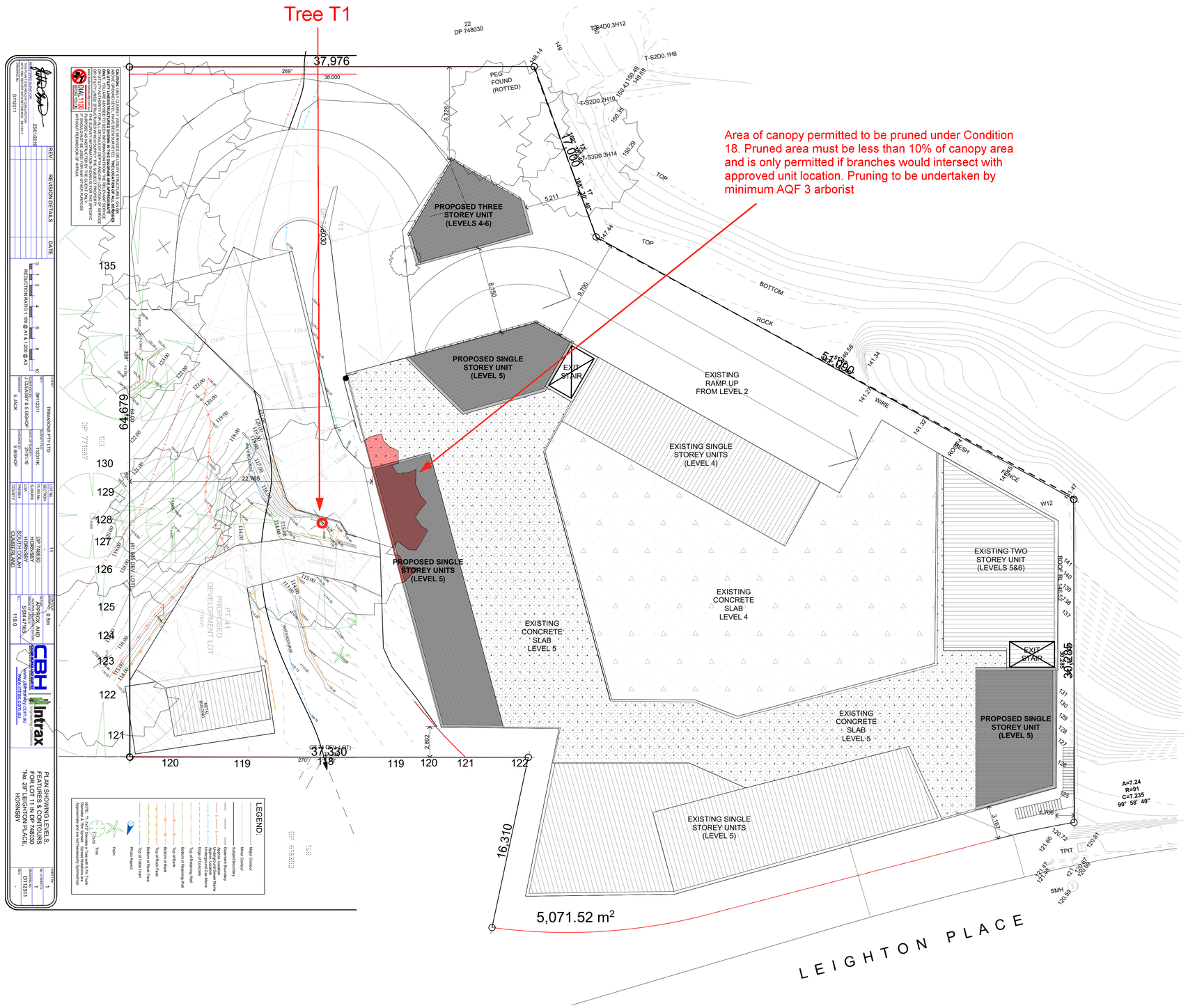


Stormwater Concept Design

NOTE: ALL NEW ROOF GUTTER DRAINAGE IS TO CONNECT INTO EXISTING STORMWATER SYSTEM.

Carparking Requirements

Unit No.	Existing GFA	New GFA	Carparking Required
1	142		2
2	88		1
3	84		1
4	146		2
5	211		3
6	91		1
7	94		1
8	94		1
9	94		1
10	116		2
11	185		2
12	91		1
13	93		1
14	141		2
15	200		2
16	98		1
17	140		2
18	180		2
19	91		1
20	94		1
21	96		1
22	197		2
23	184		2
24	184		2
25	184		2
26	67		1
27	60		1
28	118		2
29	83		1
30	79		1
31	64		1
32	280		3
33	42		1
34		49.2	1
35		93.4	1
36		178	2
37		75.1	1
38		58.2	1
39		61.3	1
40		88.6	1
41	10		1
total	4121	603.8	59

Area Calculations

Site Area	5071.5		
GFA	existing	proposed	total
Level 1	240		240
Level 2	441	49.2	490.2
Level 3	1339	93.4	1390.4
Level 4	1477	57	1534
Level 5	484	343.6	827.6
Level 6	140	60.4	200.4
total	4121	603.6	4724.6

FSR 0.93:1

Stormwater

No increase in existing impervious area -
Stormwater to be connected into existing system.

Drawing Schedule

DA00	Site Analysis Plan
DA01	Site Plan
DA02	Sections & Elevations
DA03	Building Plans Level 1,2
DA04	Proposed Unit 34 Level 2
DA05	Building Plans Level 3
DA06	Proposed Unit 35 Level 3
DA07	Building Plan Level 4
DA08	Proposed Unit 36 Levels 4,5,6
DA09	Building Plan Level 5
DA10	Proposed Unit 37 Level 5
DA11	Proposed Units 38 & 39 Level 5
DA12	Proposed Unit 40 Level 5
DA13	Building Plan Level 6
DA14	Carpark Alterations Level 1,2
DA15	Carpark Alterations Level 3
DA16	Carpark Alterations Level 4
DA17	Carpark Alterations Level 5
DA18	3D Views

A B 3 D
Building Design and Documentation
Kirsten Taylor ab3d@bigpond.com
0438 499629

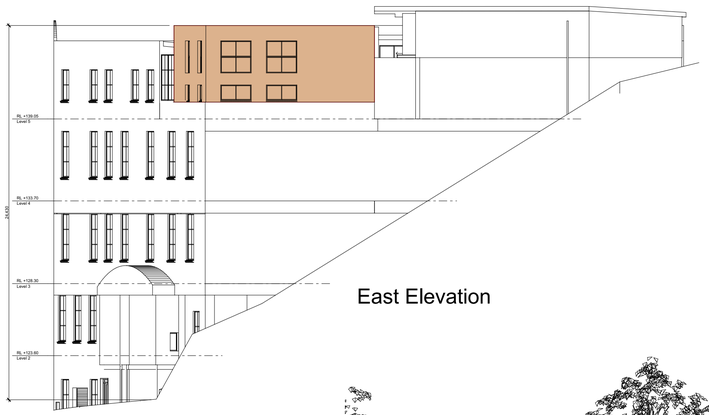
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Site Plan

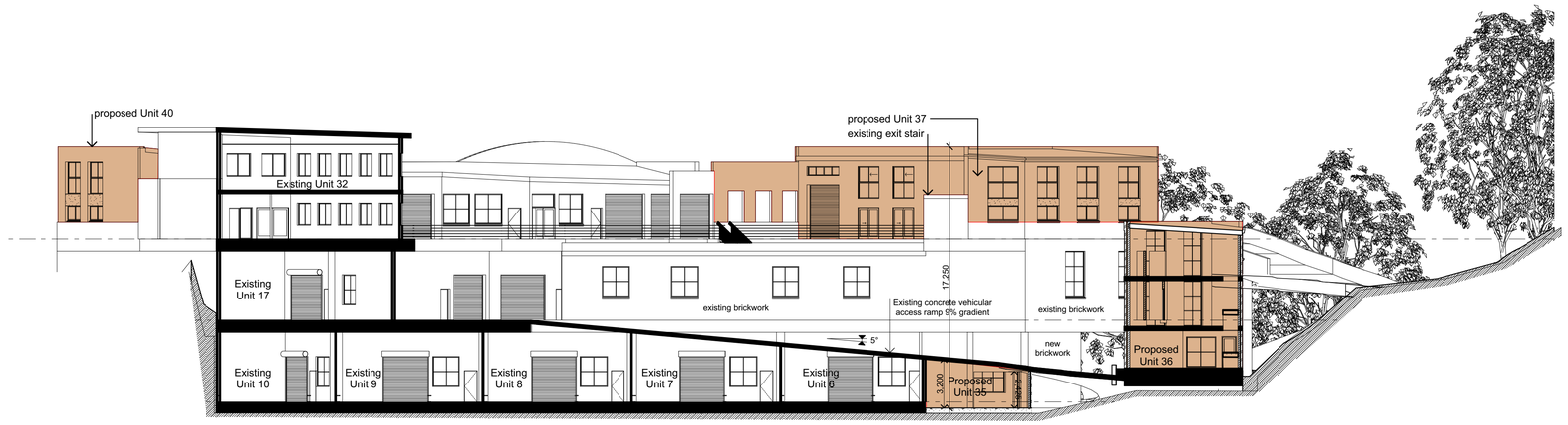
Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA01**
Plot Date:	3/11/2021

South Elevation

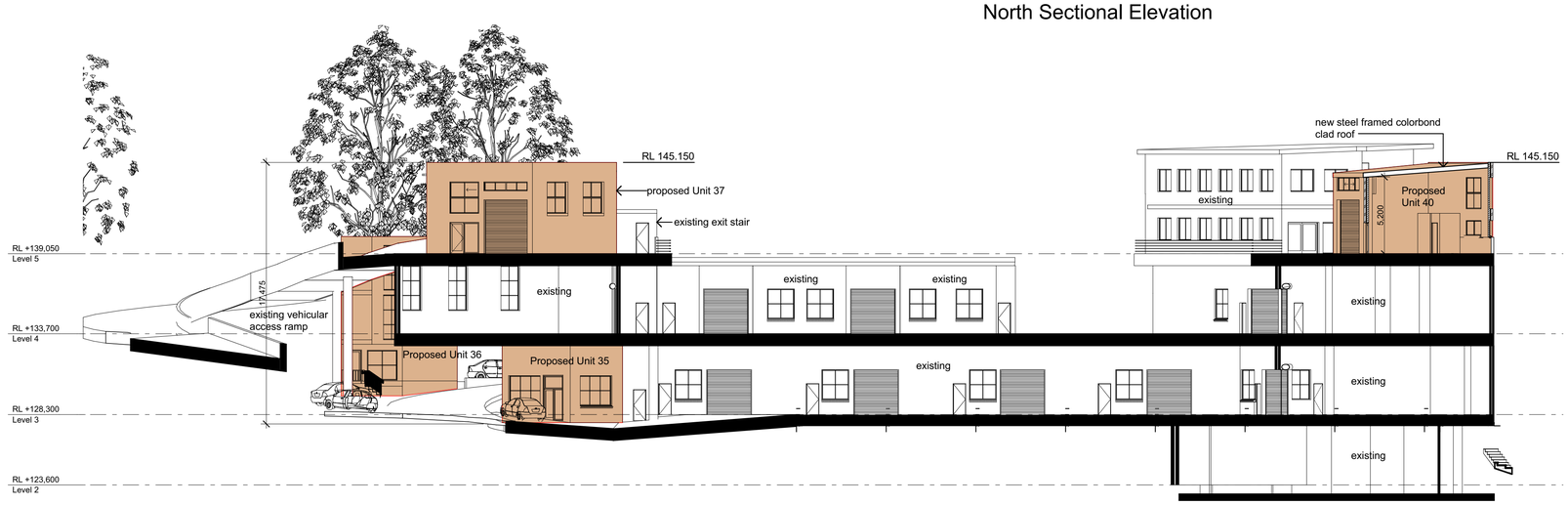
West Elevation



East Elevation



North Sectional Elevation



North - East Sectional Elevation

COLOURED AREAS INDICATE
NEW BUILDING WORK

A B 3 D

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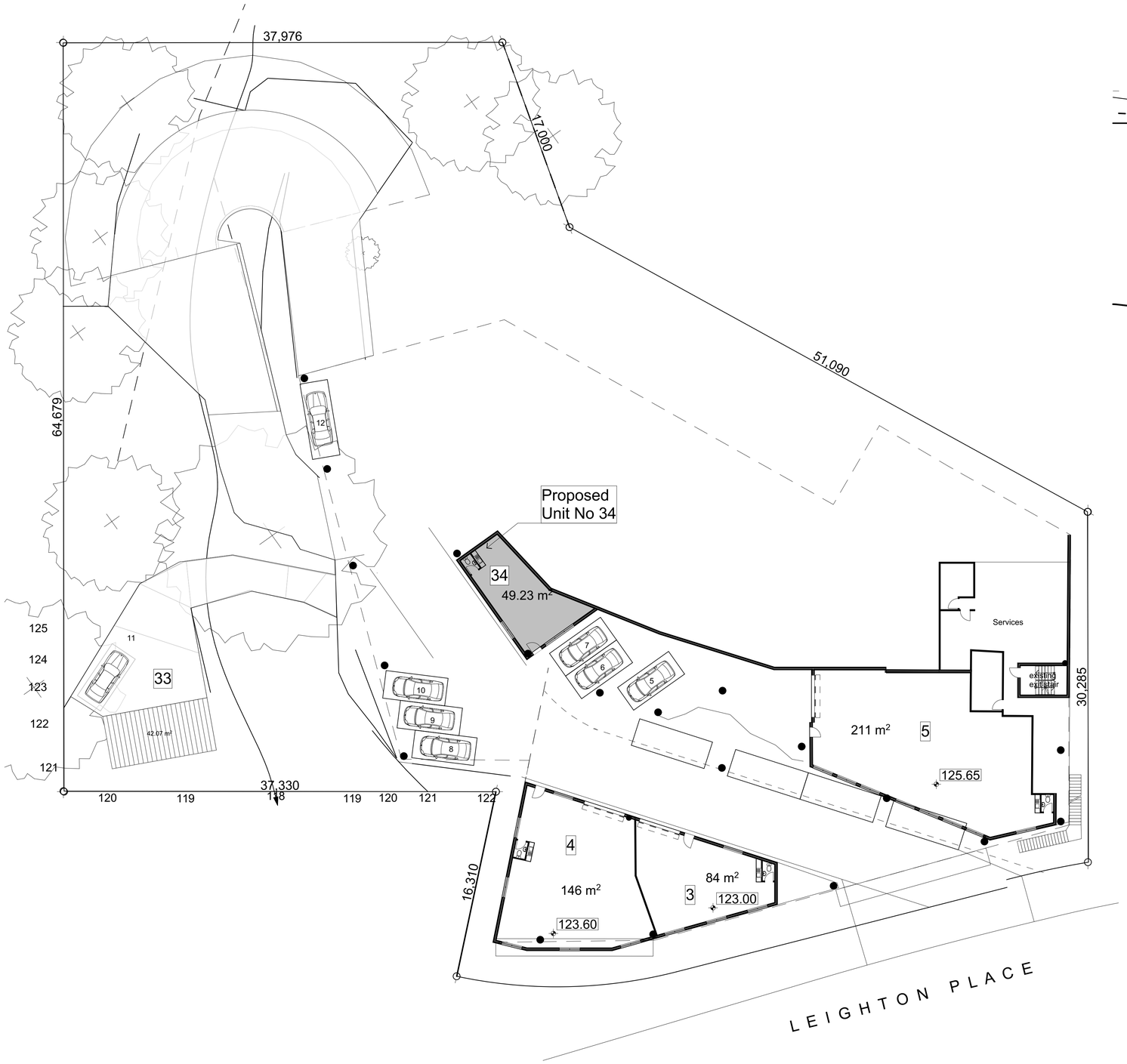
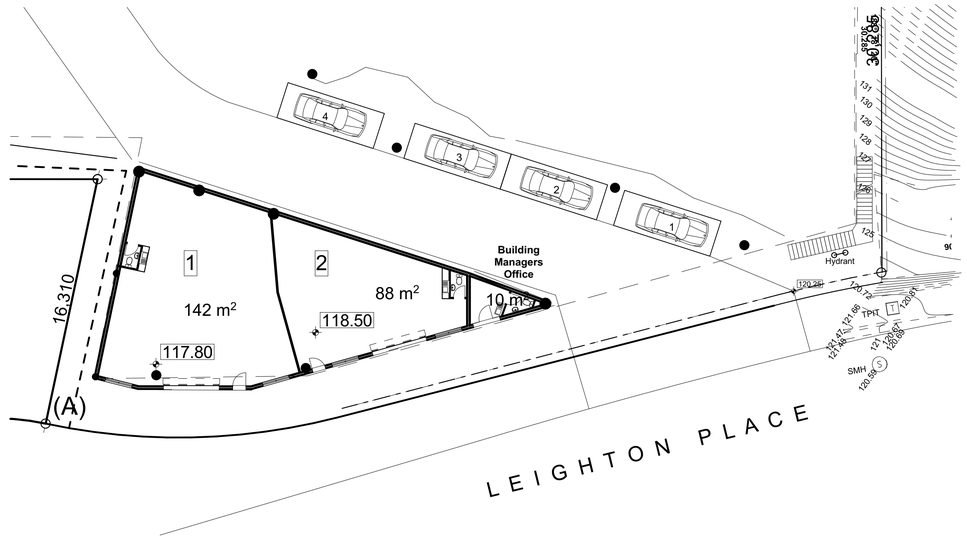
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Sections & Elevations

Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA02**
Plot Date: 3/11/2021	



Lower Ground Floor Plan
Level 2



Lower Ground Floor Plan
Level 1

A B 3 D

Building Design and Documentation
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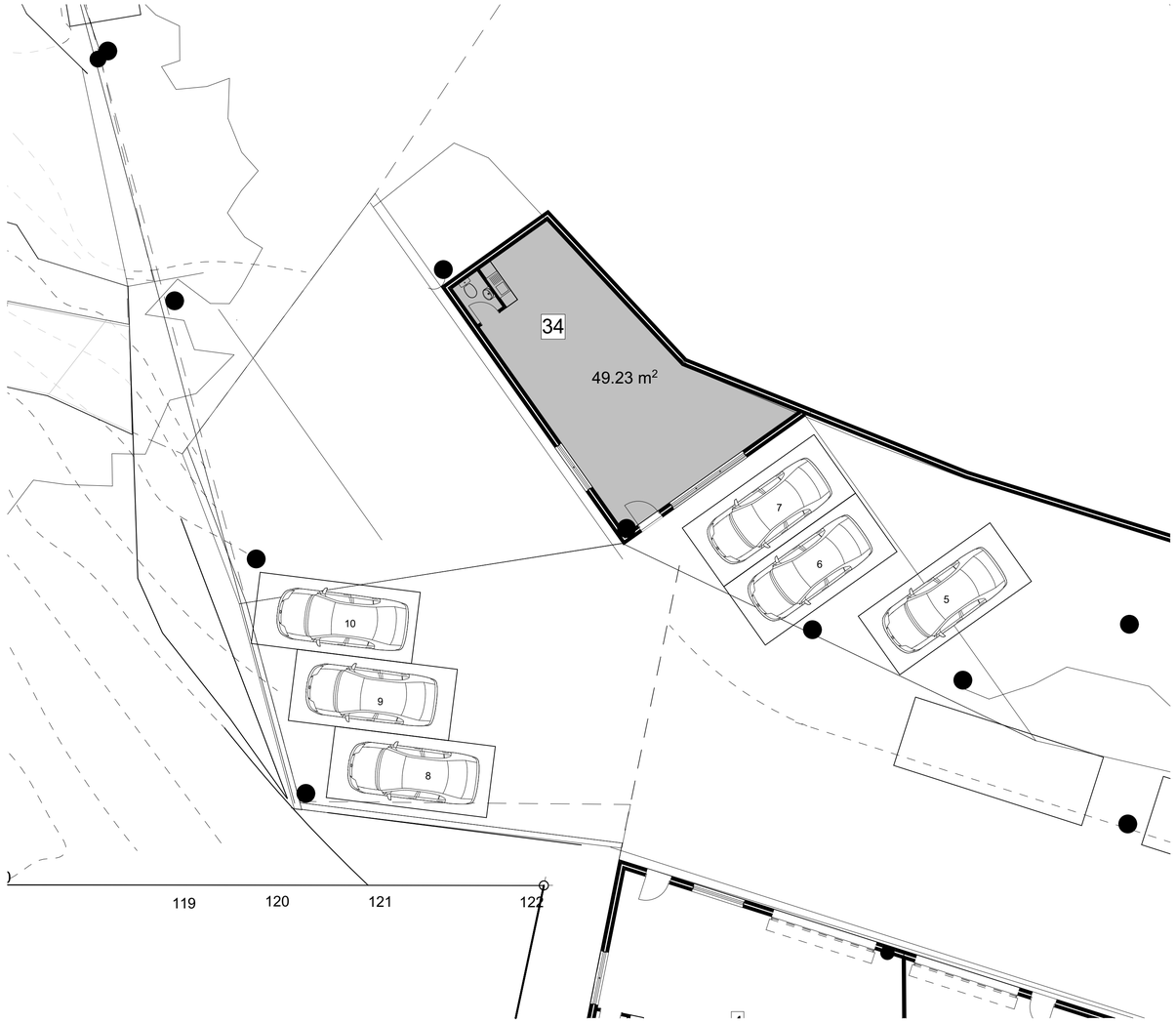
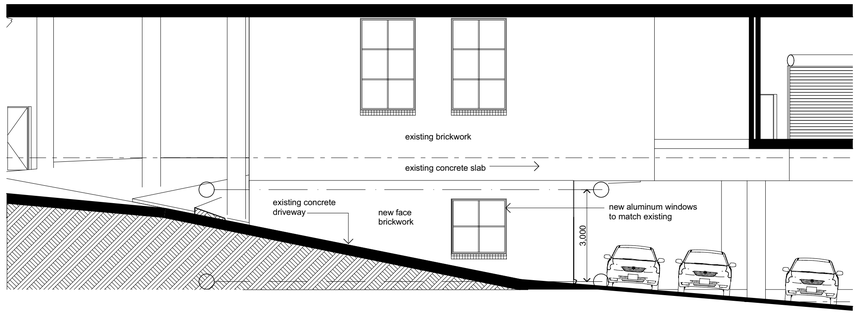
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Building Plans Levels 1,2

Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA03**
Plot Date: 3/11/2021	

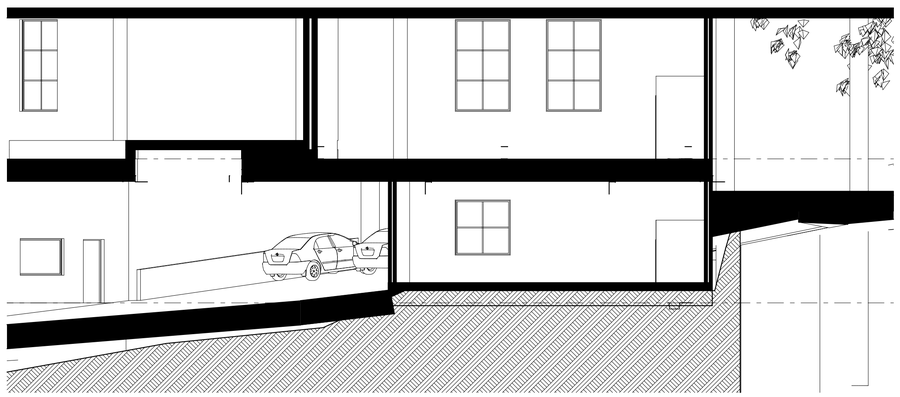


Floor Plan Level 2



South-West Elevation

South-East Elevation



South-East Elevation

A B 3 D

Building Design and Documentation
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0438 499629

Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Proposed Unit 34 Level 2

Scale: 1:100	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA04**
Plot Date: 3/11/2021	

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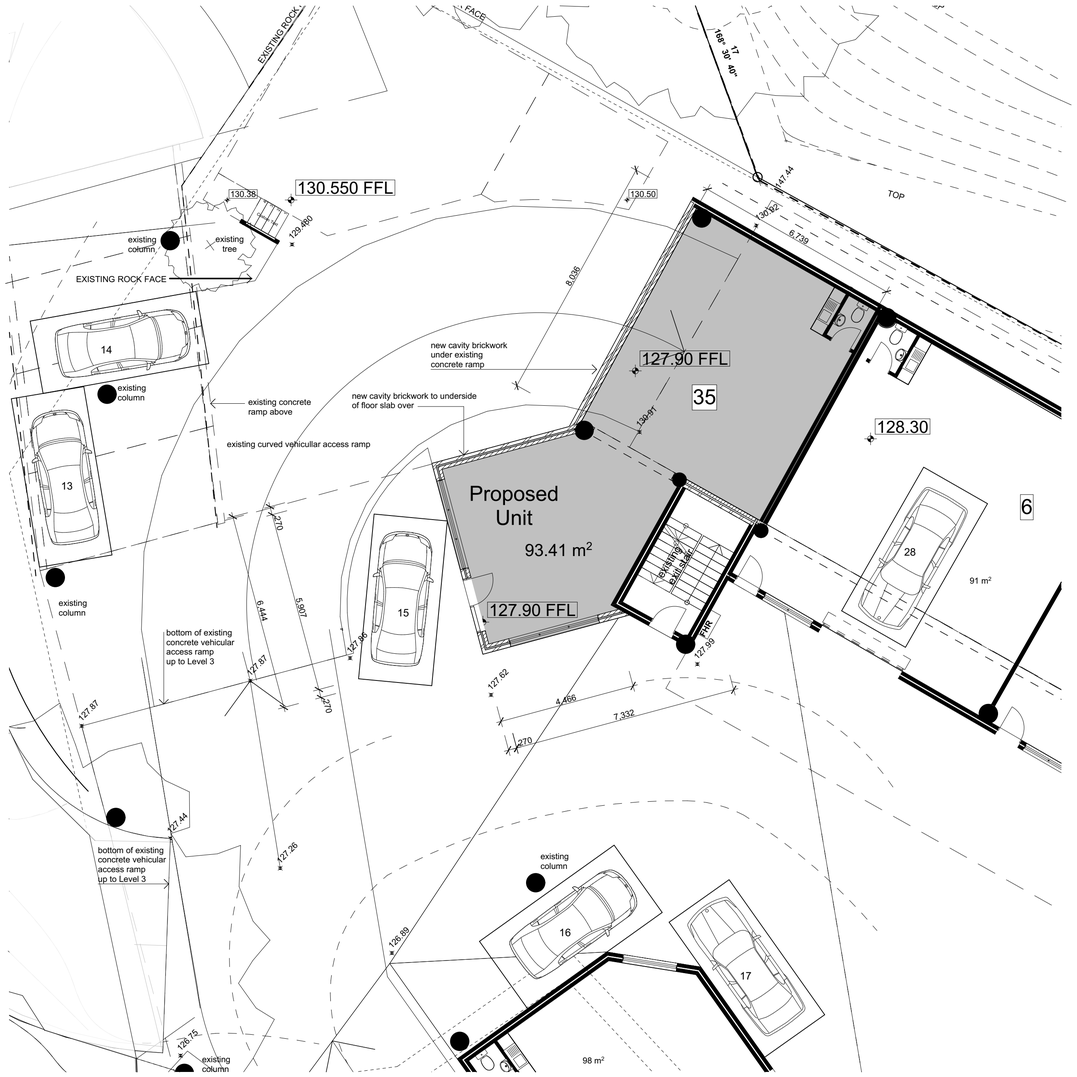
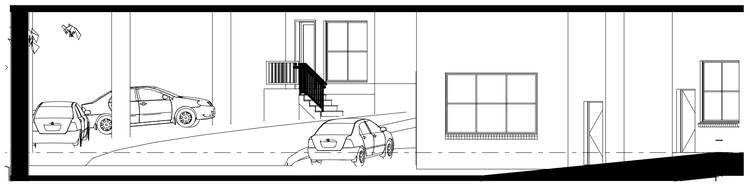
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Building Plan Level 3

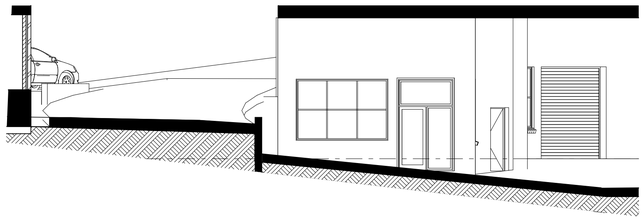
Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA05**
Plot Date:	3/11/2021



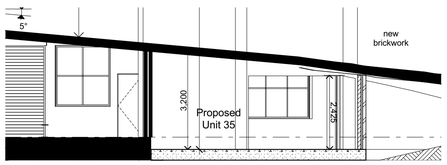
Floor Plan Level 2



South Elevation



West Elevation



Section A

Section B

A B 3 D

Building Design and Documentation
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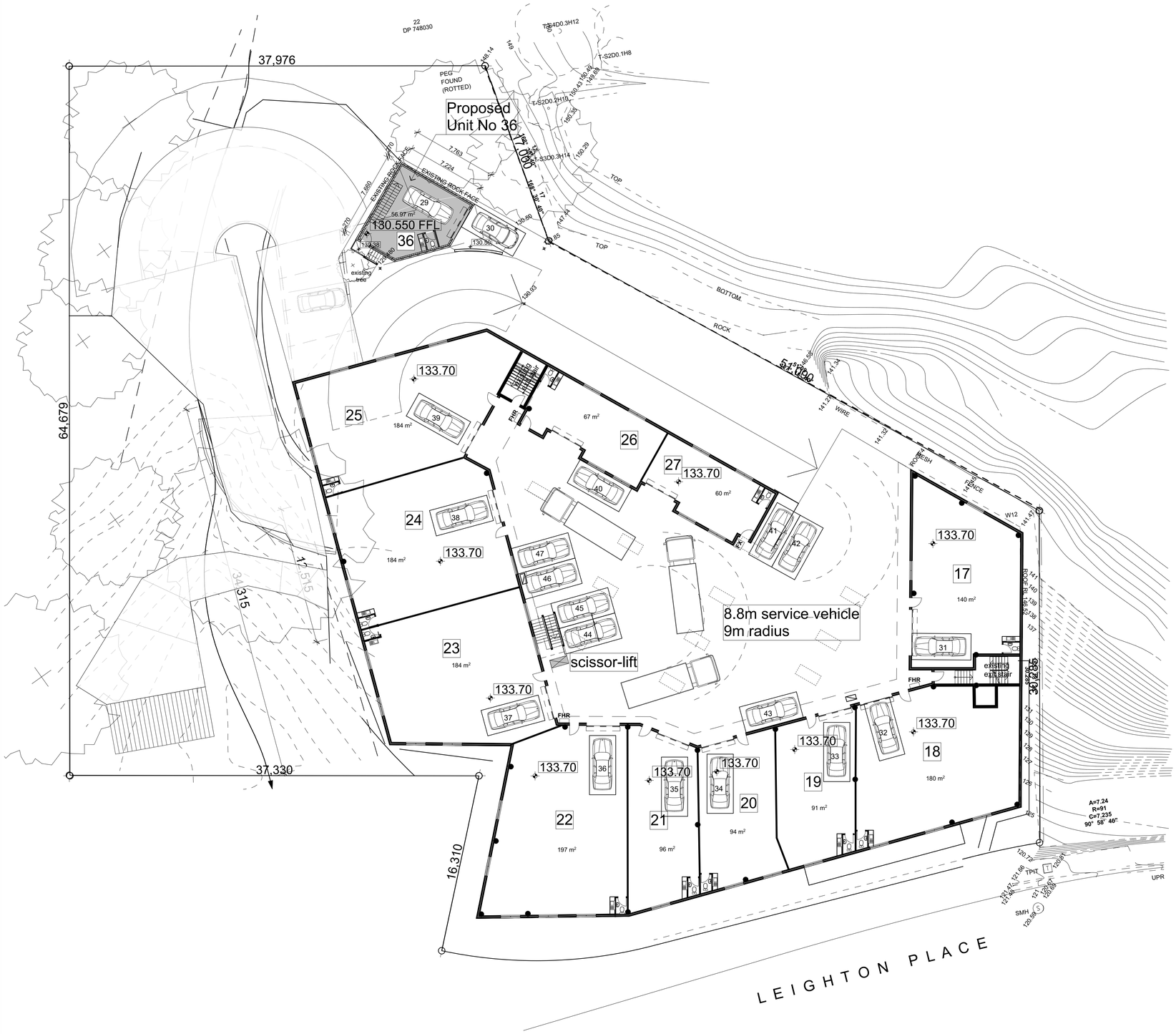
0438 499629

Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Proposed Unit 35 Level 3

Scale: 1:100	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA06**
Plot Date: 3/11/2021	



A B 3 D

Building Design and Documentation
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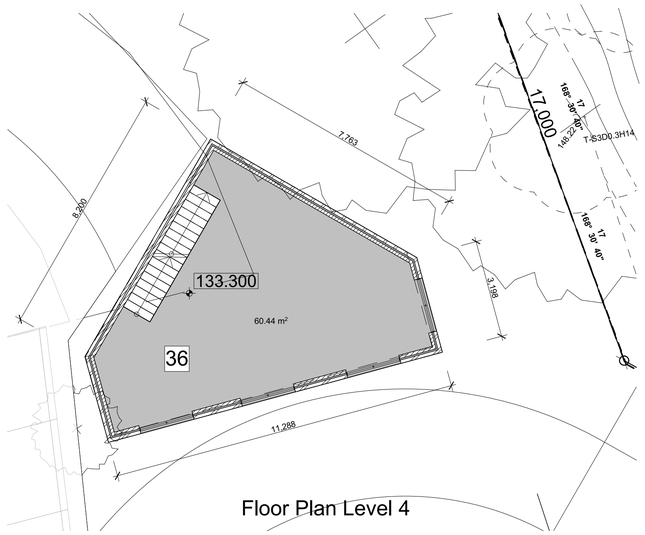
0438 499629

Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

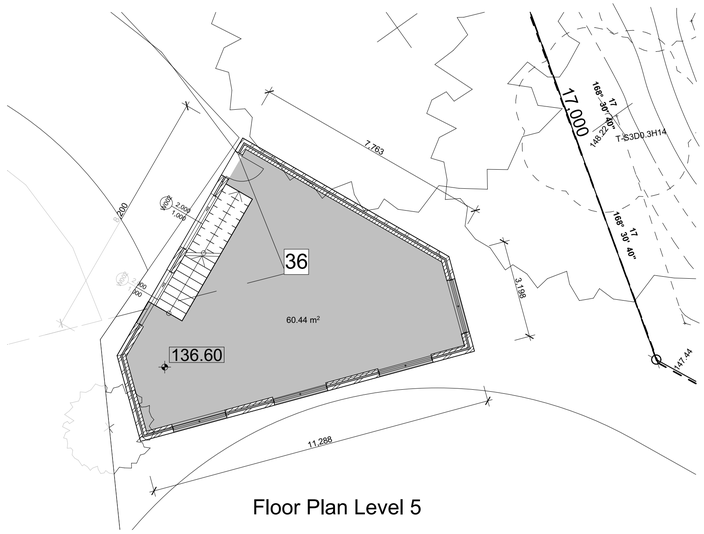
Drawing Title:
Building Plan Level 4

Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA07**
Plot Date:	3/11/2021

Floor Plan Level 3

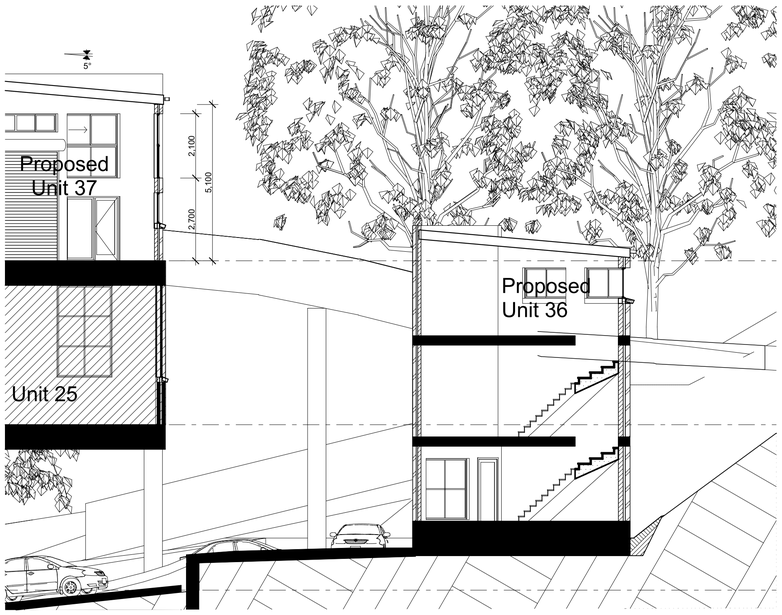


Floor Plan Level 4

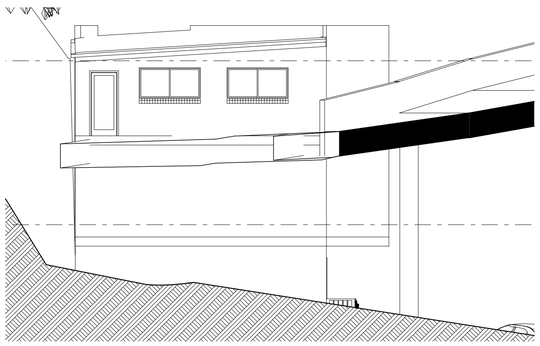


Floor Plan Level 5

South Elevation



Section A



North-West Elevation

A B 3 D
Building Design and Documentation
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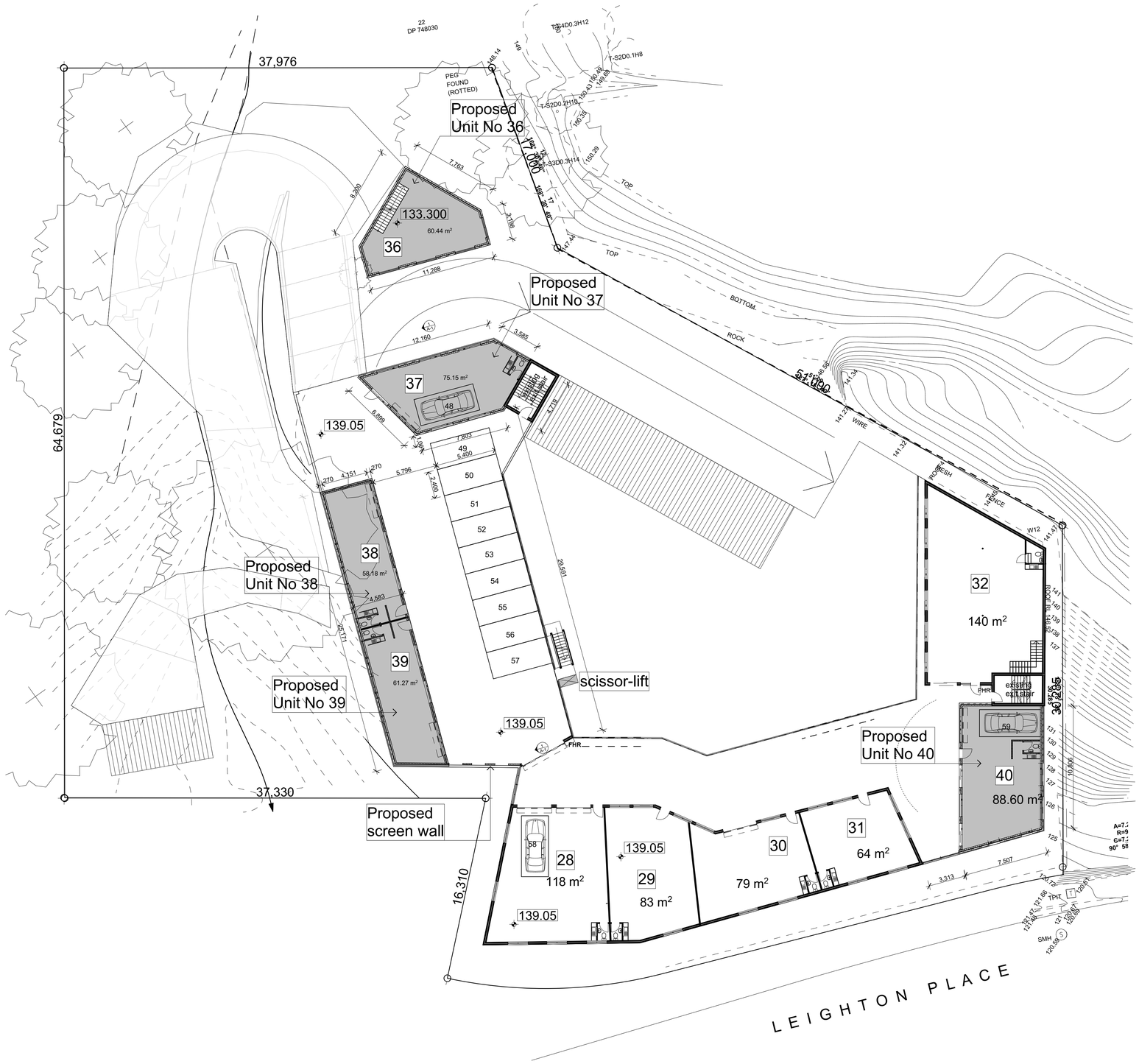
0438 499629

Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Proposed Unit 36 Levels 3,4,5

Scale: 1:100	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA08**
Plot Date: 3/11/2021	



A B 3 D

Building Design and Documentation
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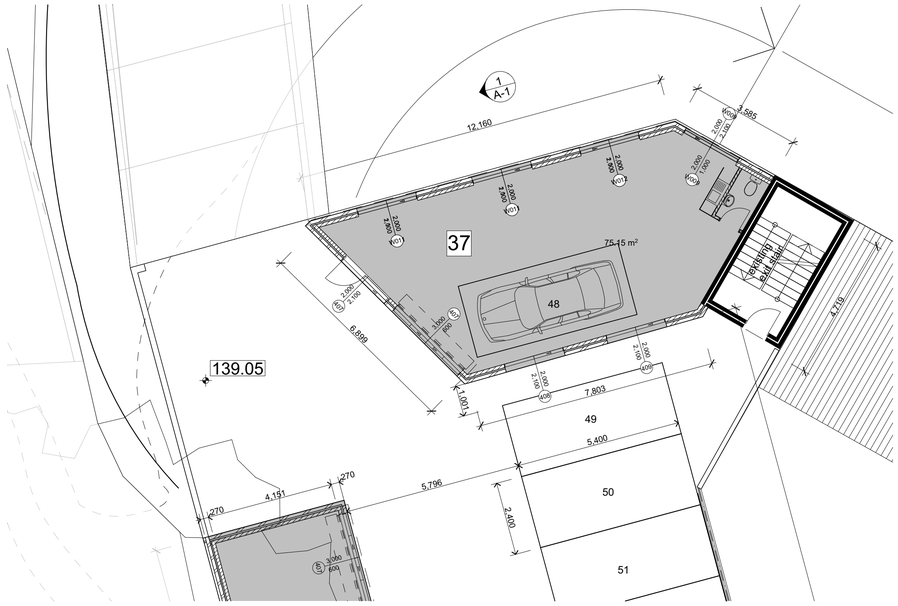
0438 499629

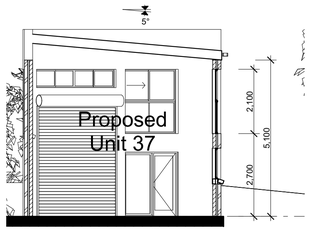
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Building Plan Level 5

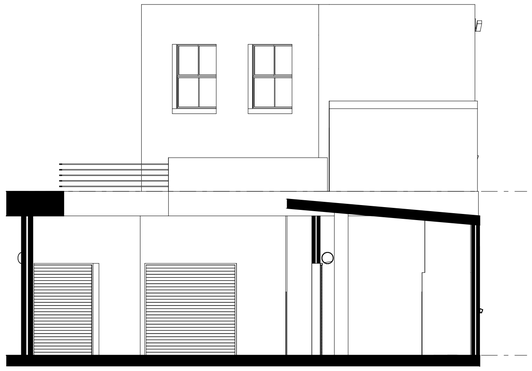
Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA09**
Plot Date: 3/11/2021	



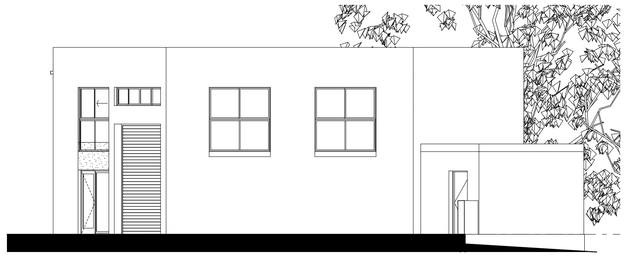
Floor Plan Level 4



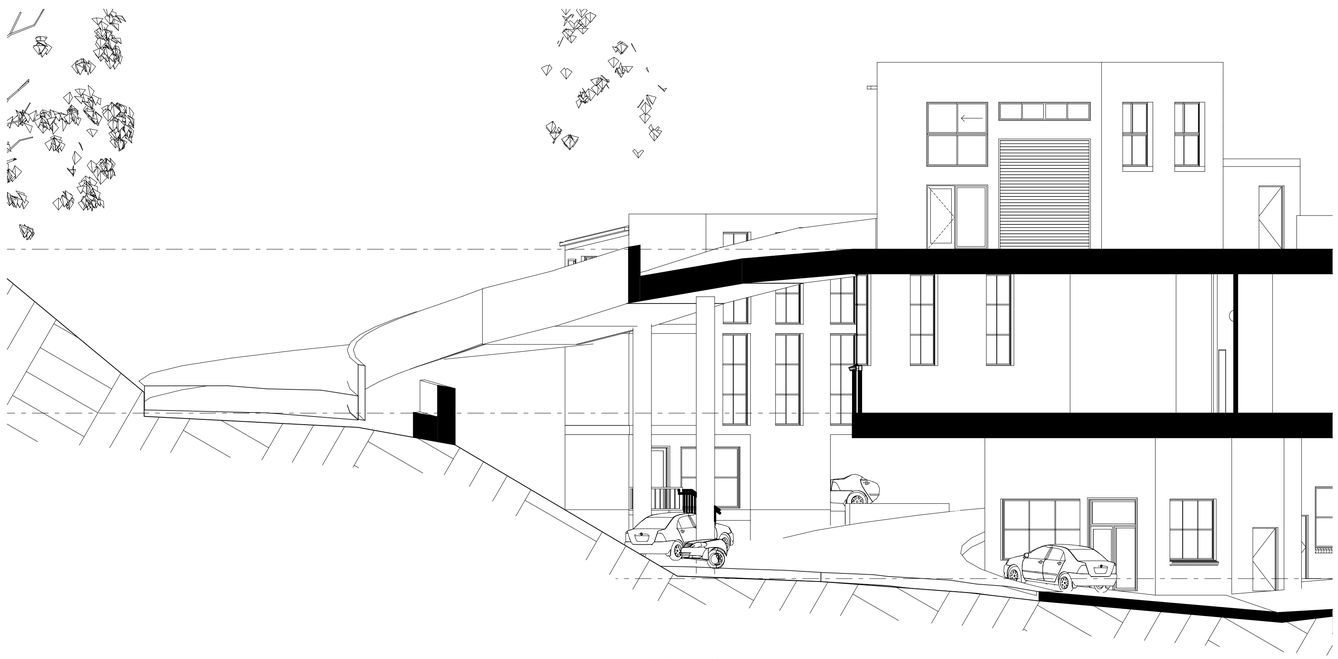
Section A



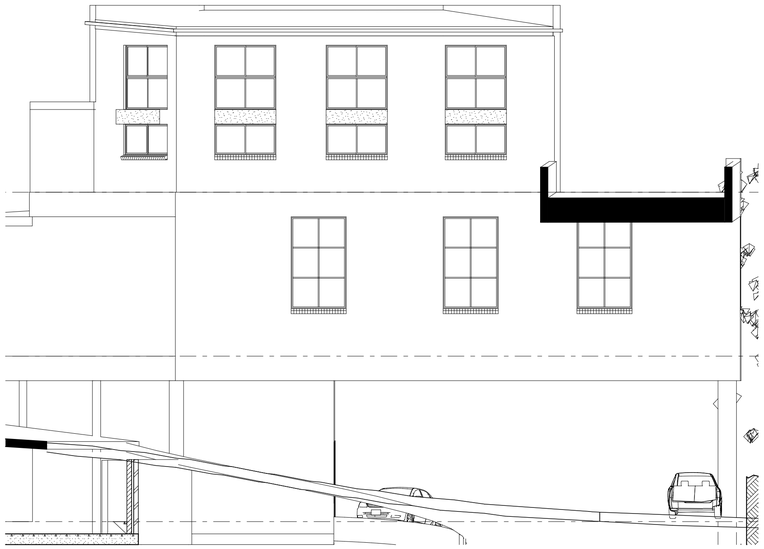
East Elevation



South Elevation



West Elevation



North Elevation

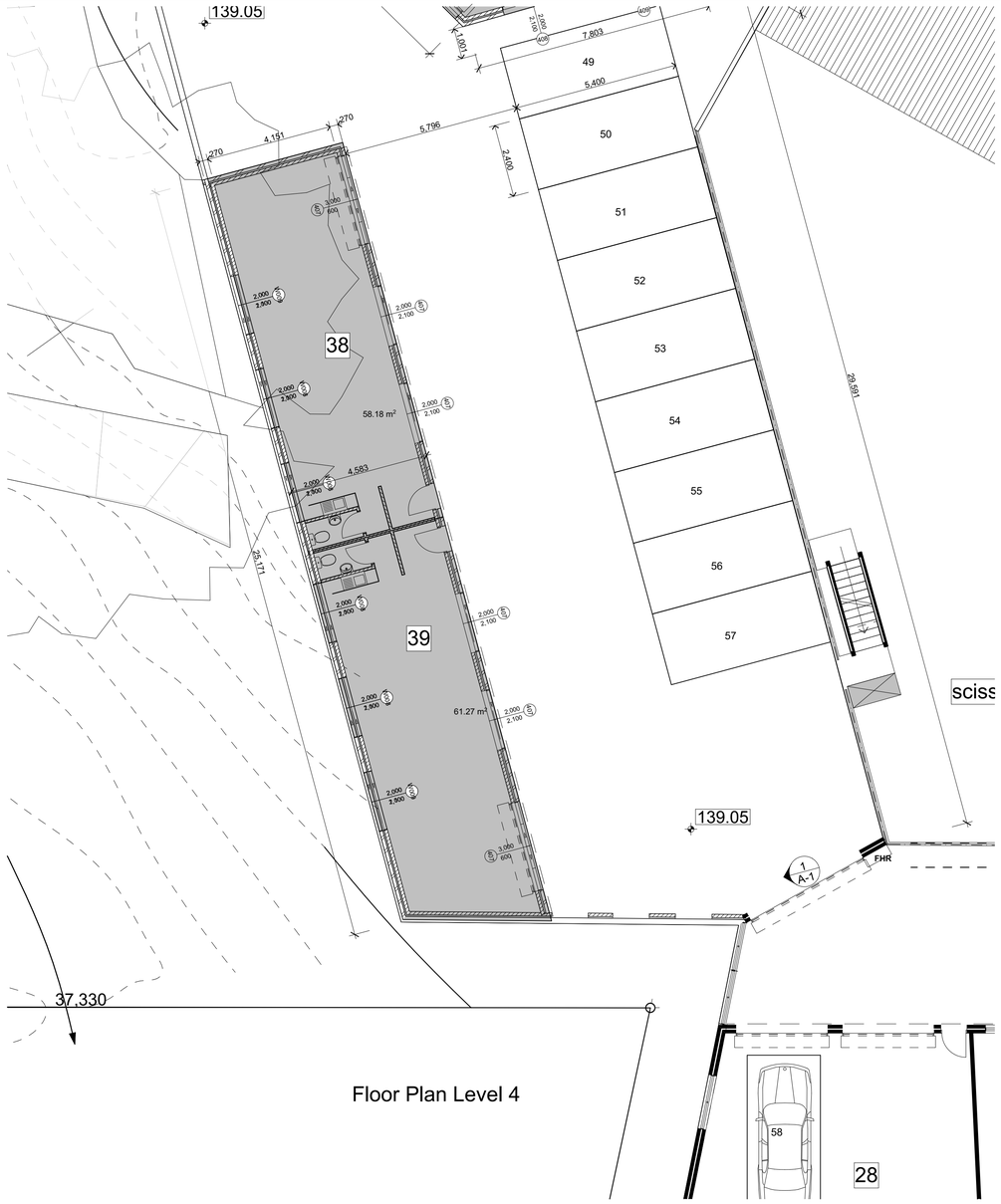
A B 3 D

Building Design and Documentation
Kirsten Taylor ab3d@bigpond.com
0438 499629

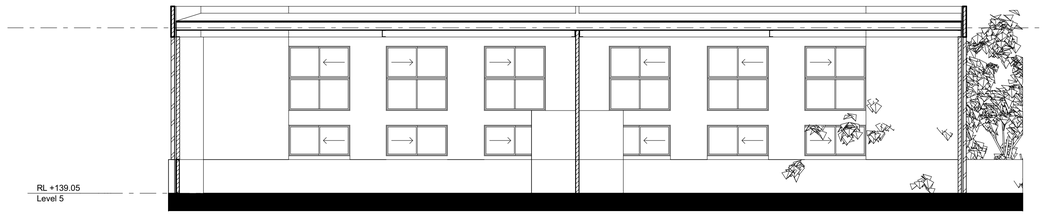
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Proposed Unit 37 Level 5

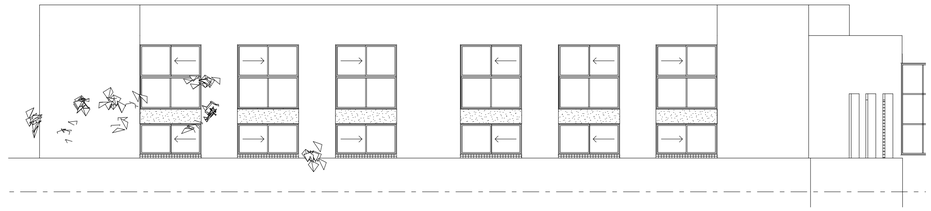
Scale: 1:100	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA10**
Plot Date: 3/11/2021	



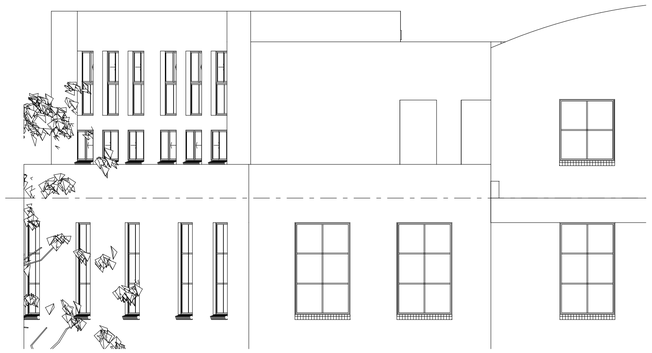
Floor Plan Level 4



Section A



West Elevation



South Elevation

East Elevation

A B 3 D

Building Design and Documentation
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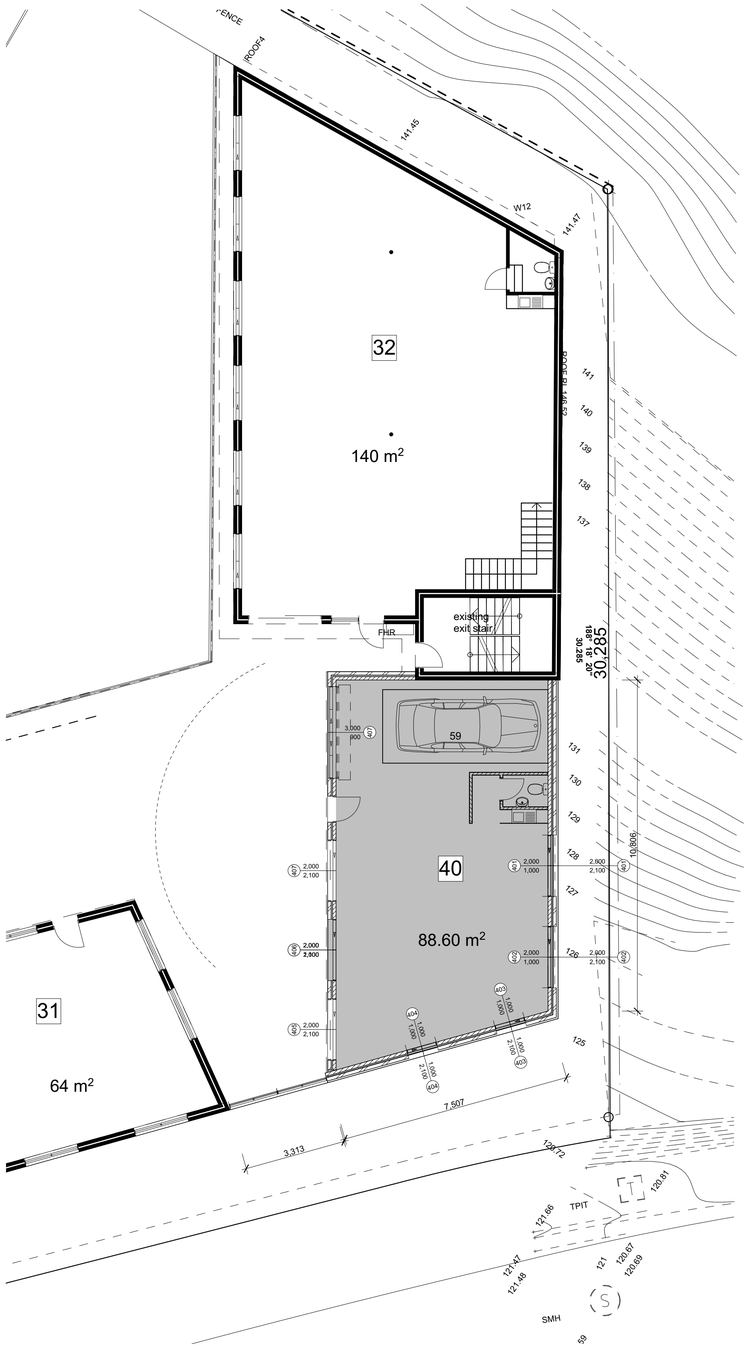
0438 499629

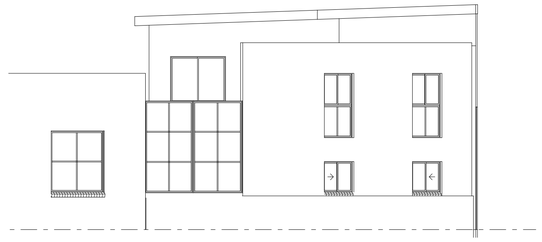
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title: **Proposed Units 38 & 39 Level 5**	
Scale: 1:100	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA11**
Plot Date: 3/11/2021	

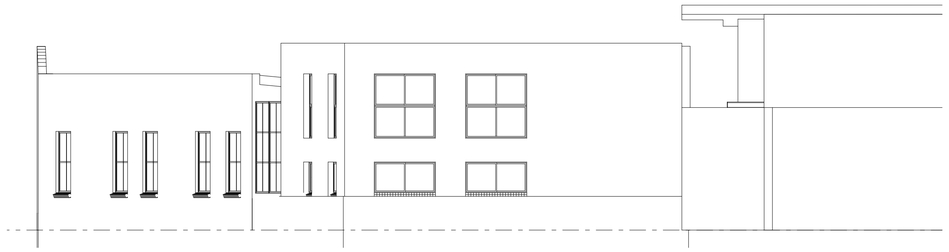


Floor Plan Level 4

West Elevation



South Elevation



East Elevation

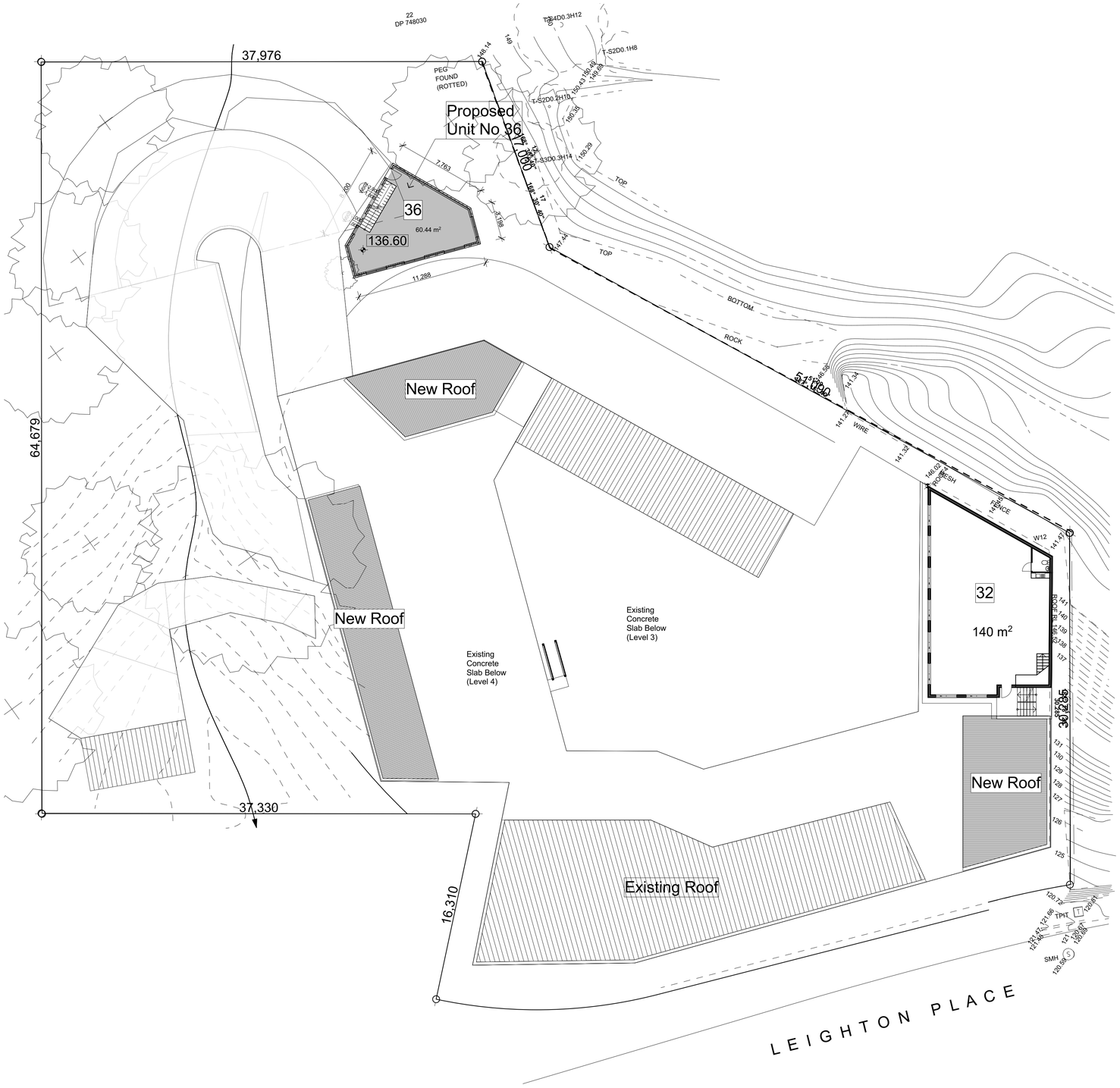
A B 3 D

Building Design and Documentation
Kirsten Taylor ab3d@bigpond.com
0438 499629

Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Proposed Unit 40 Level 5

Scale: 1:100	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA12**
Plot Date: 3/11/2021	



A B 3 D

Building Design and Documentation
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0438 499629

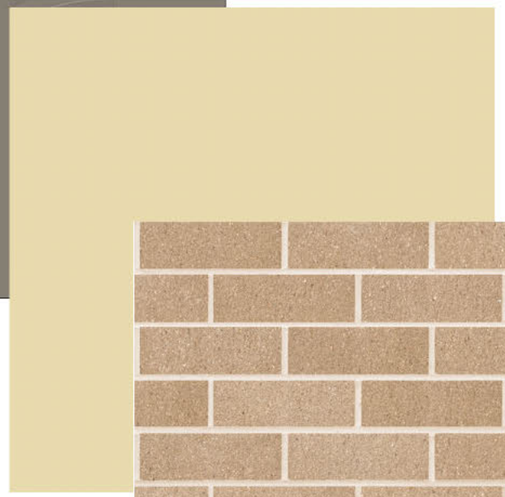
Proposed Additions
Existing Industrial Development
29 Leighton Place HORNSBY
For JNH Group

Drawing Title:
Building Plan Level 6

Scale: 1:200	Date:
Status:	Checked By:
Project No:	Drawing No.: **DA13**
Plot Date: 3/11/2021	

New Roofing:
Colorbond Steel 'Gully'

Windows and Doors
to match existing 'Primrose'



Walls:
Face brick to match existing
Austral Bricks Everyday Life
Engage

Floors:
Off form
concrete
grey

A B 3 D

Building Design and Documentation
Kirsten Taylor ab3d@bigpond.com
0438 499629

Proposed Additions

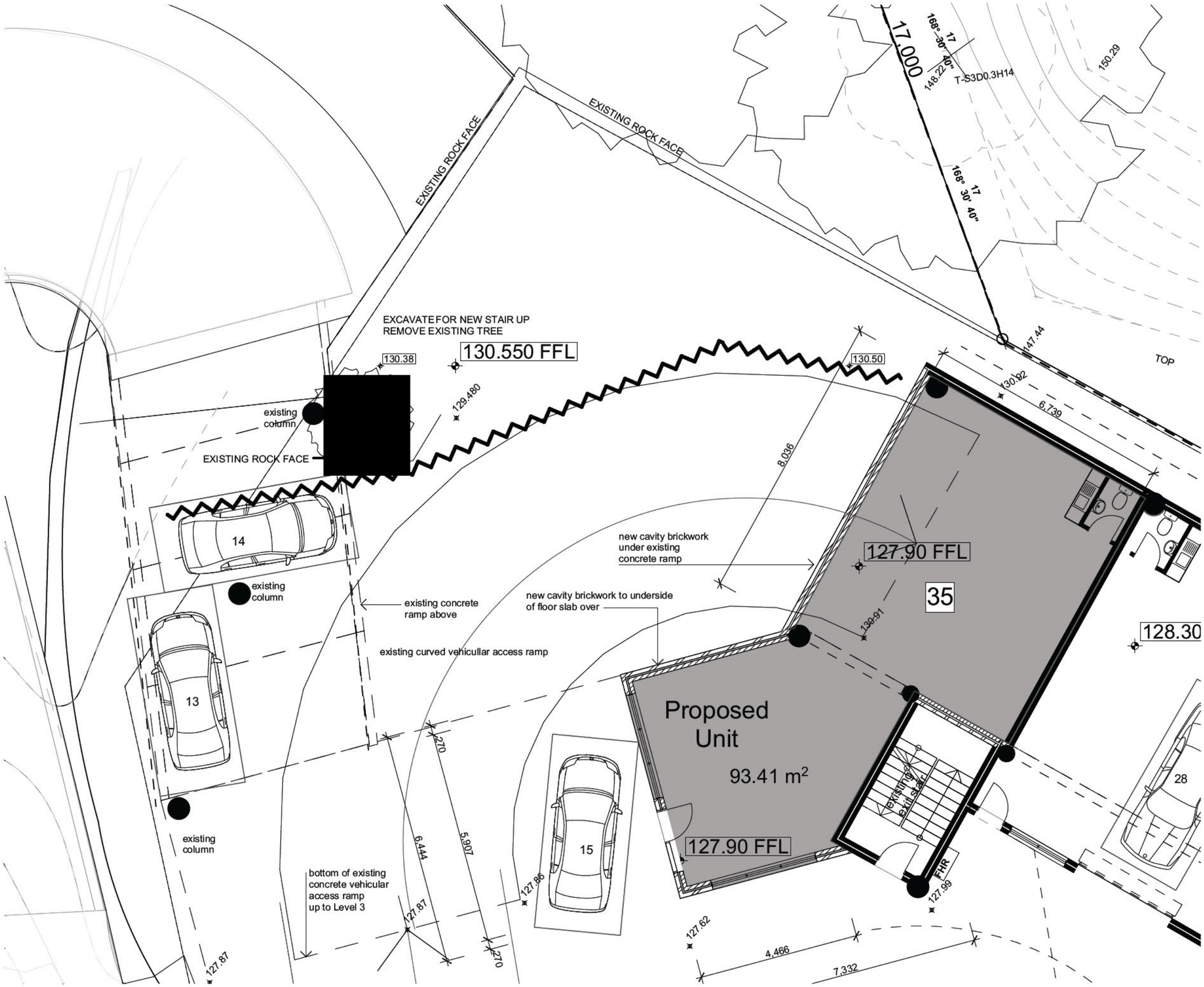
Existing Industrial Development
29 Leighton Place HORNSBY

For JNH Group

Drawing Title:

Schedule of External Finishes

Scale:	Date: 25/11/2021
Status: DA	Checked By:
Project No:	Drawing No.: **DA002**
Plot Date:	25/11/2021



SILTATION CONTROL FENCE

A B 3 D

Building Design and Documentation
Kirsten Taylor ab3d@bigpond.com
0438 499629

Proposed Additions

Existing Industrial Development
29 Leighton Place HORNSBY

For JNH Group

Drawing Title: **ESD**	
Scale: 1:100 @ A3	Date: 25/11/2021
Status: DA	Checked By:
Project No:	Drawing No.: **DA003**
Plot Date:	25/11/2021