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ARTIST IMPRESSION  
JOB NO. 23-049  
HEATHCOTE

**Dickson Rothschild**  
Architecture Urban Design  
Planning Interior Design

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
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DA-0-012	BASIX COMMENTS	A	08/07/2024
1 - SITE			
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2 - DA 1:100			
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DA-0-234	(B) LEVEL 2-3	B	08/07/2024
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3 - ELEVATIONS			
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4 - SECTIONS			
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DA-0-403	SECTION 3	N	08/07/2024
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5 - ADAPTABLE UNITS			
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DA-0-503	ADAPTABLE UNITS BUILDING B - SHEET 1	C	08/07/2024
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9 - DIAGRAMS & SCHEDULES			
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DA-0-902	GFA DIAGRAMS - STAGE 1	J	08/07/2024
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DA-0-904	DEEP SOIL & COS AREA CALCULATION	E	08/07/2024
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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. 23-049 DRAWING NO. DA-0-001 REVISION [M] CURRENT ISSUE DATE 08/07/2024  
DRAWN RM AUTHORIZED ND  
NOT TO SCALE



# PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

DA

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D.R. Design (NSW) Pty. Ltd.  
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Nominated Architects:  
Robert Nigel Dickson  
NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774

Project:	<b>PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT</b>	<b>DICKSON ROTHSCHILD</b>
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 <sup>2</sup>	25.50% 1852.6 m <sup>2</sup>
Deep Soil:	7%	507.15 m <sup>2</sup>	19.86% 1439.0 m <sup>2</sup>

PROJECT SUMMARY BREAKDOWN						
<b>Site Area:</b>	S1	2454.0 m <sup>2</sup>	S2	4791.0 m <sup>2</sup>	<b>TOTAL</b>	<b>7245.0 m<sup>2</sup></b>
Available GFA:						

LOT 1 - TOWER A	Car parking	GFA	Unit type			Total
			1 BD	2 BD	3 BD	
Level 05		665.0 m <sup>2</sup>	1	4	2	7
Level 04		1010.0 m <sup>2</sup>	4	6	2	12
Level 03		1010.0 m <sup>2</sup>	4	6	2	12
Level 02		1010.0 m <sup>2</sup>	4	6	2	12
Level 01		1010.0 m <sup>2</sup>	4	6	2	12
Ground Floor	8	464.0 m <sup>2</sup>	2	1	2	5
Basement 1	49					
<b>Total</b>	<b>57</b>	<b>5,169.0 m<sup>2</sup></b>	<b>19</b>	<b>29</b>	<b>12</b>	<b>60</b>

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

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

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

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
<b>Total</b>		<b>60</b>	<b>57</b>

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
<b>Total</b>		<b>64</b>	<b>69</b>

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
<b>Total</b>		<b>19</b>	<b>24</b>

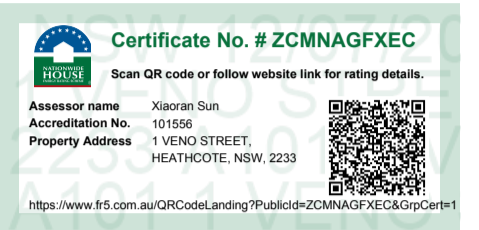
PARKING REQUIREMENTS (S2 - TOWER C Affordable)			
Unit type	Rate	Unit count	Required
1 Bedroom	0.40	20	8
2 bedroom	0.50	5	3
3 bedroom	1.00	0	0
<b>Total</b>		<b>25</b>	<b>11</b>
<b>Total Parking Required S1 &amp; S2 Residential</b>			<b>159</b>

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

TOWER C - COMMERCIAL	
Tavern	1111.0 m <sup>2</sup>
Retail	190.0 m <sup>2</sup>
<b>Total</b>	<b>1301.0 m<sup>2</sup></b>
<b>Lower Ground Parking</b>	<b>89</b>

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

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

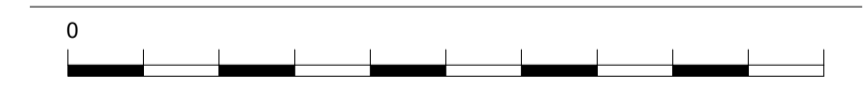


PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**PROJECT SUMMARY**

DA  
 PROJECT NO. 23-049 DRAWING NO. DA-0-002 REVISION [E] CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 DRAWN LF AUTHORISED 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	Common area ventilation system		Common area lighting		
	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 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	ISSUE FOR DA	08/07/2024	HS/LF	AV



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**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**BASIX COMMENTS**

DA  
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- LEGEND**
- PUBLIC BUILDINGS
  - RESIDENTIAL
  - RETAIL
  - HERITAGE
  - RECREATION
  - SITE
  - B BUS STOP
  - T TRAIN STATION
  - WALKING RADIUS
  - WALKING RADIUS
  - PHOTO SHOT

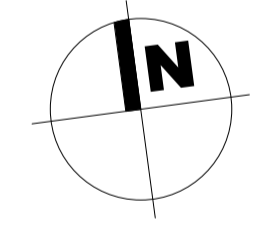
- LAND ZONE LEGEND**
- E1** LOCAL CENTRE
  - R2** LOW DENSITY RESIDENTIAL
  - R3** MEDIUM DENSITY RESIDENTIAL
  - RE1** PUBLIC RECREATION
  - C1** NATIONAL PARKS AND NATURE RESERVES
  - C2** ENVIRONMENTAL CONSERVATION
  - C4** ENVIRONMENTAL LIVING

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1 VENNO STREET, HEATHCOTE, NSW

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**DRAWING**  
 SITE LOCATION PLAN



**DA**

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-101	[C]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
As indicated	HS	ND	

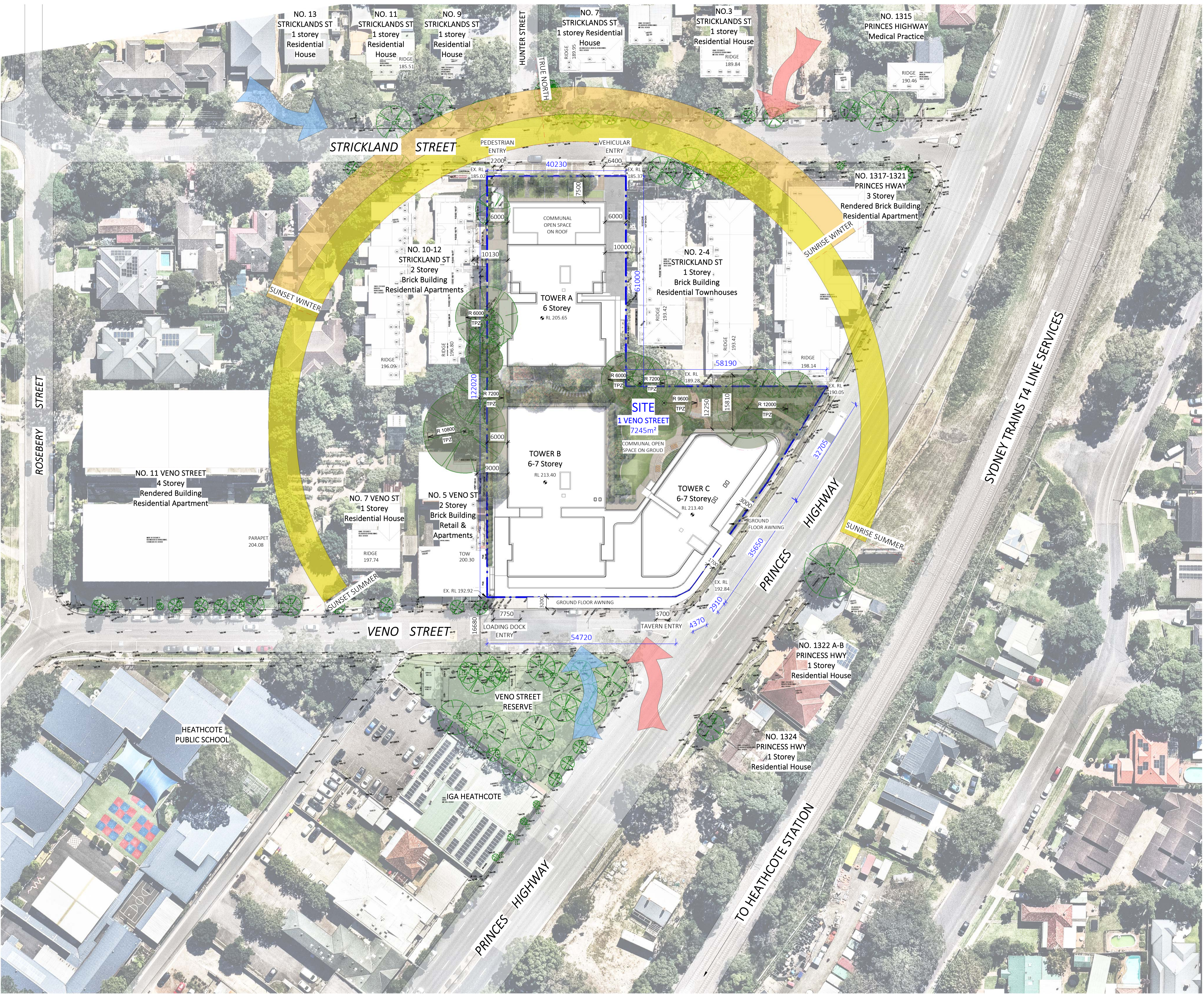


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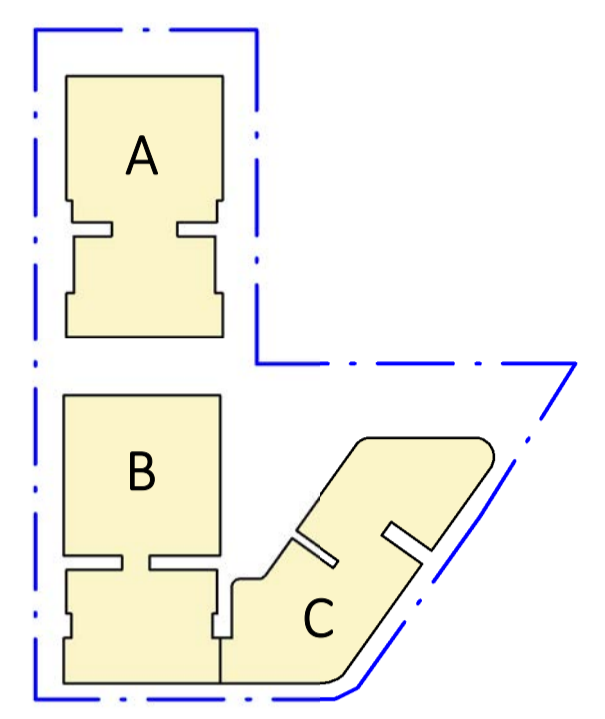
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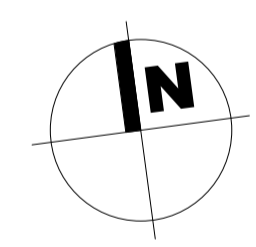


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DRAWING  
**SITE ANALYSIS**



DA

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 NSW ARB #7774

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REV	DESCRIPTION	DATE	ISS	CHK
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



VIEW FROM VENNO STREET



VIEW FROM PRINCES HIGHWAY



VIEW FROM STRICKLAND STREET



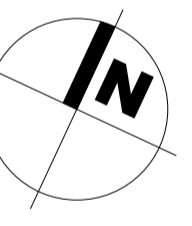
VIEW FROM HUNTER STREET

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

1 VENNO STREET, HEATHCOTE, NSW

CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**SITE PHOTOS**



PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-103	[C]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
		Author	ND

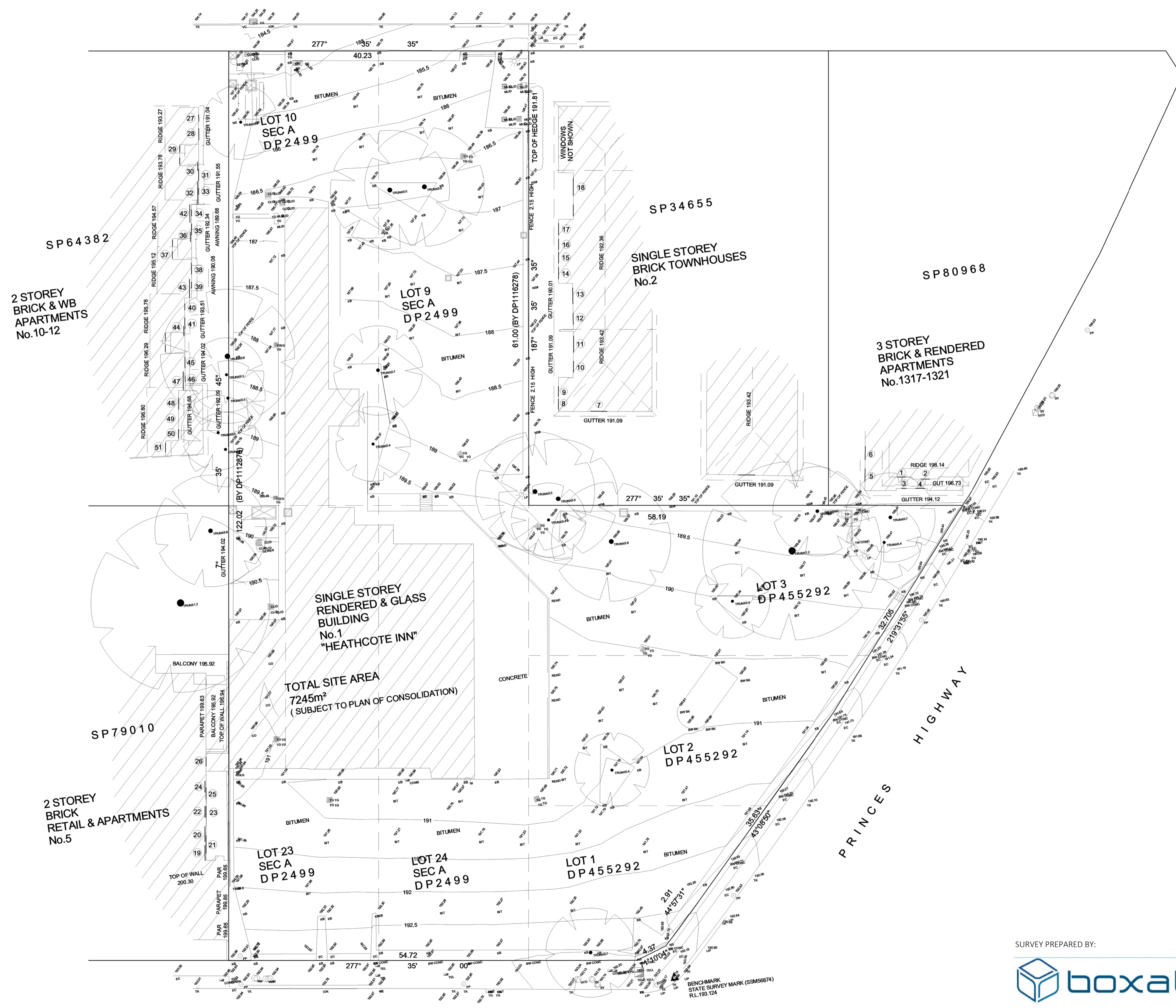


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www.dicksonrothschild.com.au

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

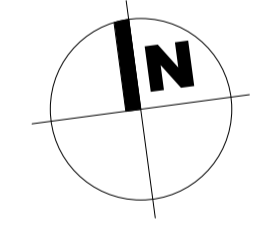
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A	ISSUE FOR REVIEW	27/03/2024	HS	PO
B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
C	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd  
 DRAWING  
**SURVEY PLAN**

DA  
 PROJECT NO. 23-049    DRAWING NO. DA-0-110    REVISION [C]    CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 1 : 250    DRAWN HS    AUTHORISED ND



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

SURVEY PREPARED BY:

Liability limited by a scheme approved under Professional Standards Legislation  
 PO Box 519 Sutherland NSW 1499 | Suite 8/49-51 Elton Street  
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REV	DESCRIPTION	DATE	ISS	CHK
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C	ISSUE FOR DA	08/07/2024	HS/ LF	AV



**LEGEND:**  
 TO BE DEMOLISHED

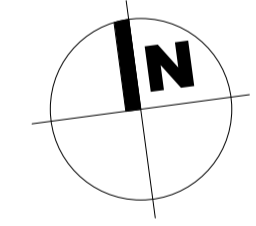
**NOTES:**  
 ALL WORKS TO COMPLY WITH AS 2601-2001

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

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**DEMOLITION PLAN**

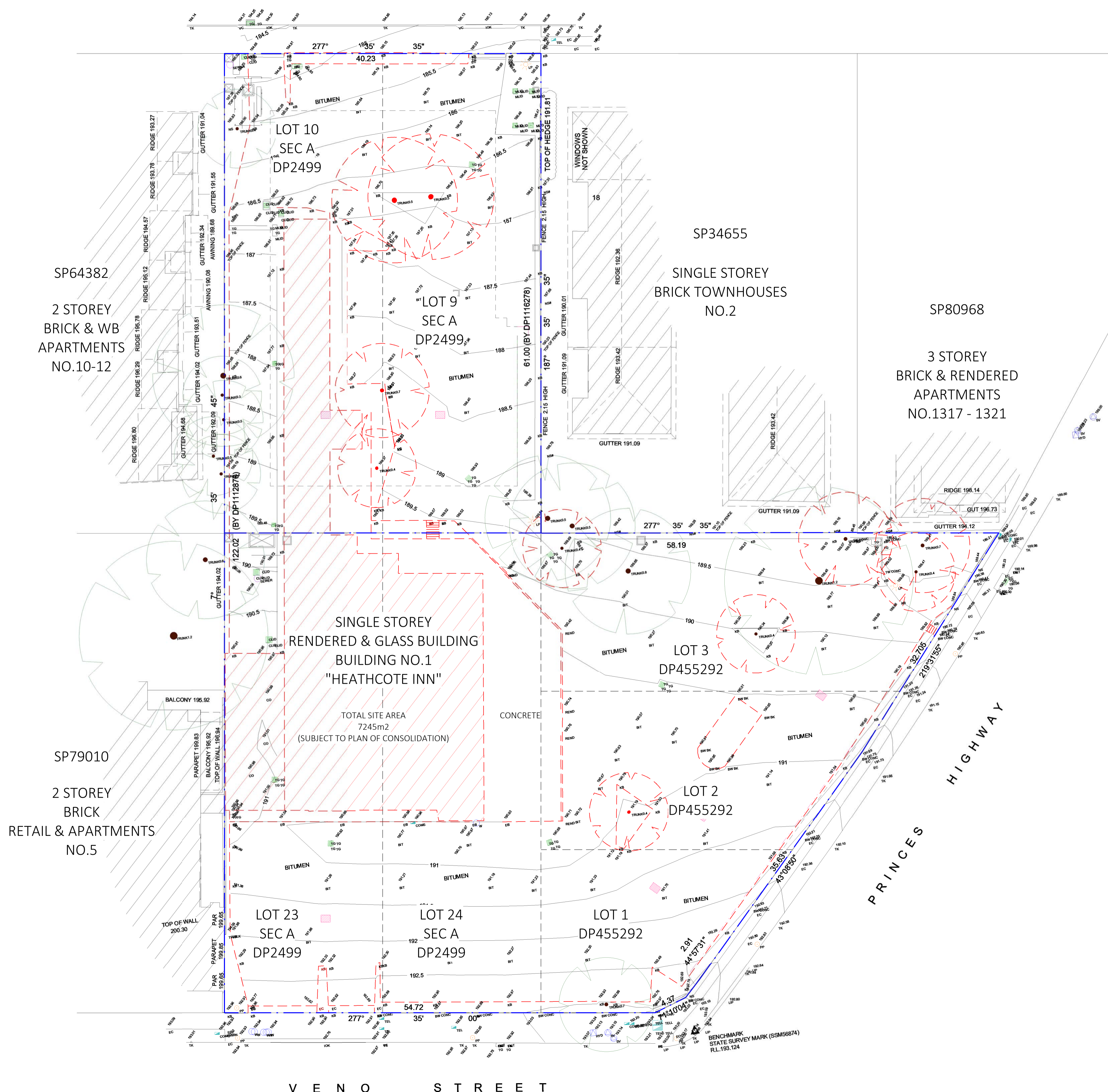
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 SCALE @ A1 1 : 250 DRAWN Author AUTHORISED ND

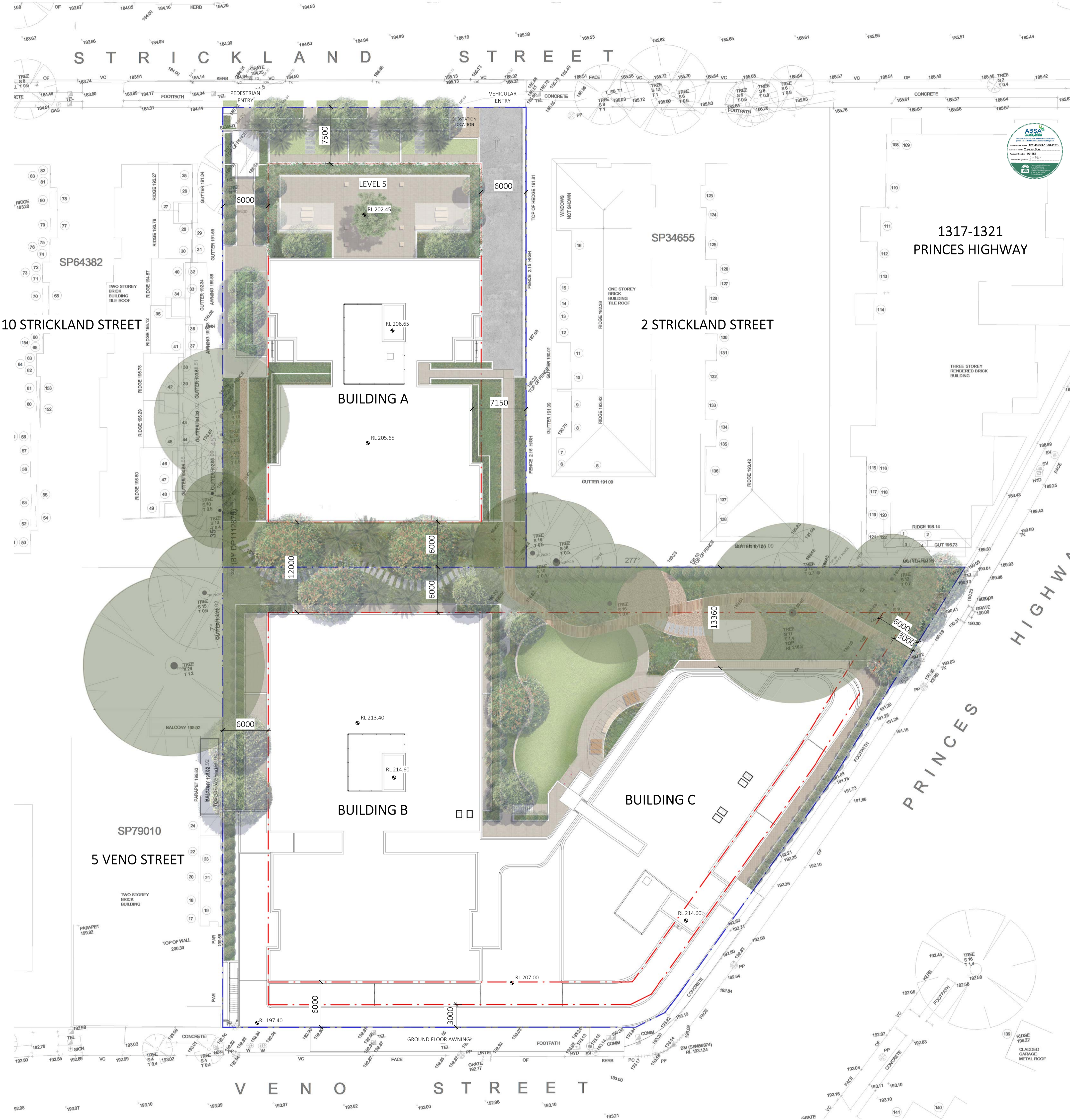


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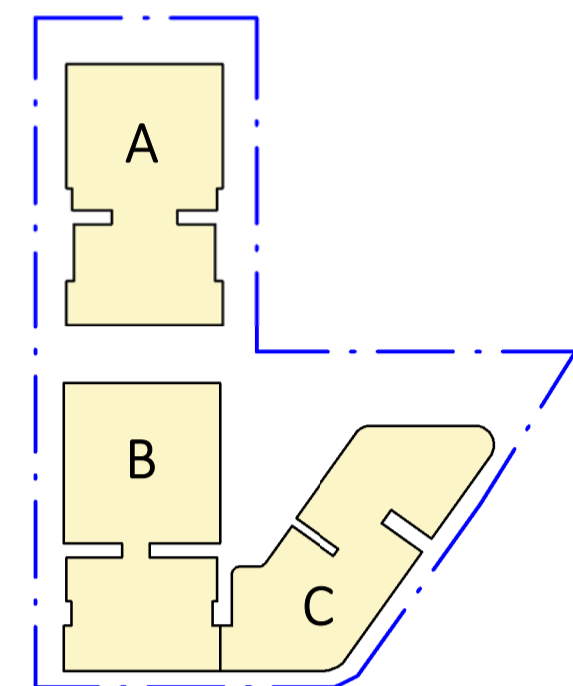
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REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR INFORMATION	13/06/2024	LF	AV
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C	DRAFT ISSUE FOR REVIEW	20/06/2024	HS/ LF	AV
D	DRAFT ISSUE FOR COORDINATION	02/07/2024	HS	AV
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F	ISSUE FOR DA	08/07/2024	HS/ LF	AV



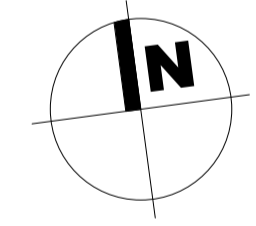
PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENNO STREET, HEATHCOTE, NSW

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**SITE PLAN**

DA  
 PROJECT NO. 23-049    DRAWING NO. DA-0-112    REVISION [F]    CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 1 : 250    DRAWN LF    AUTHORISED ND

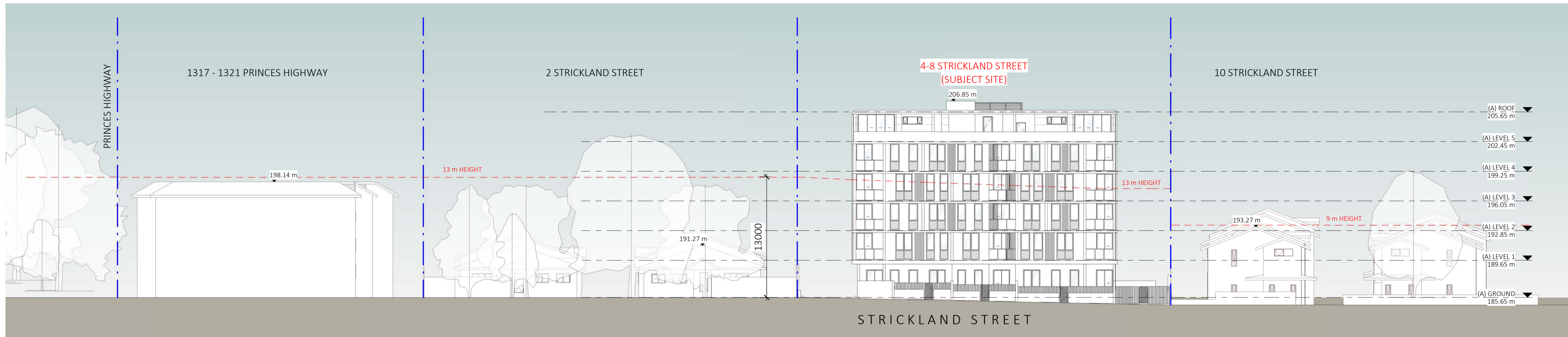


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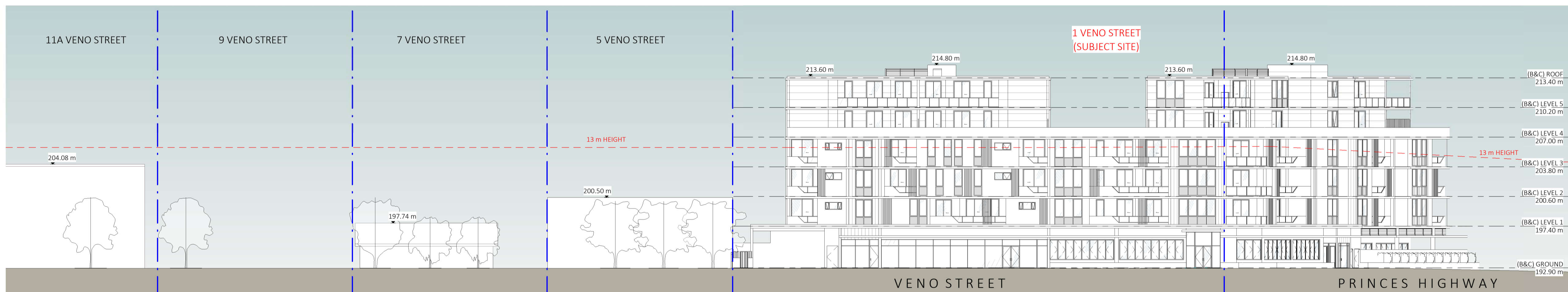
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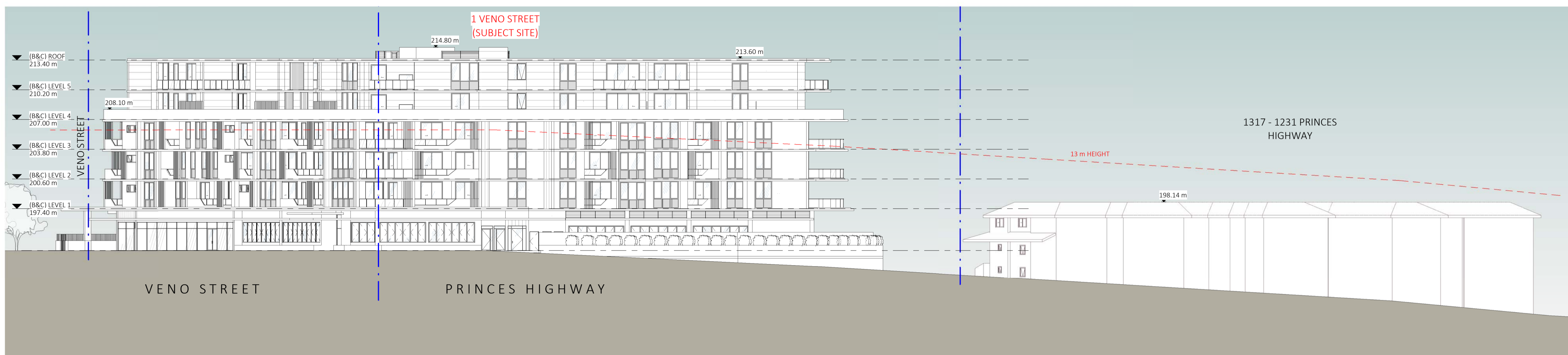
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B	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
C	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 STRICKLAND STREET ELEVATION  
SK-0-210 1:250



2 VENNO STREET ELEVATION  
SK-0-211 1:250



3 PRINCES HIGHWAY ELEVATION  
SK-0-210 1:250

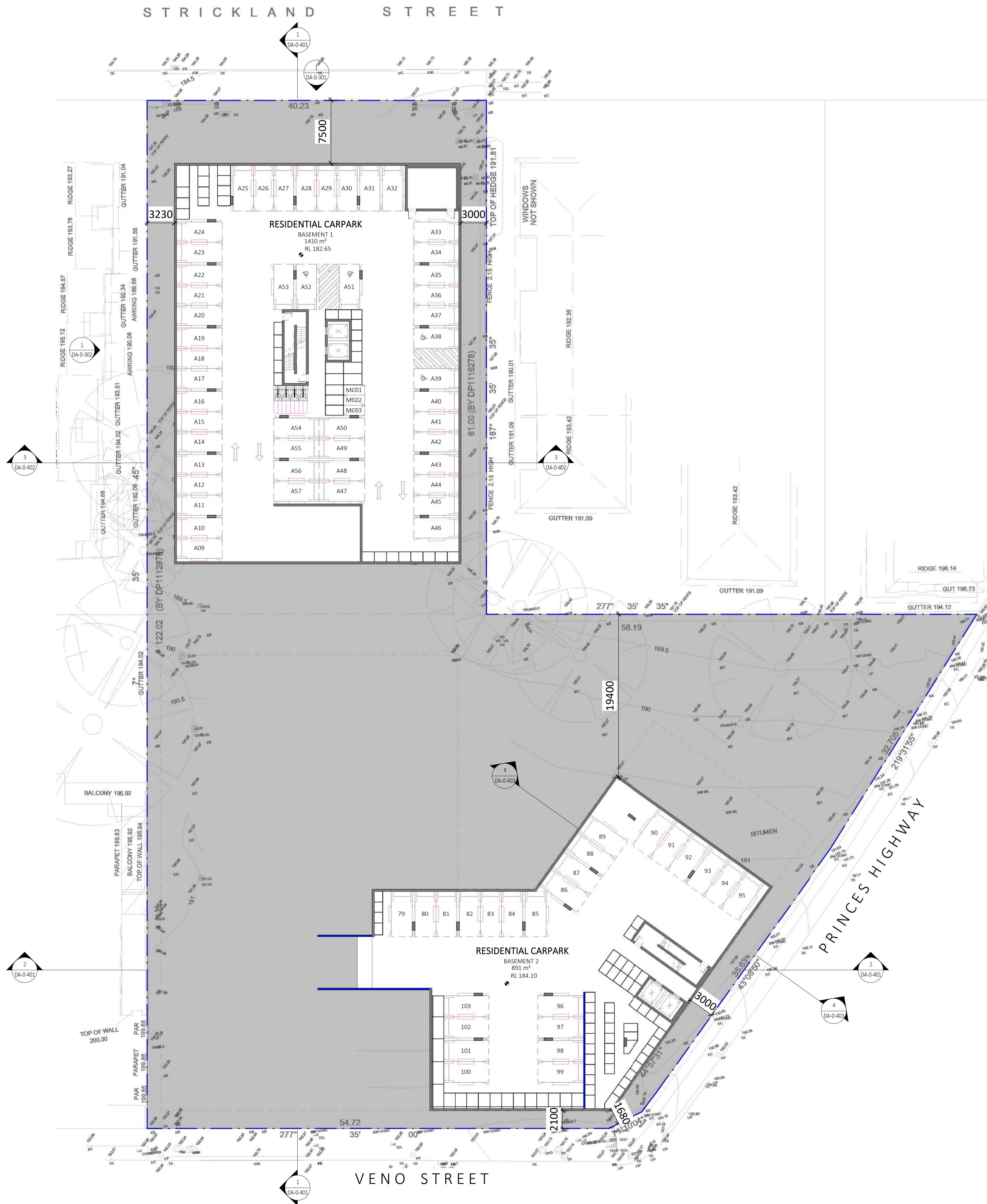
PROJECT  
**PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT**  
1 VENNO STREET, HEATHCOTE, NSW  
CLIENT  
DK Heathcote Pty Ltd  
DRAWING  
**SITE ELEVATIONS**

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

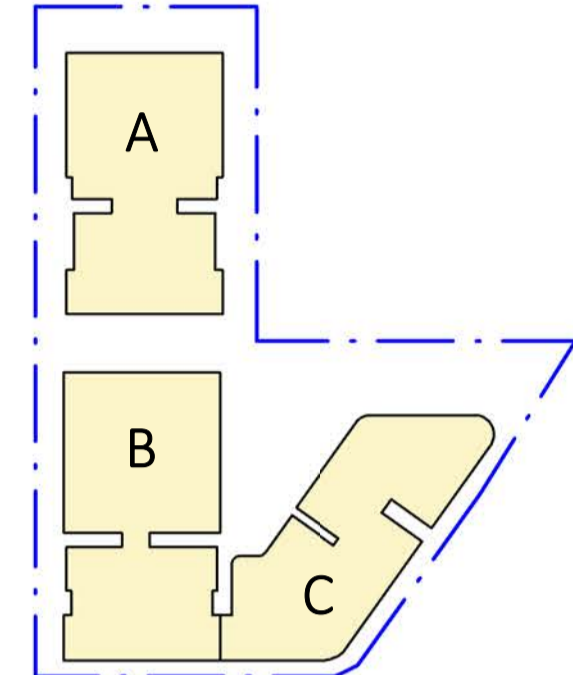


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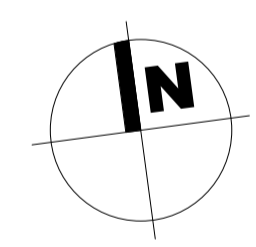
Nominated Architects:  
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NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
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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	22/04/2024	HS	AV
H	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
J	ISSUE FOR DA	08/07/2024	HS/ LF	AV

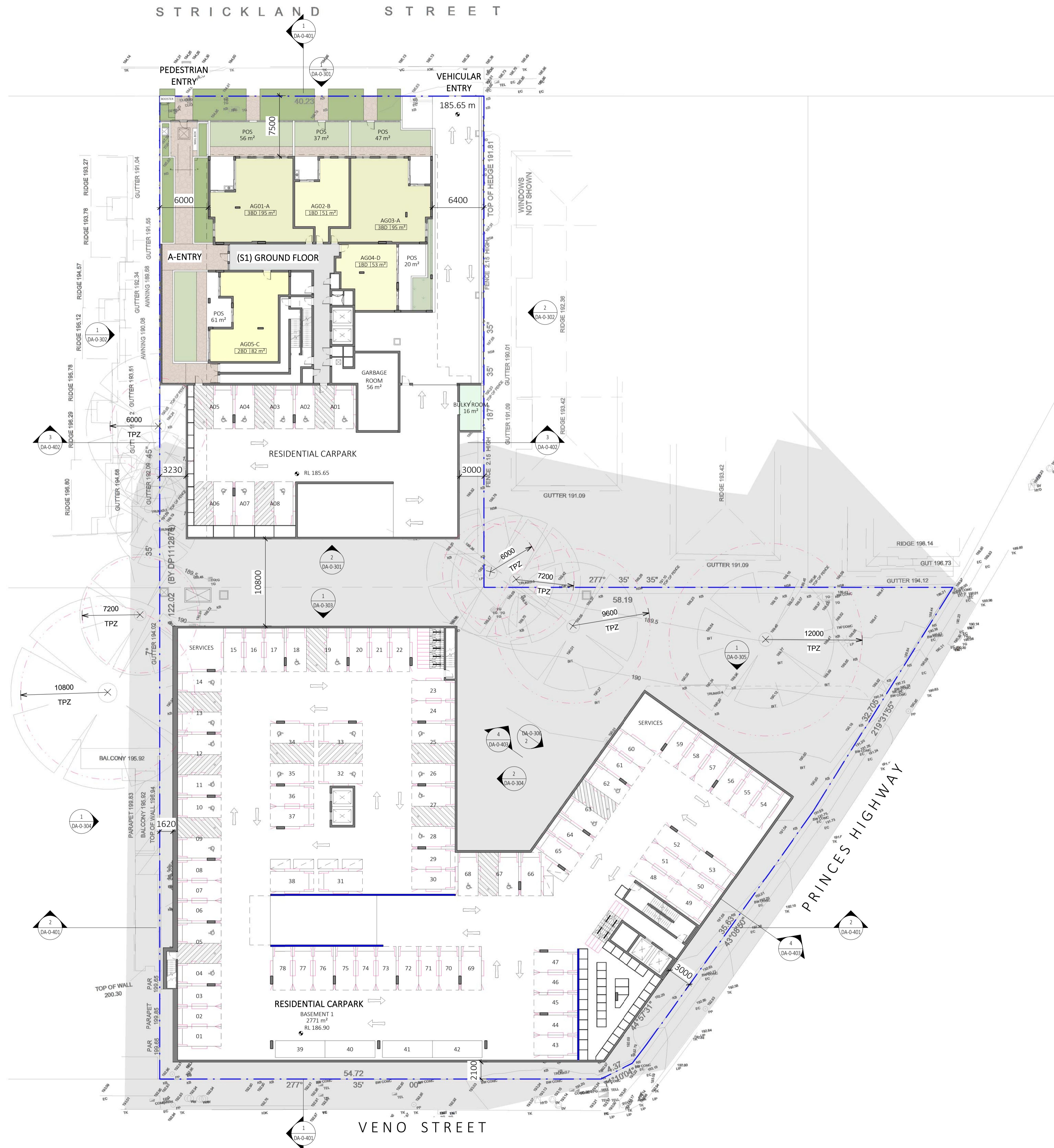


PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd  
 DRAWING  
**(S1) BASEMENT 1 & (S2) BASEMENT 2**  
 DA  
 PROJECT NO. 23-049    DRAWING NO. DA-0-201    REVISION [J]    CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1    DRAWN RM    AUTHORISED ND  
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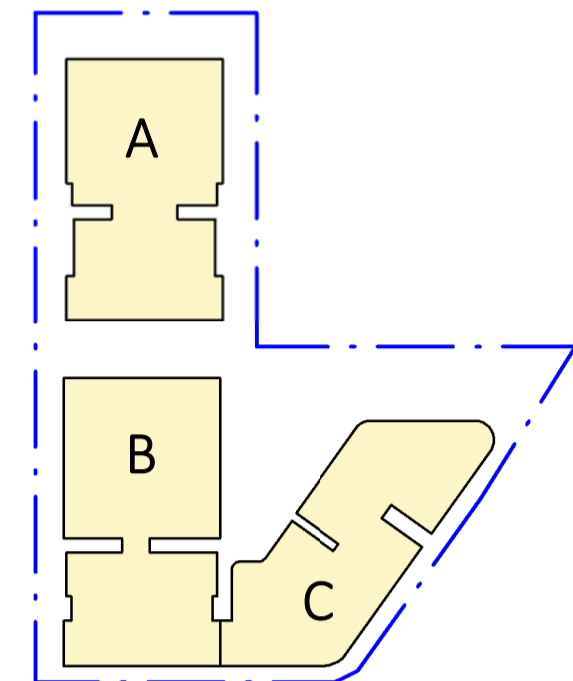


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REV	DESCRIPTION	DATE	ISS	CHK
B	ISSUE FOR REVIEW	30/08/2023	RM	ND
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D	ISSUE FOR REVIEW	27/09/2023	HS	PO
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F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
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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) GROUND LEVEL & (S2) BASEMENT 1**  
 DA  
 PROJECT NO. 23-049 DRAWING NO. DA-0-202 REVISION [K] CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 DRAWN RM AUTHORISED ND  
 1 : 250

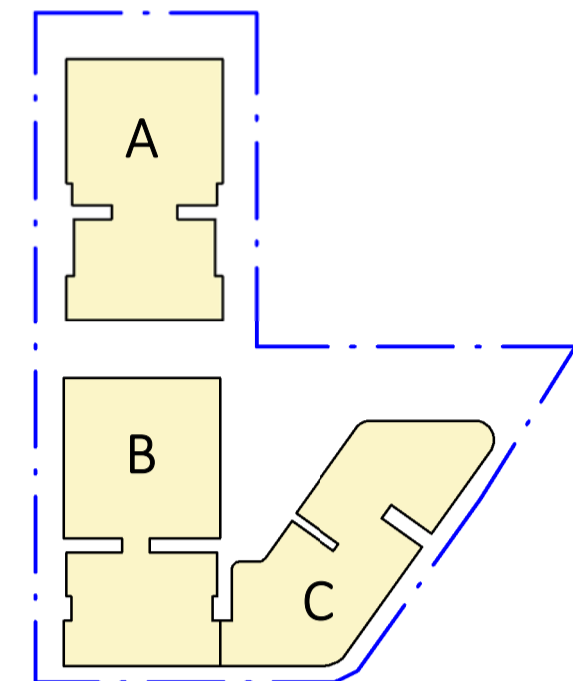


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B	ISSUE FOR REVIEW	30/08/2023	RM	ND
C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	22/04/2024	HS	AV
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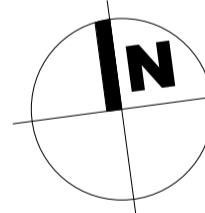


PROJECT  
**PROPOSED MIXED USE /  
 AFFORDABLE HOUSING  
 DEVELOPMENT**

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

SCALE @ A1  
 1 : 250

DRAWN	AUTHORISED
RM	ND



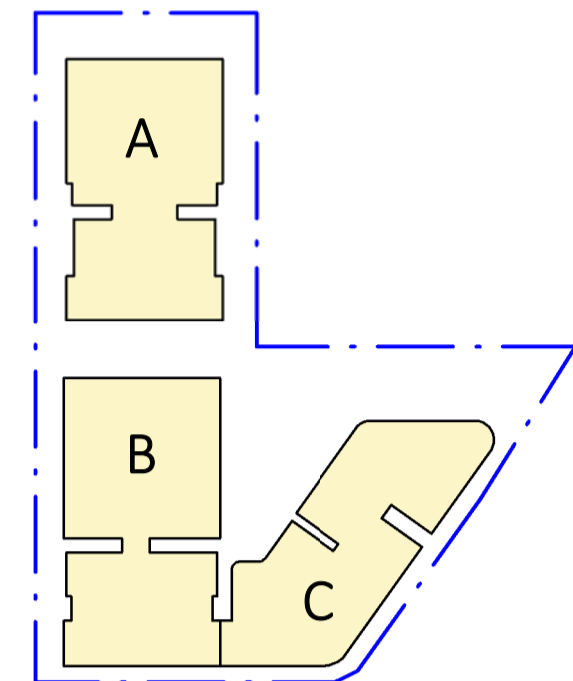
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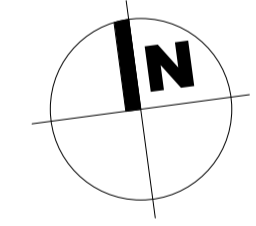
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C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
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H	DRAFT ISSUE FOR DA	05/07/2024	HS/LF	AV
J	ISSUE FOR DA	08/07/2024	HS/LF	AV



PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd  
 DRAWING  
**(S1) LEVEL 2 & (S2) GROUND LEVEL**  
 DA  
 PROJECT NO. 23-049    DRAWING NO. DA-0-204    REVISION [J]    CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 1 : 250    DRAWN RM    AUTHORISED ND

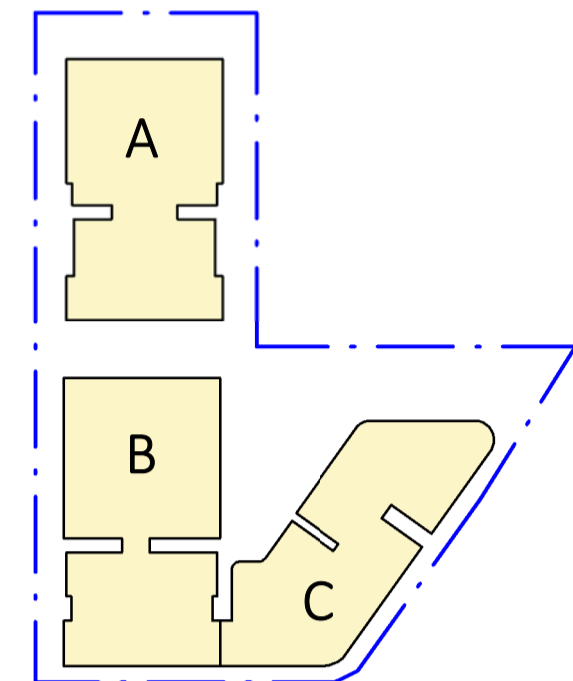


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REV	DESCRIPTION	DATE	ISS	CHK
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G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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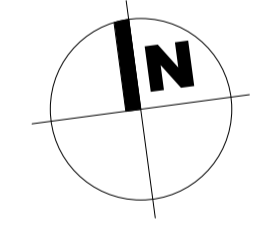
PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**(S1) LEVEL 3 & (S2) LEVEL 1**

DA  
 PROJECT NO. 23-049 DRAWING NO. DA-0-205 REVISION [J] CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 1 : 250 DRAWN RM AUTHORISED ND



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 NSW ARB #7774

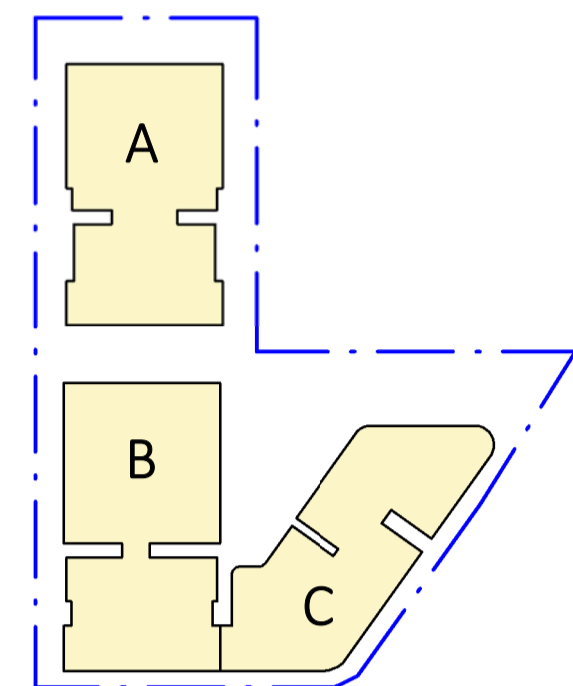
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REV	DESCRIPTION	DATE	ISS	CHK
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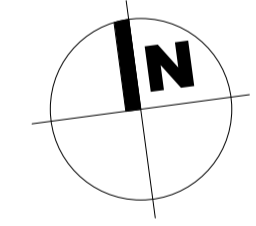
PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**(S1) LEVEL 4 & (S2) LEVEL 2**

DA  
 PROJECT NO. 23-049 DRAWING NO. DA-0-206 REVISION [J] CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 DRAWN RM AUTHORISED ND  
 1 : 250



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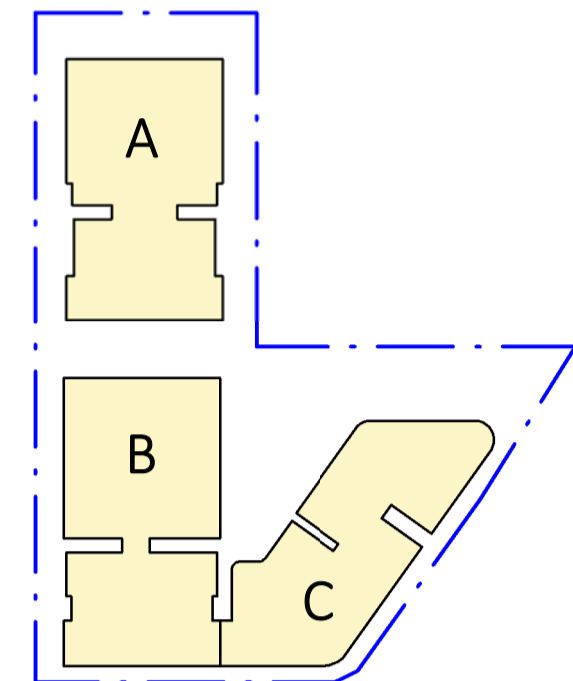
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 Paul Oreshkin  
 NSW ARB #7774

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



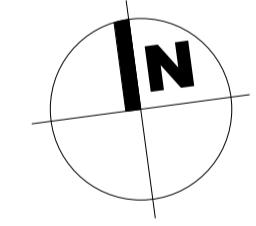
PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**(S1) LEVEL 5 & (S2) LEVEL 3**

DA  
 PROJECT NO. 23-049 DRAWING NO. DA-0-207 REVISION [J] CURRENT ISSUE DATE 08/07/2024  
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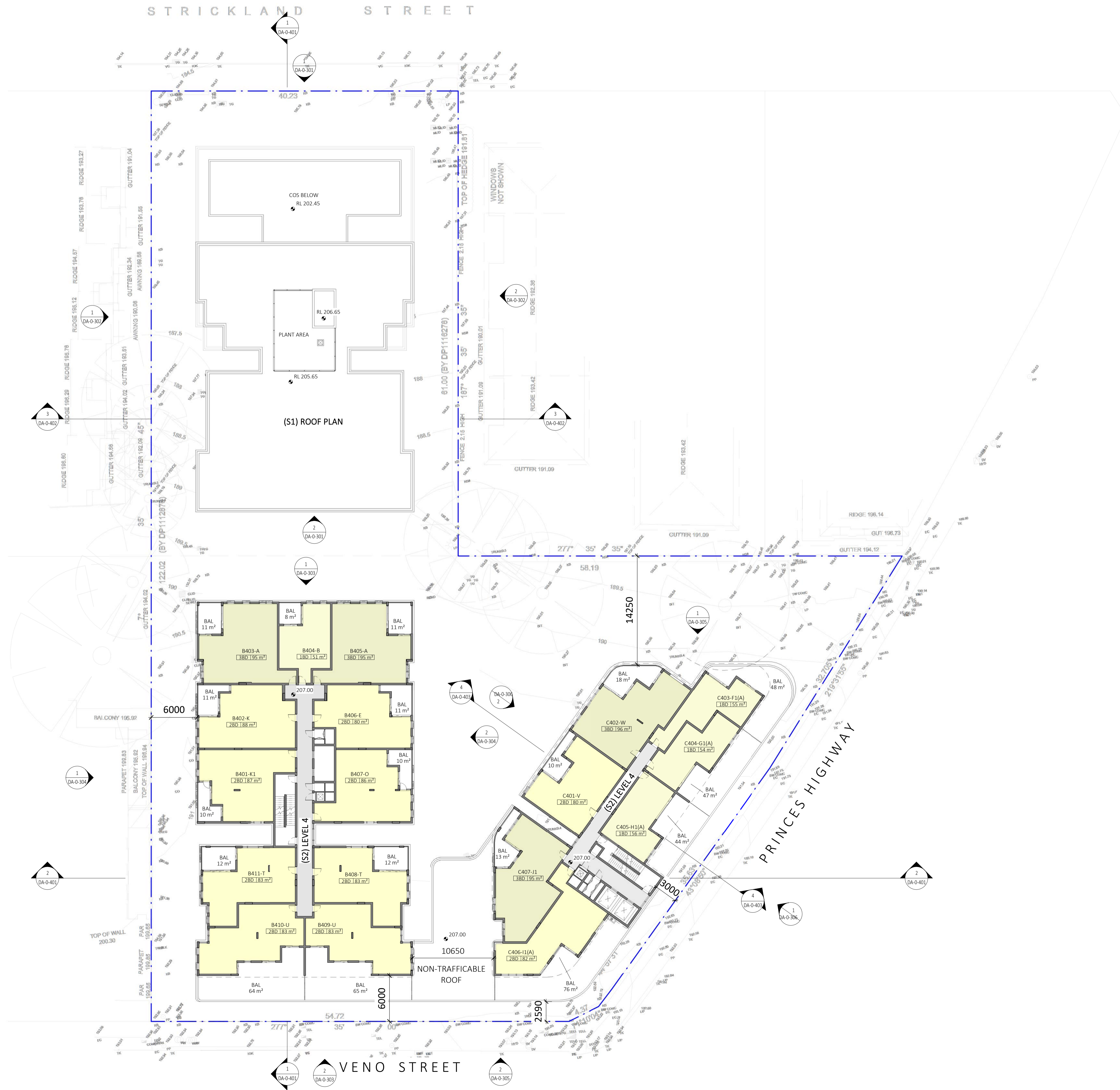


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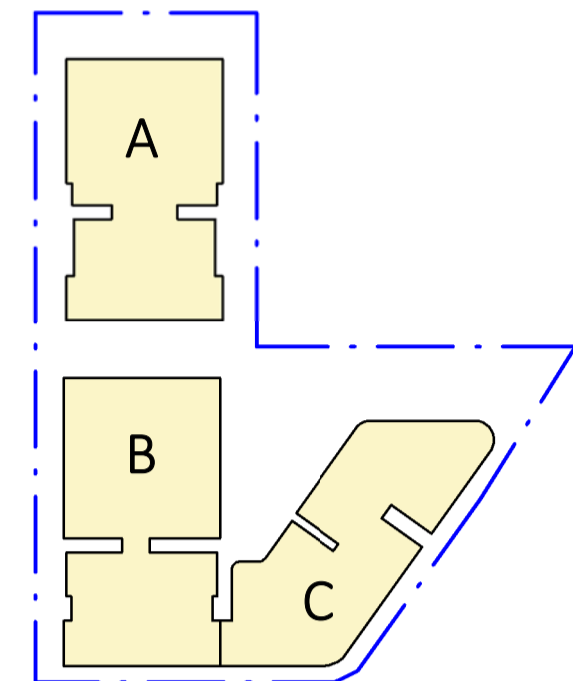
Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Paul Oreshkin  
 NSW ARB #7774

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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

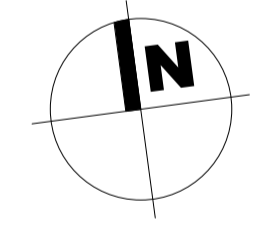
CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**(S1) ROOF PLAN & (S2) LEVEL 4**

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 PROJECT NO. 23-049    DRAWING NO. DA-0-208    REVISION [J]    CURRENT ISSUE DATE 08/07/2024

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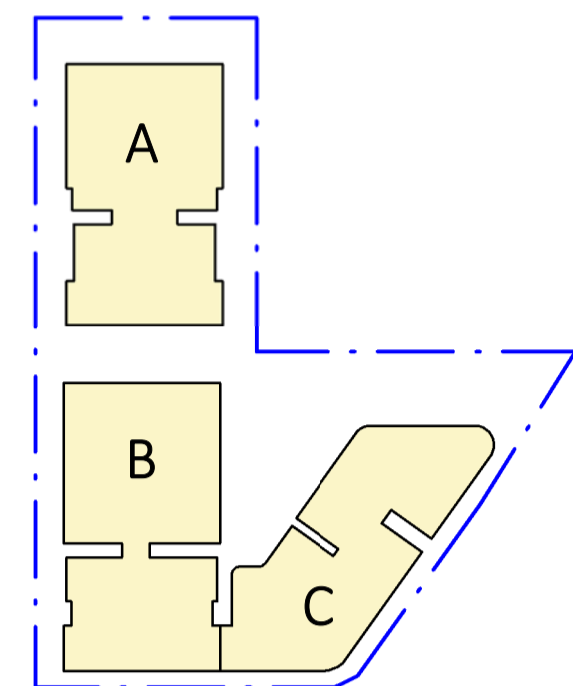
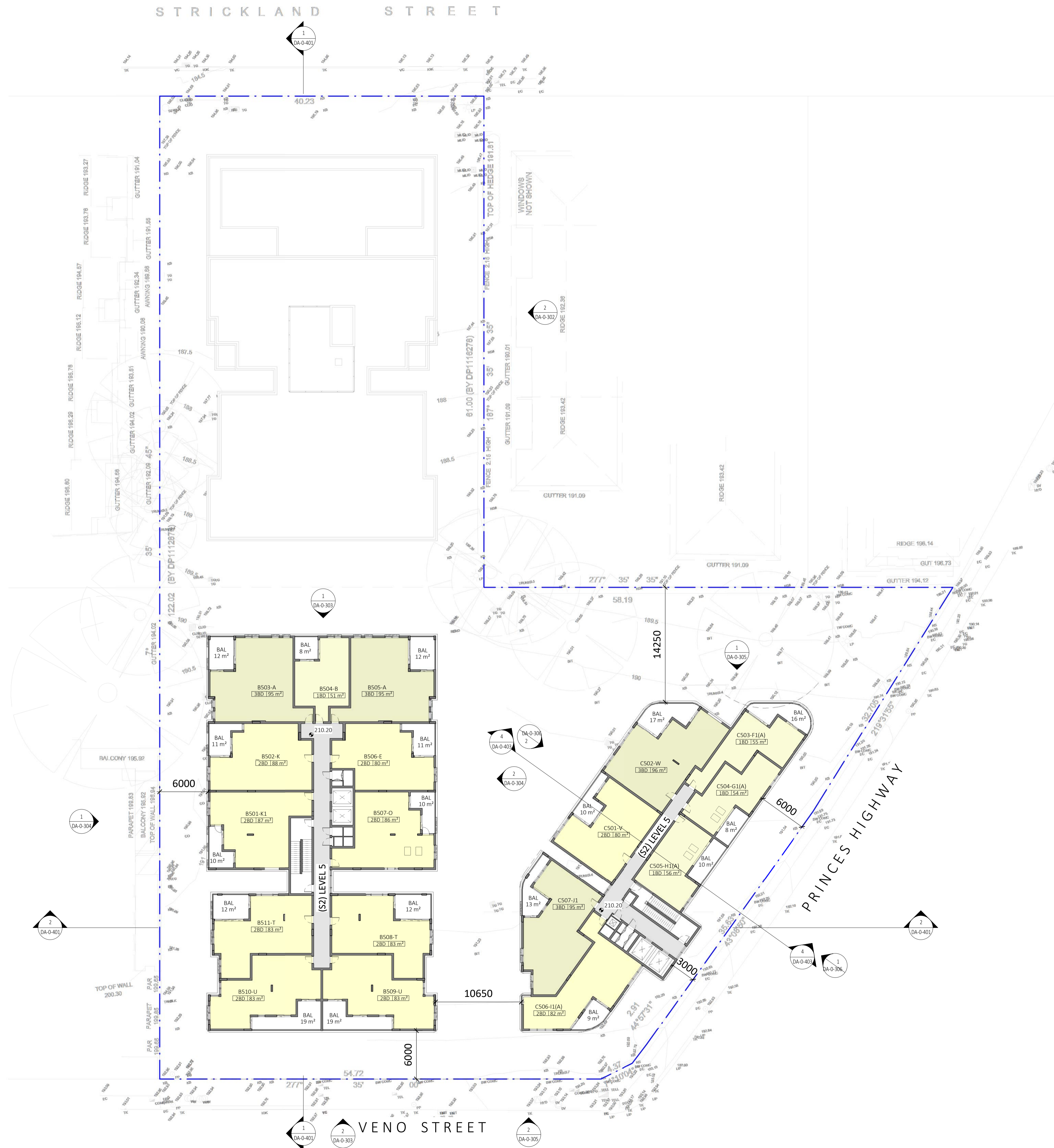


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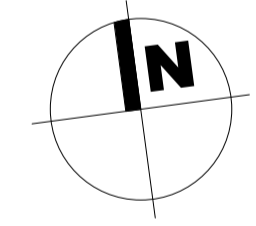
PROJECT  
**PROPOSED MIXED USE /  
 AFFORDABLE HOUSING  
 DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
 (S2) LEVEL 5

DA	PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
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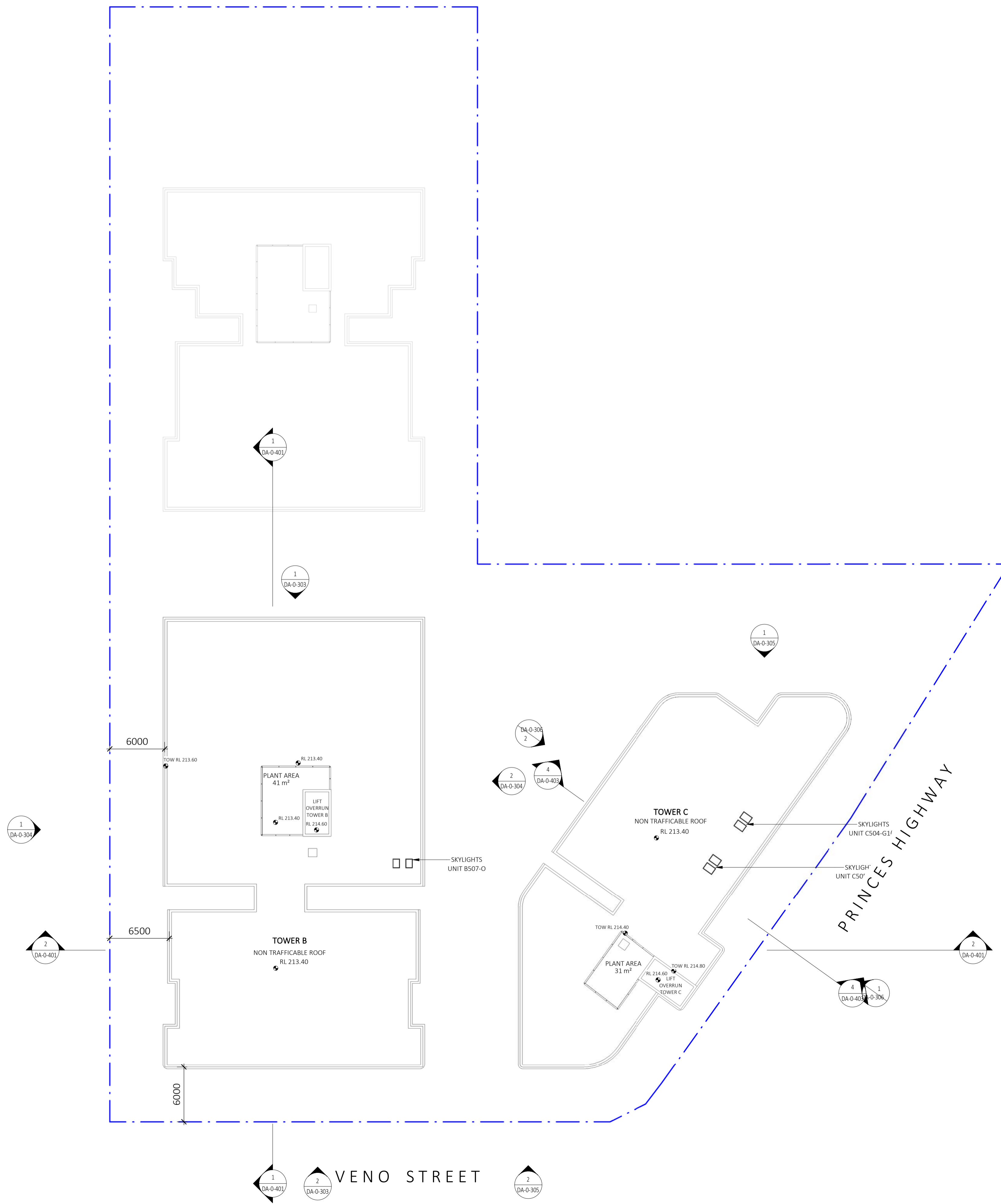
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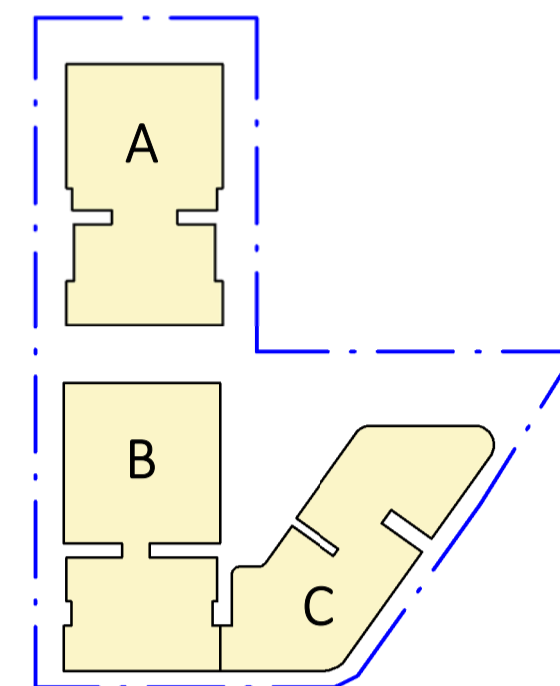
Nominated Architects:  
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STRICKLAND STREET

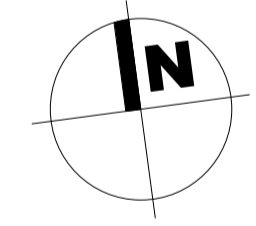


REV	DESCRIPTION	DATE	ISS	CHK
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E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
H	DRAFT ISSUE FOR REVIEW	28/06/2024	HS/ LF	AV
J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**(S2) ROOF PLAN**



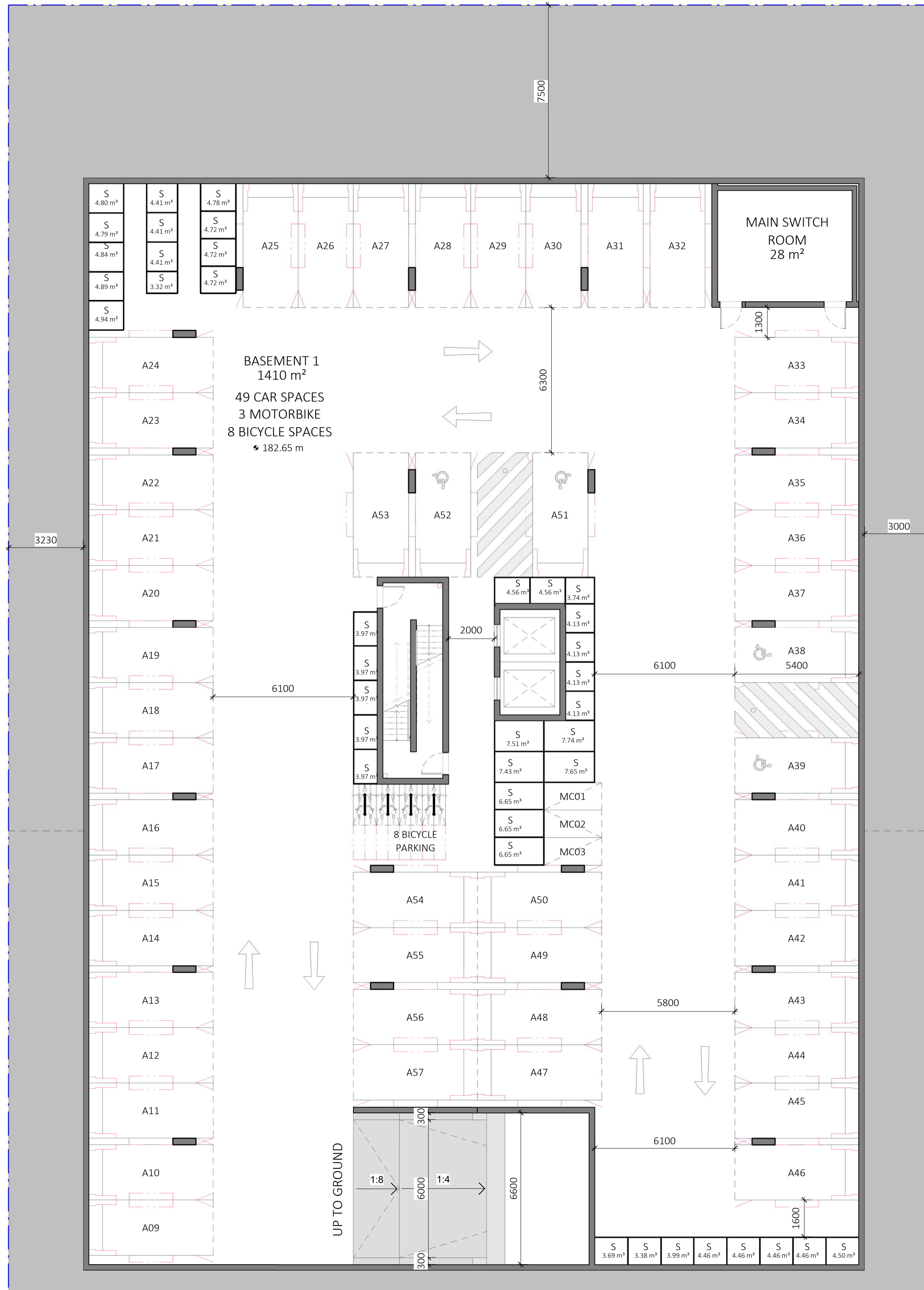
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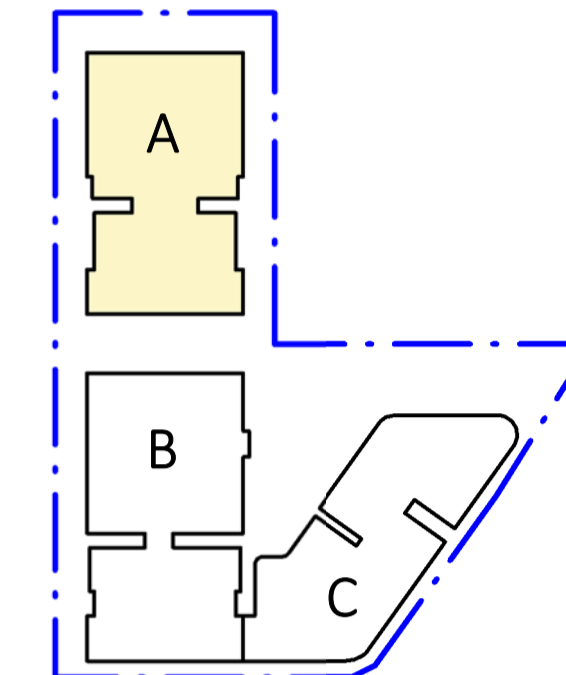


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Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Paul Oreshkin  
 NSW ARB #7774



REV	DESCRIPTION	DATE	ISS	CHK
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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 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

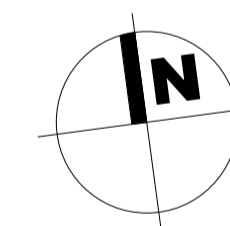
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**CLIENT**

DK Heathcote Pty Ltd

**DRAWING**

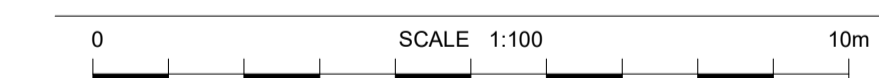
(A) BASEMENT  
BUILDING A



**DA**

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

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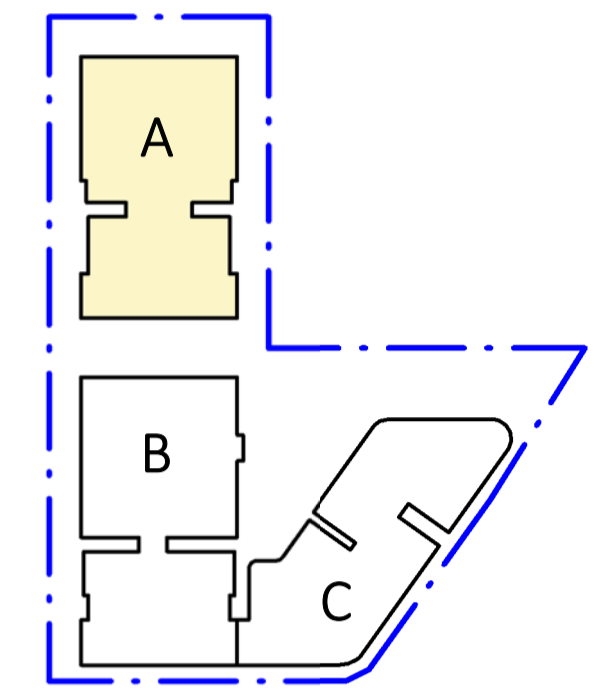
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D	DRAFT ISSUE FOR COORDINATION	02/07/2024	HS	AV
E	DRAFT ISSUE FOR REVIEW	02/07/2024	HS	AV
F	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
G	ISSUE FOR DA	08/07/2024	HS/ LF	AV



**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 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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 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  
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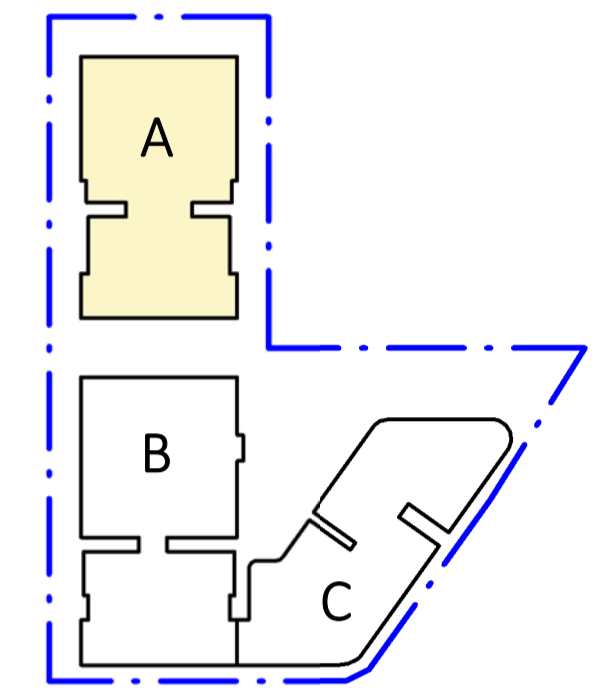
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D	DRAFT ISSUE FOR REVIEW	14/06/2024	HS/LF	AV
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G	DRAFT ISSUE FOR REVIEW	02/07/2024	HS/LF	AV
H	DRAFT ISSUE FOR DA	05/07/2024	HS/LF	AV
J	ISSUE FOR DA	08/07/2024	HS/LF	AV



**ABBREVIATIONS:**

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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**  
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**CLIENT**  
 DK Heathcote Pty Ltd

**DRAWING**  
**(A) LEVEL 1**

**DA**

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
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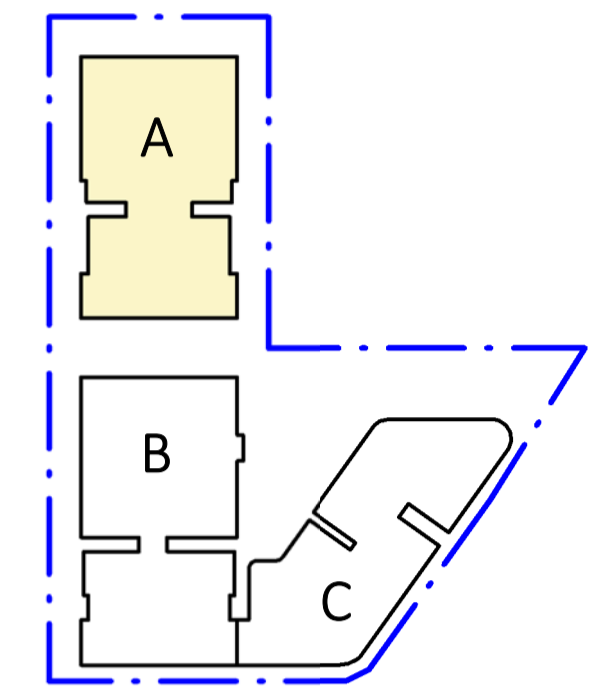
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J	ISSUE FOR DA	08/07/2024	HS/LF	AV



**ABBREVIATIONS:**

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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**

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 CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
 (A) LEVEL 2-4

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-223	[J]	08/07/2024

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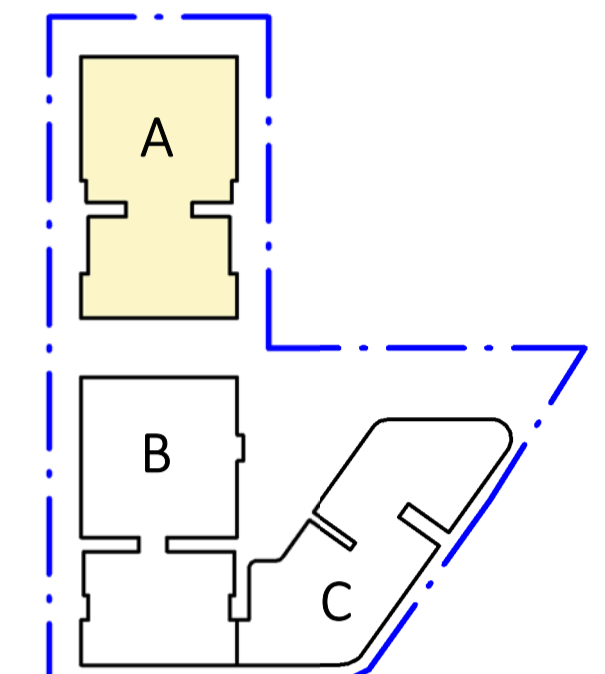
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STRICKLAND STREET



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**ABBREVIATIONS:**

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H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS	TOH	TOP OF HOBB
RC	GARBAGE CHUTE	TOW	TOP OF WALL
G	RECYCLE		

**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  
**(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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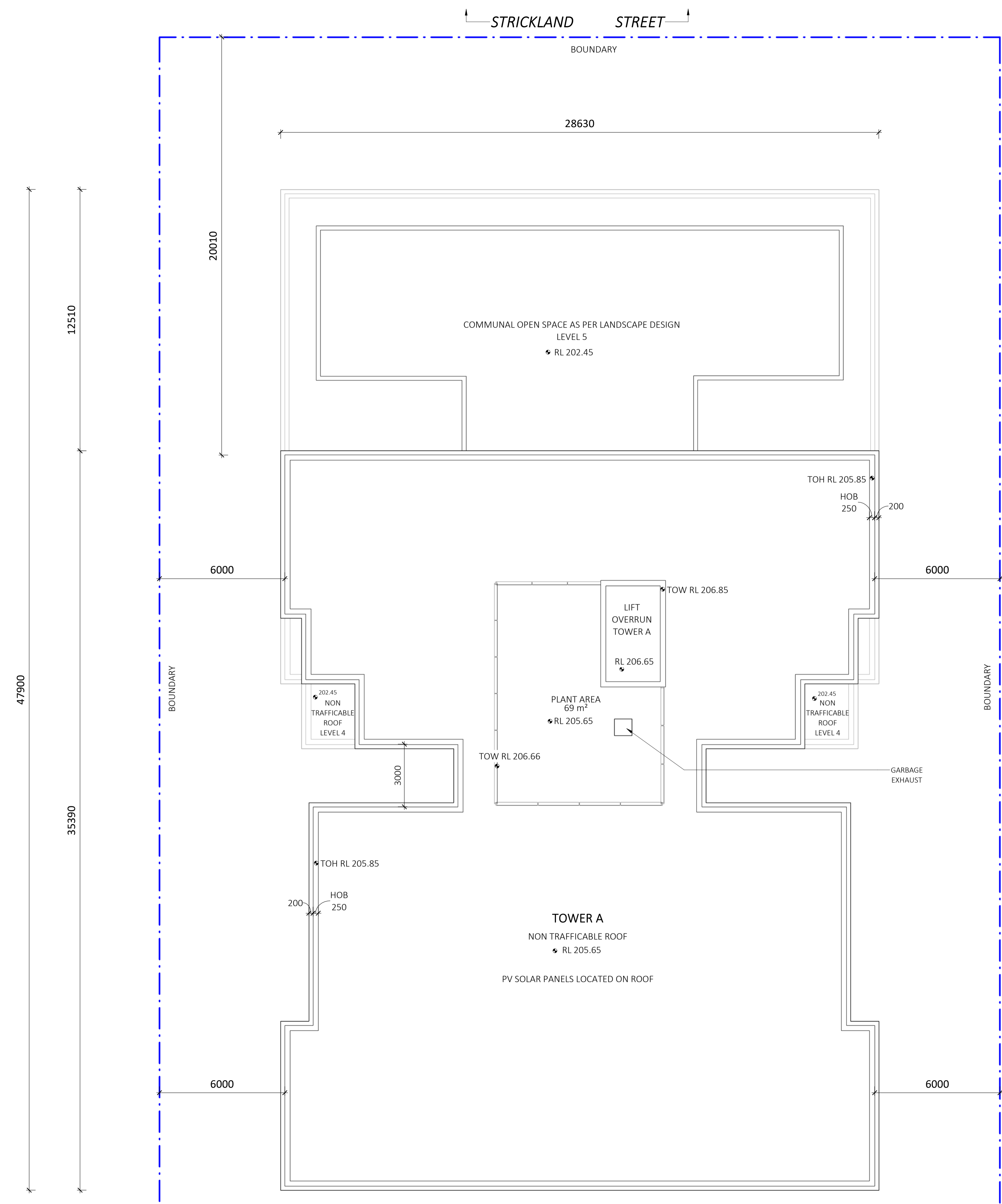


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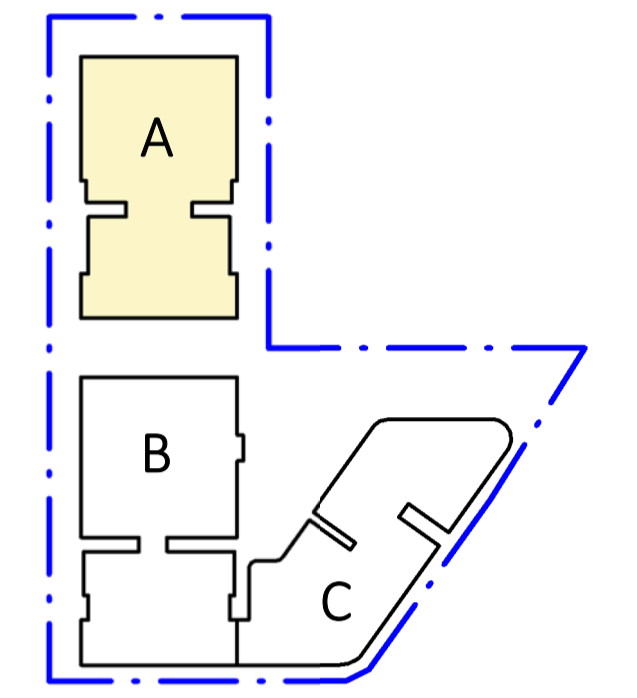
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M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

**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  
**(A) ROOF PLAN**

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-225	[G]	08/07/2024

SCALE @ A1  
 1 : 100  
 DRAWN: HS  
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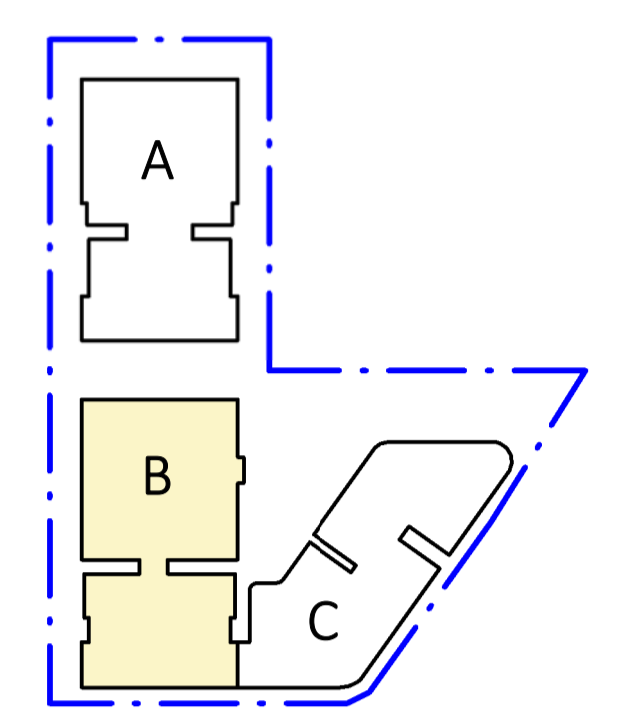
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 Paul Oreshkin  
 NSW ARB #7774

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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:**
- 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) BASEMENT 1**

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-230	[B]	08/07/2024
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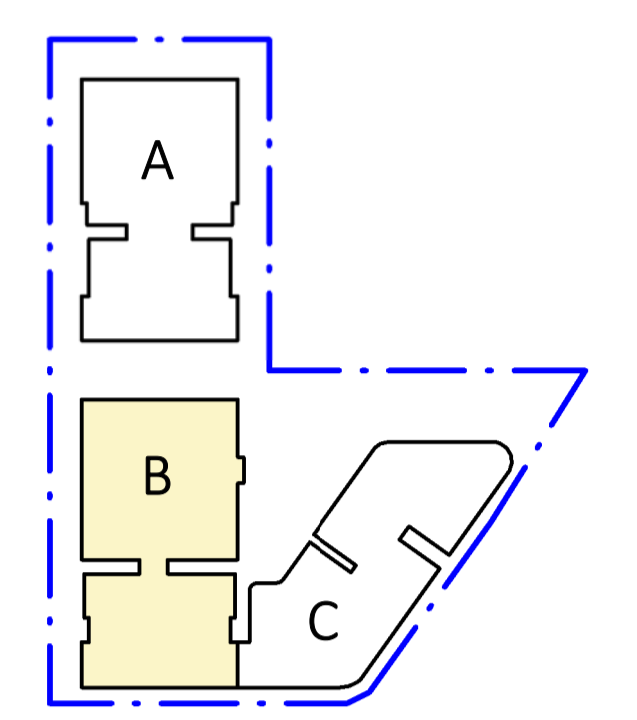
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 Phone: +61 2 8540 8720  
 www.dicksonrothschild.com.au

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



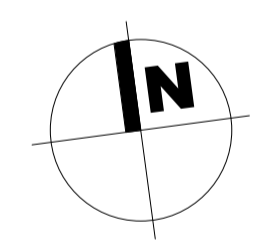
- ABBREVIATIONS:**
- |    |               |      |                     |
|----|---------------|------|---------------------|
| E  | ELECTRICAL    | S    | STORAGE             |
| H  | HYDRAULIC     | H.W. | HIGH WINDOW         |
| M  | MECHANICAL    | RSD  | ROLLER SHUTTER DOOR |
| G  | GAS           |      |                     |
| 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  
**(B) LOWER GROUND FLOOR**



DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-231	[B]	08/07/2024

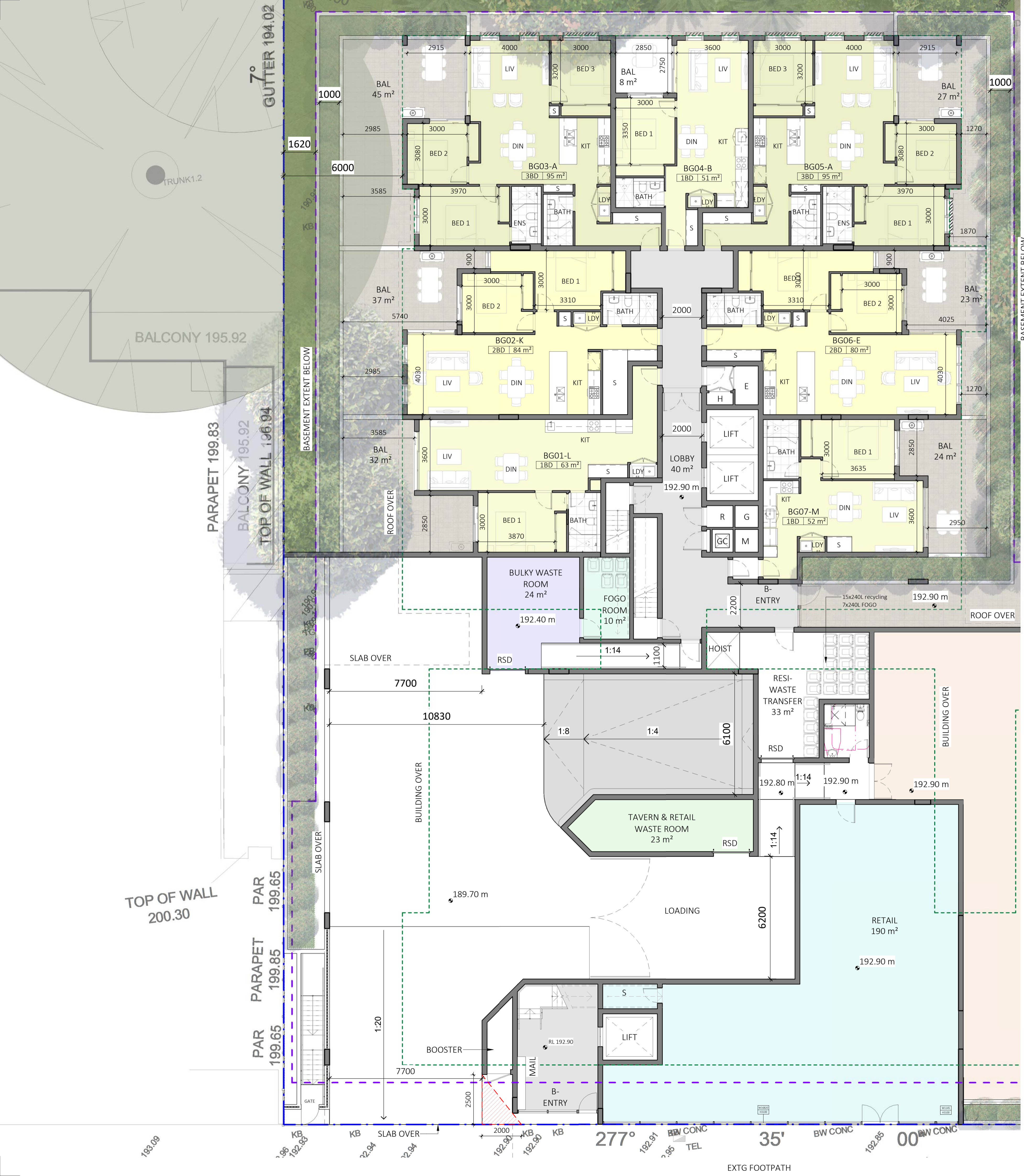
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 HS      ND



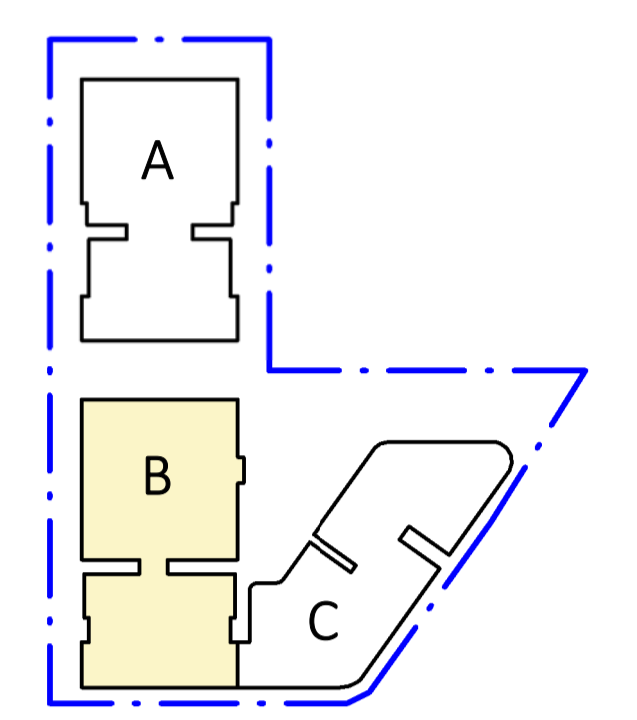
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- ABBREVIATIONS:**
- |    |               |      |                     |
|----|---------------|------|---------------------|
| E  | ELECTRICAL    | S    | STORAGE             |
| H  | HYDRAULIC     | H.W. | HIGH WINDOW         |
| M  | MECHANICAL    | 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  
**(B) GROUND LEVEL**

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-232	[B]	08/07/2024

SCALE @ A1  
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 HS      ND



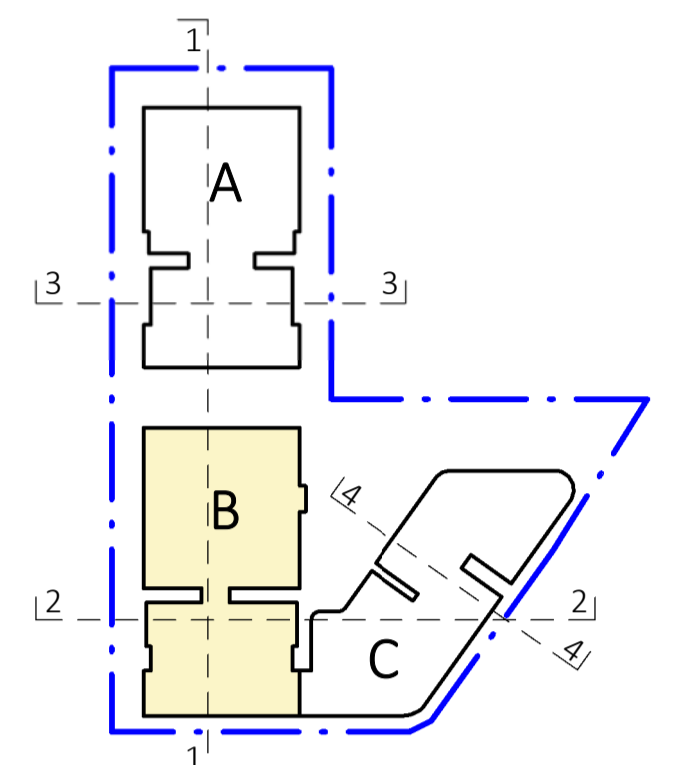
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H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

- 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  
**(B) LEVEL 1**

DA  
 PROJECT NO. 23-049    DRAWING NO. DA-0-233    REVISION [B]    CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 1 : 100    DRAWN HS    AUTHORISED ND



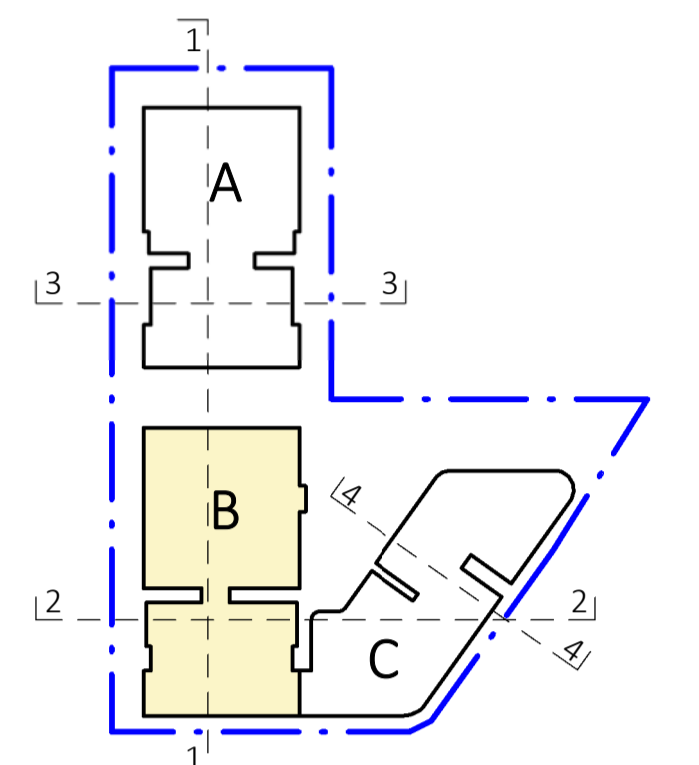
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B	ISSUE FOR DA	08/07/2024	HS/LF	AV



**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

**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  
 1 : 100  
 DRAWN: HS  
 AUTHORISED: ND

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Nominated Architects:  
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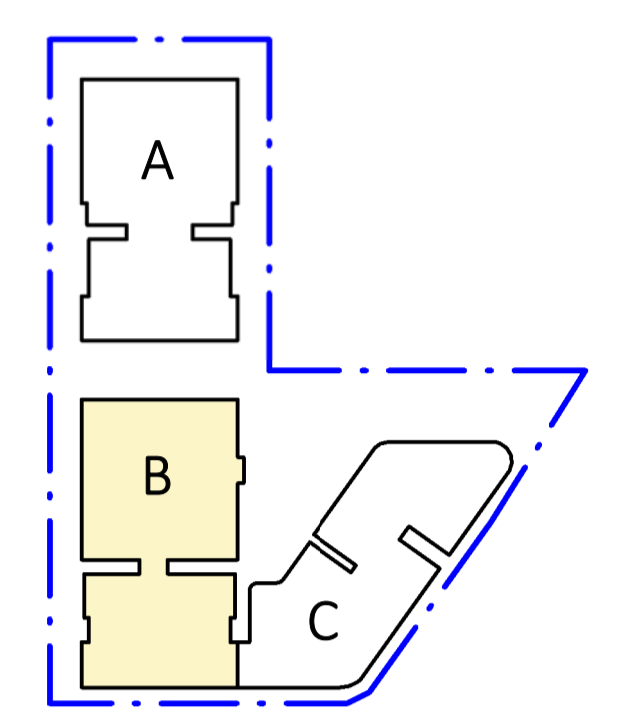
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B	ISSUE FOR DA	08/07/2024	HS/LF	AV



- ABBREVIATIONS:**
- |    |               |      |                     |
|----|---------------|------|---------------------|
| E  | ELECTRICAL    | S    | STORAGE             |
| H  | HYDRAULIC     | H.W. | HIGH WINDOW         |
| M  | MECHANICAL    | RSD  | ROLLER SHUTTER DOOR |
| G  | GAS           | TOH  | TOP OF HOBB         |
| 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  
 CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**(B) LEVEL 4**

DA

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

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 HS      ND



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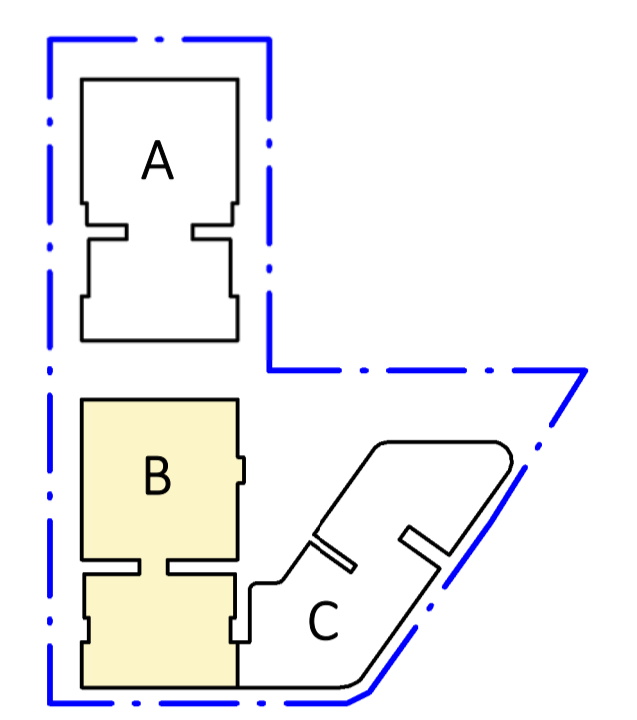
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A	DRAFT ISSUE FOR DA	05/07/2024	HS/LF	AV
B	ISSUE FOR DA	08/07/2024	HS/LF	AV



- 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 5**

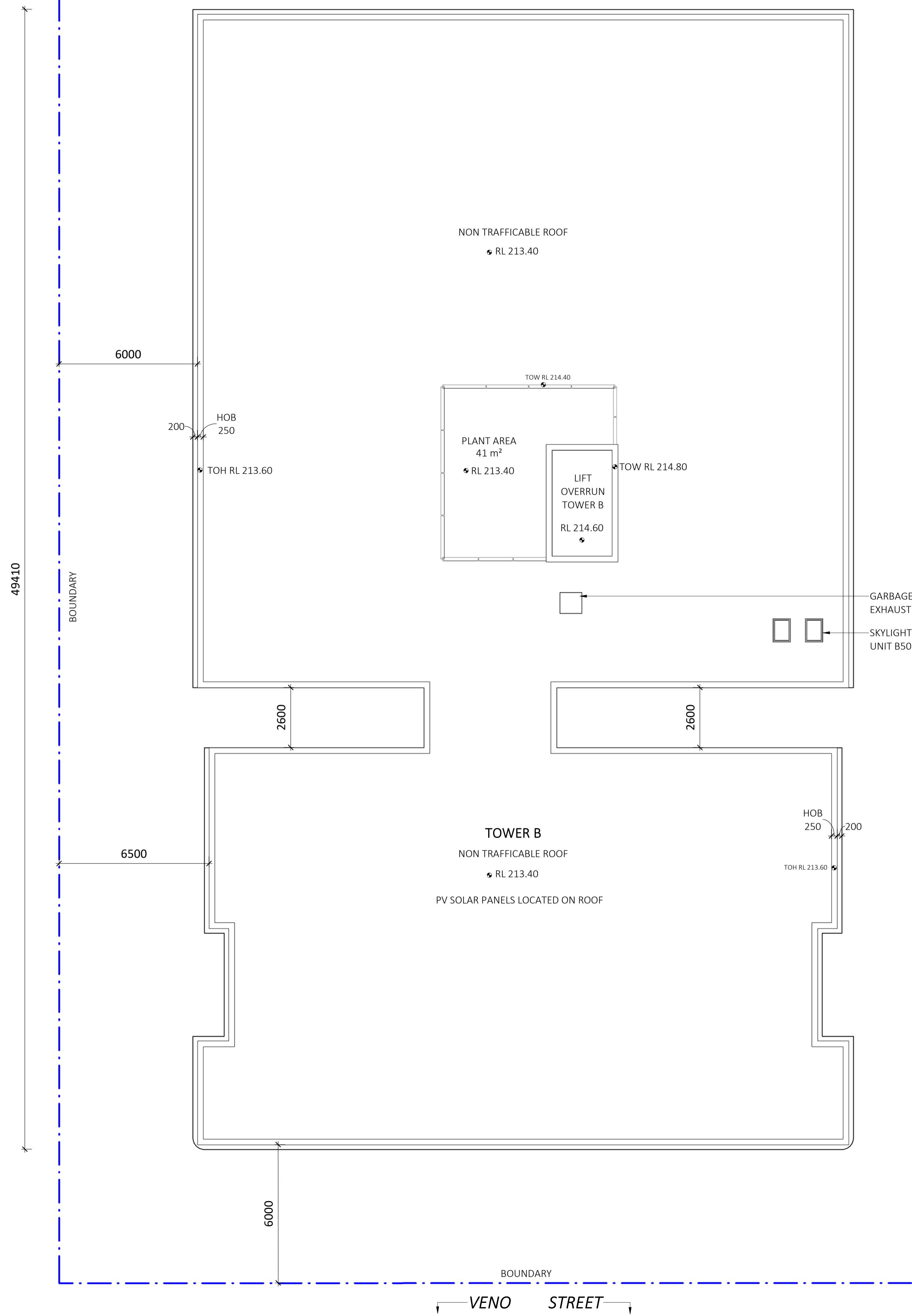
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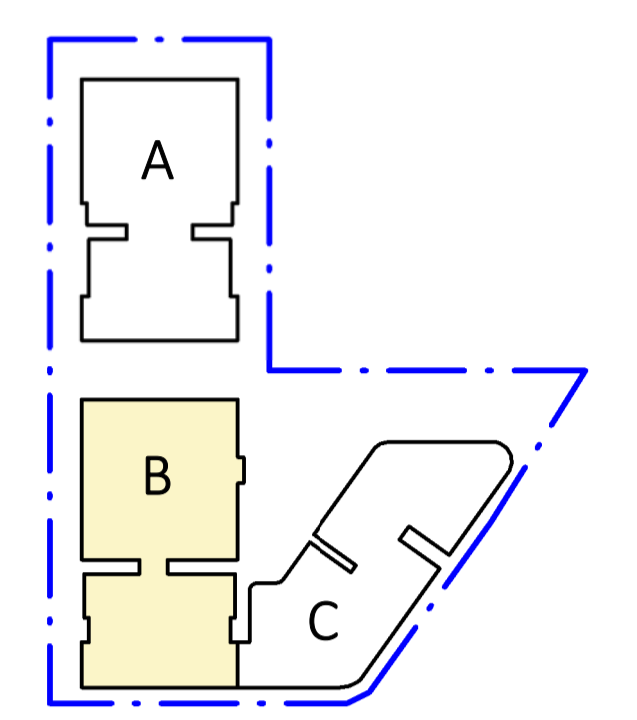
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**ABBREVIATIONS:**

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  
 CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**(B) ROOF PLAN**

DA

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

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 AUTHORISED: ND

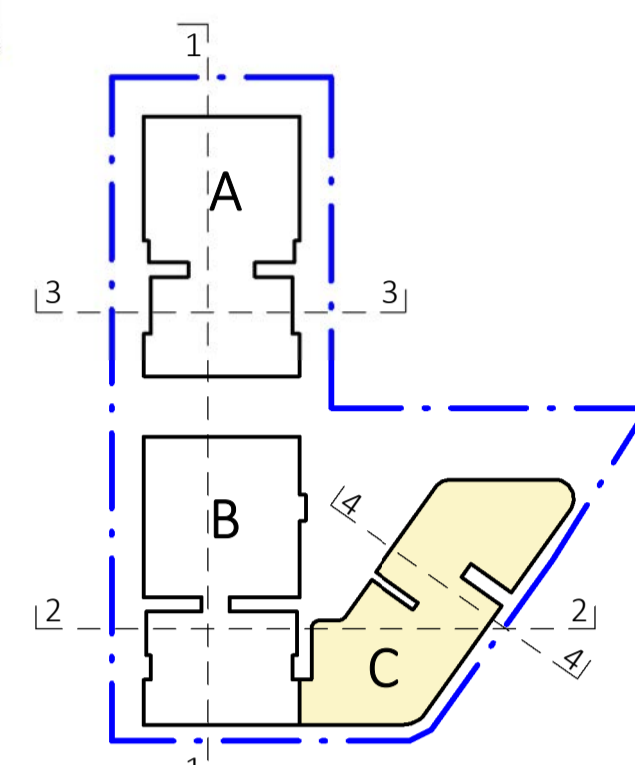


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H	HYDRAULIC	H.W.	HIGH WINDOW
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GC	GARBAGE CHUTE	TOH	TOP OF HOBB
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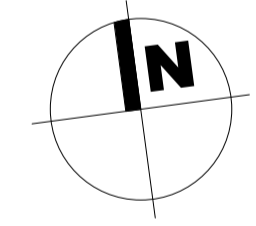
- LEGEND:**
- AC CONDENSER UNIT
  - LIVABLE HOUSING UNIT (SILVER LEVEL)
  - ADAPTABLE UNIT
  - PLANTER

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

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**(C) BASEMENT 2**



DA

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

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**1 : 100**      DRAWN      AUTHORISED  
 HS      ND



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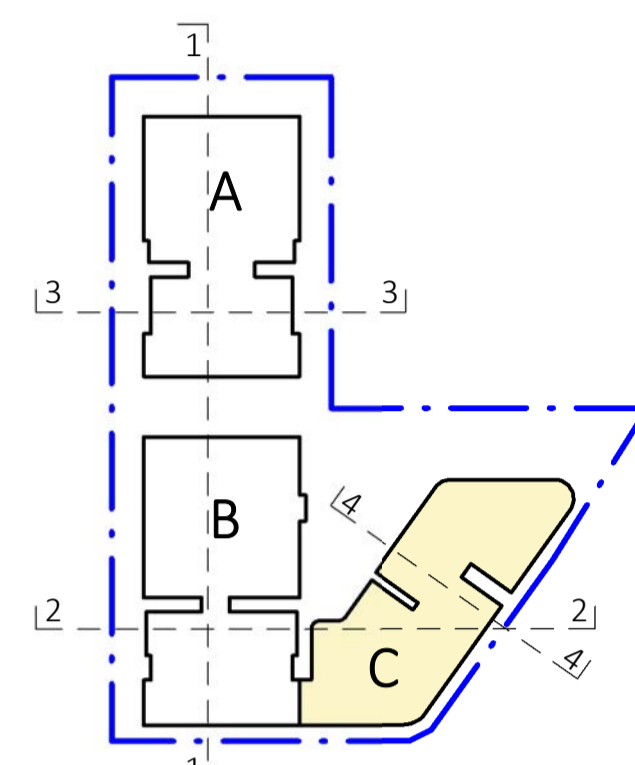
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G	GAS	DOOR	DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

**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

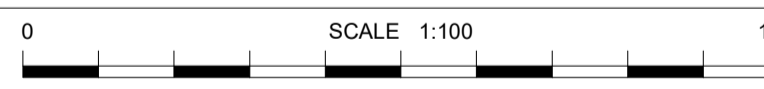
DRAWING  
 (C) BASEMENT 1



**DA**

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

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 DRAWN: HS  
 AUTHORISED: ND



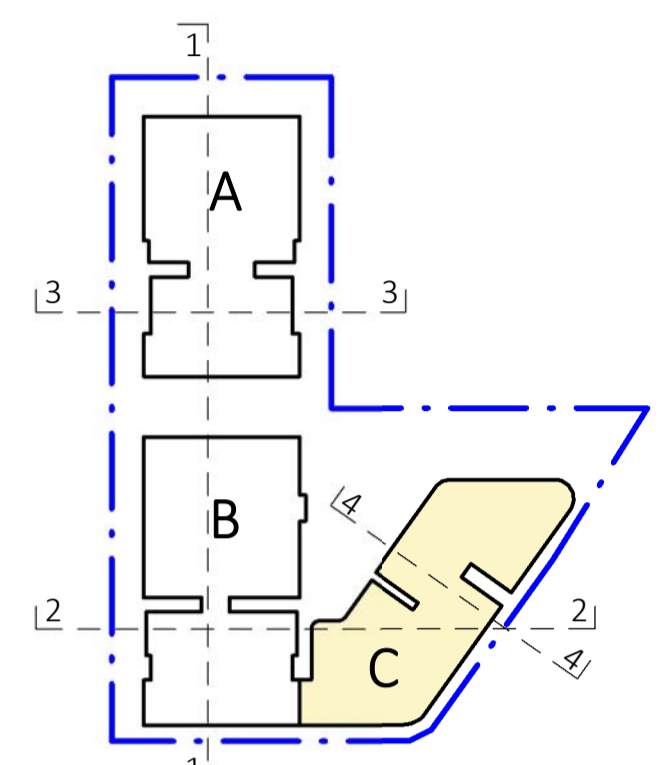

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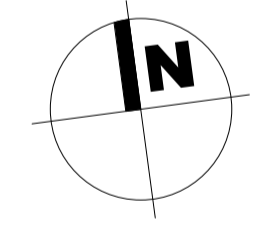
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| GC | GARBAGE CHUTE | TOW  | TOP OF WALL         |
| R  | RECYCLE       |      |                     |

- 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) LOWER GROUND FLOOR**



DA

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

SCALE @ A1  
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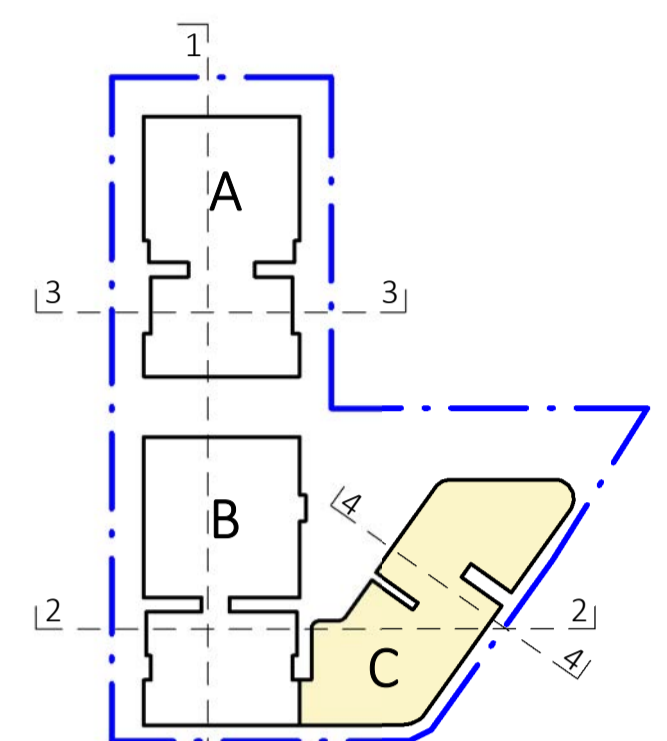
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Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Paul Oreshkin  
 NSW ARB #7774

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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           | TOH  | TOP OF HOBB         |
| GC | GARBAGE CHUTE | TOW  | TOP OF WALL         |
| R  | RECYCLE       |      |                     |

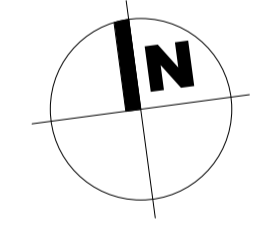
- LEGEND:**
- AC CONDENSER UNIT
  - LIVABLE HOUSING UNIT (SILVER LEVEL)
  - ADAPTABLE UNIT
  - PLANTER

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

1 VENO STREET, HEATHCOTE, NSW

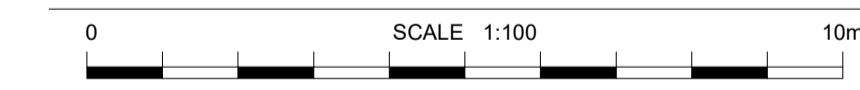
CLIENT  
DK Heathcote Pty Ltd

DRAWING  
**(C) GROUND LEVEL**



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

SCALE @ A1  
1 : 100    DRAWN HS    AUTHORISED ND



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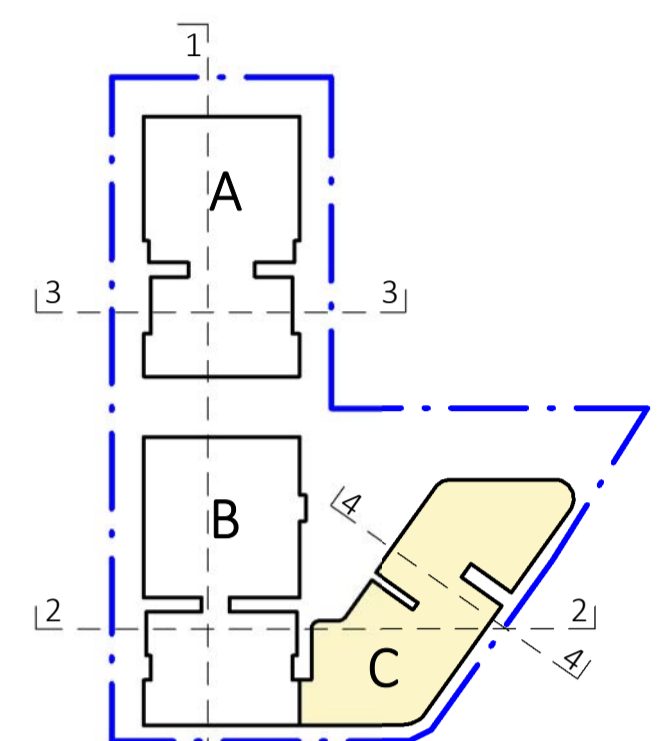
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REV	DESCRIPTION	DATE	ISS	CHK
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B	ISSUE FOR DA	08/07/2024	HS/LF	AV



- 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  
**(C) LEVEL 1**

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-244	[B]	08/07/2024

SCALE @ A1  
 1 : 100      DRAWN      AUTHORISED  
 HS      ND

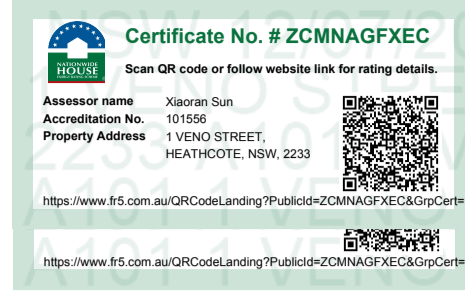


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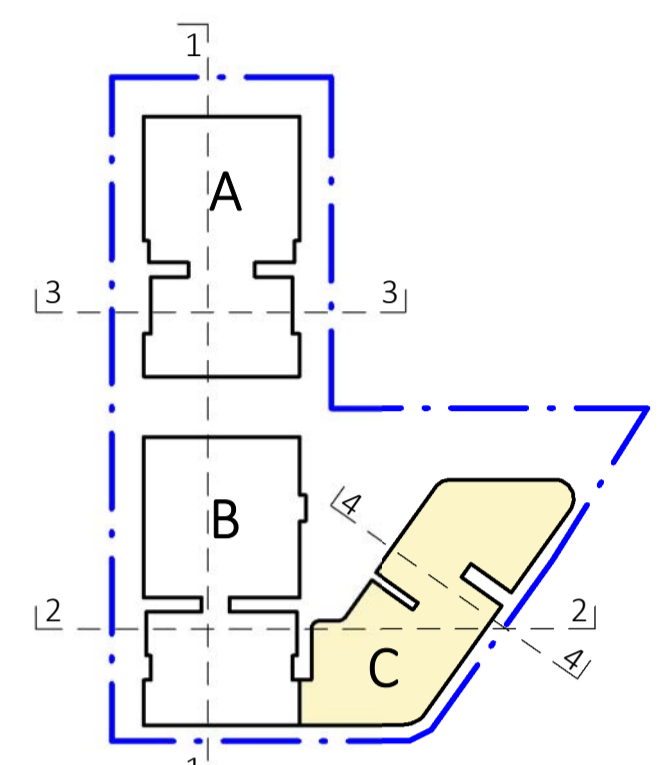
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REV	DESCRIPTION	DATE	ISS	CHK
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B	ISSUE FOR DA	08/07/2024	HS/LF	AV



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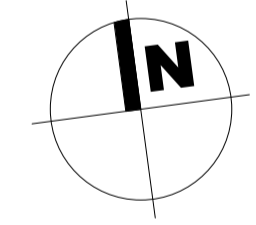
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H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER
G	GAS		DOOR
GC	GARBAGE CHUTE	TOH	TOP OF HOBB
R	RECYCLE	TOW	TOP OF WALL

**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

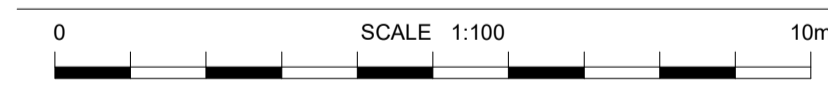
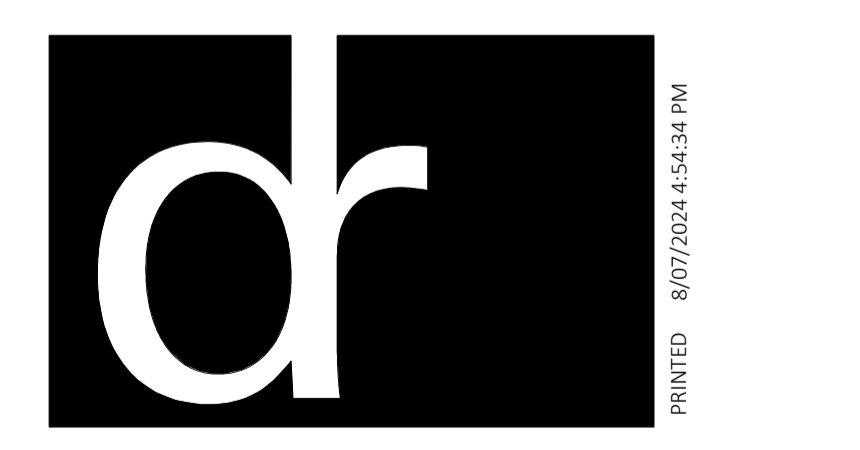
DRAWING  
**(C) LEVEL 2-3**



DA

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

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 AUTHORISED: ND

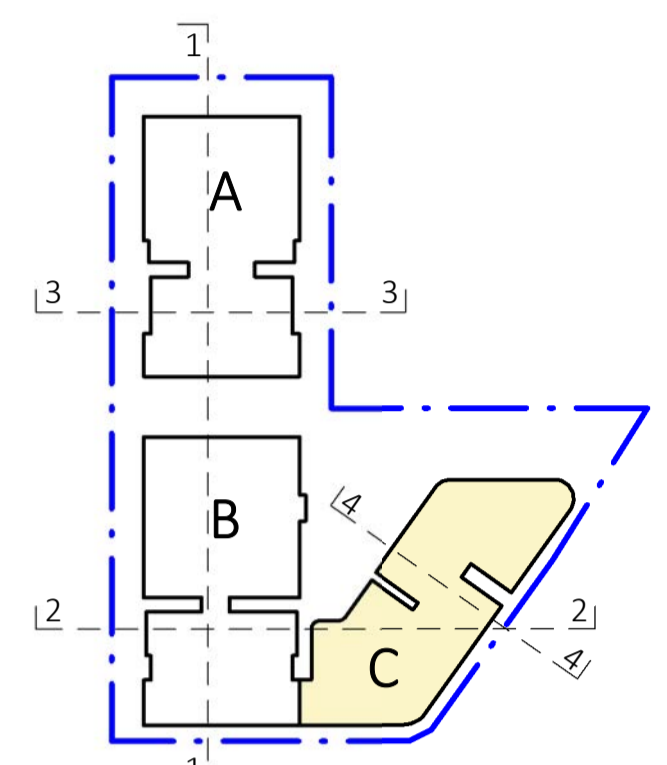
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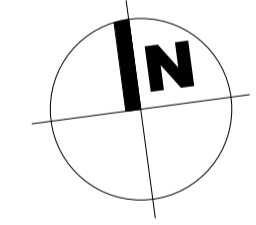


- ABBREVIATIONS:**
- |    |               |      |                     |
|----|---------------|------|---------------------|
| E  | ELECTRICAL    | S    | STORAGE             |
| H  | HYDRAULIC     | H.W. | HIGH WINDOW         |
| M  | MECHANICAL    | RSD  | ROLLER SHUTTER DOOR |
| G  | GAS         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

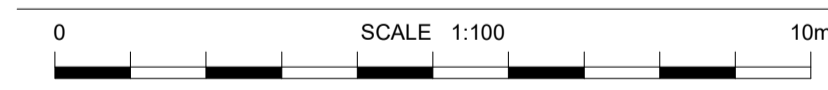
- LEGEND:**
- AC CONDENSER UNIT
  - LIVABLE HOUSING UNIT (SILVER LEVEL)
  - ADAPTABLE UNIT
  - PLANTER

PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd

DRAWING  
**(C) LEVEL 4**



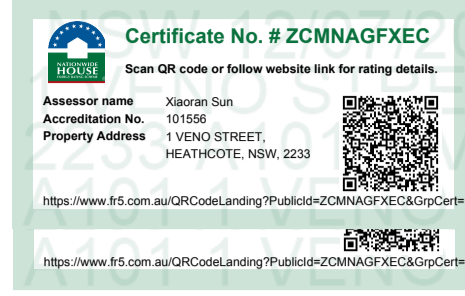
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 SCALE @ A1 1 : 100    DRAWN HS    AUTHORISED ND



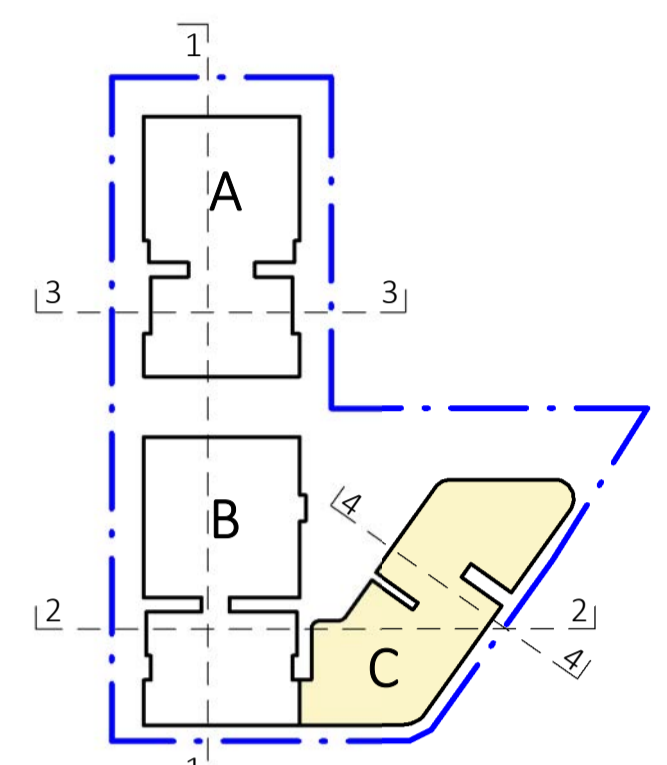

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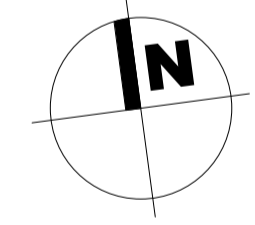
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|----|---------------|------|----------------|
| E  | ELECTRICAL    | S    | STORAGE        |
| H  | HYDRAULIC     | H.W. | HIGH WINDOW    |
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| R  | RECYCLE       | TOW  | TOP OF WALL    |

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

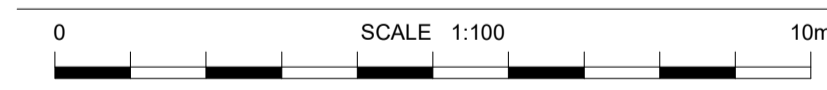
PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

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

DRAWING  
**(C) LEVEL 5**



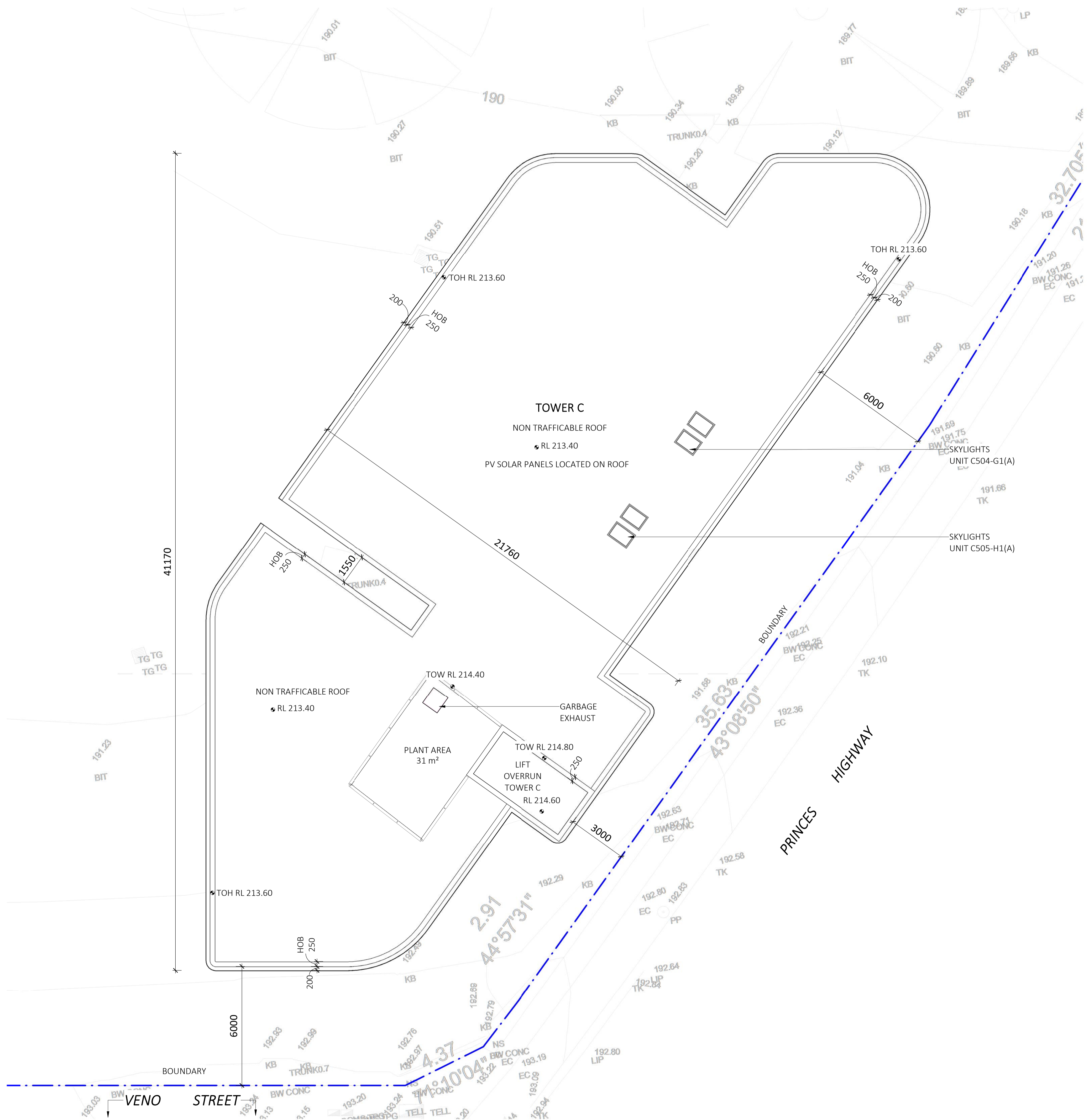
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 SCALE @ A1 1 : 100    DRAWN HS    AUTHORISED ND



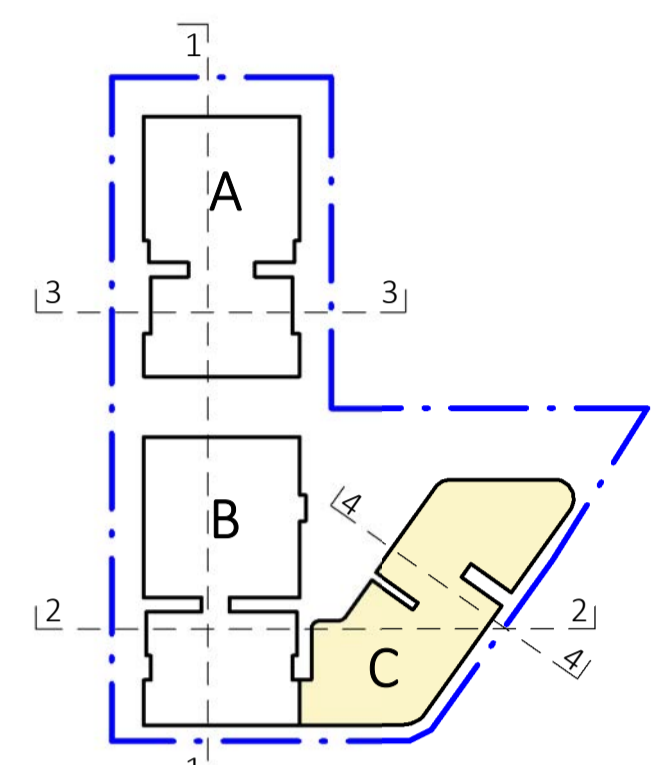

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Nominated Architects:  
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REV	DESCRIPTION	DATE	ISS	CHK
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B	ISSUE FOR DA	08/07/2024	HS/LF	AV



**ABBREVIATIONS:**

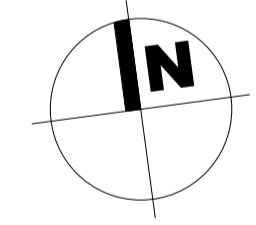
E	ELECTRICAL	S	STORAGE
H	HYDRAULIC	H.W.	HIGH WINDOW
M	MECHANICAL	RSD	ROLLER SHUTTER DOOR
G	GAS		
GC	GARBAGE CHUTE	TOH	TOP OF HOB
R	RECYCLE	TOW	TOP OF WALL

**LEGEND:**

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

SCALE @ A1  
 1 : 100  
 DRAWN: HS  
 AUTHORISED: ND




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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. 23-049 DRAWING NO. DA-0-301 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
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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



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



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

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

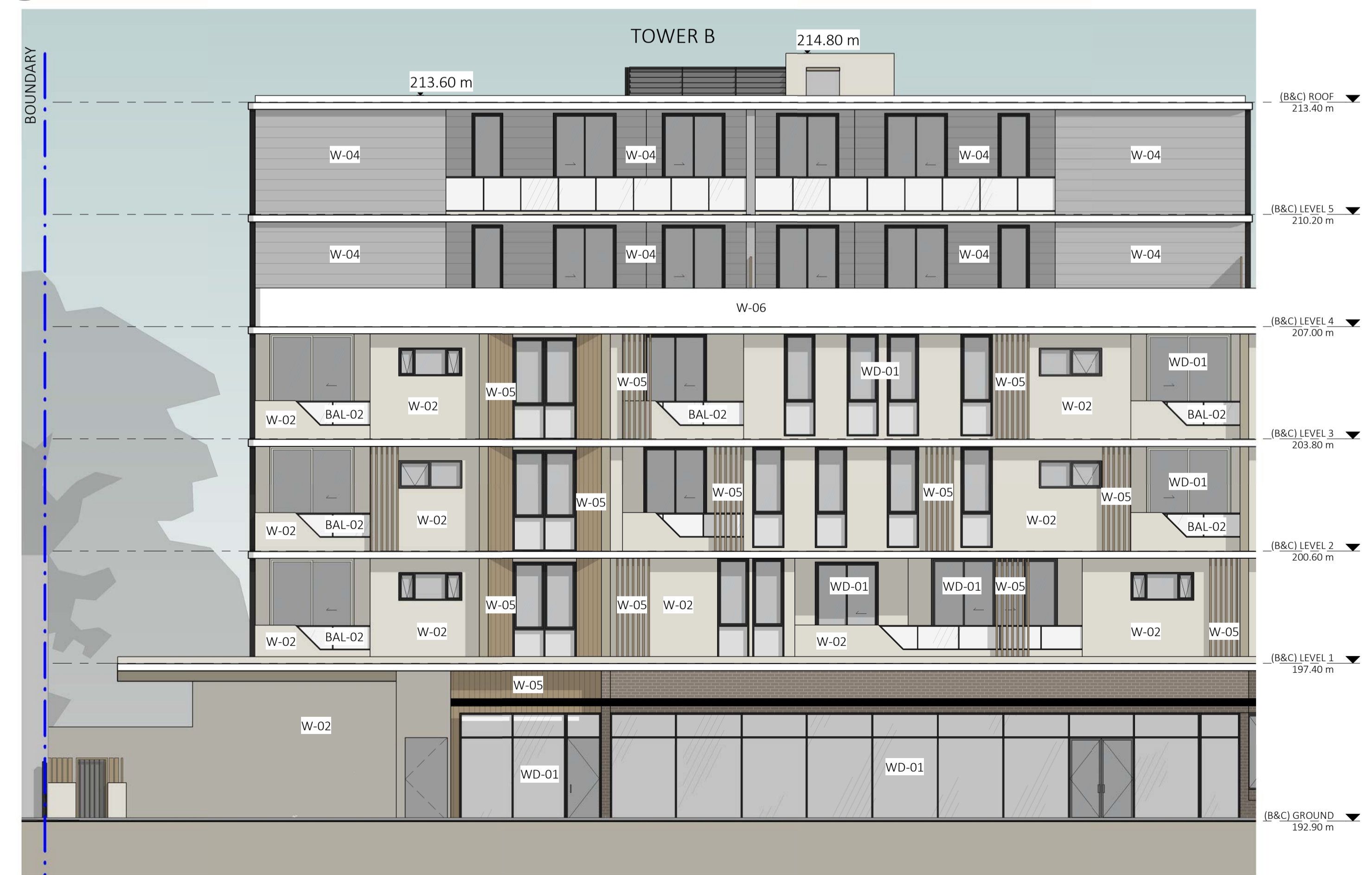


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1 (B) NORTH ELEVATION  
DA-0-202 / 1:100



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

REV	DESCRIPTION	DATE	ISS	CHK
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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



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  
1 : 100

DRAWN Author  
AUTHORISED ND



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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.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-304	[D]	08/07/2024

SCALE @ A1  
 1 : 100

DRAWN Author  
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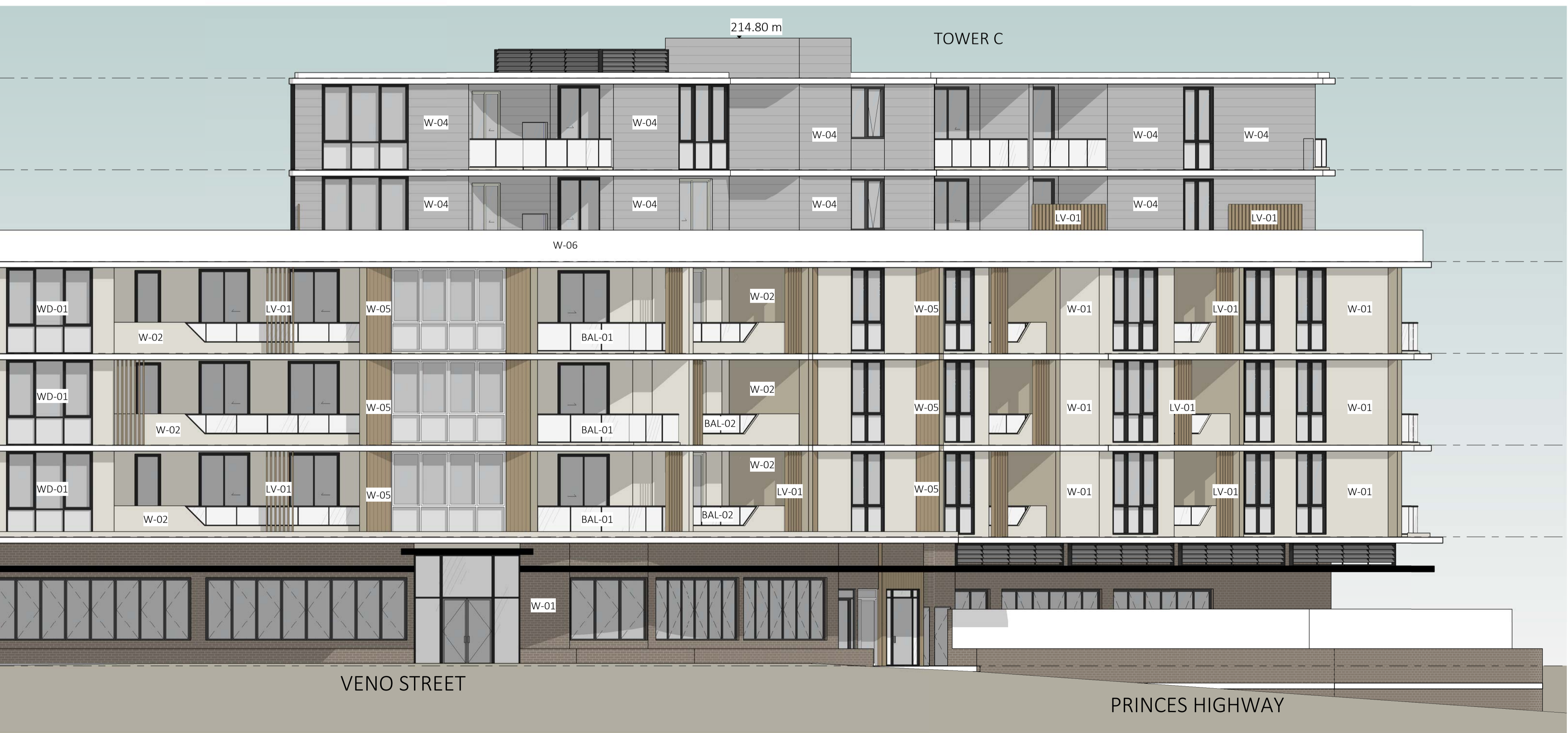
Nominated Architects:  
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1 (C) NORTH ELEVATION  
DA-0-202 1:100



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

REV	DESCRIPTION	DATE	ISS	CHK
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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



PROJECT  
PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

DRAWING  
ELEVATION SHEET -  
BUILDING C

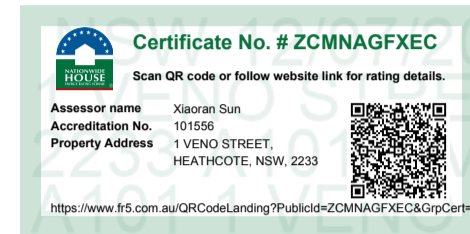
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DRAWING NO. DA-0-305  
REVISION [D]  
CURRENT ISSUE DATE 08/07/2024  
SCALE @ A1 1 : 100  
DRAWN Author  
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Nominated Architects:  
Robert Nigel Dickson  
NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774

REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	25/08/2023	RM	ND
B	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 C**

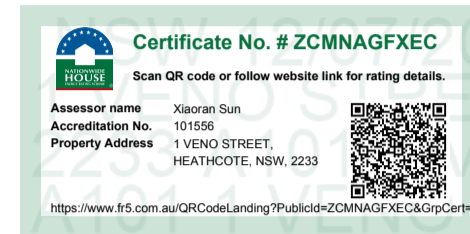
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-306	[D]	08/07/2024
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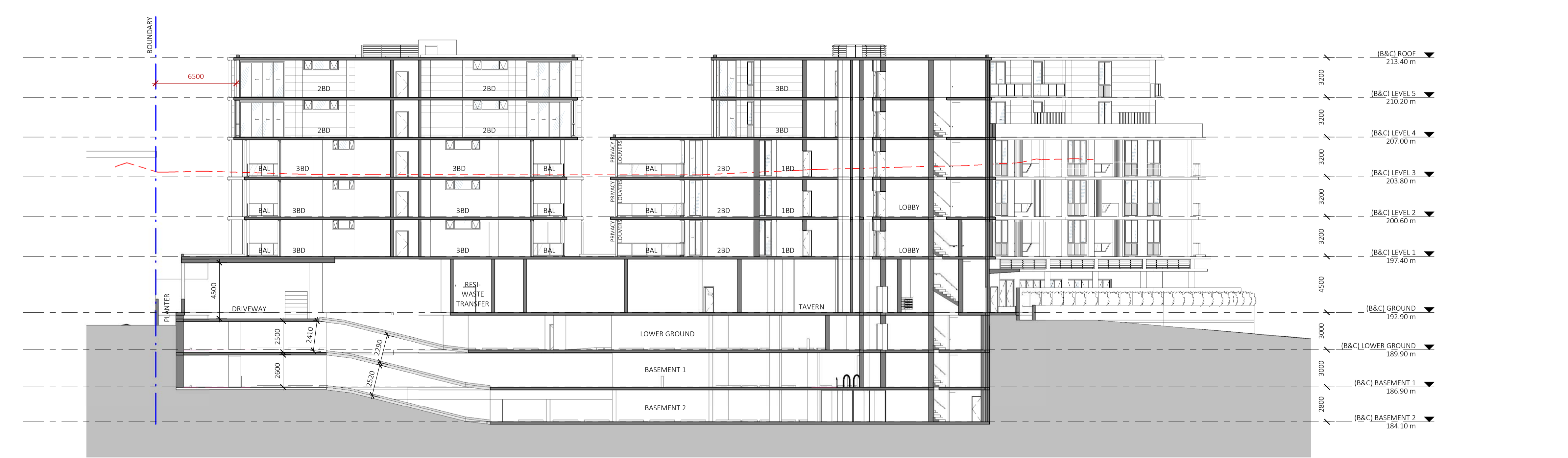
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C	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
D	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 SECTION 1 - BUILDING B&C  
DA-0-404 1:200

PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENOO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd  
 DRAWING  
**SECTION 1**



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

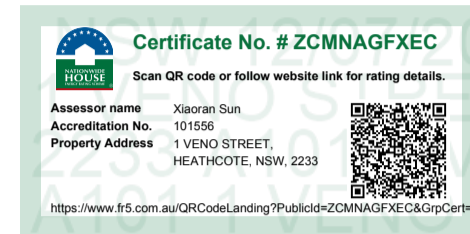
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 DRAWING NO. DA-0-401  
 REVISION [D]  
 CURRENT ISSUE DATE 08/07/2024  
 SCALE @ A1 1:200  
 DRAWN HS  
 AUTHORISED ND



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REV	DESCRIPTION	DATE	ISS	CHK
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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



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

PROJECT  
**PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT**  
1 VENO STREET, HEATHCOTE, NSW  
CLIENT  
DK Heathcote Pty Ltd  
DRAWING  
**SECTION 2**

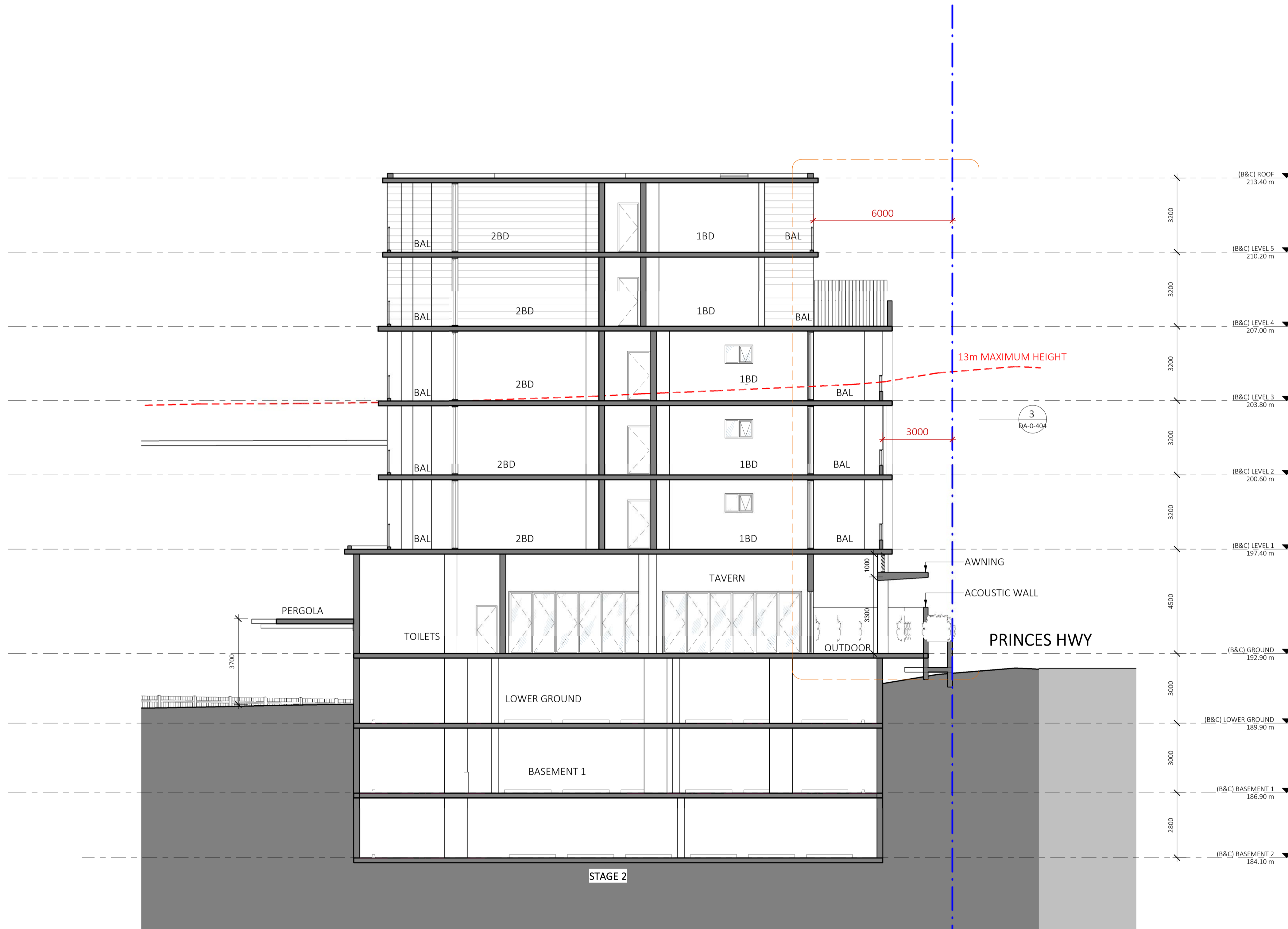
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PROJECT NO. 23-049 DRAWING NO. DA-0-402 REVISION [D] CURRENT ISSUE DATE 08/07/2024  
SCALE @ A1 1 : 100 DRAWN HS AUTHORISED ND



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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



PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
 CLIENT  
 DK Heathcote Pty Ltd  
 DRAWING  
**SECTION 3**

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

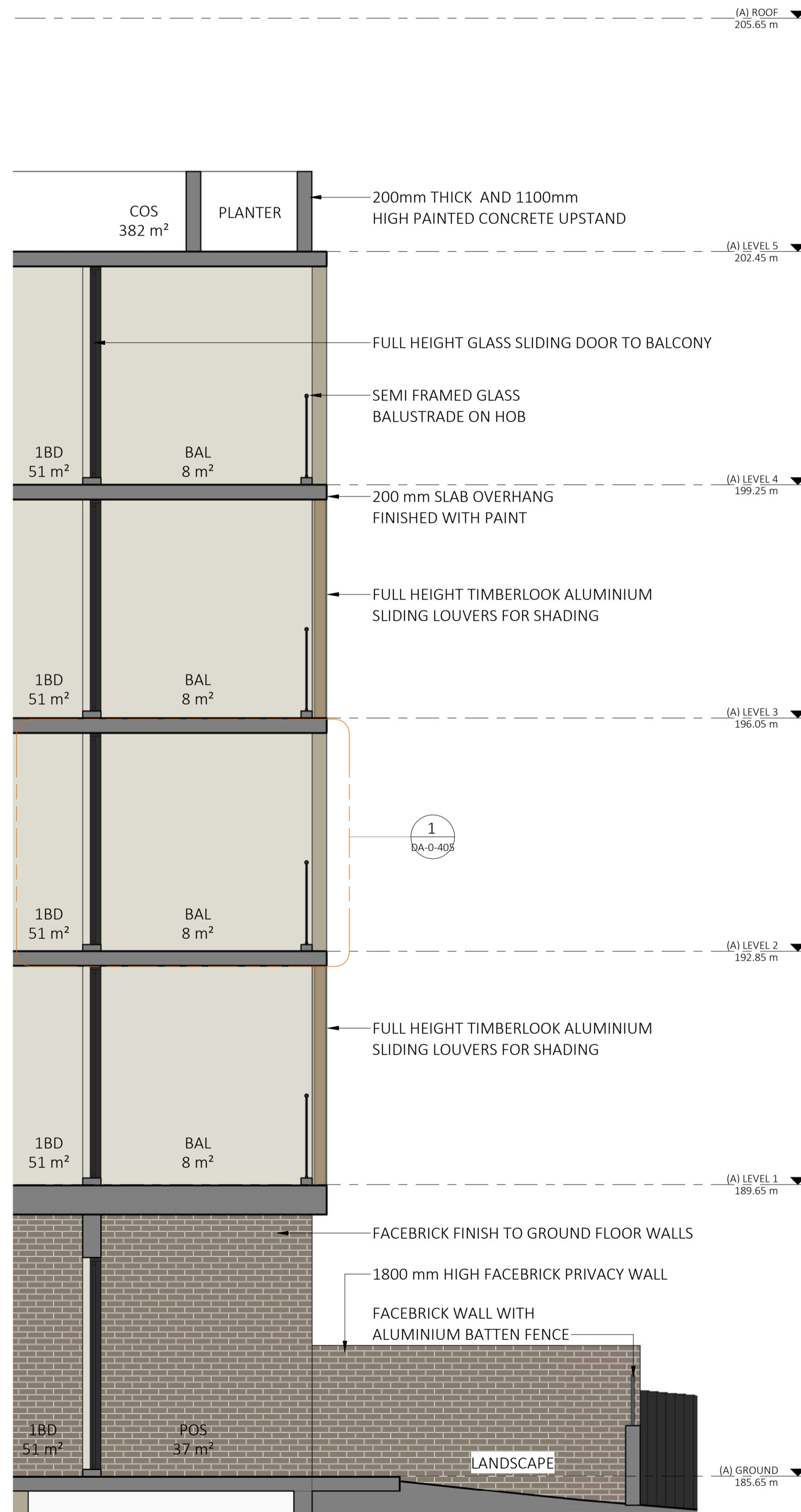


4 SECTION 2 - BUILDING C  
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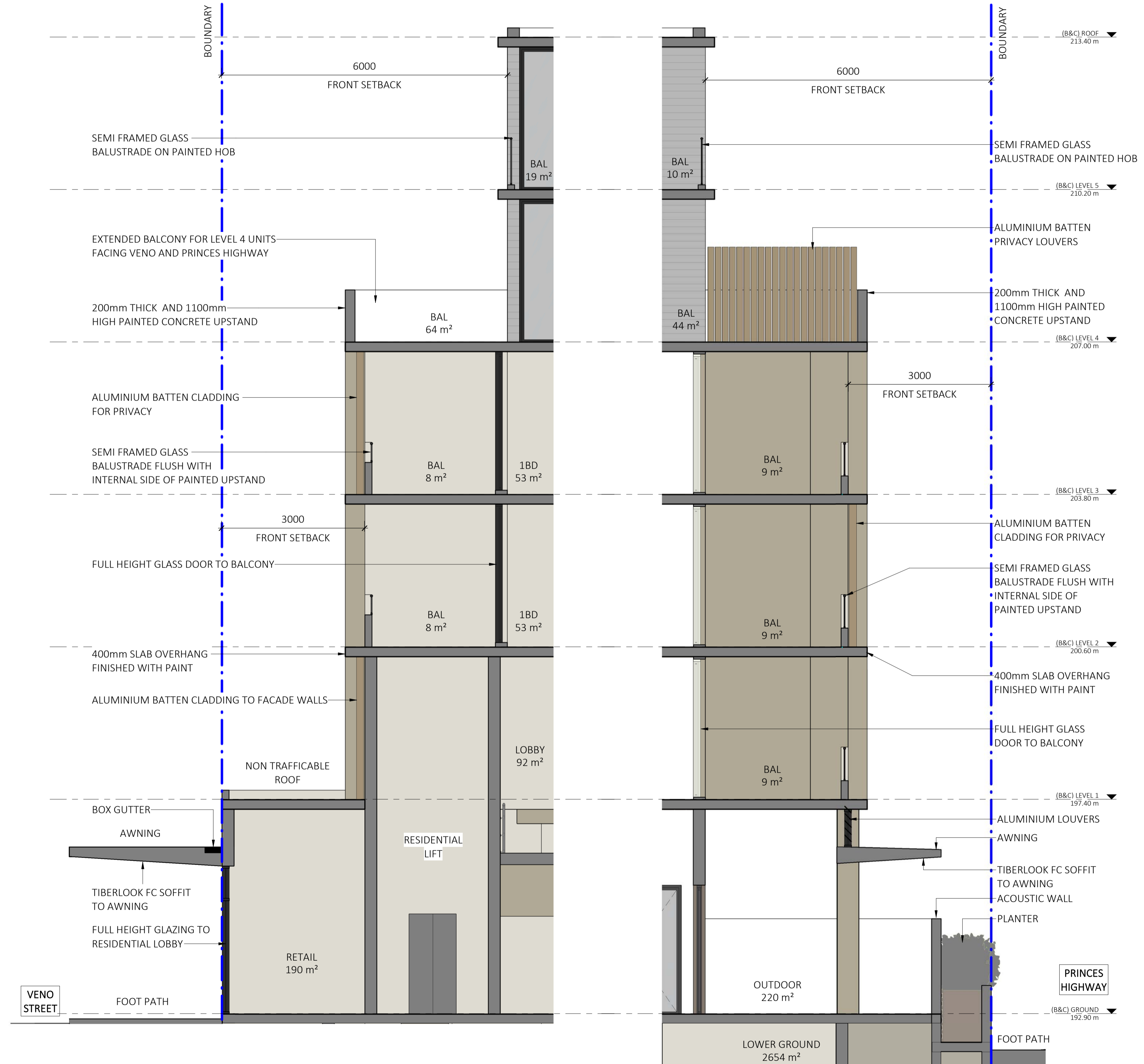
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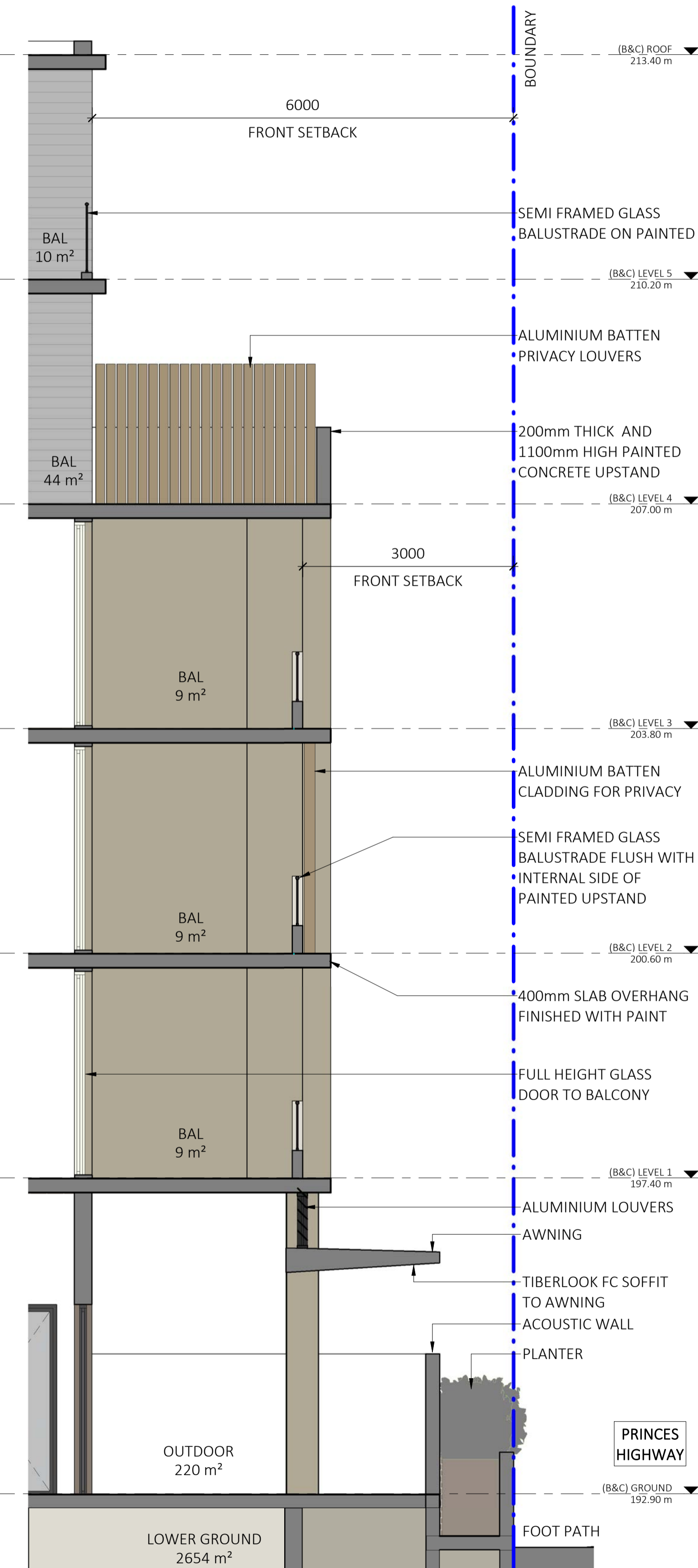
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J	DRAFT ISSUE FOR COORDINATION	10/05/2024	HS / LF	AV
K	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
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M	DRAFT ISSUE FOR DA	05/07/2024	HS / LF	AV
N	ISSUE FOR DA	08/07/2024	HS / LF	AV



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-0-401 1:50



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

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

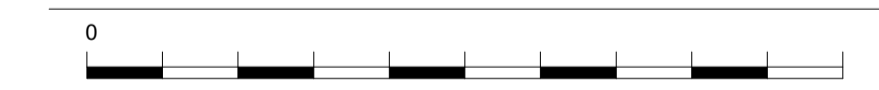
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**FACADE SECTION DETAILS 1**

DA

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-404	[N]	08/07/2024

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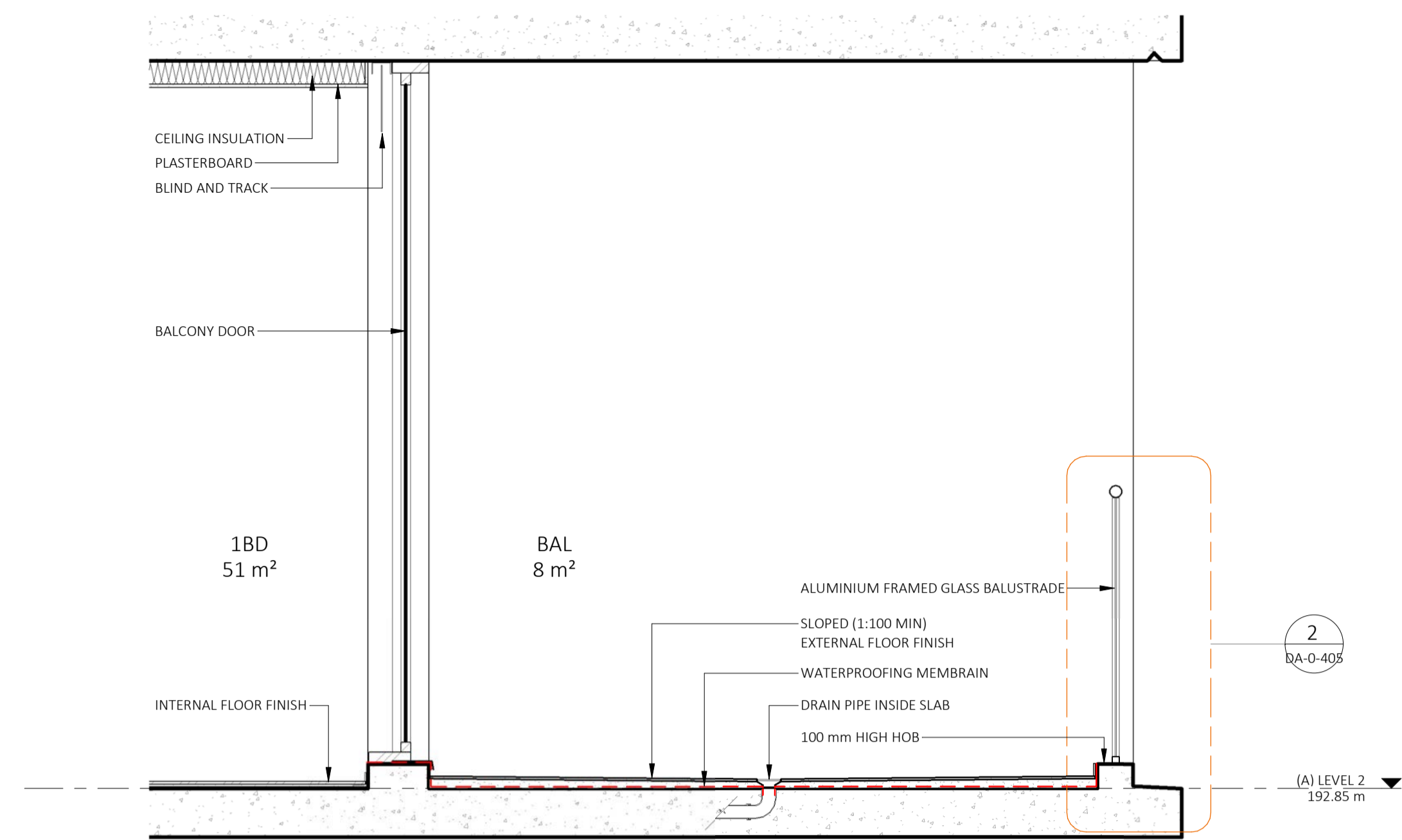
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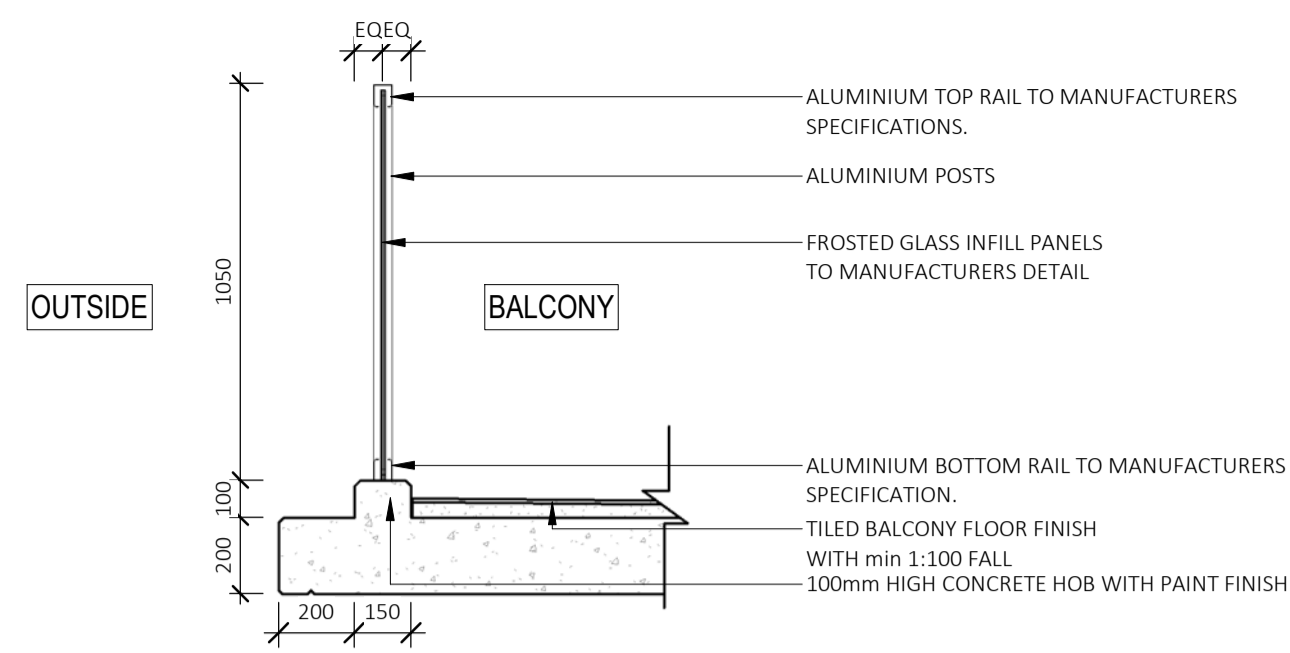
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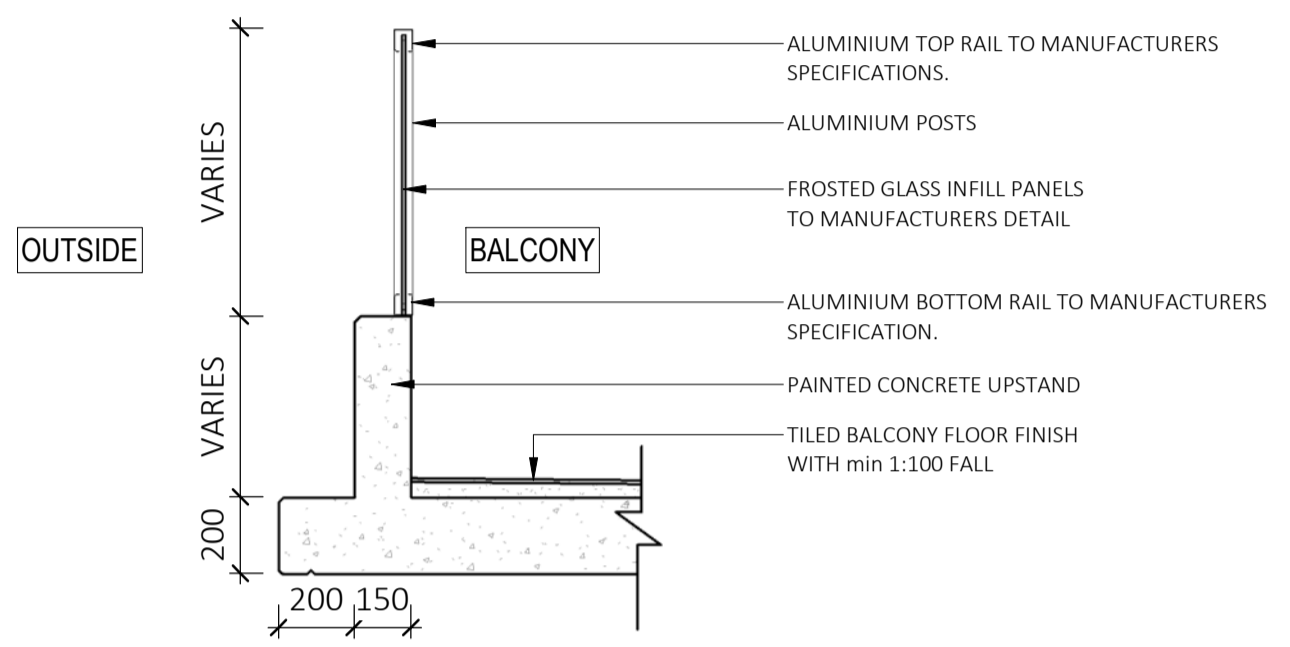
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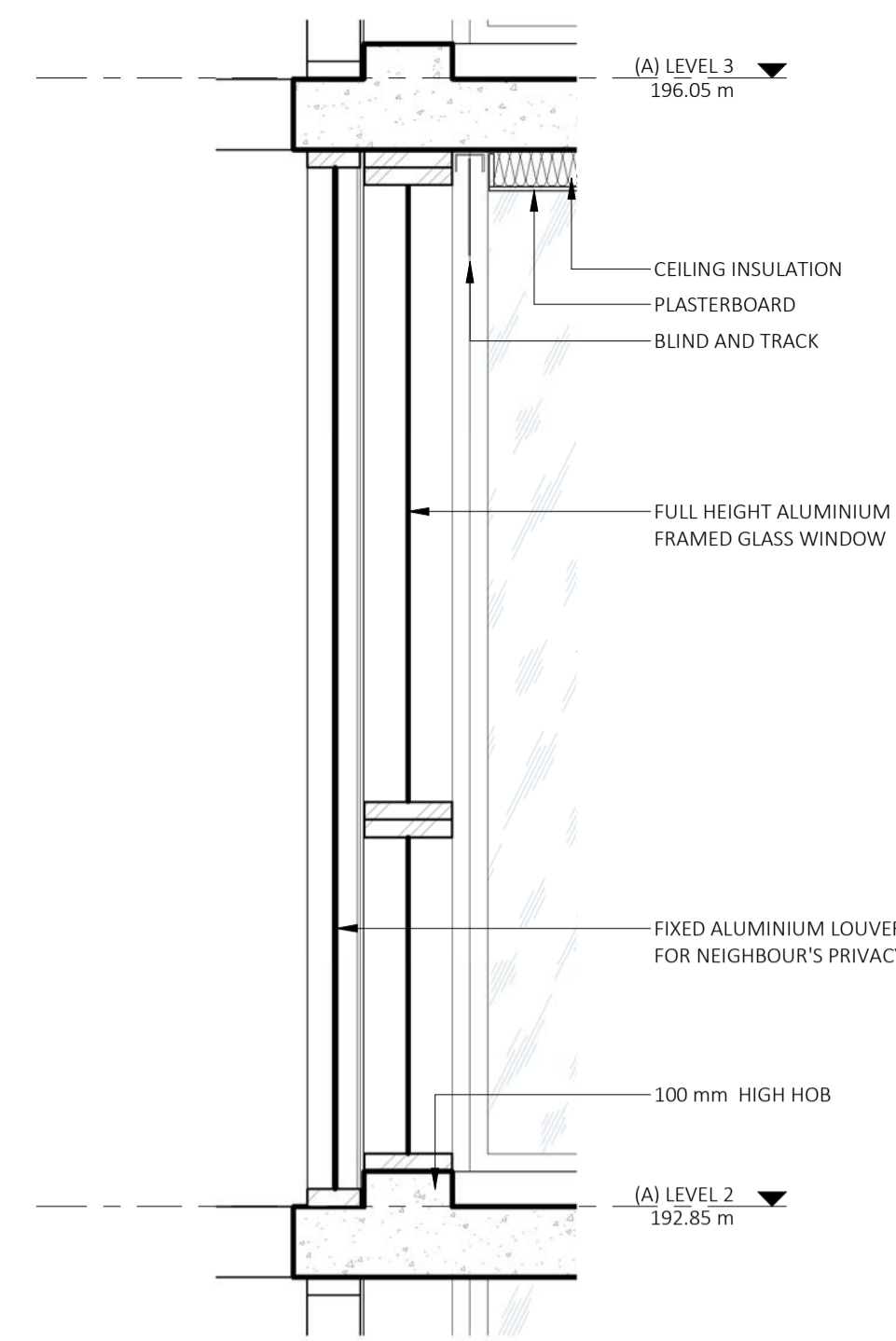
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2 TYPICAL SECTION - BAL 01  
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3 TYPICAL SECTION - BAL 02  
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4 TYPICAL WINDOW DETAIL  
DA-0-402/ 1:20

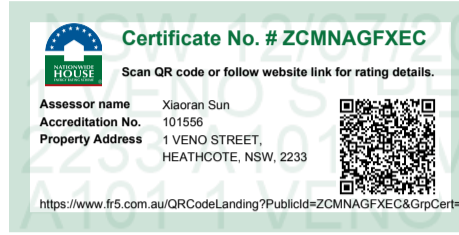


5 BUILDING A - SECTIONAL VIEW  
1:50



6 BUILDING B - SECTIONAL VIEW  
1:50

REV	DESCRIPTION	DATE	ISS	CHK
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G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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K	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
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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**  
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**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  
 As indicated      DRAWN: HS      AUTHORISED: ND

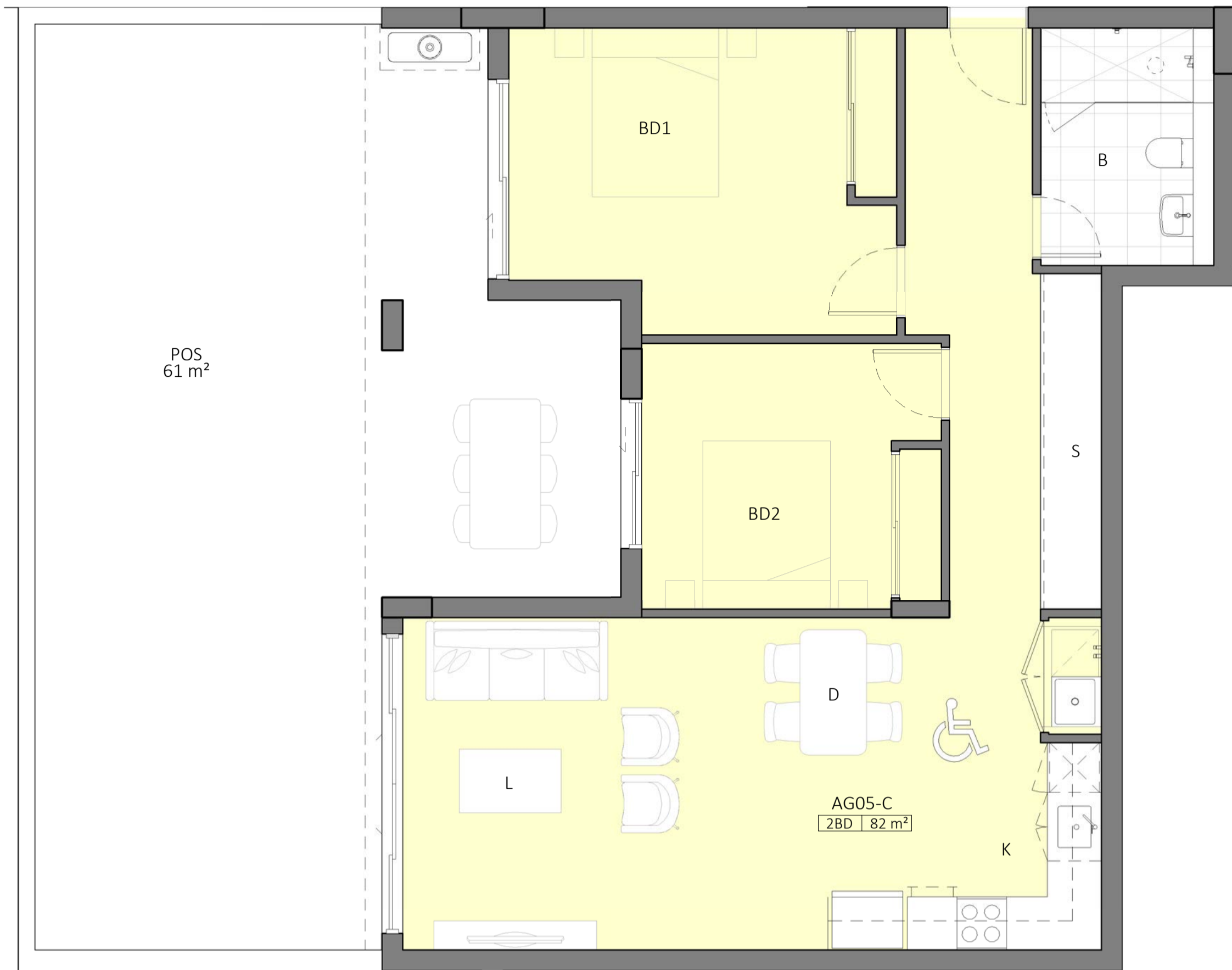


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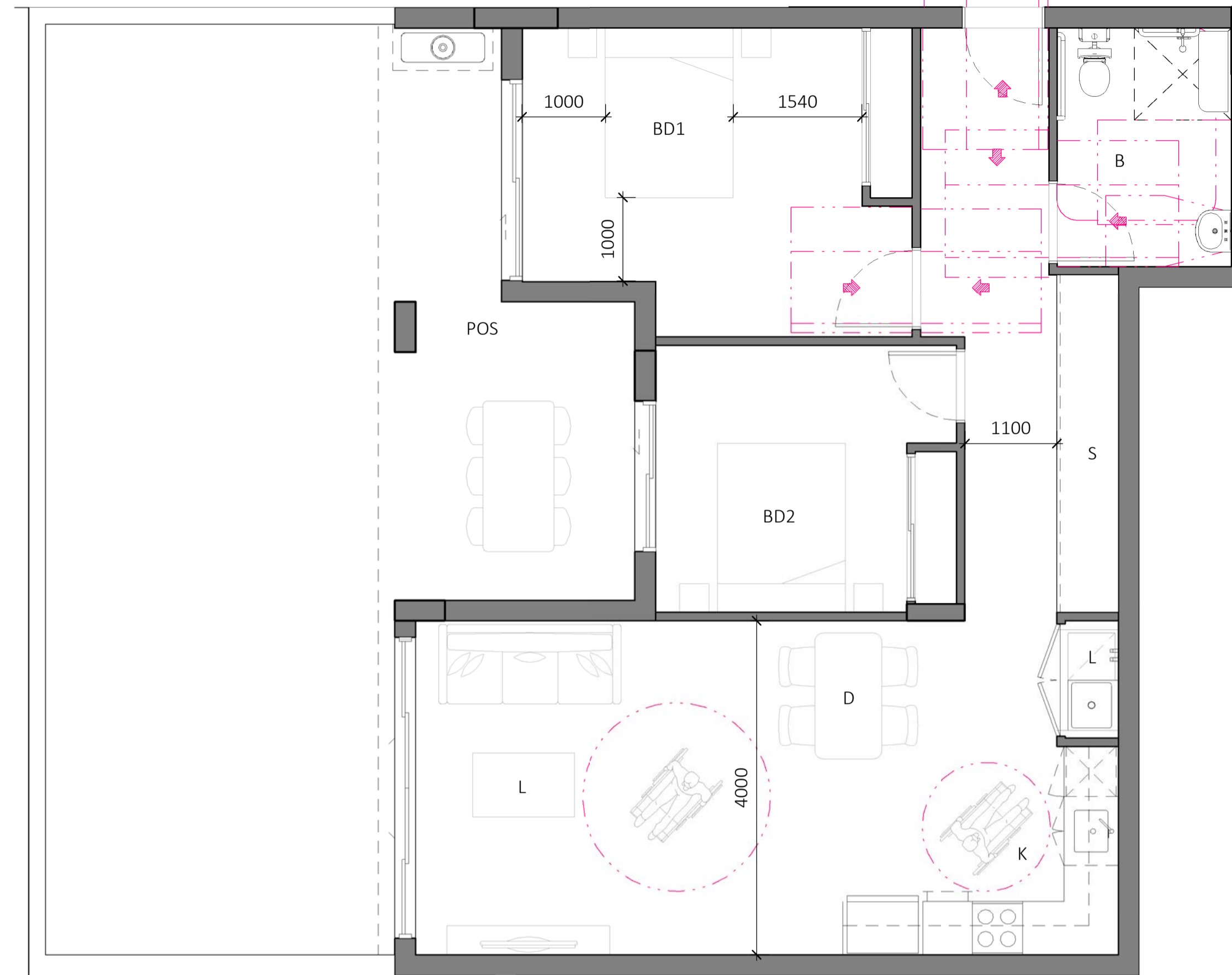
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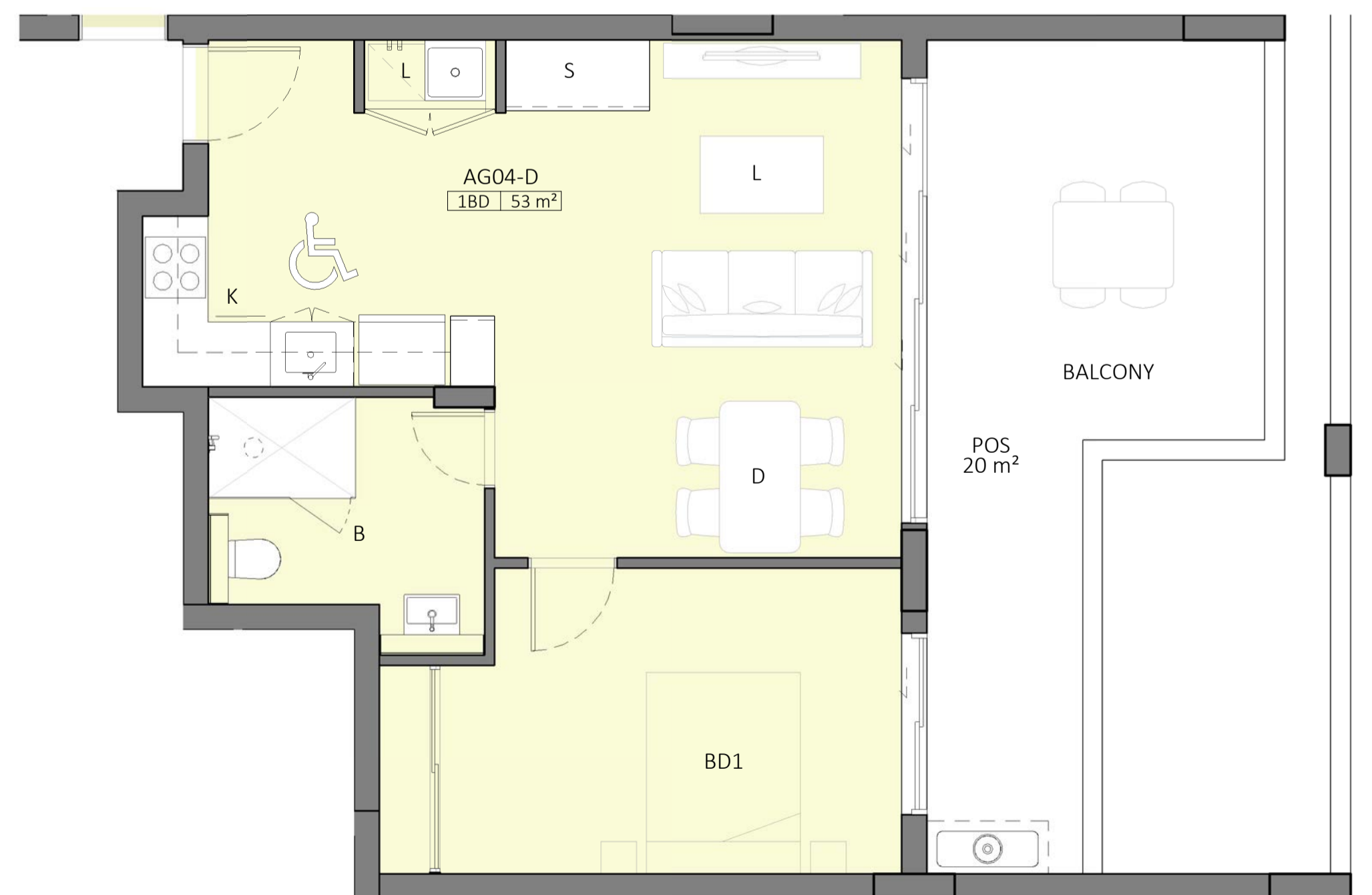
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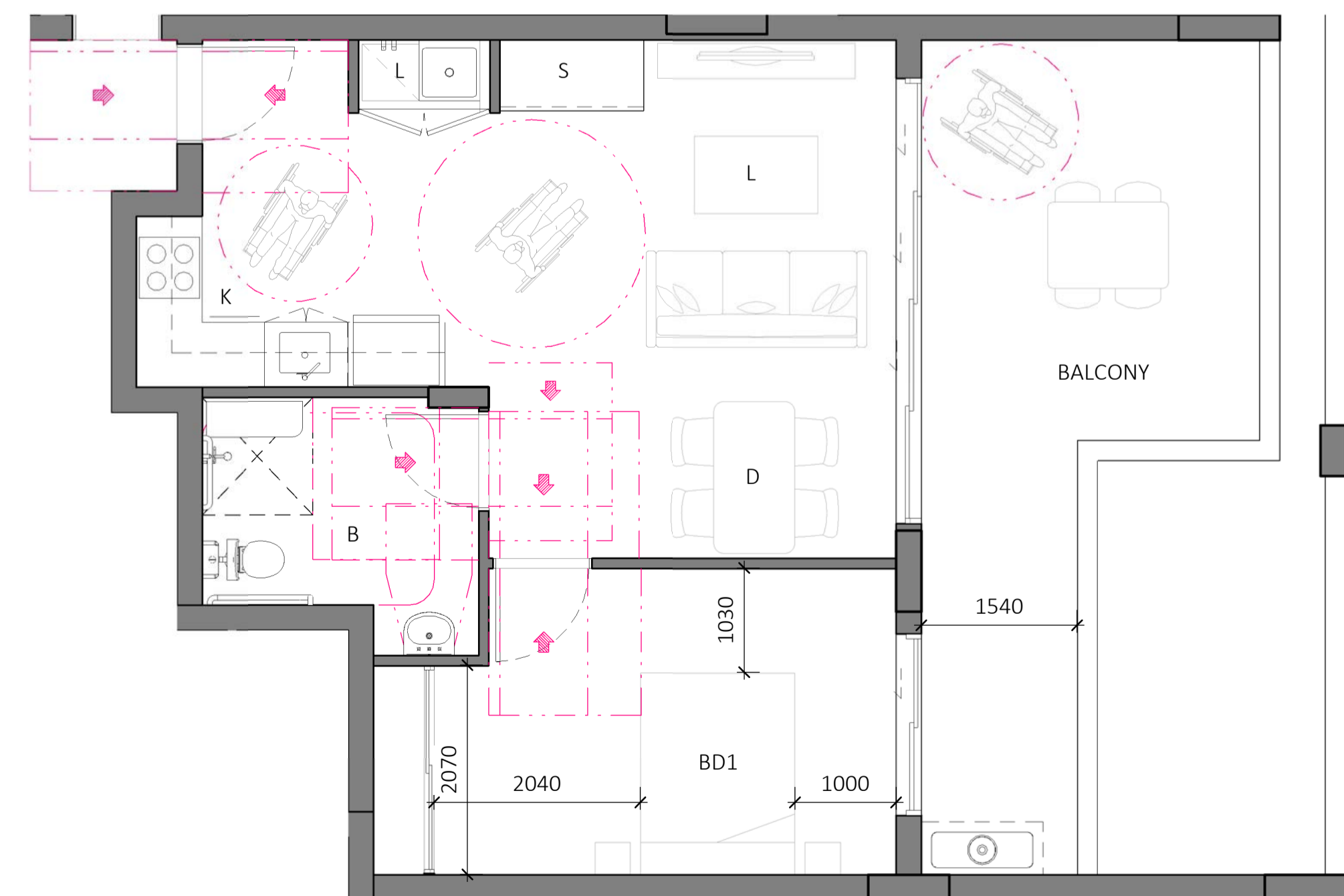
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NO. OF UNITS - (1) - AG05



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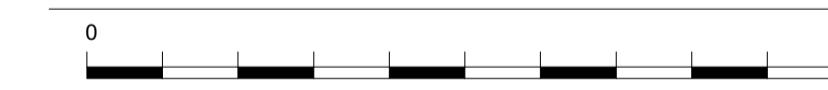
PROJECT  
**PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

DRAWING  
ADAPTABLE UNITS  
BUILDING A - SHEET 1

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-501	[C]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
1 : 50	HS	ND	



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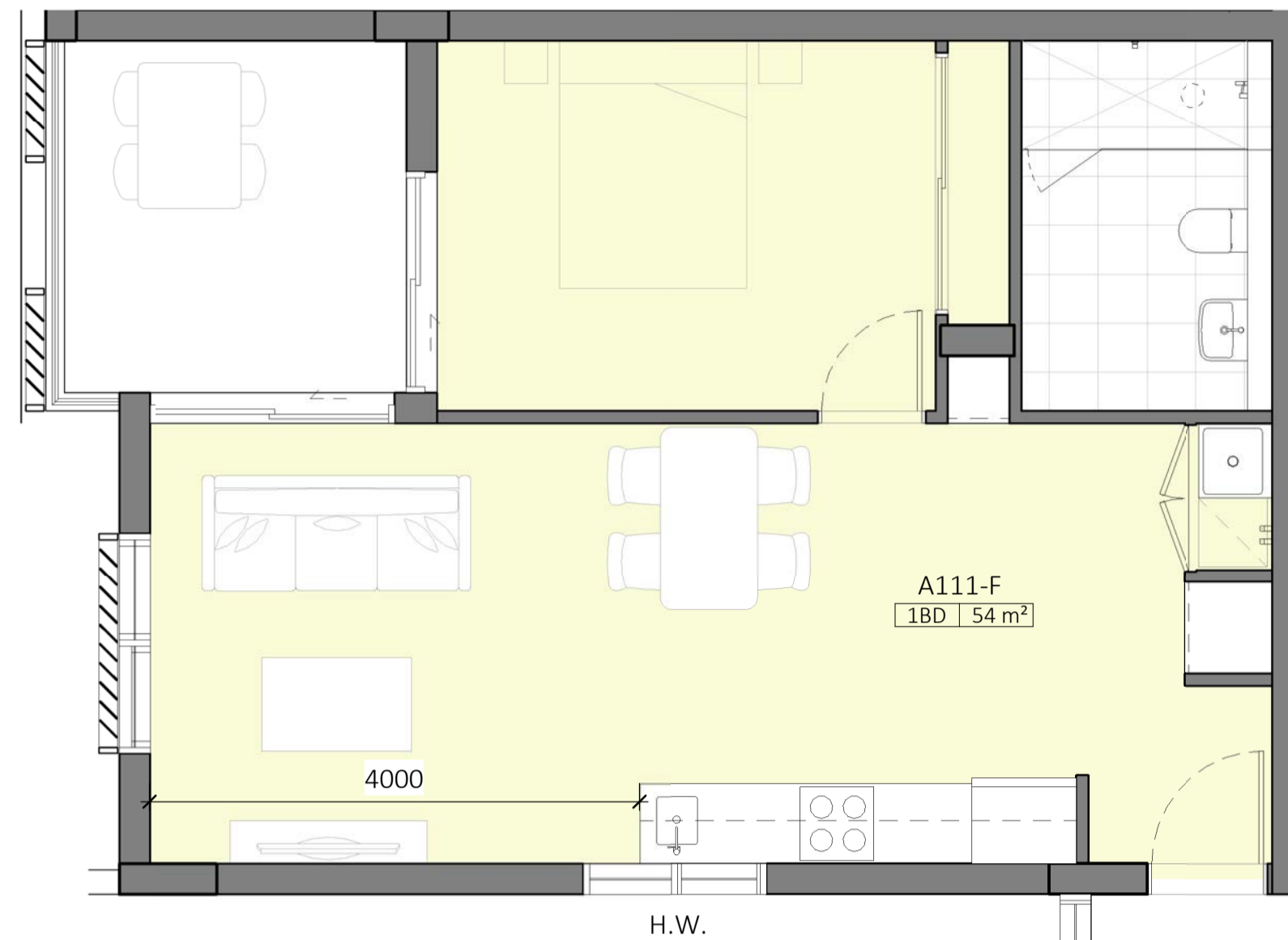
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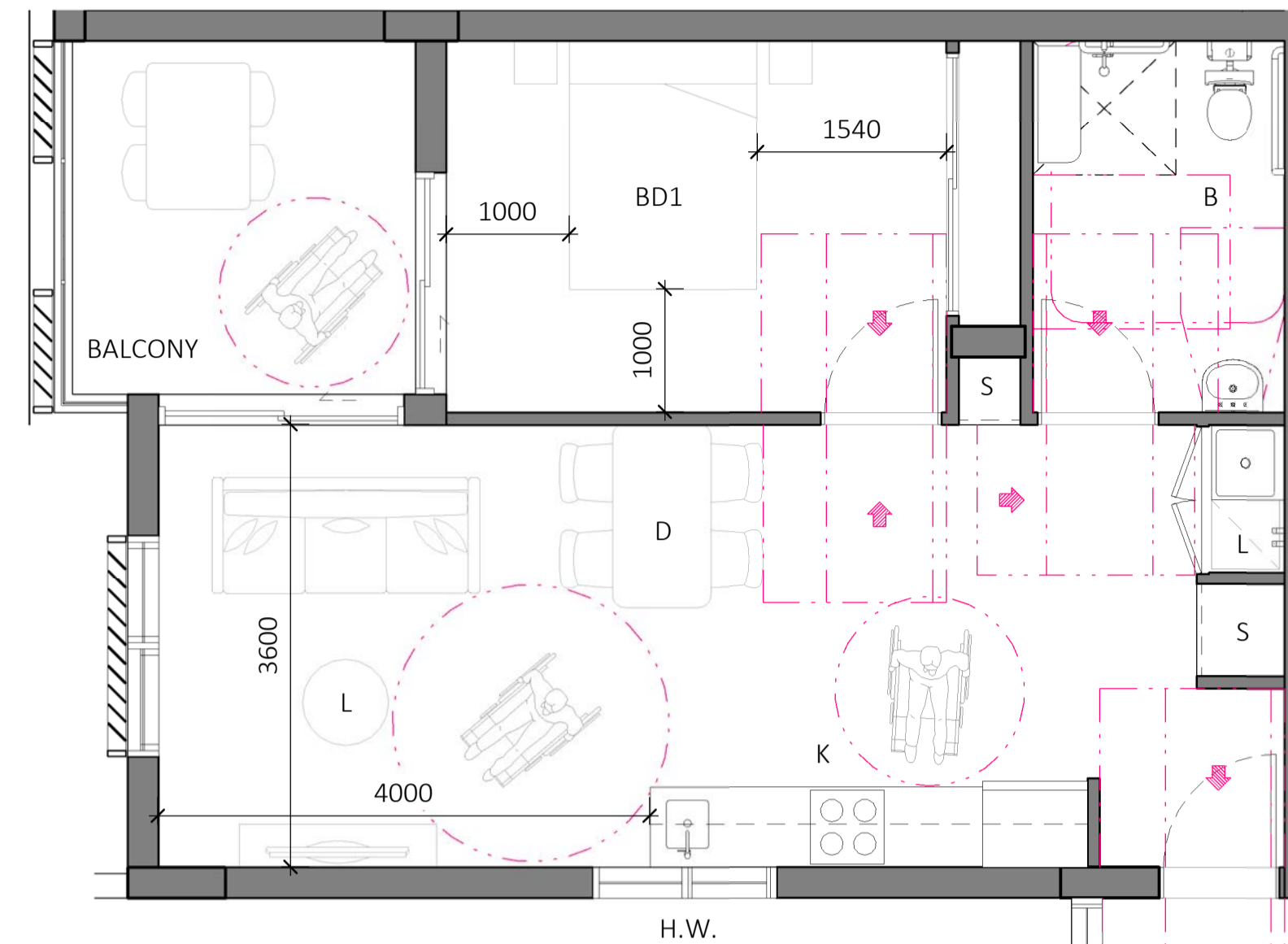


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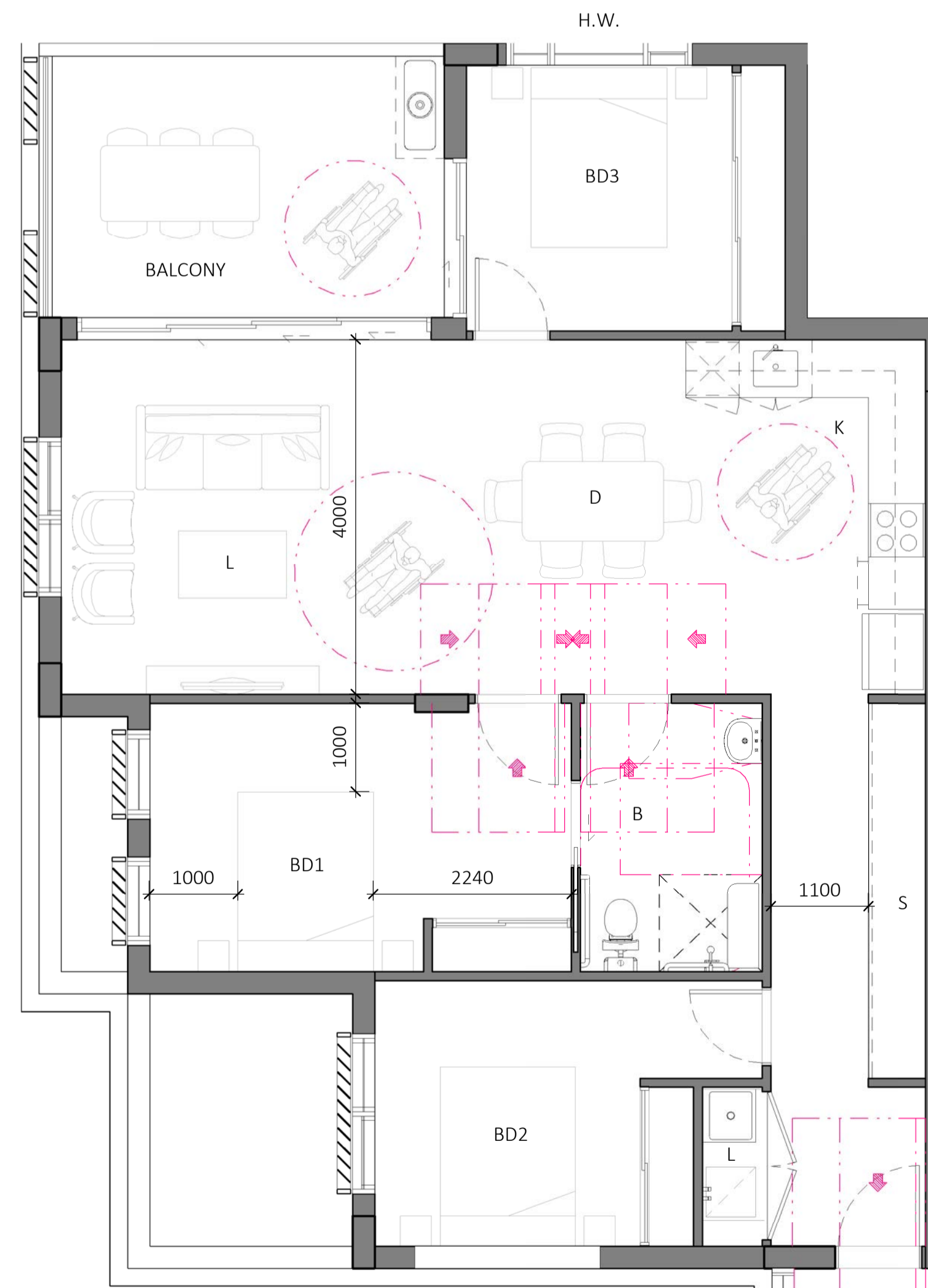


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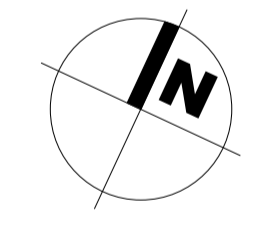
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PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

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



PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-502	[C]	08/07/2024
SCALE @ A1		DRAWN	AUTHORISED
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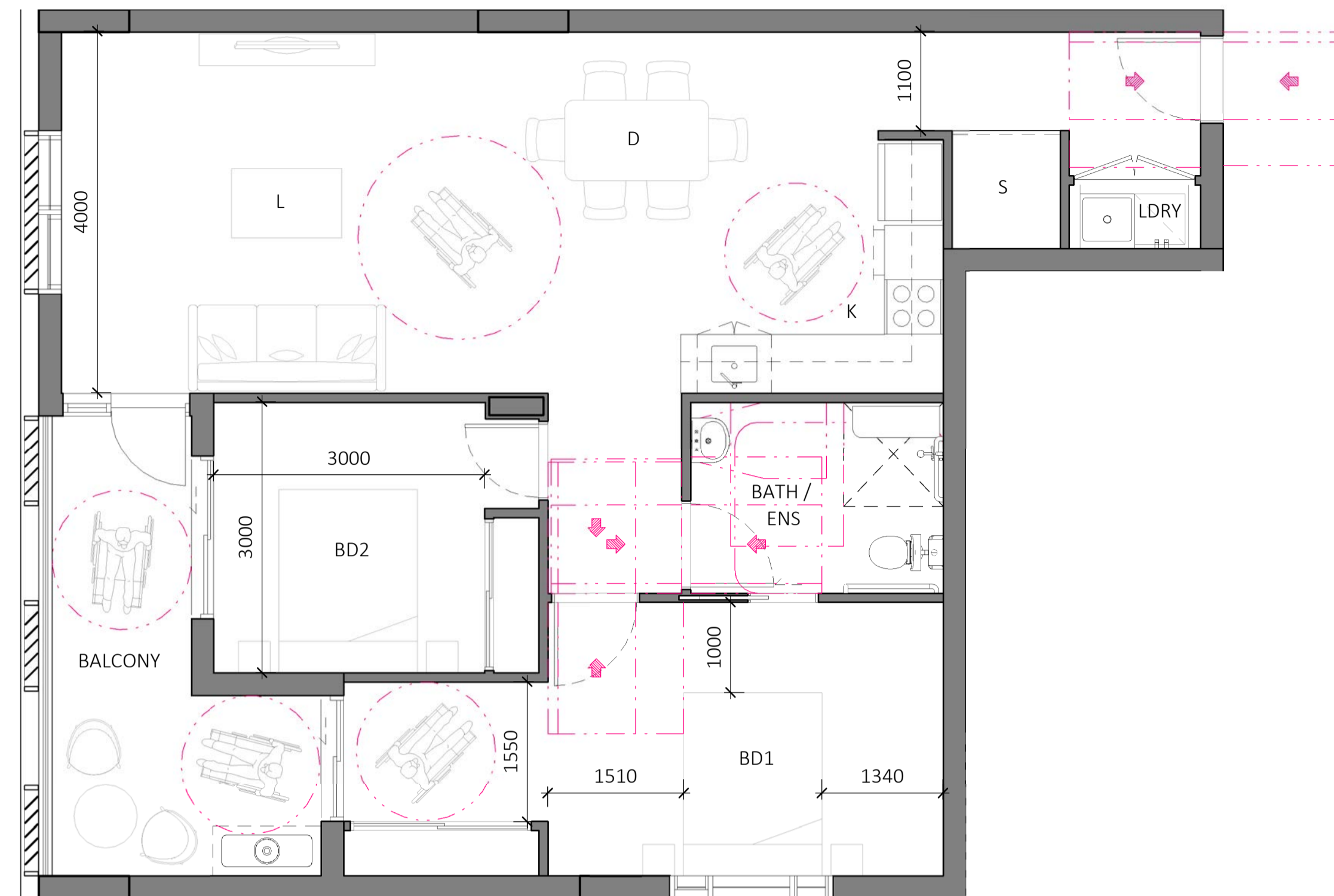
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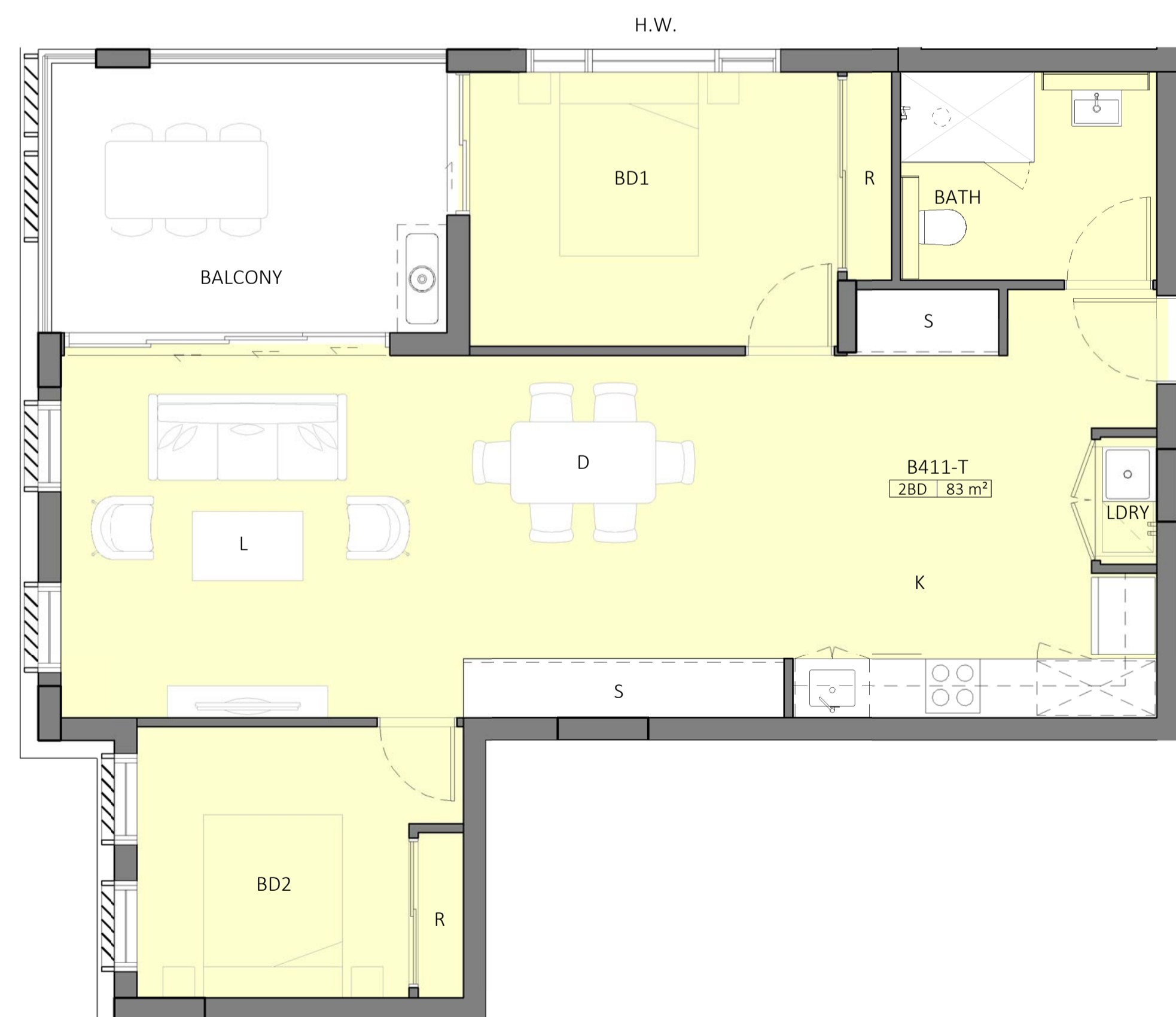
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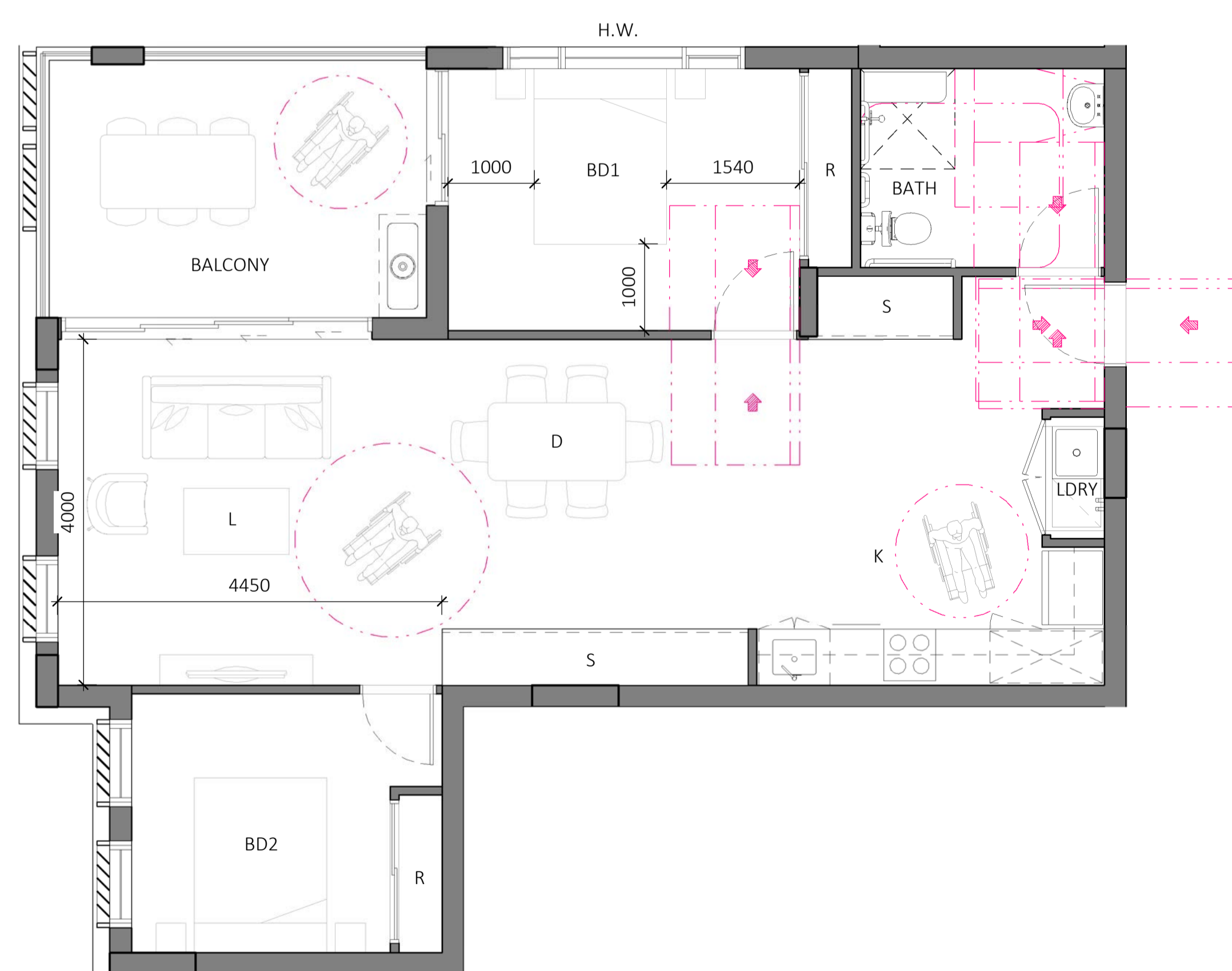
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DA-0-113 1:50



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



PROJECT  
PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

DRAWING  
ADAPTABLE UNITS  
BUILDING B - SHEET 1

DA  
PROJECT NO. 23-049  
DRAWING NO. DA-0-503  
REVISION [C]  
CURRENT ISSUE DATE 08/07/2024  
SCALE @ A1 1:50  
DRAWN HS  
AUTHORISED ND

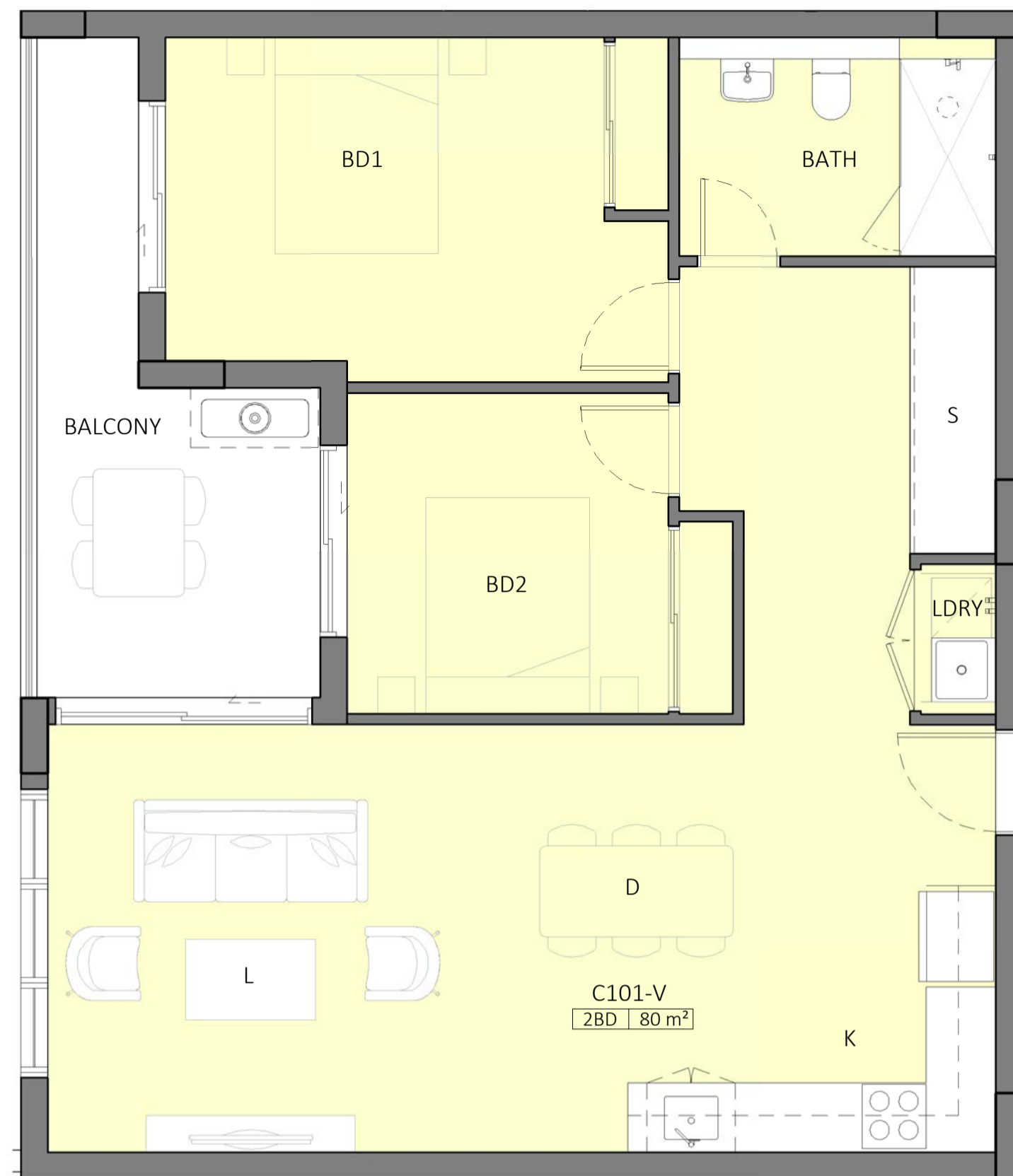
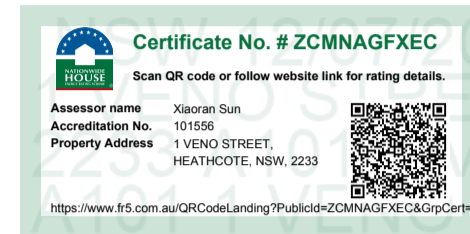


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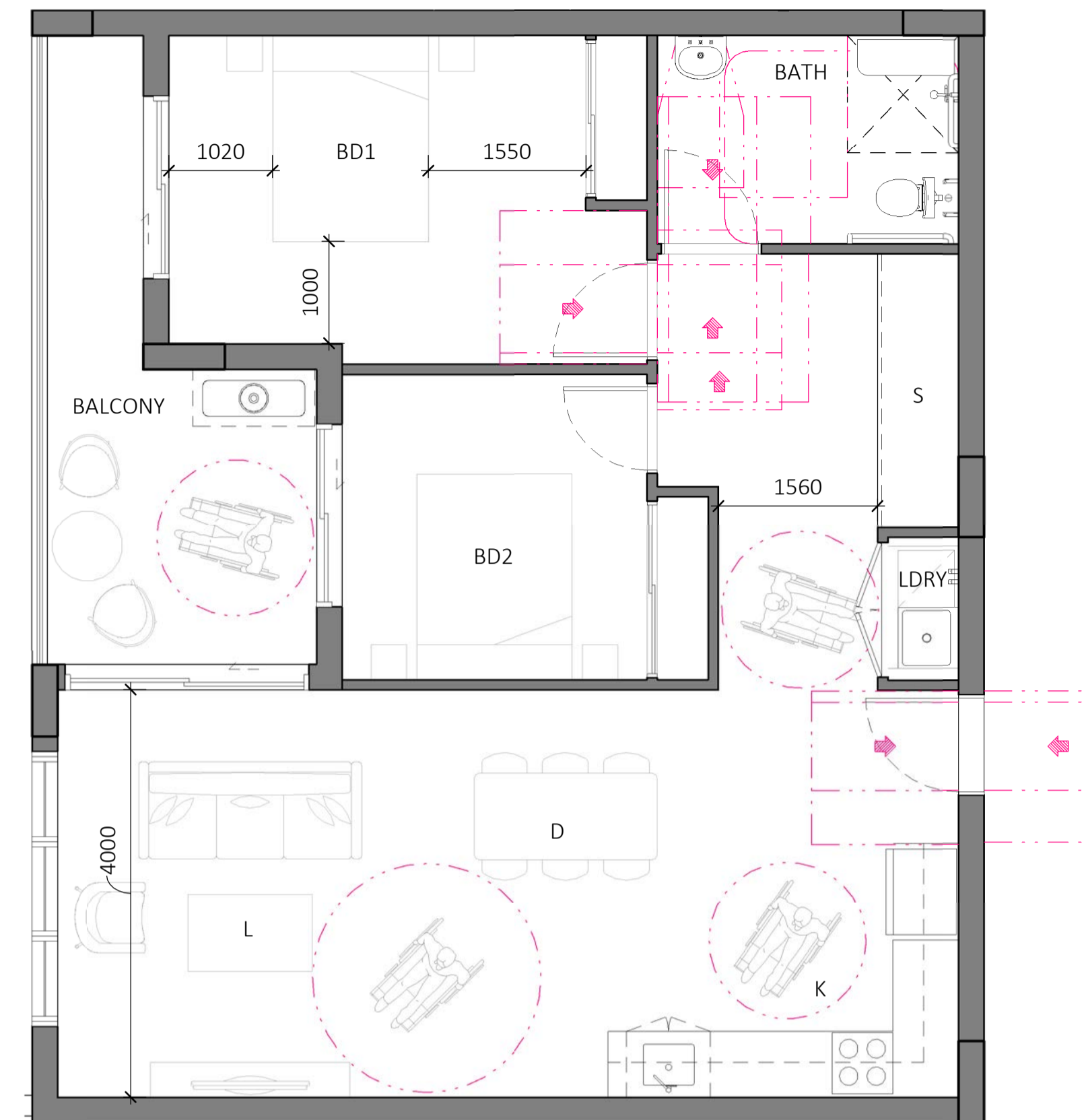
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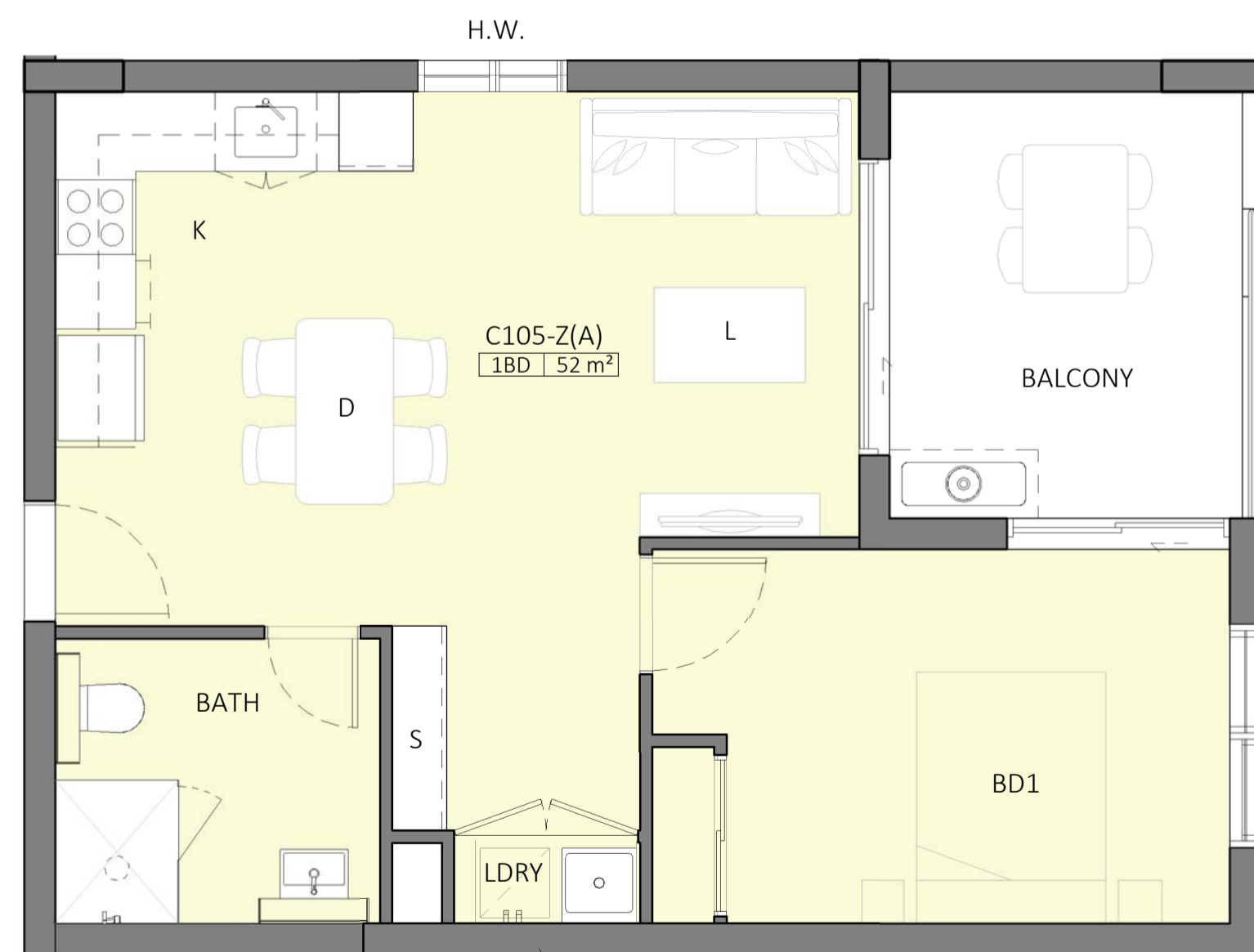
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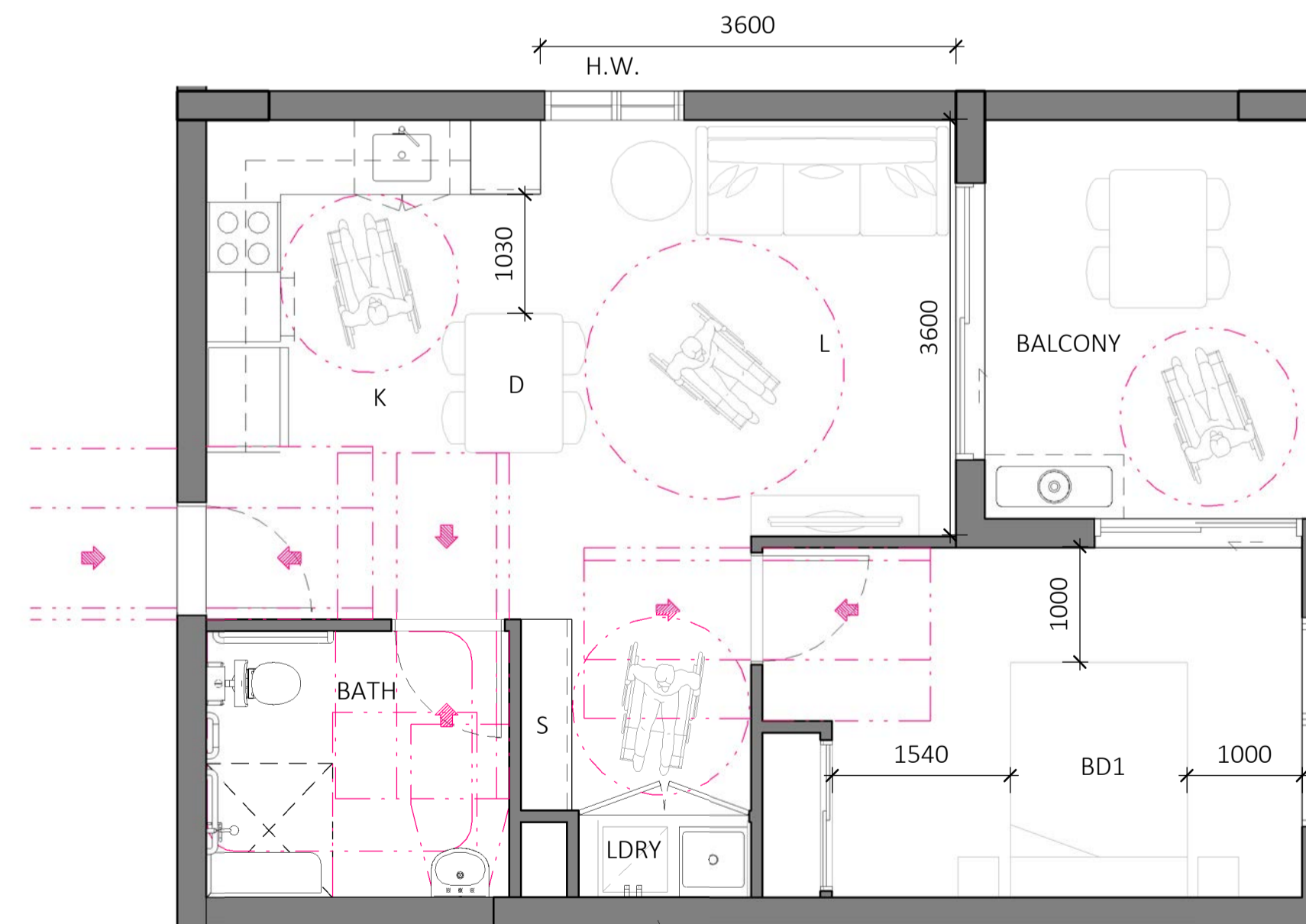
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DA-0-113 1:50



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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  
 DK Heathcote Pty Ltd  
 DRAWING  
**ADAPTABLE UNITS BUILDING C - SHEET 1**

DA

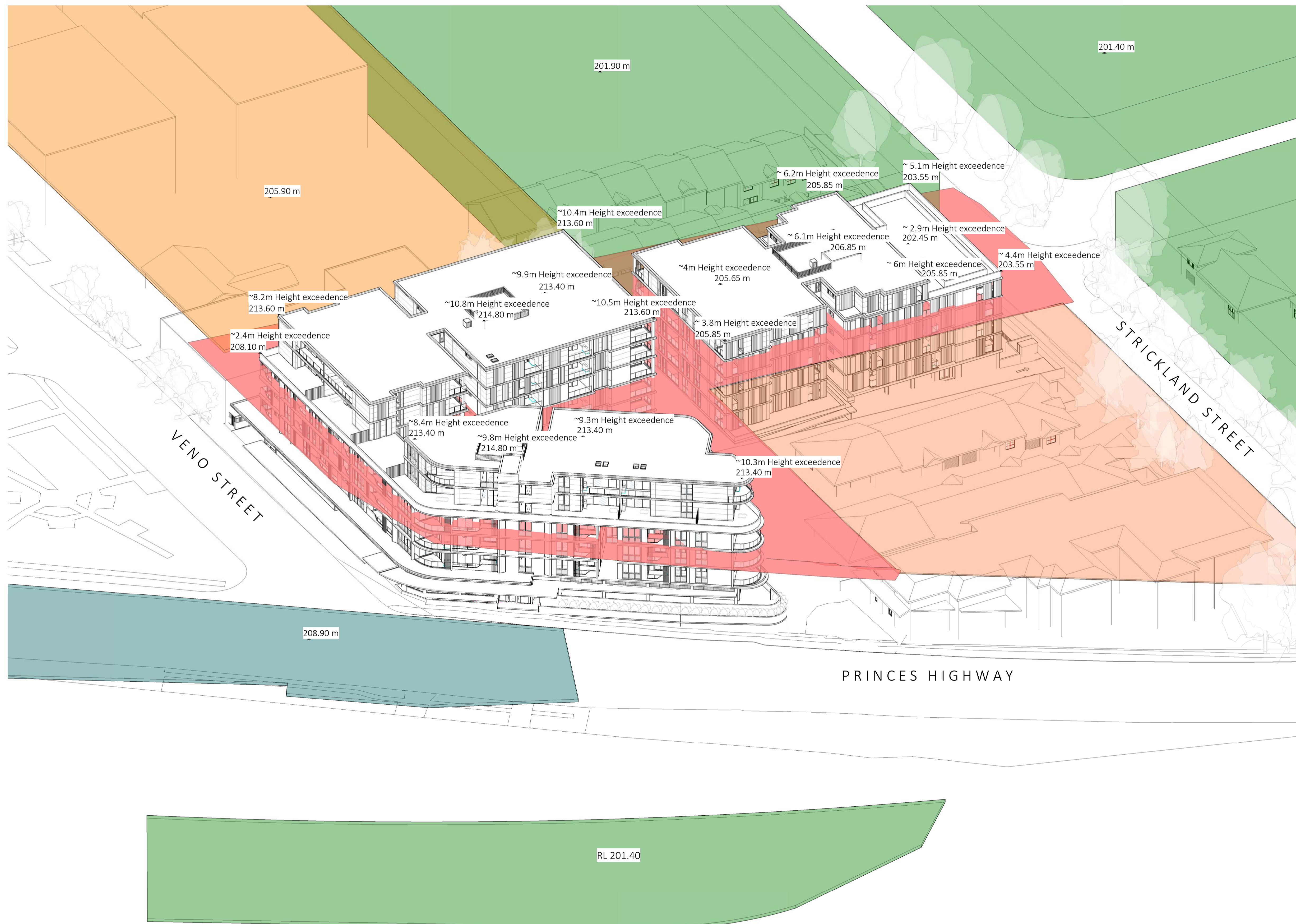
PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-504	[C]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Paul Oreshkin  
 NSW ARB #7774

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

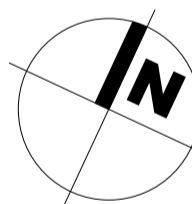


PROJECT  
**PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT**

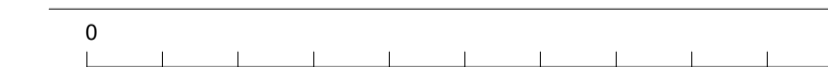
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CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**3D HEIGHT  
EXCEEDANCE DIAGRAM**



PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
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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 VENNO STREET, HEATHCOTE, NSW

**CLIENT**  
 DK Heathcote Pty Ltd

**DRAWING**  
 3D HEIGHT EXCEEDANCE DIAGRAM II

**DA**

PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-901	[D]	08/07/2024
SCALE @ A1	DRAWN	AUTHORISED	
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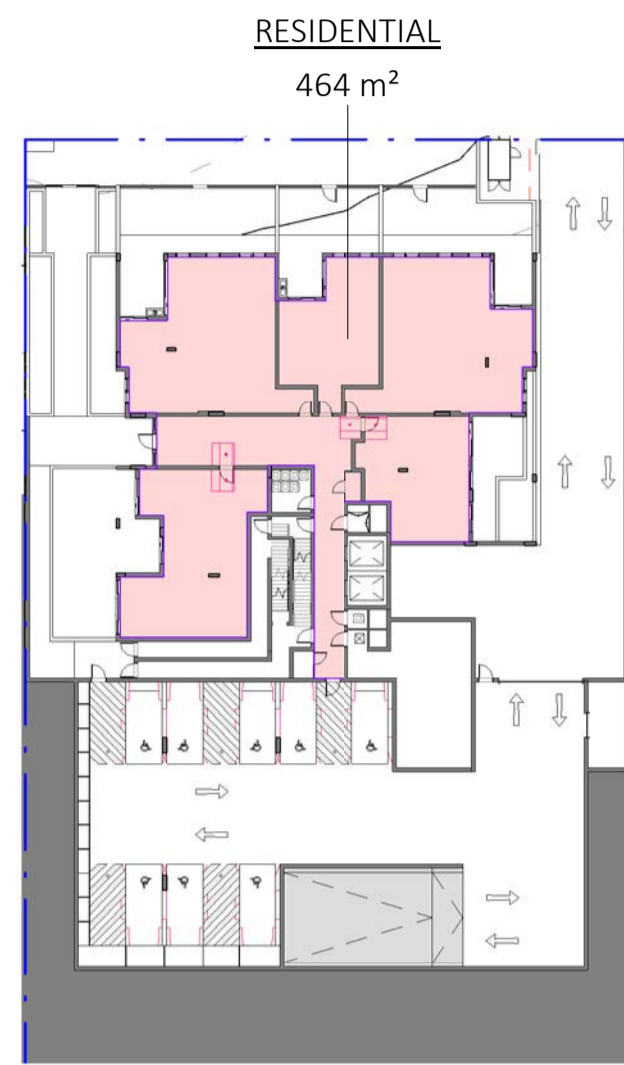


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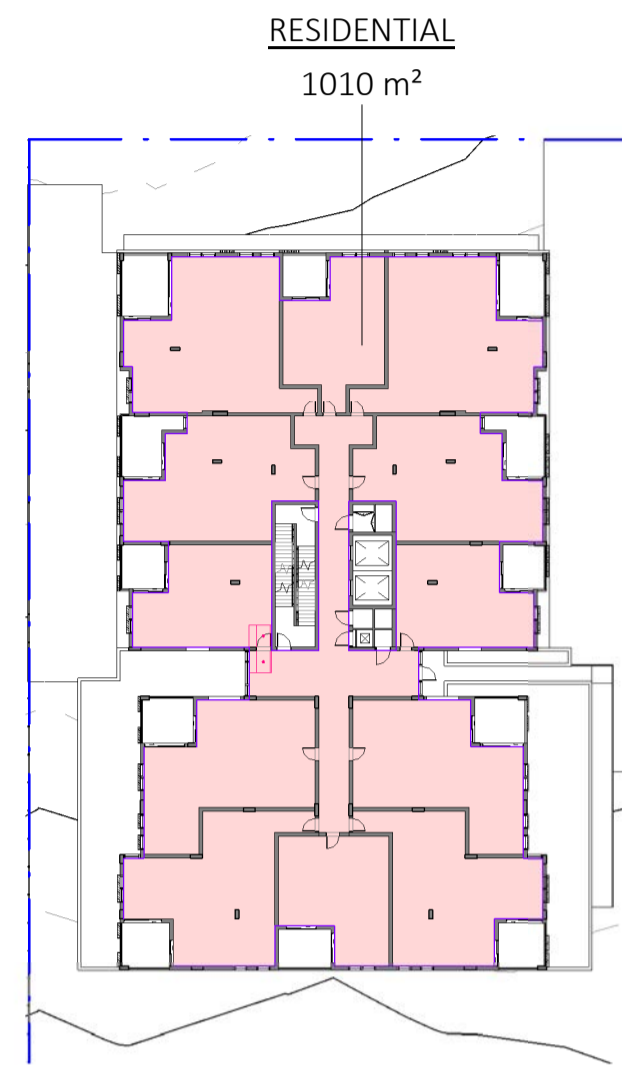
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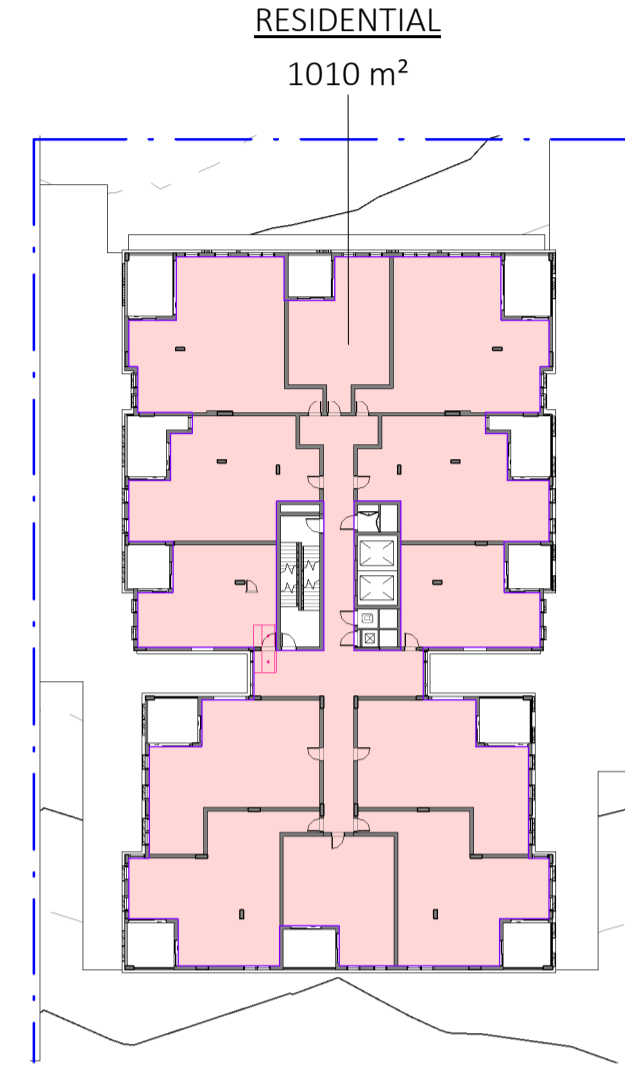
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B	ISSUE FOR REVIEW	30/08/2023	RM	ND
C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
F	DRAFT ISSUE FOR REVIEW	16/04/2024	HS	AV
G	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
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J	ISSUE FOR DA	08/07/2024	HS/ LF	AV



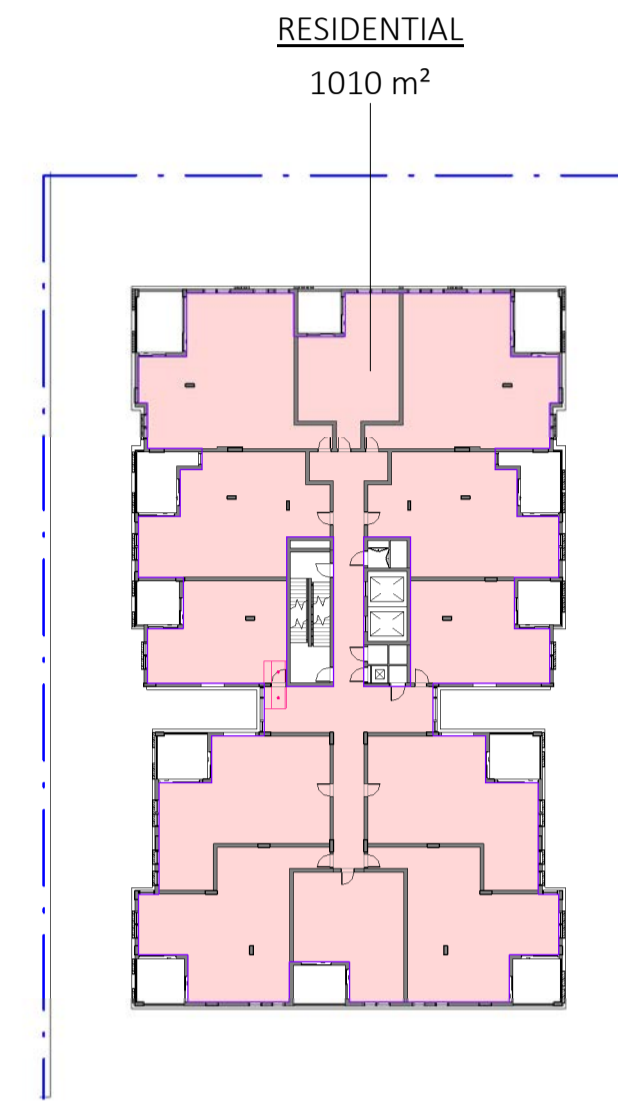
1 (S1) GROUND  
DA-0-113 1:500



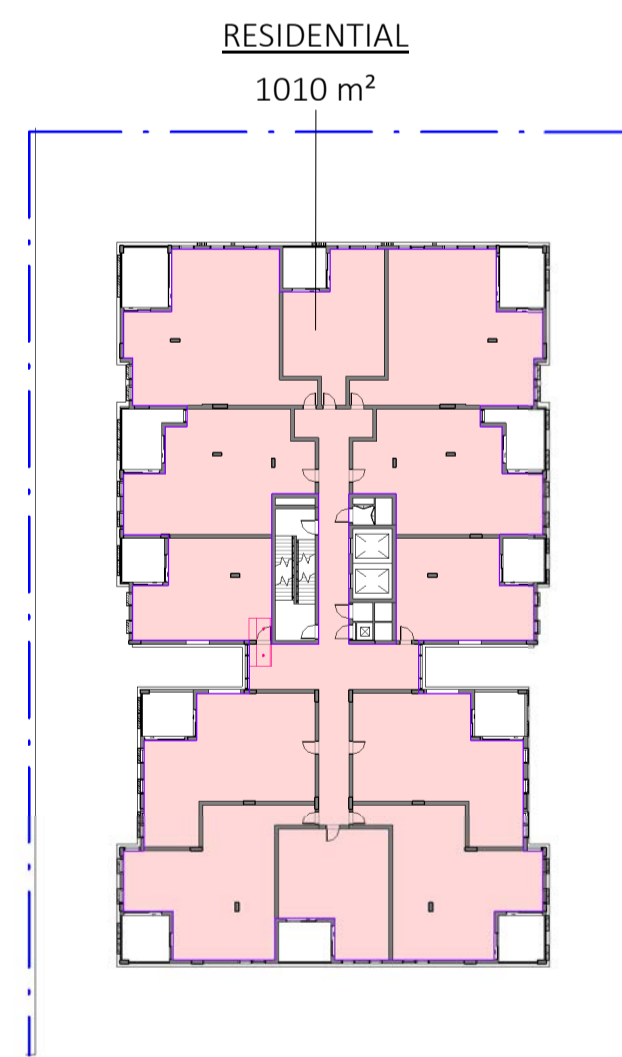
2 (S1) LEVEL 1  
DA-0-113 1:500



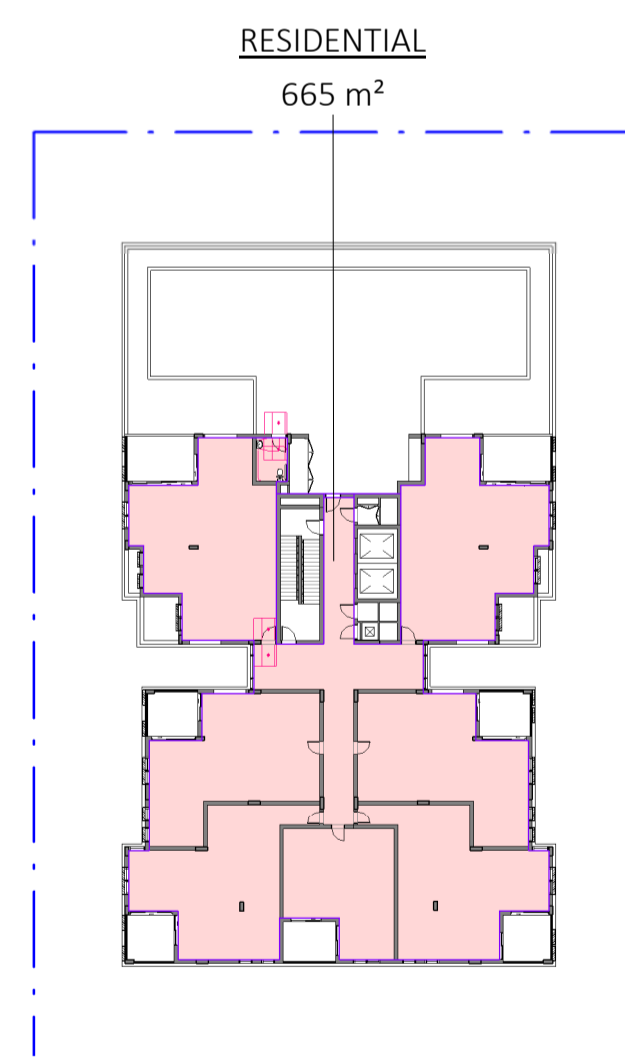
3 (S1) LEVEL 2  
DA-0-113 1:500



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
<b>(A) GROUND</b>		
1BD	2	51 m² ... 53 m²
2BD	1	82 m²
3BD	2	95 m² ... 95 m²

<b>(A) LEVEL 1</b>		
1BD	4	51 m² ... 54 m²
2BD	6	80 m² ... 80 m²
3BD	2	95 m² ... 95 m²

<b>(A) LEVEL 2</b>		
1BD	4	51 m² ... 54 m²
2BD	6	80 m² ... 80 m²
3BD	2	95 m² ... 95 m²

<b>(A) LEVEL 3</b>		
1BD	4	51 m² ... 54 m²
2BD	6	80 m² ... 80 m²
3BD	2	95 m² ... 95 m²

<b>(A) LEVEL 4</b>		
1BD	4	51 m² ... 54 m²
2BD	6	80 m² ... 80 m²
3BD	2	95 m² ... 95 m²

<b>(A) LEVEL 5</b>		
1BD	1	53 m²
2BD	4	80 m² ... 80 m²
3BD	2	96 m²

Grand total 60

(Area) GFA - STAGE 1	
Level	Area
<b>RESIDENTIAL</b>	
(A) GROUND	464 m²
(A) LEVEL 1	1010 m²
(A) LEVEL 2	1010 m²
(A) LEVEL 3	1010 m²
(A) LEVEL 4	1010 m²
(A) LEVEL 5	665 m²
<b>Total</b>	<b>5168 m²</b>

(STAGE 1) Apartment Mix	
Name	Count
1BD	19
2BD	29
3BD	12
<b>Grand total</b>	<b>60</b>

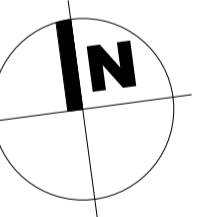
SITE AREA 2454m²  
LEP BASE FSR 2.0:1  
ALLOWED GFA 4908m²  
PROPOSED FSR 2.1:1  
PROPOSED GFA 5166m²  
NO. OF UNITS 60

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

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

DRAWING  
GFA DIAGRAMS - STAGE 1



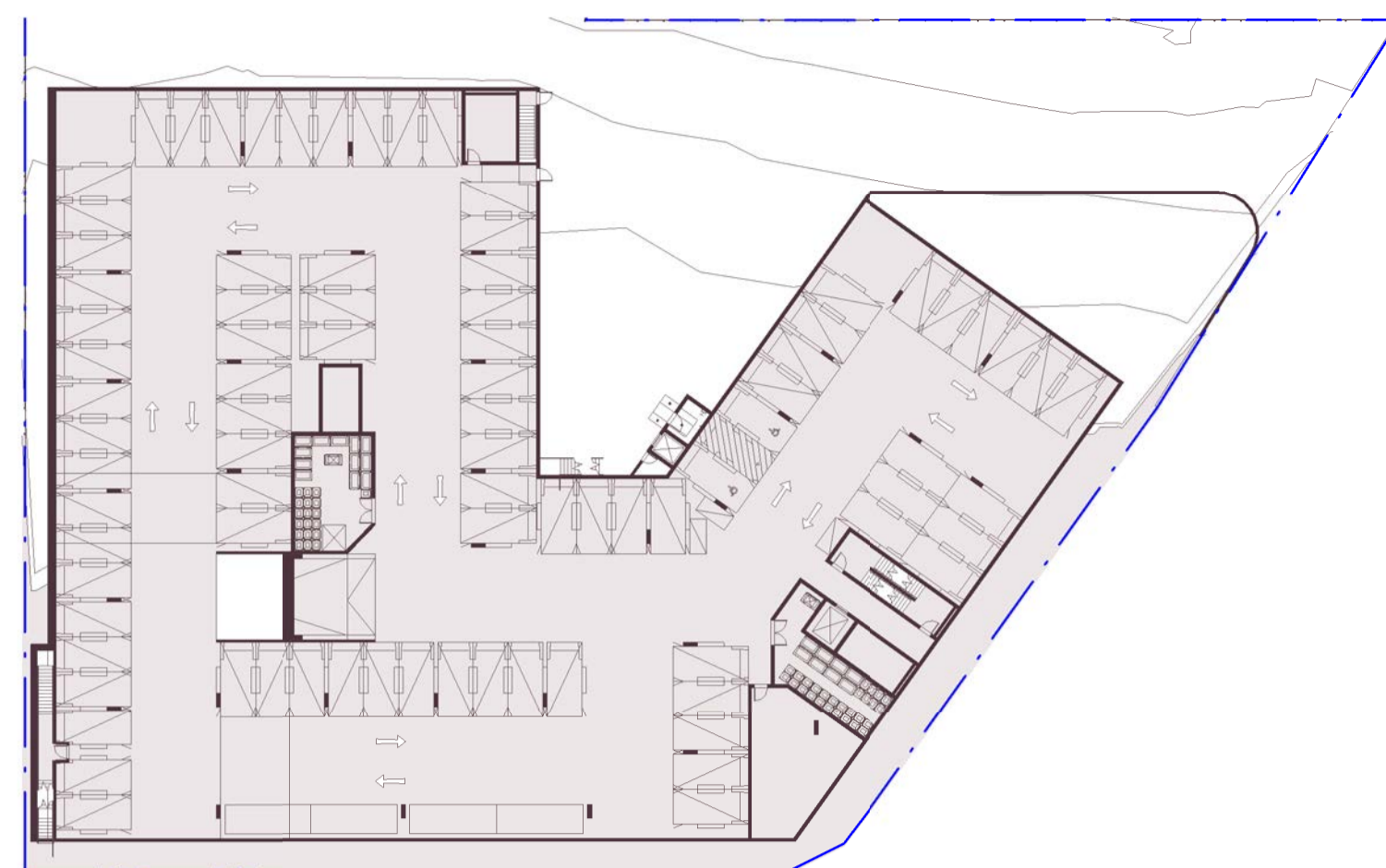
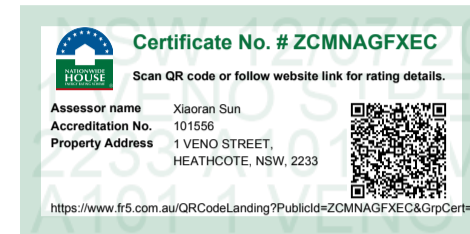
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PROJECT NO. 23-049  
DRAWING NO. DA-0-902  
SCALE @ A1 1 : 500  
REVISION [J]  
CURRENT ISSUE DATE 08/07/2024  
DRAWN RM  
AUTHORISED ND



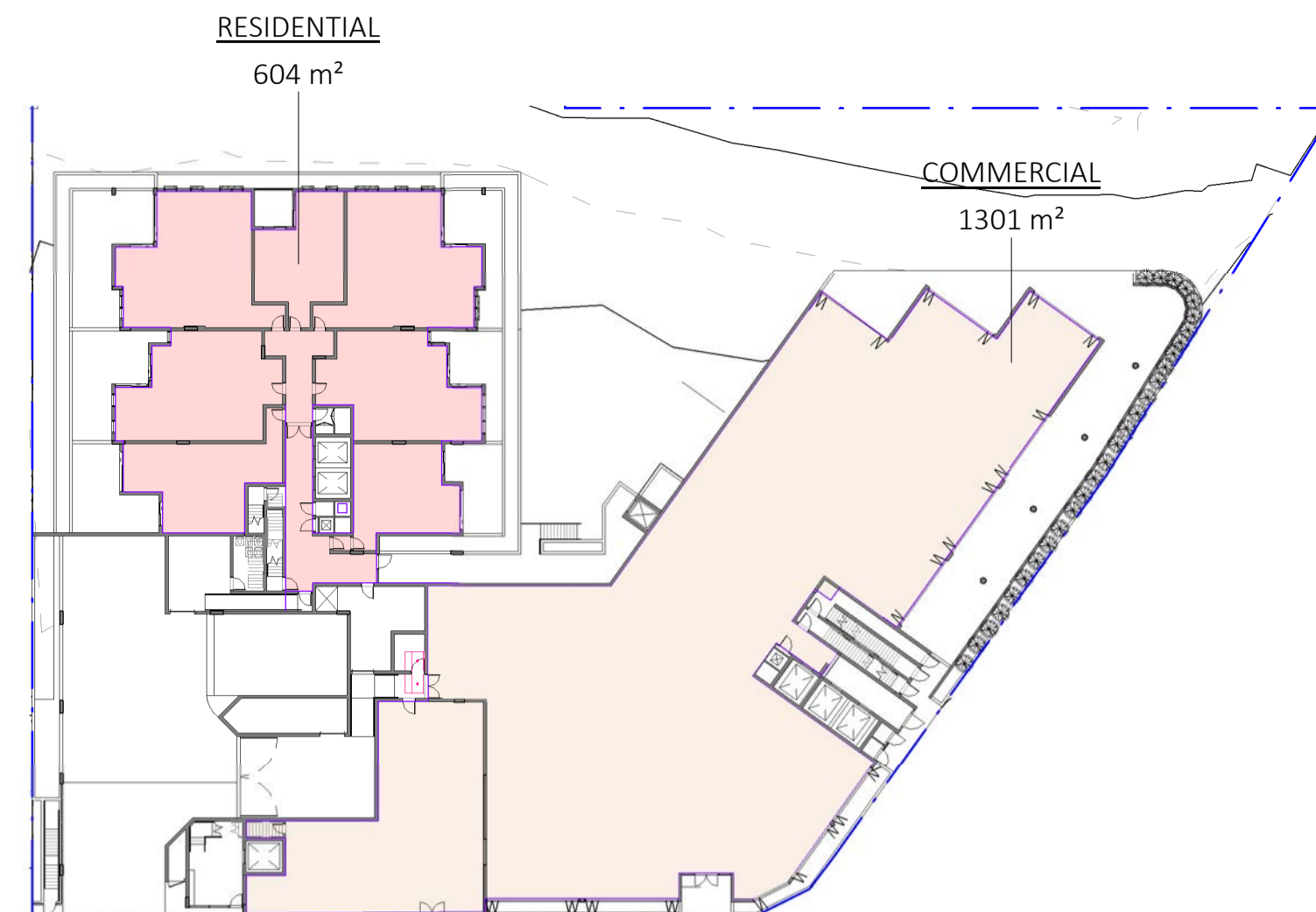
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NSW ARB #7774

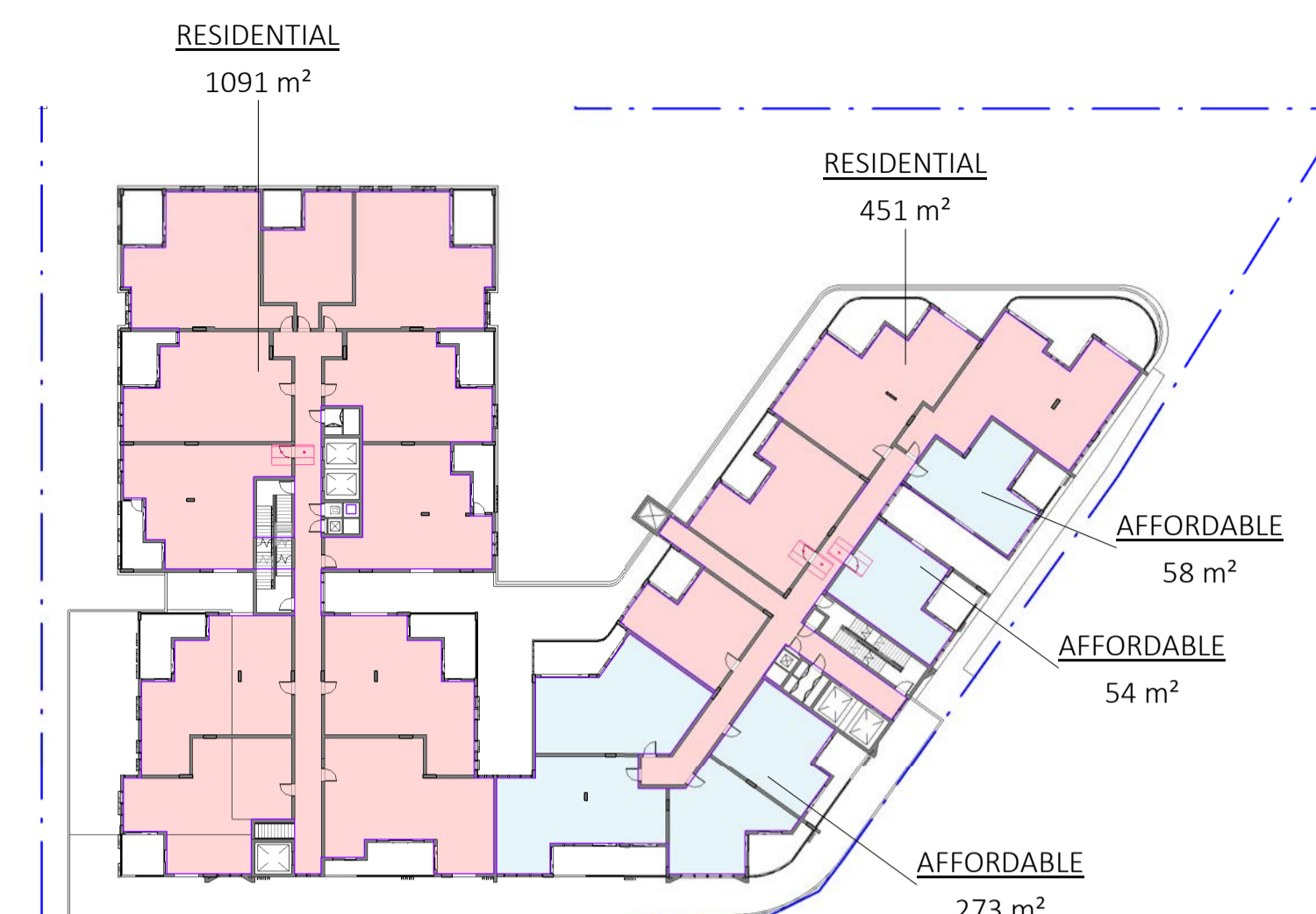
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B	ISSUE FOR REVIEW	30/08/2023	RM	ND
C	ISSUE FOR REVIEW	22/09/2023	HS	PO
D	ISSUE FOR REVIEW	27/09/2023	HS	PO
E	ISSUE FOR REVIEW	27/03/2024	HS	PO
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J	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
K	ISSUE FOR DA	08/07/2024	HS/ LF	AV



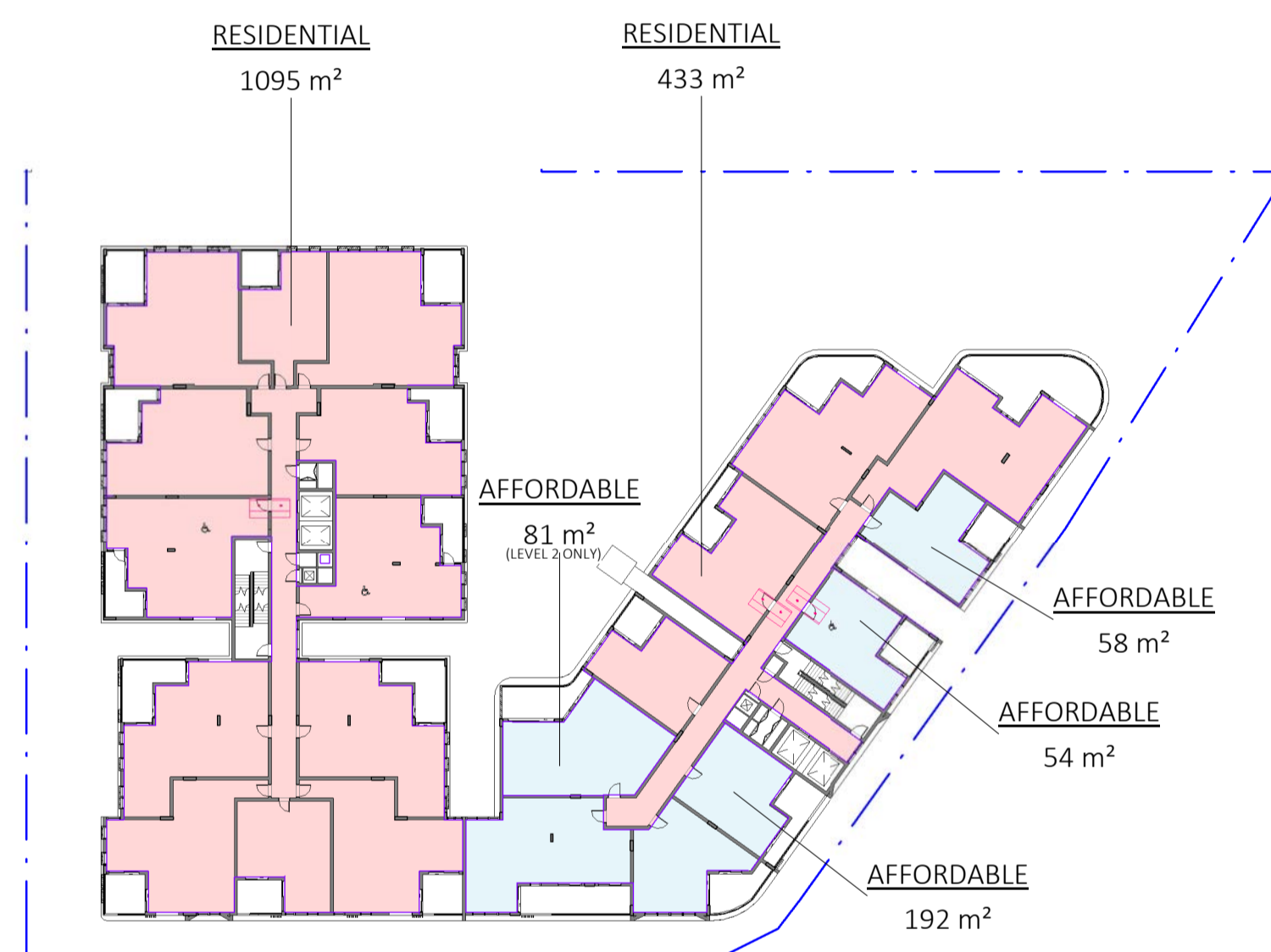
1 (S2) LOWER GROUND  
DA-0-113 1:500



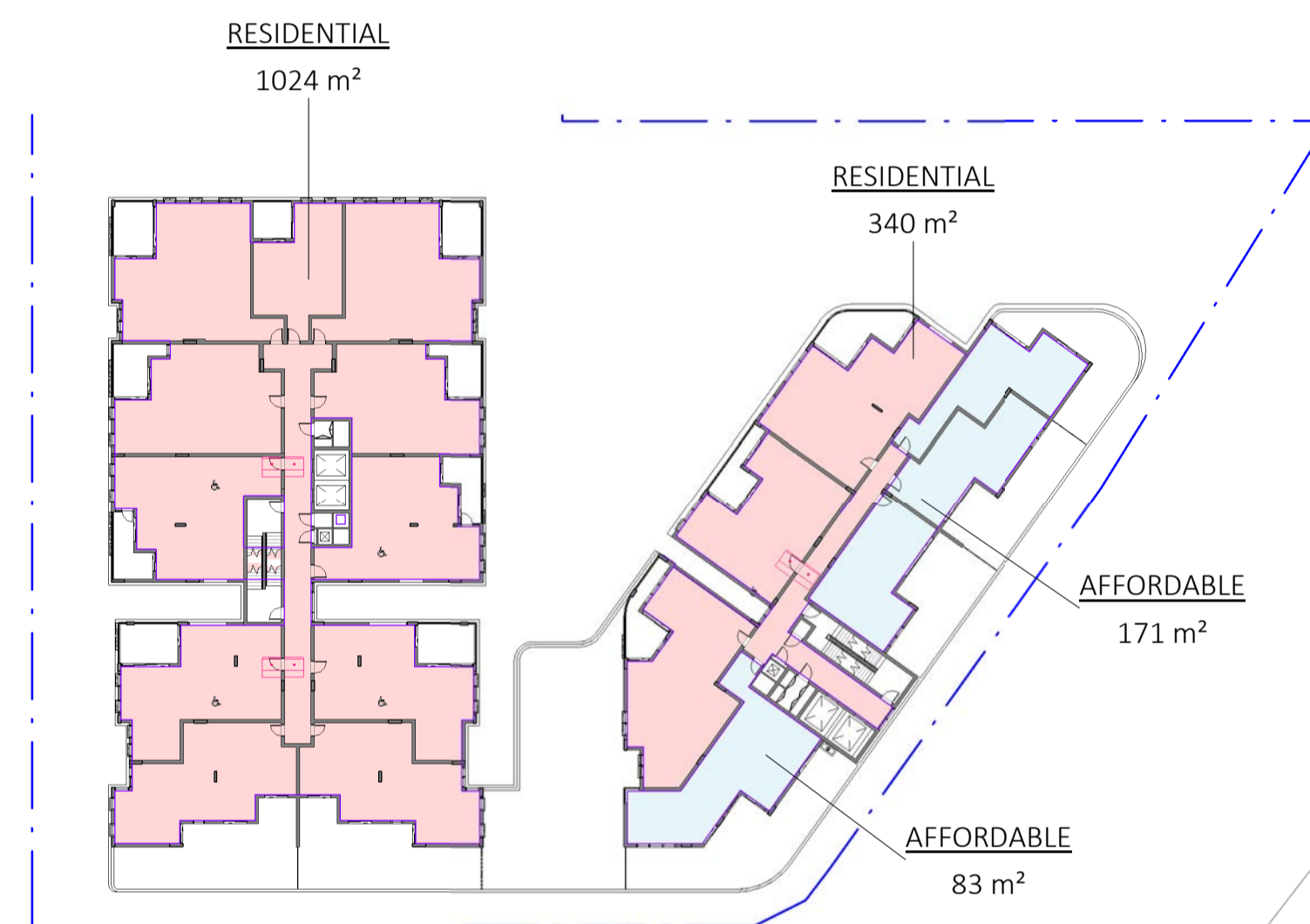
2 (S2) GROUND  
DA-0-113 1:500



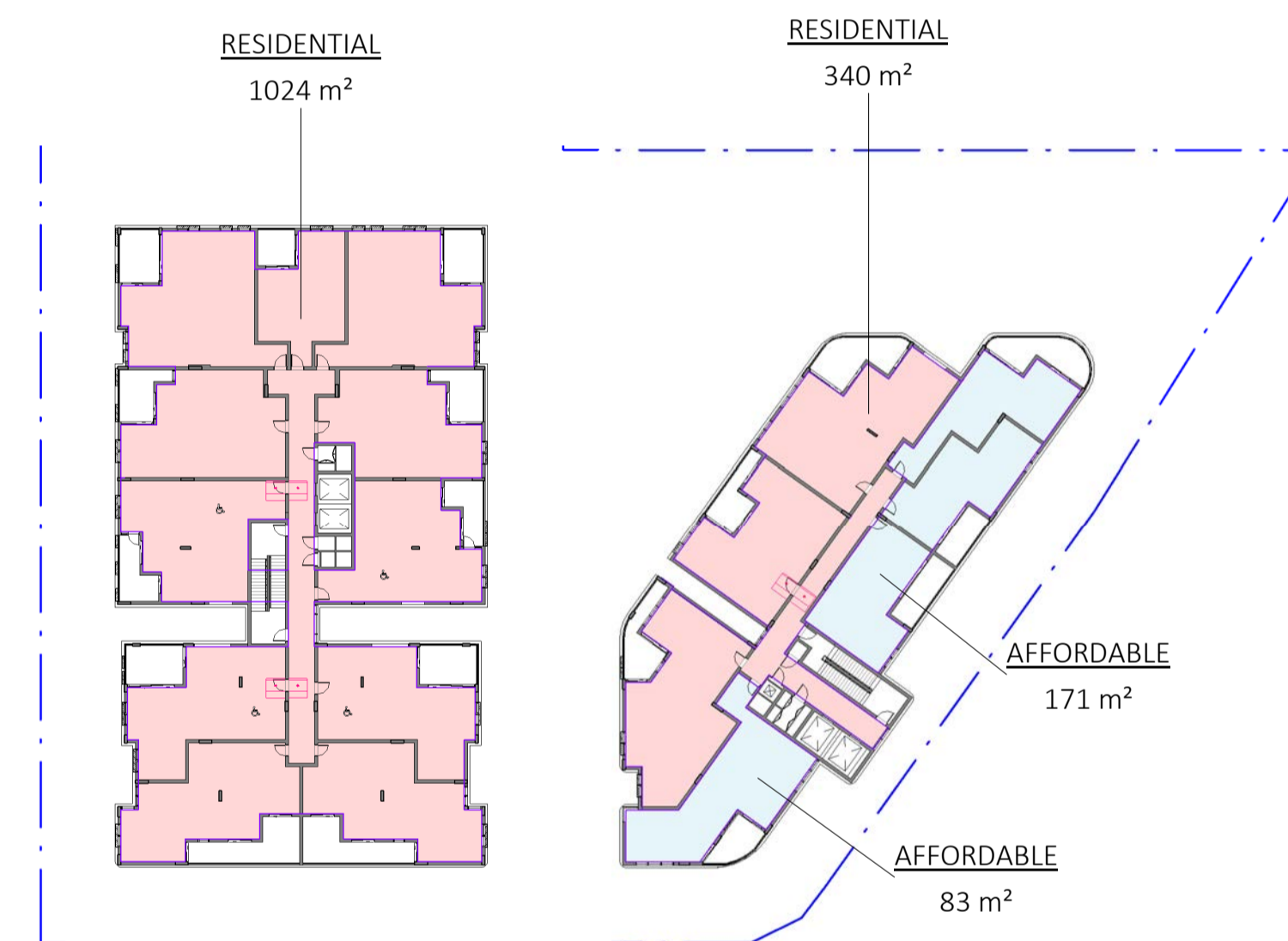
3 (S2) TYPICAL LEVEL 1  
DA-0-113 1:500



6 (S2) LEVEL 2-3  
DA-0-113 1:500



5 (S2) LEVEL 4  
DA-0-113 1:500



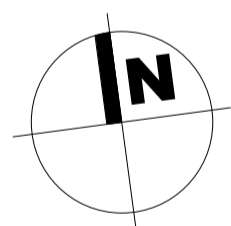
7 (S2) LEVEL 5  
DA-0-113 1:500

**SITE 1 AREA** 4791m<sup>2</sup>  
**LEP BASE FSR** 2.0:1  
**ALLOWED GFA** 9582m<sup>2</sup>  
**PROPOSED FSR** 2.23:1  
**PROPOSED GFA** 10679m<sup>2</sup>

(STAGE 2) Apartment Mix	
Name	Count
1BD	31
2BD	48
3BD	29
<b>Grand total</b>	<b>108</b>

**PROJECT**  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**  
 1 VENO STREET, HEATHCOTE, NSW  
**CLIENT**  
 DK Heathcote Pty Ltd

**DRAWING**  
**GFA DIAGRAMS - STAGE 2**



**DA**

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

(Area) GFA - STAGE 2	
Level	Area

AFFORDABLE	
(B&C) LEVEL 1	273 m <sup>2</sup>
(B&C) LEVEL 1	54 m <sup>2</sup>
(B&C) LEVEL 1	58 m <sup>2</sup>
(B&C) LEVEL 2	192 m <sup>2</sup>
(B&C) LEVEL 2	54 m <sup>2</sup>
(B&C) LEVEL 2	58 m <sup>2</sup>
(B&C) LEVEL 2	81 m <sup>2</sup>
(B&C) LEVEL 3	55 m <sup>2</sup>
(B&C) LEVEL 3	192 m <sup>2</sup>
(B&C) LEVEL 3	52 m <sup>2</sup>
(B&C) LEVEL 4	171 m <sup>2</sup>
(B&C) LEVEL 4	83 m <sup>2</sup>
(B&C) LEVEL 5	171 m <sup>2</sup>
(B&C) LEVEL 5	83 m <sup>2</sup>
<b>Total</b>	<b>1575 m<sup>2</sup></b>

(Area) GFA - STAGE 2	
Level	Area

COMMERCIAL	
Not Placed	Not Placed
(B&C) GROUND	1301 m <sup>2</sup>
<b>Total</b>	<b>8012 m<sup>2</sup></b>

RESIDENTIAL	
(B&C) GROUND	604 m <sup>2</sup>
(B&C) LEVEL 1	1091 m <sup>2</sup>
(B&C) LEVEL 1	451 m <sup>2</sup>
(B&C) LEVEL 2	1095 m <sup>2</sup>
(B&C) LEVEL 2	433 m <sup>2</sup>
(B&C) LEVEL 3	1095 m <sup>2</sup>
(B&C) LEVEL 3	514 m <sup>2</sup>
(B&C) LEVEL 4	1024 m <sup>2</sup>
(B&C) LEVEL 4	340 m <sup>2</sup>
(B&C) LEVEL 5	1024 m <sup>2</sup>
(B&C) LEVEL 5	340 m <sup>2</sup>
<b>Total</b>	<b>10888 m<sup>2</sup></b>

(STAGE 2) Residential By Bedrooms		
Name	Count	Area

(B&C) GROUND		
1BD	3	51 m <sup>2</sup> ... 63 m <sup>2</sup>
2BD	2	80 m <sup>2</sup> ... 84 m <sup>2</sup>
3BD	2	95 m <sup>2</sup>
<b>(B&amp;C) LEVEL 1</b>		
1BD	6	51 m <sup>2</sup> ... 52 m <sup>2</sup>
2BD	8	80 m <sup>2</sup> ... 91 m <sup>2</sup>
3BD	7	95 m <sup>2</sup> ... 102 m <sup>2</sup>
<b>(B&amp;C) LEVEL 2</b>		
1BD	7	51 m <sup>2</sup> ... 53 m <sup>2</sup>
2BD	9	80 m <sup>2</sup> ... 88 m <sup>2</sup>
3BD	6	95 m <sup>2</sup> ... 102 m <sup>2</sup>
<b>(B&amp;C) LEVEL 3</b>		
1BD	7	51 m <sup>2</sup> ... 53 m <sup>2</sup>
2BD	9	80 m <sup>2</sup> ... 88 m <sup>2</sup>

(STAGE 2) Residential By Bedrooms		
Name	Count	Area

3BD		
6	95 m <sup>2</sup> ... 102 m <sup>2</sup>	
<b>(B&amp;C) LEVEL 4</b>		
1BD	4	51 m <sup>2</sup> ... 56 m <sup>2</sup>
2BD	10	80 m <sup>2</sup> ... 88 m <sup>2</sup>
3BD	4	95 m <sup>2</sup> ... 96 m <sup>2</sup>
<b>(B&amp;C) LEVEL 5</b>		
1BD	4	51 m <sup>2</sup> ... 56 m <sup>2</sup>
2BD	10	80 m <sup>2</sup> ... 88 m <sup>2</sup>
3BD	4	95 m <sup>2</sup> ... 96 m <sup>2</sup>
<b>Grand total</b>	<b>108</b>	

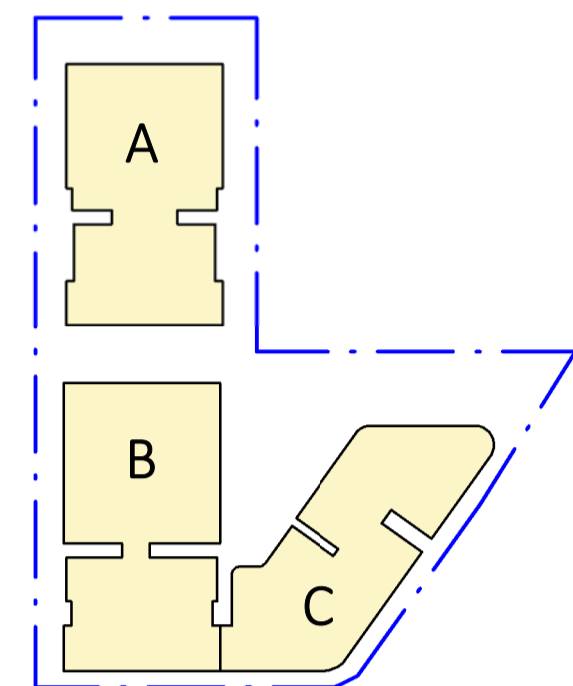
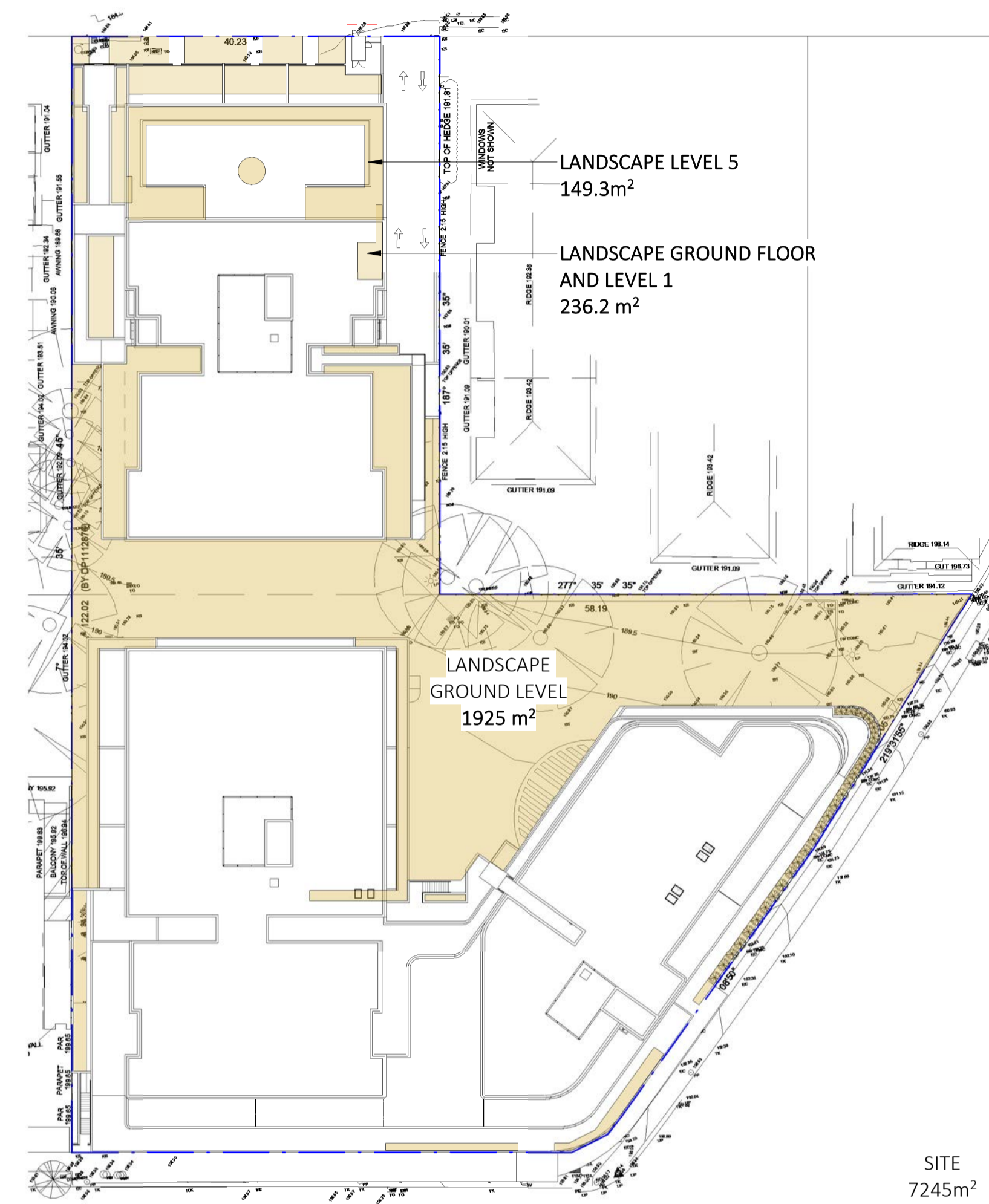
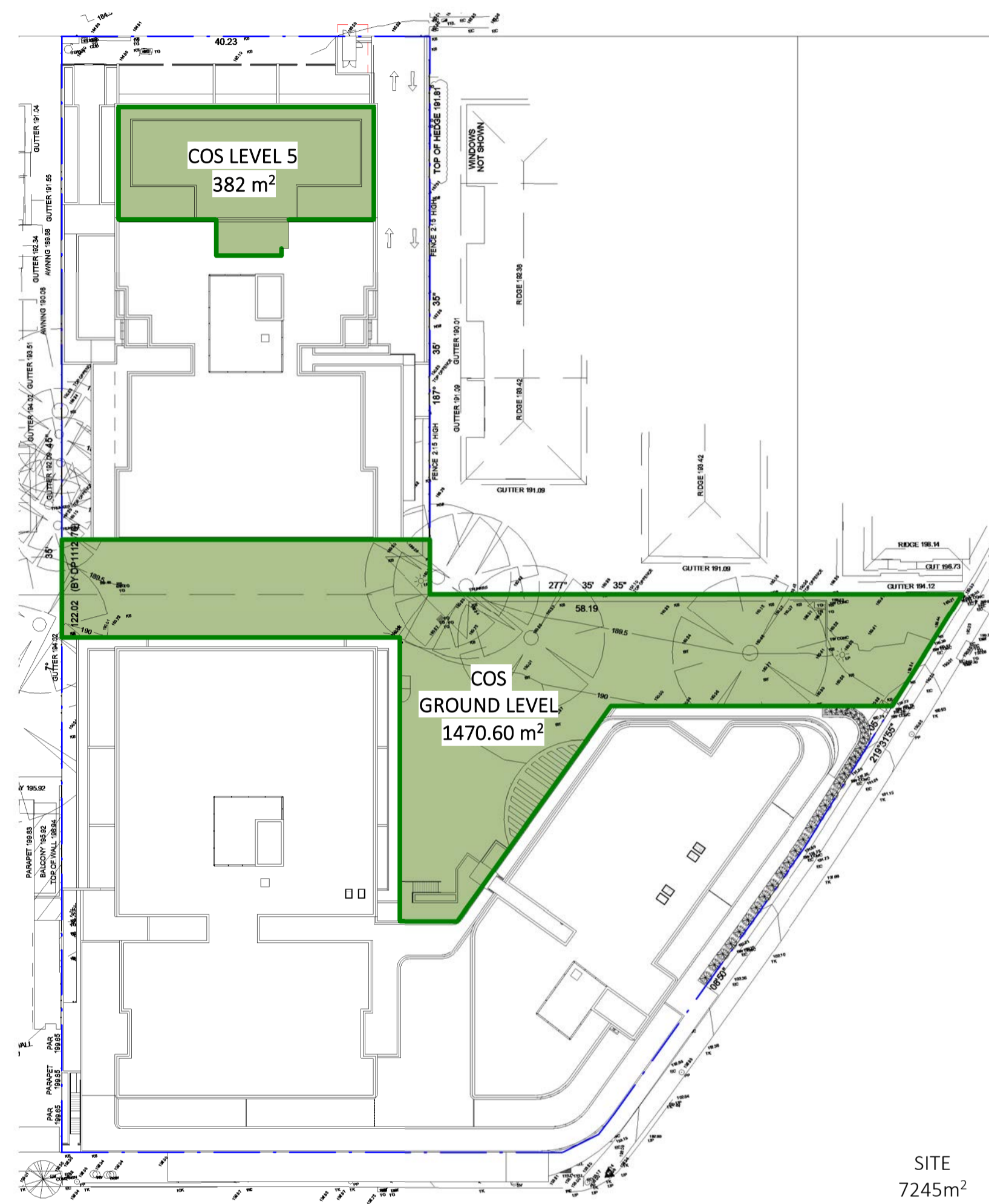
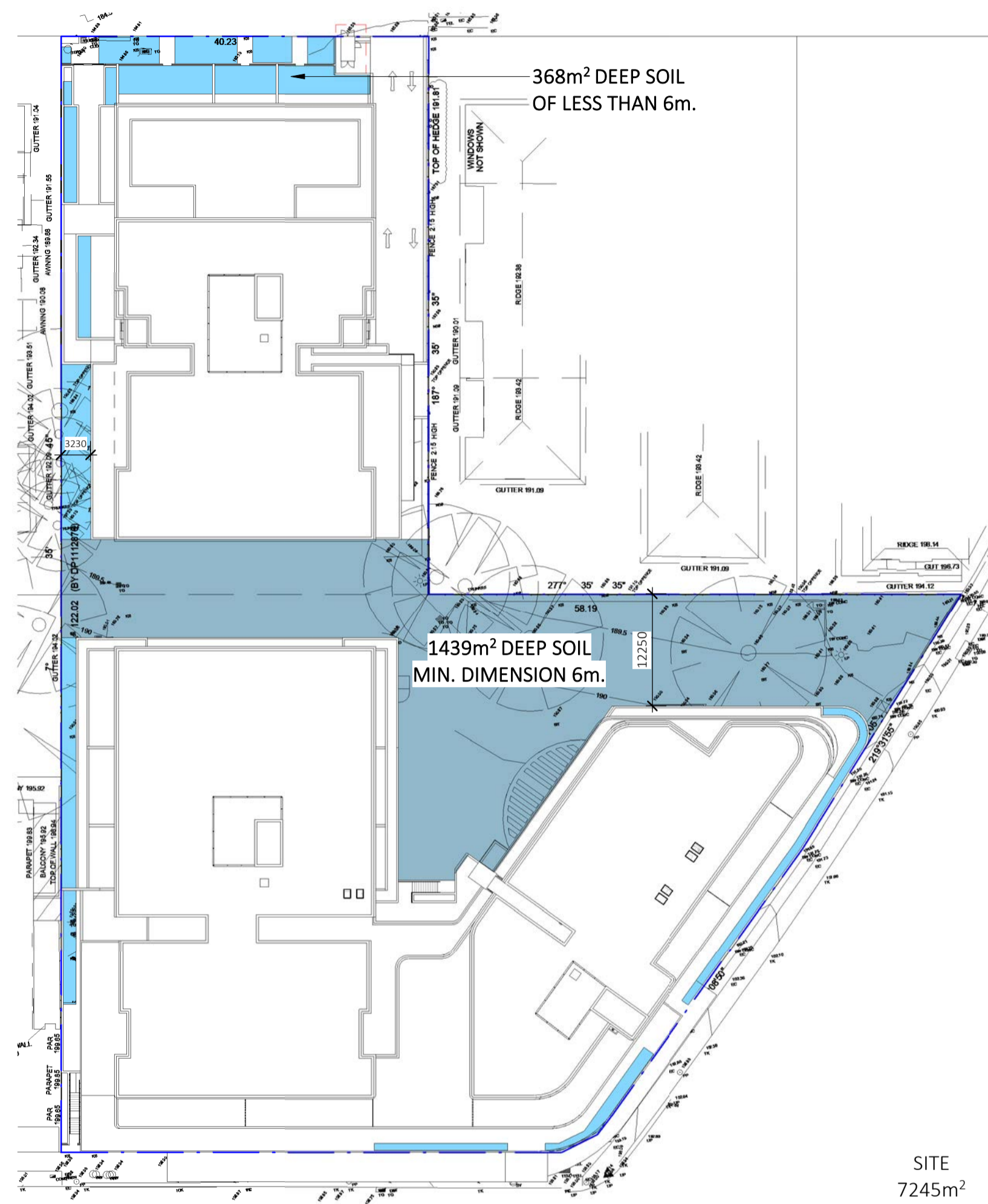


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REV	DESCRIPTION	DATE	ISS	CHK
A	ISSUE FOR REVIEW	27/03/2024	HS	PO
B	DRAFT ISSUE FOR REVIEW	18/04/2024	HS	AV
C	ISSUE FOR LANDSCAPE	24/05/2024	HS	AV
D	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
E	ISSUE FOR DA	08/07/2024	HS/ LF	AV



1 SITE PLAN - DEEP SOIL  
1:500

2 SITE PLAN - COS  
1:500

3 SITE PLAN - LANDSCAPE  
1:500

AREA CALCULATION

DEEP SOIL

SITE AREA - 7245m<sup>2</sup>  
 REQUIRED DEEP SOIL (min. 6m) = 507.15m<sup>2</sup>(7%)  
 PROPOSED DEEP SOIL - 1439m<sup>2</sup>(19.86%)

ADDITIONAL 368m<sup>2</sup> (dimension less than 6m)

AREA CALCULATION

COS

SITE AREA - 7245m<sup>2</sup>  
 REQUIRED COS - 1811.25m<sup>2</sup>(25%)  
 PROPOSED COS - 1852.6 m<sup>2</sup>(25.5%)

AREA CALCULATION

LANDSCAPE

SITE AREA - 7245 m<sup>2</sup>  
 REQUIRED LANDSCAPE - 2173.5m<sup>2</sup>(30%)  
 PROPOSED LANDSCAPE - 2310.5 m<sup>2</sup>(31.8%)

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
SCALE @ A1	DRAWN	AUTHORISED	
As indicated	HS	ND	



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REV	DESCRIPTION	DATE	ISS	CHK
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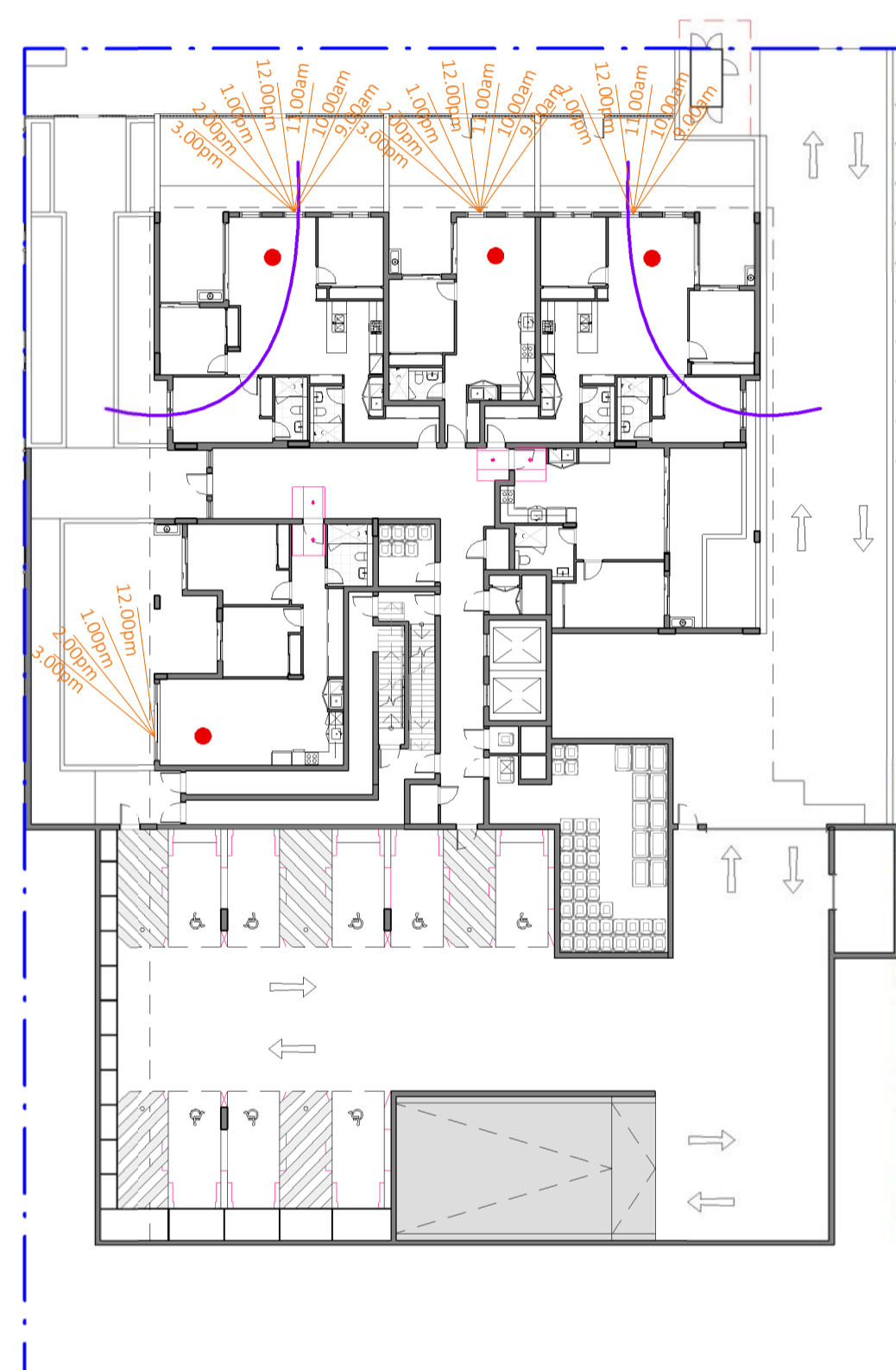


- LEGEND**
- 3+ HOURS
  - 2.5+ HOURS
  - 2+ HOURS
  - 1.5+ HOURS
  - ~ CROSS VENTILATION
  - WINTER SOLSTICE

**BUILDING A SOLAR & CV COMPLIANCE**

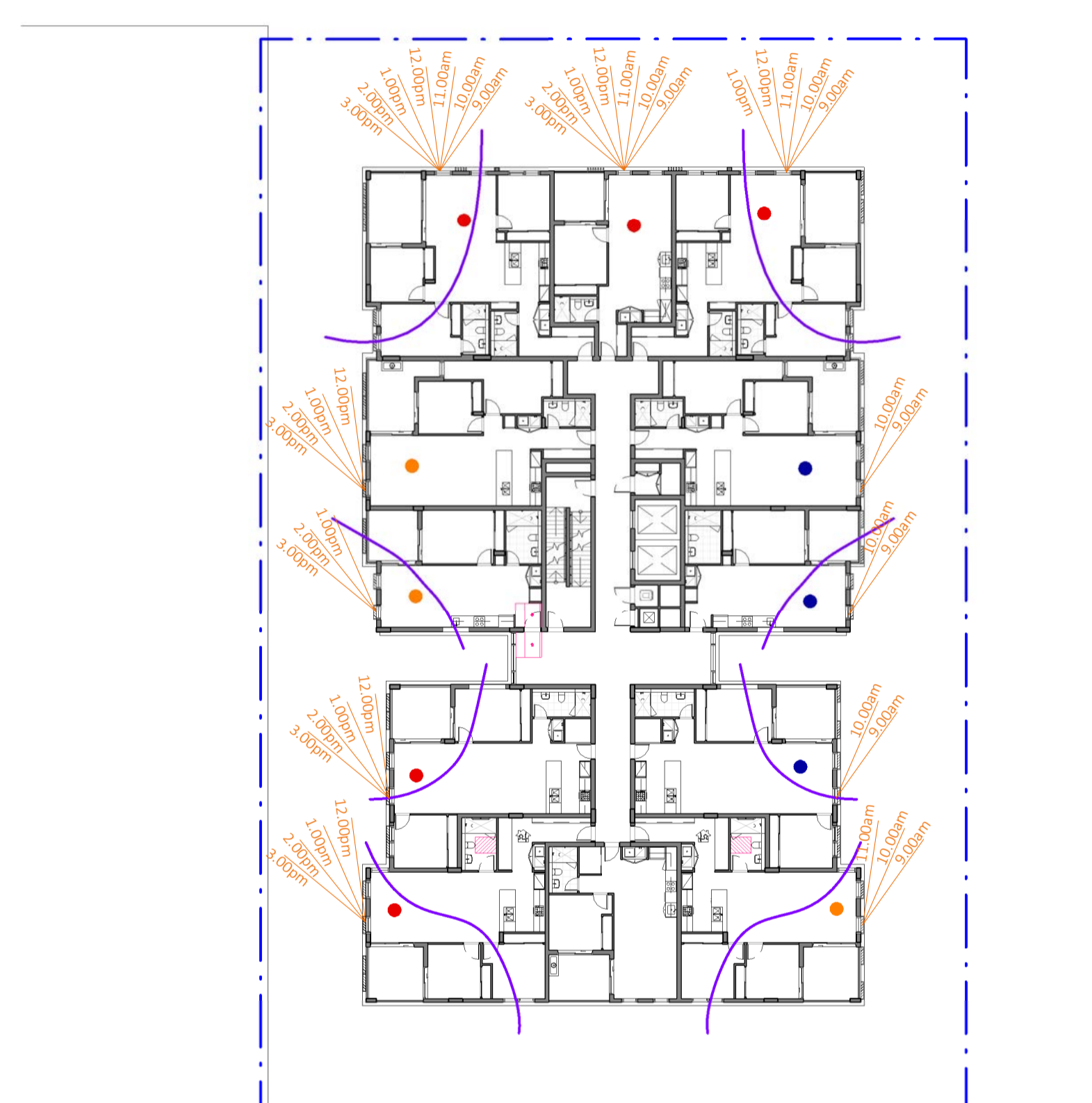
(2+ hours SOLAR) - 70% - 42 UNITS

CROSS VENTILATION - 67% - 40 UNITS



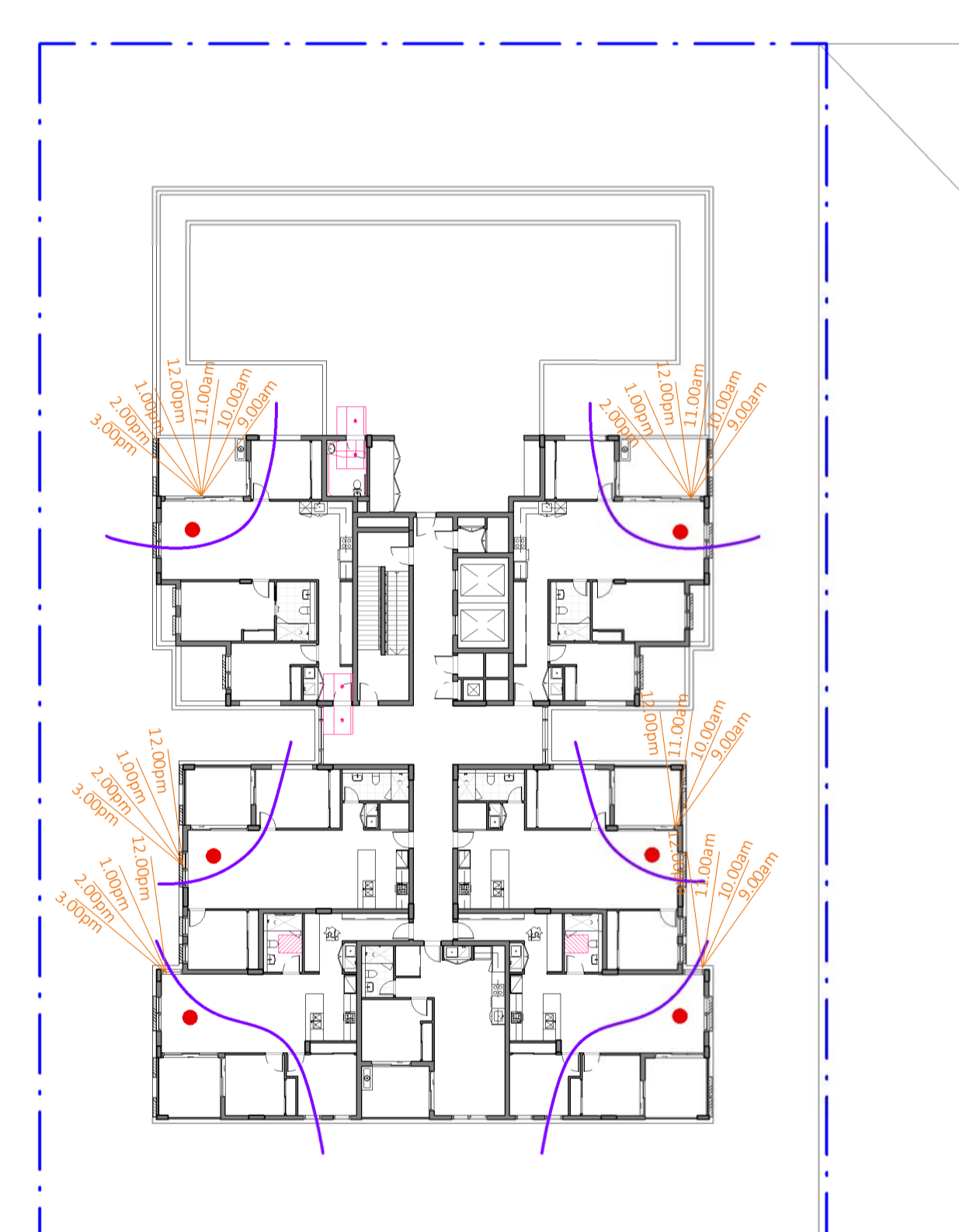
**2** SOLAR & CV - A\_ GROUND  
DA-0-113/ 1:300

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

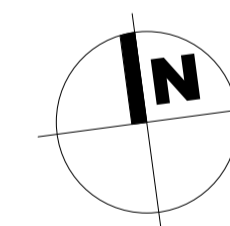
2+ Hours SOLAR - 6 UNITS  
CROSS VENTILATION - 6 UNITS

**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

DRAWING  
SOLAR & CV - SHEET 1



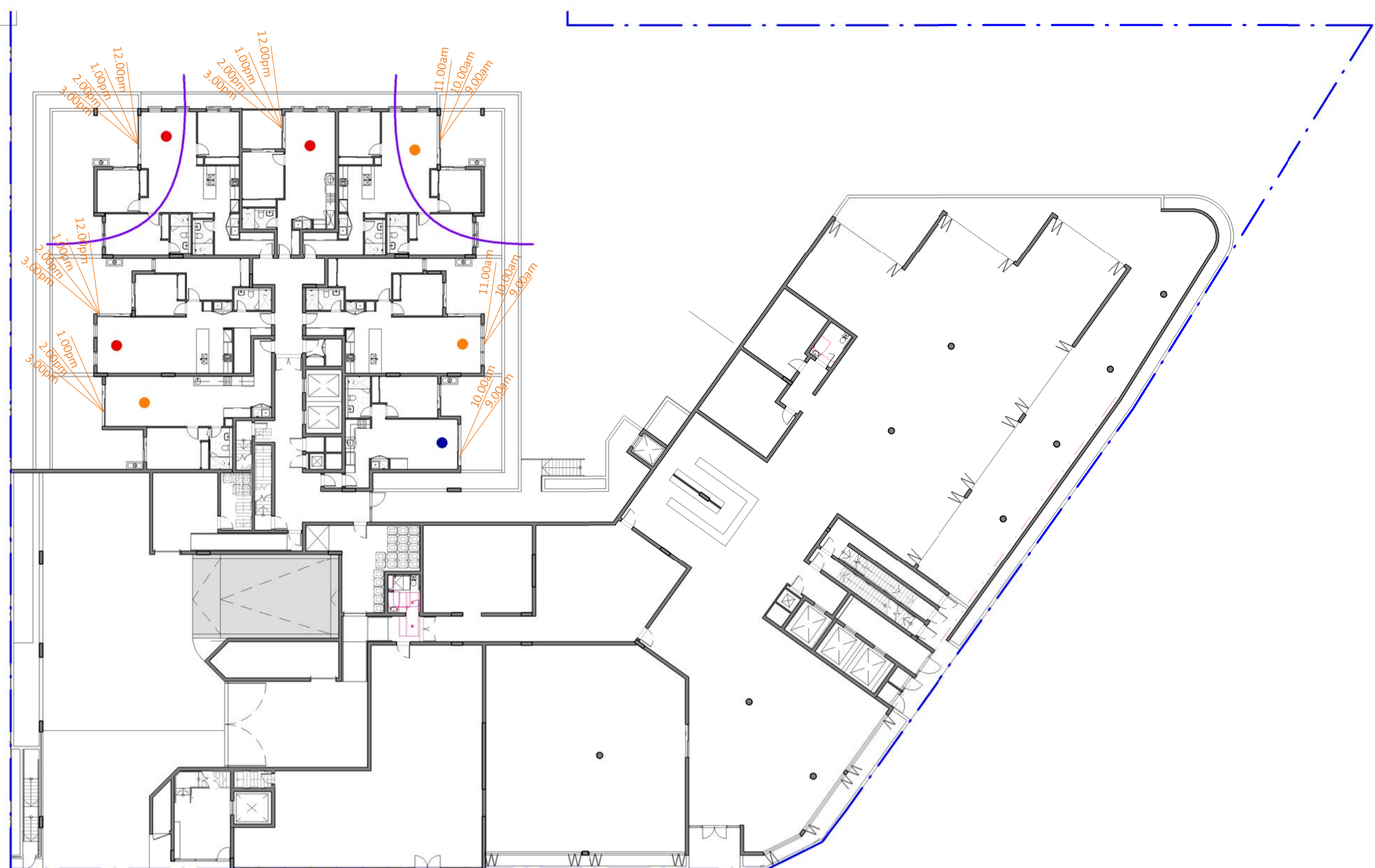
DA

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23-049	DA-0-911	[D]	08/07/2024
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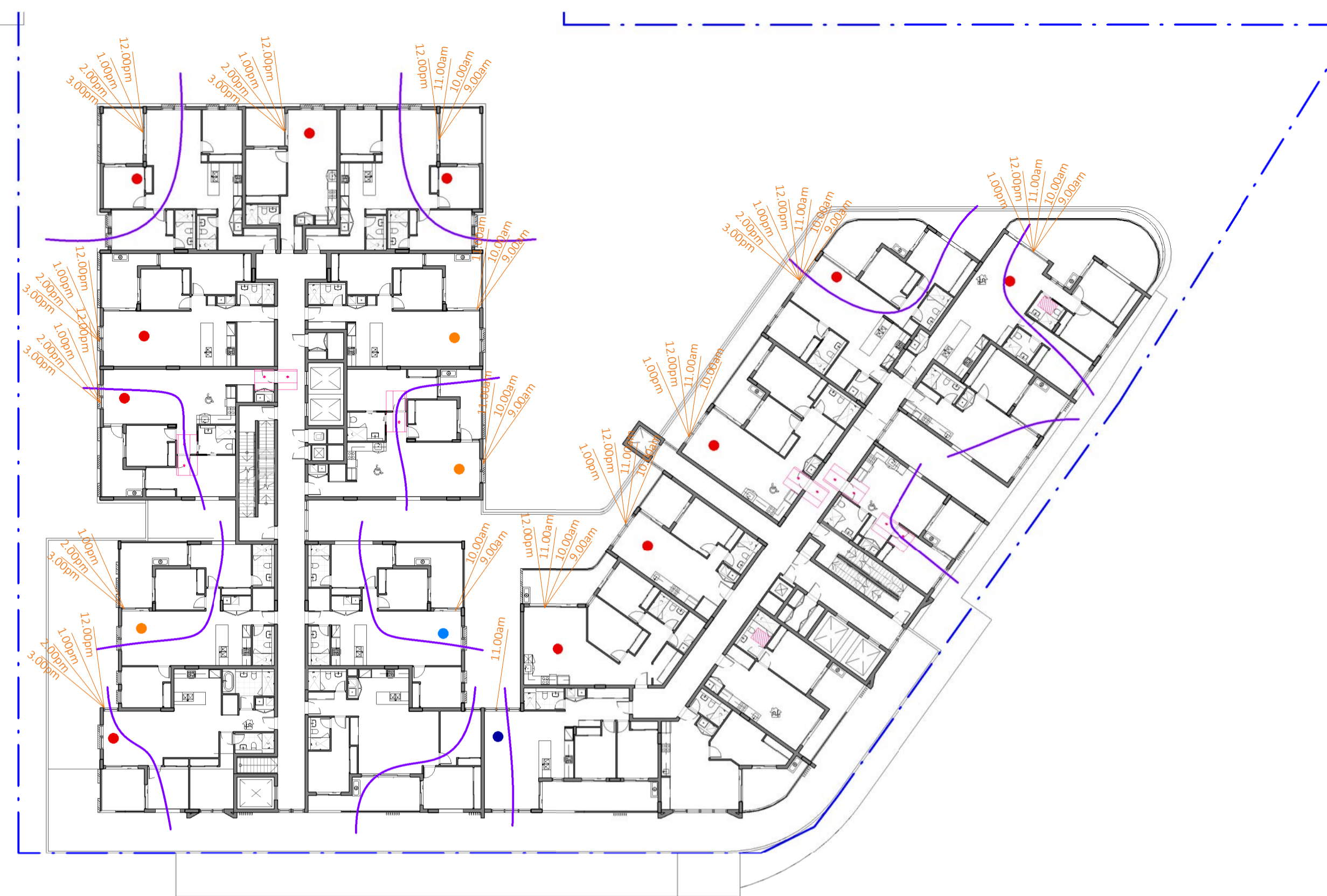
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Nominated Architects:  
Robert Nigel Dickson  
NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774



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

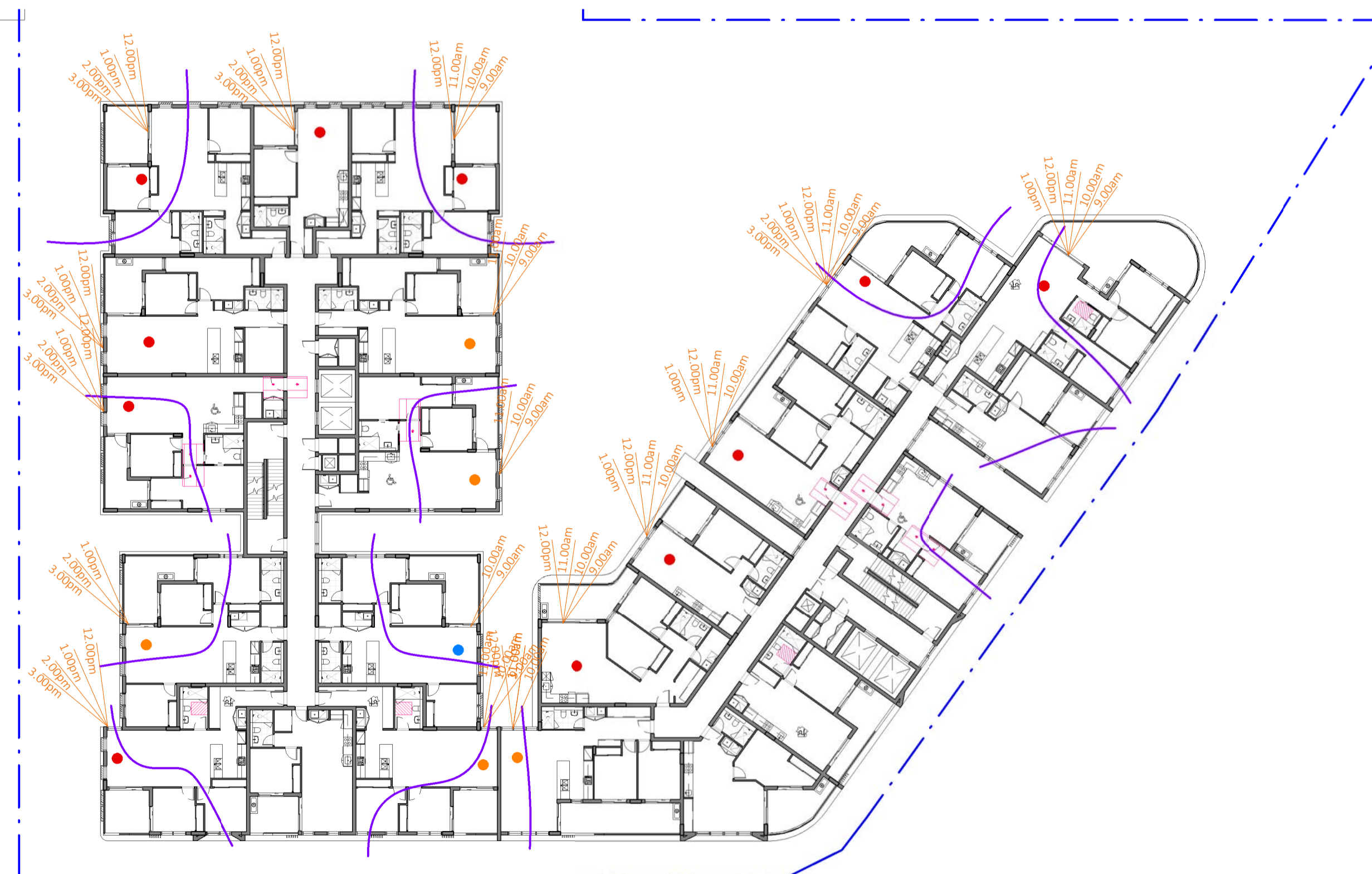


**BUILDING C**  
2+ Hours SOLAR - 5 UNIT  
CROSS VENTILATION - 5 UNITS



5 SOLAR & CV - B&C\_LEVEL 2  
DA-0-113 1:300

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



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
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



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

**BUILDING B&C SOLAR & CV COMPLIANCE**

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

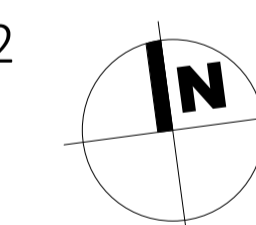
CROSS VENTILATION - 65 UNITS (60%)

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

1 VENO STREET, HEATHCOTE, NSW

**CUSTOMER**  
DK Heathcote Pty Ltd

**DRAWING**  
SOLAR & CV - SHEET 2



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Robert Nigel Dickson  
NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774

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

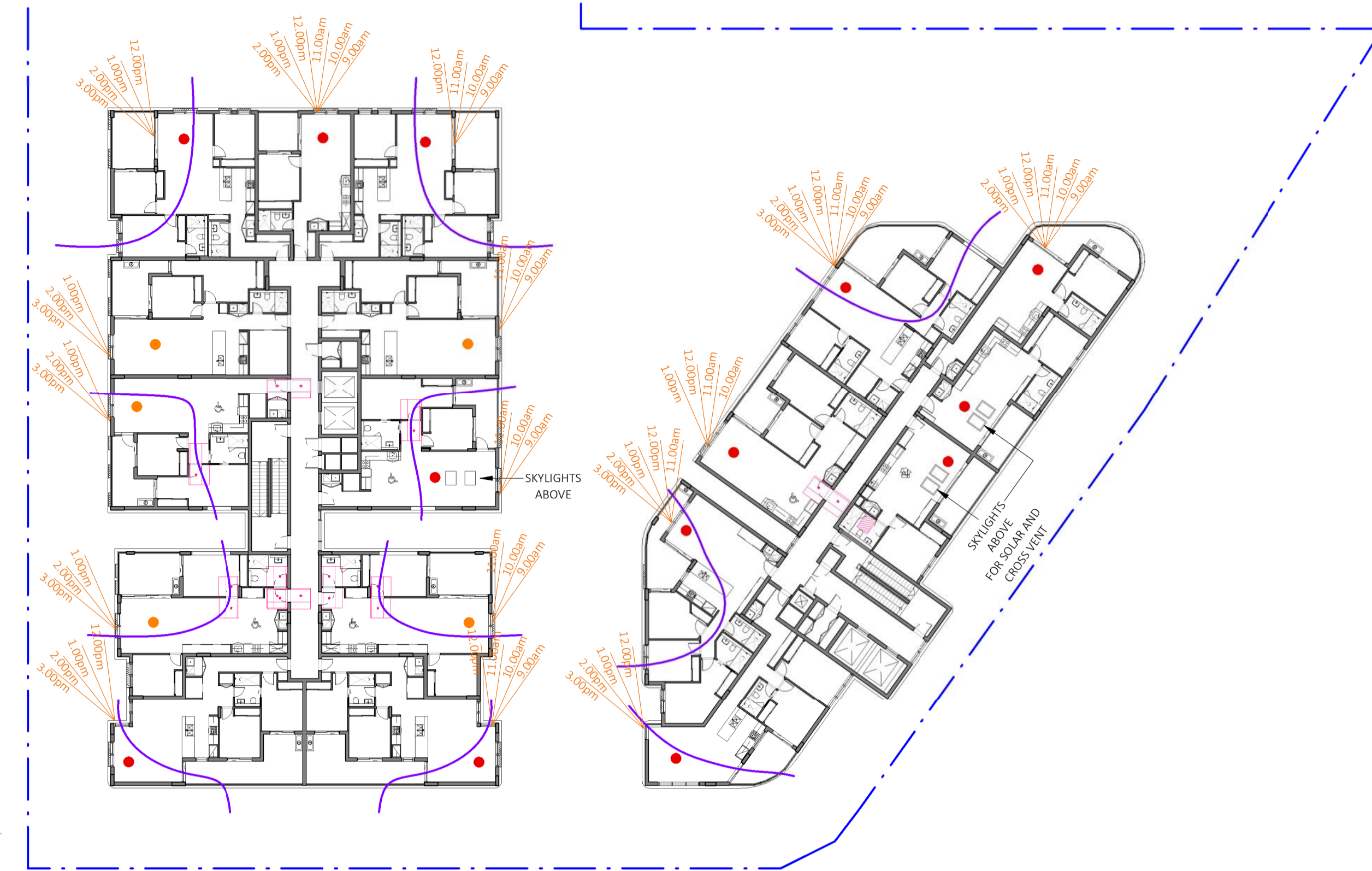
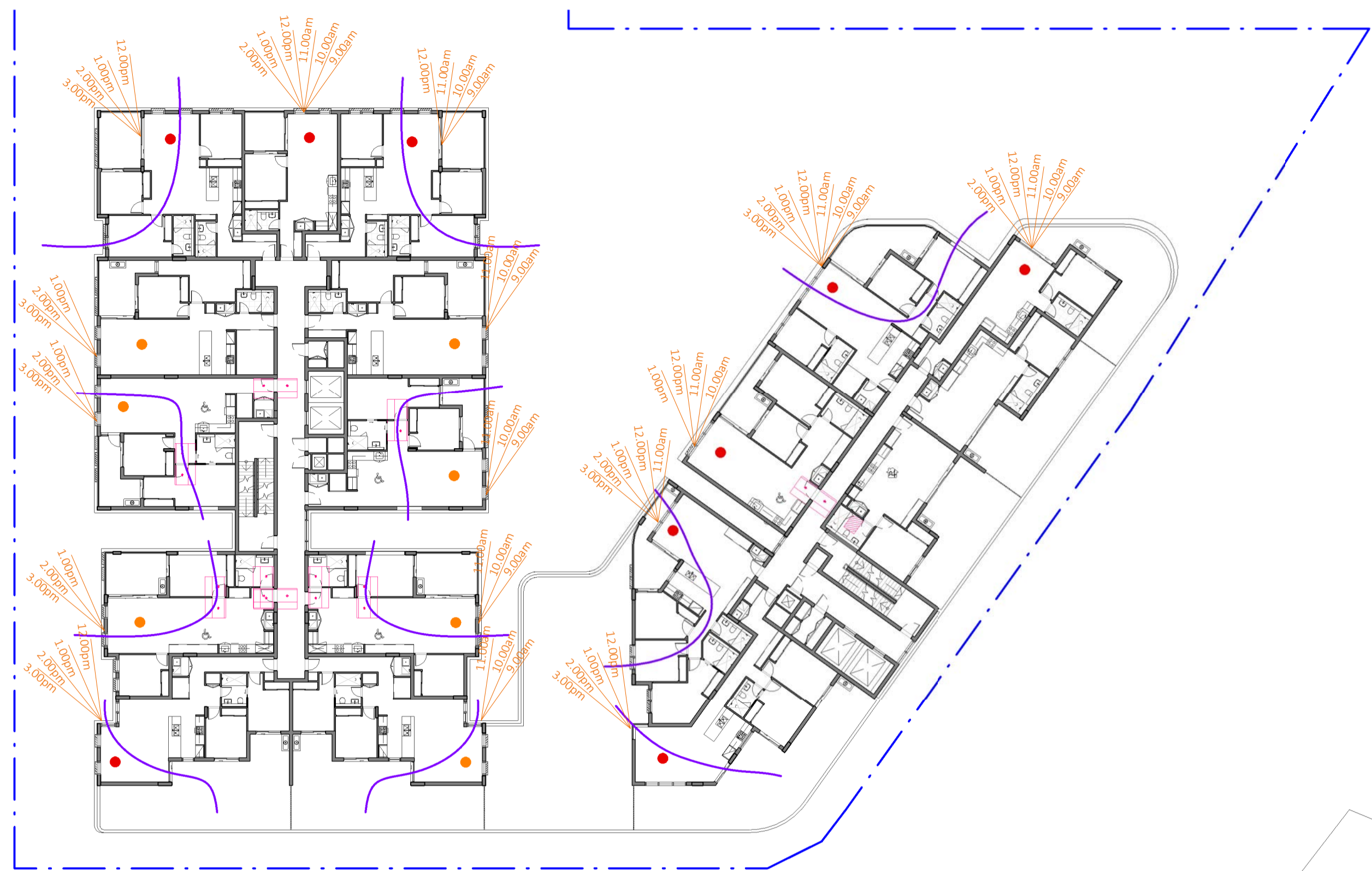


- LEGEND**
- 3+ HOURS
  - 2.5+ HOURS
  - 2+ HOURS
  - 1.5+ HOURS
  - 1.5+ HOURS
  - ~ CROSS VENTILATION
  - / WINTER SOLSTICE

**BUILDING A,B&C SOLAR & CV COMPLIANCE**

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

CROSS VENTILATION - 105 UNITS (62.5%)



1 SOLAR & CV - B&C\_LEVEL 4  
DA-0-113 1:300

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 - 5 UNITS  
CROSS VENTILATION - 3 UNITS

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

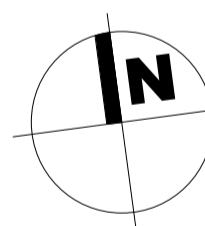
**BUILDING C**  
2+ Hours SOLAR - 7 UNITS  
CROSS VENTILATION - 3 UNITS

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

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
**DK Heathcote Pty Ltd**

DRAWING  
**SOLAR & CV - SHEET 3**



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23-049	DA-0-913	[D]	08/07/2024
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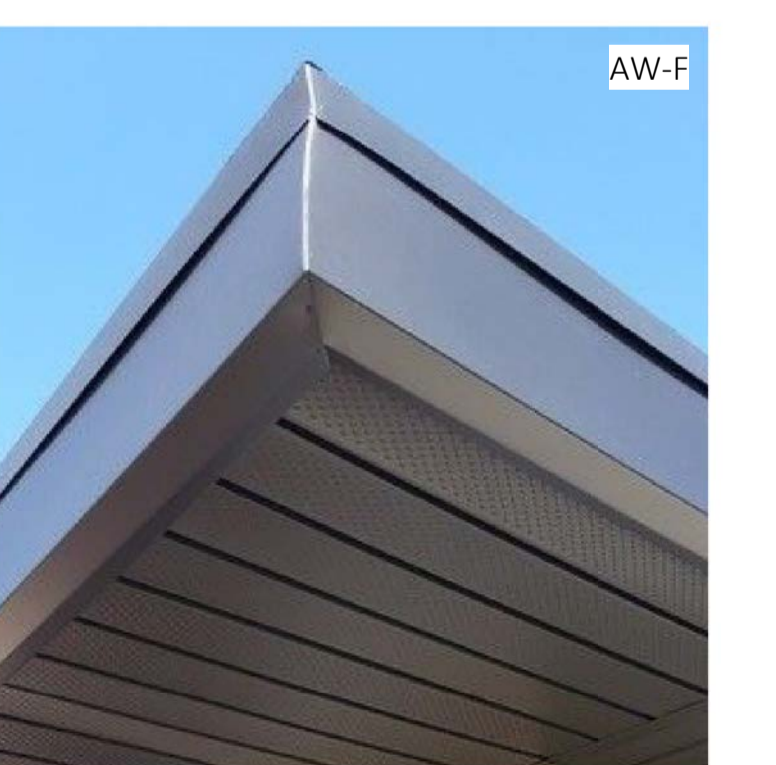
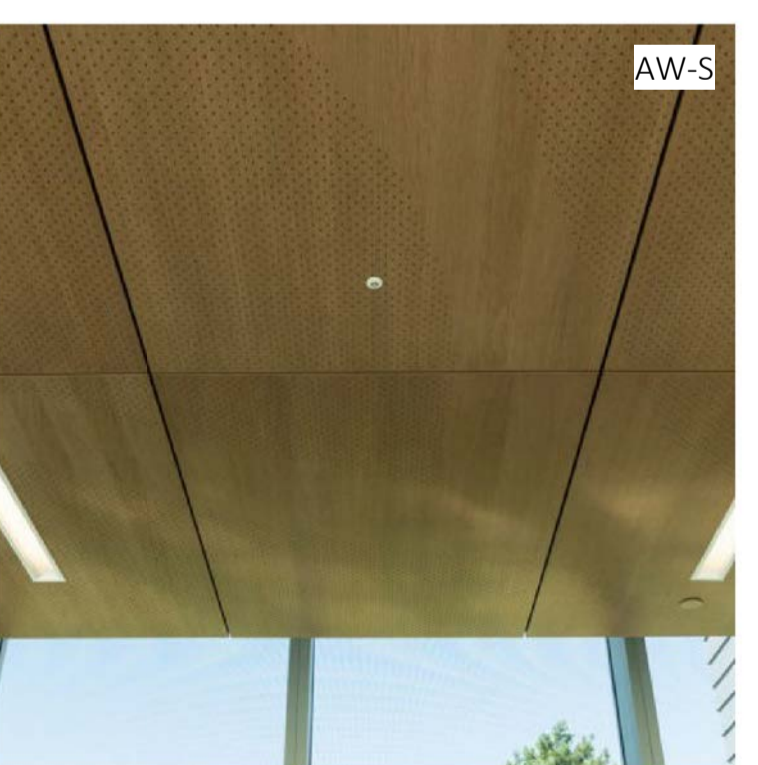
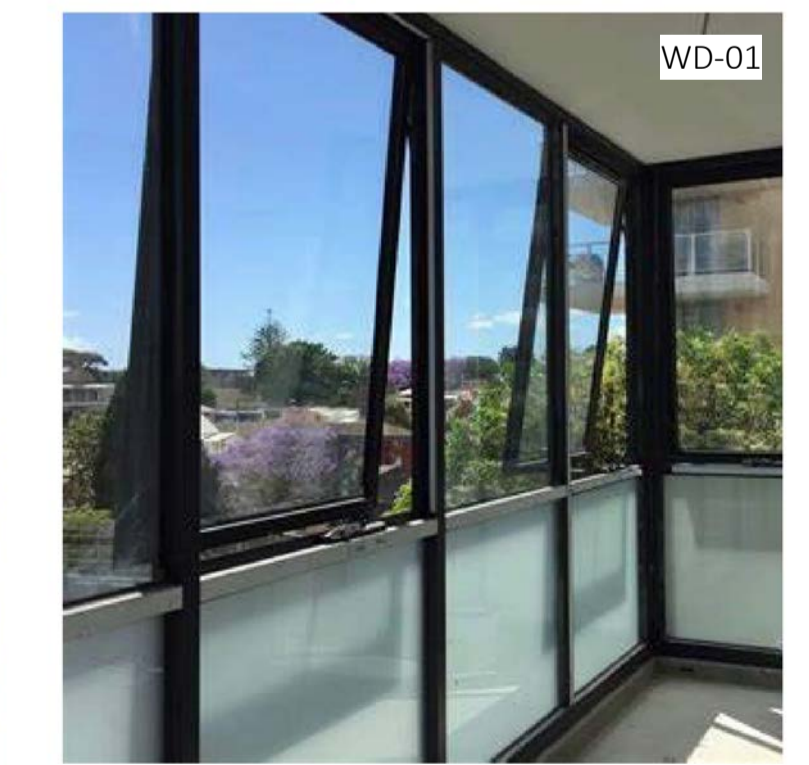
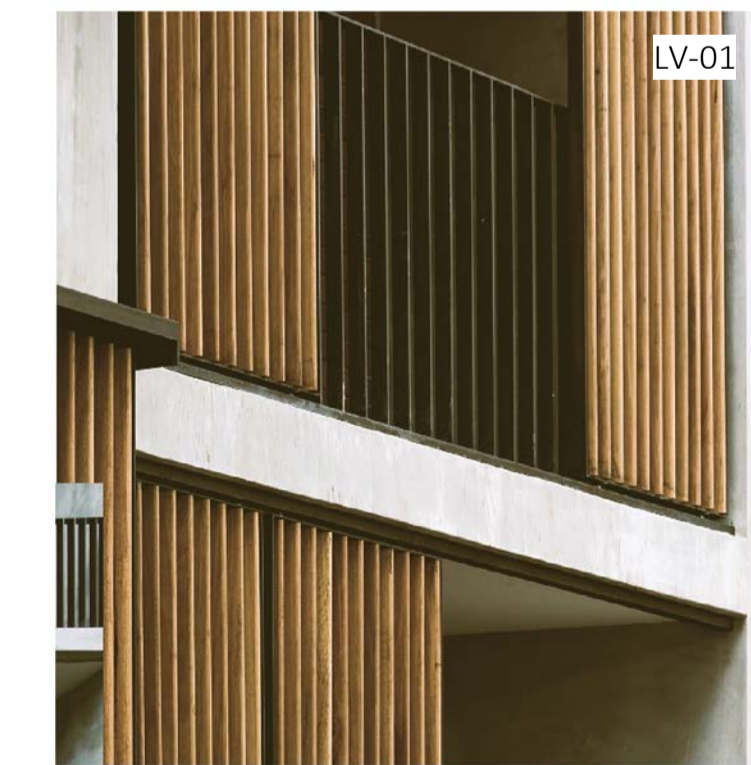
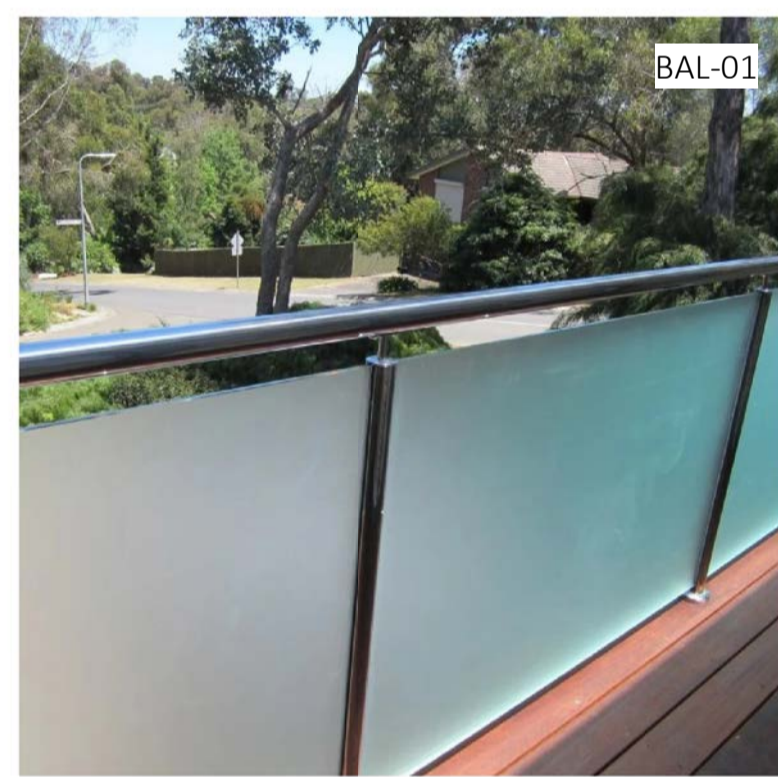
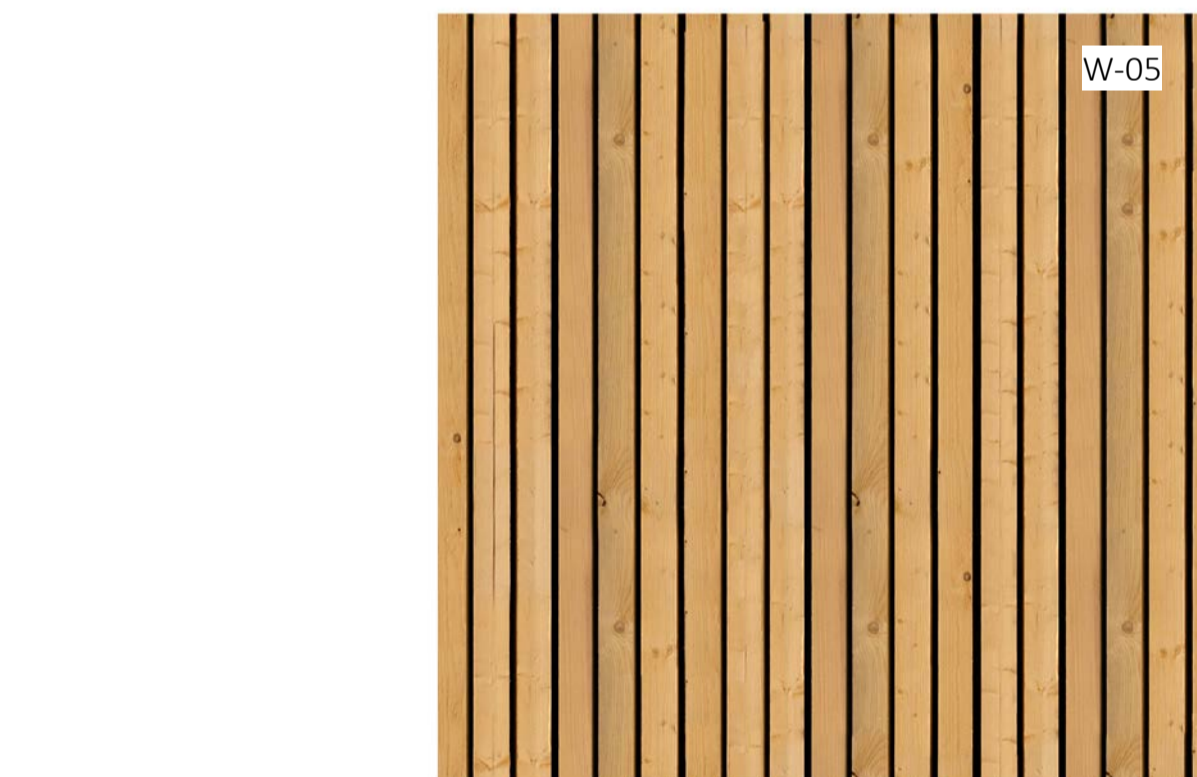
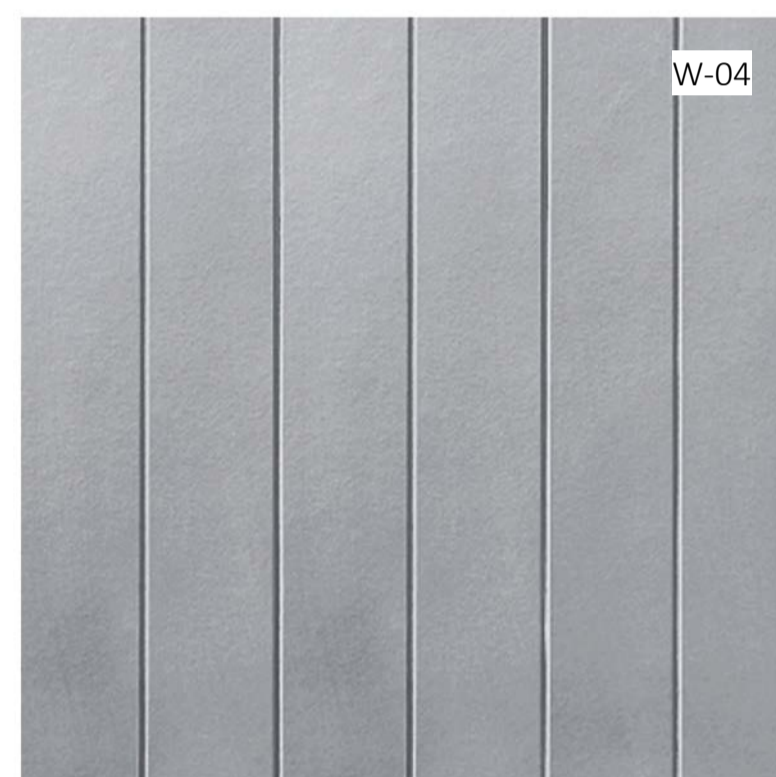
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Paul Oreshkin  
NSW ARB #7774

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ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
<b>WALLS &amp; BALUSTRADES</b>			
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
<b>WINDOWS &amp; DOORS</b>			
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
<b>ROOF FEATURES</b>			
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

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



**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	Common area ventilation system		Common area lighting		
	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)

**PROJECT**

PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT

1 VENO STREET, HEATHCOTE, NSW

**CLIENT**

DK Heathcote Pty Ltd

**DRAWING**

EXTERNAL FINISHES & MATERIALS

**DA**

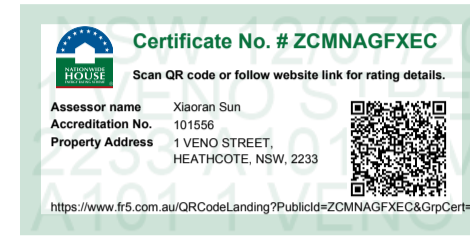
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NSW ARB #7774

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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



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1:1200



2 21st JUNE - 10 AM  
1:1200



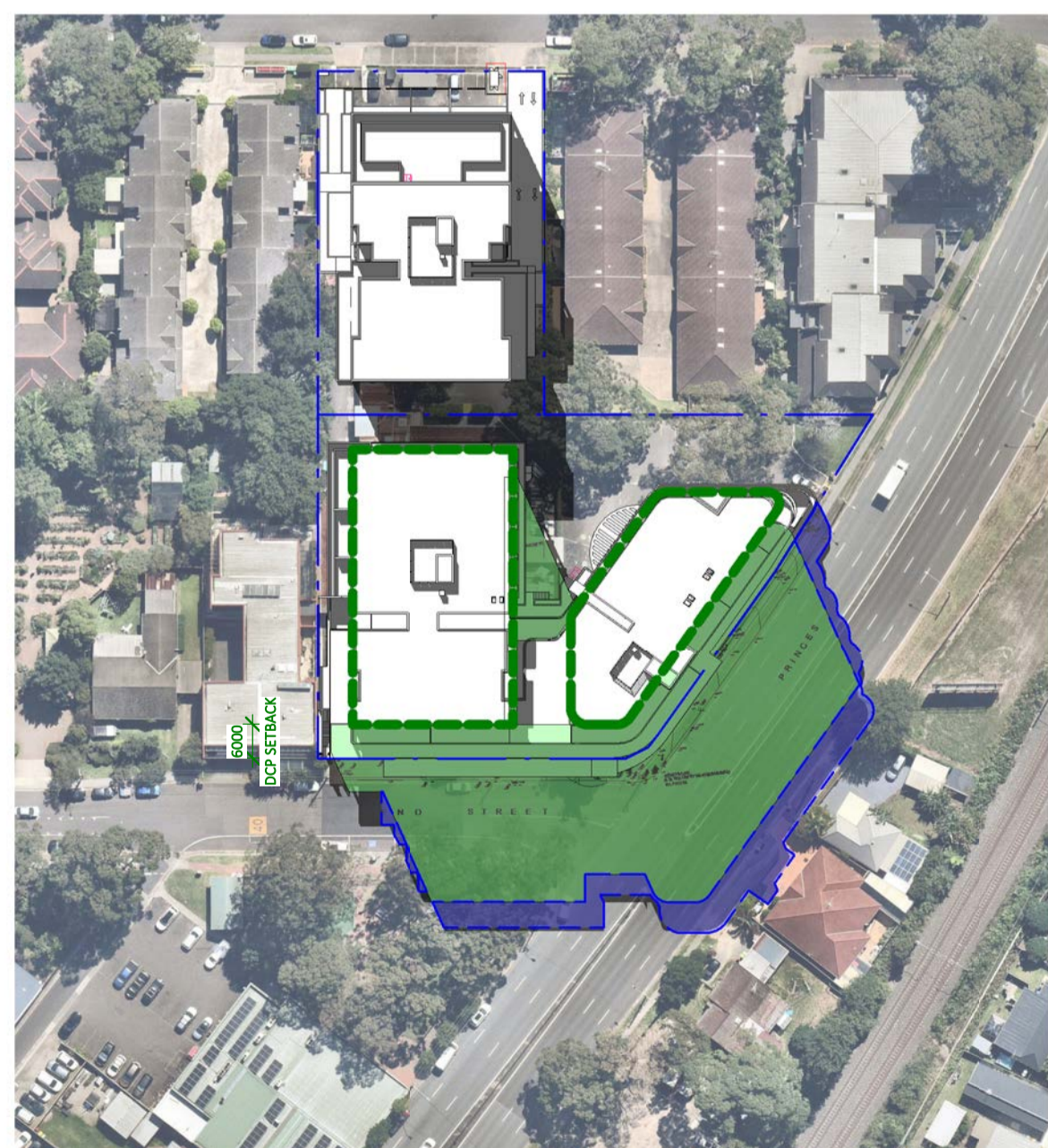
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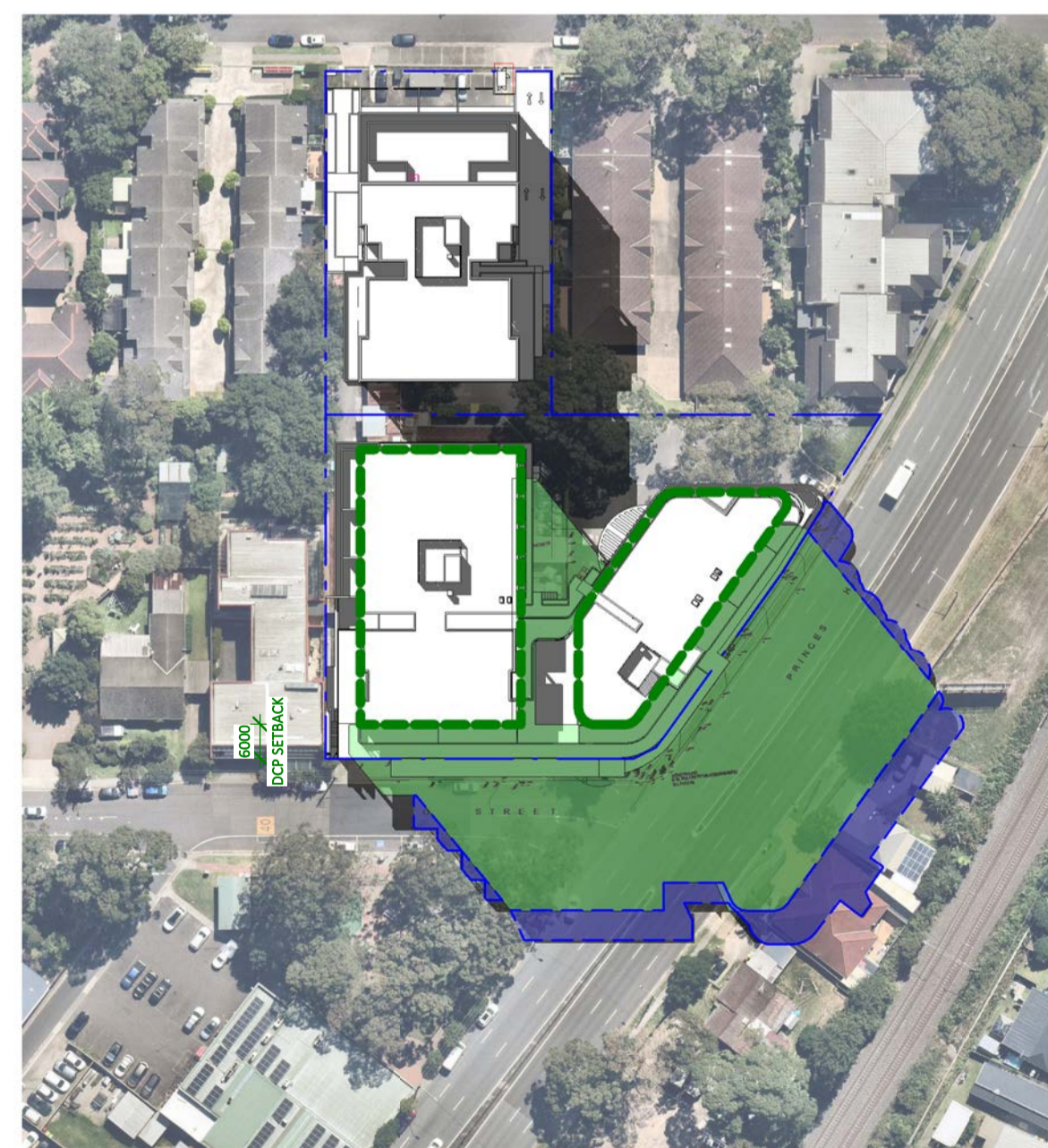
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**LEGEND**

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



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1:1200



6 21st JUNE - 02 PM  
1:1200



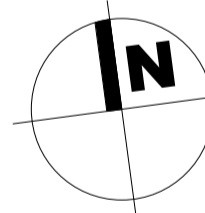
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PROJECT  
**PROPOSED MIXED USE / AFFORDABLE HOUSING DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
DK Heathcote Pty Ltd

DRAWING  
SHADOW ANALYSIS



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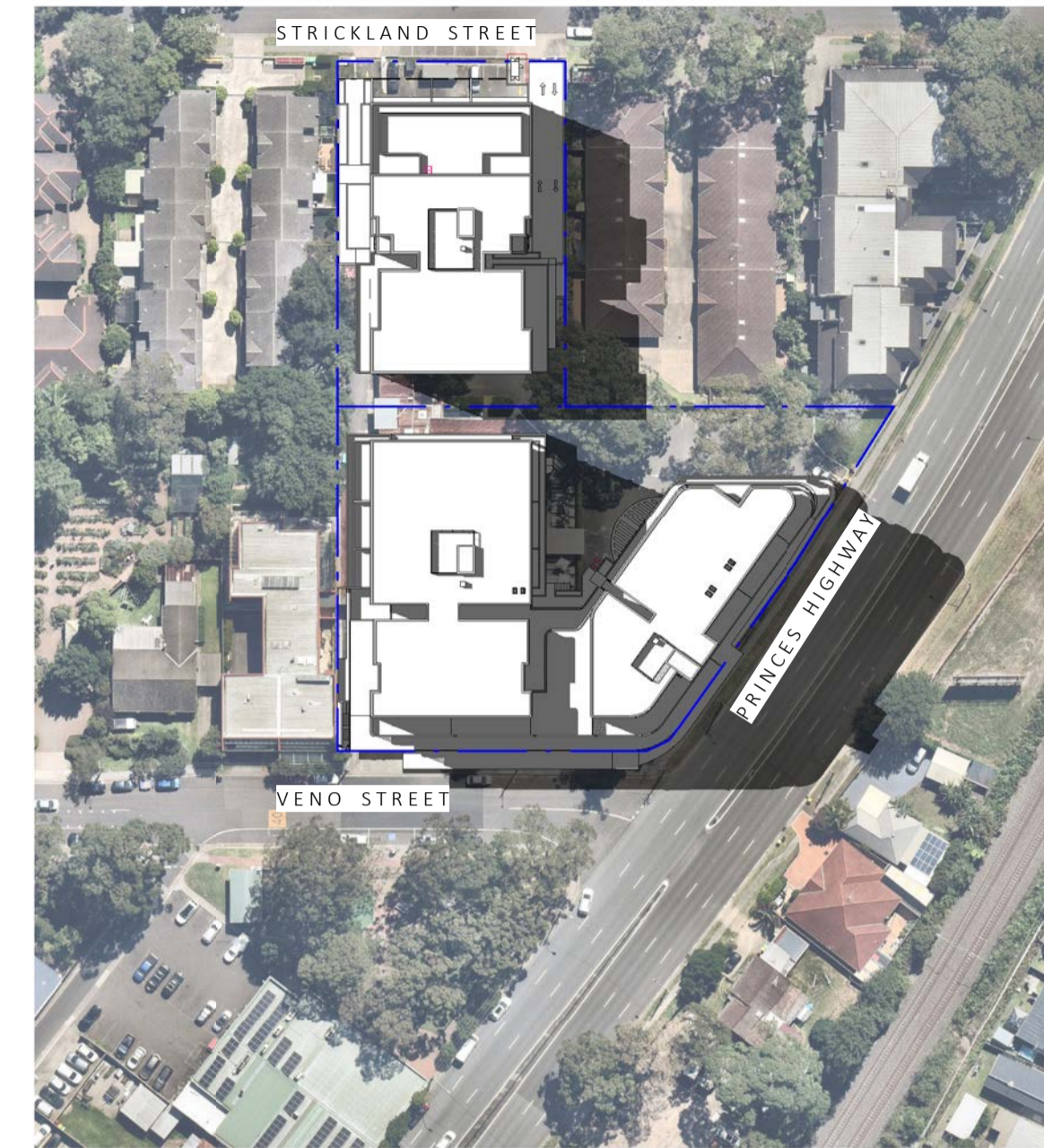
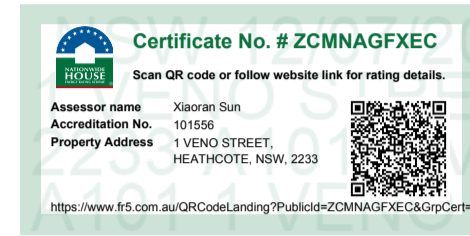


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A	DRAFT ISSUE FOR DA	05/07/2024	HS/ LF	AV
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1 21st MARCH - 9 AM  
1:1200

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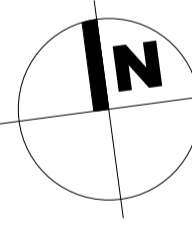
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PROJECT  
**PROPOSED MIXED USE /  
AFFORDABLE HOUSING  
DEVELOPMENT**

1 VENO STREET, HEATHCOTE, NSW

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DRAWING  
SHADOW ANALYSIS  
21st MARCH & 21st  
DECEMBER



PROJECT NO.	DRAWING NO.	REVISION	CURRENT ISSUE DATE
23-049	DA-0-952	[B]	08/07/2024
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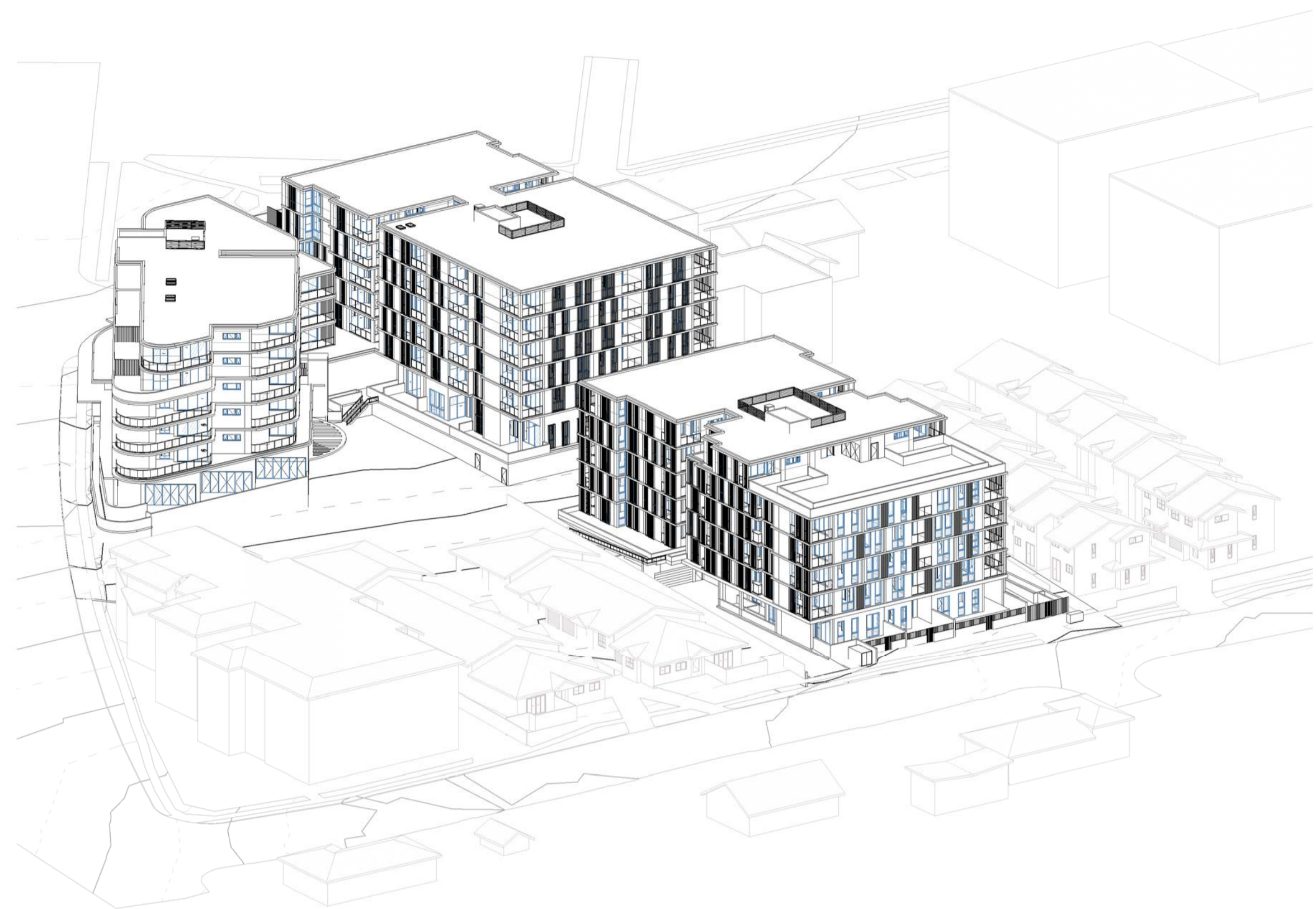
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1 21st JUNE - 09 AM



2 21st JUNE - 10 AM



3 21st JUNE - 11 AM



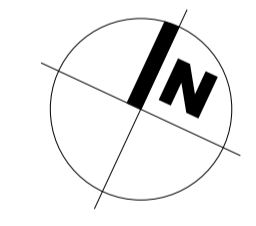
4 21st JUNE - 12 PM

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

1 VENO STREET, HEATHCOTE, NSW

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DK Heathcote Pty Ltd

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

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Author	ND



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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 - 01 PM



2 21st JUNE - 02 PM



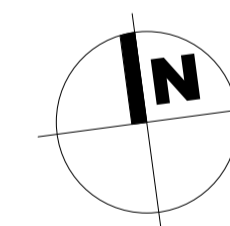
3 21st JUNE - 03 PM

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

1 VENO STREET, HEATHCOTE, NSW

CLIENT  
**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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