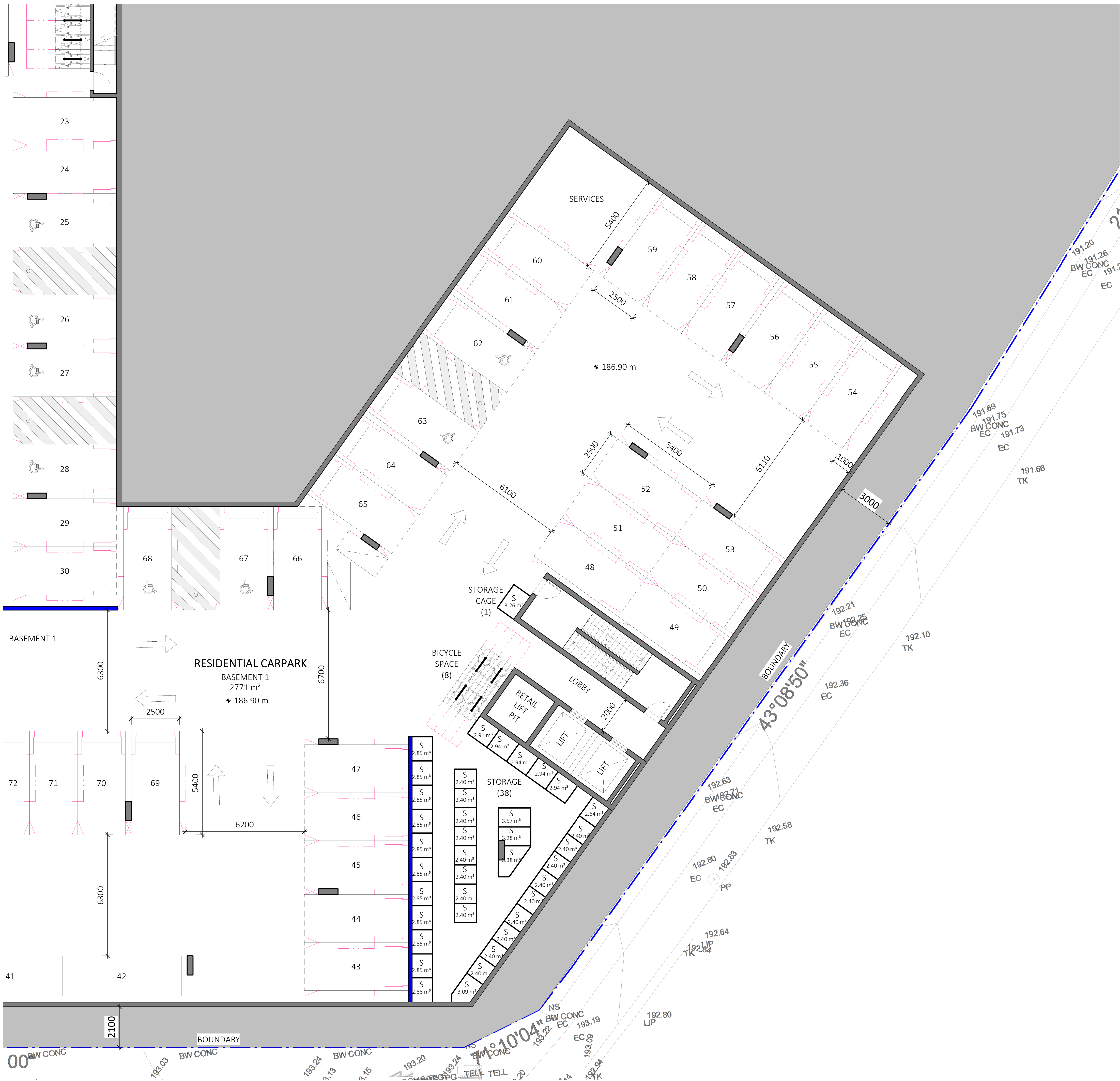


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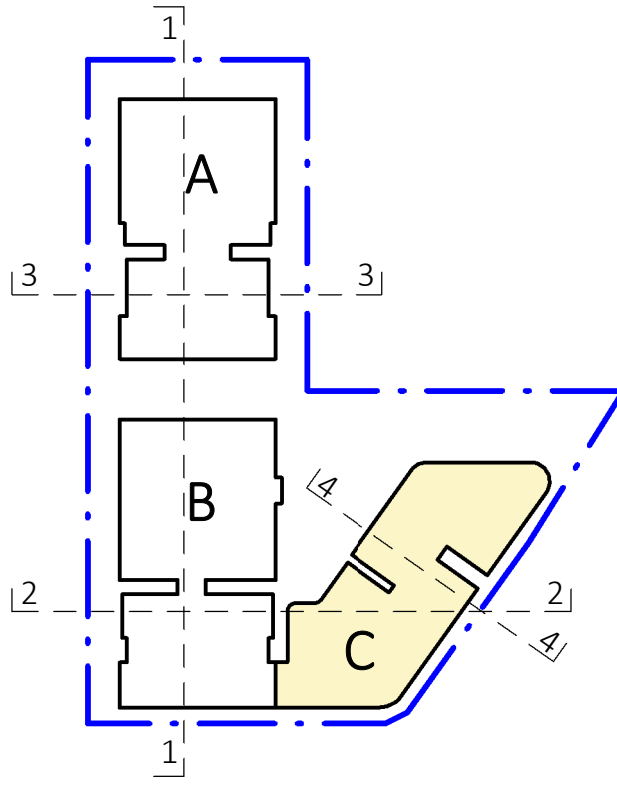
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NSW ARB #7774

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B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



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G	GAS	DOOR	DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

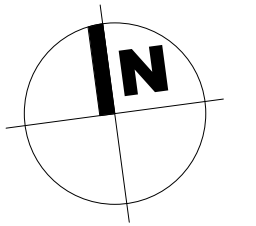
1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) BASEMENT 1



DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-241	[B]	08/07/2024
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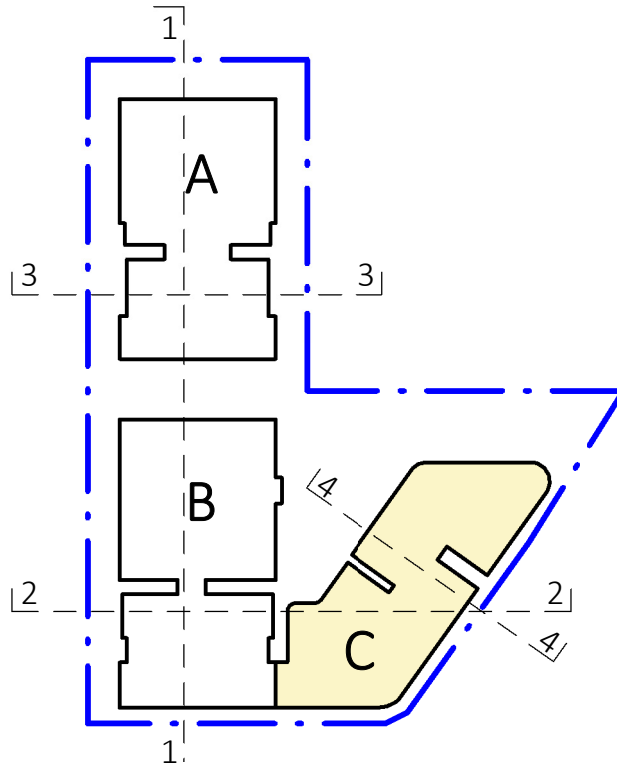


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Paul Oreshkin
NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
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B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



ABBREVIATIONS:			
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M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) LOWER GROUND FLOOR

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-242 REVISION [B] CURRENT ISSUE DATE 08/07/2024

SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND

0 SCALE 1:100 10m



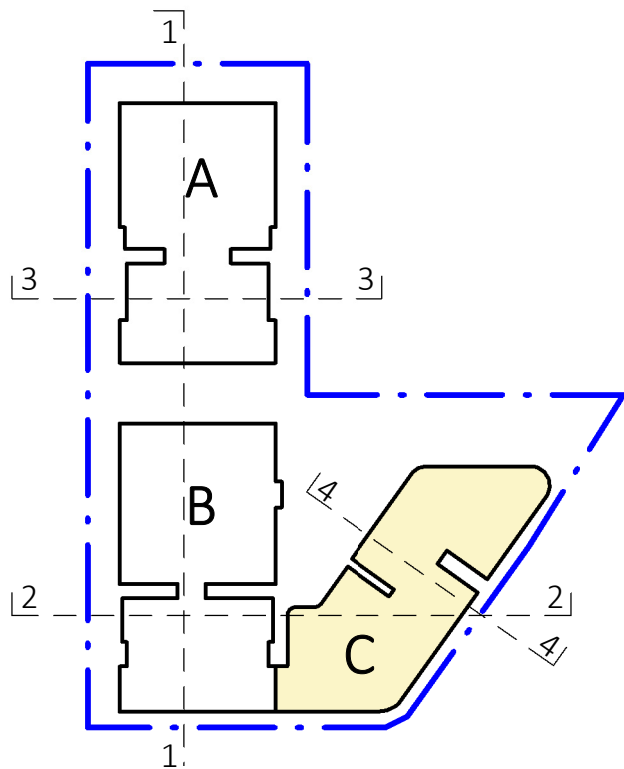
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV



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GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

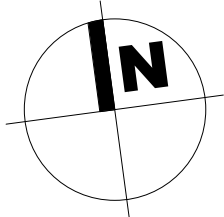
1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) GROUND LEVEL



DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-243	[B]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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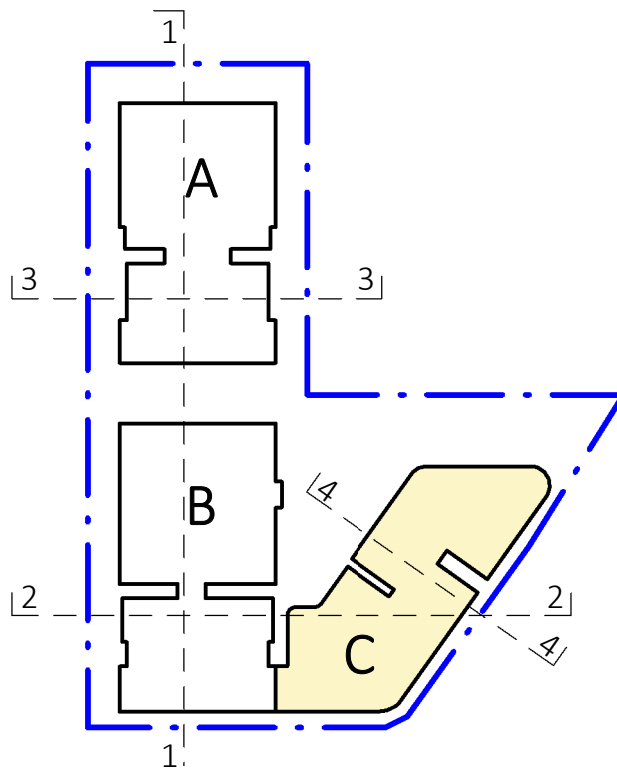


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Paul Oreshkin
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LEGEND:

	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

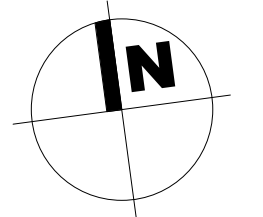
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CLIENT

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DRAWING

(C) LEVEL 1



DA

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23-049	DA-0-244	[B]	08/07/2024
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1 : 100		HS	ND

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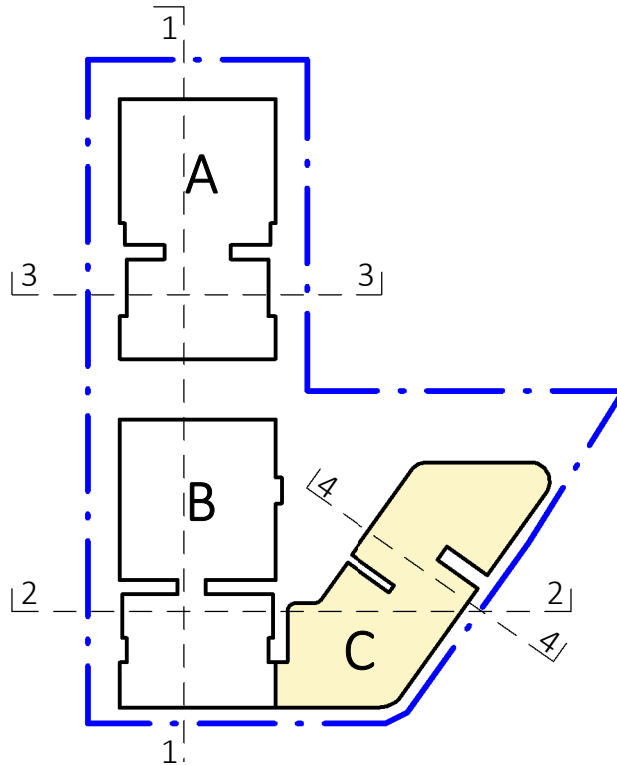
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LEGEND:	
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	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT
PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

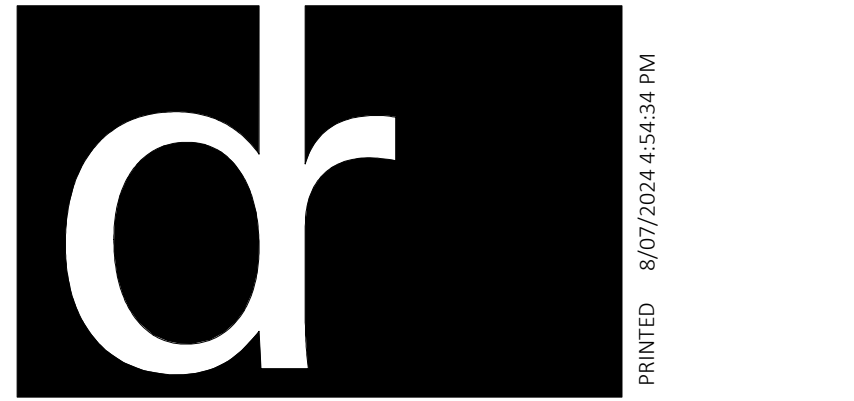
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PROJECT NO. 23-049 DRAWING NO. DA-0-245 REVISION [B] CURRENT ISSUE DATE 08/07/2024

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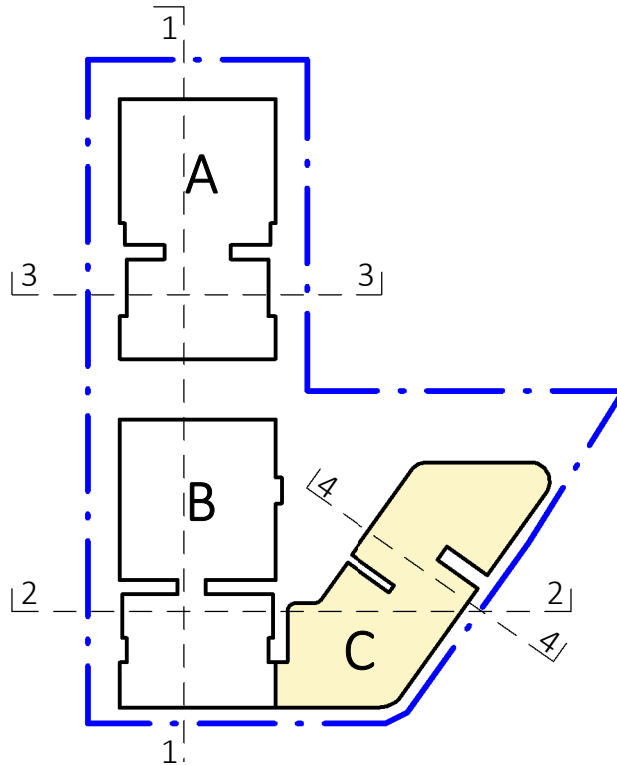
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LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) LEVEL 4

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-246 REVISION [B] CURRENT ISSUE DATE 08/07/2024

SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND

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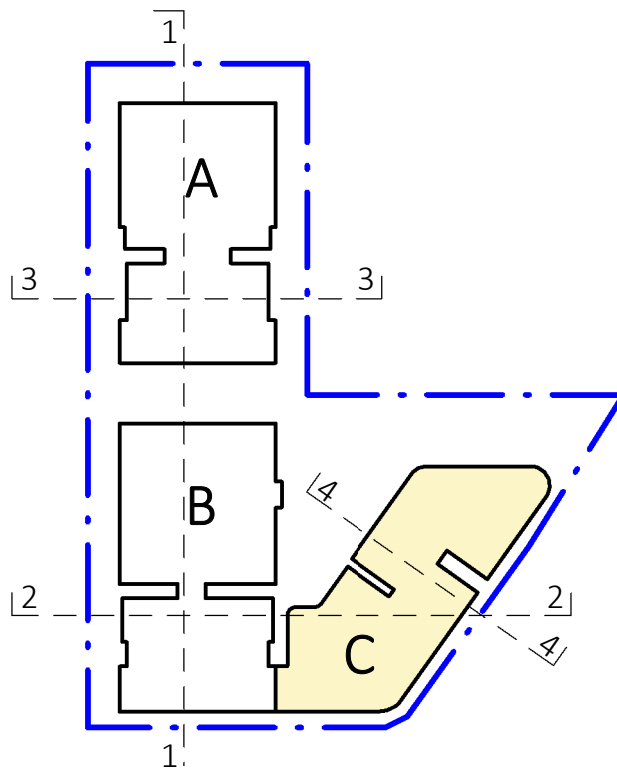
Dickson Rothschild
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LEGEND:	
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	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) LEVEL 5

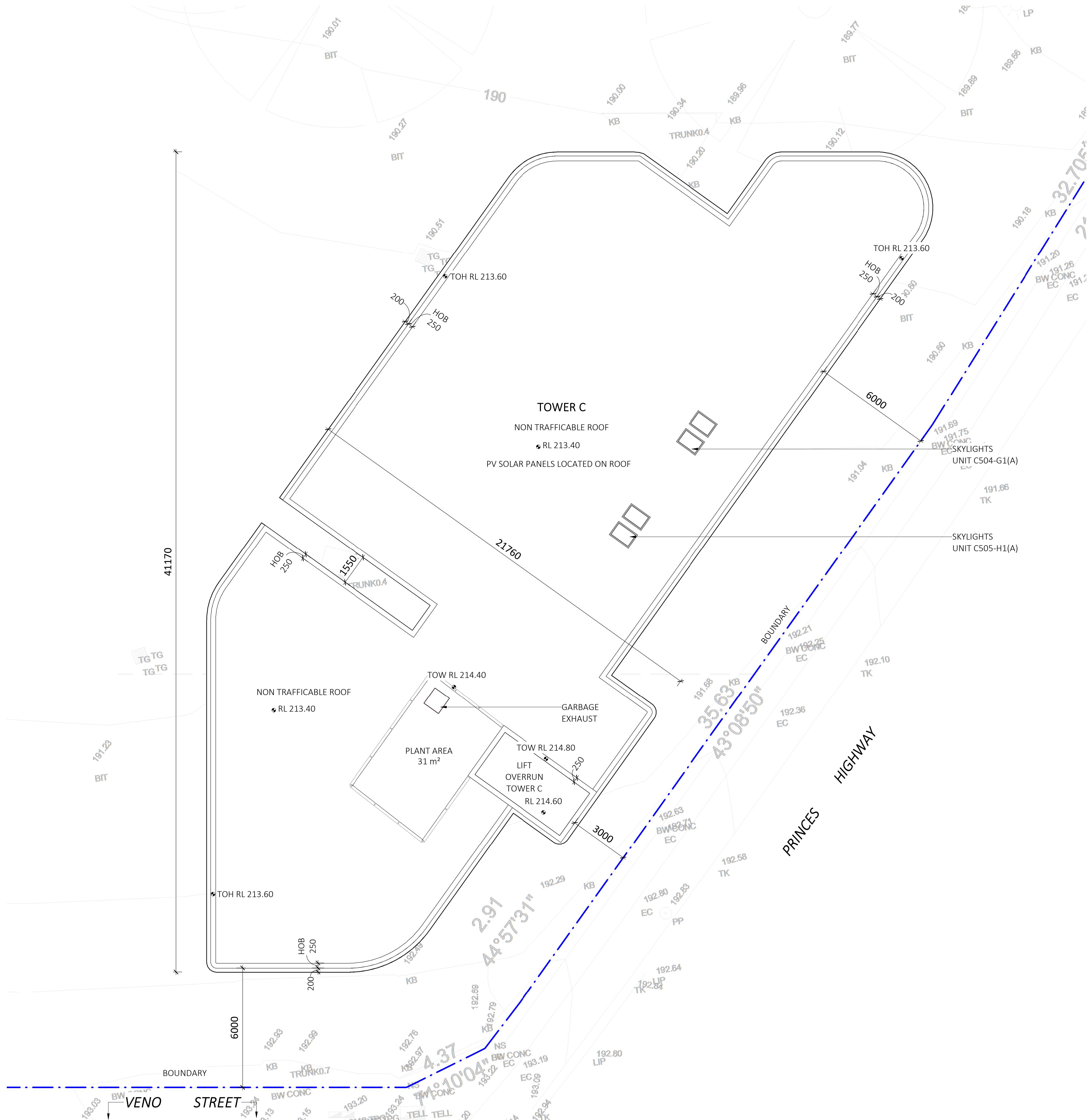
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SCALE @ A1	DRAWN	AUTHORISED	
1 : 100	HS	ND	



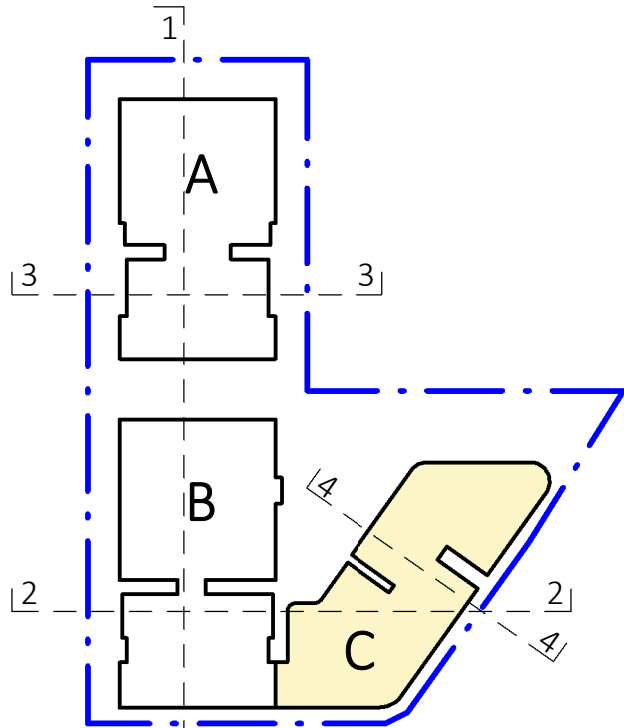
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Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/LF	AV
B	ISSUE FOR DA	08/07/2024	HS/LF	AV



ABBREVIATIONS:			
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

LEGEND:	
	AC CONDENSER UNIT
	LIVABLE HOUSING UNIT (SILVER LEVEL)
	ADAPTABLE UNIT
	PLANTER

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

(C) ROOF PLAN

DA

PROJECT NO. 23-049 DRAWING NO. DA-0-248 REVISION [B] CURRENT ISSUE DATE 08/07/2024

SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND

0 SCALE 1:100 10m



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Paul Oreshkin
NSW ARB #7774



1 (A) NORTH ELEVATION
DA-0-201/ 1:100



2 (A) SOUTH ELEVATION
DA-0-202/ 1:100

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

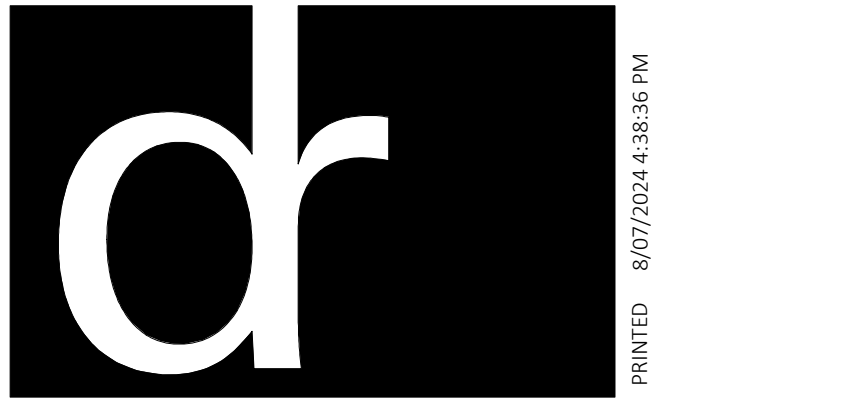
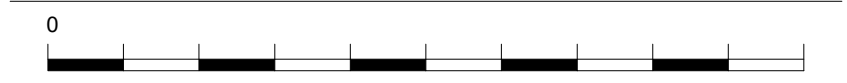
PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
**ELEVATION SHEET -
BUILDING A**

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-301	[D]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
1 : 100		Author	ND



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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774



2 (A) EAST ELEVATION
DA-0-202 1:100



1 (A) WEST ELEVATIONS
DA-0-201 1:100

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
ELEVATION SHEET II -
BUILDING A

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-302	[D]	08/07/2024
	SCALE @ A1		DRAWN	AUTHORISED
	1 : 100		Author	ND



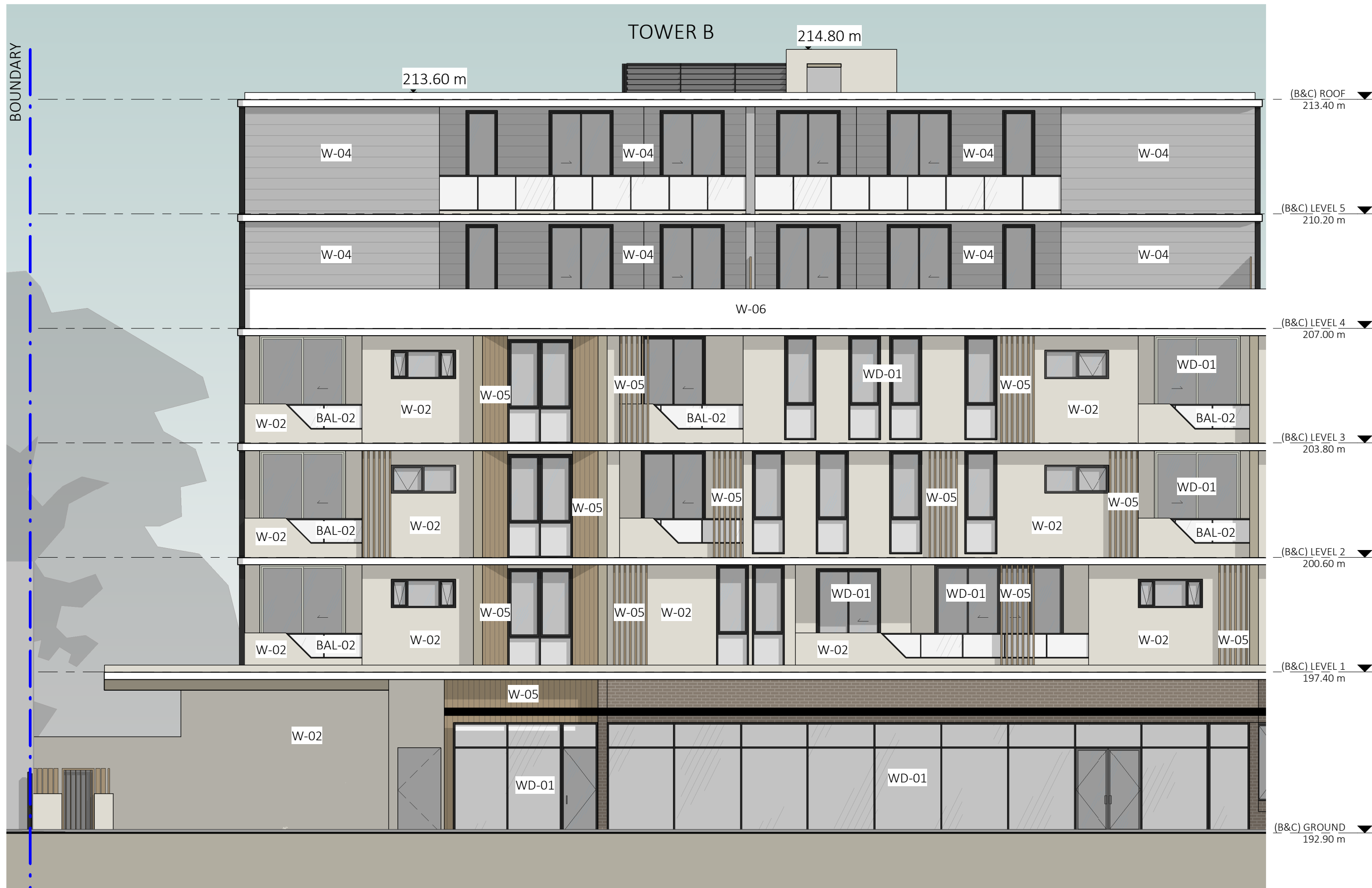
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1 (B) NORTH ELEVATION
DA-0-202/ 1:100



2 (B) SOUTH ELEVATION
DA-0-203/ 1:100

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/LF	AV
D	ISSUE FOR DA	08/07/2024	HS/LF	AV

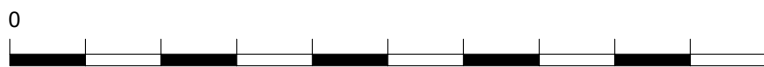
PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
ELEVATION SHEET -
BUILDING B

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-303	[D]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
1 : 100		Author	ND



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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774



2 (B) EAST ELEVATION
DA-0-202/ 1:100



1 (B) WEST ELEVATION
DA-0-202/ 1:100

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

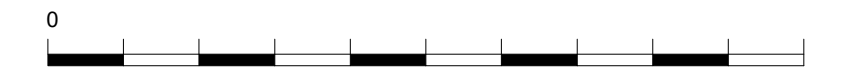
PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
ELEVATION SHEET II -
BUILDING B

DA
PROJECT NO. 23-049
DRAWING NO. DA-0-304
SCALE @ A1 1 : 100
REVISION [D]
CURRENT ISSUE DATE 08/07/2024
DRAWN Author
AUTHORISED ND

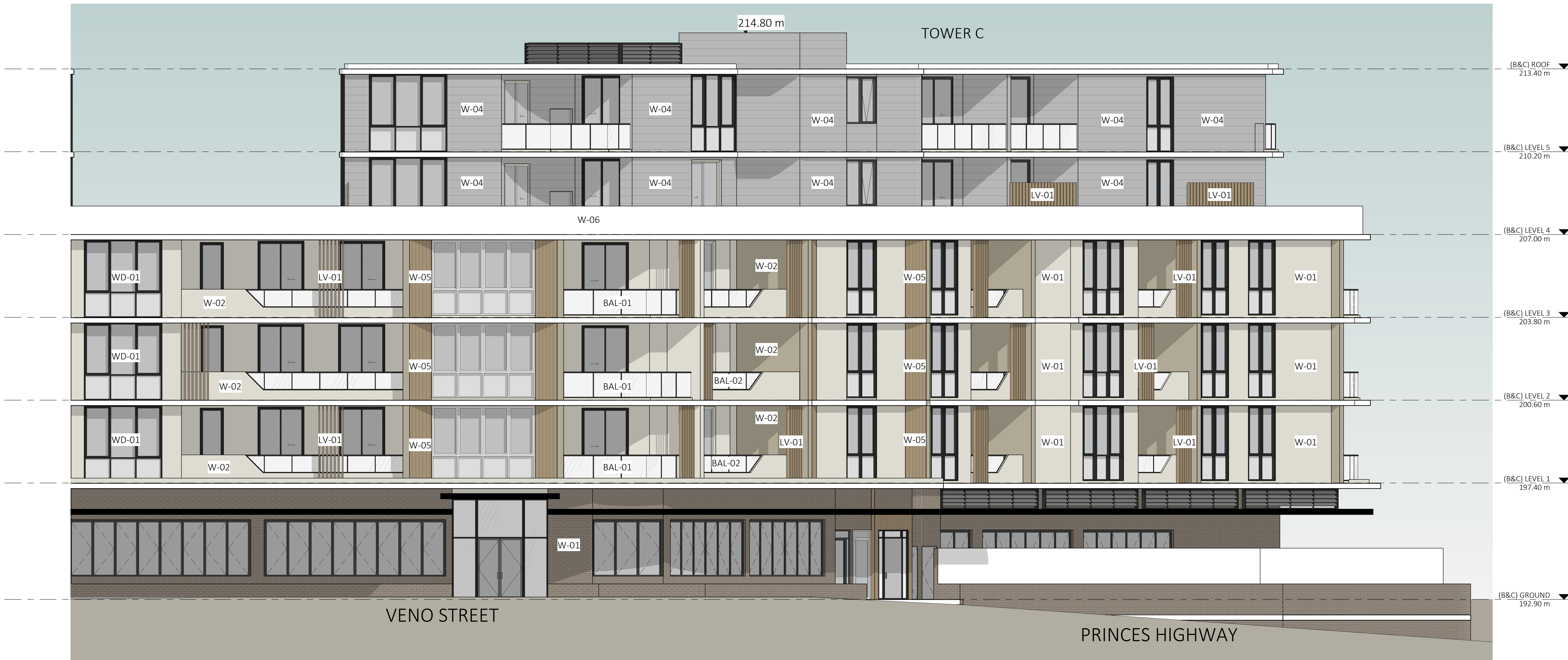


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Nominated Architects:
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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774



1 (C) NORTH ELEVATION
DA-0-202 1:100



2 (C) SOUTH ELEVATION
DA-0-203 1:100

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

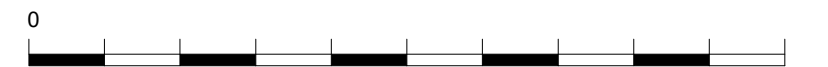
PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

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DRAWING
ELEVATION SHEET -
BUILDING C

DA
PROJECT NO. 23-049
DRAWING NO. DA-0-305
REVISION [D]
CURRENT ISSUE DATE 08/07/2024
SCALE @ A1 1 : 100
DRAWN Author
AUTHORISED ND



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REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

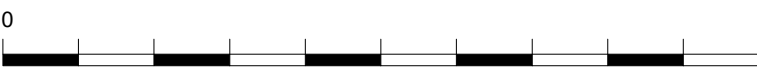
PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

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DRAWING
**ELEVATION SHEET II -
BUILDING C**

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-306	[D]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
1 : 100	Author	ND	

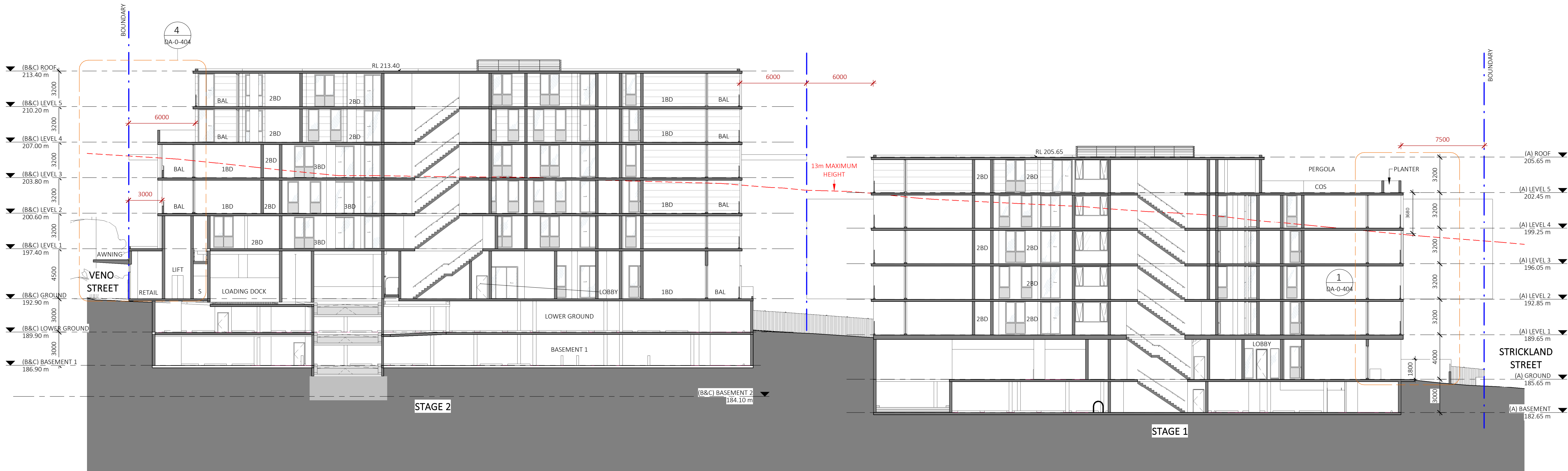


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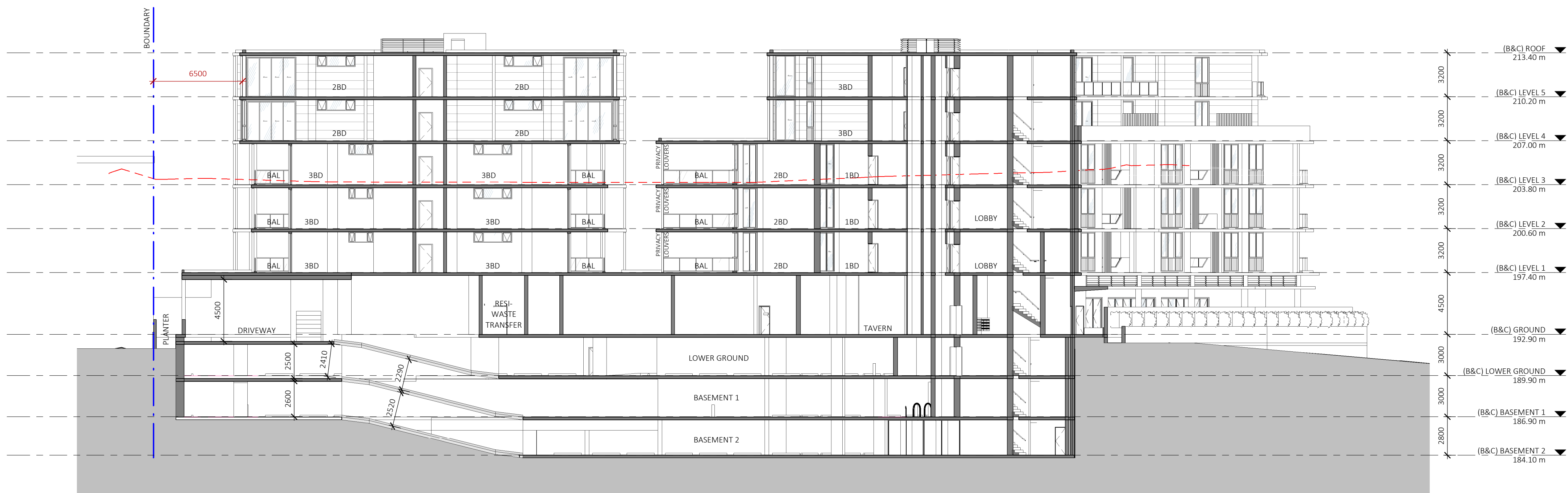
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REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 SECTION 1 - BUILDING B&C
DA-0-201 1:200



2 SECTION 2 - BUILDING B&C
DA-0-201 1:200

PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
SECTION 1

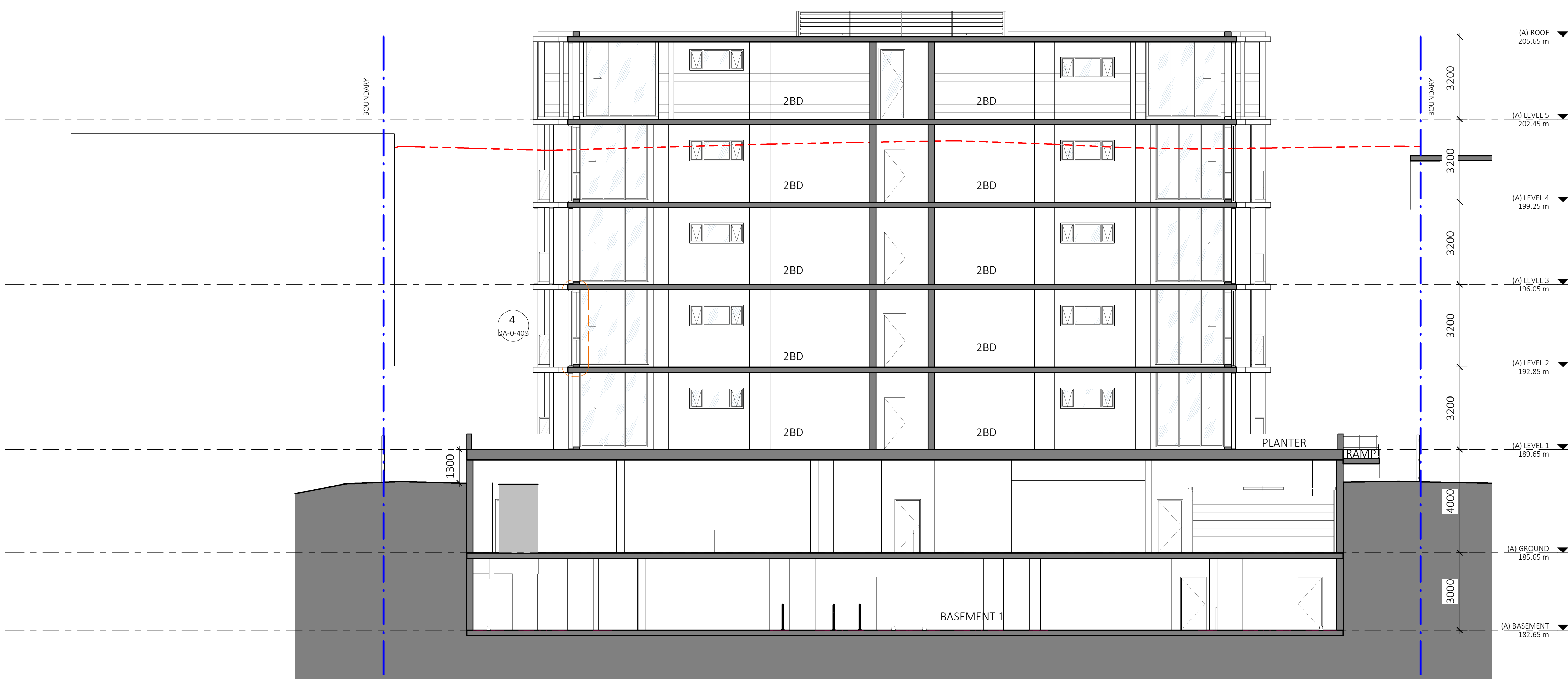
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	23-049	DA-0-401	[D]	08/07/2024
	SCALE @ A1		DRAWN	AUTHORISED
	1 : 200		HS	ND



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Paul Oreshkin
NSW ARB #7774

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
B	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV



3 SECTION 1 - BUILDING A
DA-0-201 1:100

PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
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DRAWING
SECTION 2

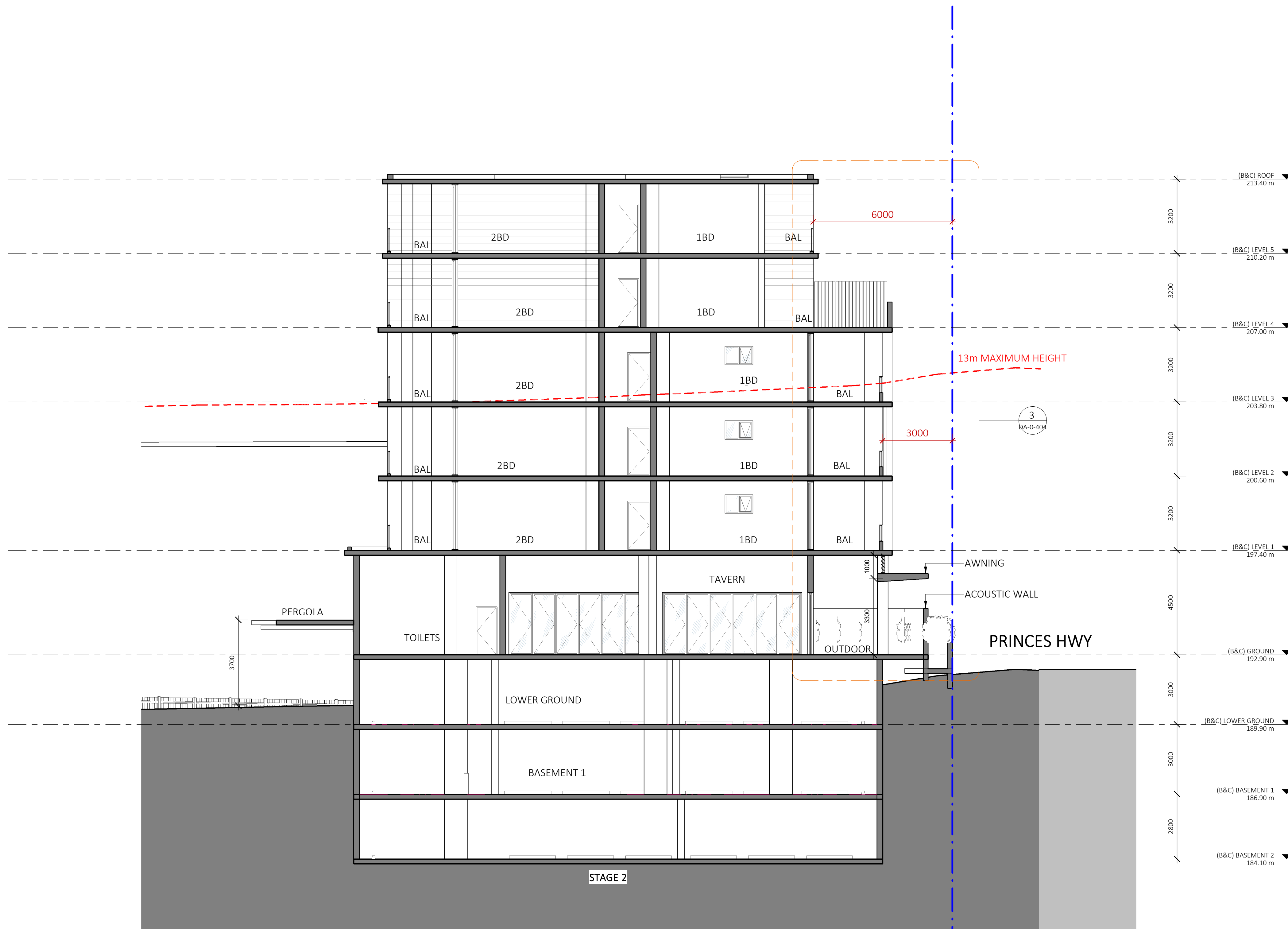
DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-402	[D]	08/07/2024
	SCALE @ A1		DRAWN	AUTHORISED
	1 : 100		HS	ND



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Paul Oreshkin
NSW ARB #7774

REV	DESCRIPTION	DATE	ISS	CHK
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
J	DRAFT ISSUE FOR COORDINATION	10/05/2024	HS / LF	AV
K	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
L	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
M	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
N	ISSUE FOR DA	08/07/2024	HS/ LF	AV



4 SECTION 2 - BUILDING C
DA-0-201 1:100

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

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DRAWING

SECTION 3

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-403	[N]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
1 : 100		HS	ND

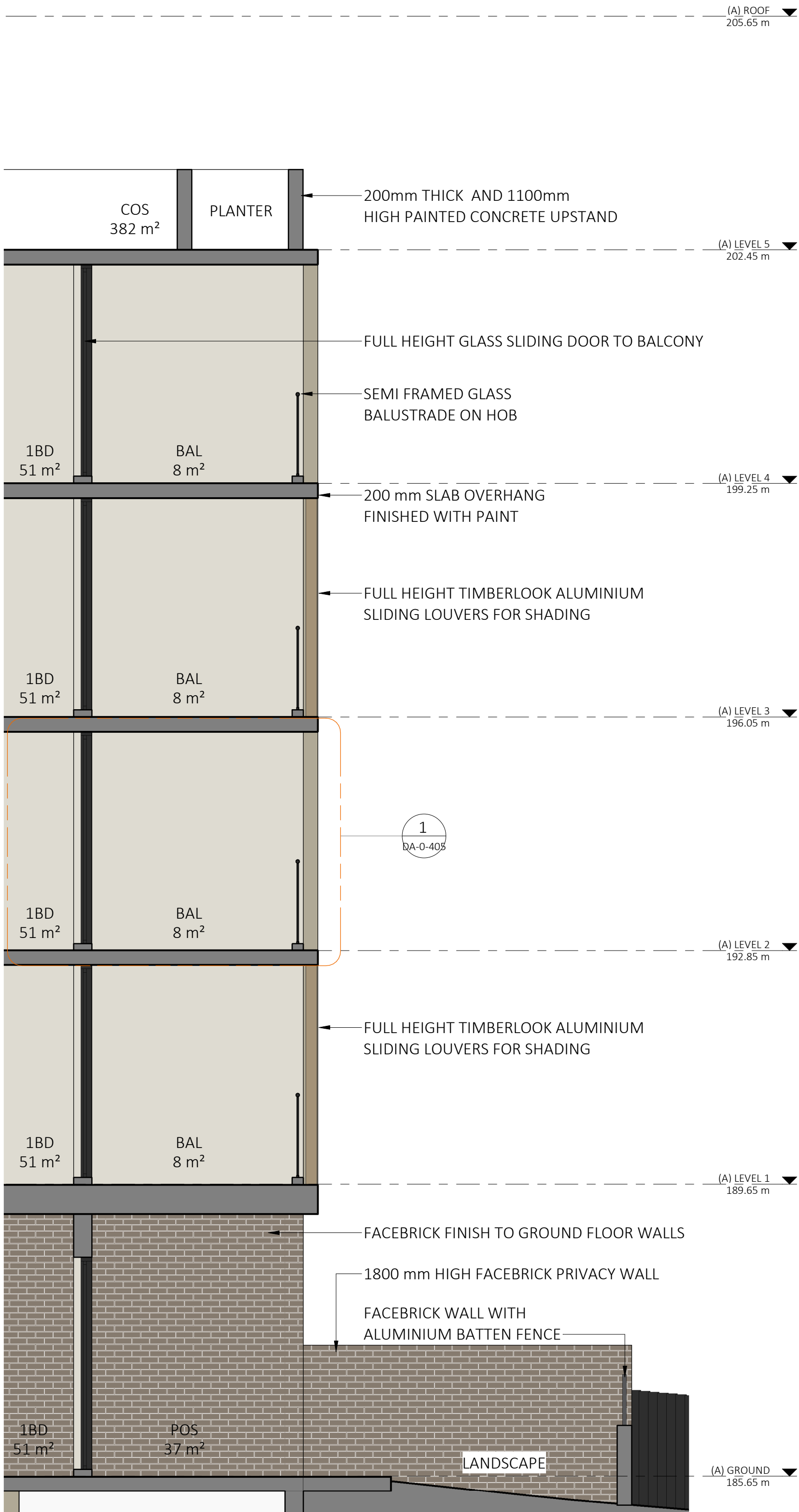


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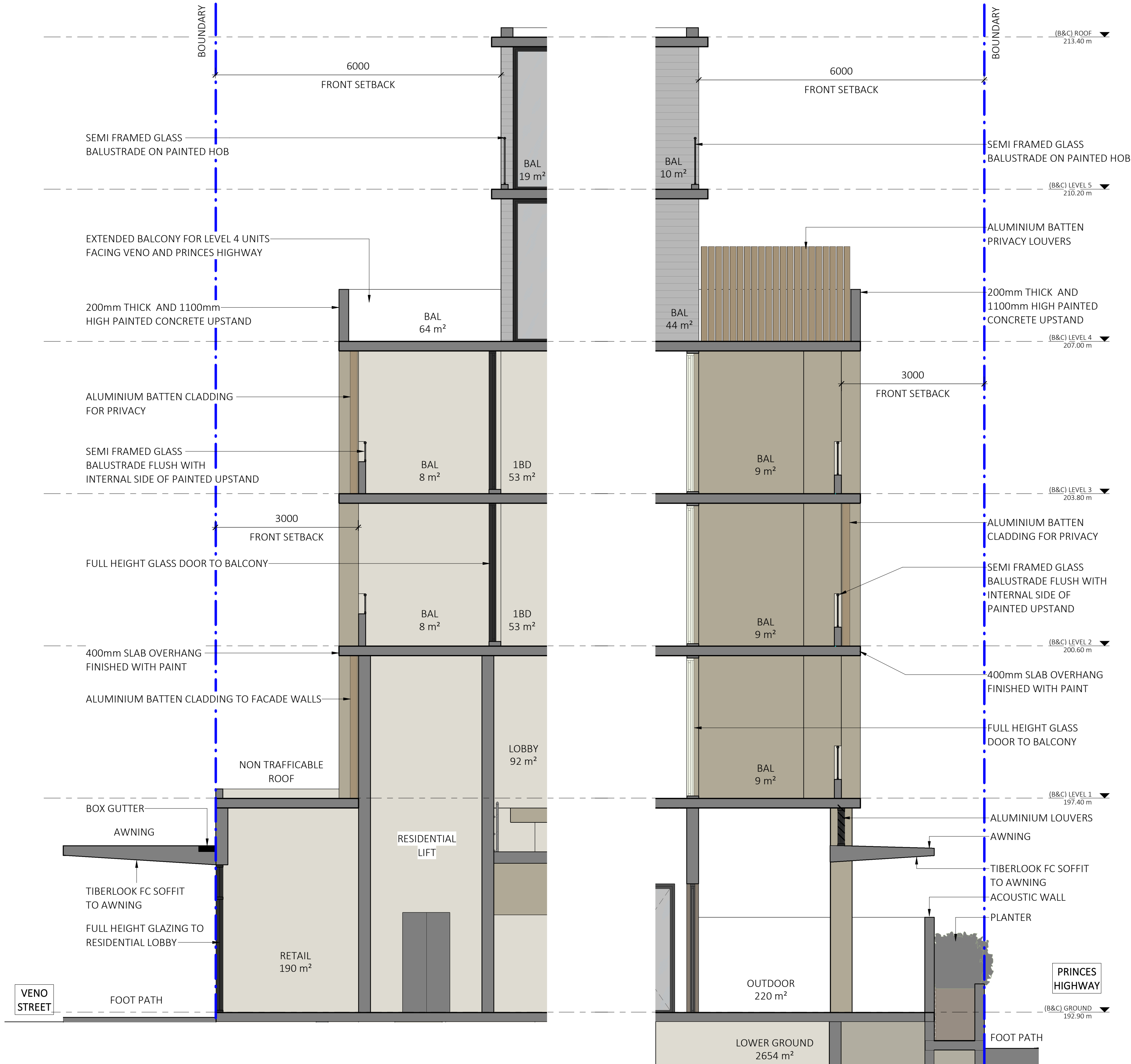
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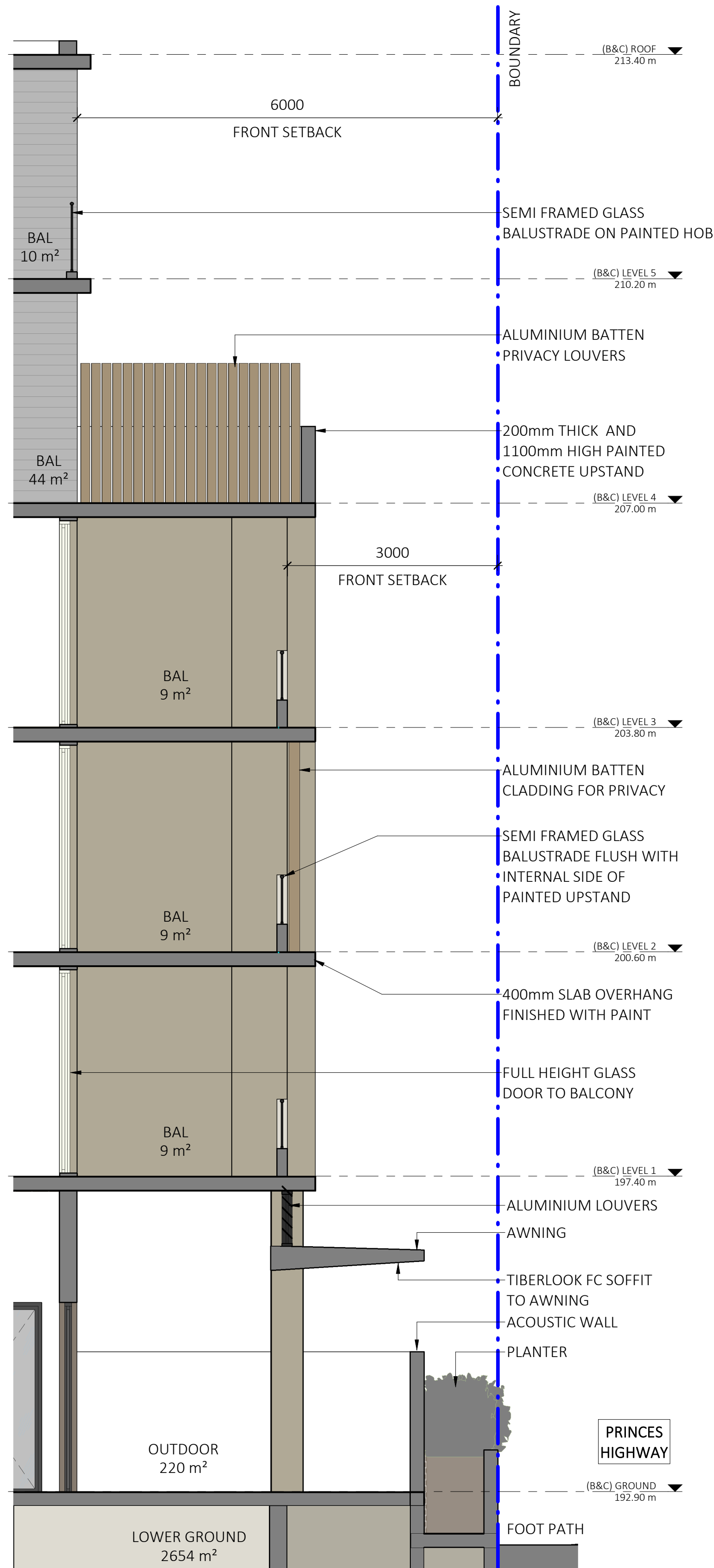
REV	DESCRIPTION	DATE	ISS	CHK
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G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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J	DRAFT ISSUE FOR COORDINATION	10/05/2024	HS / LF	AV
K	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
L	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
M	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
N	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 FACADE SECTION - BUILDING A
DA-0-401 1:50



4 FACADE SECTION - BUILDING B
DA-0-401 1:50



3 FACADE SECTION - BUILDING C
DA-0-403 1:50

PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW
CLIENT
DK Heathcote Pty Ltd

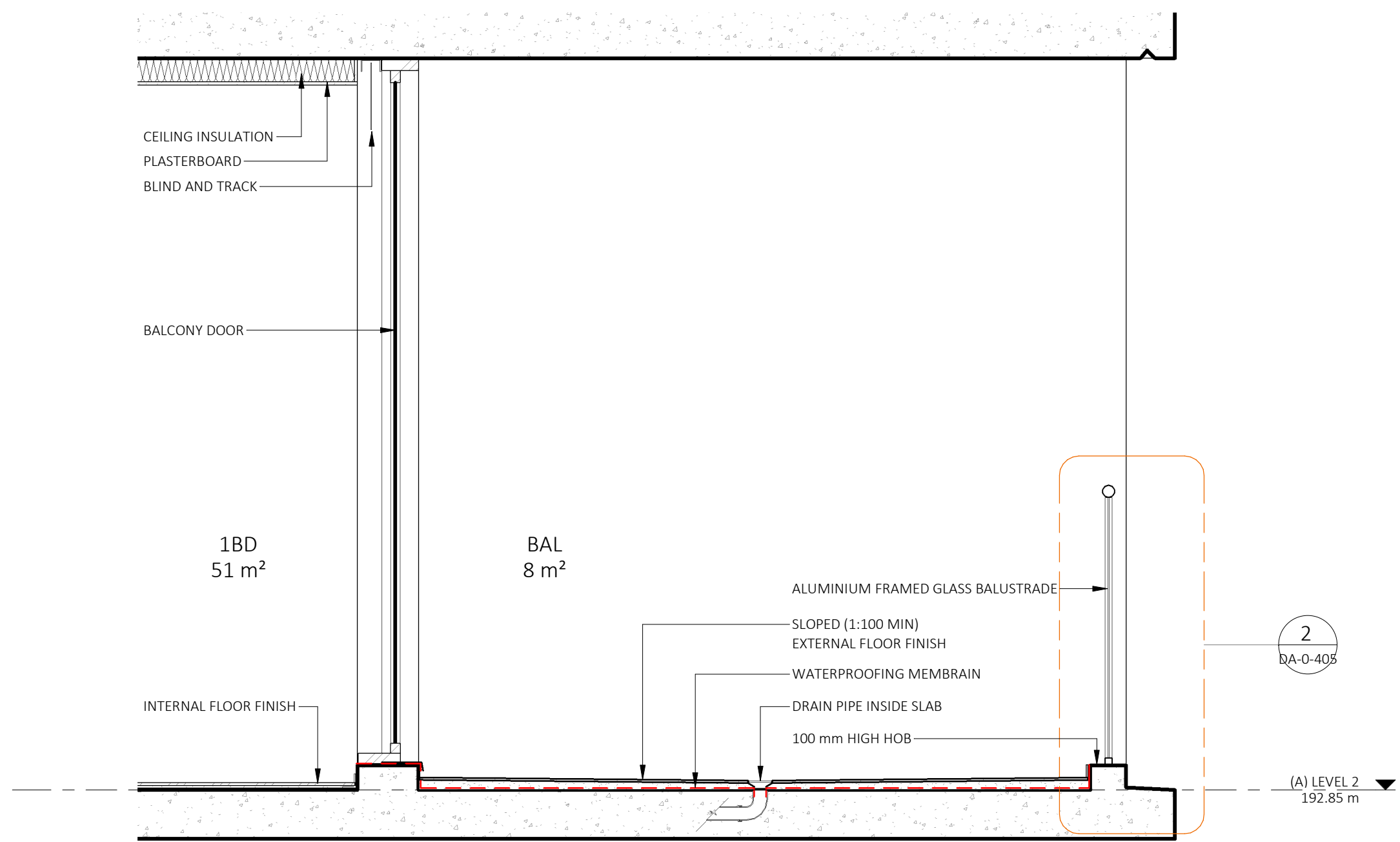
DRAWING
**FACADE SECTION
DETAILS 1**

DA
PROJECT NO. 23-049
DRAWING NO. DA-0-404
REVISION [N]
CURRENT ISSUE DATE 08/07/2024
SCALE @ A1 1 : 50
DRAWN HS
AUTHORISED ND

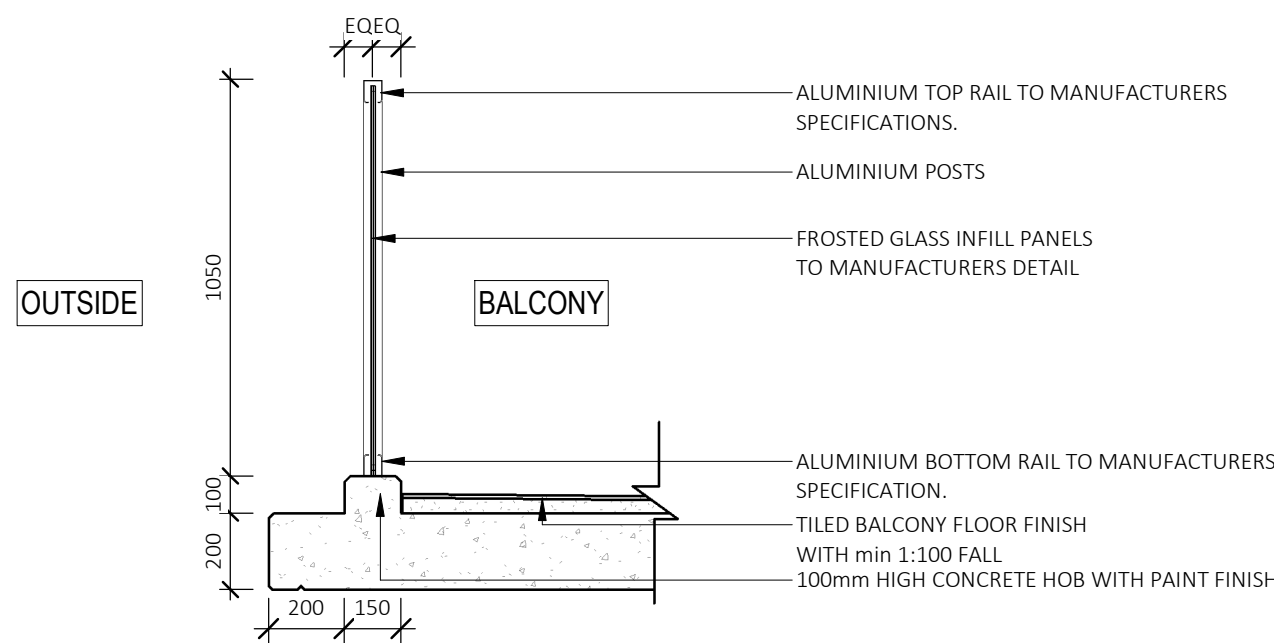


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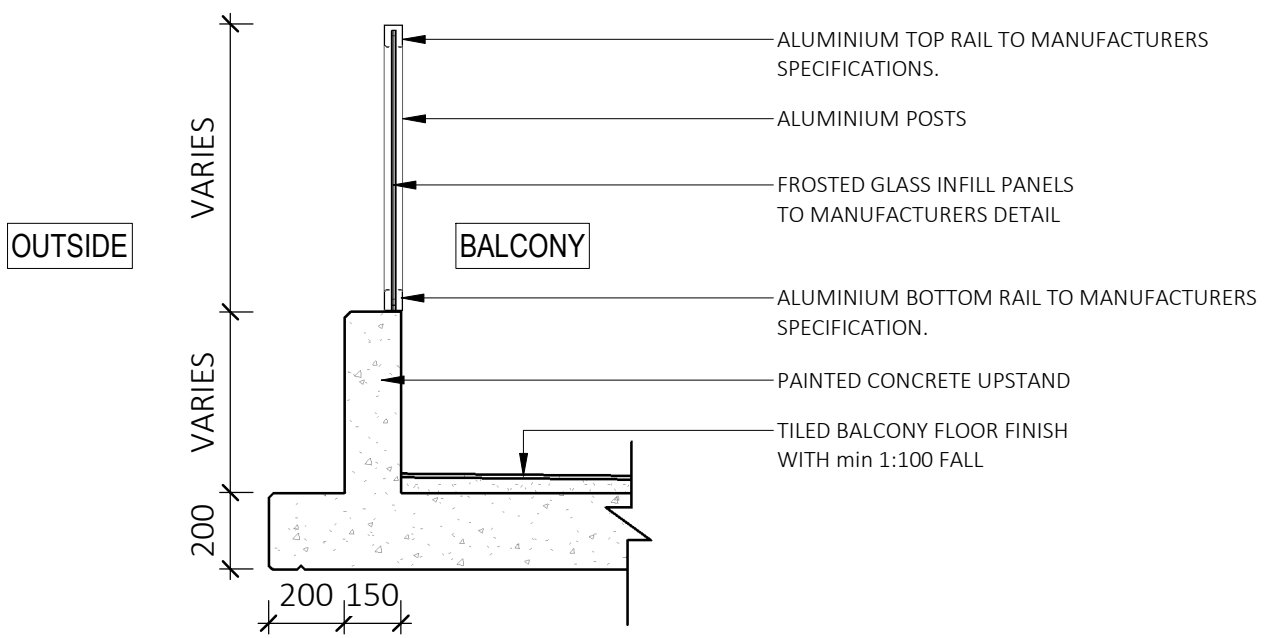
Nominated Architects:
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NSW ARB #7774



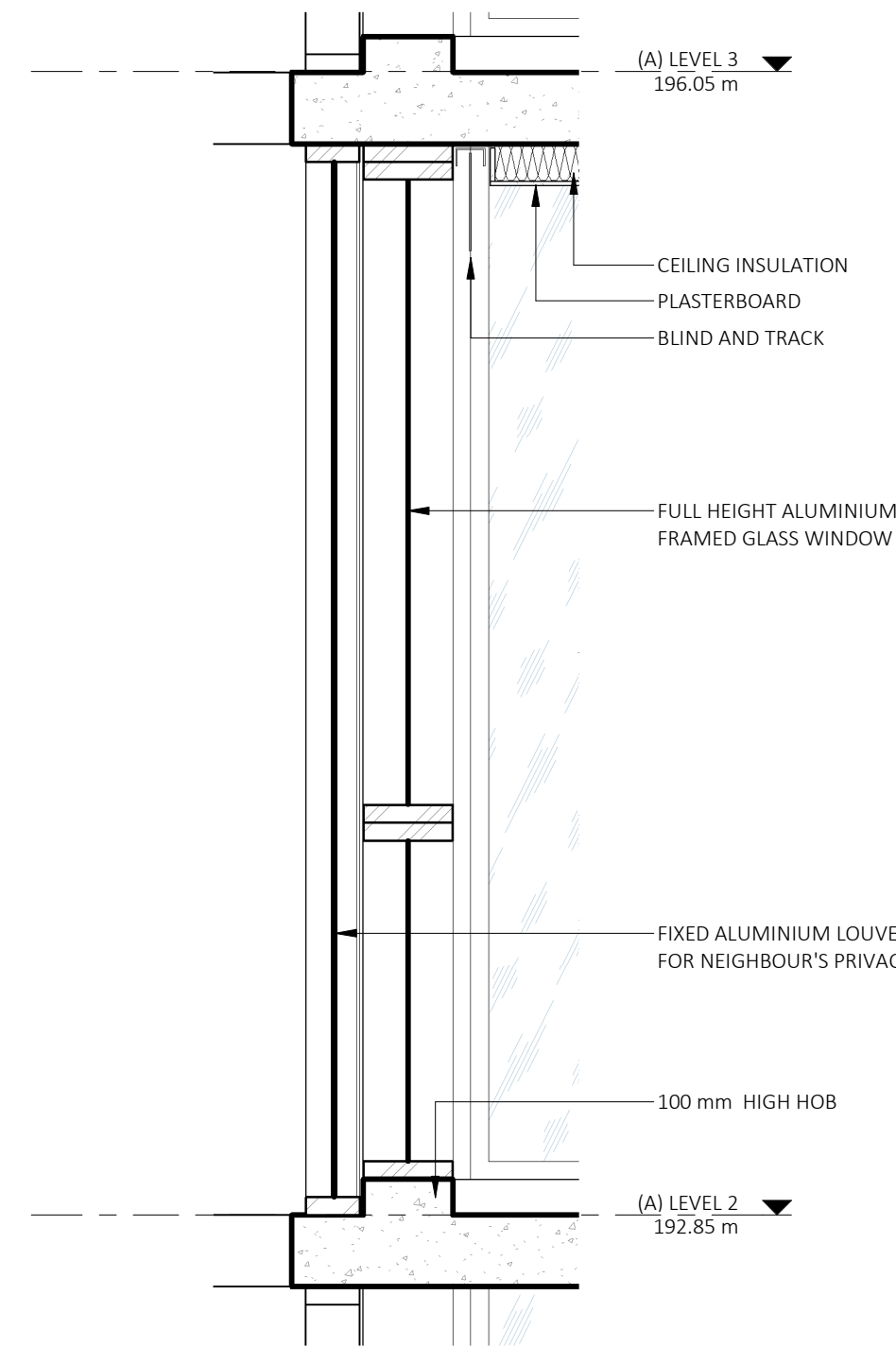
1 TYPICAL BALCONY DETAIL
DA-0-404/ 1:20



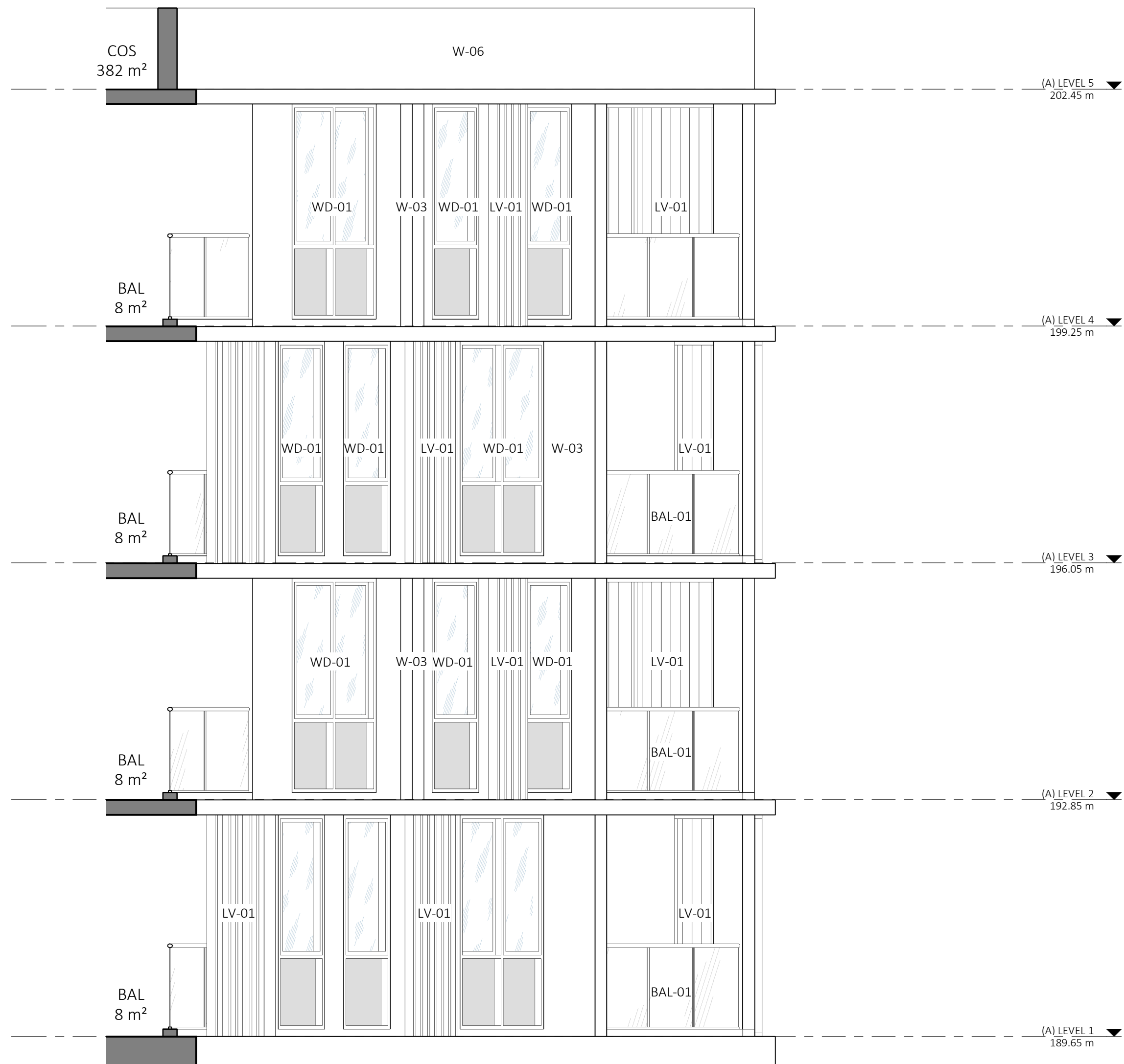
2 TYPICAL SECTION - BAL 01
1:20



3 TYPICAL SECTION - BAL 02
1:20



4 TYPICAL WINDOW DETAIL
DA-0-402/ 1:20



5 BUILDING A - SECTIONAL VIEW
1:50



6 BUILDING B - SECTIONAL VIEW
1:50

REV	DESCRIPTION	DATE	ISS	CHK
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
J	DRAFT ISSUE FOR COORDINATION	10/05/2024	HS / LF	AV
K	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
L	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
M	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
N	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT
DK Heathcote Pty Ltd

DRAWING
**FACADE SECTION
DETAILS 2**

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-405	[N]	08/07/2024
SCALE @ A1			DRAWN	AUTHORISED
As indicated			HS	ND

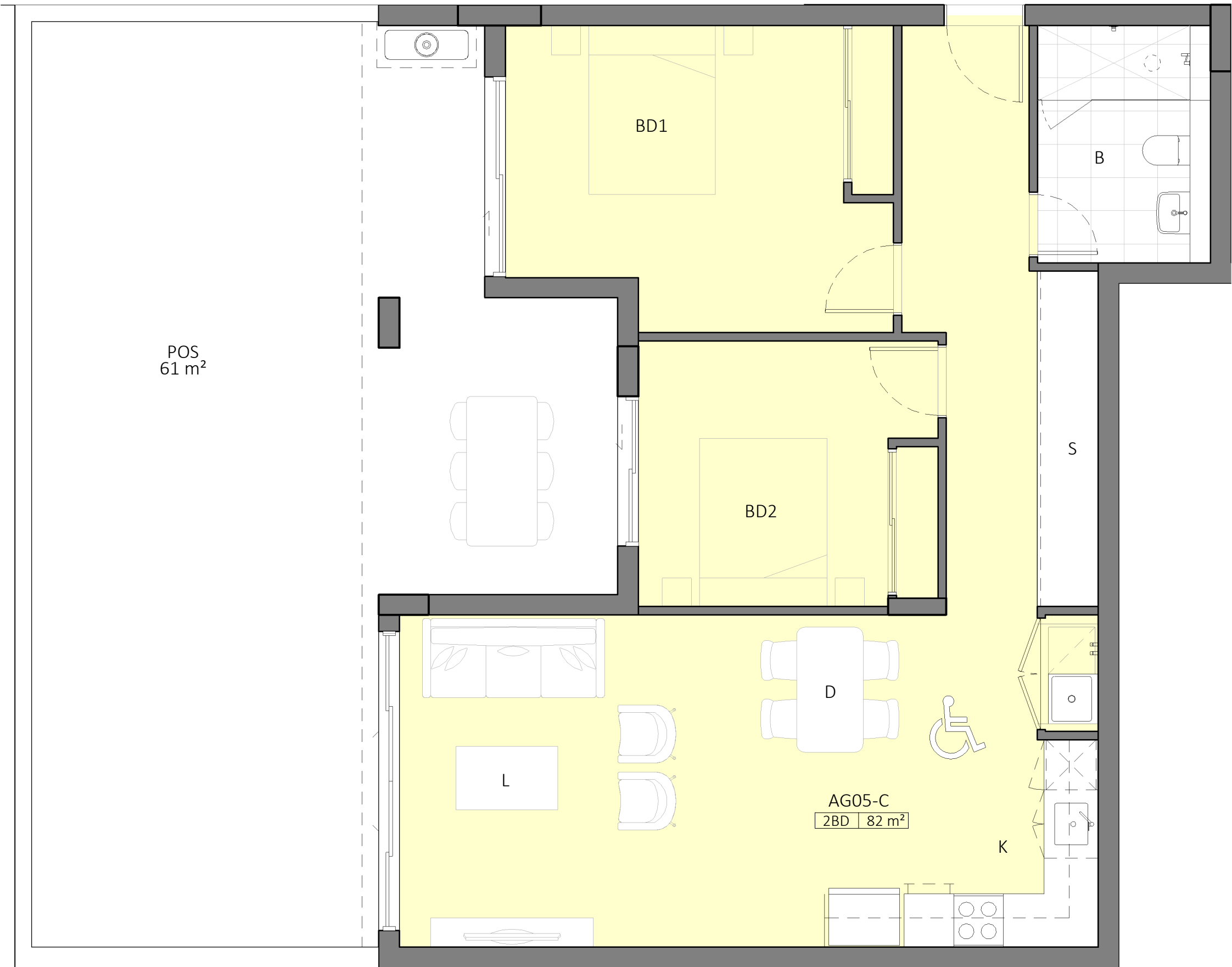


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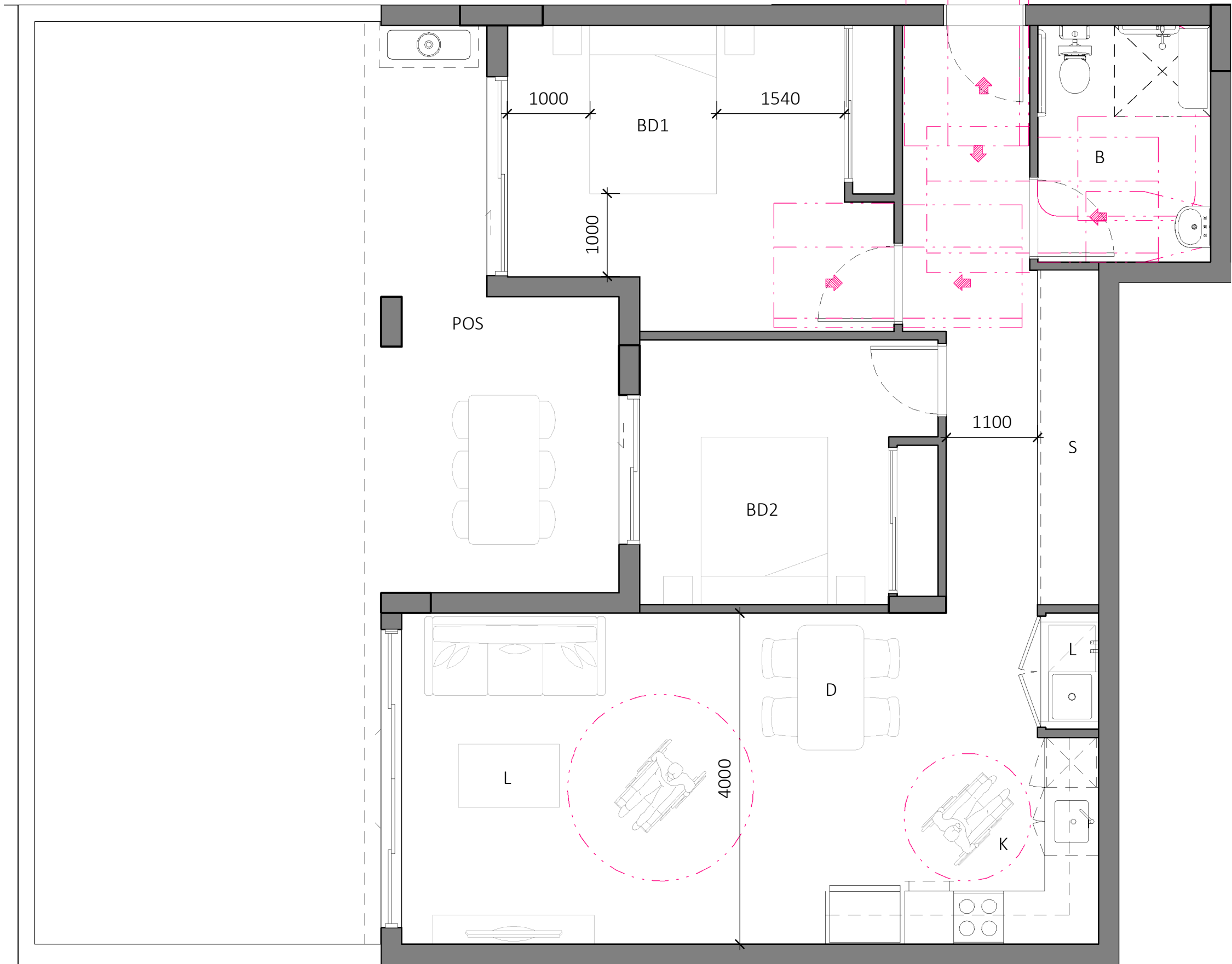
Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

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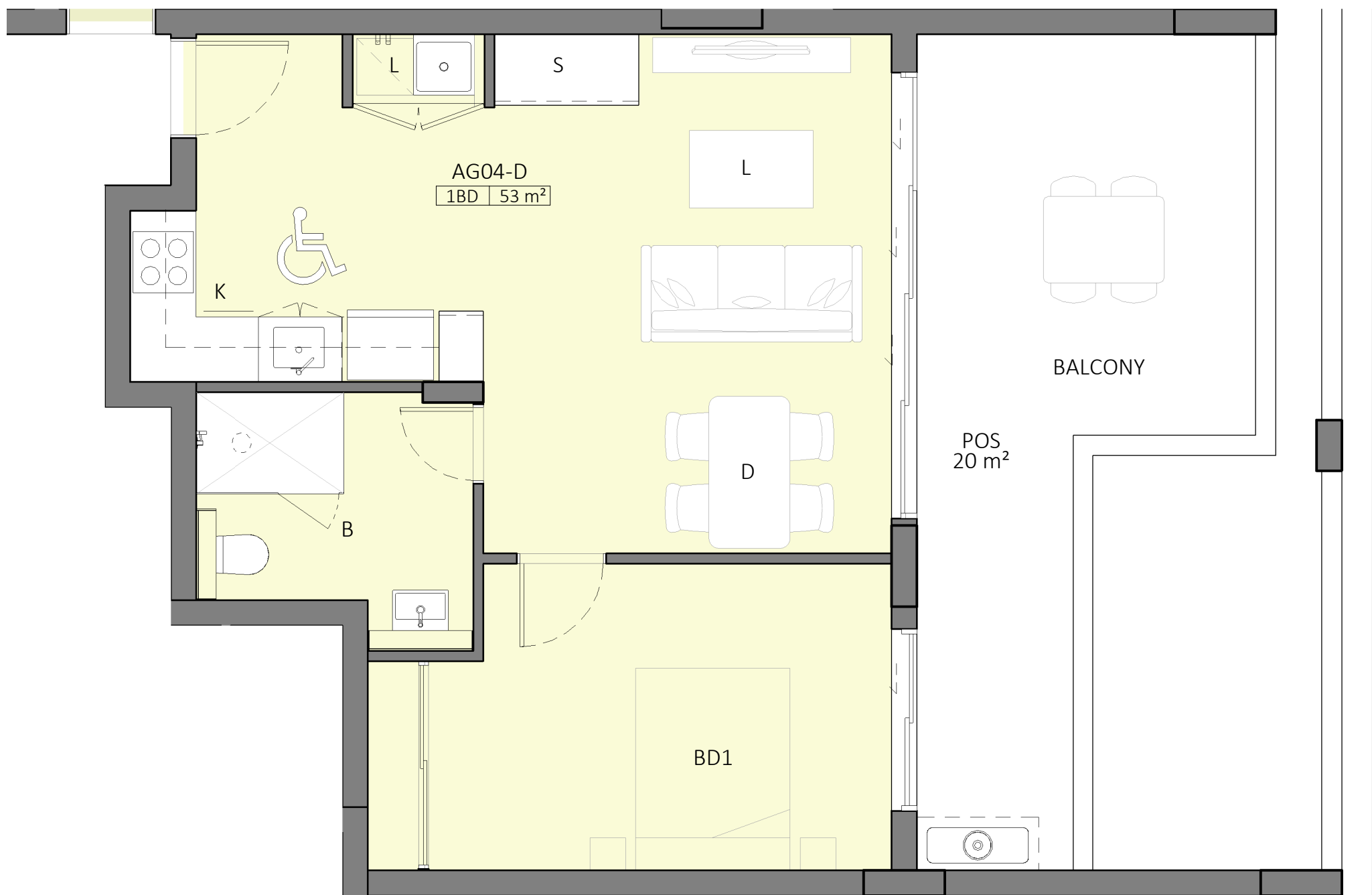
REV	DESCRIPTION	DATE	ISS	CHK
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B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
C	ISSUE FOR DA	08/07/2024	HS/ LF	AV



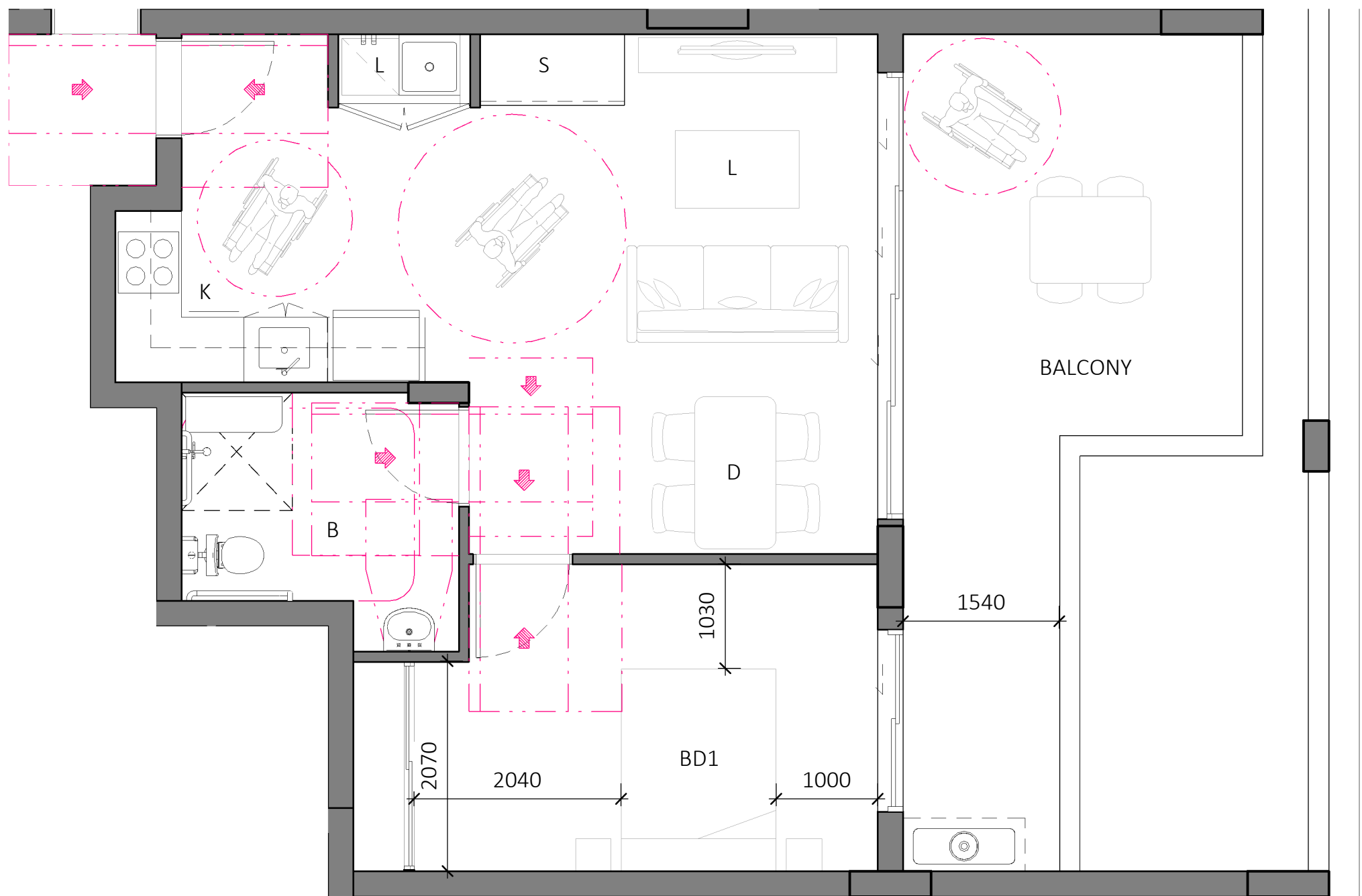
1 ADAPTABLE UNIT TYPE C - PRE
DA-0-113 1:50
NO. OF UNITS - (1) - AG05



2 ADAPTABLE UNIT TYPE C - POST
DA-0-113 1:50



3 ADAPTABLE UNIT TYPE D - PRE
DA-0-113 1:50
NO. OF UNITS - (1) - AG04



4 ADAPTABLE UNIT TYPE D - POST
DA-0-113 1:50

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

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DRAWING
ADAPTABLE UNITS
BUILDING A - SHEET 1

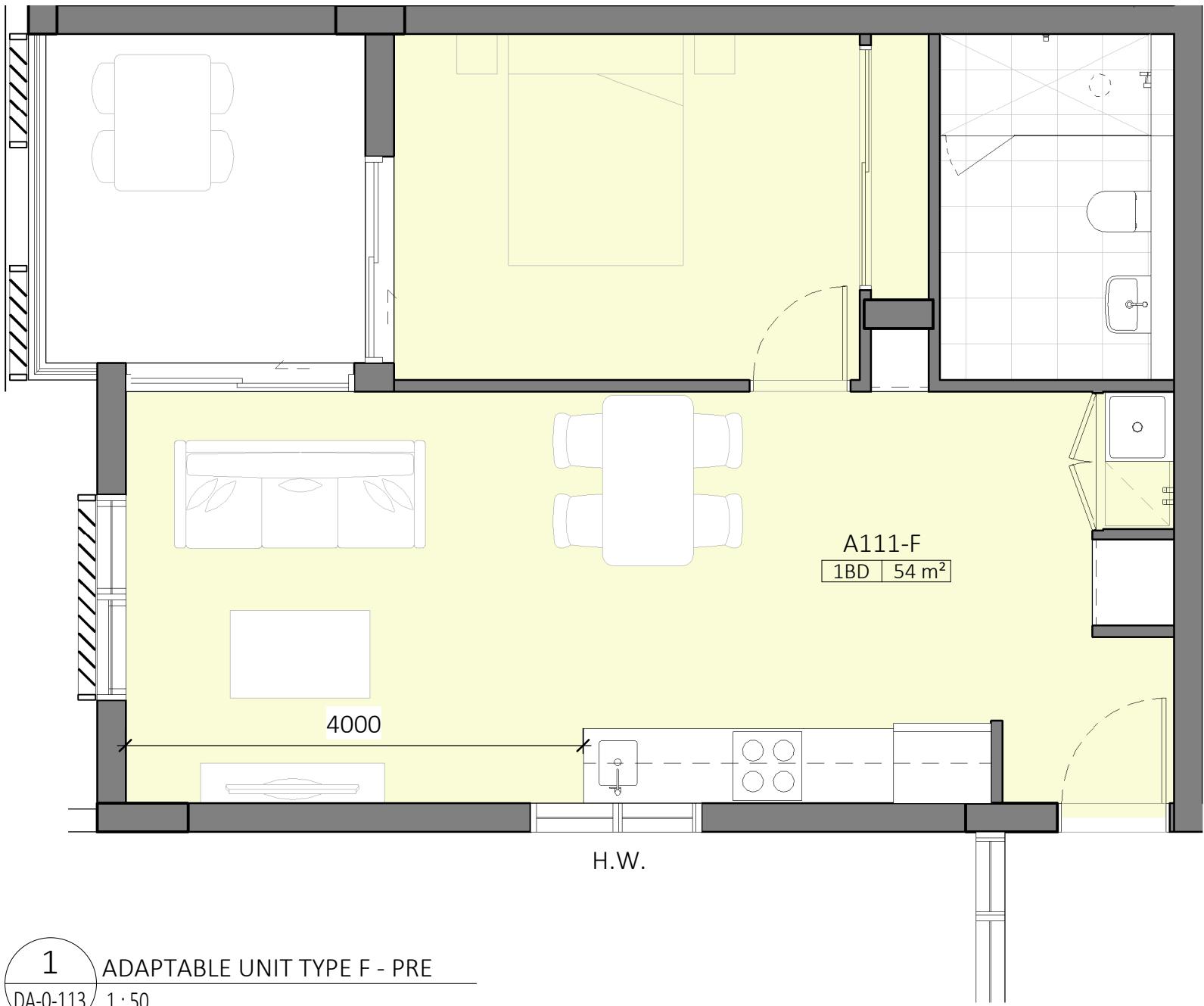
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23-049	DA-0-501	[C]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
1 : 50	HS	ND	



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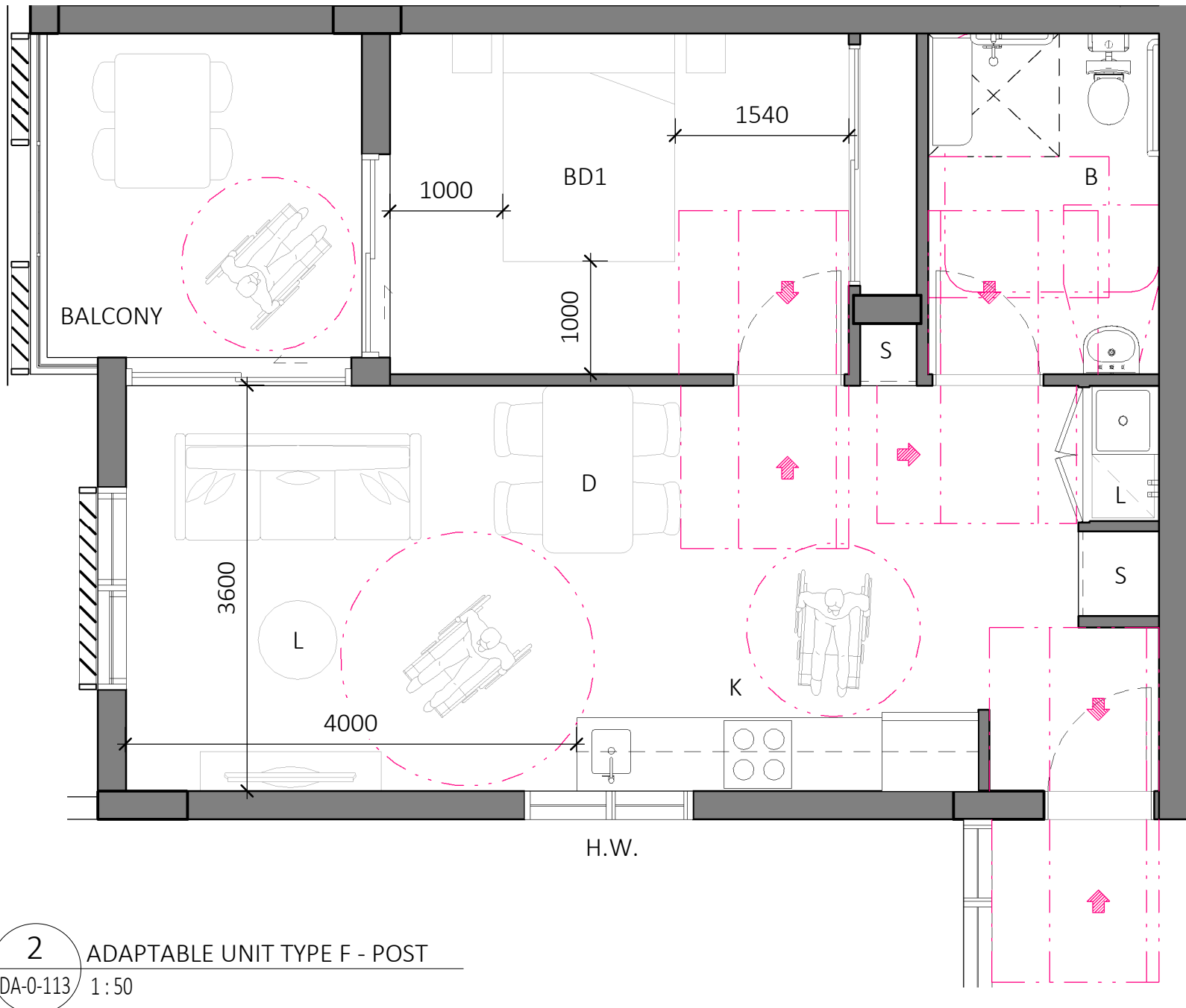
Nominated Architects:
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NSW ARB #7774

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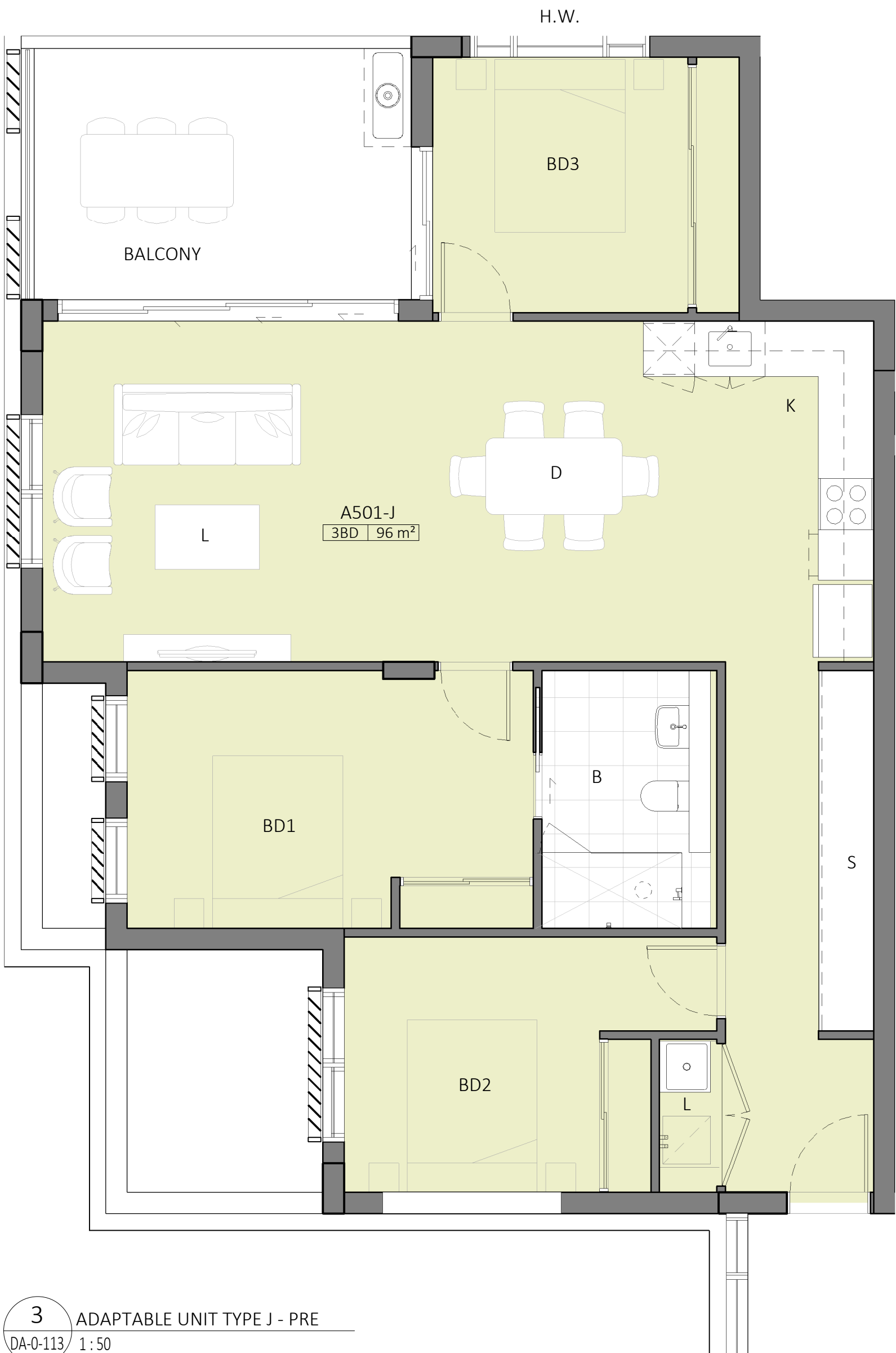


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DA-0-113/ 1:50

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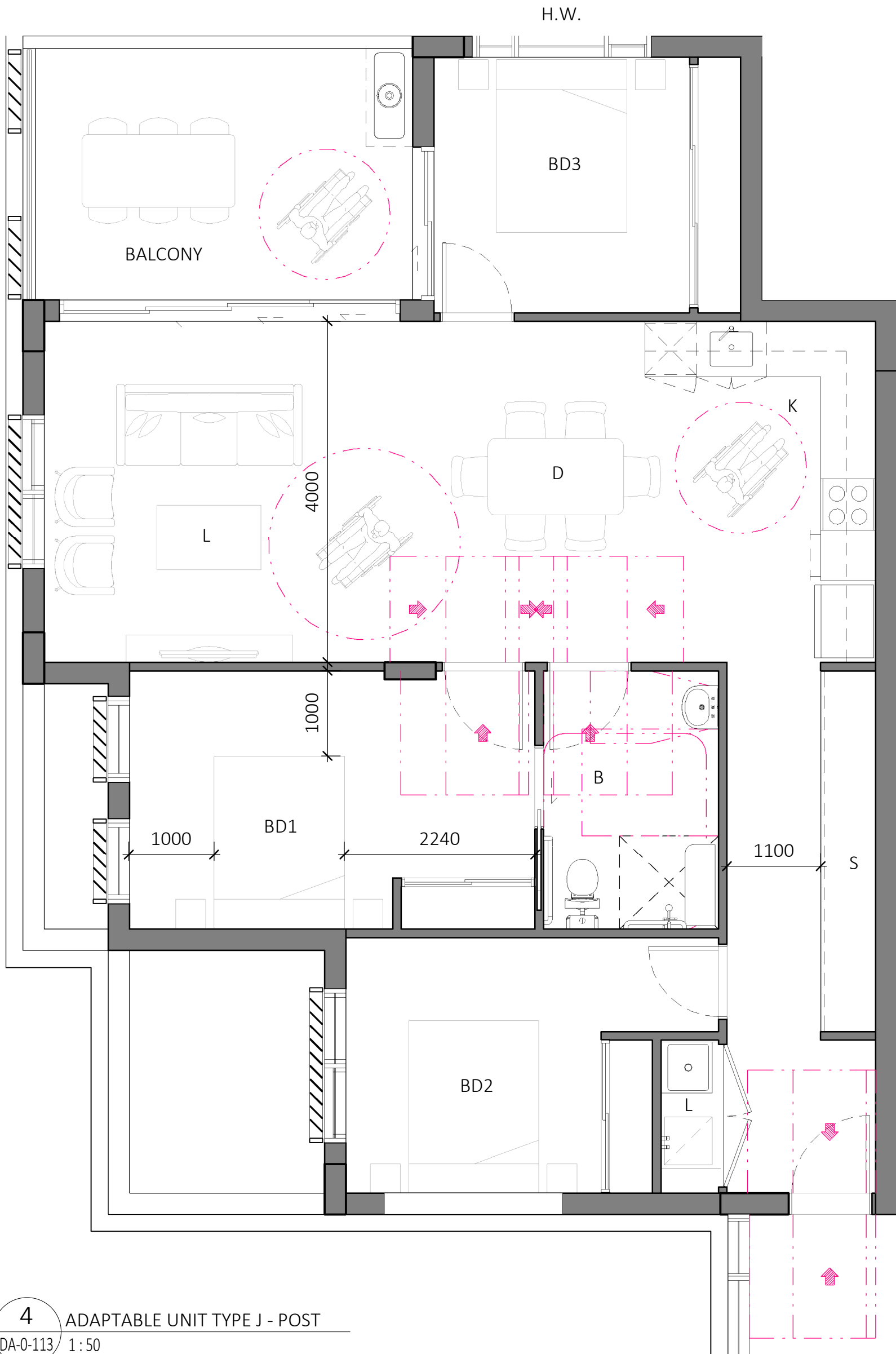


2 ADAPTABLE UNIT TYPE F - POST
DA-0-113/ 1:50



3 ADAPTABLE UNIT TYPE J - PRE
DA-0-113/ 1:50

NO. OF UNITS - (2) - A501, A502



4 ADAPTABLE UNIT TYPE J - POST
DA-0-113/ 1:50

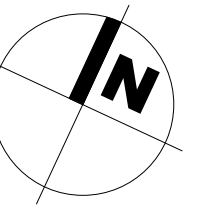
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B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
C	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT
**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

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DRAWING
**ADAPTABLE UNITS
BUILDING A - SHEET 2**

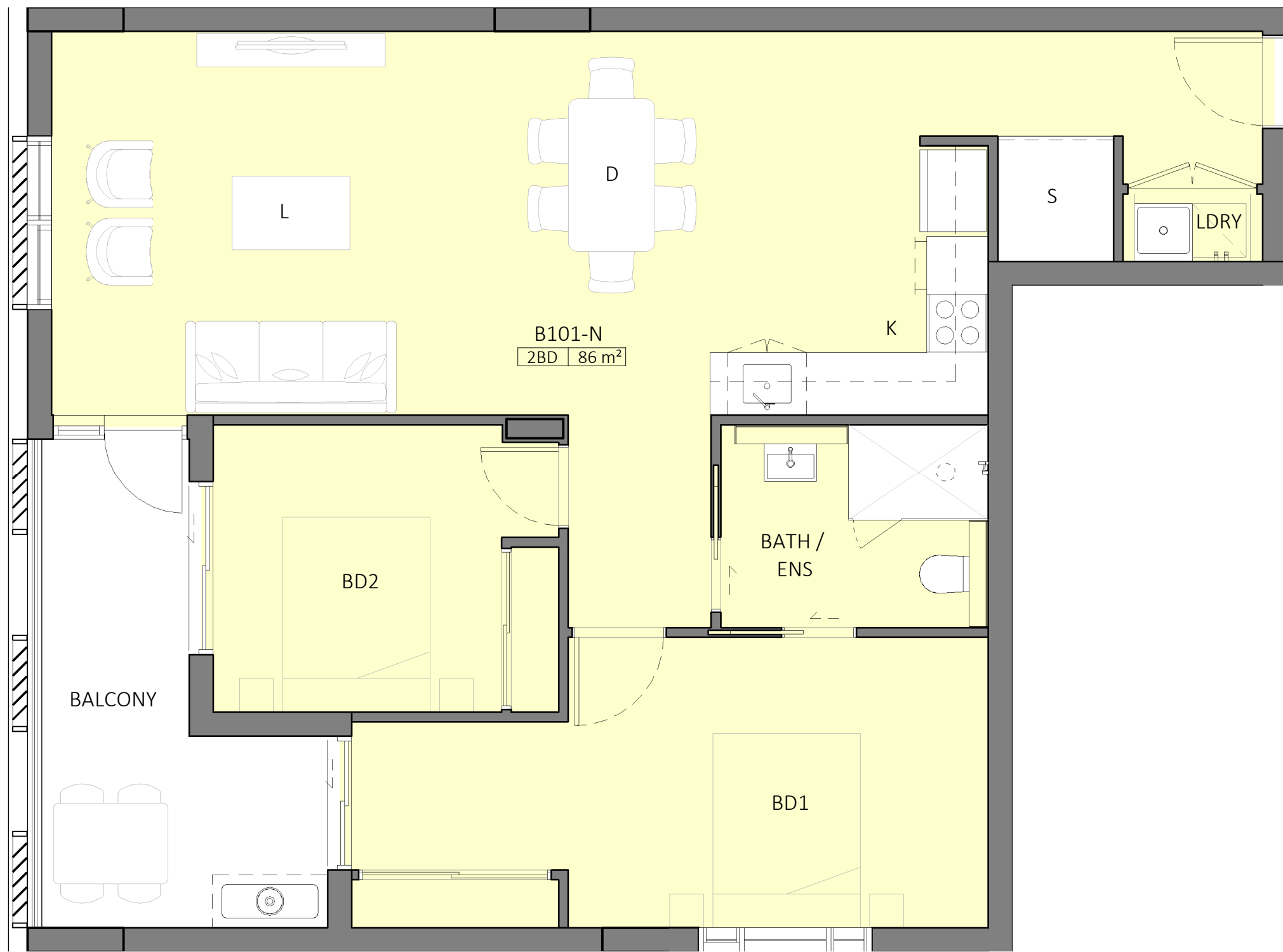


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23-049	DA-0-502	[C]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
1 : 50	HS	ND	



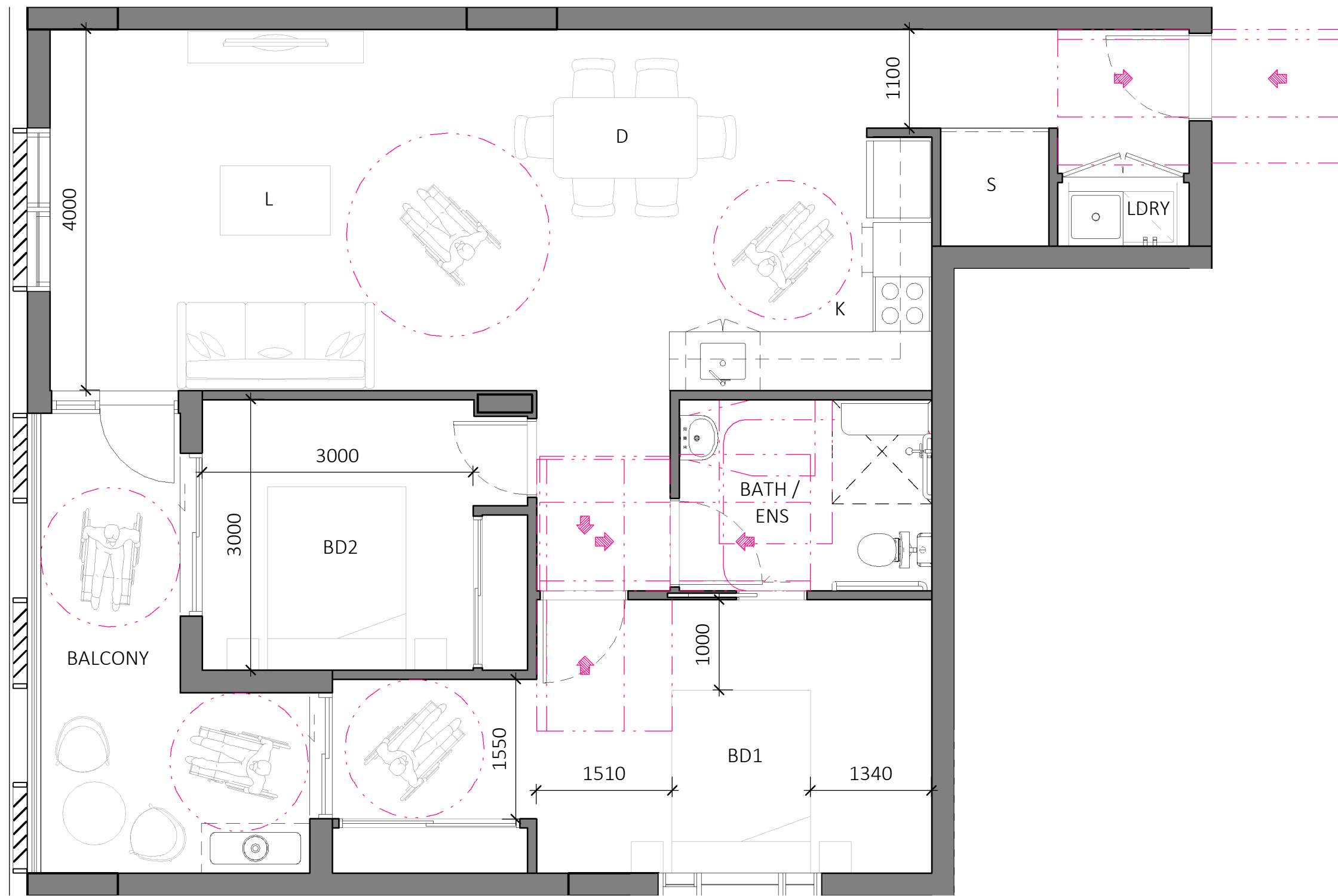
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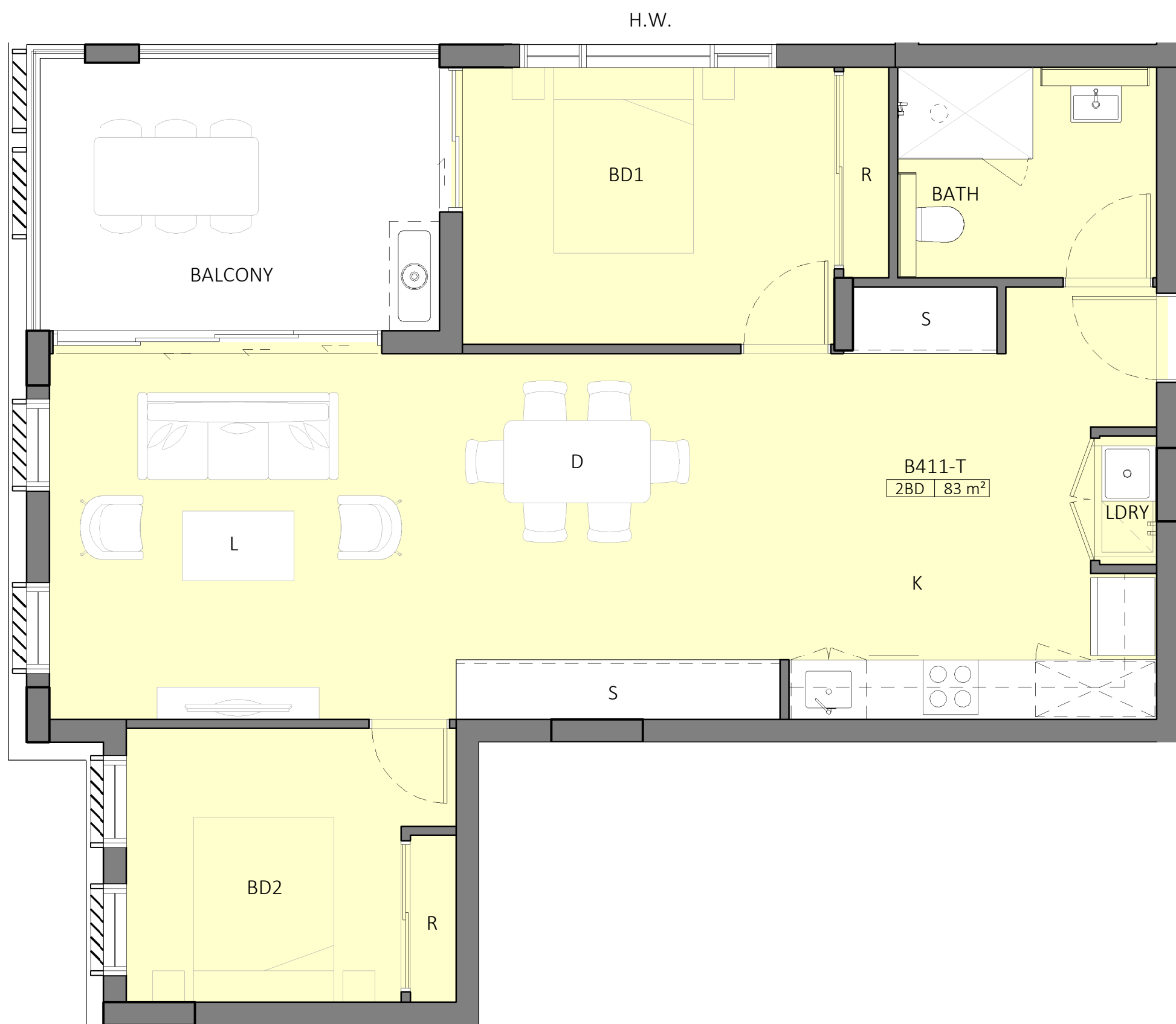


1 ADAPTABLE UNIT TYPE N - PRE
DA-0-113/ 1:50

NO. OF UNITS - (10) - B101, B107, B201, B207, B301, B307, B401, B407, B501, B507

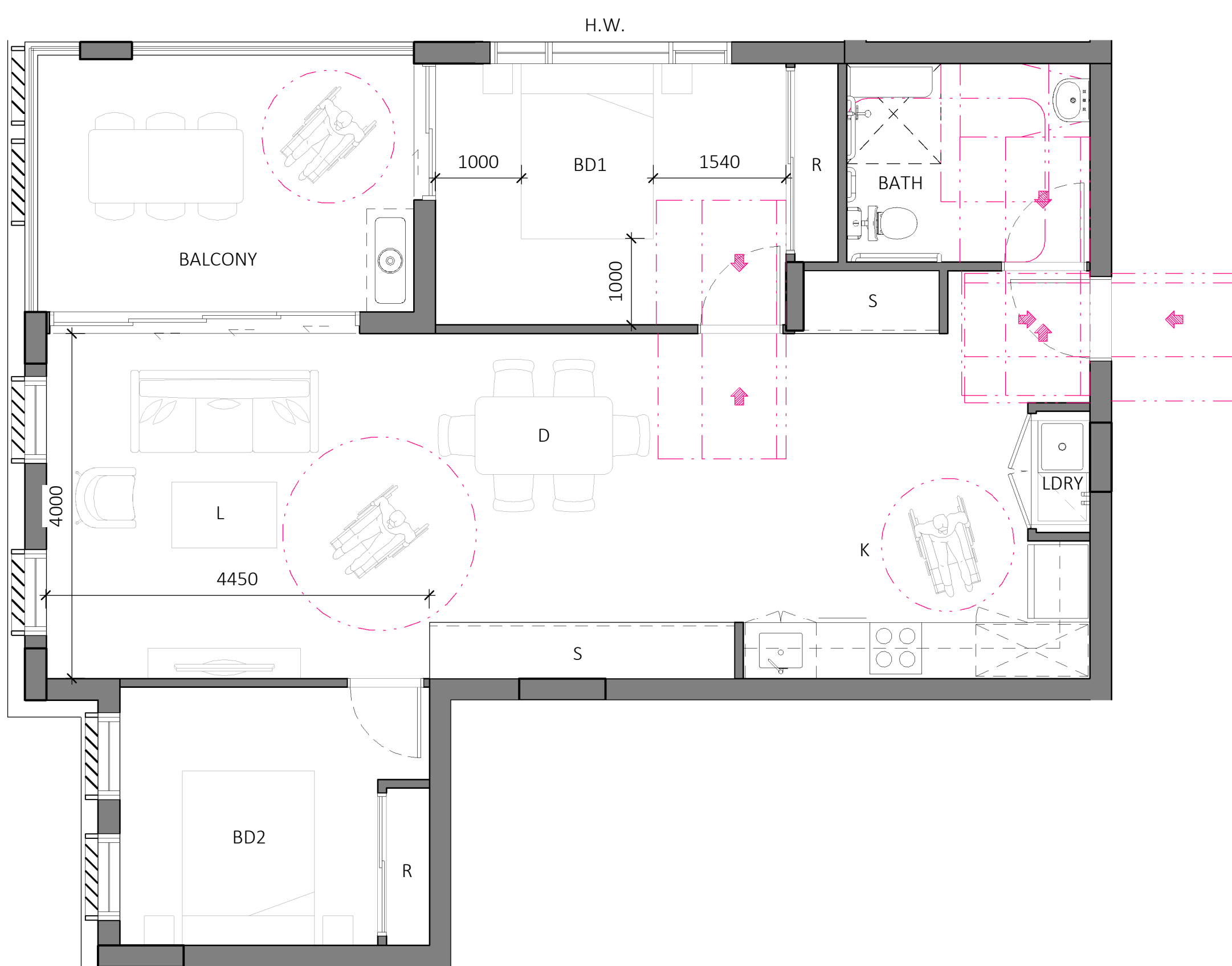


2 ADAPTABLE UNIT TYPE N - POST
DA-0-113/ 1:50



3 ADAPTABLE UNIT TYPE T - PRE
DA-0-113/ 1:50

NO. OF UNITS - (4) - B411, B408, B511, B508



4 ADAPTABLE UNIT TYPE T - POST
DA-0-113/ 1:50

REV	DESCRIPTION	DATE	ISS	CHK
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C	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT
PROPOSED MIXED USE /
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DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

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DRAWING
ADAPTABLE UNITS
BUILDING B - SHEET 1

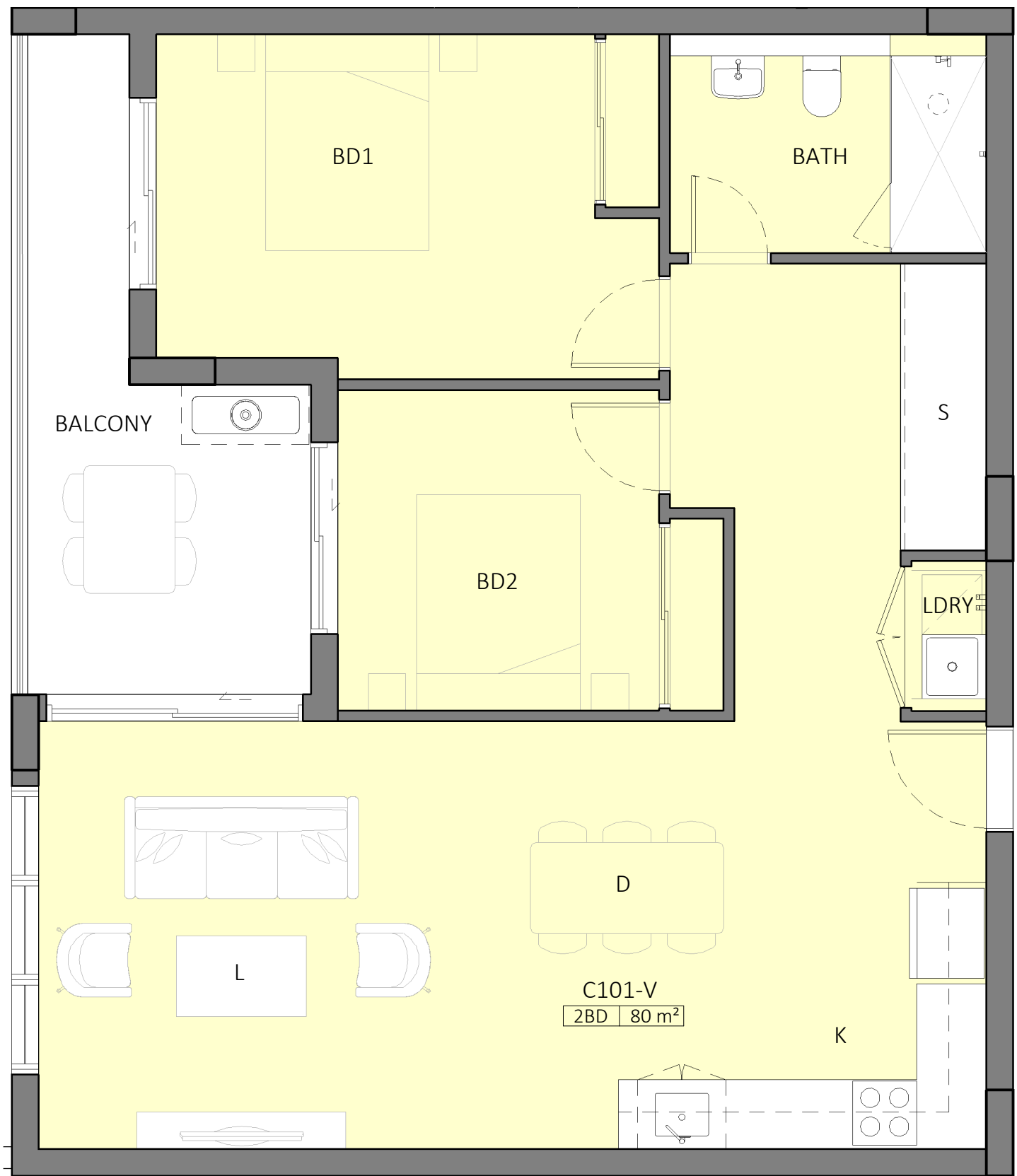
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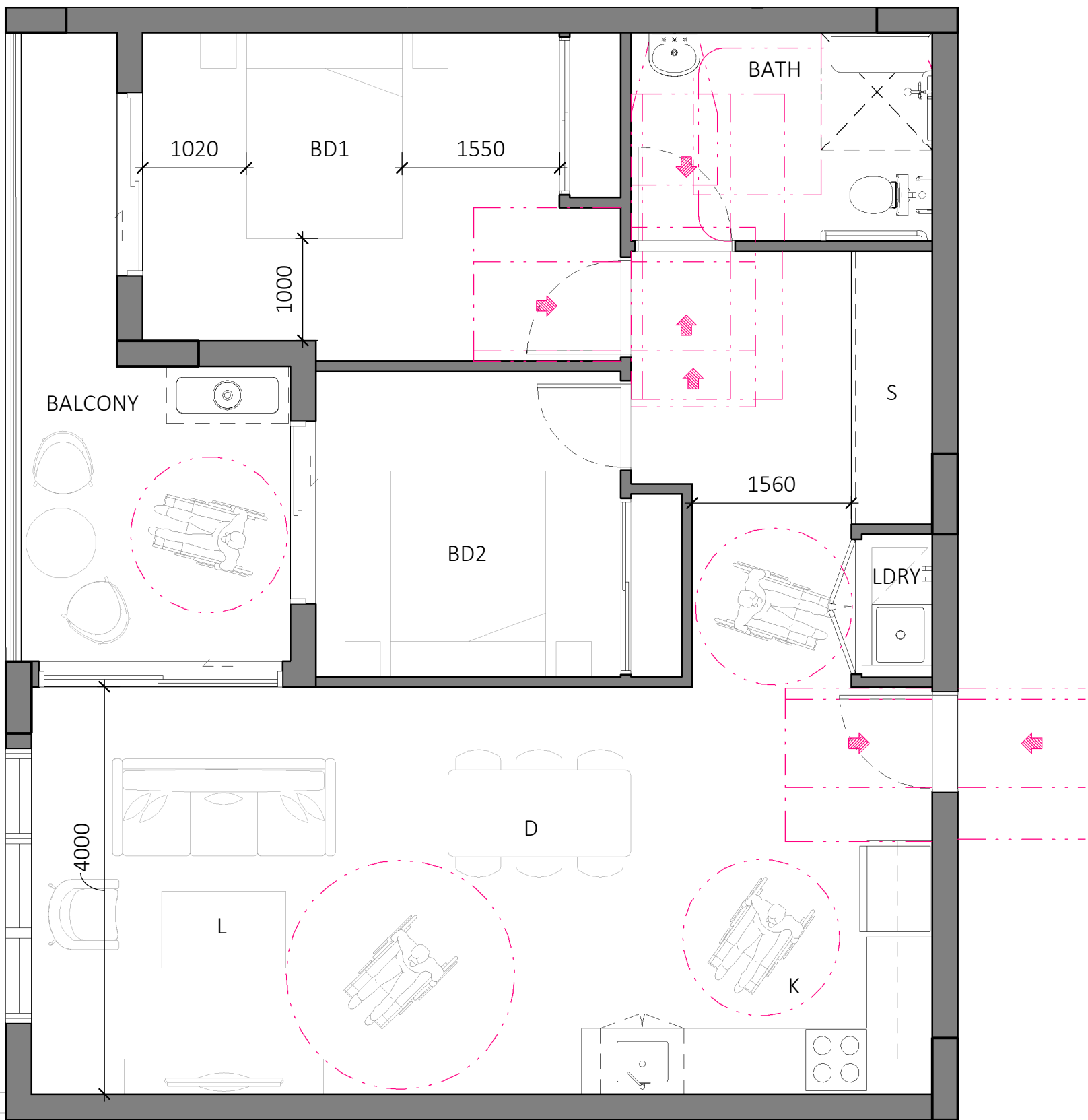
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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

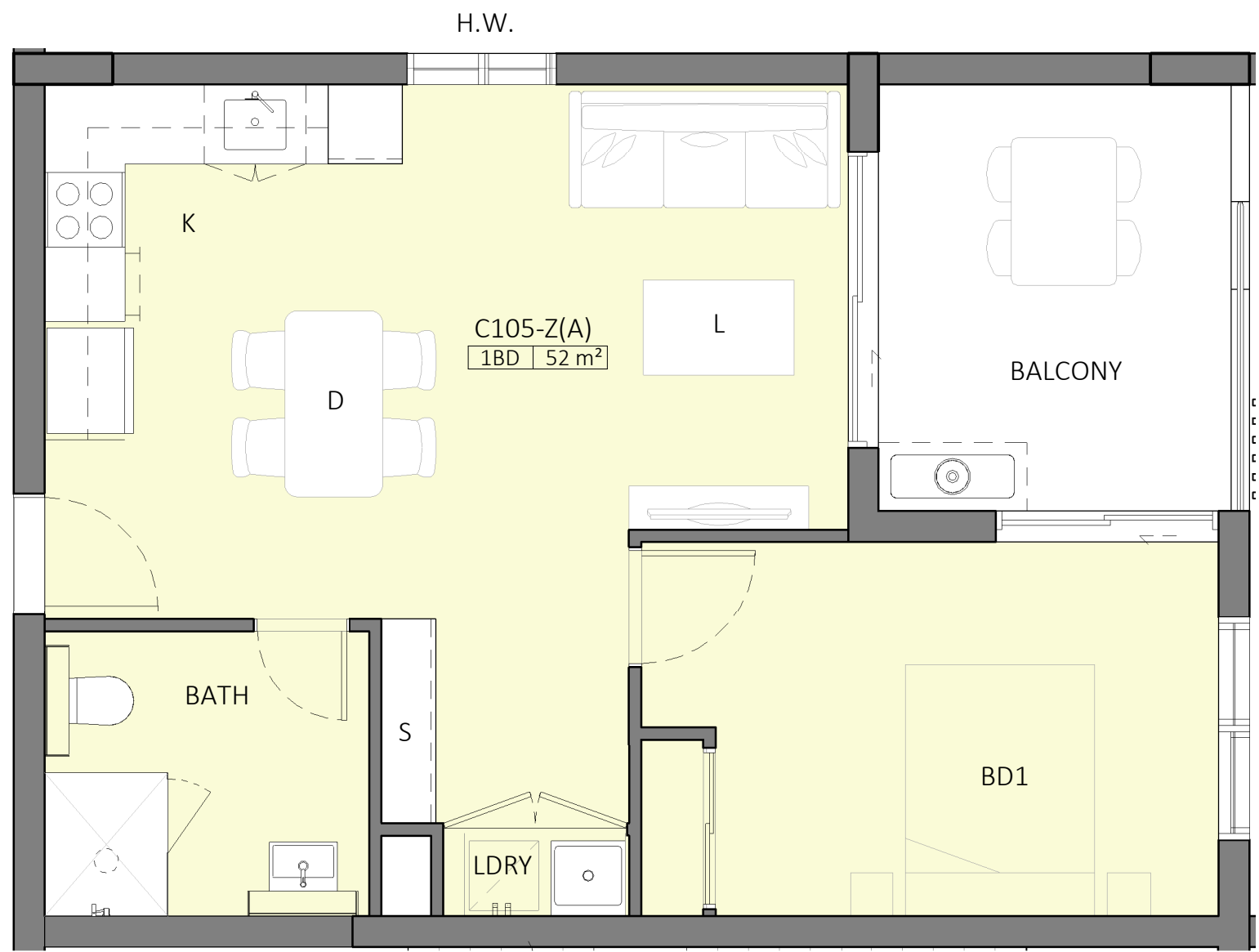
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B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
C	ISSUE FOR DA	08/07/2024	HS/ LF	AV



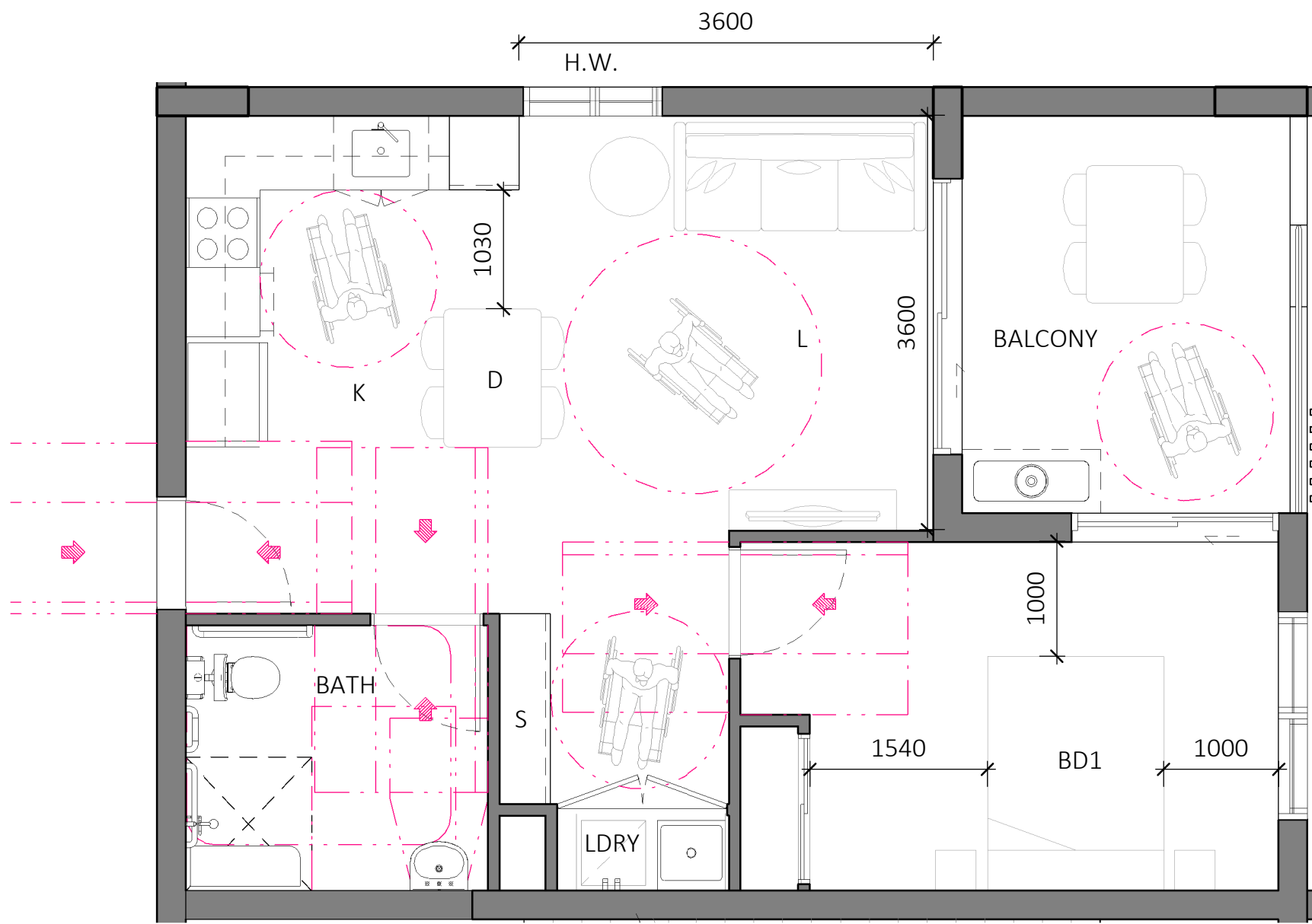
1 ADAPTABLE UNIT TYPE V - PRE
DA-0-113 1:50
NO. OF UNITS - (5) - C101, C201, C301, C401, C501



2 ADAPTABLE UNIT TYPE V - POST
DA-0-113 1:50



3 ADAPTABLE UNIT TYPE Z(A) - PRE
DA-0-113 1:50
NO. OF UNITS - (3) - C105, C205, C305



4 ADAPTABLE UNIT TYPE Z(A) - POST
DA-0-113 1:50

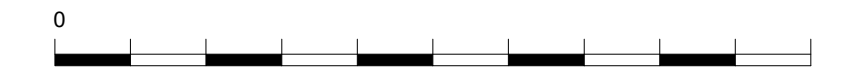
PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT
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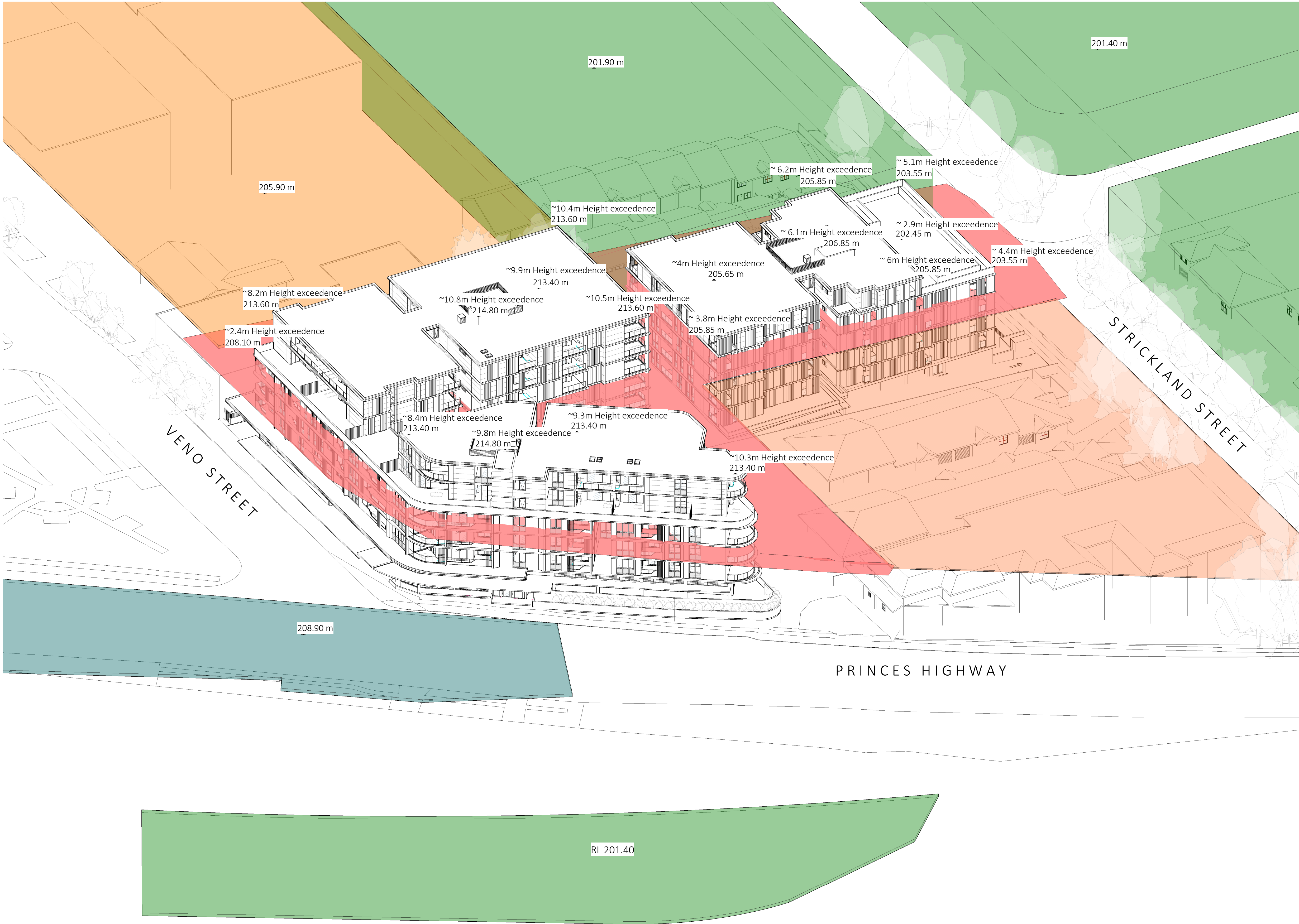
DRAWING
ADAPTABLE UNITS
BUILDING C - SHEET 1

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-504	[C]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
1 : 50	HS	ND	



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NSW ARB #5364
Paul Oreshkin
NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
B	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

HEIGHT OF BUILDING

- 8.5-9m
- 13m Current Site
- 13m
- 16m

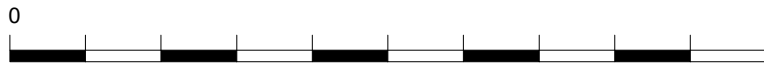
PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

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DRAWING
3D HEIGHT
EXCEEDANCE DIAGRAM

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
	23-049	DA-0-900	[D]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED		
1 : 100	LF	ND		



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Paul Oreshkin
NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
B	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

HEIGHT OF BUILDING

- 8.5-9m
- 13m Current Site
- 13m
- 16m

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

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DRAWING
3D HEIGHT
EXCEEDANCE DIAGRAM
II

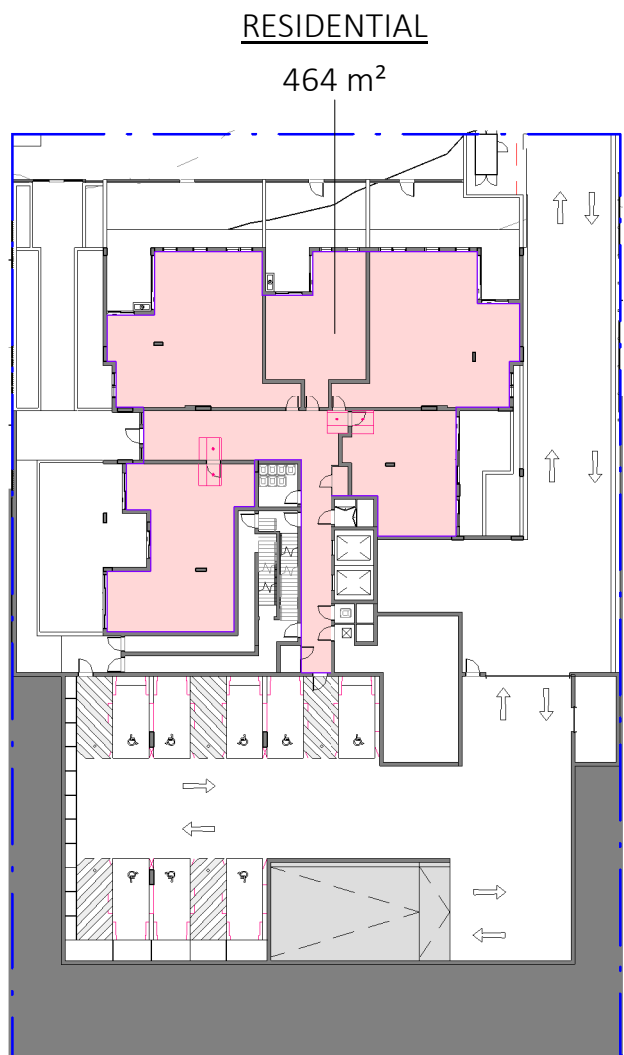
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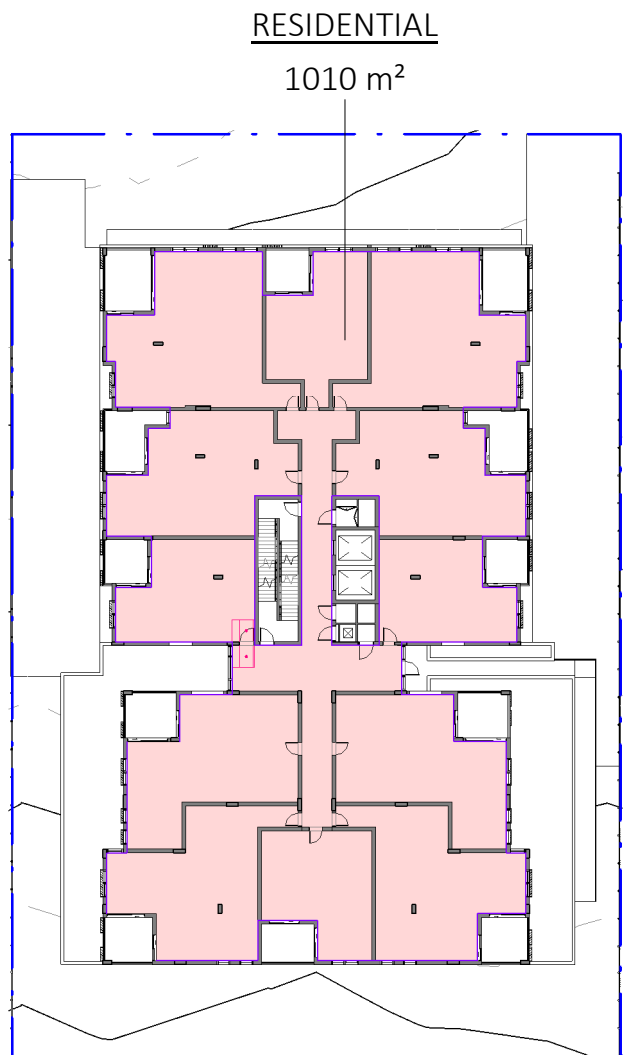
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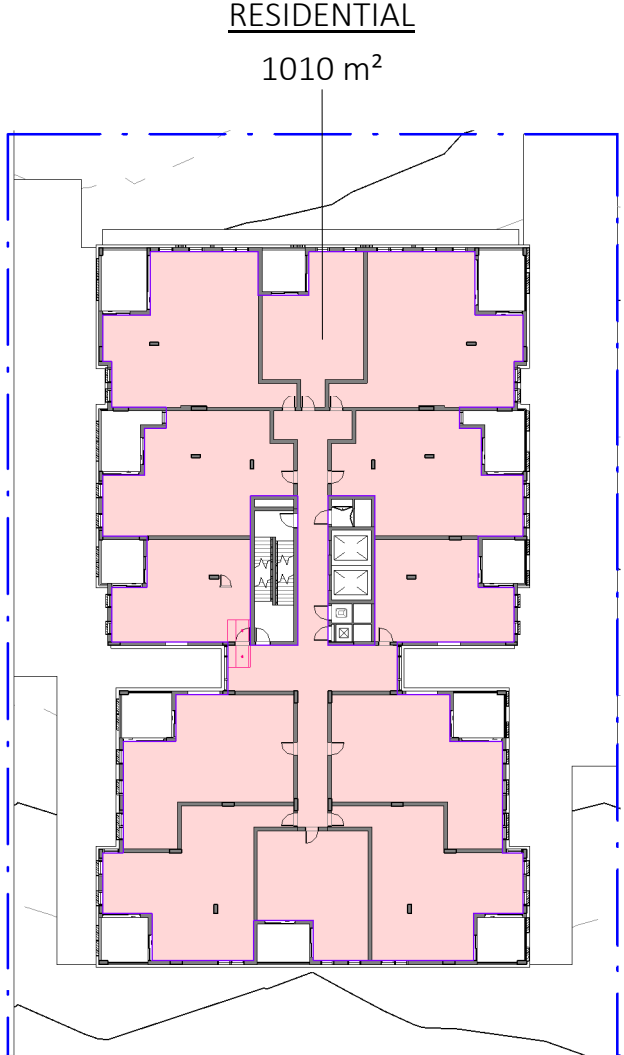
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D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



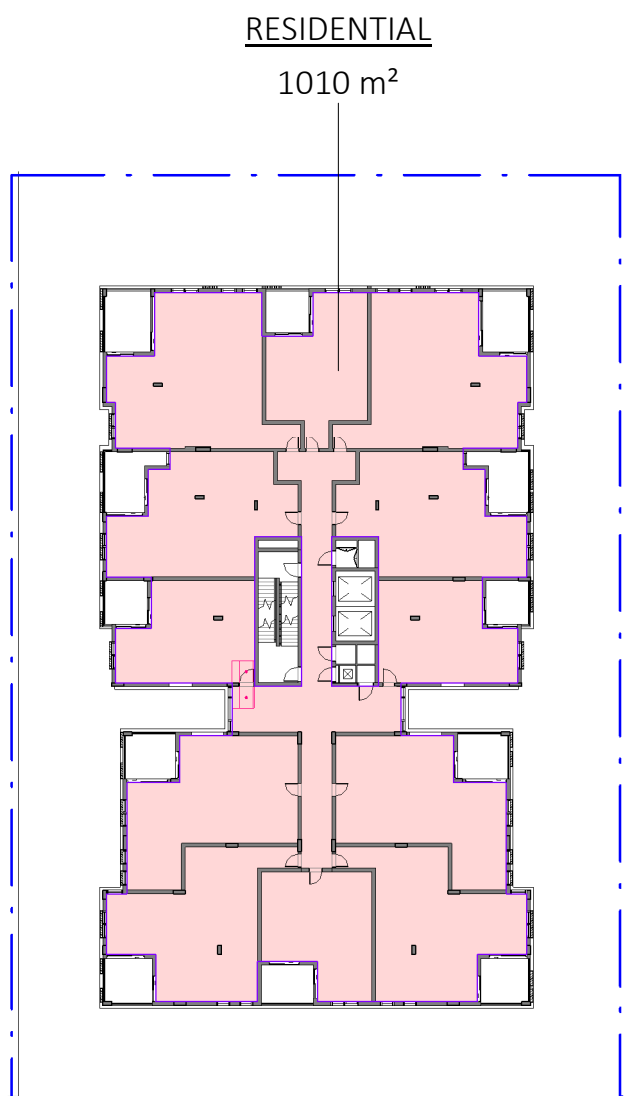
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DA-0-113 1:500



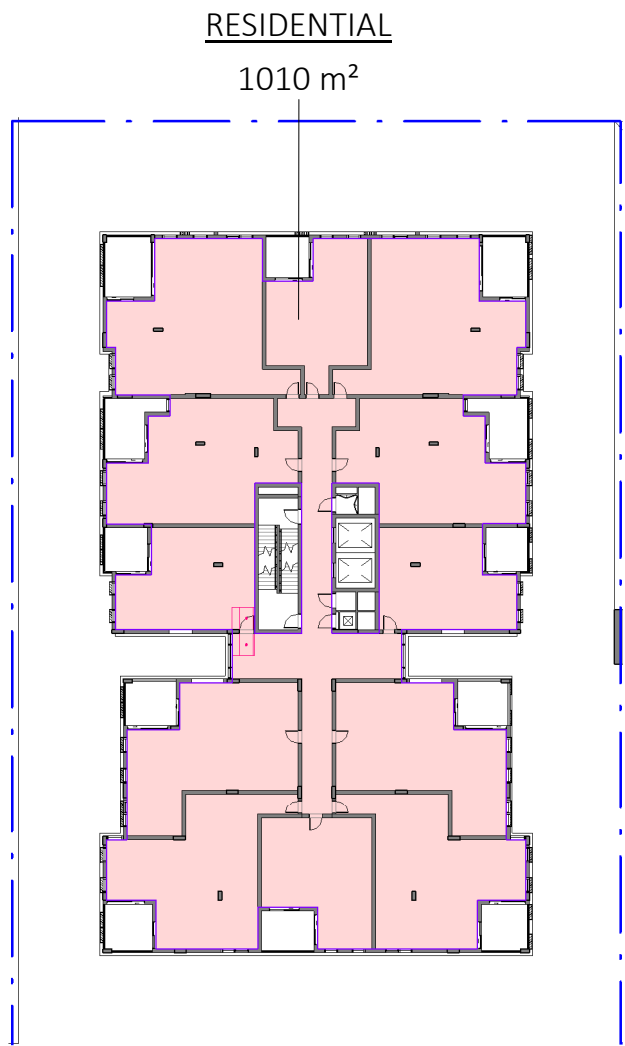
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DA-0-113 1:500



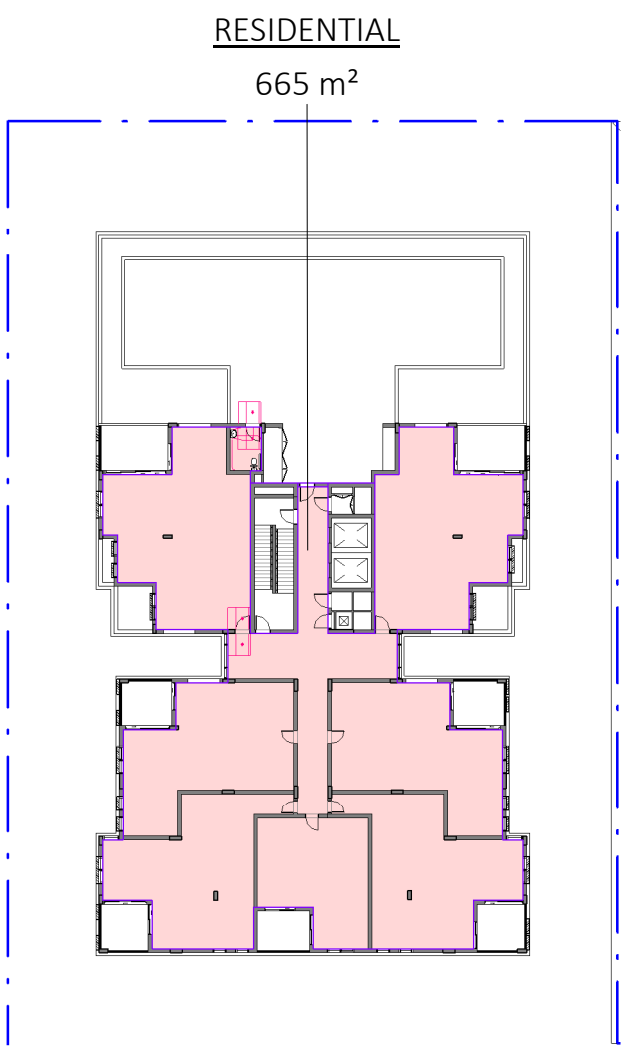
3 (S1) LEVEL 2
DA-0-113 1:500



4 (S1) LEVEL 3
DA-0-113 1:500



5 (S1) LEVEL 4
DA-0-113 1:500



6 (S1) LEVEL 5
DA-0-113 1:500

(STAGE 1) Residential By Bedrooms		
Name	Count	Area

(A) GROUND		
1BD	2	51 m ² ... 53 m ²
2BD	1	82 m ²
3BD	2	95 m ² ... 95 m ²

(A) LEVEL 1		
1BD	4	51 m ² ... 54 m ²
2BD	6	80 m ² ... 80 m ²
3BD	2	95 m ² ... 95 m ²

(A) LEVEL 2		
1BD	4	51 m ² ... 54 m ²
2BD	6	80 m ² ... 80 m ²
3BD	2	95 m ² ... 95 m ²

(A) LEVEL 3		
1BD	4	51 m ² ... 54 m ²
2BD	6	80 m ² ... 80 m ²
3BD	2	95 m ² ... 95 m ²

(A) LEVEL 4		
1BD	4	51 m ² ... 54 m ²
2BD	6	80 m ² ... 80 m ²
3BD	2	95 m ² ... 95 m ²

(A) LEVEL 5		
1BD	1	53 m ²
2BD	4	80 m ² ... 80 m ²
3BD	2	96 m ²

Grand total 60

(Area) GFA - STAGE 1	
Level	Area

RESIDENTIAL	
(A) GROUND	464 m ²
(A) LEVEL 1	1010 m ²
(A) LEVEL 2	1010 m ²
(A) LEVEL 3	1010 m ²
(A) LEVEL 4	1010 m ²
(A) LEVEL 5	665 m ²
Total	5168 m ²

(STAGE 1) Apartment Mix	
Name	Count

1BD	19
2BD	29
3BD	12
Grand total	60

SITE AREA

LEP BASE FSR

ALLOWED GFA

PROPOSED FSR

PROPOSED GFA

NO. OF UNITS

2454m²

2.0:1

4908m²

2.1:1

5166m²

60

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

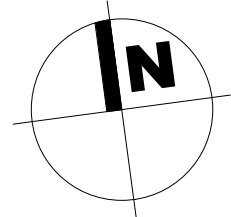
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DRAWING

GFA DIAGRAMS -
STAGE 1



DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-902	[J]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
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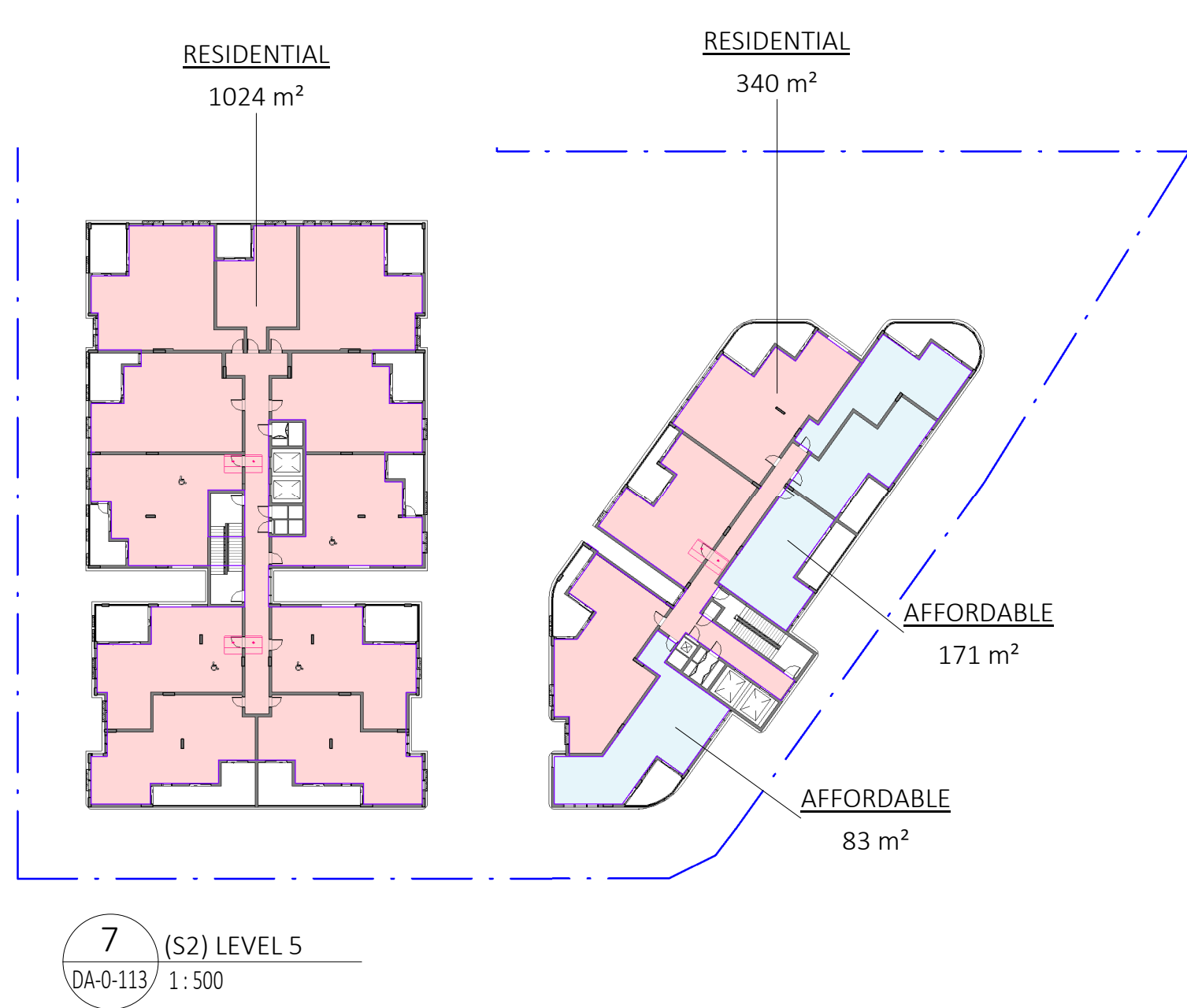
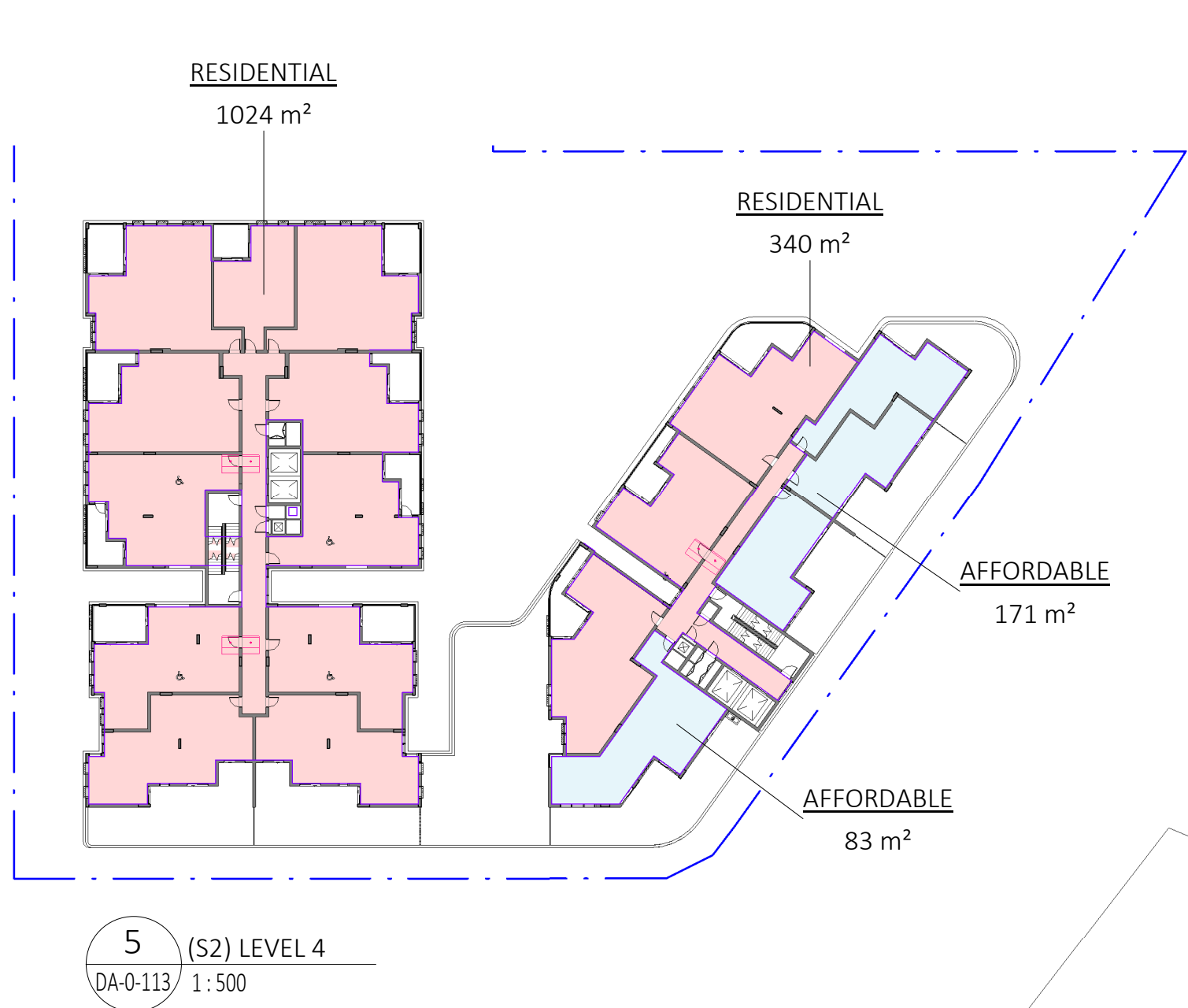
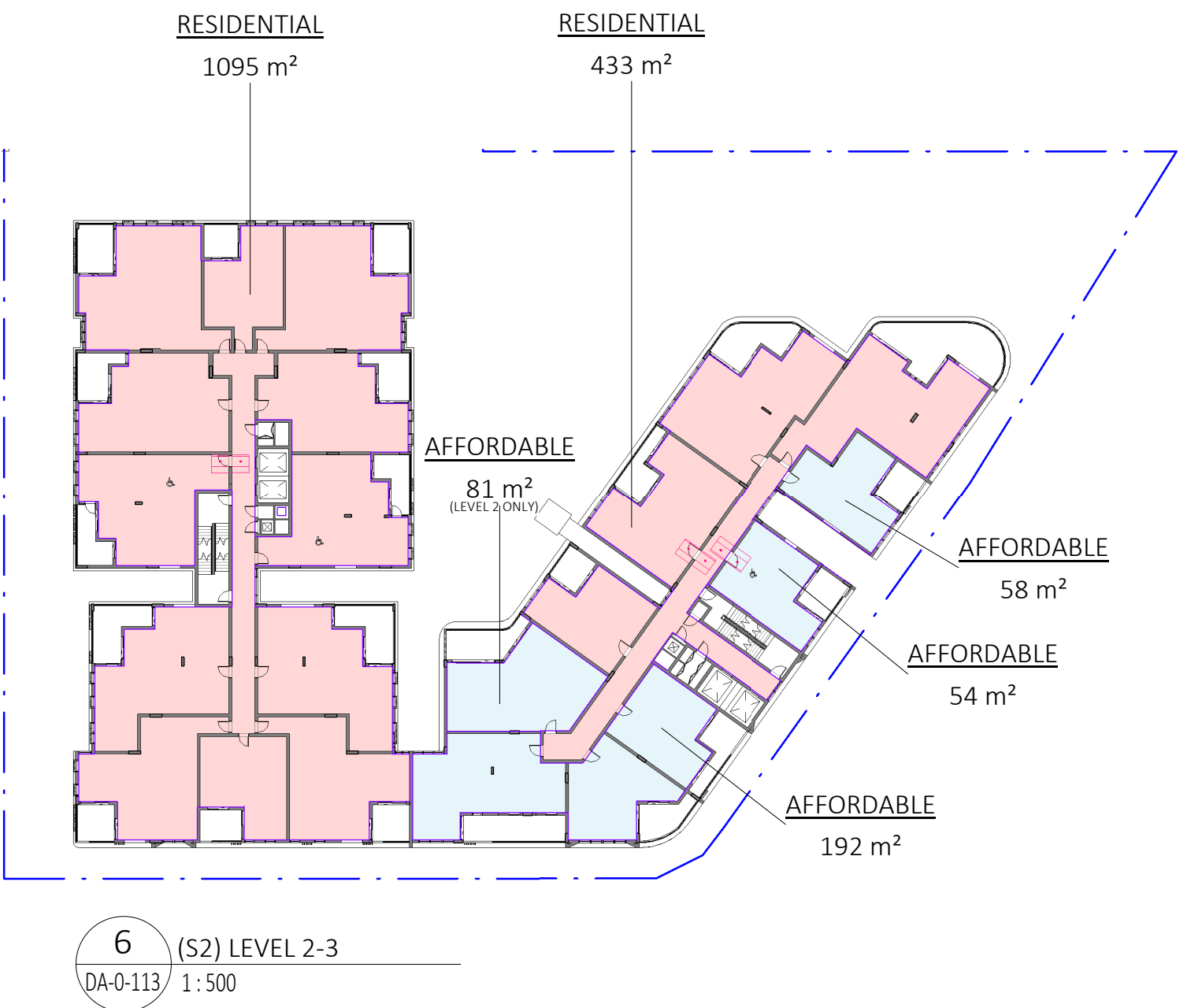
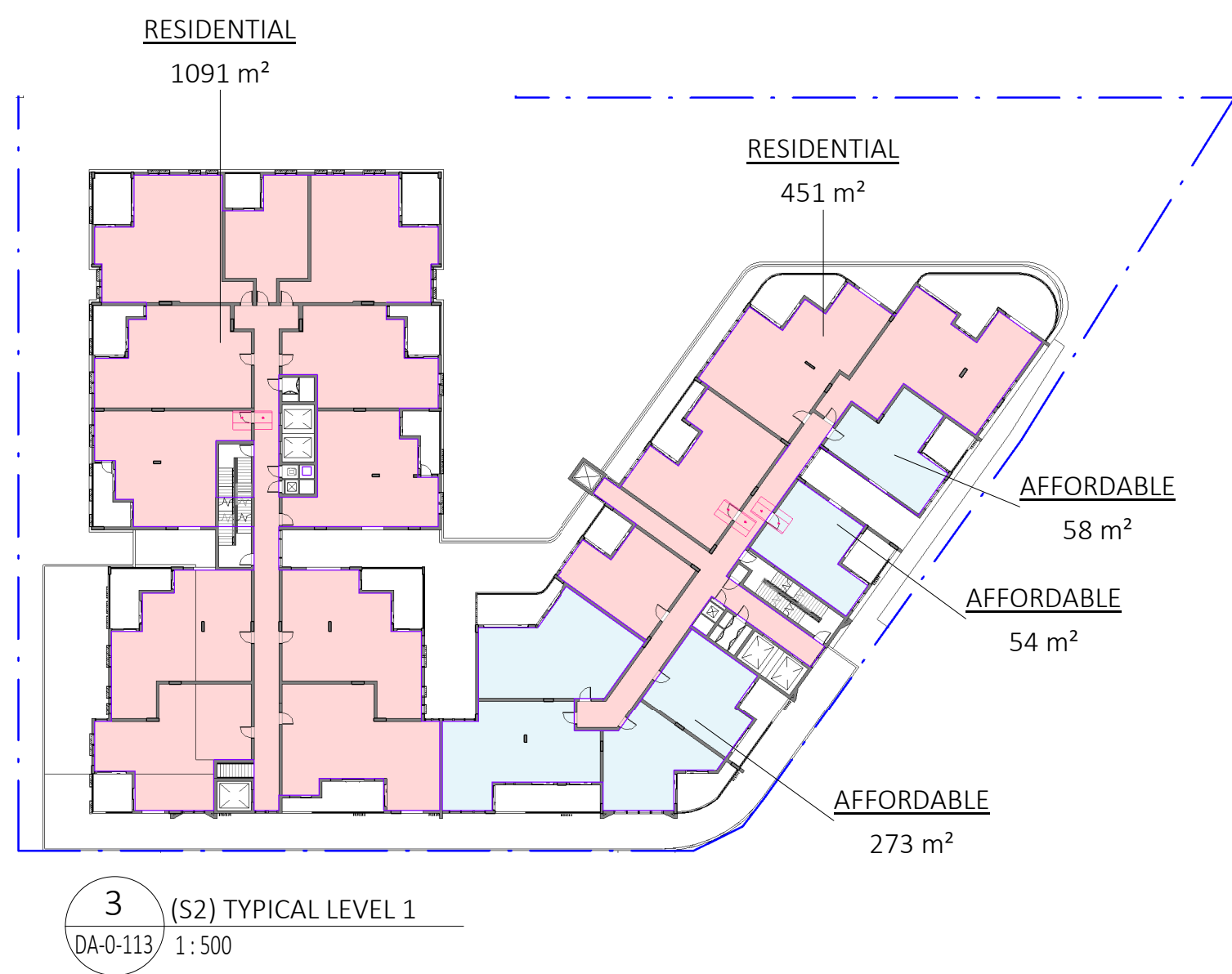
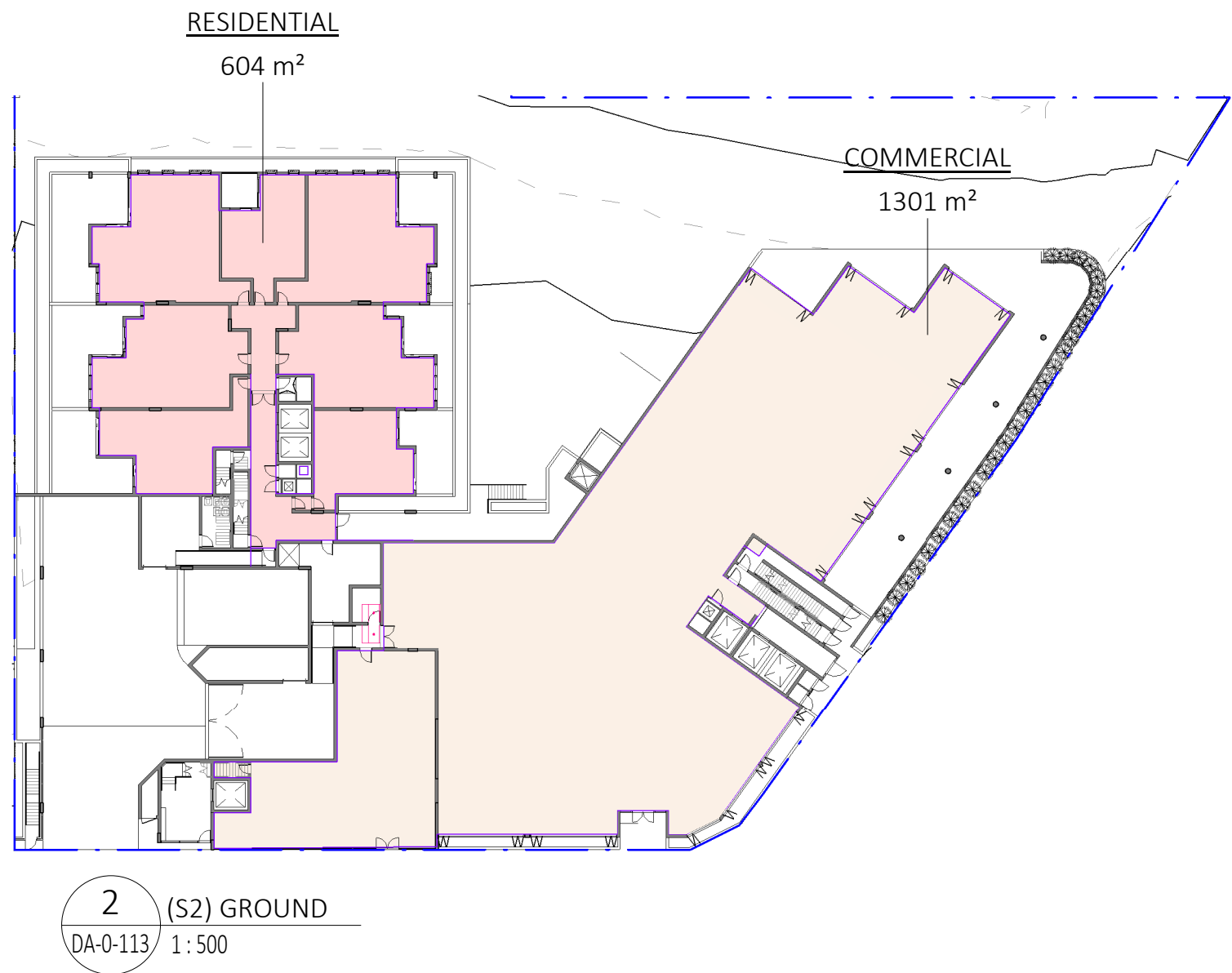
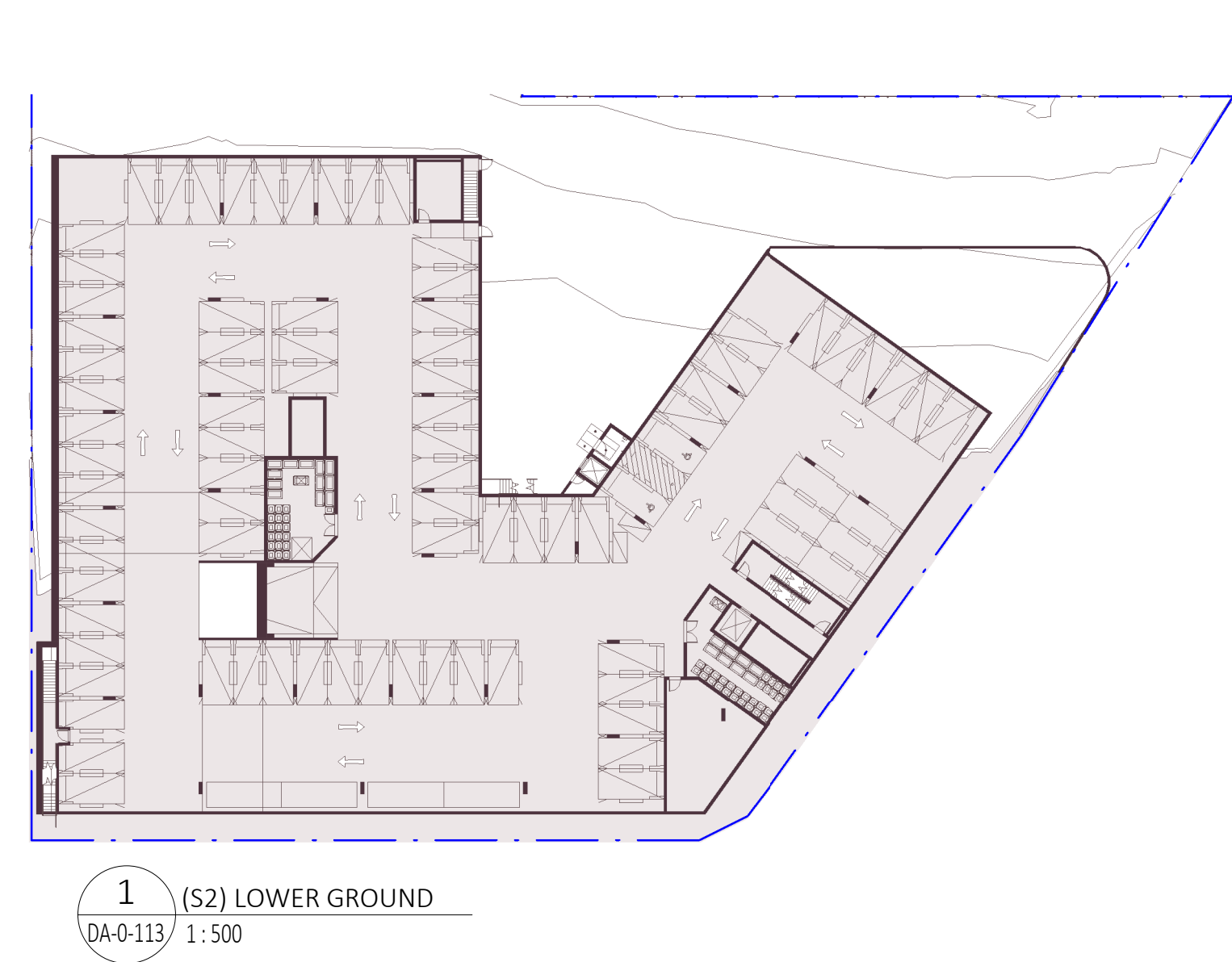


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REV	DESCRIPTION	DATE	ISS	CHK
B	ISSUE FOR REVIEW	30/08/2023	RM	ND
C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
J	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
K	ISSUE FOR DA	08/07/2024	HS/ LF	AV

SITE 1 AREA	4791m²
LEP BASE FSR	2.0:1
ALLOWED GFA	9582m ²
PROPOSED FSR	2.23:1
PROPOSED GFA	10679m²

(STAGE 2) Apartment Mix	
Name	Count

1BD	31
2BD	48
3BD	29
Grand total	108

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

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DRAWING

GFA DIAGRAMS -
STAGE 2

DA	
PROJECT NO.	DRAWING NO.
23-049	DA-0-903
SCALE @ A1	DRAWN
1 : 500	RM
REVISION	CURRENT ISSUE DATE
[K]	08/07/2024
AUTHORISED	ND



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Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

(Area) GFA - STAGE 2	
Level	Area

AFFORDABLE	
(B&C) LEVEL 1	273 m ²
(B&C) LEVEL 1	54 m ²
(B&C) LEVEL 1	58 m ²
(B&C) LEVEL 2	192 m ²
(B&C) LEVEL 2	54 m ²
(B&C) LEVEL 2	58 m ²
(B&C) LEVEL 2	81 m ²
(B&C) LEVEL 3	55 m ²
(B&C) LEVEL 3	192 m ²
(B&C) LEVEL 3	52 m ²
(B&C) LEVEL 4	171 m ²
(B&C) LEVEL 4	83 m ²
(B&C) LEVEL 5	171 m ²
(B&C) LEVEL 5	83 m ²
1575 m ²	

(Area) GFA - STAGE 2	
Level	Area

COMMERCIAL	
Not Placed	Not Placed
(B&C) GROUND	1301 m ²

RESIDENTIAL	
(B&C) GROUND	604 m ²
(B&C) LEVEL 1	1091 m ²
(B&C) LEVEL 1	451 m ²
(B&C) LEVEL 2	1095 m ²
(B&C) LEVEL 2	433 m ²
(B&C) LEVEL 3	1095 m ²
(B&C) LEVEL 3	514 m ²
(B&C) LEVEL 4	1024 m ²
(B&C) LEVEL 4	340 m ²
(B&C) LEVEL 5	1024 m ²
(B&C) LEVEL 5	340 m ²
8012 m ²	

Total 10888 m²

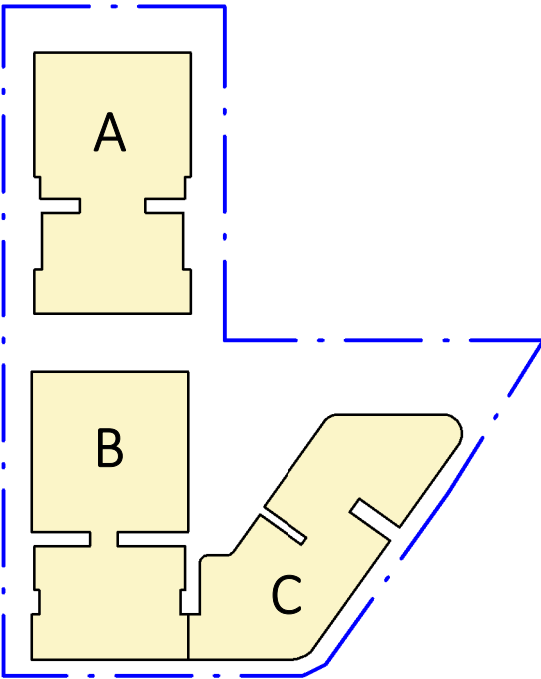
(STAGE 2) Residential By Bedrooms		
Name	Count	Area

(B&C) GROUND		
1BD	3	51 m ² ... 63 m ²
2BD	2	80 m ² ... 84 m ²
3BD	2	95 m ²
(B&C) LEVEL 1		
1BD	6	51 m ² ... 52 m ²
2BD	8	80 m ² ... 91 m ²
3BD	7	95 m ² ... 102 m ²
(B&C) LEVEL 2		
1BD	7	51 m ² ... 53 m ²
2BD	9	80 m ² ... 88 m ²
3BD	6	95 m ² ... 102 m ²
(B&C) LEVEL 3		
1BD	7	51 m ² ... 53 m ²
2BD	9	80 m ² ... 88 m ²

(STAGE 2) Residential By Bedrooms		
Name	Count	Area

3BD	6	95 m ² ... 102 m ²
(B&C) LEVEL 4		
1BD	4	51 m ² ... 56 m ²
2BD	10	80 m ² ... 88 m ²
3BD	4	95 m ² ... 96 m ²
(B&C) LEVEL 5		
1BD	4	51 m ² ... 56 m ²
2BD	10	80 m ² ... 88 m ²
3BD	4	95 m ² ... 96 m ²
Grand total	108	

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	27/03/2024	HS	PO
B	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
C	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
D	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
E	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

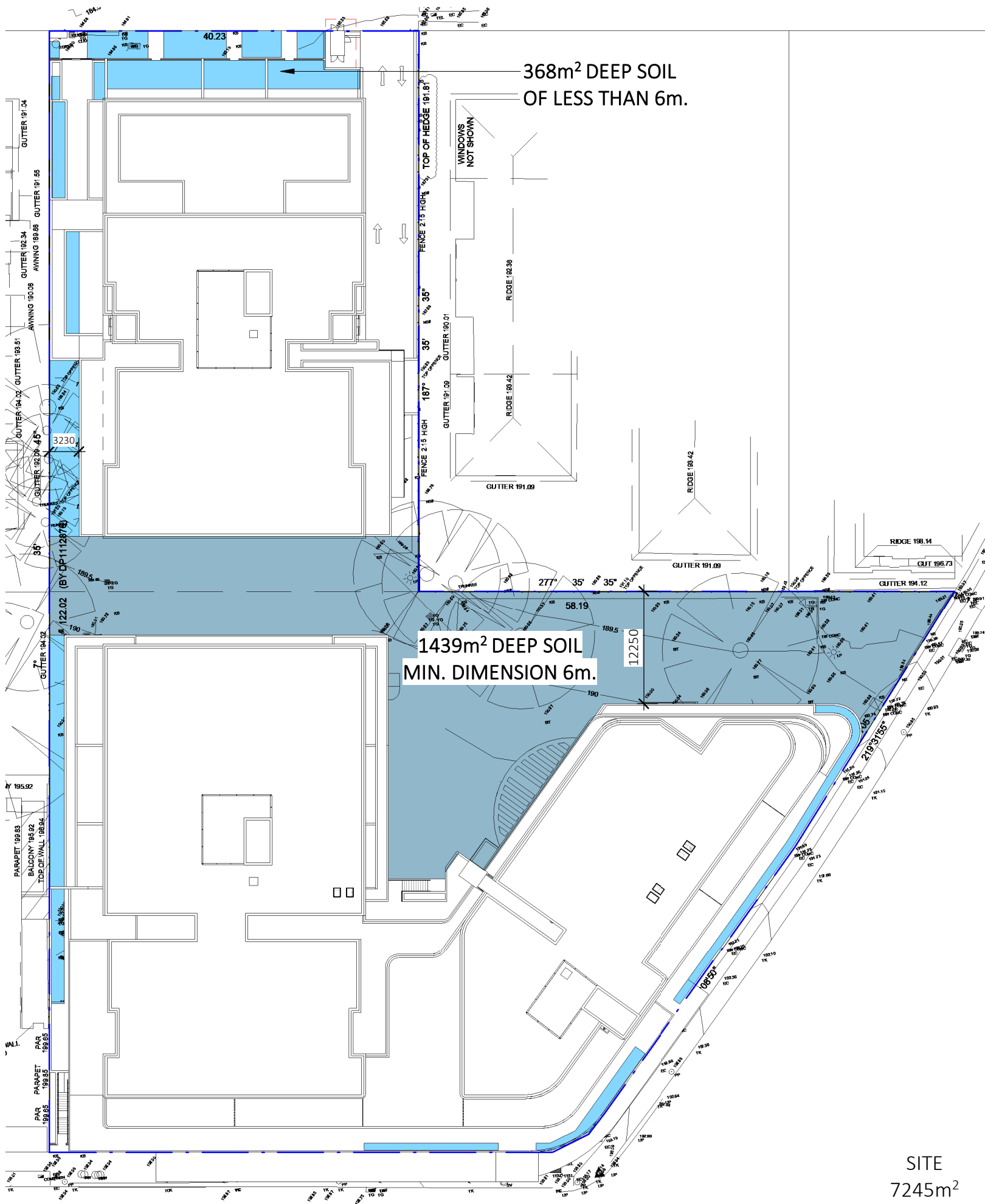
DEEP SOIL & COS AREA
CALCULATION

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-904	[E]	08/07/2024
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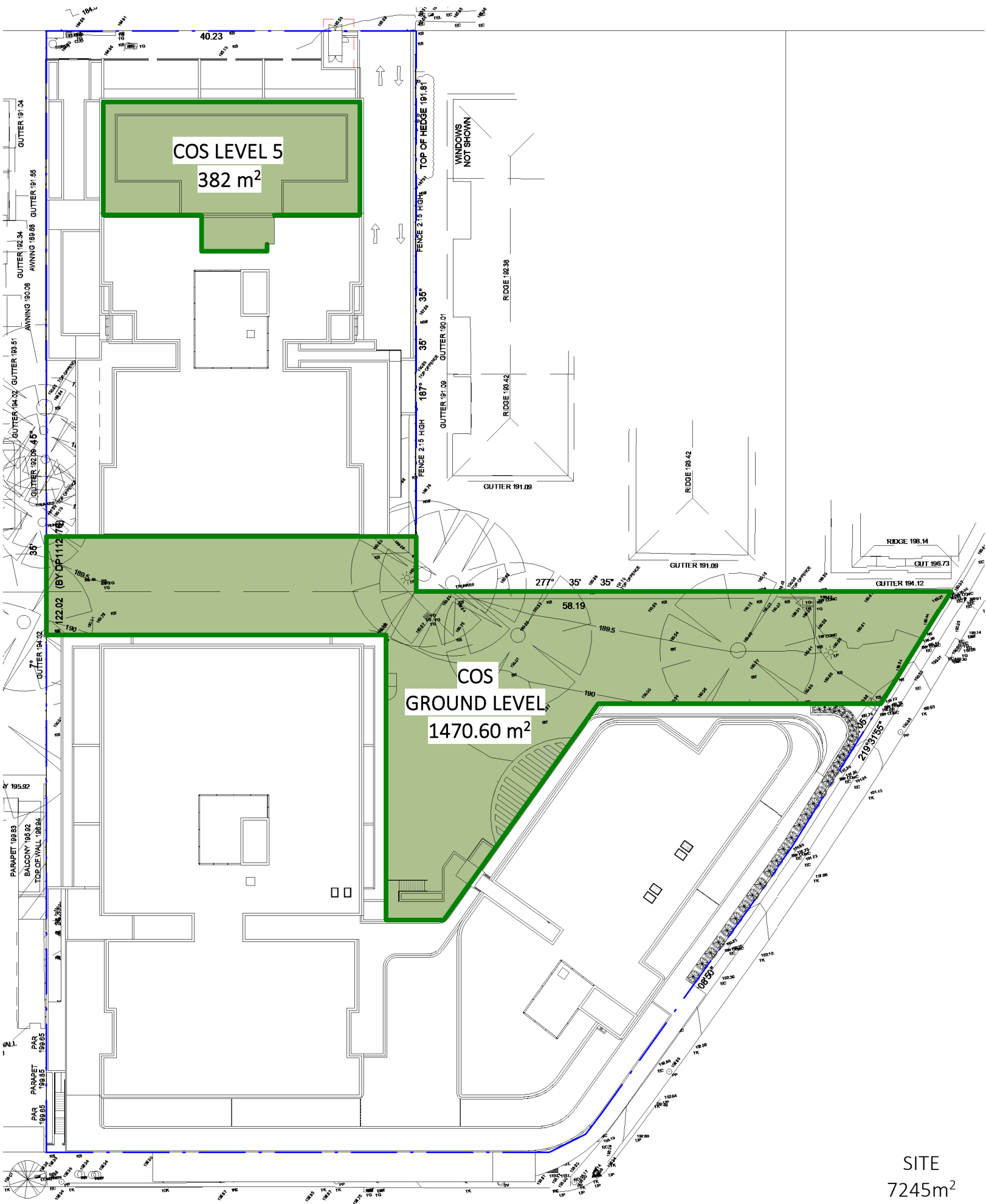
1 SITE PLAN - DEEP SOIL
1:500

AREA CALCULATION

DEEP SOIL

SITE AREA - 7245m²
REQUIRED DEEP SOIL (min. 6m) = 507.15m²(7%)
PROPOSED DEEP SOIL - 1439m²(19.86%)

ADDITIONAL 368m² (dimension less than 6m)

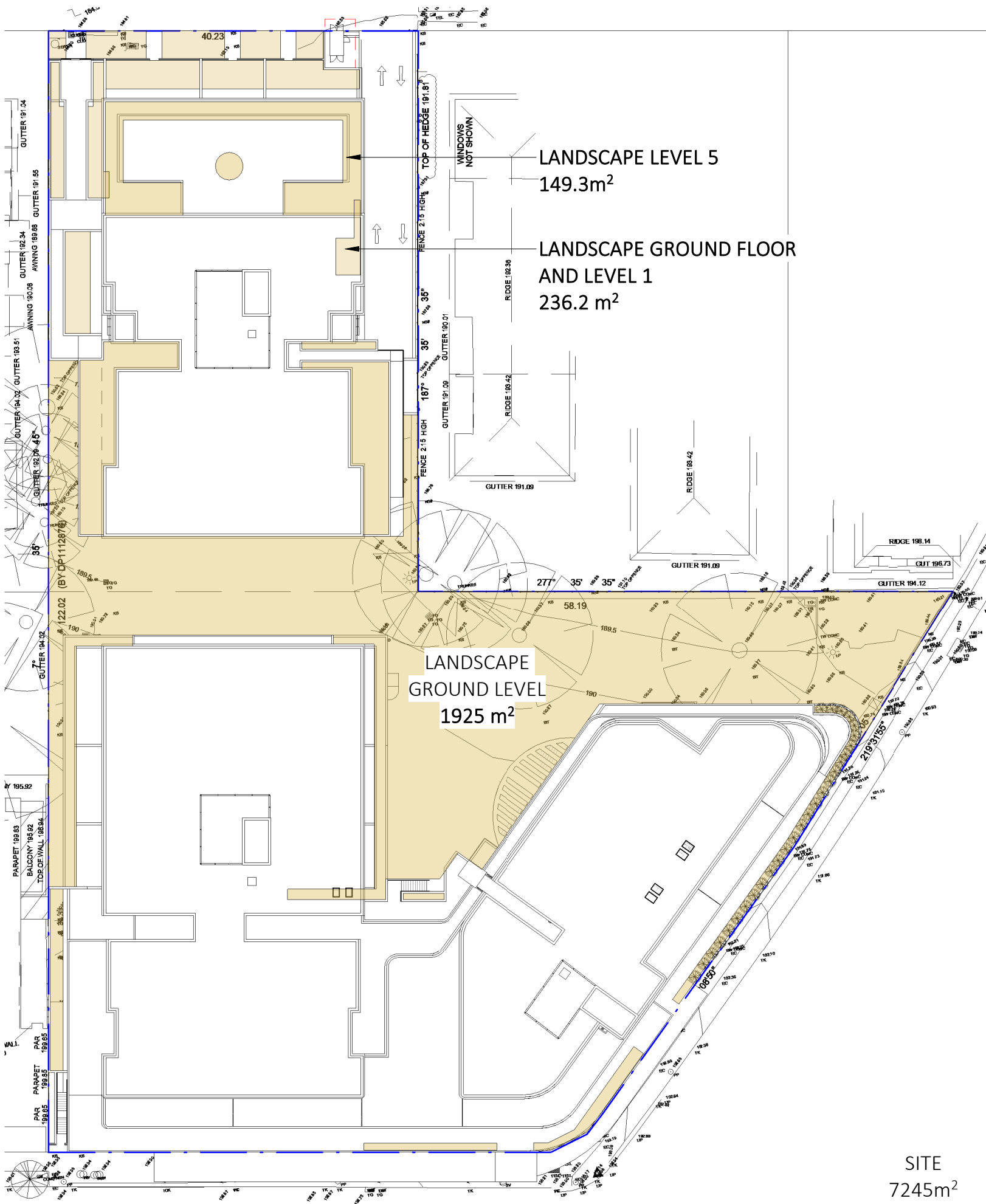


2 SITE PLAN - COS
1:500

AREA CALCULATION

COS

SITE AREA - 7245m²
REQUIRED COS - 1811.25m²(25%)
PROPOSED COS - 1852.6 m²(25.5%)



3 SITE PLAN - LANDSCAPE
1:500

AREA CALCULATION

LANDSCAPE

SITE AREA - 7245 m²
REQUIRED LANDSCAPE - 2173.5m²(30%)
PROPOSED LANDSCAPE - 2310.5 m²(31.8%)

REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
B	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

LEGEND

3+ HOURS

2.5+ HOURS

2+ HOURS

1.5+ HOURS

1.5+ HOURS

CROSS VENTILATION

WINTER SOLSTICE

BUILDING A SOLAR & CV COMPLIANCE
(2+ hours SOLAR) - 70% - 42 UNITS
CROSS VENTILATION - 67% - 40 UNITS

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

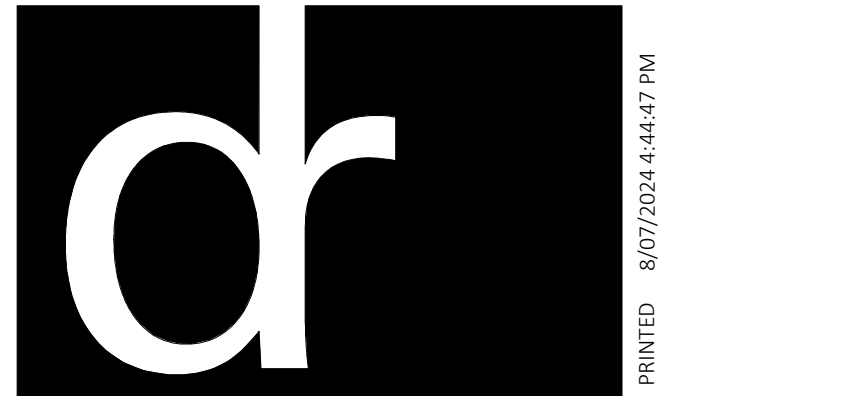
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SOLAR & CV - SHEET 1

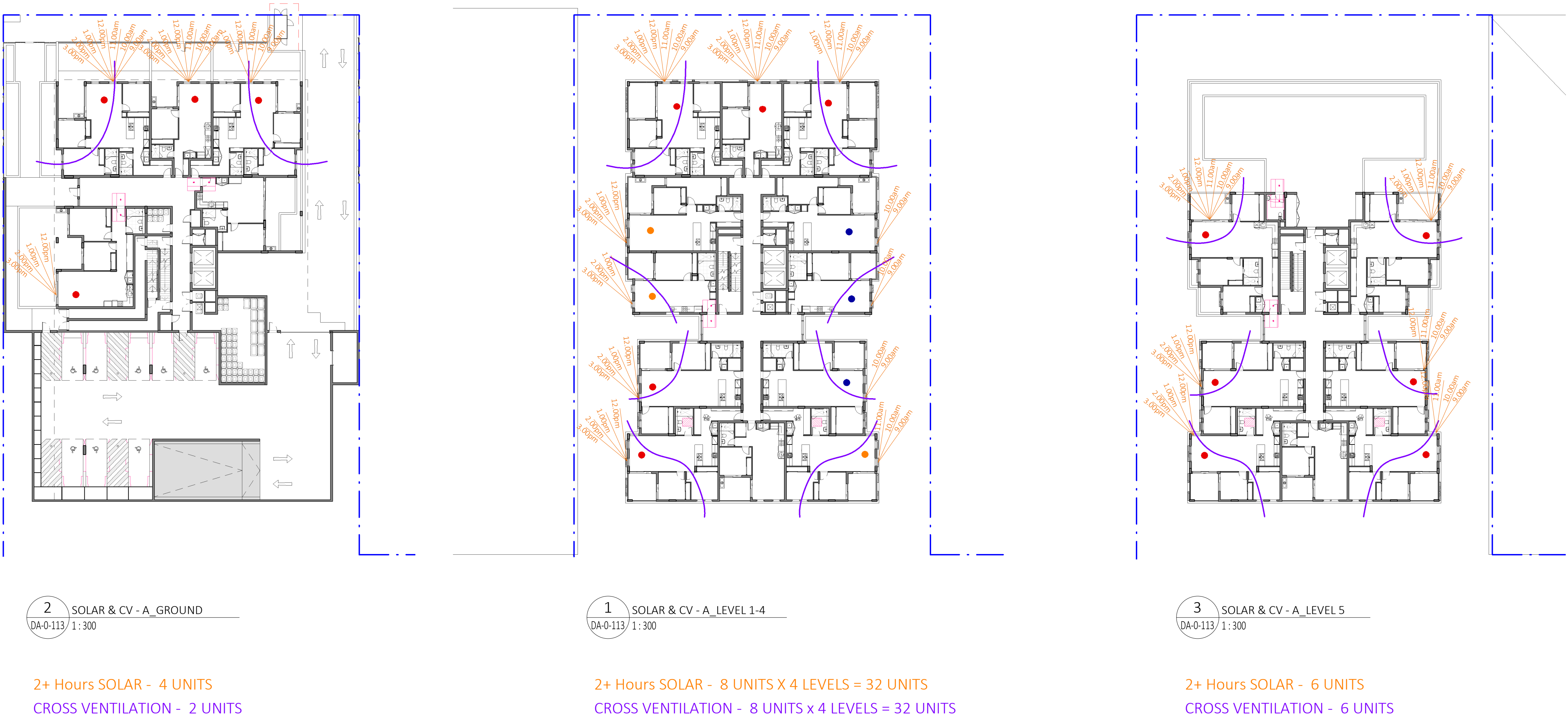
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PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
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2 SOLAR & CV - A_ GROUND
DA-0-113/ 1:300

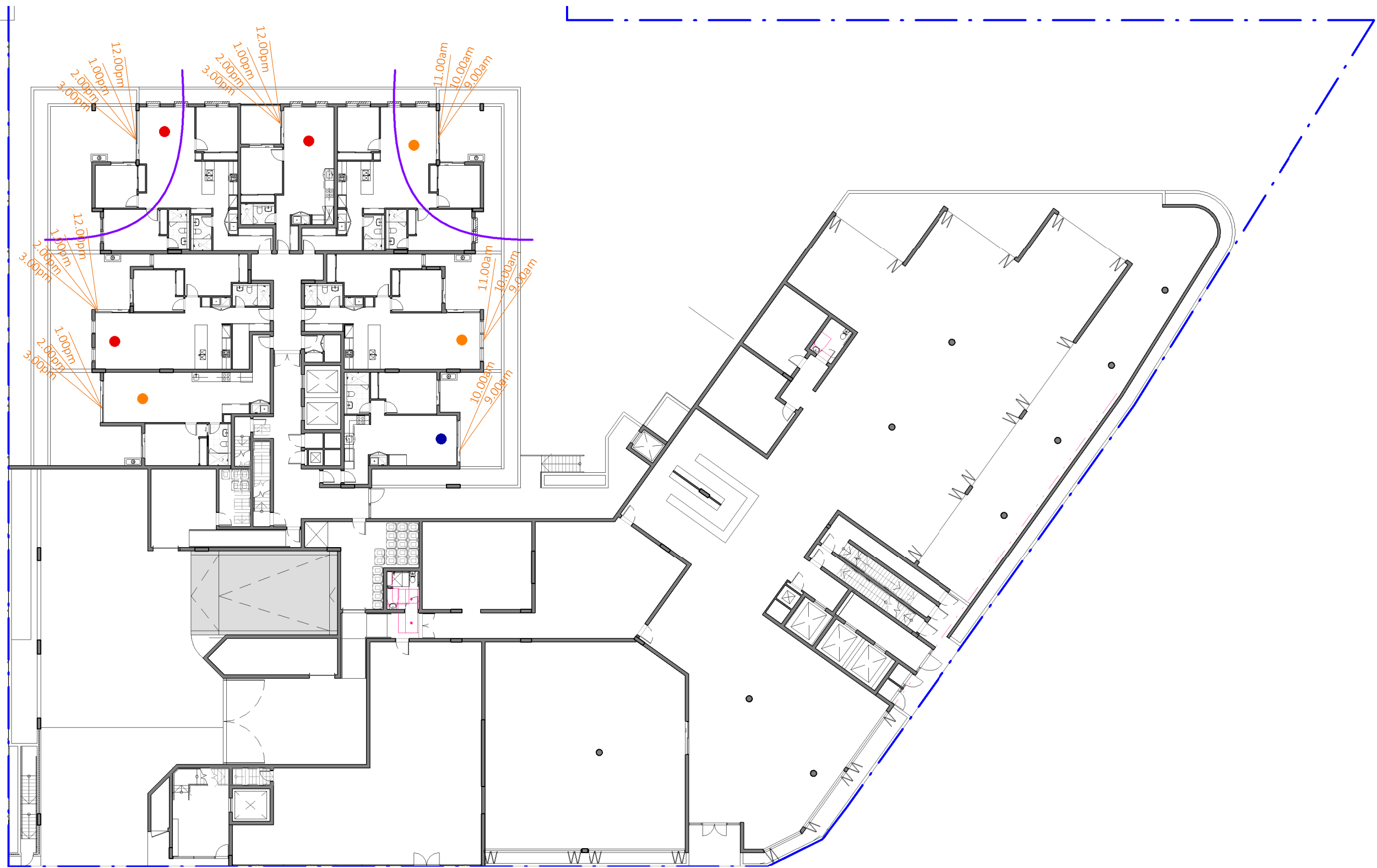
2+ Hours SOLAR - 4 UNITS
CROSS VENTILATION - 2 UNITS

1 SOLAR & CV - A_ LEVEL 1-4
DA-0-113/ 1:300

2+ Hours SOLAR - 8 UNITS X 4 LEVELS = 32 UNITS
CROSS VENTILATION - 8 UNITS x 4 LEVELS = 32 UNITS

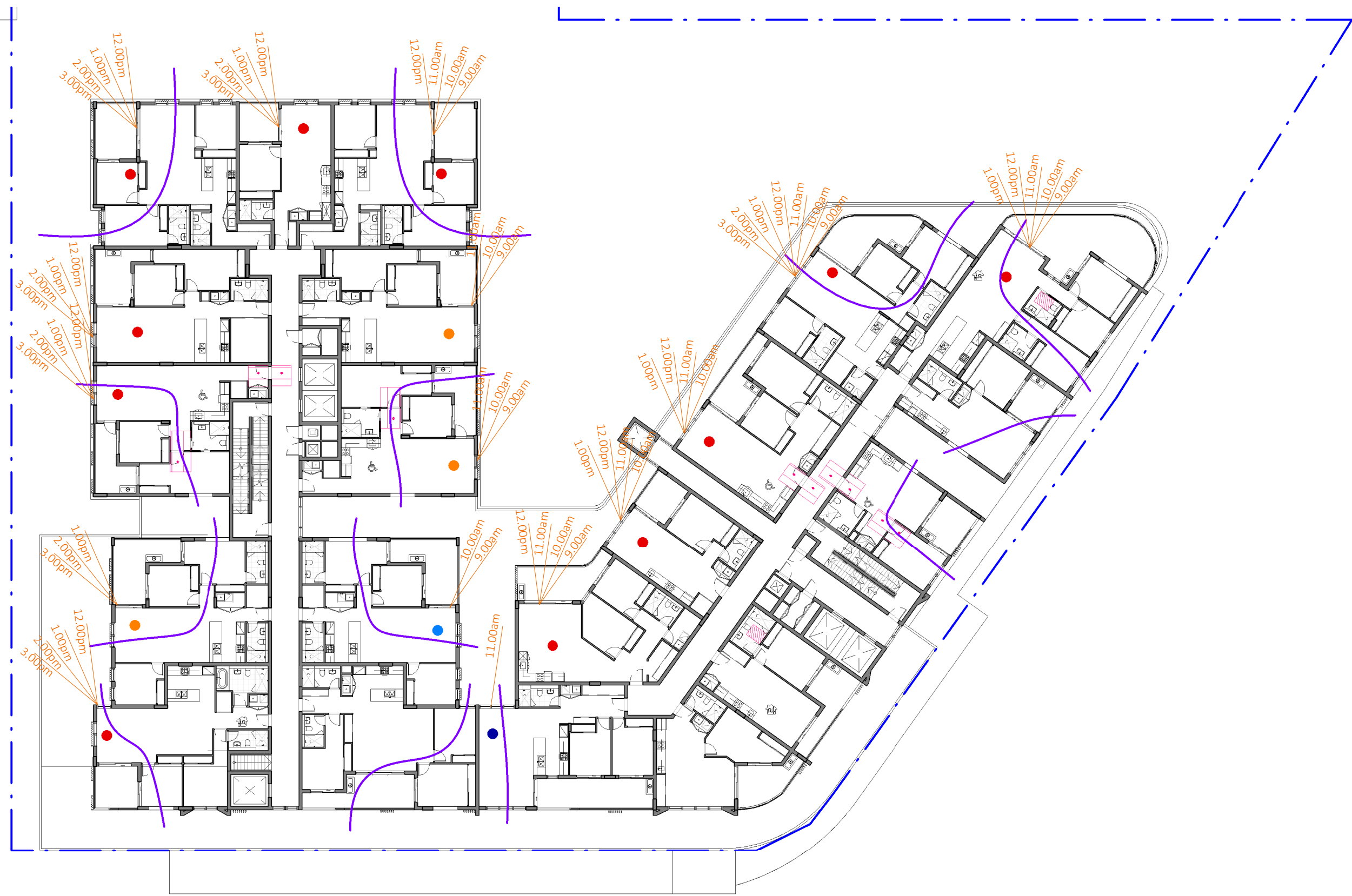
3 SOLAR & CV - A_ LEVEL 5
DA-0-113/ 1:300

2+ Hours SOLAR - 6 UNITS
CROSS VENTILATION - 6 UNITS



1 SOLAR & CV - B&C_GROUND
DA-0-113 1:300

BUILDING B
2+ Hours SOLAR - 6 UNITS
CROSS VENTILATION - 2 UNITS

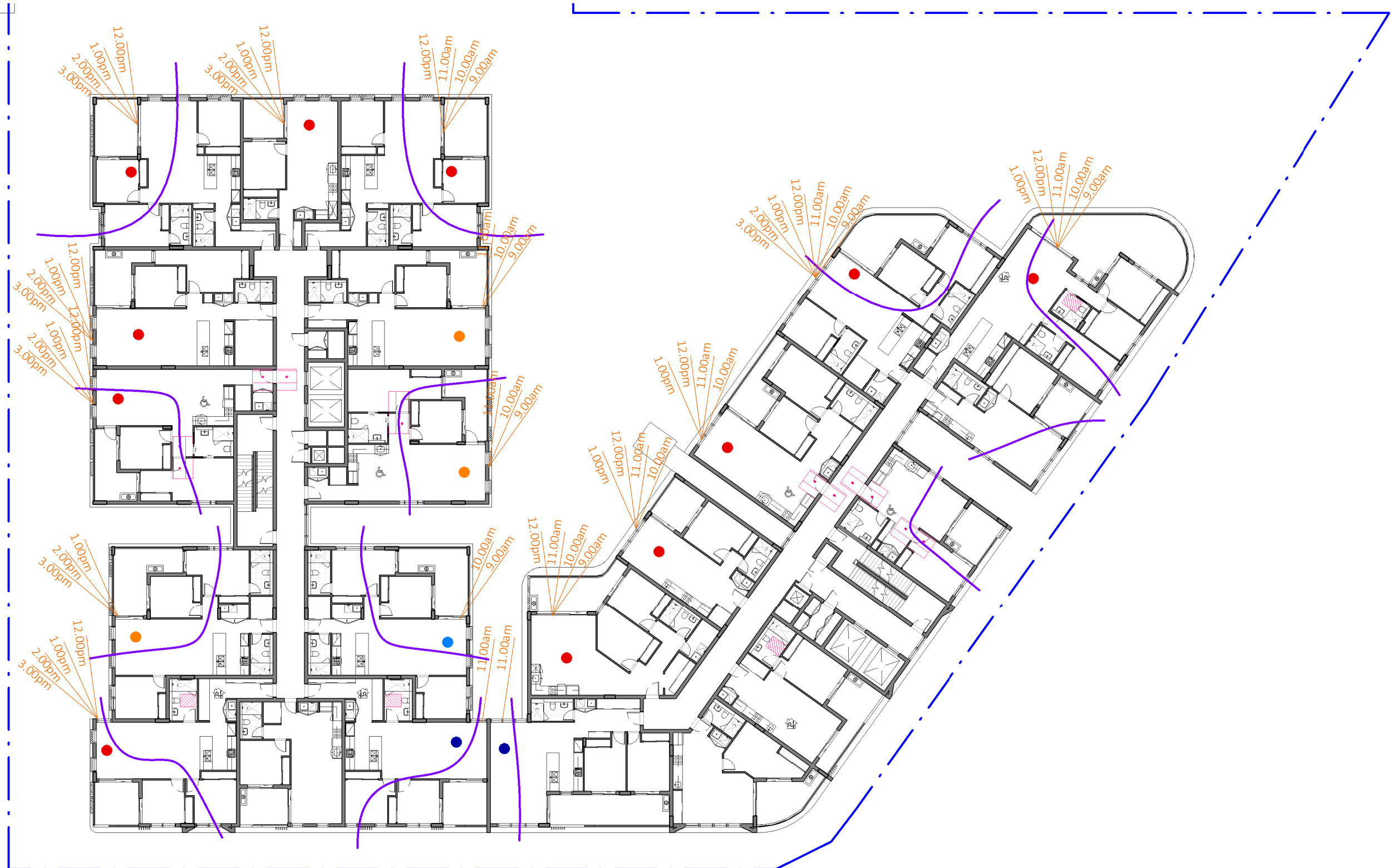


2 SOLAR & CV - B&C_LEVEL 1
DA-0-113 1:300

BUILDING B
2+ Hours SOLAR - 9 UNITS
CROSS VENTILATION - 8 UNITS

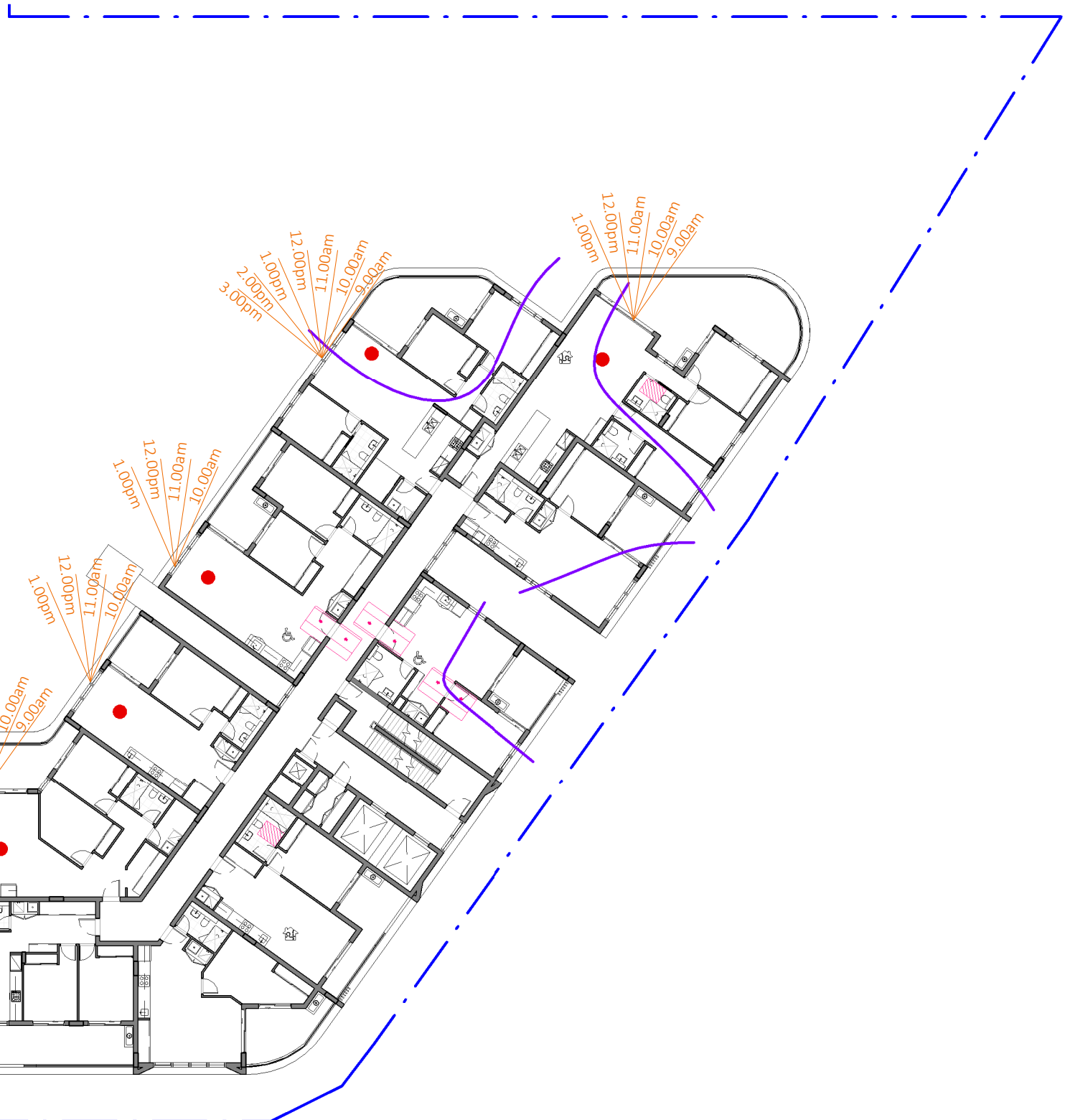


BUILDING C
2+ Hours SOLAR - 5 UNIT
CROSS VENTILATION - 5 UNITS

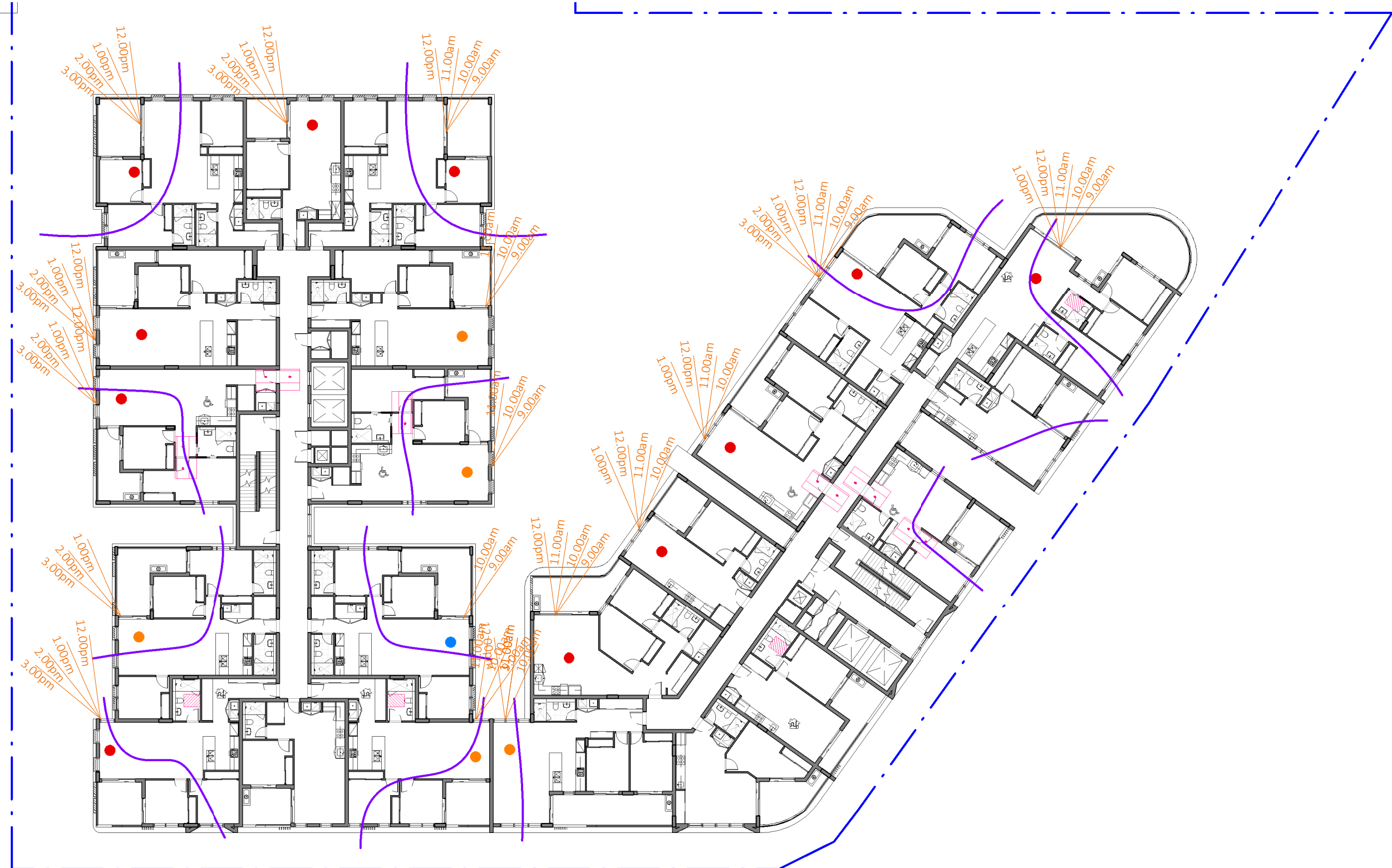


5 SOLAR & CV - B&C_LEVEL 2
DA-0-113 1:300

BUILDING B
2+ Hours SOLAR - 9 UNITS
CROSS VENTILATION - 8 UNITS

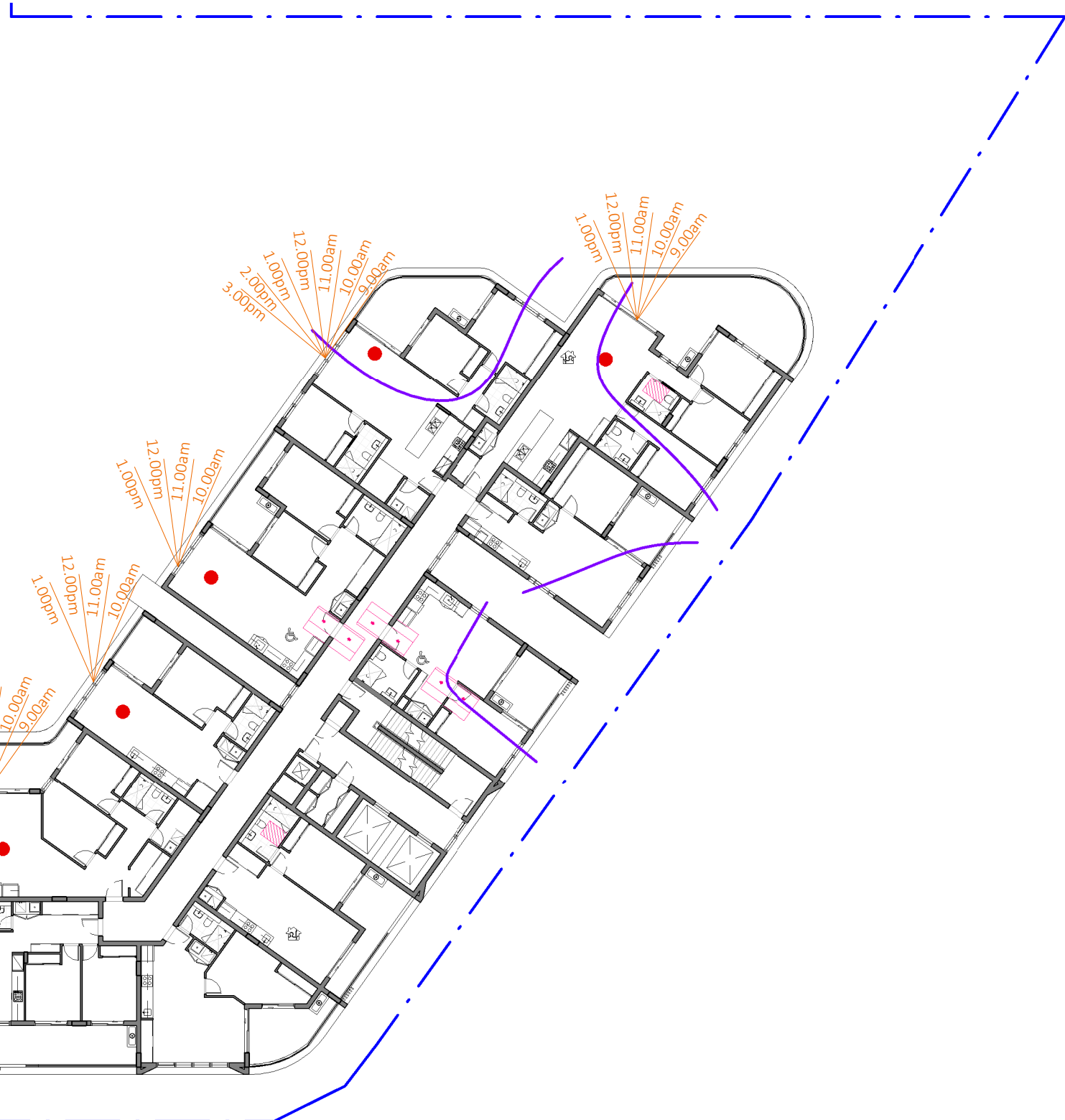


BUILDING C
2+ Hours SOLAR - 5 UNITS
CROSS VENTILATION - 5 UNITS



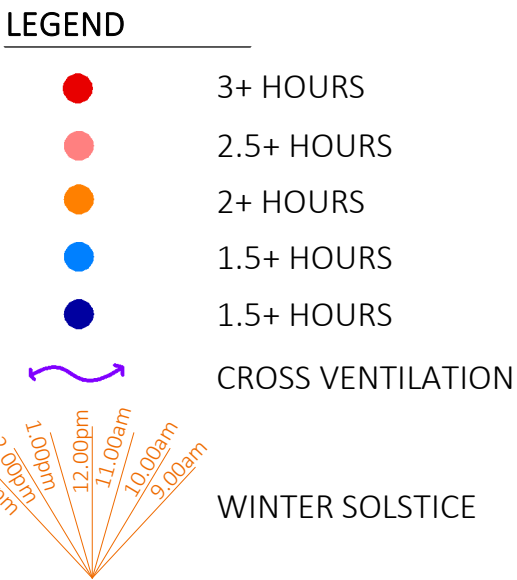
3 SOLAR & CV - B&C_LEVEL 3
DA-0-113 1:300

BUILDING B
2+ Hours SOLAR - 10 UNITS
CROSS VENTILATION - 8 UNITS



BUILDING C
2+ Hours SOLAR - 6 UNITS
CROSS VENTILATION - 5 UNITS

REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV



BUILDING B&C SOLAR & CV COMPLIANCE

(2+ hours SOLAR) - 77.7% - 84 UNITS

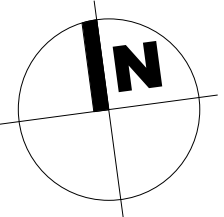
CROSS VENTILATION - 65 UNITS (60%)

**PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

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SOLAR & CV - SHEET 2



DA

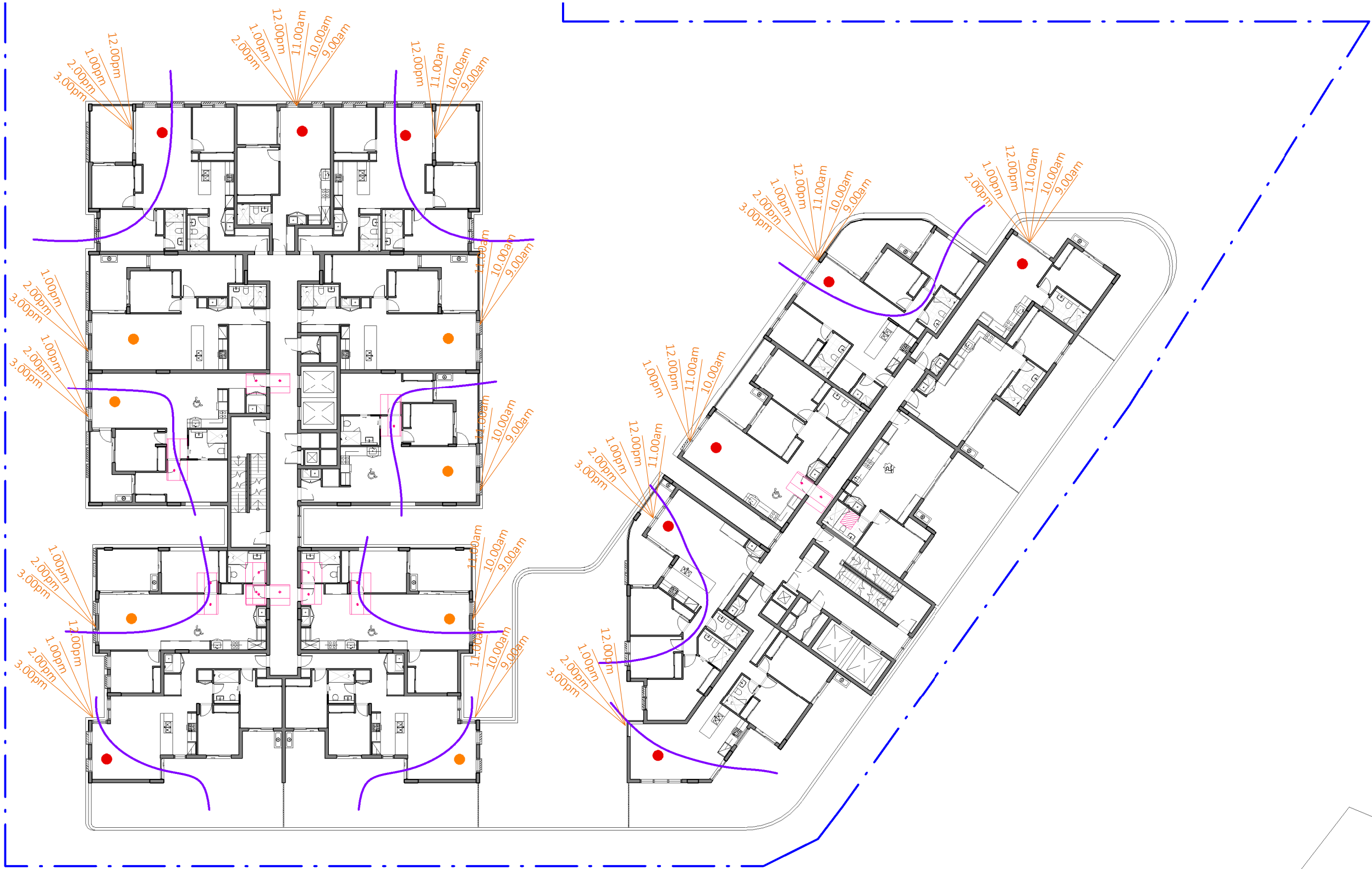
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
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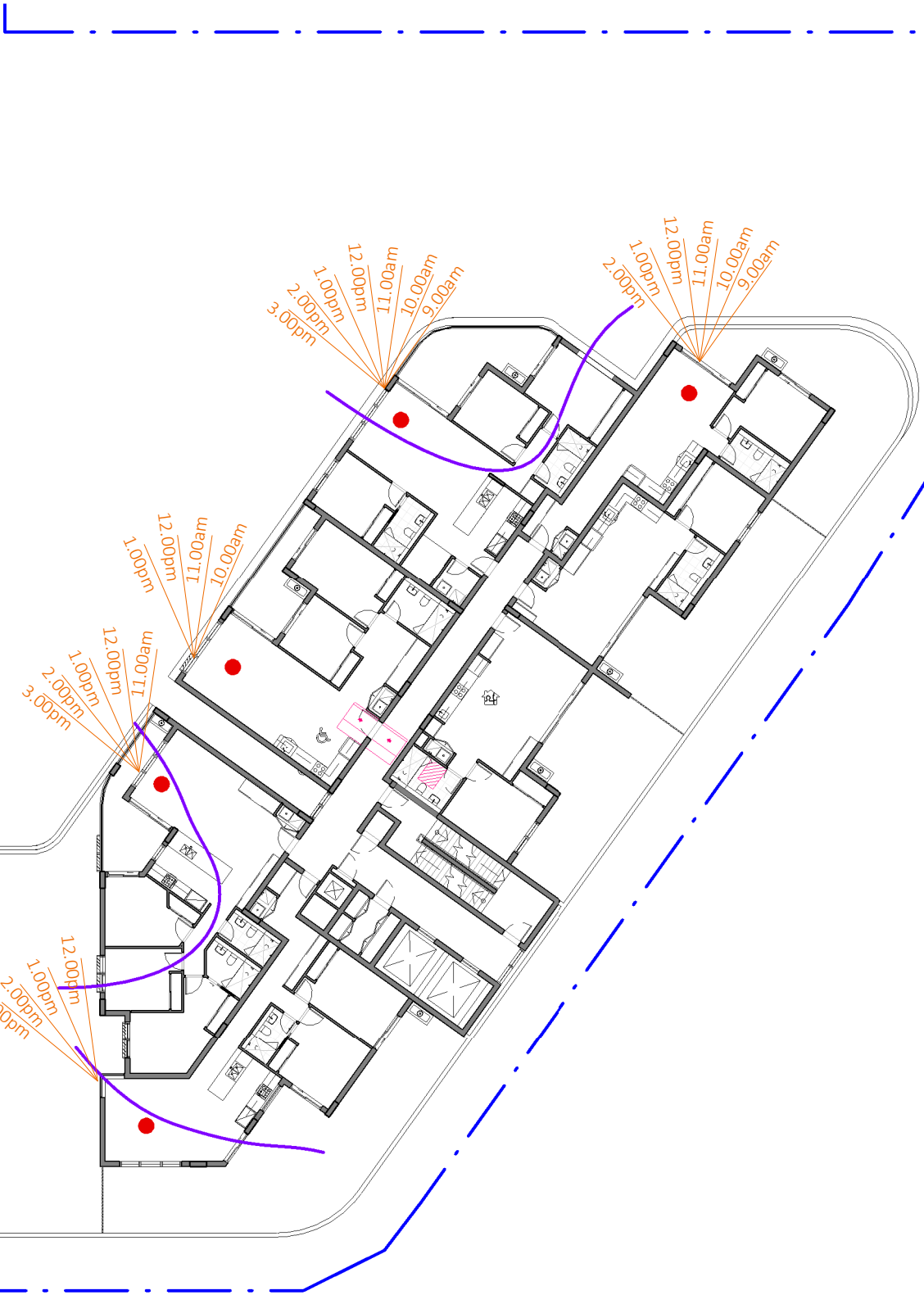
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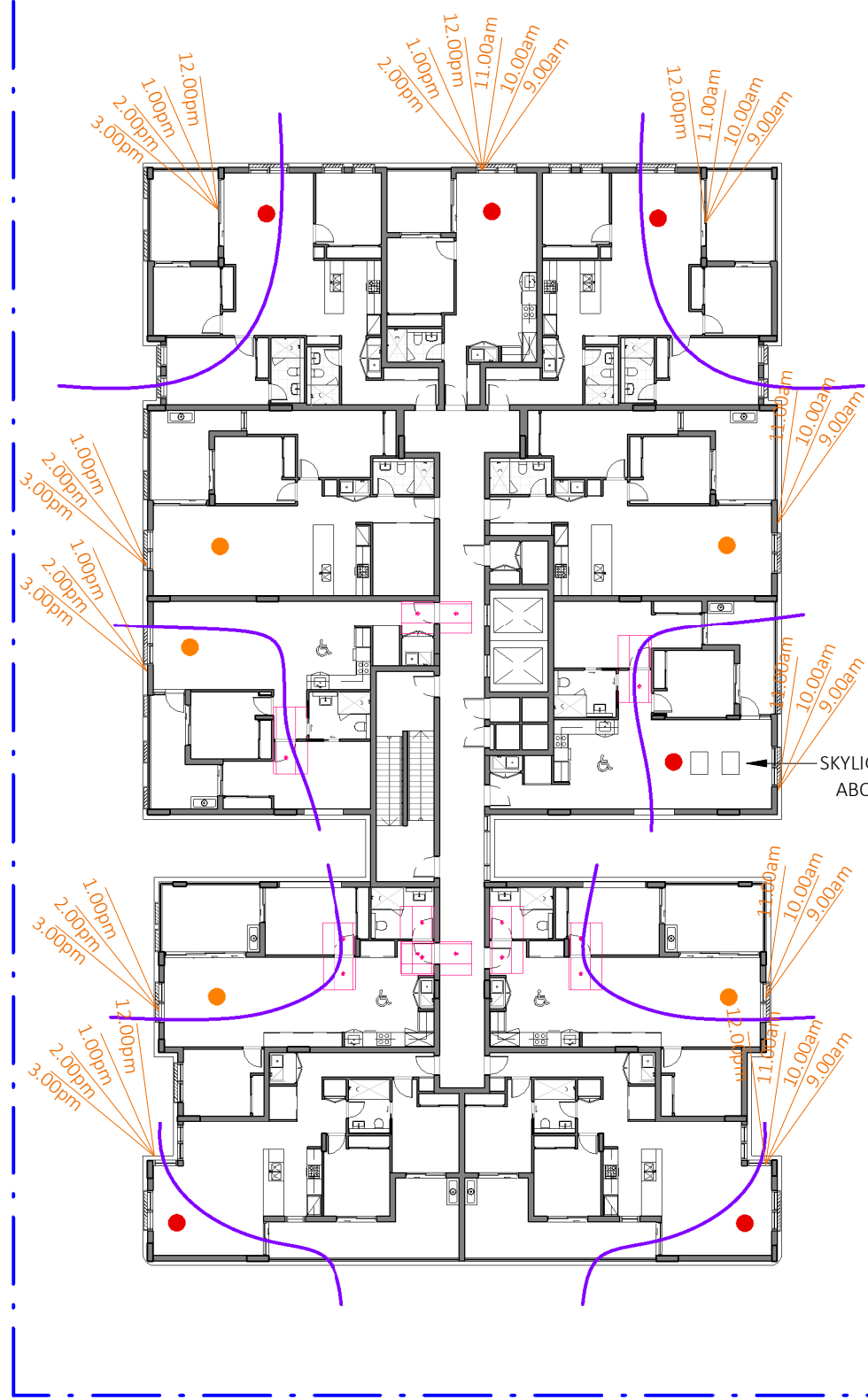


1 SOLAR & CV - B&C_LEVEL 4
DA-0-113 1:300

BUILDING B
2+ Hours SOLAR - 11 UNITS
CROSS VENTILATION - 8 UNITS

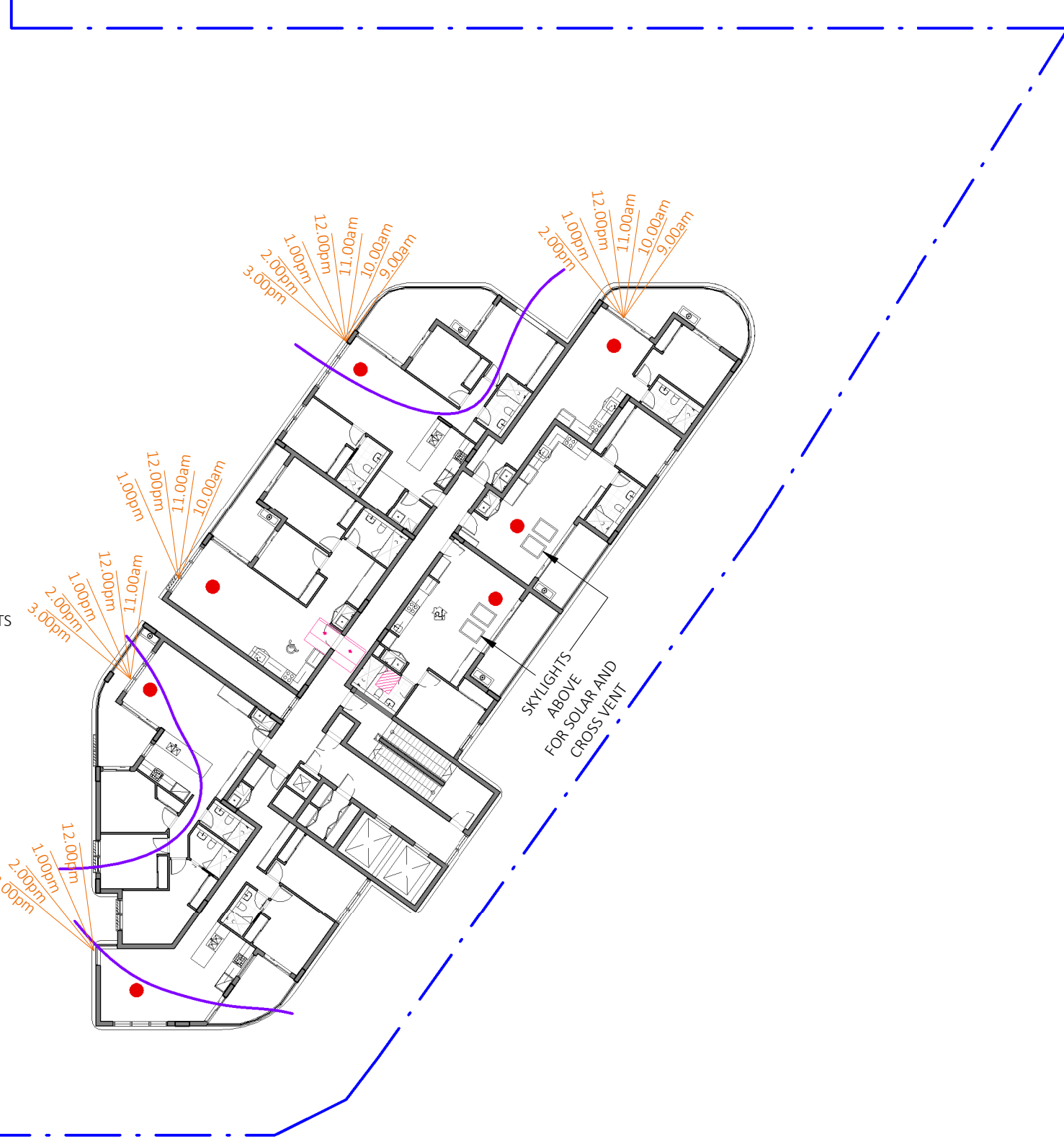


BUILDING C
2+ Hours SOLAR - 5 UNITS
CROSS VENTILATION - 3 UNITS



2 SOLAR & CV - B&C_LEVEL 5
DA-0-113 1:300

BUILDING B
2+ Hours SOLAR - 11 UNITS
CROSS VENTILATION - 8 UNITS



BUILDING C
2+ Hours SOLAR - 7 UNITS
CROSS VENTILATION - 3 UNITS

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A	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV

LEGEND

- 3+ HOURS
- 2.5+ HOURS
- 2+ HOURS
- 1.5+ HOURS
- 1.5+ HOURS
- CROSS VENTILATION
- WINTER SOLSTICE

BUILDING A,B&C SOLAR & CV COMPLIANCE

(2+ hours SOLAR) - 75% - 126 UNITS

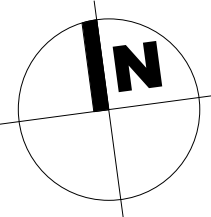
CROSS VENTILATION - 105 UNITS (62.5%)

PROJECT
PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

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DRAWING
SOLAR & CV - SHEET 3



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23-049	DA-0-913	[D]	08/07/2024
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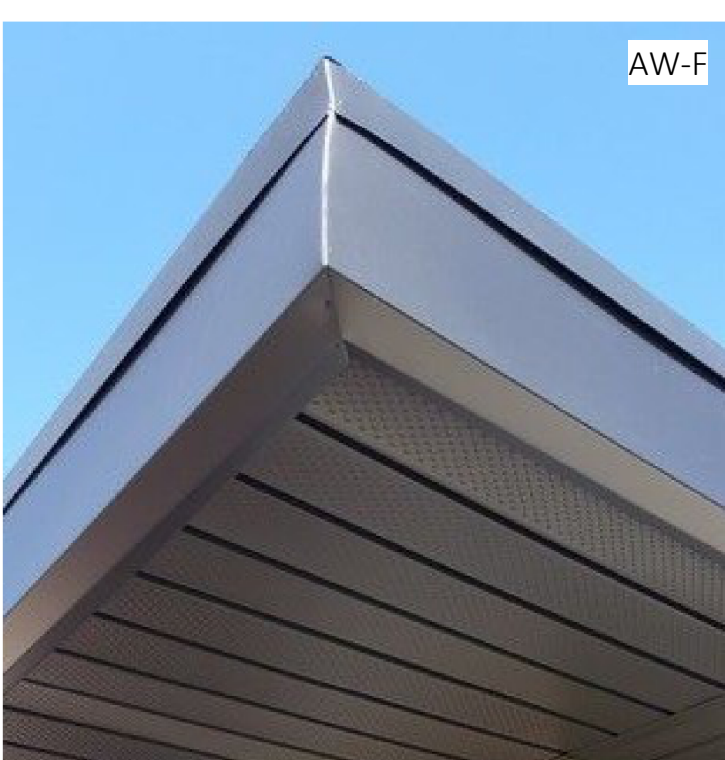
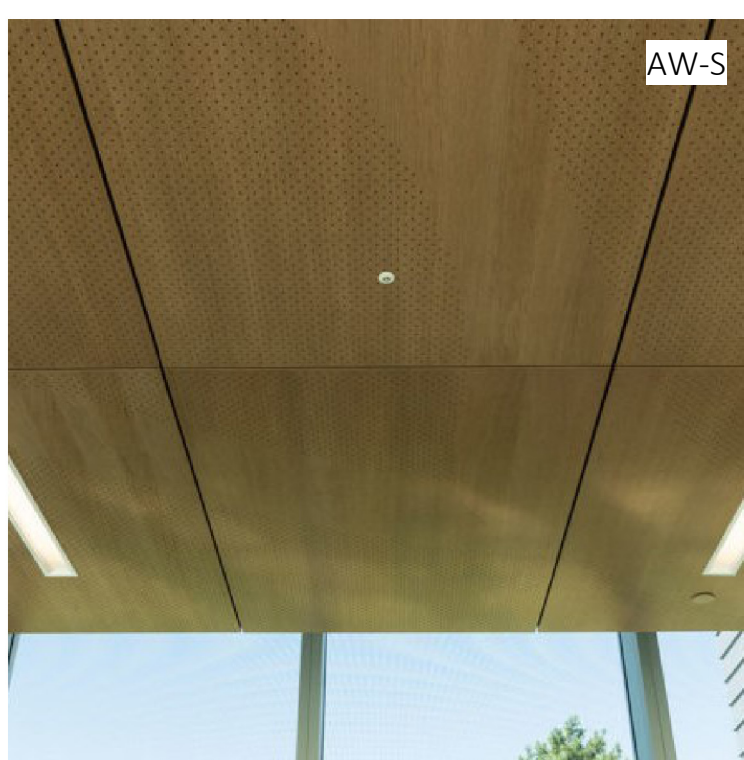
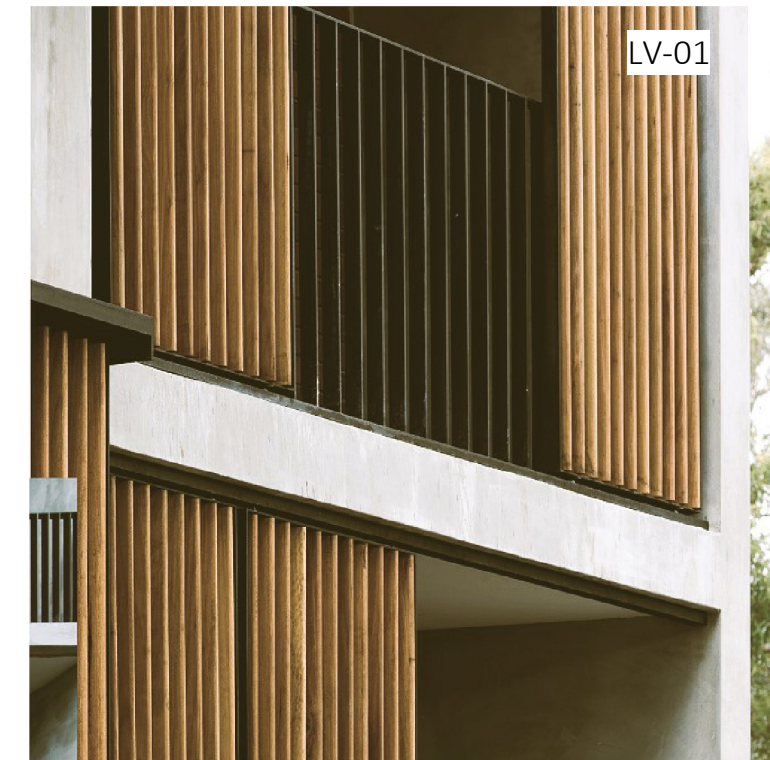
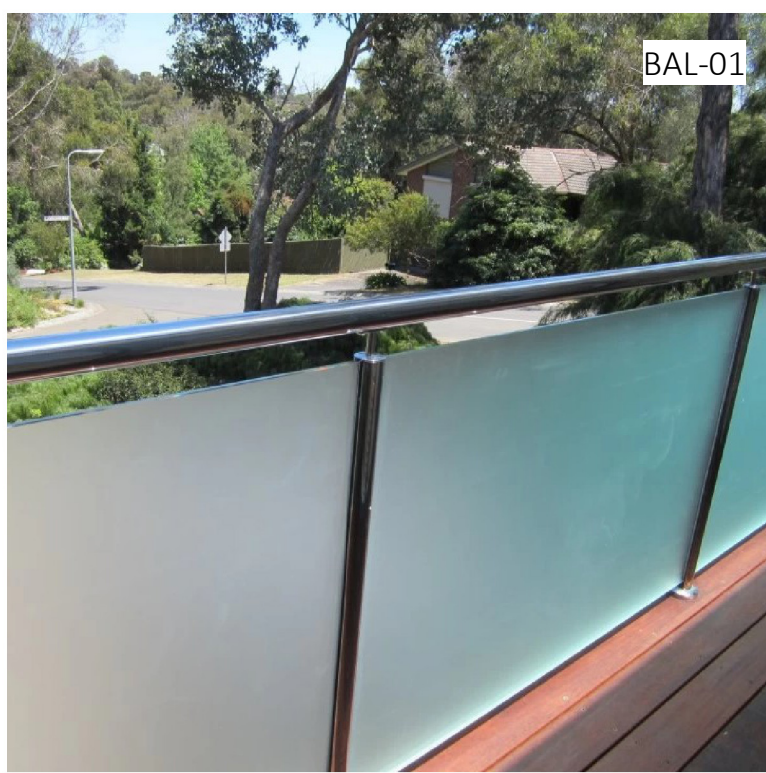
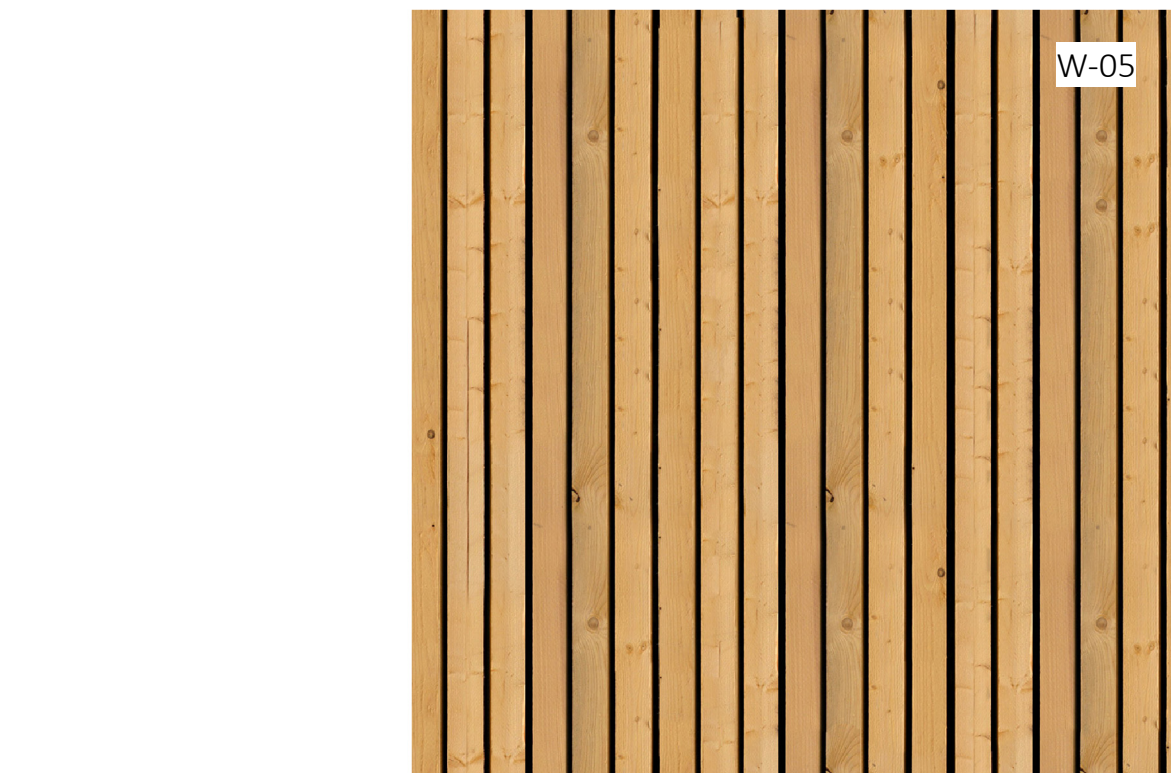
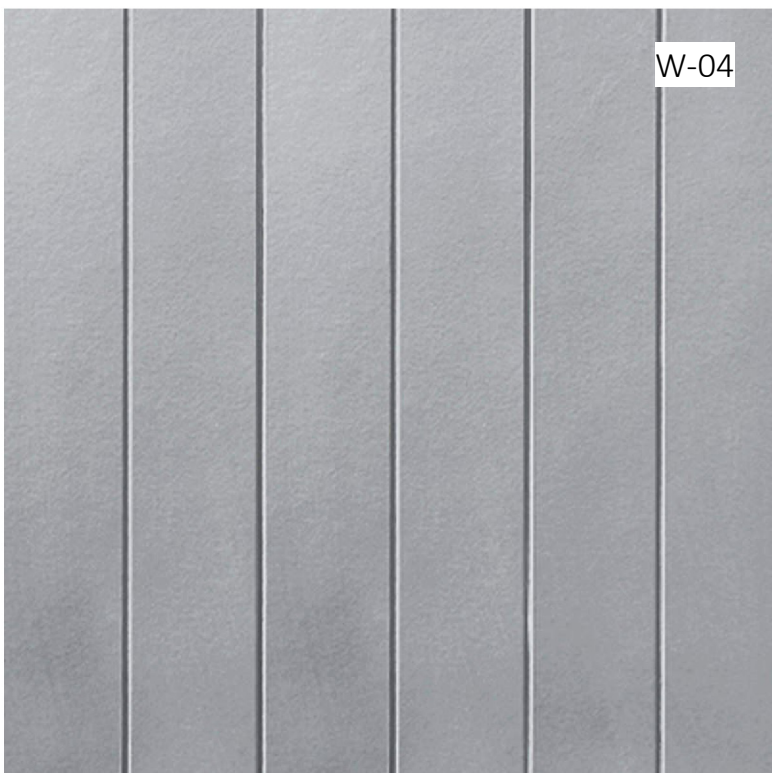
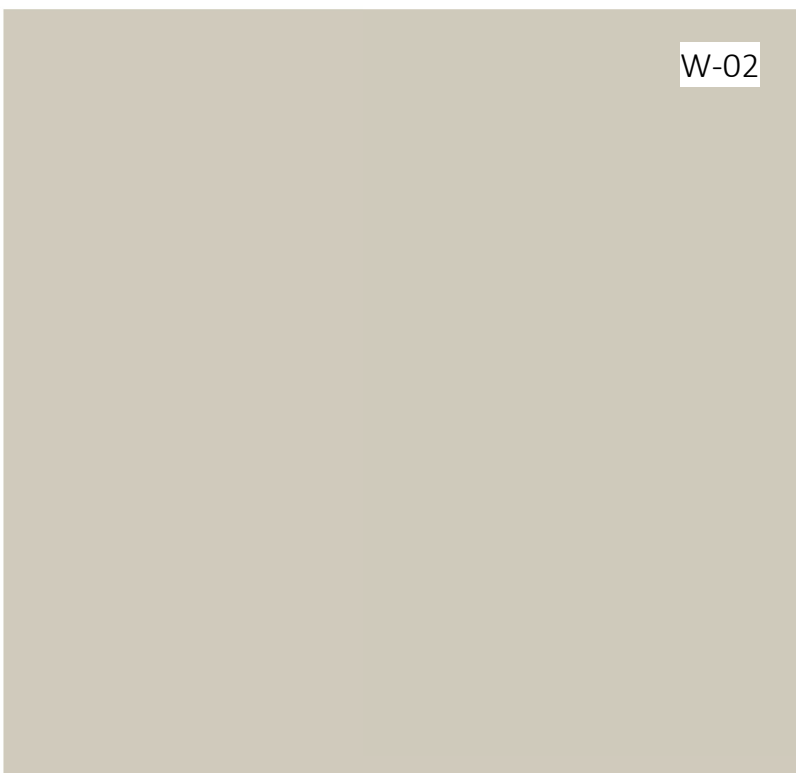


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ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
WALLS & BALUSTRADES			
W-01	EXTERNAL WALLS	FACE BRICK	"BOWRAL BLUE" BRICK OR SIMILAR
W-02	EXTERNAL WALLS	PAINTED HEBEL	DULUX PAINT "WHITE DUCK" OR SIMILAR
W-03	EXTERNAL WALLS	PAINTED HEBEL	DULUX PAINT "OYSTER LINEN" OR SIMILAR
W-04	EXTERNAL WALLS	FIBER CEMENT / METAL CLADDING	DULUX PAINT "TIMELESS GREY" OR SIMILAR
W-05	EXTERNAL WALLS	ALUMINIUM BATTEN CLADDING	POWDER-COATED ALUMINIUM "TIMBERLOOK" OR SIMILAR
W-06	EXTERNAL WALLS / FLOORS	PAINTED CONCRETE	DULUX PAINT "VIVID WHITE" OR SIMILAR
BAL-01	BALUSTRADE	POWDER COATED ALUMINIUM FRAMED WITH FROSTED GLASS	POWDER-COATED "MONUMENT" OR SIMILAR
BAL-02	BALUSTRADE	POWDER COATED ALUMINIUM FRAMED WITH FROSTED GLASS ON PAINTED UPSTAND	POWDER-COATED "MONUMENT" AND DULUX "WHITE DUCK" OR SIMILAR
LV-01	EXTERNAL FIXED/SLIDING LOUVERS	POWDER COATED ALUMINIUM	POWDER-COATED ALUMINIUM "TIMBERLOOK" OR SIMILAR
LV-02	EXTERNAL FIXED LOUVERS	POWDER COATED ALUMINIUM	POWDER-COATED "MONUMENT" OR SIMILAR
WINDOWS & DOORS			
WD-01	WINDOWS AND DOORS	POWDER COATED ALUMINIUM FRAMED WITH GLASS	POWDER-COATED "MONUMENT" OR SIMILAR
RSD	ROLLER SHUTTER DOOR	POWDER COATED ALUMINIUM	POWDER-COATED "DUNE" OR SIMILAR
ROOF FEATURES			
CL-01	EXTERNAL SLAB SOFFIT	PAINTED CONCRETE	DULUX PAINT "VIVID WHITE" OR SIMILAR
AW-R	AWNING ROOF	POWDER COATED COLORBOND ROOF - "TRIMDEK" PROFILE	POWDER-COATED "MONUMENT" OR SIMILAR
AW-S	AWNING SOFFIT	POWDER COATED ALUMINIUM CLADDING	POWDER-COATED ALUMINIUM "TIMBERLOOK" OR SIMILAR
AW-F	AWNING FACIA	METAL FLASHING	POWDER-COATED "MONUMENT" OR SIMILAR



MATERIALS:

The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: concrete slab on ground	3000	-	-
suspended floor above garage, frame: suspended concrete slab	3000	fibre-glass batts or roll	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	3000	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	single skin autoclaved aerated concrete (AAC), frame: light steel frame	10000	-	fibre-glass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	20000	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1275	-	fibre-glass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
1000	1000	-	2000	-	-	-	-

THERMAL:

1. Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

WATER:

1. The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laundry facility

ENERGY:

1. The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park area B&C Basement 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Car park area B&C Lower Ground	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Garbage room B&C	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Service room B&C	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Ground floor lobby type B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallway/lobby type B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 9 number of lifts: 3 lift load capacity: <1001 kg
Central hot water system (No. 3)	solar – electric boosted	Solar collector area (minimum, in square metres): 50 Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.75 (~32 mm); (b) Piping internal to building: R0.75 (~32 mm)

REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
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PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

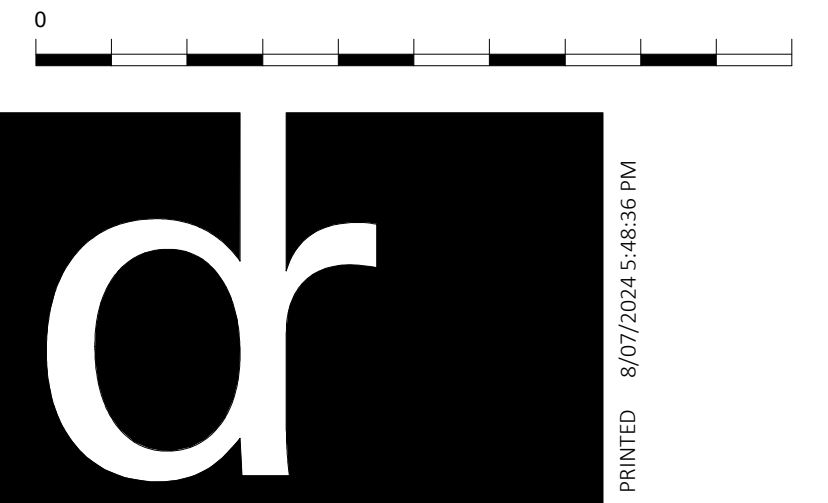
DK Heathcote Pty Ltd

DRAWING

EXTERNAL FINISHES & MATERIALS

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-941	[B]	08/07/2024
SCALE @ A1		DRAWN HS	AUTHORISED ND



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Nominated Architects:
Robert Nigel Dickson
NSW ARB #5364
Paul Oreshkin
NSW ARB #7774

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	ISSUE FOR REVIEW	30/08/2023	RM	ND
C	ISSUE FOR REVIEW	27/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/03/2024	HS	PO
E	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
F	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
G	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
H	ISSUE FOR DA	08/07/2024	HS/ LF	AV

- LEGEND
- COMPLYING SCHEME OUTLINE
(6m SETBACK)
- COMPLYING SCHEME SHADOW
- PROPOSED SCHEME SHADOW



1 21st JUNE - 09 AM
1:1200



2 21st JUNE - 10 AM
1:1200



3 21st JUNE - 11 AM
1:1200



4 21st JUNE - 12 PM
1:1200



5 21st JUNE - 01 PM
1:1200



6 21st JUNE - 02 PM
1:1200



7 21st JUNE - 03 PM
1:1200

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

SHADOW ANALYSIS

DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-951	[H]	08/07/2024
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1 21st MARCH - 9 AM
1:1200

2 21st MARCH -12 PM
1:1200

3 21st MARCH - 3 PM
1:1200



4 21st DEC -9 AM
1:1200

5 21st DEC -12 PM
1:1200

6 21st DEC -3PM
1:1200

REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
B	ISSUE FOR DA	08/07/2024	HS/ LF	AV

PROJECT

PROPOSED MIXED USE /
AFFORDABLE HOUSING
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT

DK Heathcote Pty Ltd

DRAWING

SHADOW ANALYSIS
21st MARCH & 21s
DECEMBER

DA

PROJECT NO.
23-049

DRAWING NO.
DA-0-952

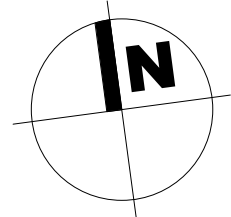
REVISION
[B]

CURRENT ISSUE DATE
08/07/2024

SCALE @ A1
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DRAWN
HS

AUTHORISED
ND



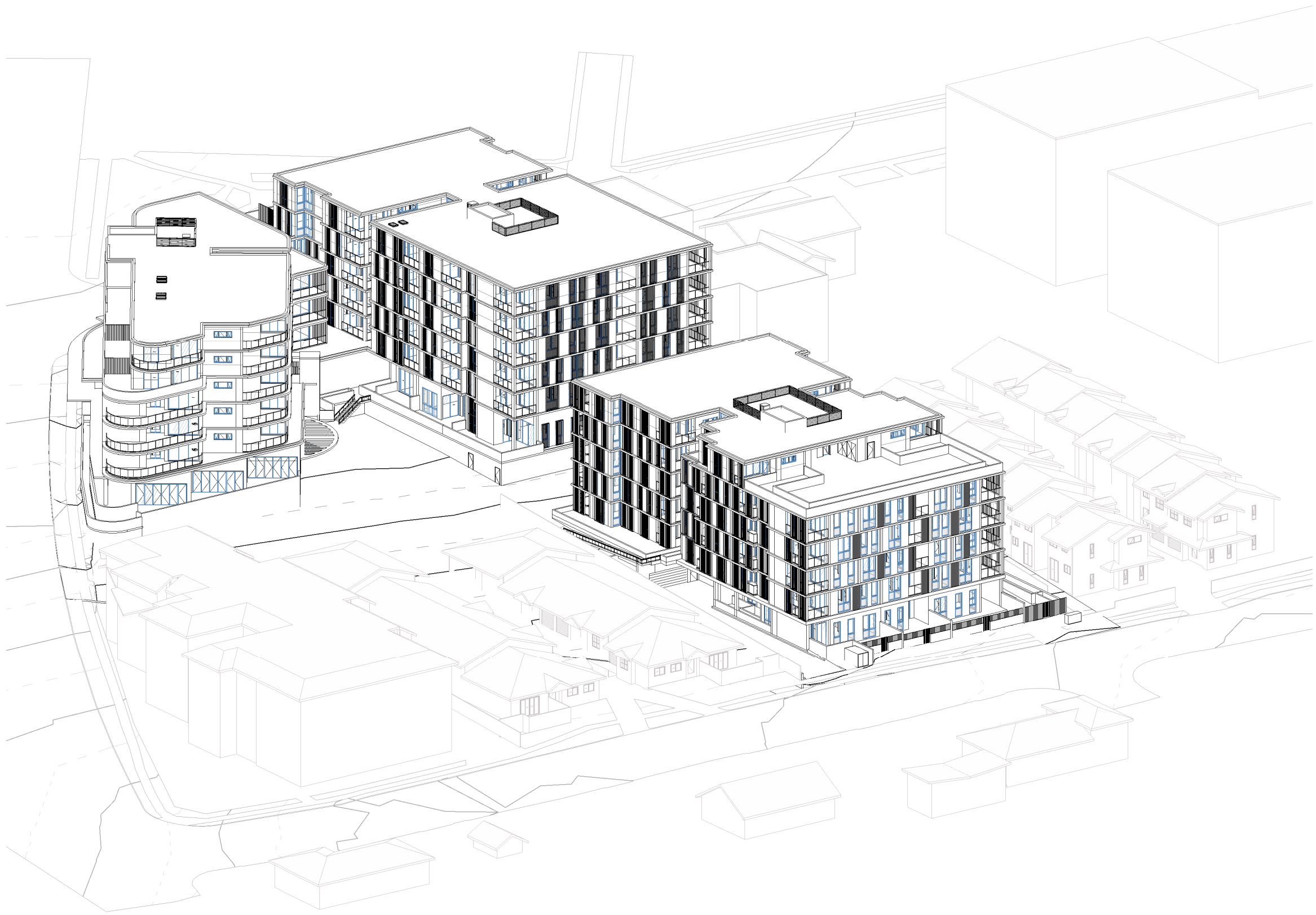
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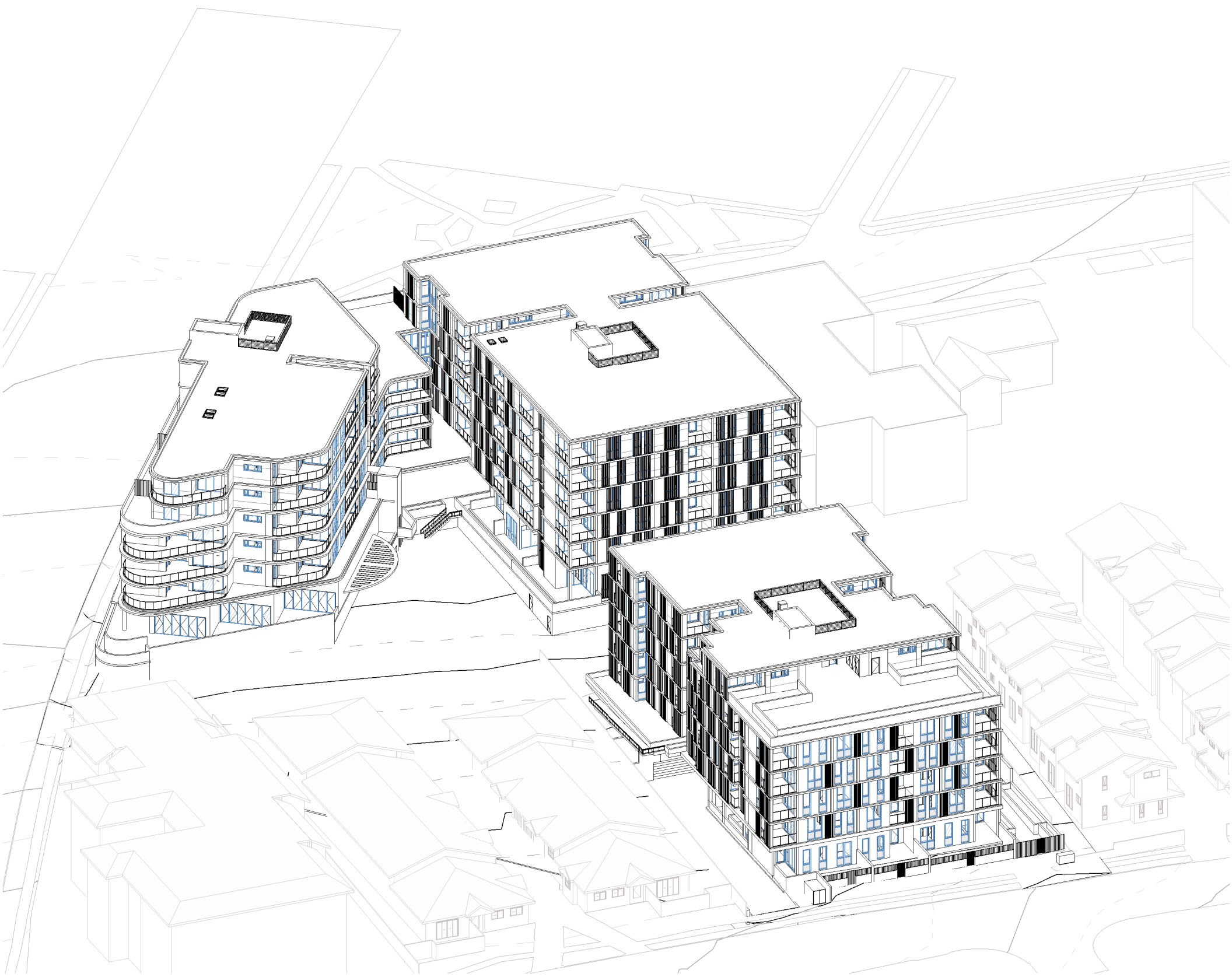
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REV	DESCRIPTION	DATE	ISS	CHK
A	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
B	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 21st JUNE - 09 AM



2 21st JUNE - 10 AM



3 21st JUNE - 11 AM



4 21st JUNE - 12 PM

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

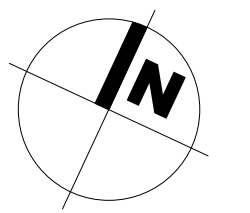
1 VENO STREET, HEATHCOTE, NSW

CLIENT

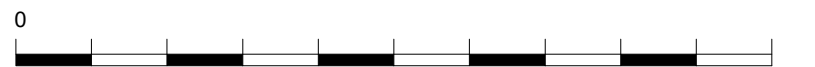
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DRAWING

VIEWS FROM SUN- SHEET 1



DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-961	[D]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
		Author	ND



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C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 21st JUNE - 01 PM



2 21st JUNE - 02 PM



3 21st JUNE - 03 PM

PROJECT

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

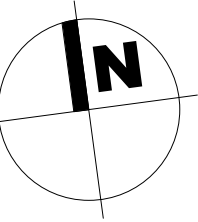
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DK Heathcote Pty Ltd

DRAWING

VIEWS FROM SUN- SHEET 2



DA			
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-962	[D]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
		Author	ND



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