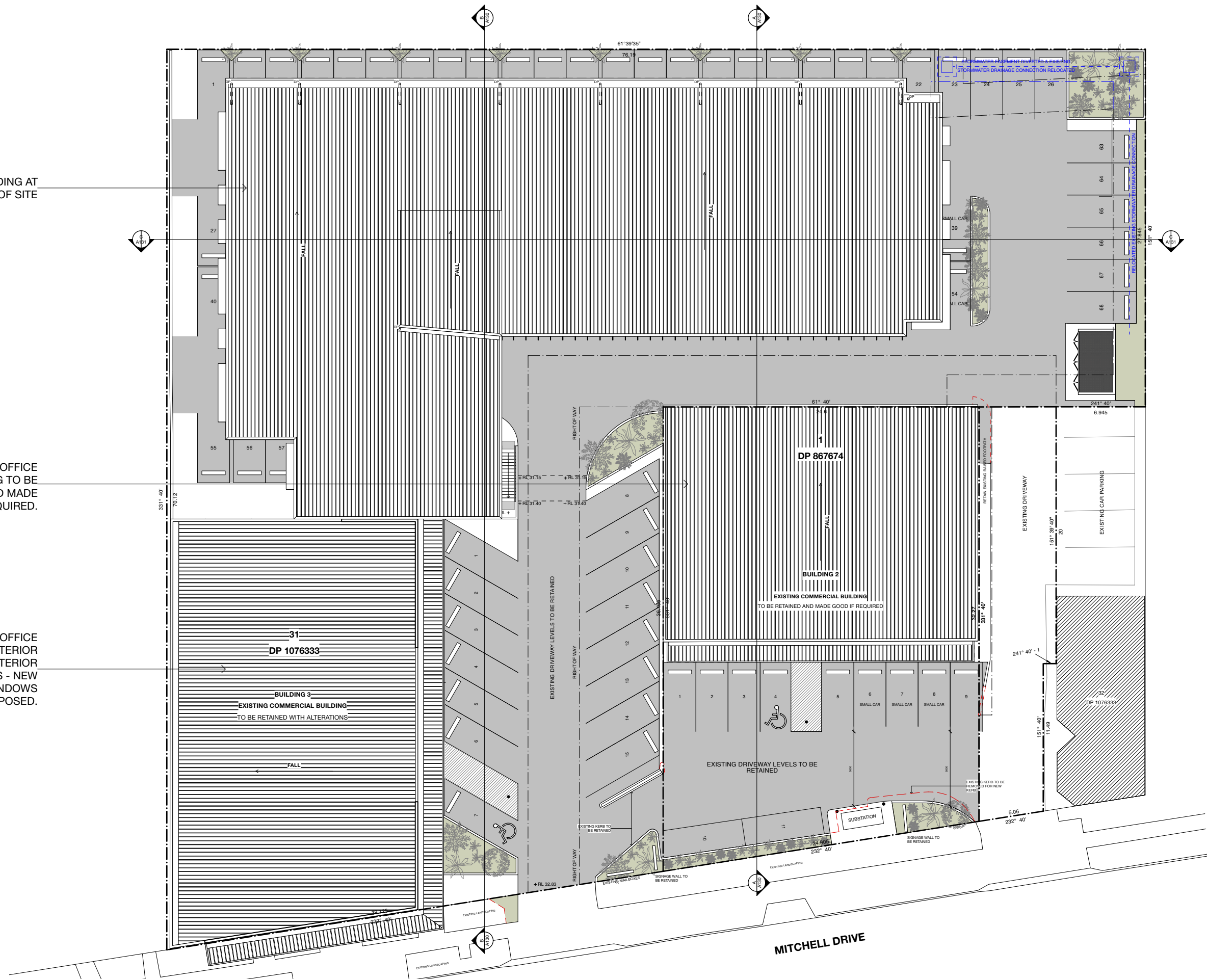


NEW OFFICE BUILDING AT REAR OF SITE

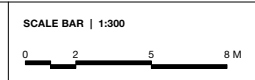
EXISTING OFFICE BUILDING TO BE RETAINED AND MADE GOOD IF REQUIRED.

EXISTING OFFICE BUILDING WITH INTERIOR & EXTERIOR ALTERATIONS - NEW AWNING AND WINDOWS PROPOSED.



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Revision Amendment

BC 15/3/22
By Date



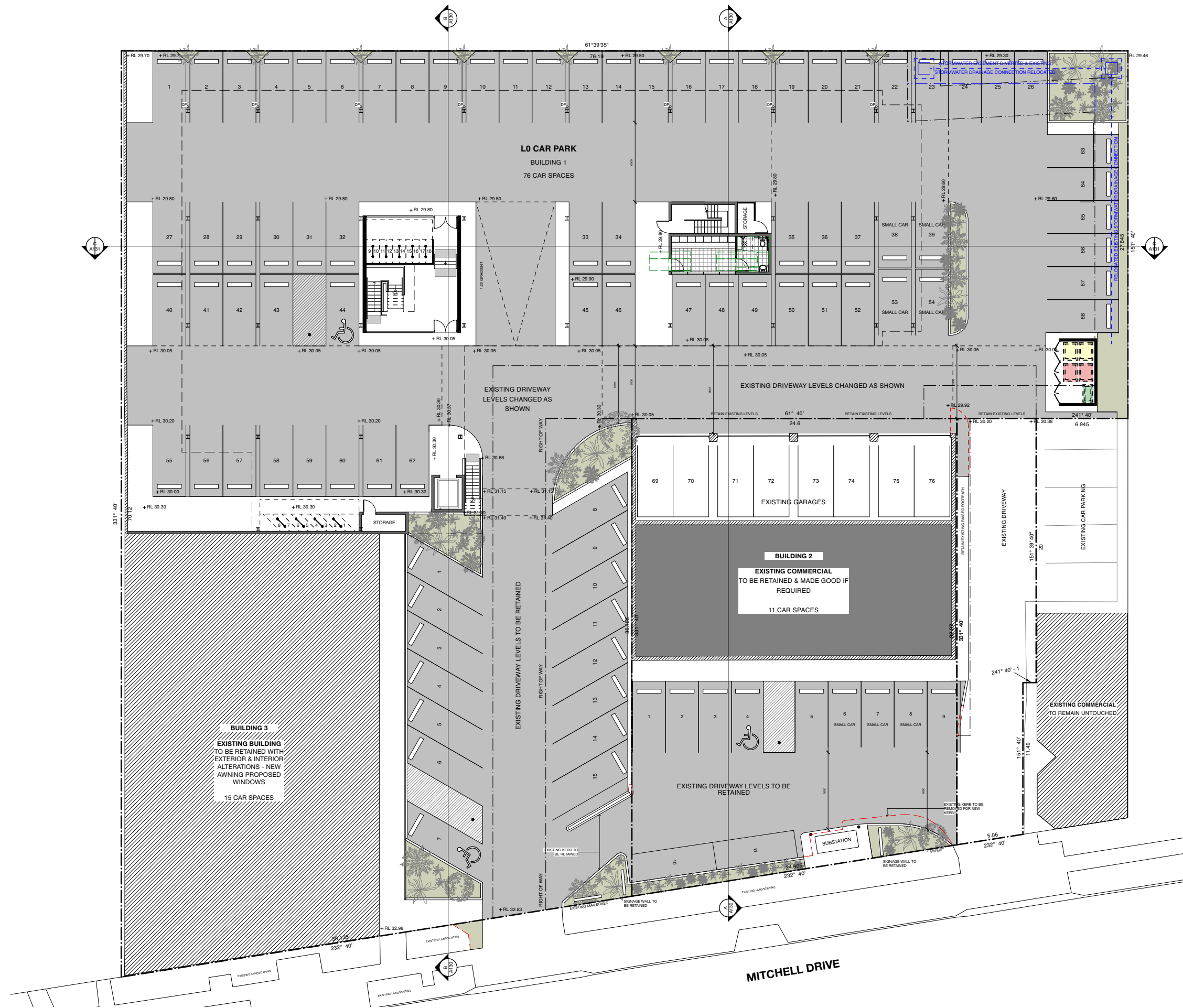
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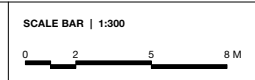
Registered Architect 5387
ABN 87 123 916 807

Project	East Maitland Offices 13-15 Mitchell Drive East Maitland	Drawn By	BC	Dwg Date:	Jan 2020	Project No.	1975
Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:300@A3	Drawing No.	A100
Title	Site Plan					Rev	S



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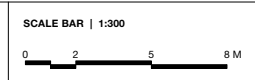
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 ABN 87 123 916 807

Project	East Maitland Offices	Drawn By	BC	Dwg Date:	Jan 2020	Project No.	1975
	13-15 Mitchell Drive East Maitland	Checked By		Scale	1:300@A3	Drawing No.	A101 AA
Client	Karuah Estates Pty. Ltd.	Title	Level 0 Plan			Rev	



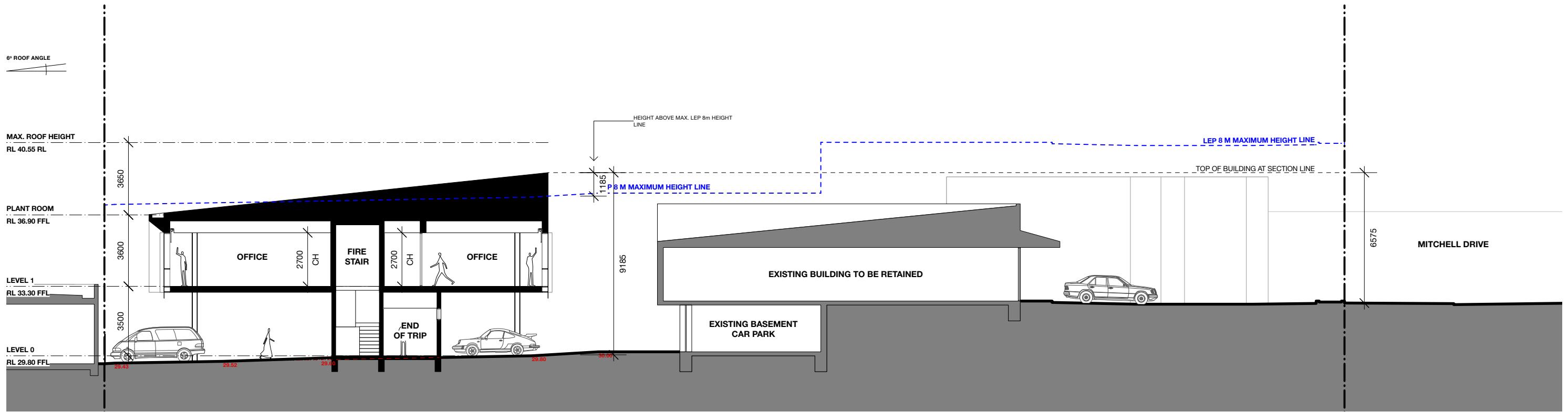
AA Issued for S4.55 approval
 Revision Amendment
 BC 14/4/22
 By Date



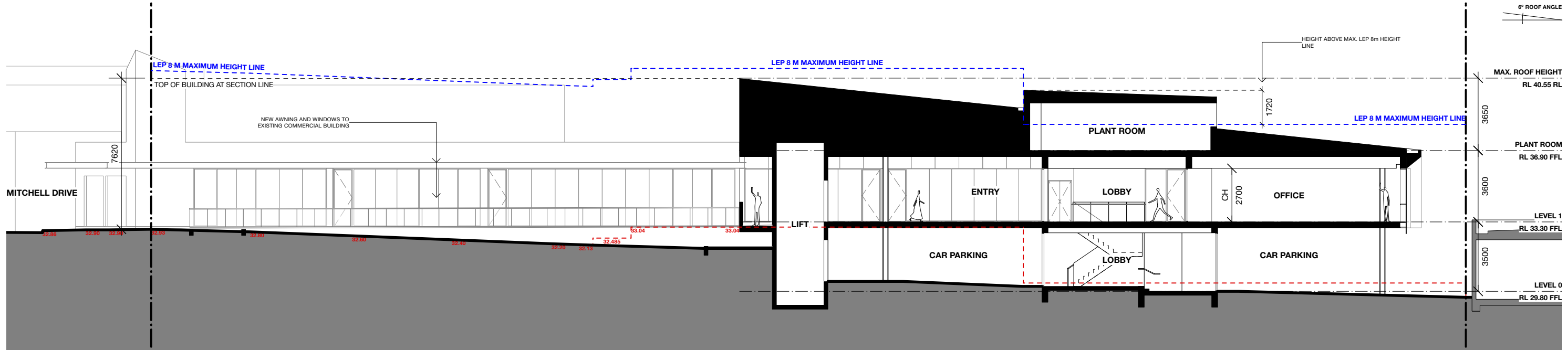
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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:300@A3	Drawing No.	Rev
Title	Level 1 Plan					A102 AA	



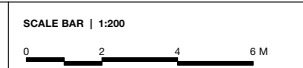
1 SECTION A
1:200



2 SECTION B
1:200

J Issued for S4.55 approval
Revision Amendment

BC 14/4/22
By Date



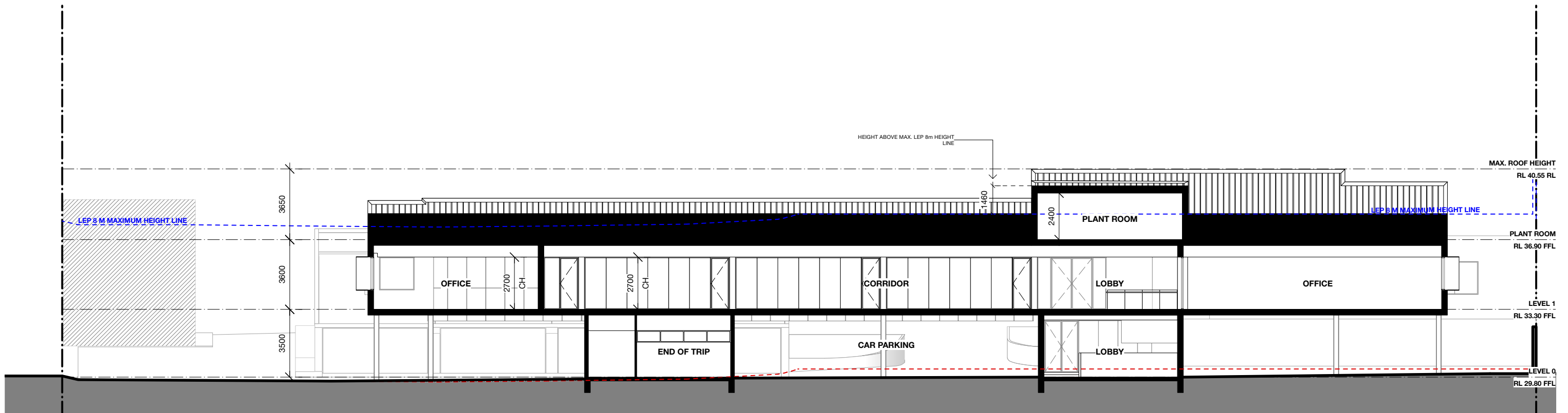
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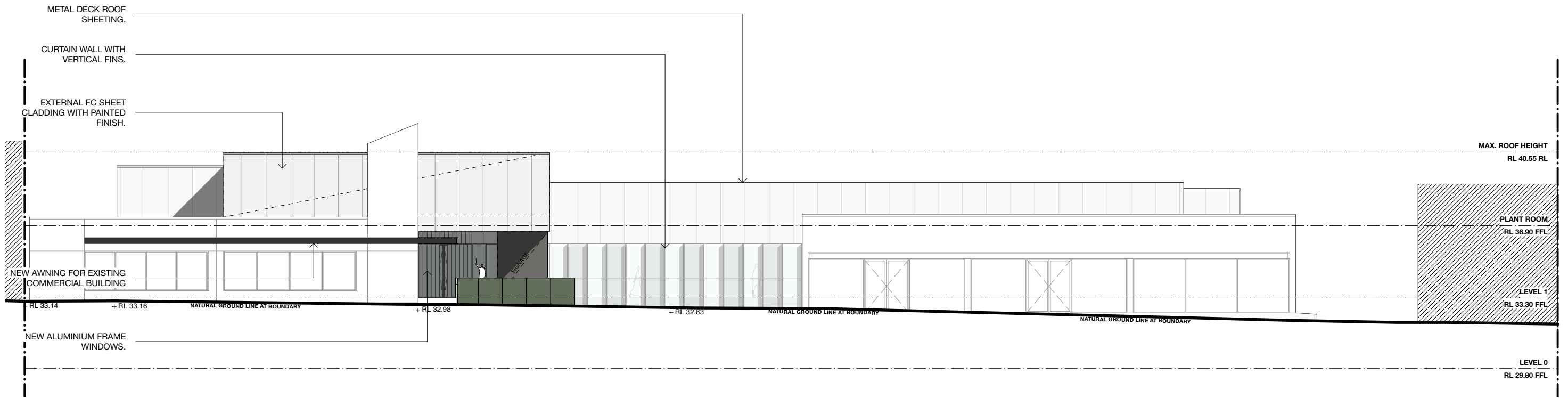
Registered Architect 5387
ABN 87 123 916 807

Project	East Maitland Offices 13-15 Mitchell Drive East Maitland	Drawn By	BC	Dwg Date:	Jan 2020	Project No.	1975
Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:200@A3	Drawing No.	A120
Title	Building 1 - Sections					Rev	J

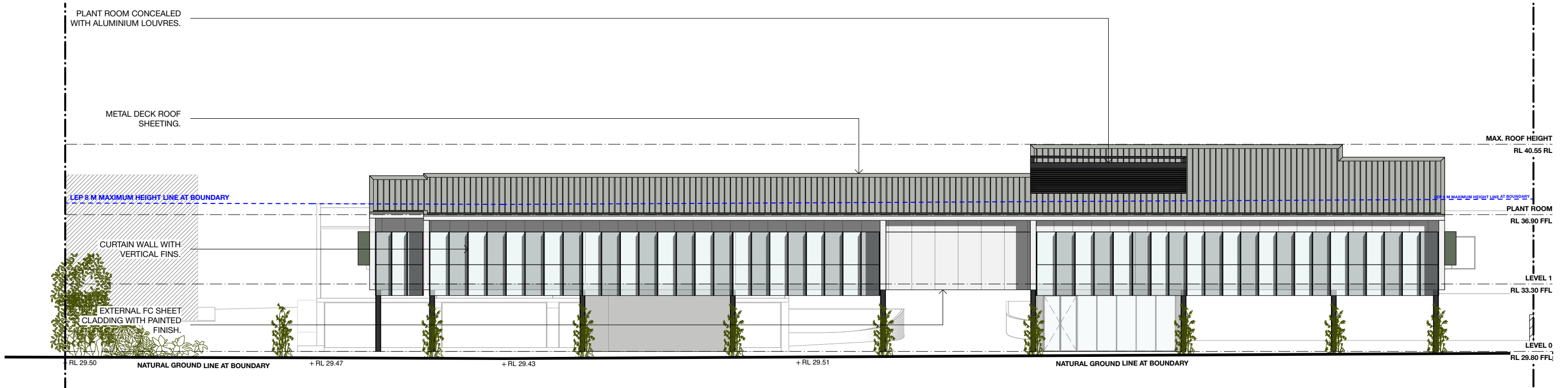


1 SECTION C
1:200

1 Issued for S4.55 approval Revision Amendment	BC By	3/3/22 Date	SCALE BAR 1:200 		The Grace Building G01, 1 Layton Street Camperdown NSW 2050 Cnr Pyrmont Bridge Road & Mallett Street t 02 9557 2288 f 02 9557 2287 w www.archb.com.au Registered Architect 5387 ABN 87 123 916 807	Project East Maitland Offices 13-15 Mitchell Drive East Maitland	Drawn By BC	Dwg Date: Jan 2020	Project No. 1975
						Client Karuah Estates Pty. Ltd. Building 1 - Sections	Checked By	Scale 1:200@A3	Drawing No. Rev A121 1

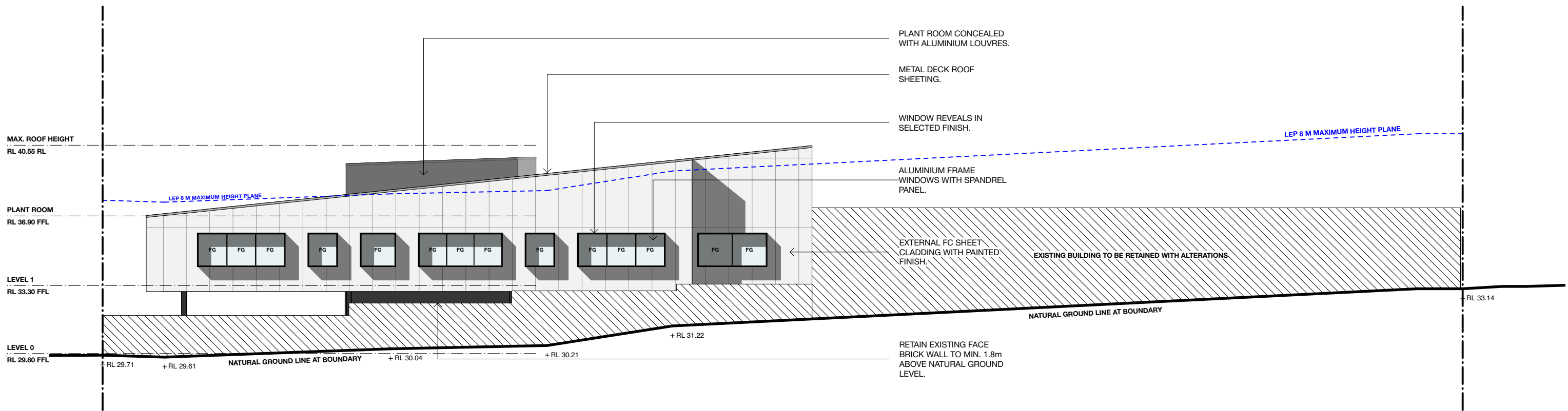


1 SOUTH ELEVATION | MITCHELL DRIVE
1:200

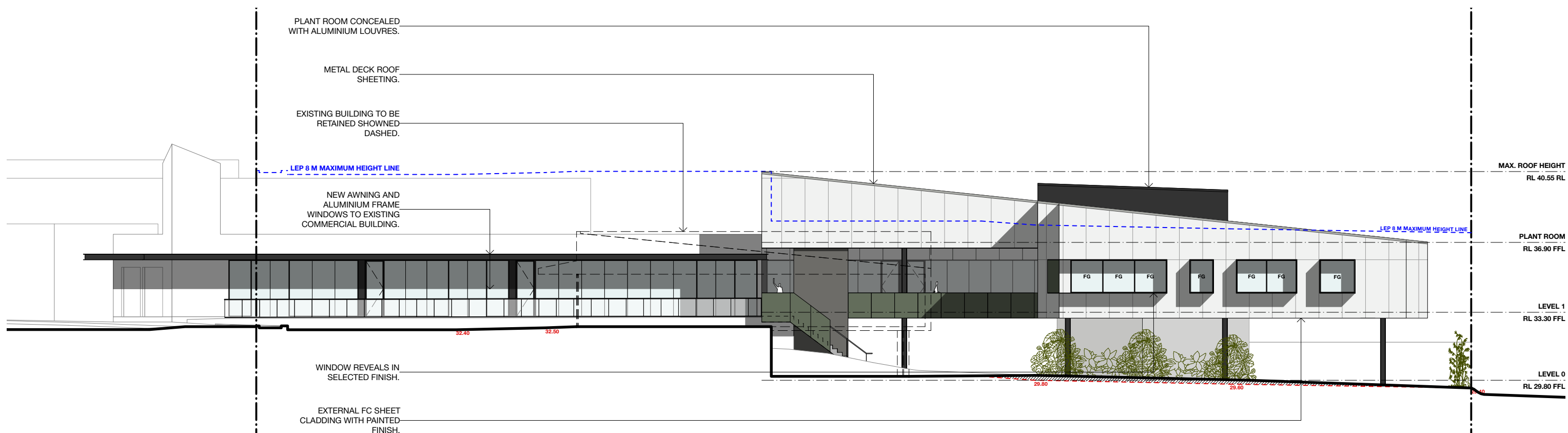


2 NORTH ELEVATION
1:200

O Issued for S4.55 approval Revision Amendment	BC 3/3/22 By Date	SCALE BAR 1:200 		Architects ecerra The Grace Building G01, 1 Layton Street Camperdown NSW 2050 Cnr Pyrmont Bridge Road & Mallett Street t 02 9557 2288 f 02 9557 2287 w www.archb.com.au Registered Architect 5387 ABN 87 123 916 807	Project East Maitland Offices 13-15 Mitchell Drive East Maitland	Drawn By BC Dwg Date: Jan 2020	Project No. 1975
					Client Karuah Estates Pty. Ltd. Title Building 1 - Elevations	Checked By Scale 1:200@A3	Drawing No. Rev A130 O

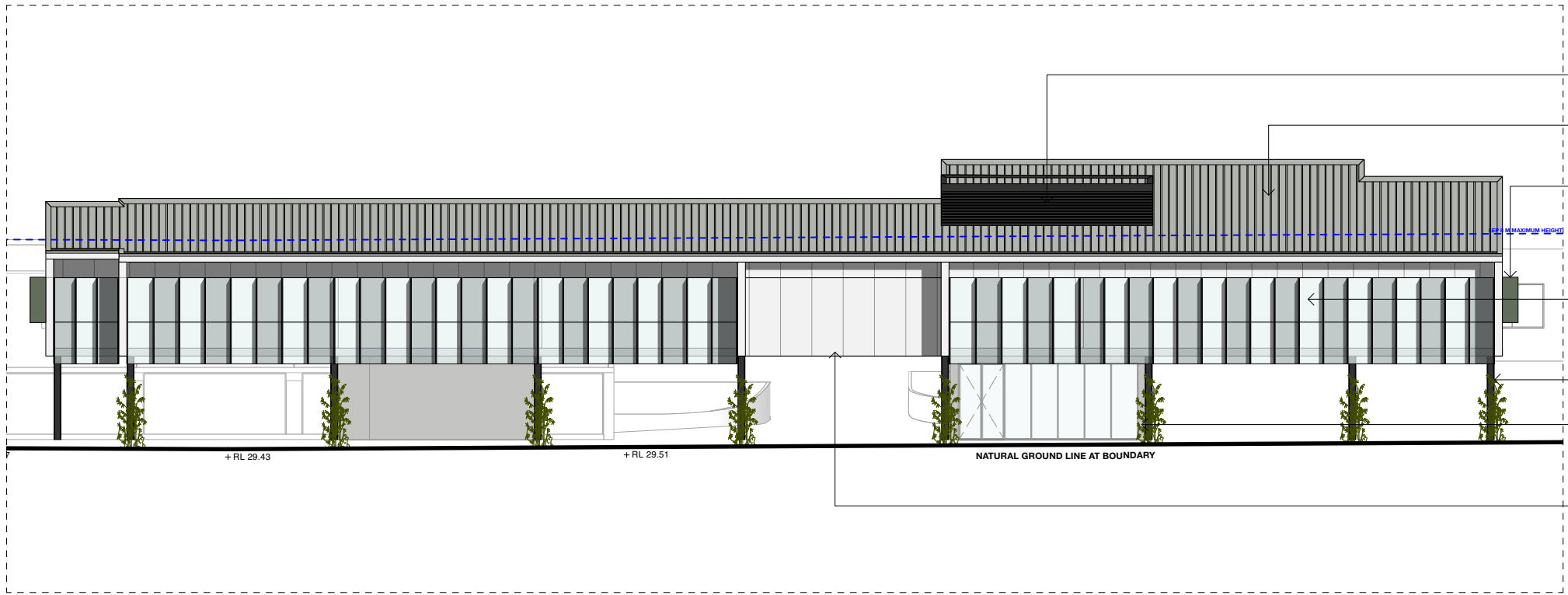
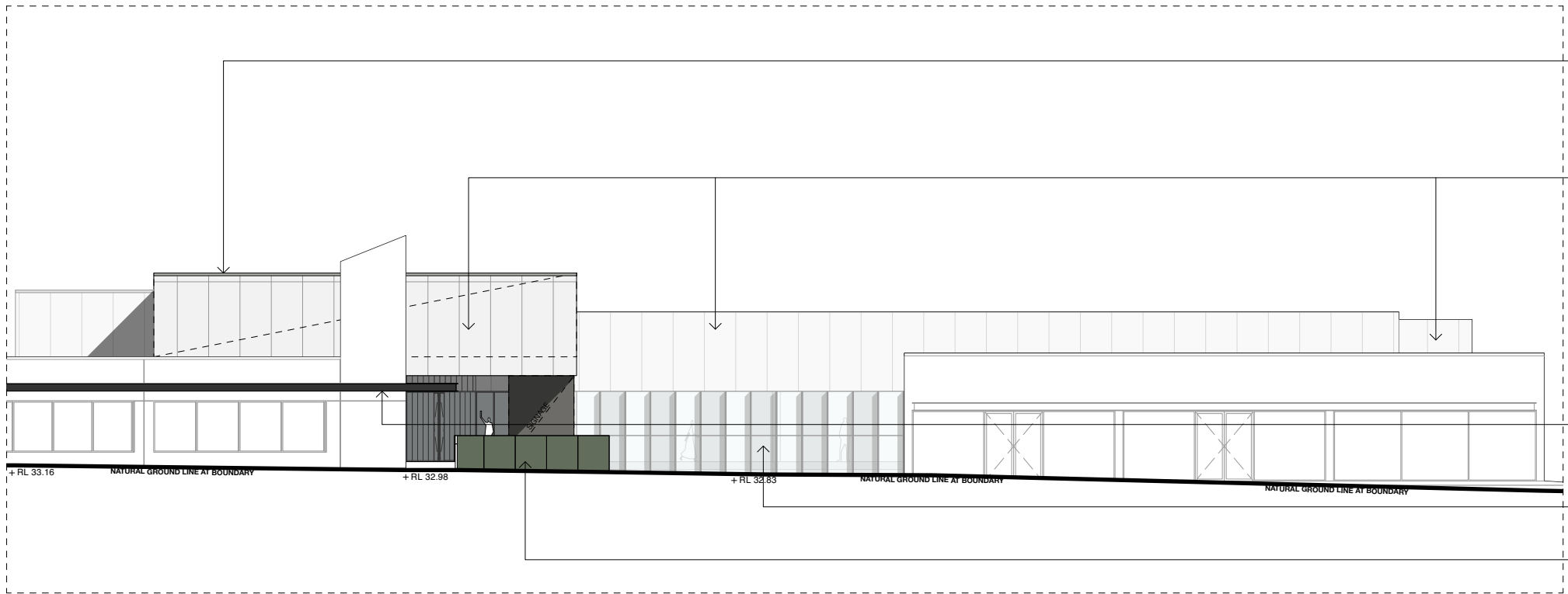


1 WEST ELEVATION
1:200



2 EAST ELEVATION
1:200

O Issued for S4.55 approval Revision Amendment	BC 3/3/22 By Date	SCALE BAR 1:200 		Architects ecerra The Grace Building G01, 1 Layton Street Camperdown NSW 2050 Cnr Pyrmont Bridge Road & Mallett Street t 02 9557 2288 f 02 9557 2287 w www.archb.com.au Registered Architect 5387 ABN 87 123 916 807	Project East Maitland Offices 13-15 Mitchell Drive East Maitland	Drawn By BC Dwg Date: Jan 2020	Project No. 1975
					Client Karuah Estates Pty. Ltd. Title Building 1 - Elevations	Checked By Scale 1:200@A3	Drawing No. Rev A131 O



SCHEDULE OF EXTERIOR FINISHES

ALW	ALUMINIUM FRAME WINDOWS IN DULUX "MONUMENT" OR SIMILAR	
AWN	STEEL FRAMED AWNING IN DULUX "MONUMENT" OR SIMILAR	
BAL	BALUSTRADE PANELS IN DULUX "WIMBLEDON" OR SIMILAR	
CWL	CURTAIN WALL WITH VERTICAL FINS	
FCJ	FIBRE CEMENT CLADDING WITH EXPRESSED JOINTS IN DULUX "LEXICON QUARTER" OR SIMILAR	
LVR	HORIZONTAL LOUVRES & PLANT ROOM ENCLOSURE IN DULUX "MONUMENT" OR SIMILAR	
MAS	LIFT SHAFT / MASONRY WALLS PAINTED IN DULUX "MALAY GREY" OR SIMILAR	
MDR	METAL DECK ROOF SHEETING AND ROOF FLASHING IN DULUX "SHALE GREY" OR SIMILAR	
SCL	STEEL COLUMNS FINISHED IN DULUX "MONUMENT" OR SIMILAR	
WRV	WINDOW REVEALS IN DULUX "WIMBLEDON" OR SIMILAR	

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Revision	Amendment	By	Date



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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:125@A3	Drawing No.	A140
Title	Building 1 - Schedule of Finishes					Rev	H

13-15 MITCHELL DRIVE EAST MAITLAND NSW 2323

SITE INFORMATION

	PERMISSIBLE	EXISTING (B2 + B3)	PROPOSED (B1)	COMPLIANCE
SITE AREA	-	4883 m ²	-	-
ZONING	B3 Commercial Core	B3 Commercial Core	B3 Commercial Core	Y
BASEMENT GFA	-	-	66.77 m ²	-
GROUND FLOOR GFA	-	1013.67 m ²	1140.84 m ²	-
FIRST FLOOR GFA	-	0 m ²	0 m ²	-
TOTAL GFA (B1+B2+B3)	9766 m ²	2221.28 m ²		Y
FSR	2:1	-	0.455:1	Y
HEIGHT LIMIT	8 m	< 8 m	> 8 m (partially)	N
ACID SULFATE	Class 5	-	-	-
FRONT SETBACK	-	On boundary	Retain existing	Y
SIDE SETBACK (WEST)	-	On boundary	4.585 m	Y
SIDE SETBACK (EAST)	-	-	15.795 m	Y
REAR SETBACK	-	On boundary	3 m m	Y

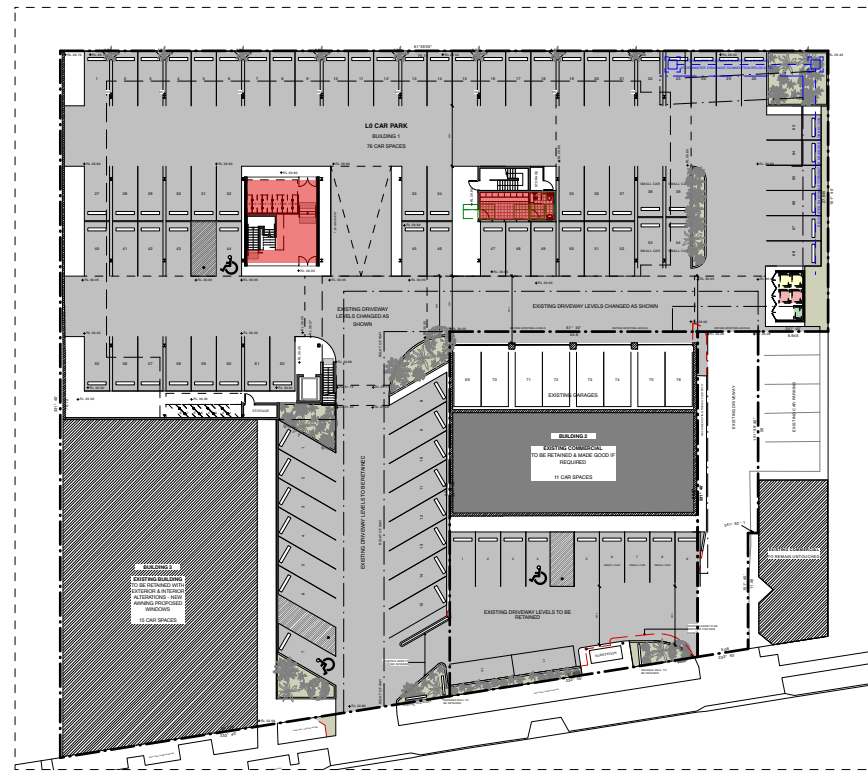
CAR PARKING

	AREA	RATE	REQUIRED	PROPOSED	COMPLIANCE
BUILDING 1 (B1)	1207.61 m ²	1/40 m ²	30.19 CARS	76 CARS	Y
BUILDING 2 (B2)	422 m ²	1/40 m ²	10.55 CARS	11 CARS	Y
BUILDING 3 (B3)	591 m ²	1/40 m ²	14.775 CARS	15 CARS	Y
TOTAL	-	-	55.515 CARS	102 CARS	Y

BICYCLE PARKING *as per Austroad Guide to Traffic Management*

	AREA	RATE	REQUIRED	PROPOSED	COMPLIANCE
B1 + B2 + B3	2221.28 m ²	1/200 m ²	11.106 BIKES	18 BIKES	Y

PLANS



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3/3/22
Date



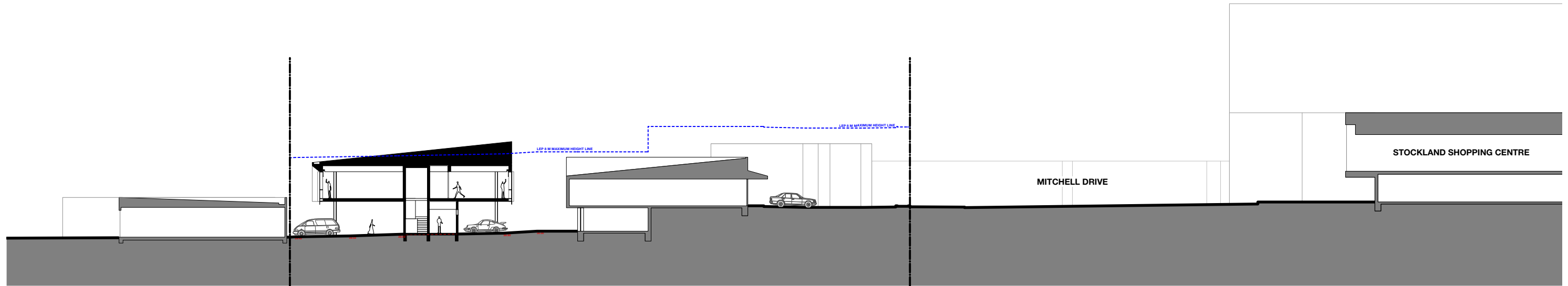
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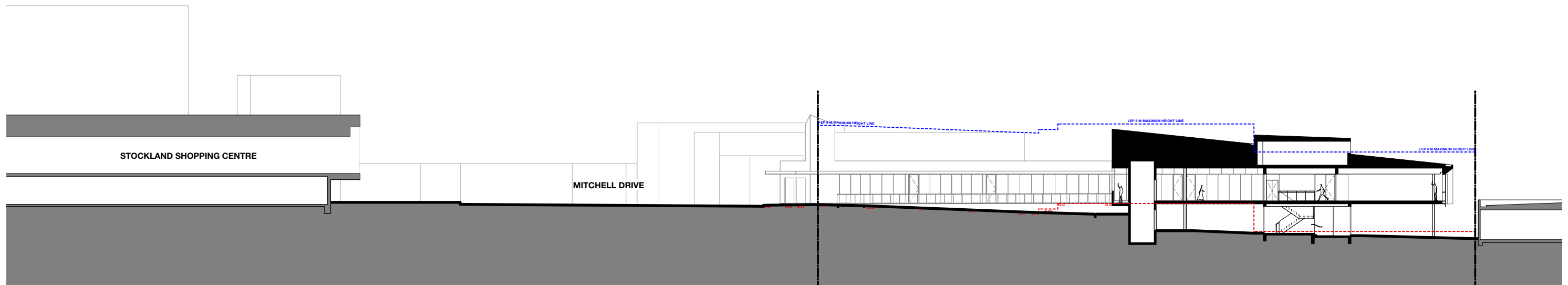
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Registered Architect 5387
ABN 87 123 916 807

Project	East Maitland Offices 13-15 Mitchell Drive East Maitland	Drawn By	BC	Dwg Date:	Jan 2020	Project No.	1975
Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:750@A3	Drawing No.	A300
Title	Site Calculations					Rev	S

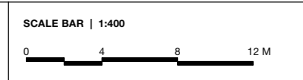


1 SECTION A
1:400



2 SECTION B
1:400

N
Revision Issued for S4.55 approval
Amendment BC By 3/3/22 Date

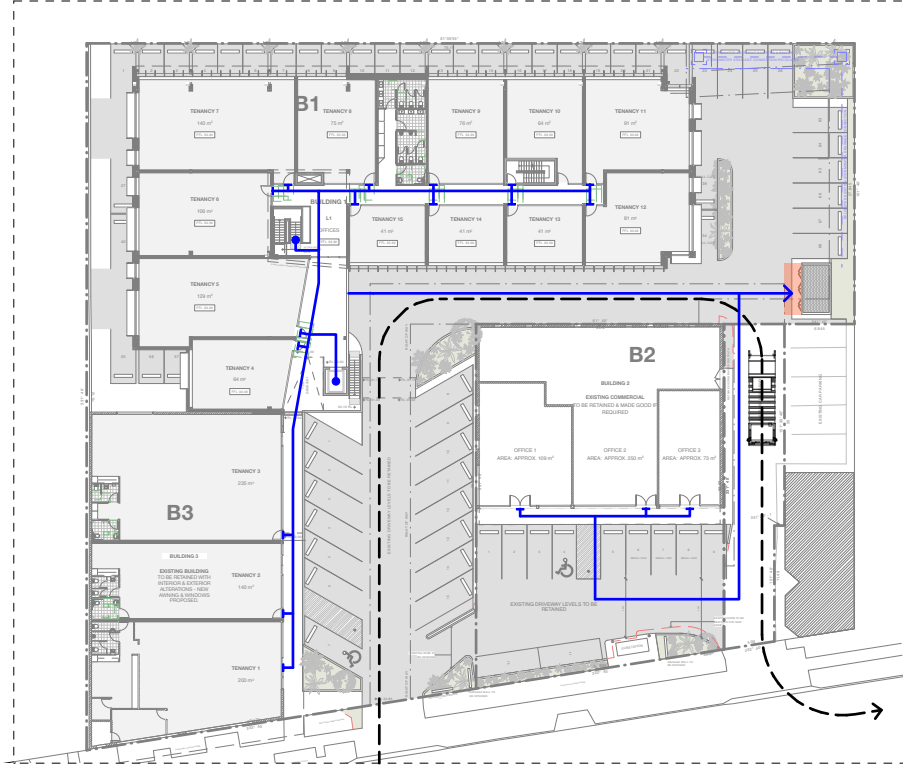
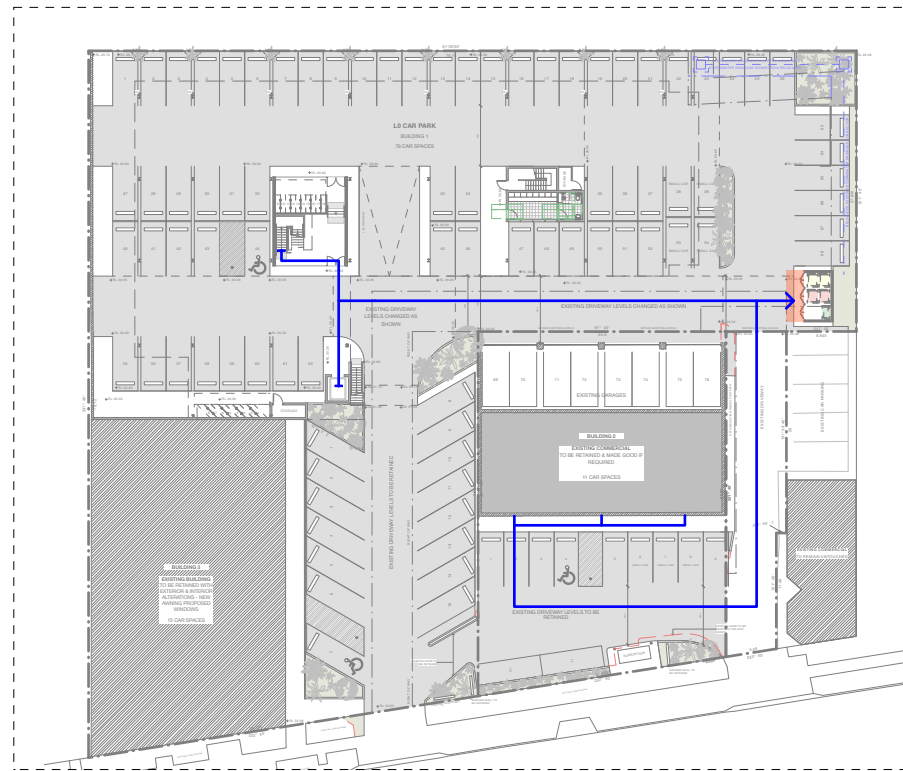


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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:400@A3	Drawing No.	A301 N
Title	Site Section					Rev	

PLANS



WASTE MANAGEMENT PLAN

LEGEND

GENERAL WASTE

BUILDING 1 OCCUPANTS ARE TO DISPOSE OF GENERAL WASTE IN THE PROVIDED 1100L BINS LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

BUILDING 2 OCCUPANTS ARE TO DISPOSE OF GENERAL WASTE IN THE PROVIDED 1100L BINS LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

BUILDING 3 OCCUPANTS ARE TO DISPOSE OF GENERAL WASTE IN THE PROVIDED 1100L BINS LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

RECYCLING WASTE

BUILDING 1 OCCUPANTS ARE TO DISPOSE OF RECYCLING WASTE IN THE PROVIDED 1100L BINS LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

BUILDING 2 OCCUPANTS ARE TO DISPOSE OF RECYCLING WASTE IN THE PROVIDED 1100L BINS LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

BUILDING 3 OCCUPANTS ARE TO DISPOSE OF RECYCLING WASTE IN THE PROVIDED 1100L BINS LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

GREEN WASTE

ONSITE MANAGER IS TO DISPOSE OF GREEN WASTE IN THE PROVIDED PROVIDED 660L BIN LOCATED IN THE GARBAGE STORAGE ENCLOSURE LOCATED ADJACENT TO BUILDING 2.

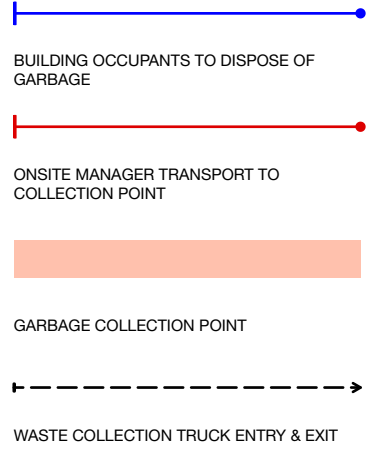
COLLECTION

ONSITE MANAGER IS TO PUT GENERAL WASTE BINS OUT FOR GARBAGE COLLECTION ONCE PER WEEK BY PRIVATE CONTRACTOR.

ONSITE MANAGER IS TO PUT RECYCLING WASTE BINS OUT FOR GARBAGE COLLECTION ONCE PER WEEK BY PRIVATE CONTRACTOR.

ONSITE MANAGER IS TO PUT OUT GREEN WASTE BIN OUT FOR GARBAGE COLLECTION ONCE PER FORTNIGHT BY PRIVATE CONTRACTOR.

WASTE COLLECTION TRUCK IS TO DRIVE INTO THE SITE FROM MITCHELL DRIVE AND PICKUP WASTE FROM GARBAGE COLLECTION POINT. TRUCK IS TO EXIT SITE ONTO MITCHELL DRIVE IN A FORWARD DIRECTION.



NOTE: VEHICULAR TURNING PATHS REPRESENTED ON THIS PLAN ARE INDICATIVE ONLY. VEHICULAR MANOEUVRABILITY AND TURNING CIRCLE ASSESSMENT IS TO BE COMPLETED BY A QUALIFIED ENGINEER.



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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:750@A3	Drawing No.	A302
Title	Waste Management Plan					Rev	L