



ABF NEUTRAL BAY - ADMINISTRATION BUILDING REFURBISHMENT

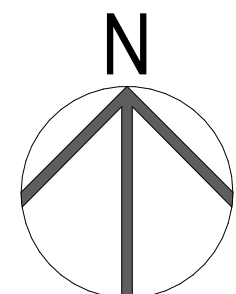
DA ISSUE

ARCHITECTURAL DRAWING LIST

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- A01 SITE PLAN
- A02 SITE ANALYSIS PLAN
- A03 DEMO SUB FLOOR PLAN
- A04 DEMO GROUND FLOOR PLAN
- A05 DEMO FIRST FLOOR PLAN
- A06 DEMO SECOND FLOOR PLAN
- A07 DEMO THIRD FLOOR PLAN
- A08 SUB FLOOR PLAN
- A09 GROUND FLOOR PLAN
- A10 FIRST FLOOR PLAN
- A11 SECOND FLOOR PLAN
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REV	DATE	COMMENTS
A	10/05/2024	DA ISSUE
B	21/05/2024	DA ISSUE
C	3/09/2024	DA ISSUE

DRN	CHKD	VRFD
JM	HN	HN
JH	HN	HN

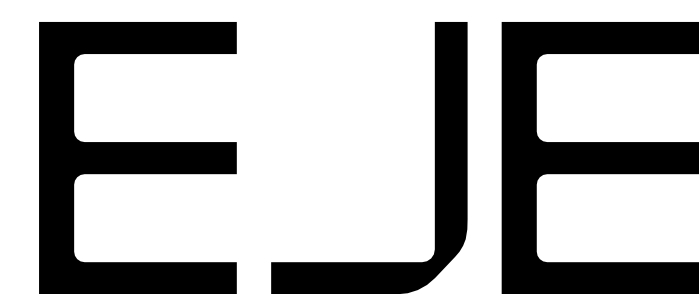
PROJECT: AUSTRALIAN BORDER FORCE COLLEGE
 ADMINISTRATION BUILDING
 REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWING: COVER SHEET

DRAWN	DATE	SCALES @A1
	3/09/2024	1:500

FILENAME	PROJECT No.	PHASE	DRAWING No.	REV
14644-ABF Admin Refurb Neutral Bay	14644	DA	A00	C



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
 ACP ALUMINIUM COMPOSITE PANEL
 ACS SOLID SURFACE
 ADJ ADJUSTABLE SHELF
 AHD AUSTRALIAN HEIGHT DATUM
 AL ALUMINIUM LOUVER
 ALB ALUMINIUM BATTEN
 ALS VERTICAL ALUMINIUM SCREEN
 AP ACCESS PANEL
 AR ARCHITRAVE
 AS AUSTRALIAN STANDARD
 BA BARGE BOARD
 BAL BALUSTRADE
 BC BABY CHANGE TABLE
 BCT BENCHTOP
 BF BI-FOLD DOOR
 BG BOX GUTTER

BH BULKHEAD
 BIN GARBAGE BIN
 BK CONCRETE BLOCKWORK
 BRK BRICKWORK
 BOL BOLLARD
 BS BENCH SEAT
 BT BOTTLE TRAP
 BTH BATHTUB
 CAP ACCESS PANEL
 CB PREFINISHED STEEL
 CBG COLOUR-BACKED GLASS
 CFC COMPRESSED FIRE CEMENT
 CH COAT HOOK
 CJ CONSTRUCTION / CONTROL JOINT
 CL CENTRE LINE
 DS DOOR STOP
 CLS CLOTHES LINE

COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
 CONC CONCRETE
 COS CONFIRM ON SITE
 CPC COLORBOND PARAPET CAPPING
 CPD CUPBOARD
 CRT CARPET
 CR CEMENT RENDER
 CRN CORNICE
 CRT CURTAIN
 CRR CURTAIN RAIL
 CS CLEANERS SINK
 CVS COVERED SHIRTING
 CW COLD WATER
 DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
 DR DOOR
 DS DOOR STOP
 EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

EF EXHAUST FAN
 EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
 EJ EXPANSION JOINT
 ELP ELECTRICAL PLATE
 ENS ENSUITE
 EP EPOXY FLOORING
 EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
 EQ EQUAL SPACING
 FB FACE BRICK
 FC FIBRE CEMENT SHEETING
 FE FIRE EXTINGUISHER
 FFL FINISHED FLOOR LEVEL
 FG FIXED GLASS
 FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
 FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION

FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
 FL FLASHING
 FLM FILM
 FR FIRE RESISTANCE
 FRP FIRE RESISTANCE
 FS FIXED SHELF
 FT FLOOR TILES
 FW FLOOR WASTE
 G GLASS
 GA GREASE ARRESTOR
 GC GARBAGE CHUTE
 GD GRATED DRAIN
 GL GLASS LOUVRES
 GR GRASS RAIL
 GRD GARAGE DOOR
 GRV GRAVEL
 GP GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION

GT GUTTER TRANSOM
 GW GLASS WINDOW
 HA HOME AUTOMATION CLIPBOARD
 HB HAND BASIN
 HD HINGED DOOR
 HDR HAND DRYER
 HP HIGH POINT
 HR HANDRAIL
 HRS HANDING RAIL
 HT HOSE TAP
 HTR HEATER
 HWS HOT WATER SYSTEM
 HYD HYDRAULIC
 J JOINERY
 KK KICK
 LB LINING BOARDS
 LD ACCESS LADDER

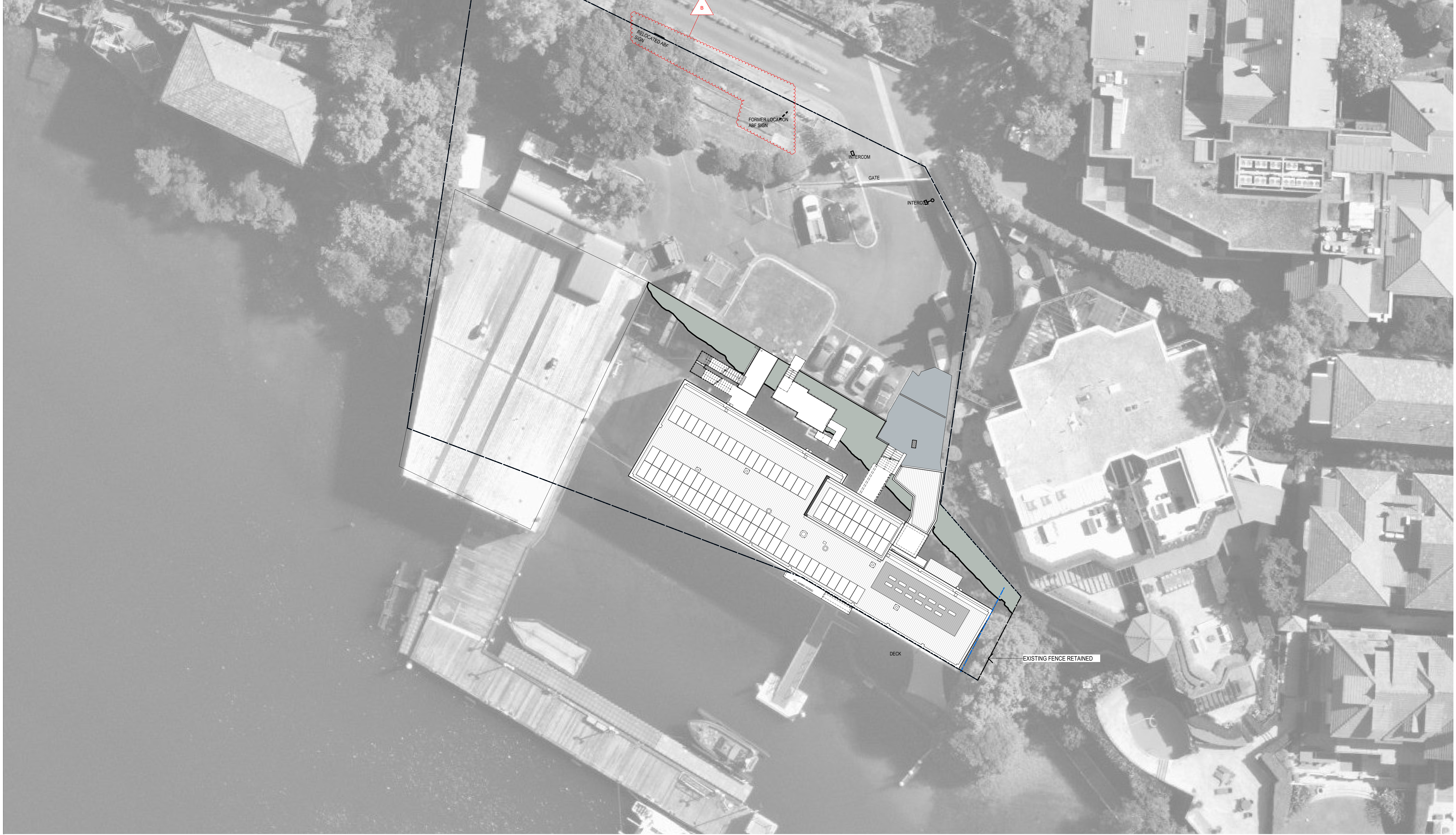
LDL DOWNLIGHT
 LDY LAUNDRY
 LX LOCKER SYSTEM
 LP LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
 LPN PENDANT LIGHT
 LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
 LST LED STRIP LIGHT
 LTB LETTERBOX
 LVR LOUVRE
 LWL WALL LIGHT
 MC METAL CLADDING
 MCB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
 MECH MECHANICAL
 MEL MELAMINE
 MI MIRROR
 MRS METAL ROOF SHEETING
 MW MATWELL

LEGEND

EXISTING PREMISES

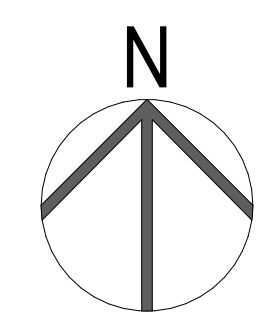
NEW LANDSCAPED AREAS

NEW ASPHALT



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN
B	3/09/2024	DA ISSUE			

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

SITE PLAN

DRAWN: DATE: 6/09/2024 SCALES @A1: 1:200

FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A01 REV: B



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
 ACP ALUMINIUM COMPOSITE PANEL
 ACS SOLID SURFACE
 ADJ ADJUSTABLE SHELF
 AHD AUSTRALIAN HEIGHT DATUM
 AL ALUMINIUM LOUVER
 ALS ALUMINIUM BATTEN
 AP ACCESS PANEL
 AR ARCHITRAVE
 AS AUSTRALIAN STANDARD
 BA BARGE BOARD
 BAL BALUSTRADE
 BC BABY CHANGE TABLE
 BCT BENCHTOP
 BF BI-FOLD DOOR
 BG BOX GUTTER

BH BULKHEAD
 BIN GARBAGE BIN
 BK CONCRETE BLOCKWORK
 BRK BRICKWORK
 BOL BOLLARD
 BS BENCH SEAT
 BT BOTTLE TRAP
 BTH BATHTUB
 CAP ACCESS PANEL
 CB PREFINISHED STEEL
 CBG COLOUR-BACKED GLASS
 CFC COMPRESSED FIRE CEMENT
 CH COAT HOOK
 CJ CONSTRUCTION / CONTROL JOINT
 CL CENTRE LINE
 DS DOOR STOP
 CLS CLOTHES LINE

COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
 CONC CONCRETE
 COS CONFORM ON SITE
 CPC COLORBOND PARAPET CAPPING
 CPD CUPBOARD
 CRT CARPET
 CR CEMENT RENDER
 CRN CORNICE
 CRT CURTAIN
 CRR CURTAIN RAIL
 CS CLEANERS SINK
 CVS COVERED SHIRTING
 CW COLD WATER
 DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
 DR DOOR
 DS DOOR STOP
 EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

EF EXHAUST FAN
 EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
 EJ EXPANSION JOINT
 ELP ELECTRICAL PLATE
 ENS ENSUITE
 EP EPOXY FLOORING
 EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
 EQ EQUAL SPACING
 FB FACE BRICK
 FC FIBRE CEMENT SHEETING
 FE FIRE EXTINGUISHER
 FFL FINISHED FLOOR LEVEL
 FG FIXED GLASS
 FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
 FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION

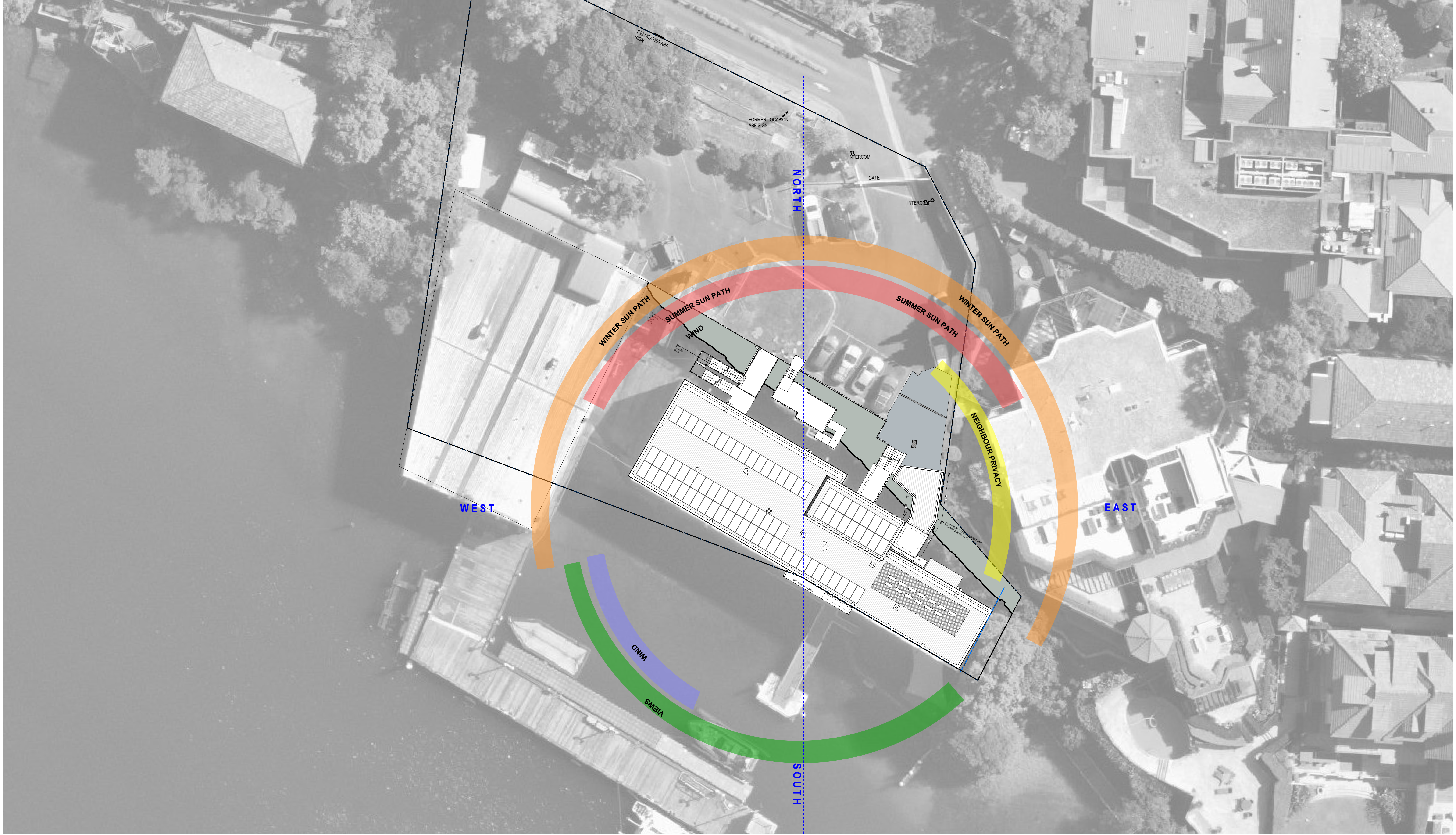
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
 FL FLASHING
 FM FIRE MESH
 FR FIRE RESISTANCE
 FRP FIRE RESISTANCE PLATE
 FS FIXED SHELF
 FT FLOOR TILES
 FW FLOOR WASTE
 G GLASS
 GA GREASE ARRESTOR
 GC GARBAGE CHUTE
 GD GRATED DRAIN
 GL GLASS LOUVRES
 GR GRASS RAIL
 GRD GARAGE DOOR
 GRV GRAVEL
 GP GRAVED PIT - REFER TO HYDRAULIC DOCUMENTATION

GT GUTTER TRANSOM
 GW GLASS WINDOW
 HA HOME AUTOMATION CLIPBOARD
 HB HAND BASIN
 HD HINGED DOOR
 HDR HAND DRYER
 HP HIGH POINT
 HR HANDRAIL
 HRL HANGING RAIL
 HT HOSE TAP
 HTR HEATER
 HWS HOT WATER SYSTEM
 HYD HYDRAULIC
 J JUNCTION
 KK KICK
 LB LINING BOARDS
 LD ACCESS LADDER

LDL DOWNLIGHT
 LDY LAUNDRY
 LX LOCKER SYSTEM
 LP LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
 LPN PENDANT LIGHT
 LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
 LST LED STRIP LIGHT
 LTB LETTERBOX
 LVR LOUVRE
 LWL WALL LIGHT
 MC METAL CLADDING
 MCB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
 MECH MECHANICAL
 MEL MELAMINE
 MI MIRROR
 MRS METAL ROOF SHEETING
 MW MATWELL

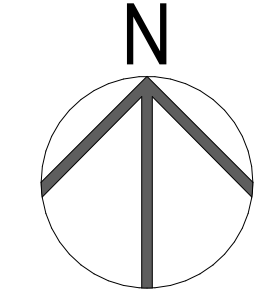
LEGEND

EXISTING PREMISES
 NEW LANDSCAPED AREAS
 NEW ASPHALT



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWING: SITE ANALYSIS PLAN

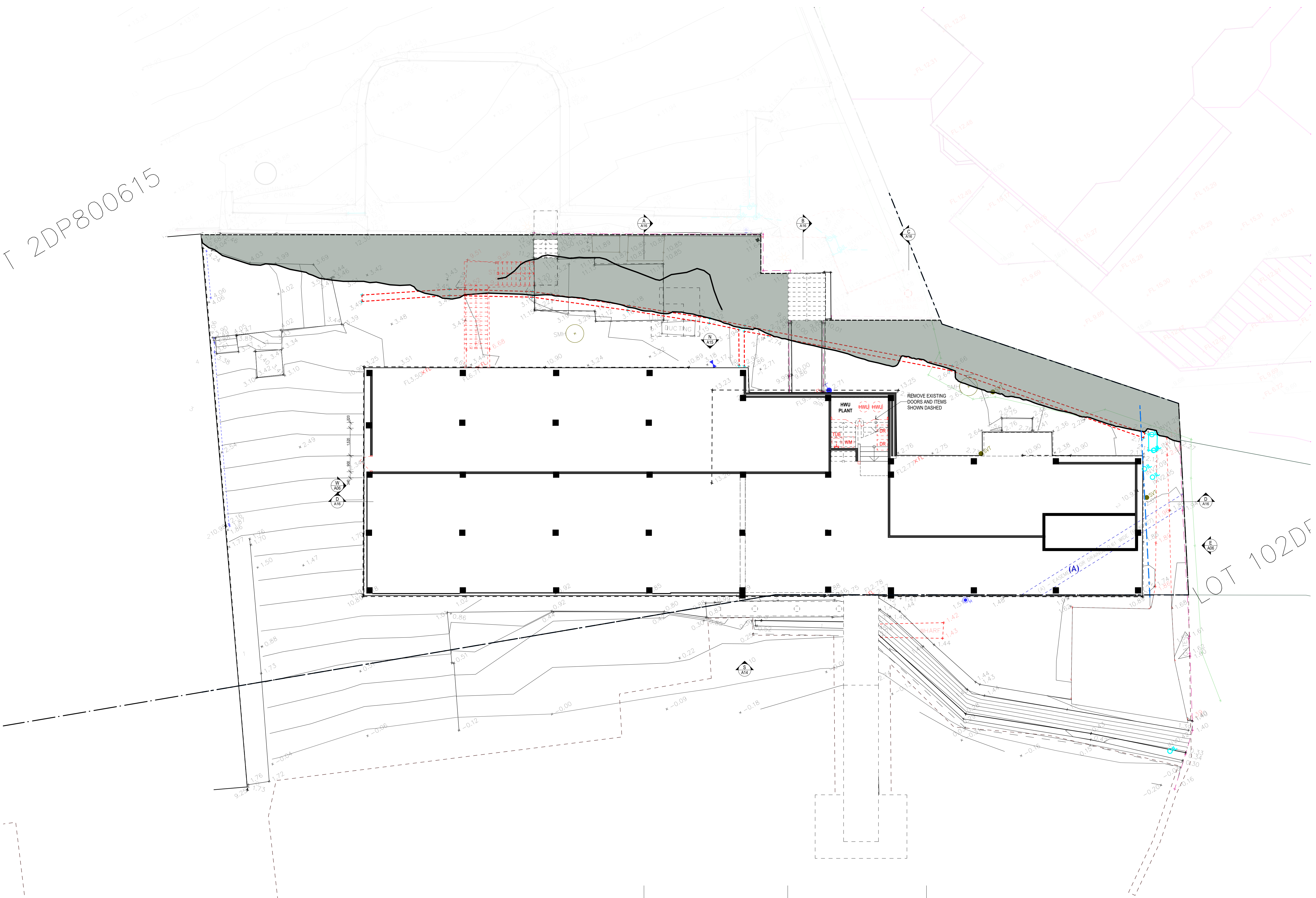
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FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A02 REV: A



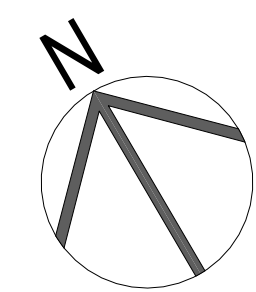
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWING: DEMO SUB FLOOR PLAN

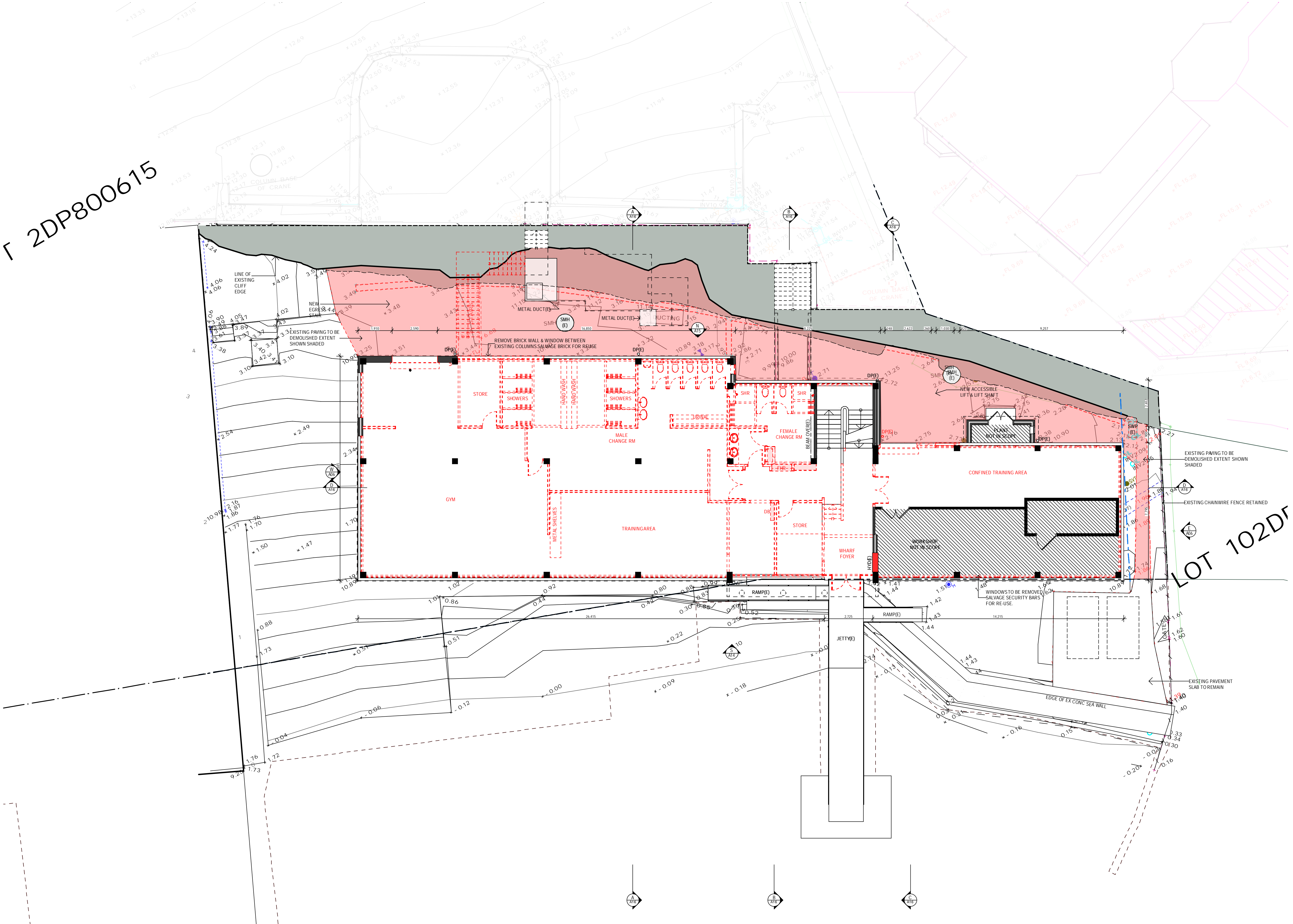
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FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A03 REV: A

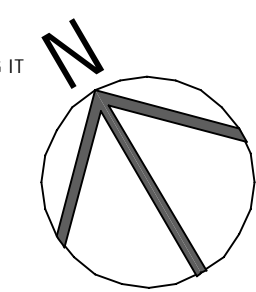


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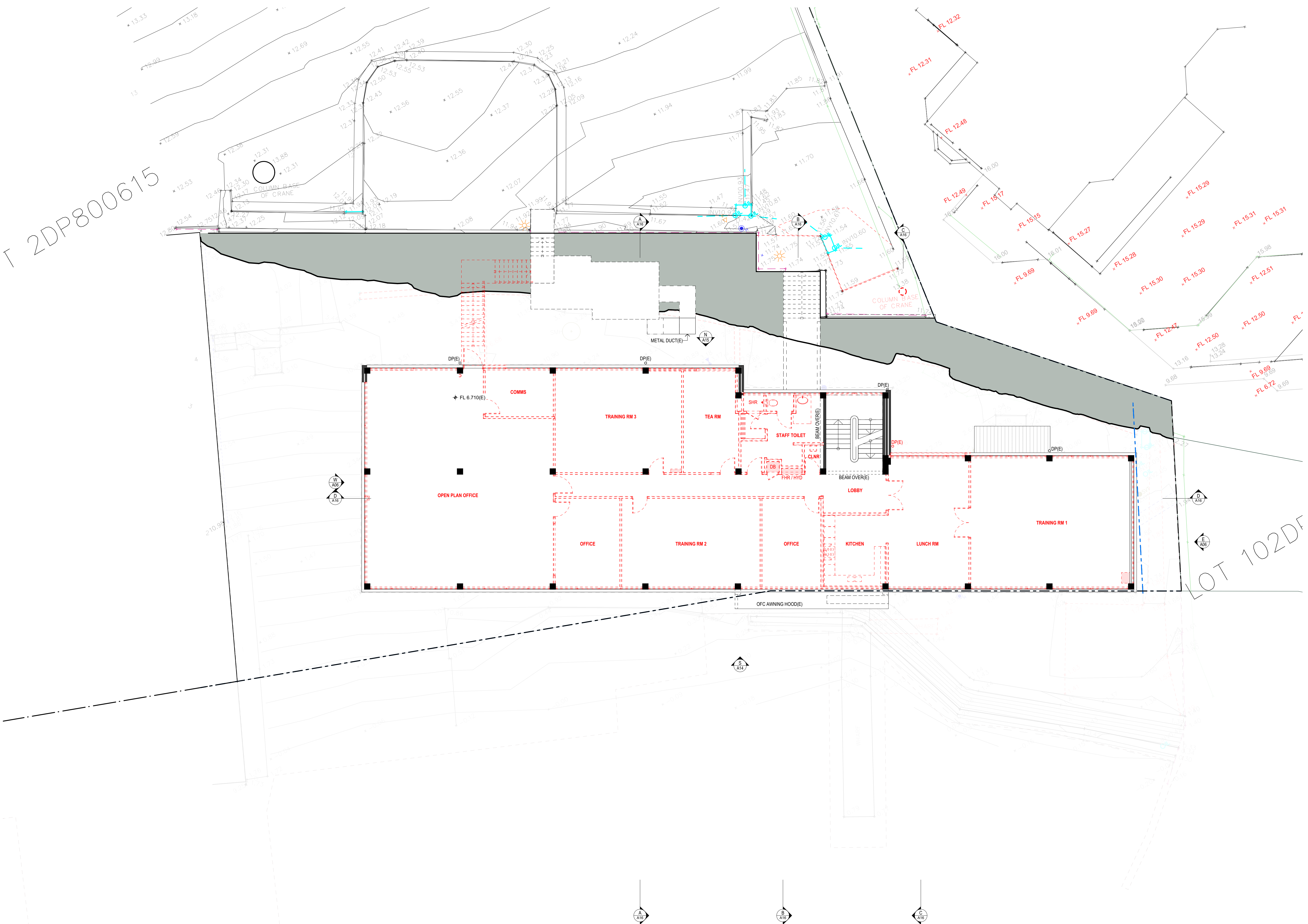
DRN	CHKD	VRFD
JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089
 CLIENT: VENTIA
 DRAWING: DEMO GROUND FLOOR PLAN

DRAWN: DATE: 12/09/2024
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 PROJECT No: 14644 PHASE: DA DRAWING No: A04 REV: A



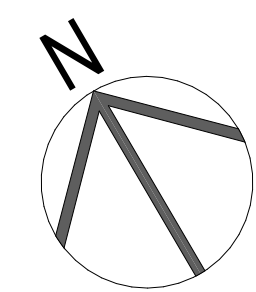
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REV	DATE	COMMENTS
A	10/05/2024	DA ISSUE

DRN	CHKD	VRFD
JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWING: DEMO FIRST FLOOR PLAN

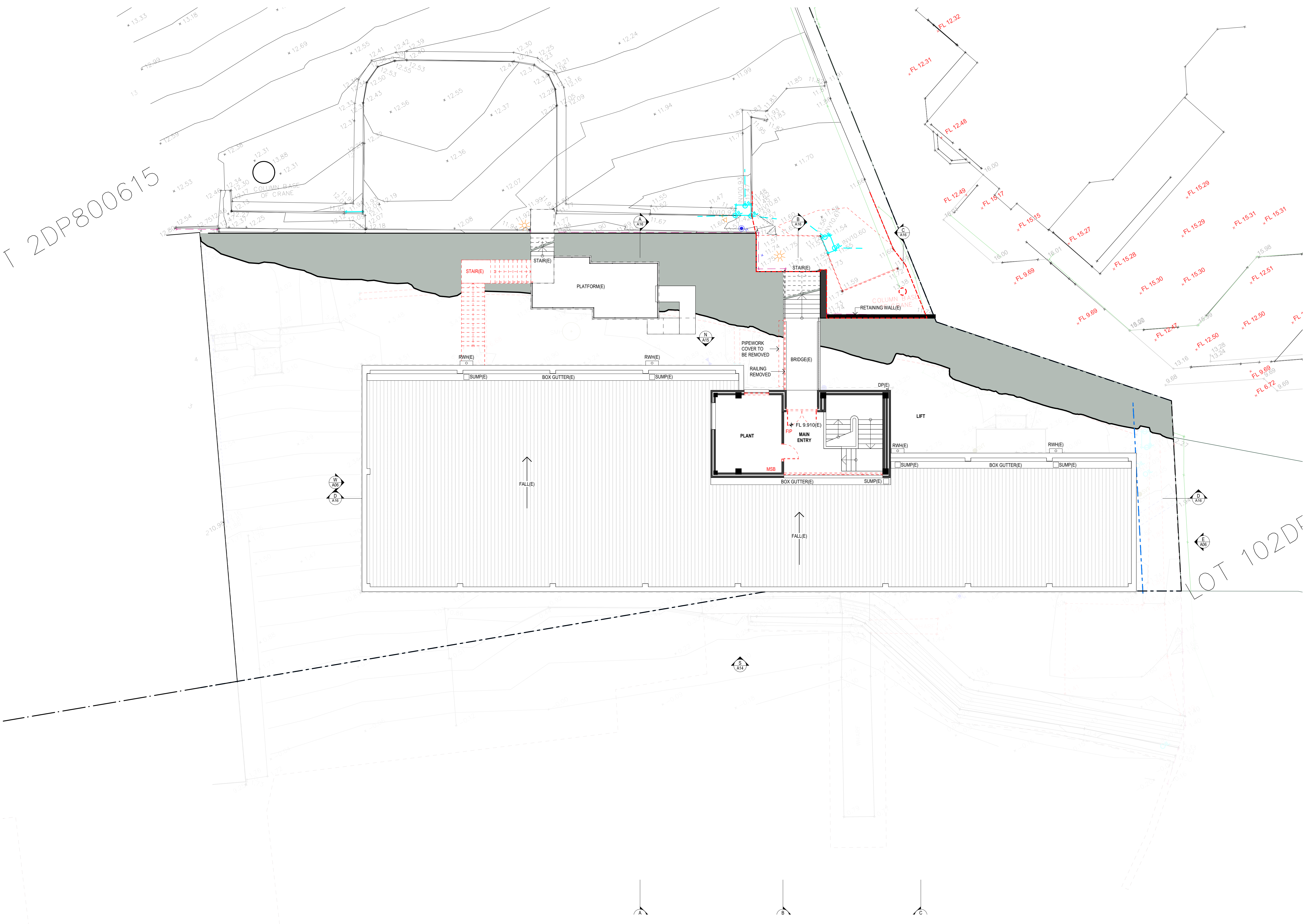
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FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A05 REV: A



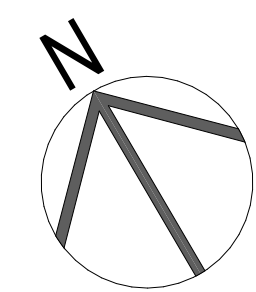
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DEMO SECOND FLOOR PLAN

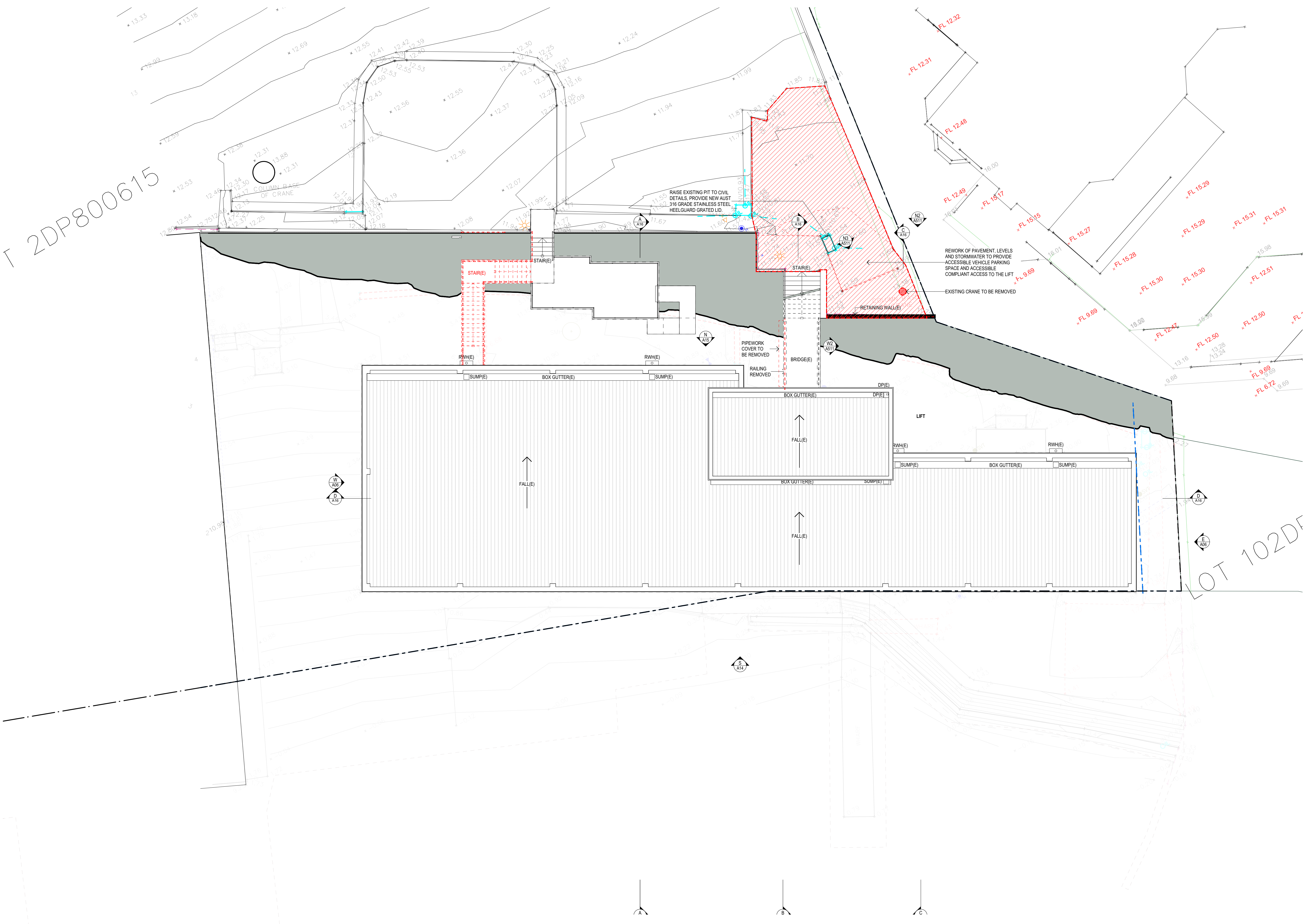
DRAWN: DATE: 3/09/2024 SCALES @A1: 1:100

FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A06 REV: A



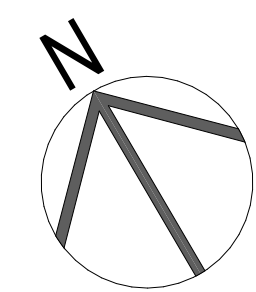
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LOT 102DF

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PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWING: DEMO THIRD FLOOR PLAN

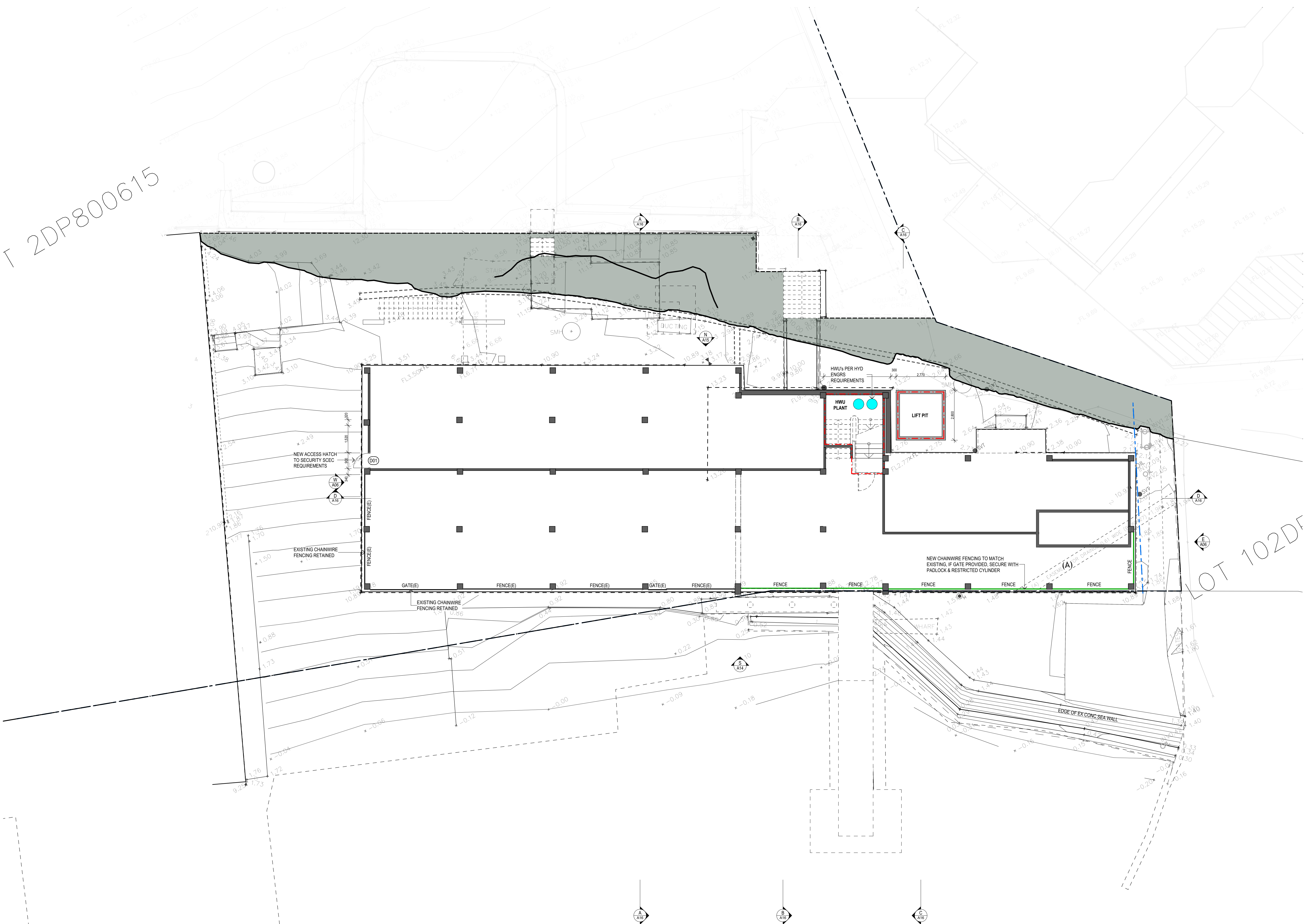
DRAWN: DATE: 3/09/2024 SCALES @A1: 1:100

FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A07 REV: A



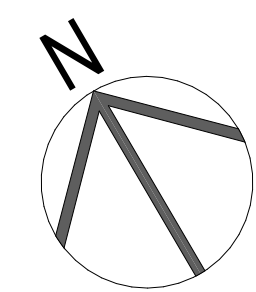
T 2DP800615



LOT 102DF

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWING: SUB FLOOR PLAN

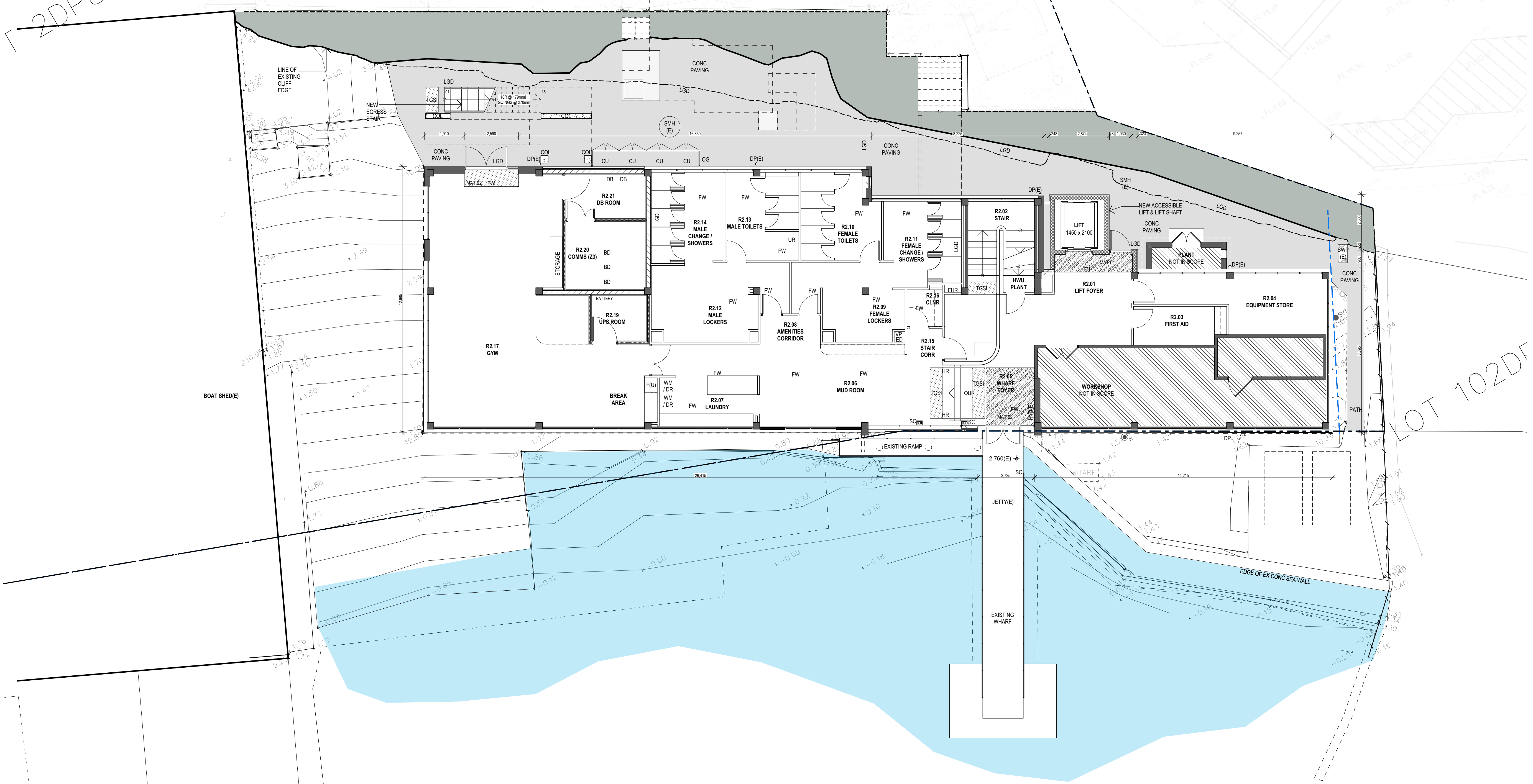
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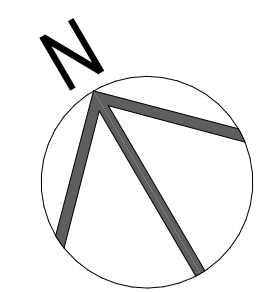


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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWN: DATE: 3/09/2024 SCALES @A1: 1:100

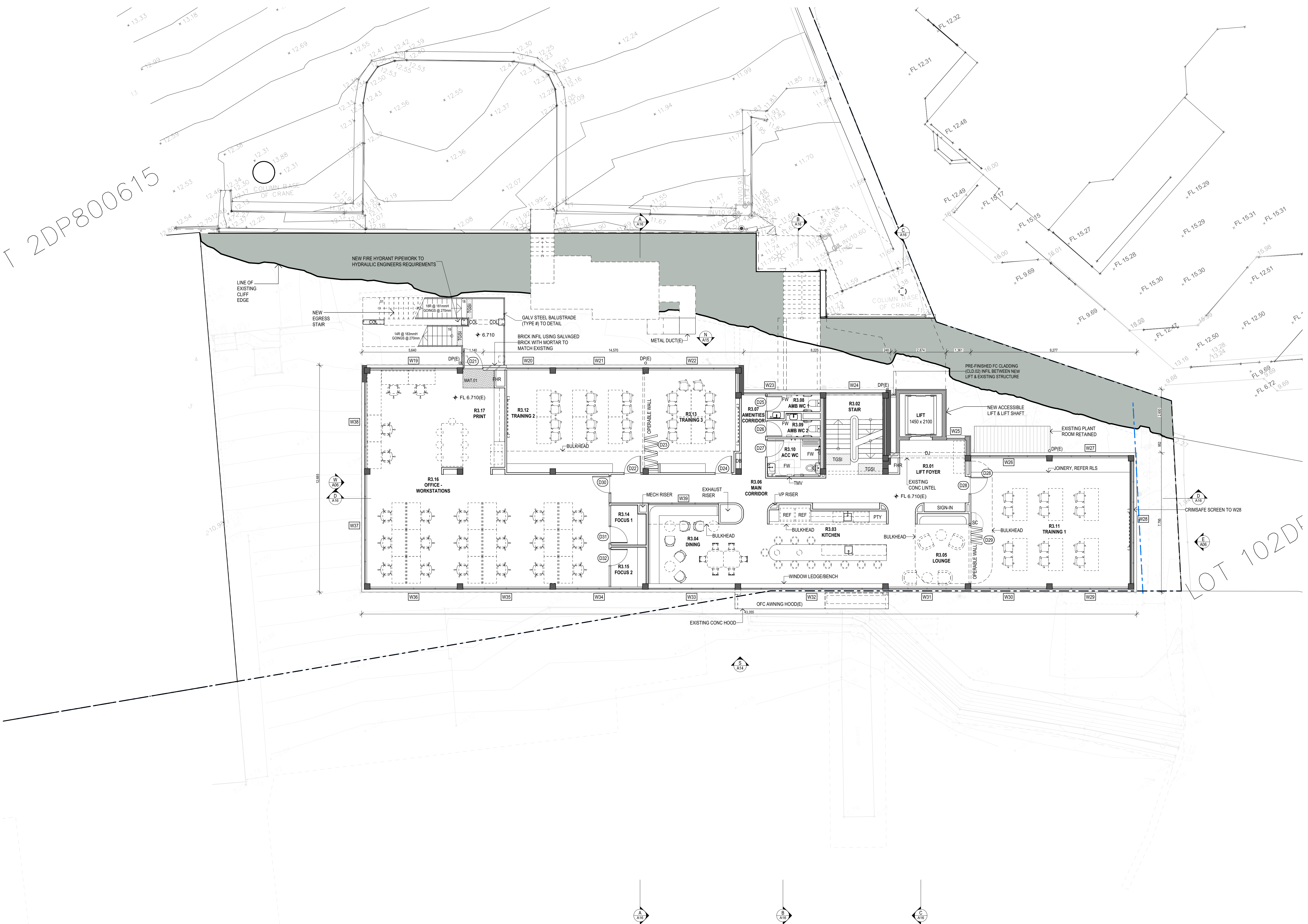
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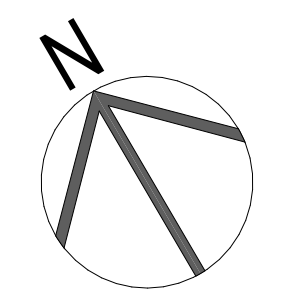
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWN: DATE: 3/09/2024 SCALES @A1: 1:100

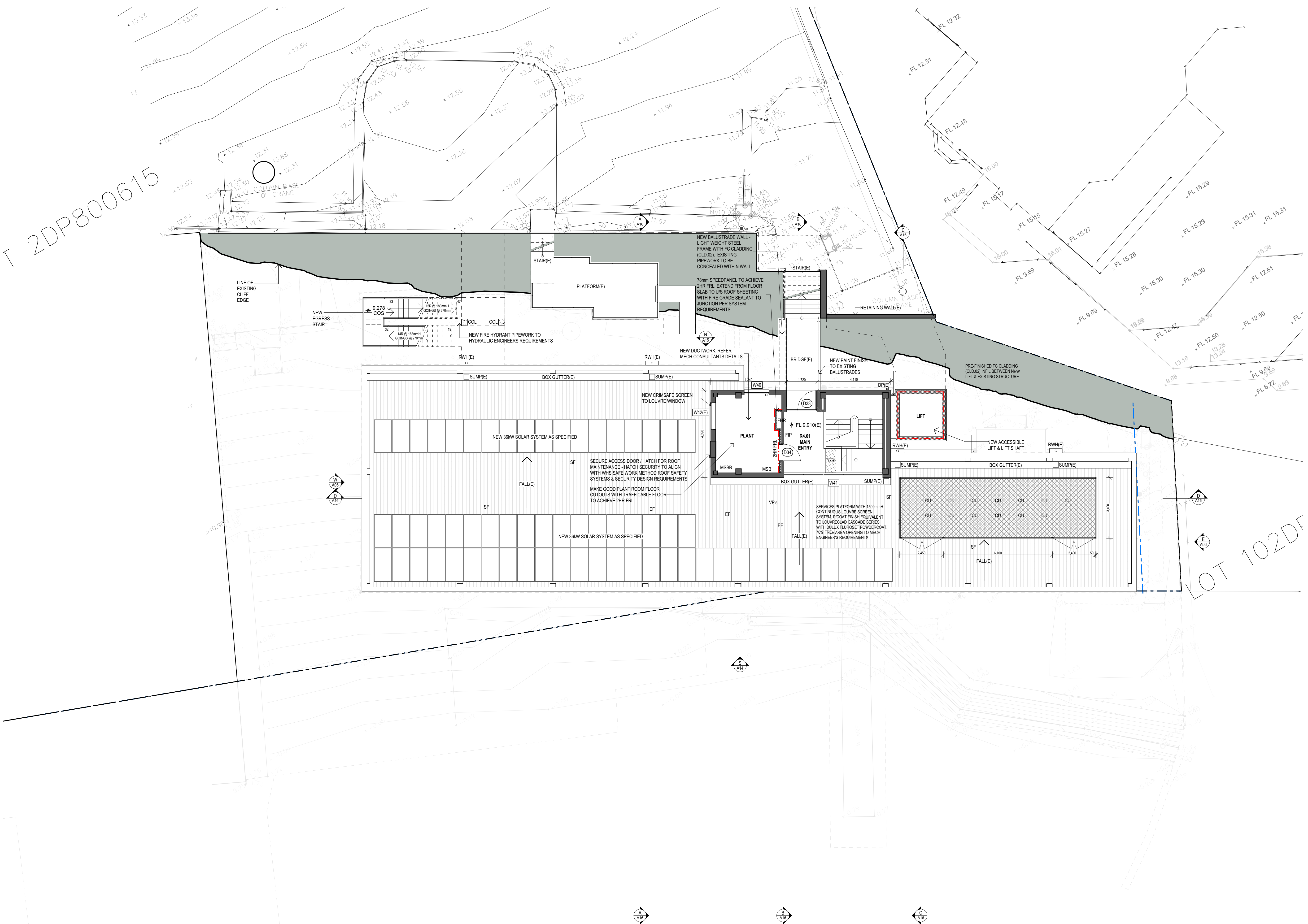
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PROJECT No: 14644 PHASE: DA DRAWING No: A10 REV: A

FIRST FLOOR PLAN



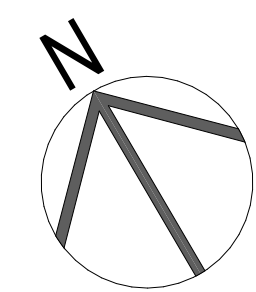
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REV	DATE	COMMENTS
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JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

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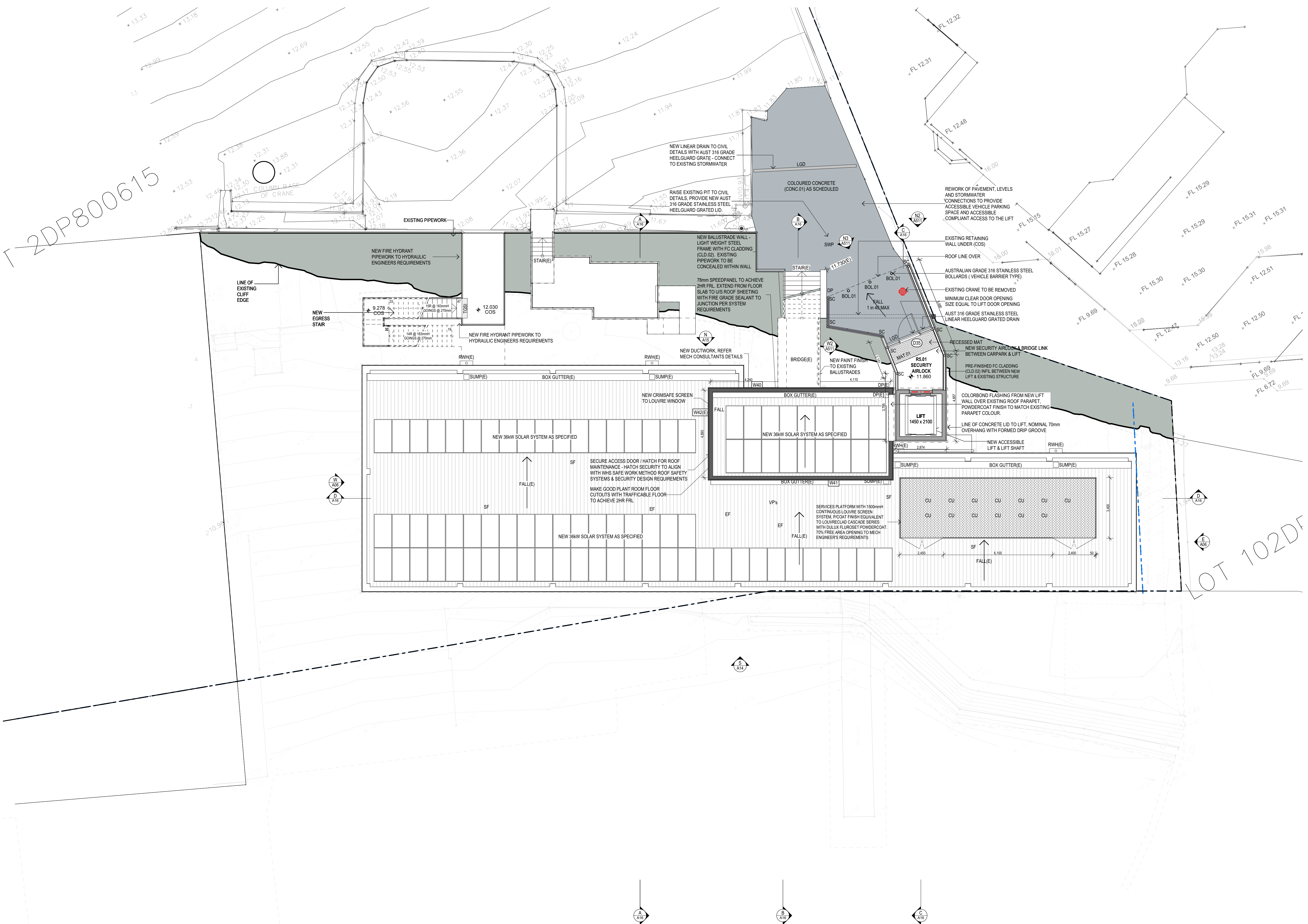
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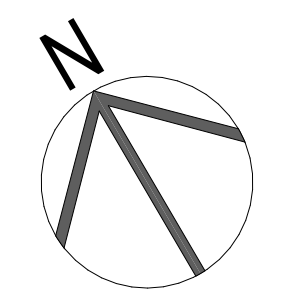
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JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

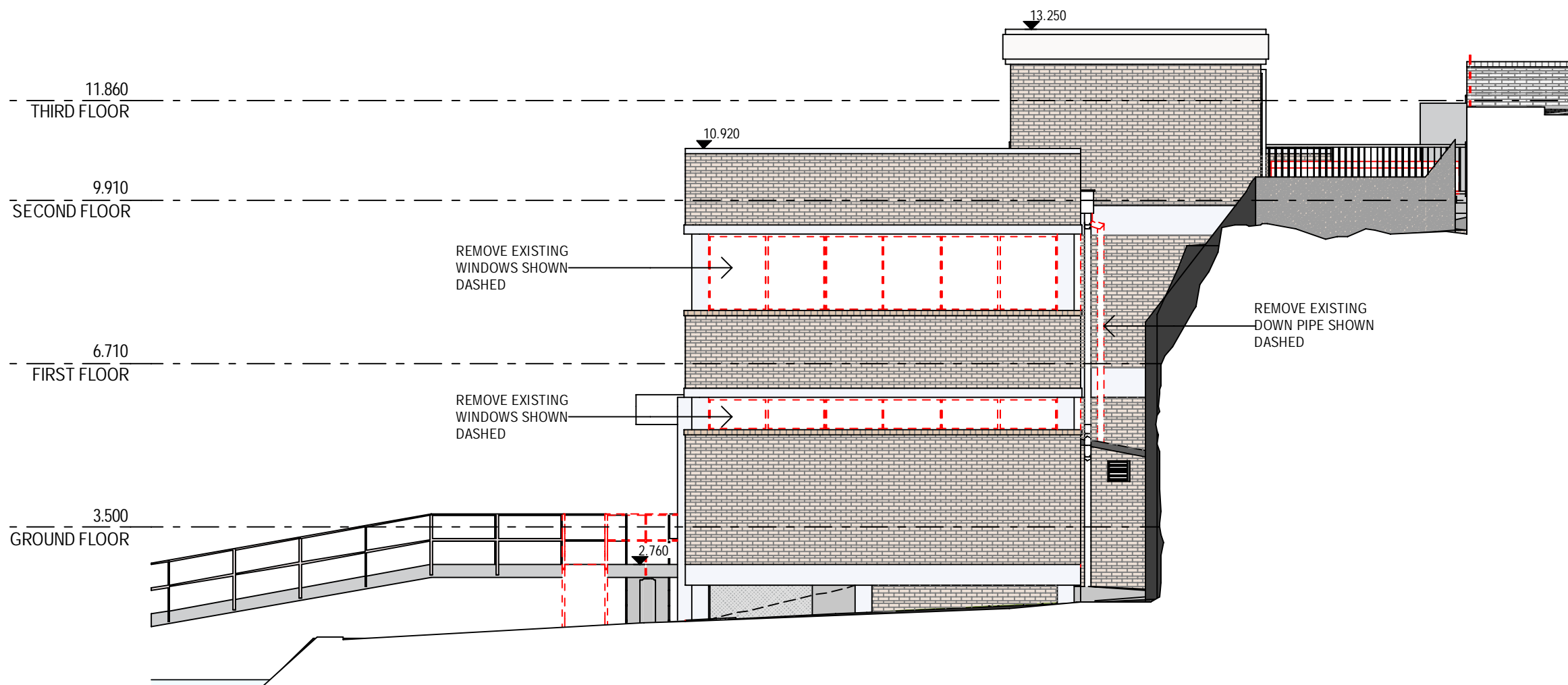
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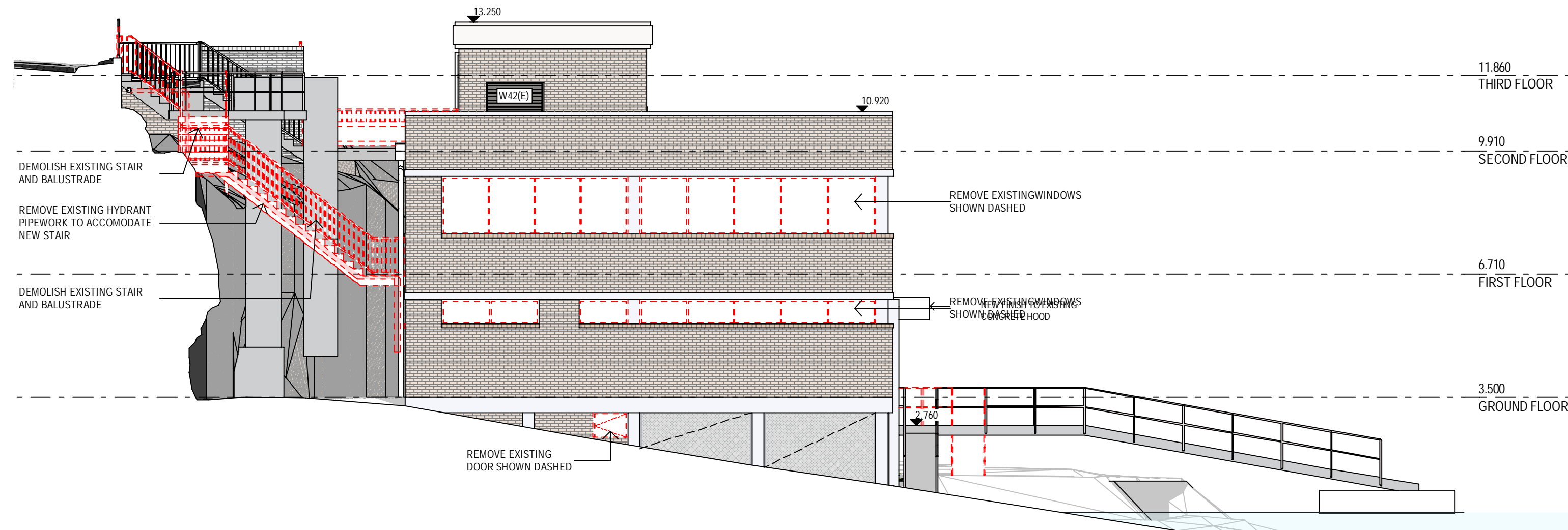
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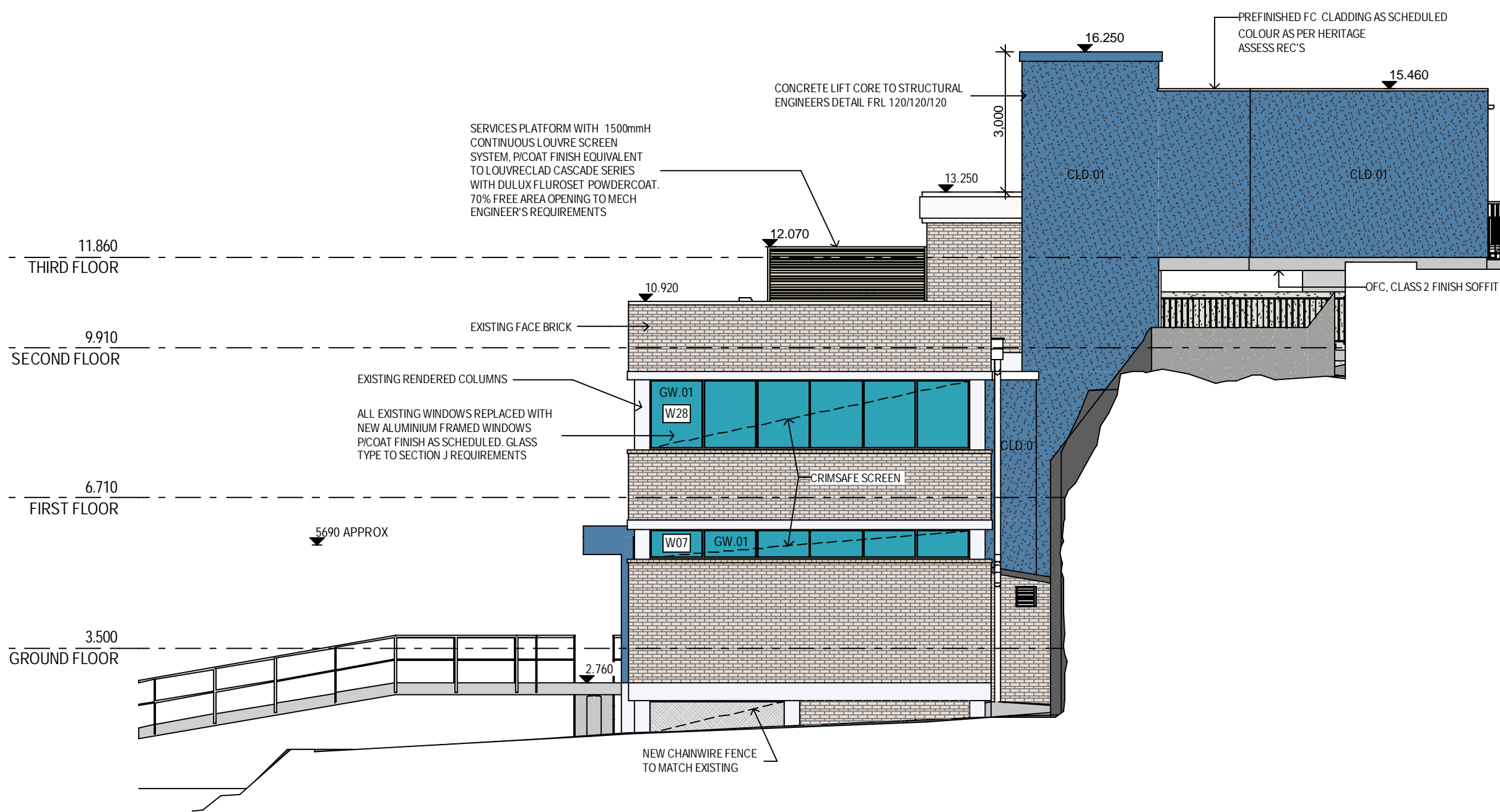




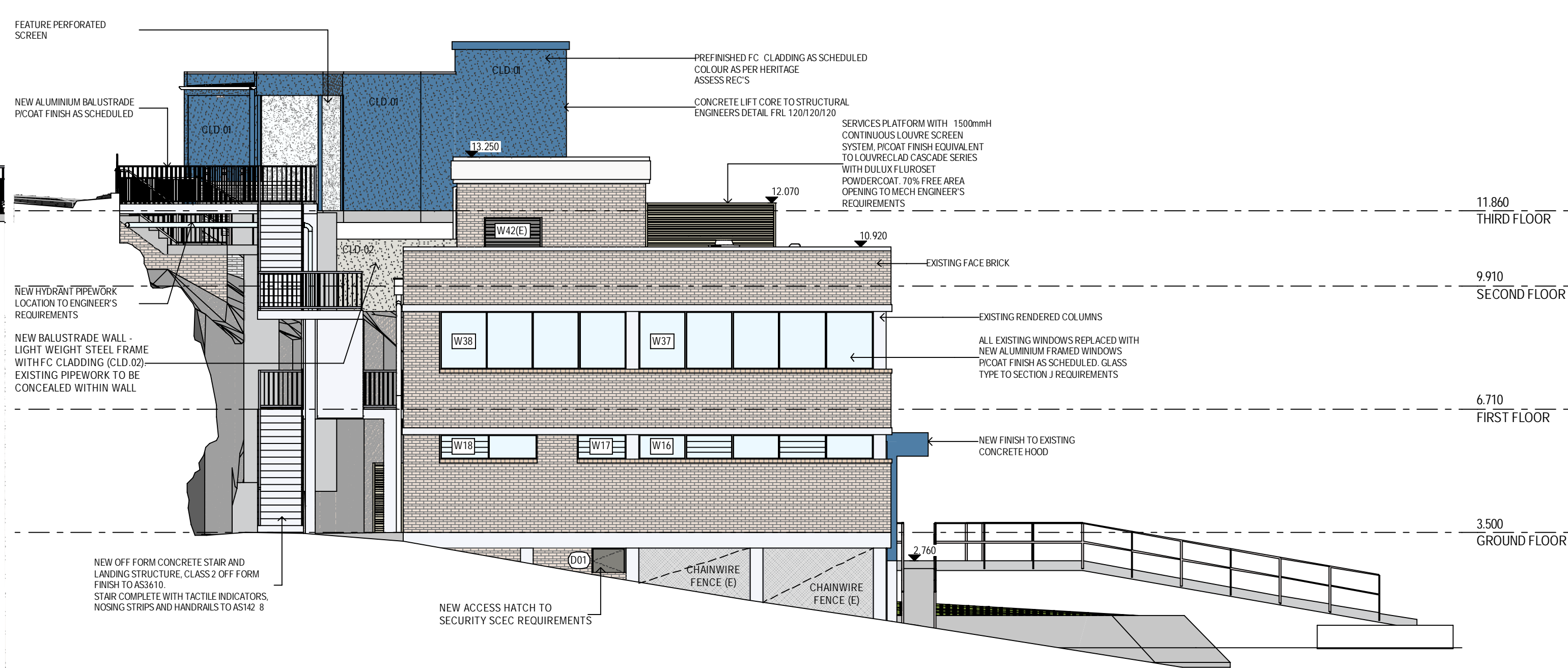
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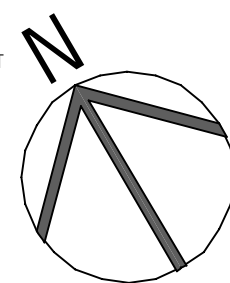


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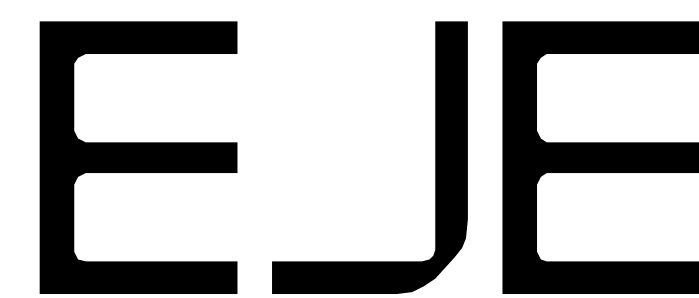
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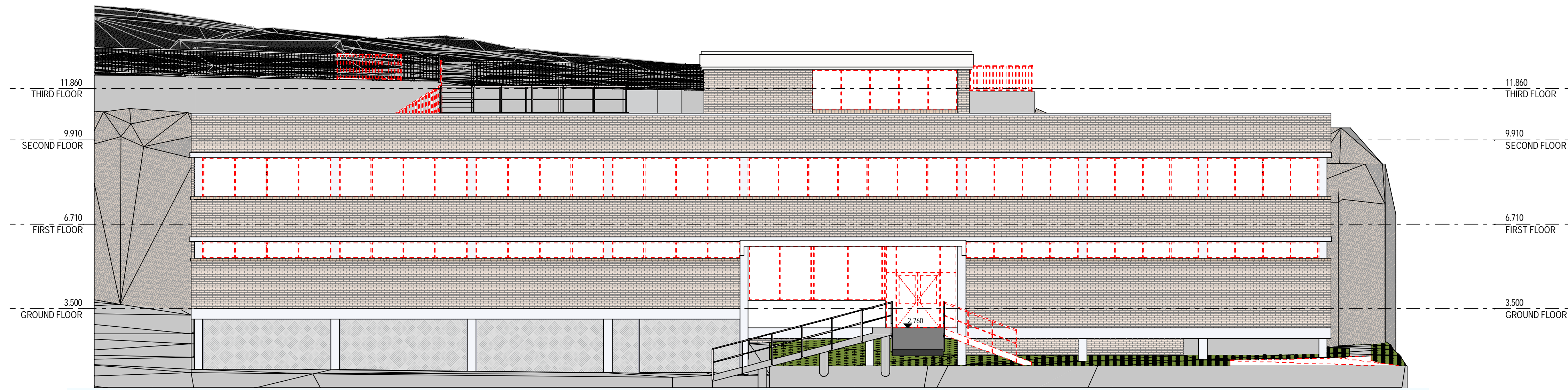
PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

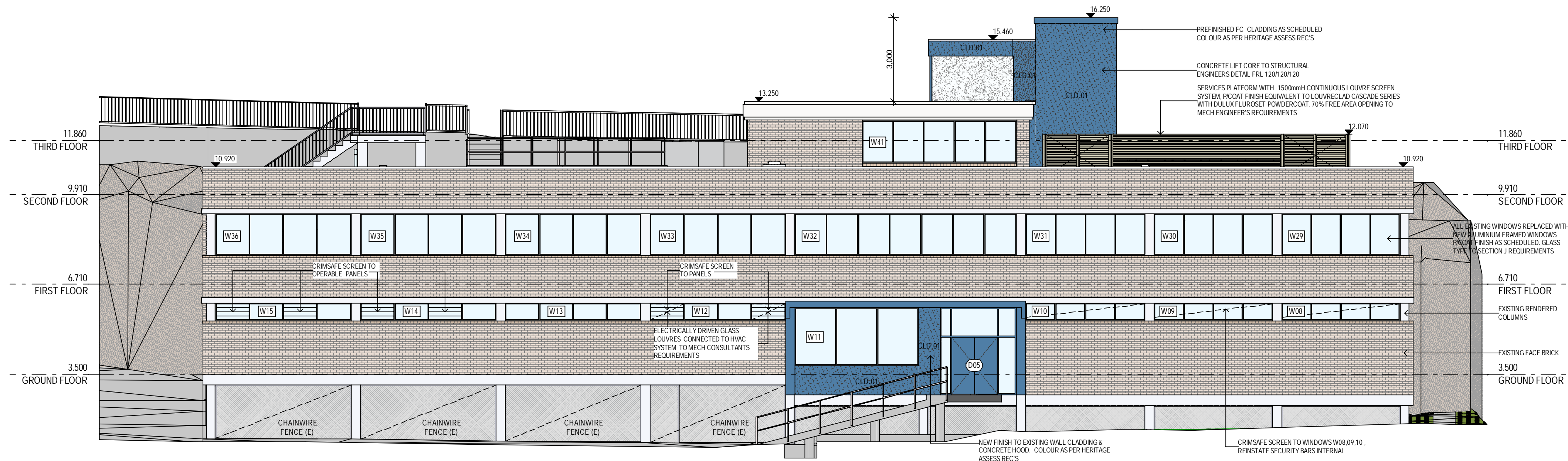
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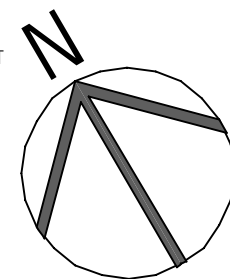
S EXISTING SOUTH ELEVATION 1:100



S PROPOSED SOUTH ELEVATION 1:100

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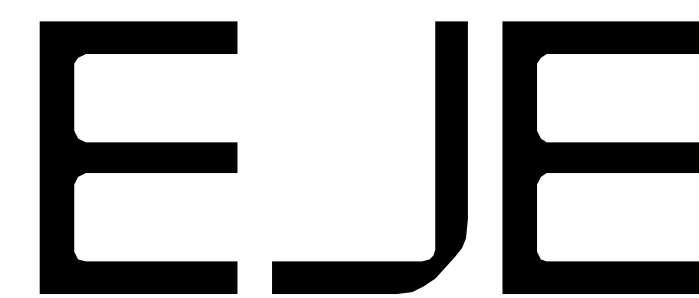
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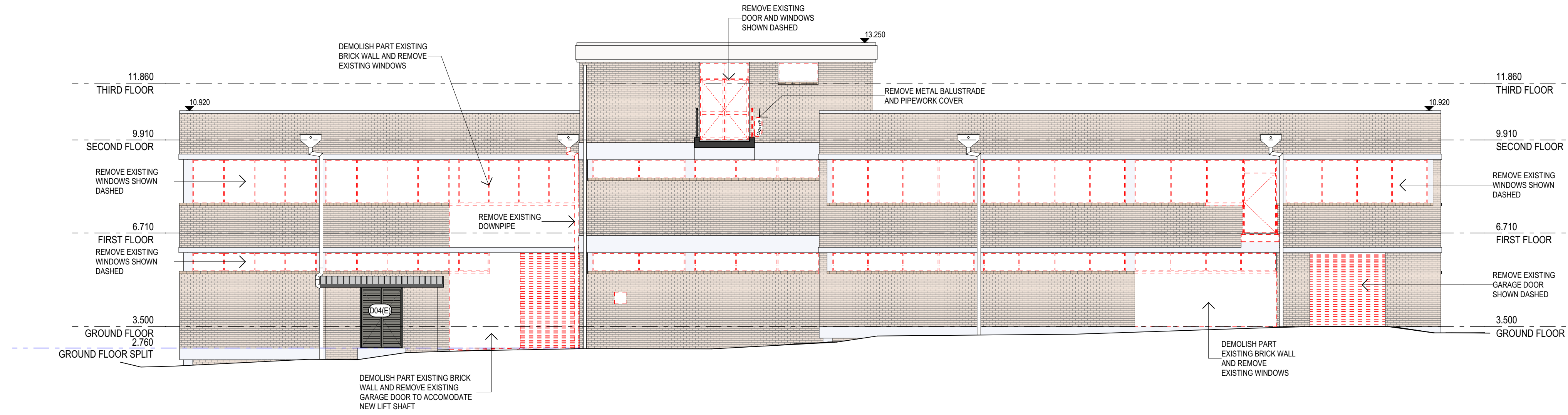
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BEN BOYD RD, NEUTRAL BAY, NSW 2089

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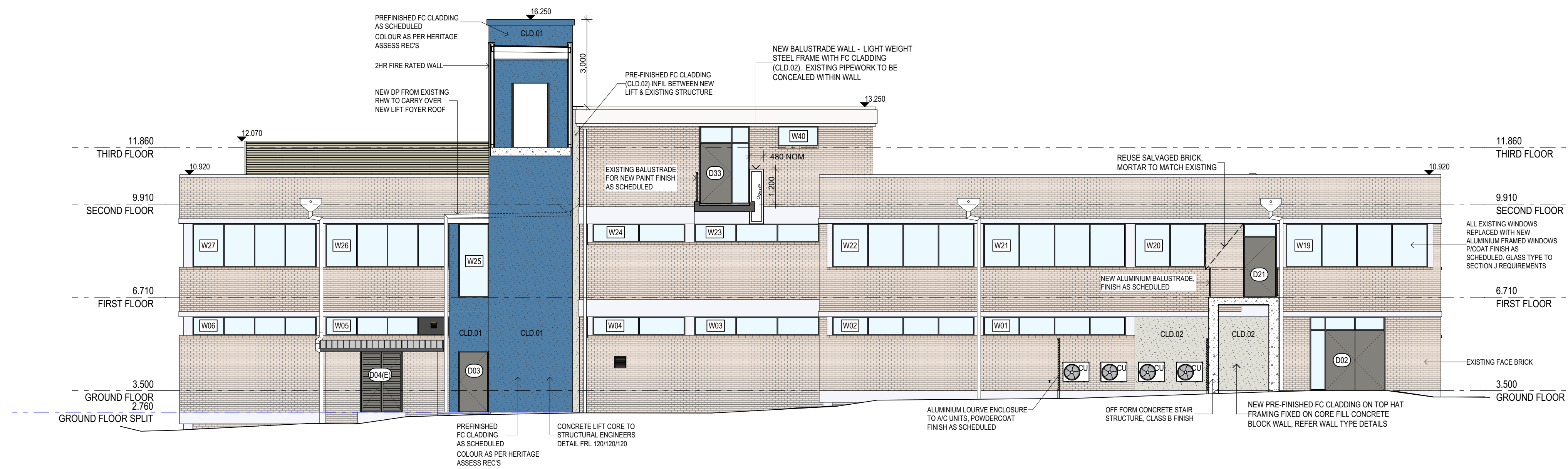
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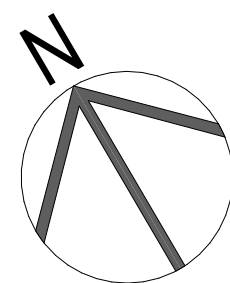
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PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
BEN BOYD RD, NEUTRAL BAY, NSW 2089

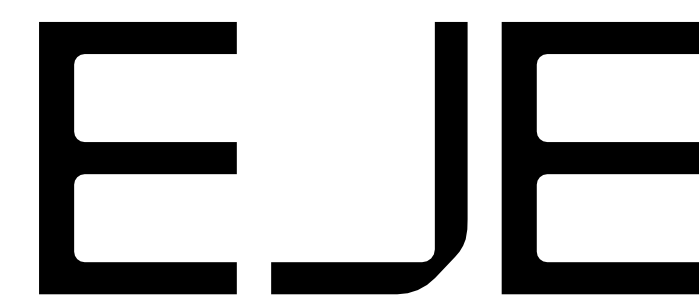
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DRAWN: DATE: 3/09/2024 SCALES @A1: 1:100

FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A15 REV: A



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
 ACP ALUMINIUM COMPOSITE PANEL
 ACS SOLID SURFACE
 ADJ ADJUSTABLE SHELF
 AHD AUSTRALIAN HEIGHT DATUM
 AL ALUMINIUM LOUVER
 ALB ALUMINIUM BATTEN
 AP ACCESS PANEL
 AR ARCHITRAVE
 AS AUSTRALIAN STANDARD
 BA BARGE BOARD
 BAL BALUSTRADE
 BC BABY CHANGE TABLE
 BCT BENCHTOP
 BF BI-FOLD DOOR
 BG BOX GUTTER

BH BULKHEAD
 BIN GARBAGE BIN
 BRK CONCRETE BRICKWORK
 BRK BRICKWORK
 BS BOLLARD
 BS BENCH SEAT
 BT BOTTLE TRAP
 BTH BATHTUB
 CAP ACCESS PANEL
 CB PREFINISHED STEEL
 CBG COLOUR-BACKED GLASS
 CFC COMPRESSED FIBRE CEMENT
 CH COAT HOOK
 CJ CONSTRUCTION / CONTROL JOINT
 CL CENTRE LINE
 CLD CLADDING
 CLS CLOTHESLINE

COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
 CONC CONCRETE
 COS CONFORM ON SITE
 CPC COLORBOND PARAPET CAPPING
 CPD CLIPBOARD
 CRT CARPET
 CR CEMENT RENDER
 CRN CORNICE
 CRT CURTAIN
 CRR CURTAIN RAIL
 CS CLEANERS SINK
 CFS COVERED SHIRTING
 CW COLD WATER
 DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
 DR DOOR
 DS DOOR STOP
 EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

EF EXHAUST FAN
 EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
 EJ EXPANSION JOINT
 ELP ELECTRICAL PLATE
 ENS ENSUITE
 EP EPOXY FLOORING
 EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
 EQ EQUAL SPACING
 ED EQUAL SPACING
 FB FACE BRICK
 FC FIBRE CEMENT SHEETING
 FE FIRE EXTINGUISHER
 FFL FINISHED FLOOR LEVEL
 FG FIXED GLASS
 FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
 FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION

FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
 FL FLASHING
 FLM VINYL FILM
 FR FIRE RESISTANCE
 FRP FIREPLACE
 FS FIXED SHELF
 FT FLOOR TILES
 FW FLOOR WASTE
 G GLASS
 GA GREASE ARRESTOR
 GC GARBAGE CHUTE
 GD GRATED DRAIN
 GL GLASS LOUVRES
 GR GARAGE RAIL
 GRD GARAGE DOOR
 GRV GRAVEL
 GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION

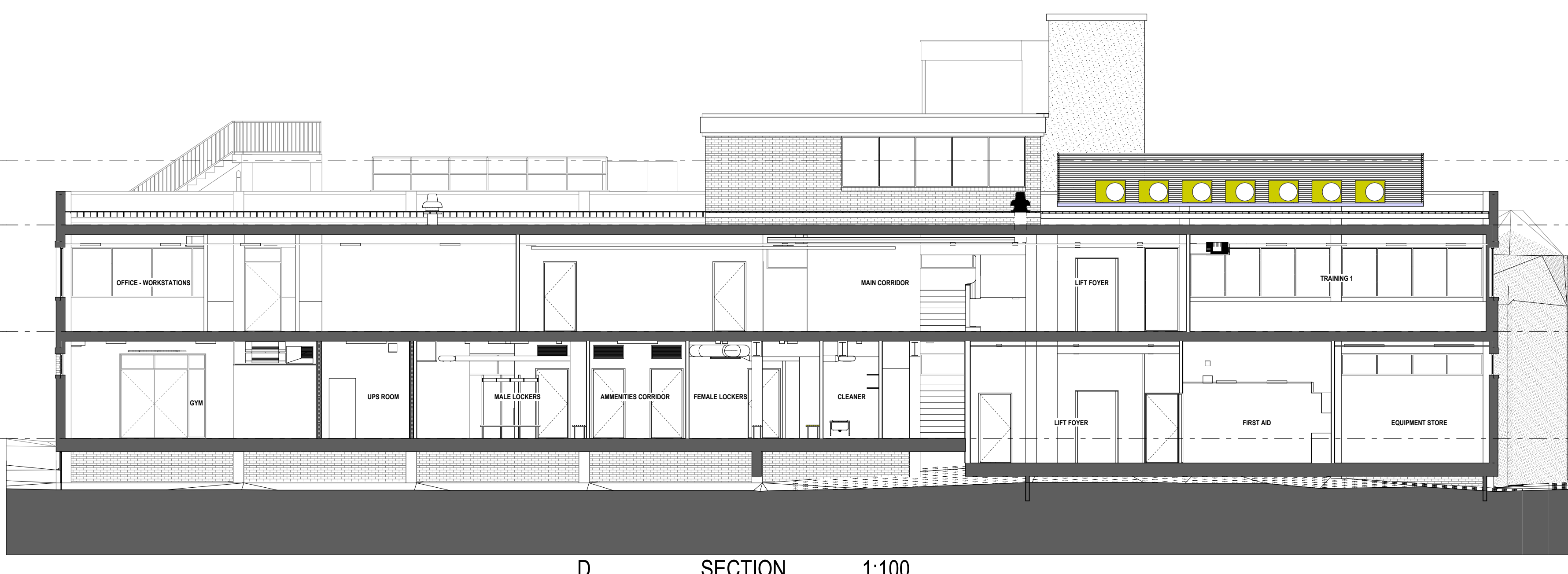
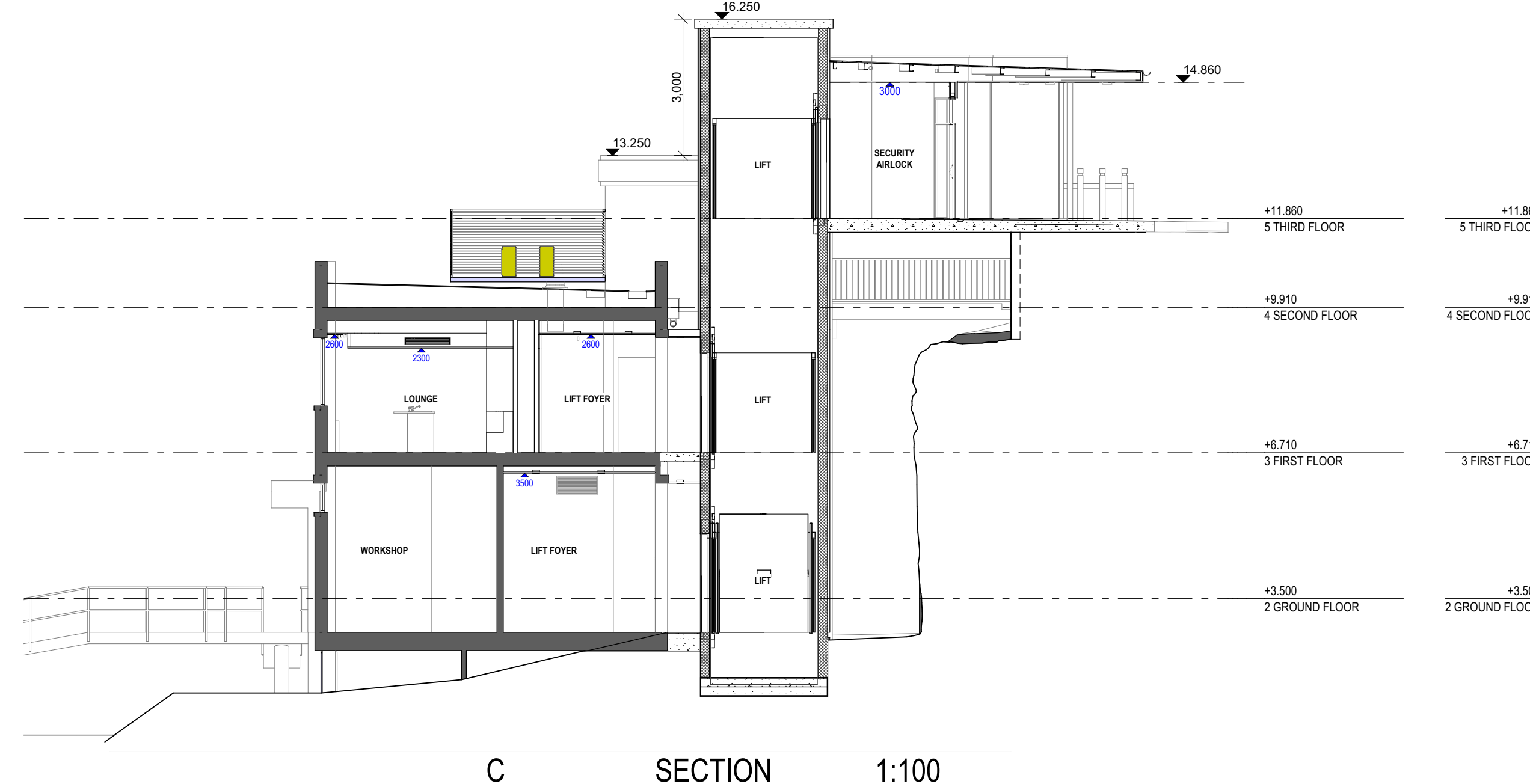
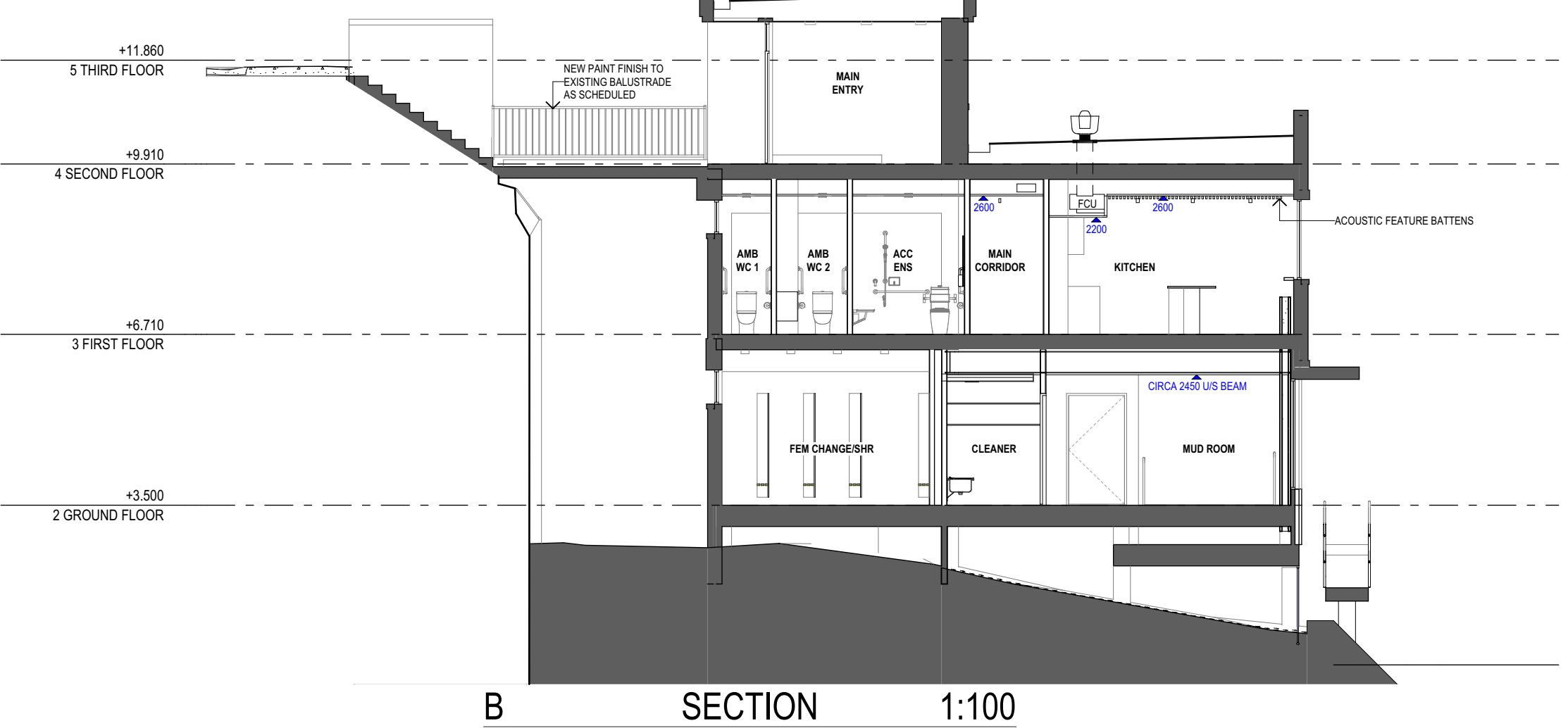
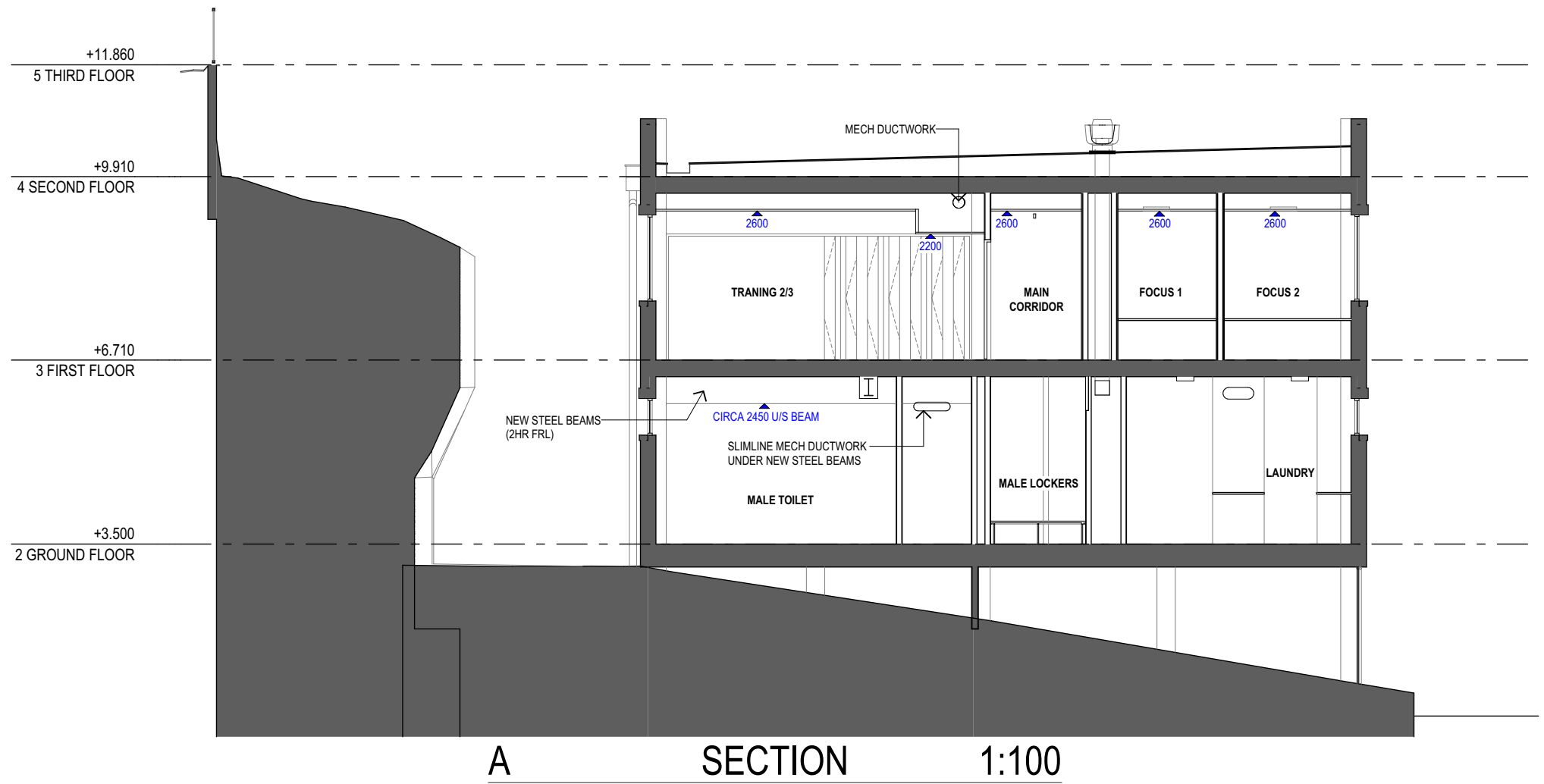
GT GUTTER TRANSOM
 GW GLASS WINDOW
 HA HOME AUTOMATION CLIPBOARD
 HB HAND BASIN
 HD HINGED DOOR
 HDR HAND DRYER
 HP HIGH POINT
 HR HANDRAIL
 HRL HANGING RAIL
 HT HOSE TAP
 HTR HEATER
 HWS HOT WATER SYSTEM
 HYD HYDRAULIC
 J JOINERY
 KK KICK
 LB LINING BOARDS
 LD ACCESS LADDER

LDL DOWNLIGHT
 LDY LAUNDRY
 LK LOCKER SYSTEM
 LP LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
 LPN PENDANT LIGHT
 LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
 LST LED STRIP LIGHT
 LTB LETTERBOX
 LVS LOUVRE
 LWL WALL LIGHT
 MC METAL CLADDING
 MCB METAL CLADDING BOARD - REFER TO ELECTRICAL DOCUMENTATION
 MECH MECHANICAL
 MEL MELAMINE
 MI MIRROR
 MRS METAL ROOF SHEETING
 MW MATWELL

LEGEND

W1.05 WINDOW MARKER
 eg WINDOW / LEVEL 1 / WINDOW N° 05

D1.05 DOOR MARKER
 eg DOOR / LEVEL 1 / DOOR N° 05



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PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWN: DATE: 3/09/2024 SCALES @A1: 1:100

FILENAME: 14644-ABF Admin Refurb Neutral Bay

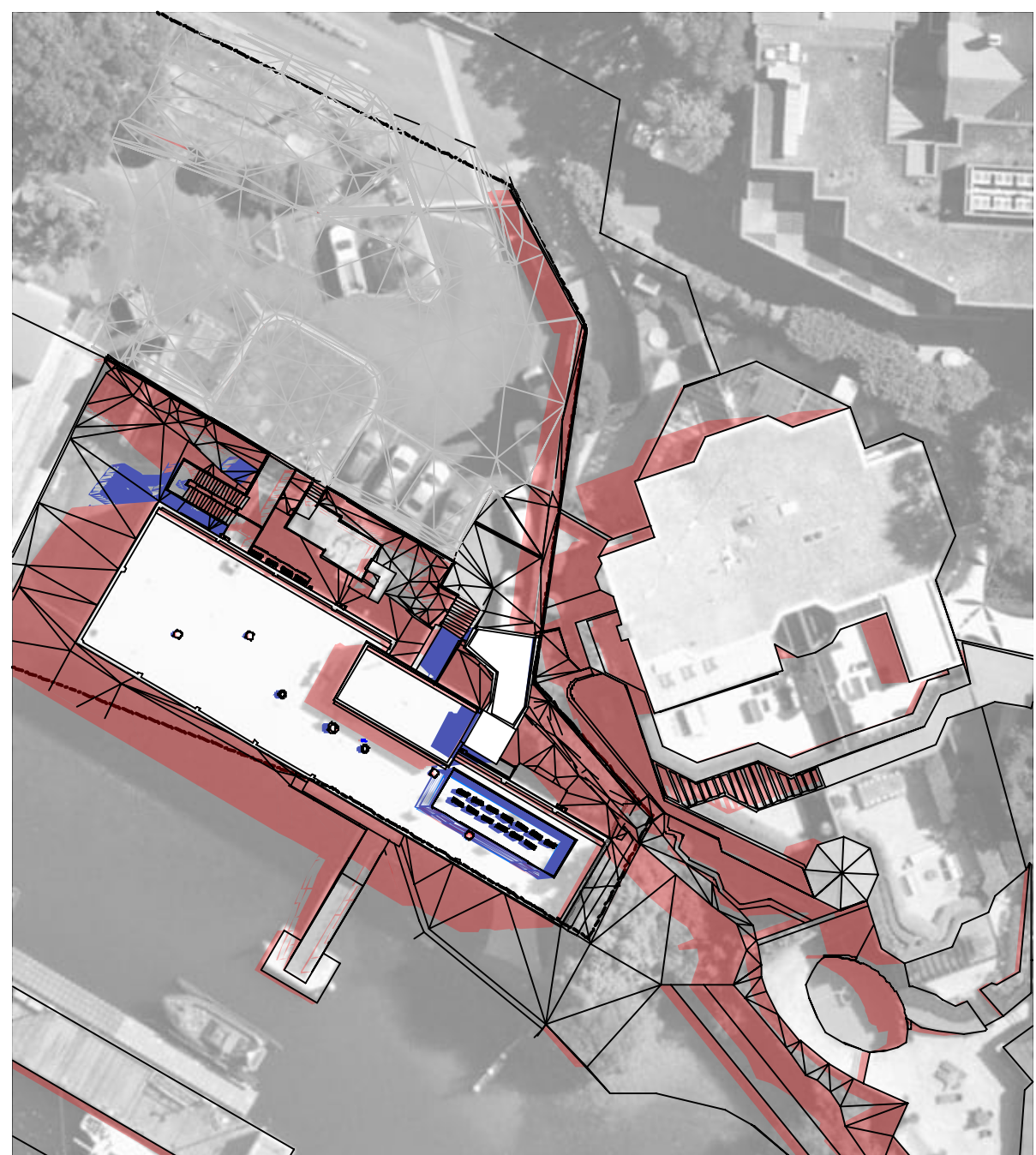
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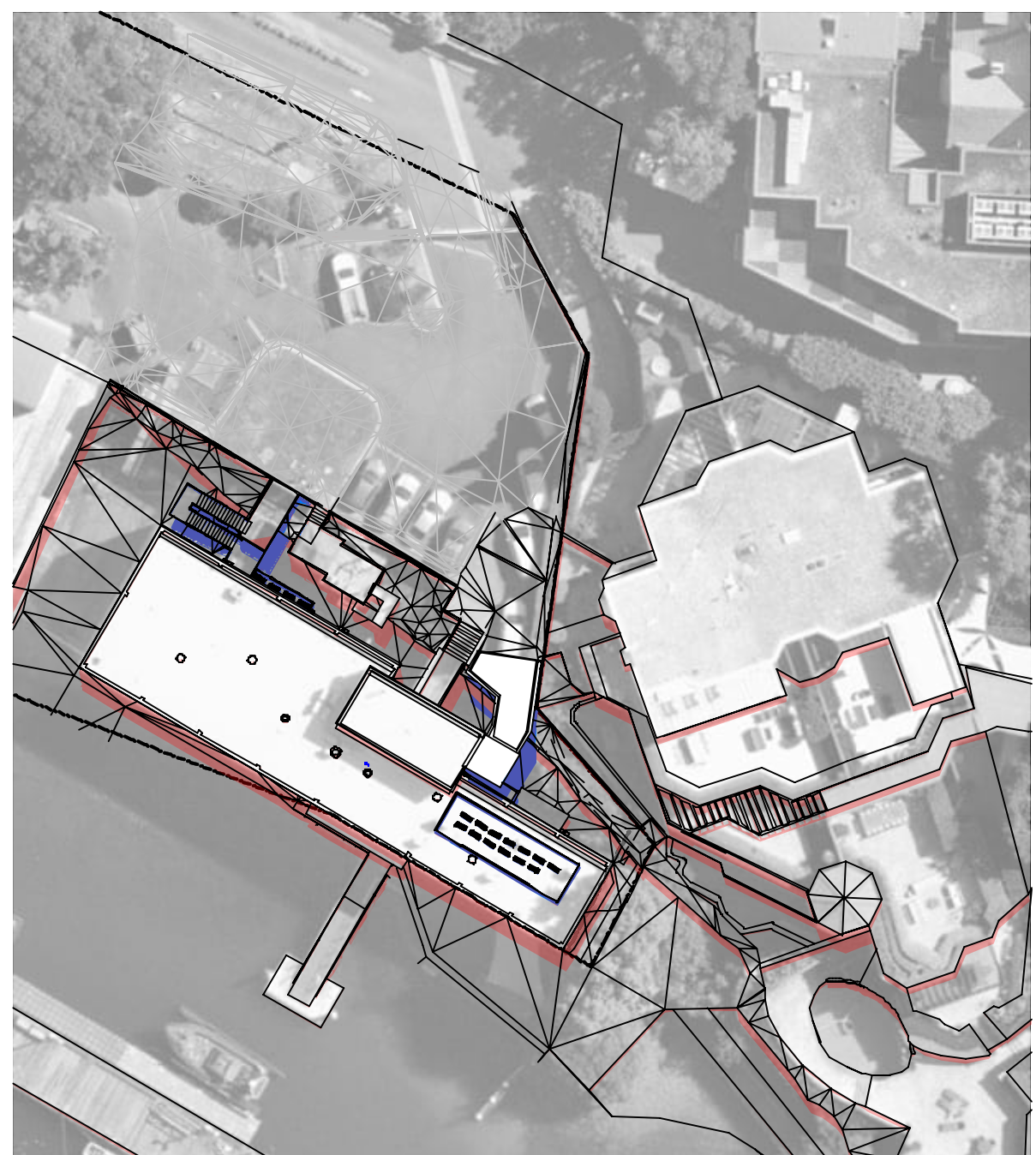
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ABBREVIATIONS

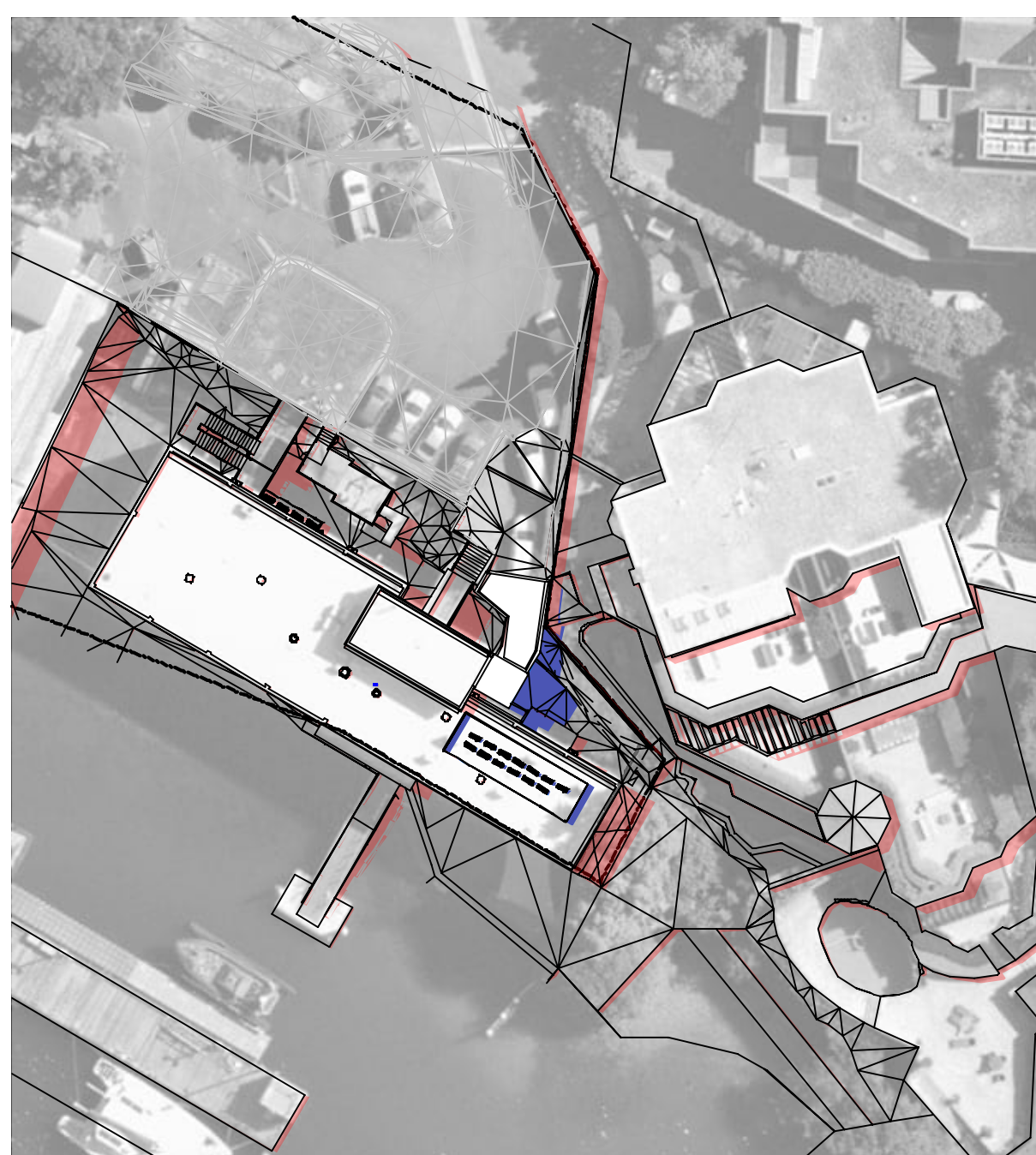
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION	BH	BULKHEAD	COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION	EF	EXHAUST FAN	GT	GUTTER TRANSOM	LDL	DOWNLIGHT
ACP	ALUMINIUM COMPOSITE PANEL	BN	GARAGE BIN	CONC	CONCRETE	EJ	EXPANSION JOINT	GW	GLASS WINDOW	LDY	LAUNDRY
ACS	SOLID SURFACE	BRK	CONCRETE BLOCKWORK	COS	CONCRETE ON SITE	ELP	ELECTRICAL PLATE	HA	HOME AUTOMATION CUPBOARD	LK	LOCKER SYSTEM
ADJ	ADJUSTABLE SHELF	BRK	BRICKWORK	CPC	COLORBOND PARAPET CAPPING	ENS	ENSURE	HB	HAND BASIN	LP	LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
AHD	AUSTRALIAN HEIGHT DATUM	BOL	BOL LARD	CPO	CUPBOARD	EP	ENDITE	HD	HINGED DOOR	LPN	PENDANT LIGHT
AL	ALUMINIUM LOUVER	BS	BENCH SEAT	CR	CARPET	EP	EPDM FLOORING	HDR	HAND DRYER	LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
ALB	ALUMINIUM BATTEN	BT	BOTTLE TRAP	CR	CEMENT RENDER	EPS	EXPANDED POLYSTYRENE CLADDING SYSTEM	FT	FLOOR TILES	LST	LED STRIP LIGHT
ALS	VERTICAL ALUMINIUM SCREEN	BTH	BATHTUB	CRN	CORNICE	EQ	EQUAL SPACING	FW	FLOOR WASTE	LTB	LETTERBOX
AP	ACCESS PANEL	CAP	CAPING	CRT	CURTAIN	FAB	FABRIC / UPOLYSTERY	G	GLASS	LVS	LOUVER
AR	ARCHITRAVE	CB	PREFINISHED STEEL	CRT	CURTAIN RAIL	FAN	FAN	GA	GREASE ARRESTOR	LWL	WALL LIGHT
AS	AUSTRALIAN STANDARD	CBG	COLOR BACKED GLASS	CS	CLEANERS SINK	FB	FACE BRICK	GC	GARAGE CHUTE	MIC	METAL CLADDING
BA	BARGE BOARD	CFC	COMPRESSED FIBRE CEMENT	COS	COVES SPOURING	FC	FIBRE CEMENT SHEETING	GD	GRADED DRAIN	MDS	MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
BAL	BALUSTRADE	CH	COAT HOOK	CW	COLD WATER	FE	FIRE EXTINGUISHER	GL	GLASS LOUVRES	MECH	MECHANICAL
BC	BABY CHANGE TABLE	CJ	CONSTRUCTION / CONTROL JOINT	DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	FFL	FINISHED FLOOR LEVEL	GR	GRAVEL	MEL	MELBAINE
BCT	BENCHTOP	CL	CENTRE LINE	DR	DOOR	FG	FIXED GLASS	GRD	GARAGE DOOR	MIR	MIRROR
BF	BIFOLD DOOR	CLD	CLADDING	DS	DOOR STOP	FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION	GRV	GRAVEL	MRS	METAL ROOF SHEETING
BG	BOX GUTTER	CLS	CLOTHESLINE	EDB	ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION	FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION	GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION	MW	MATWELL



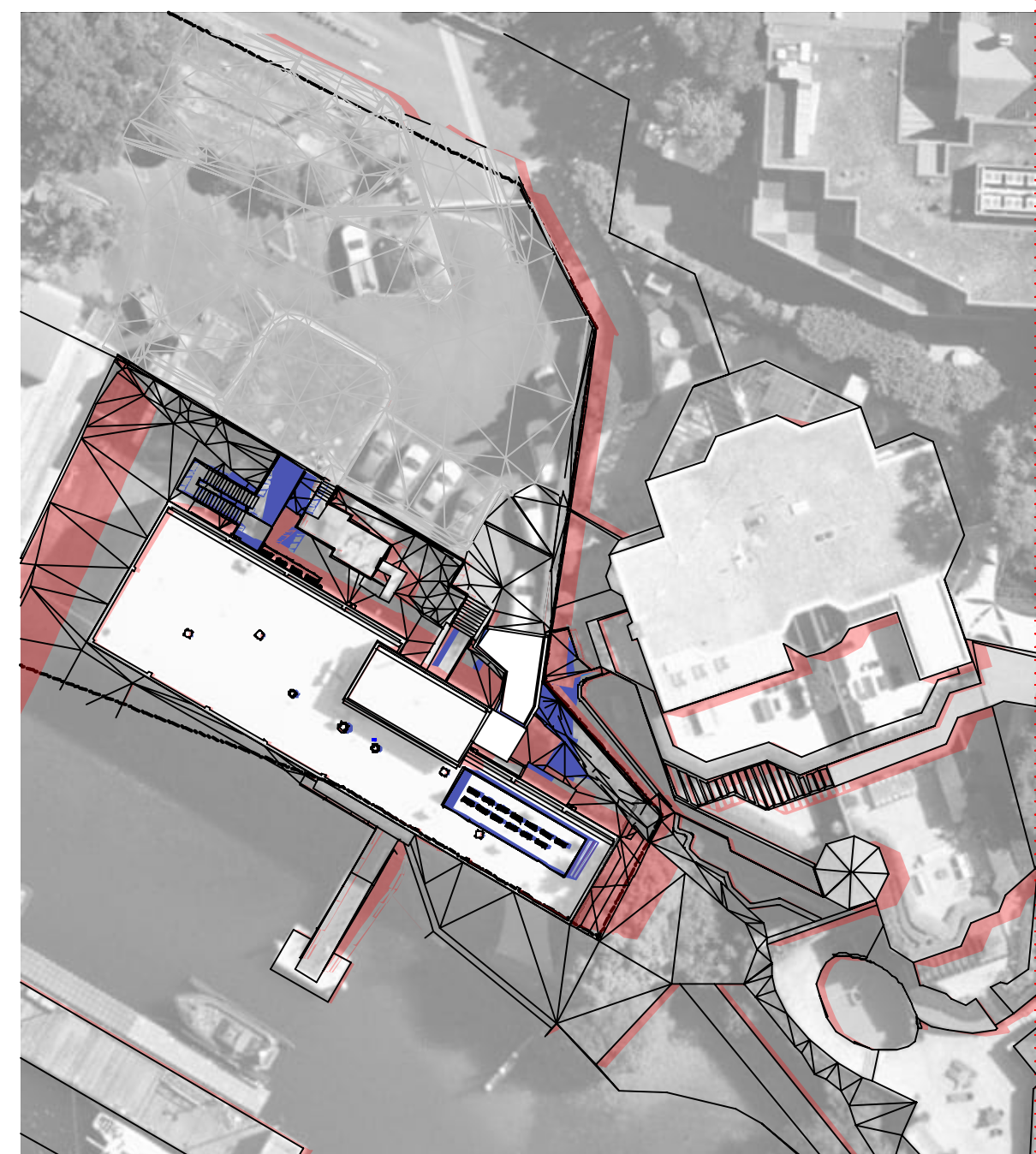
21 DEC - 9AM



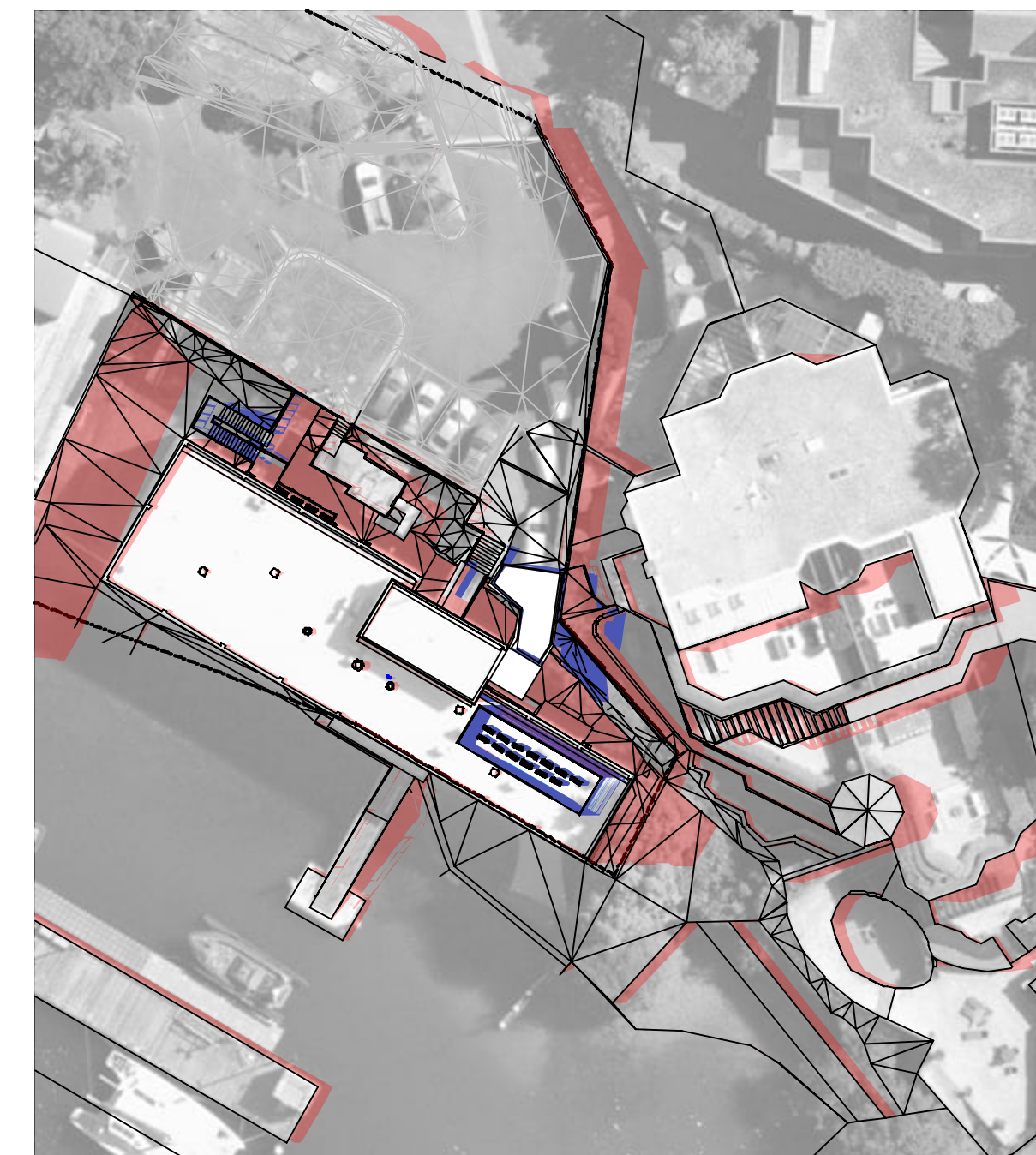
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21 DEC - 1PM



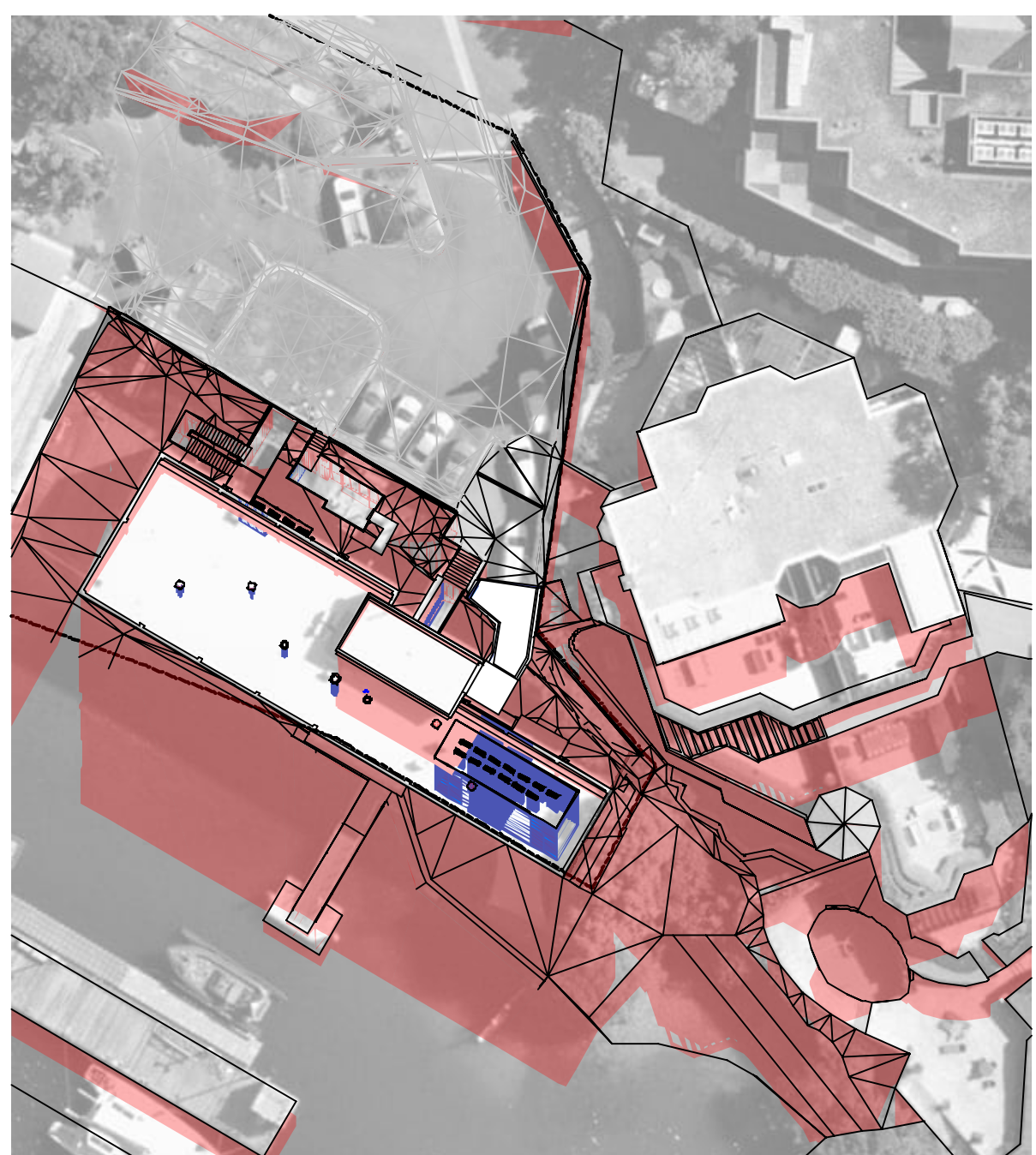
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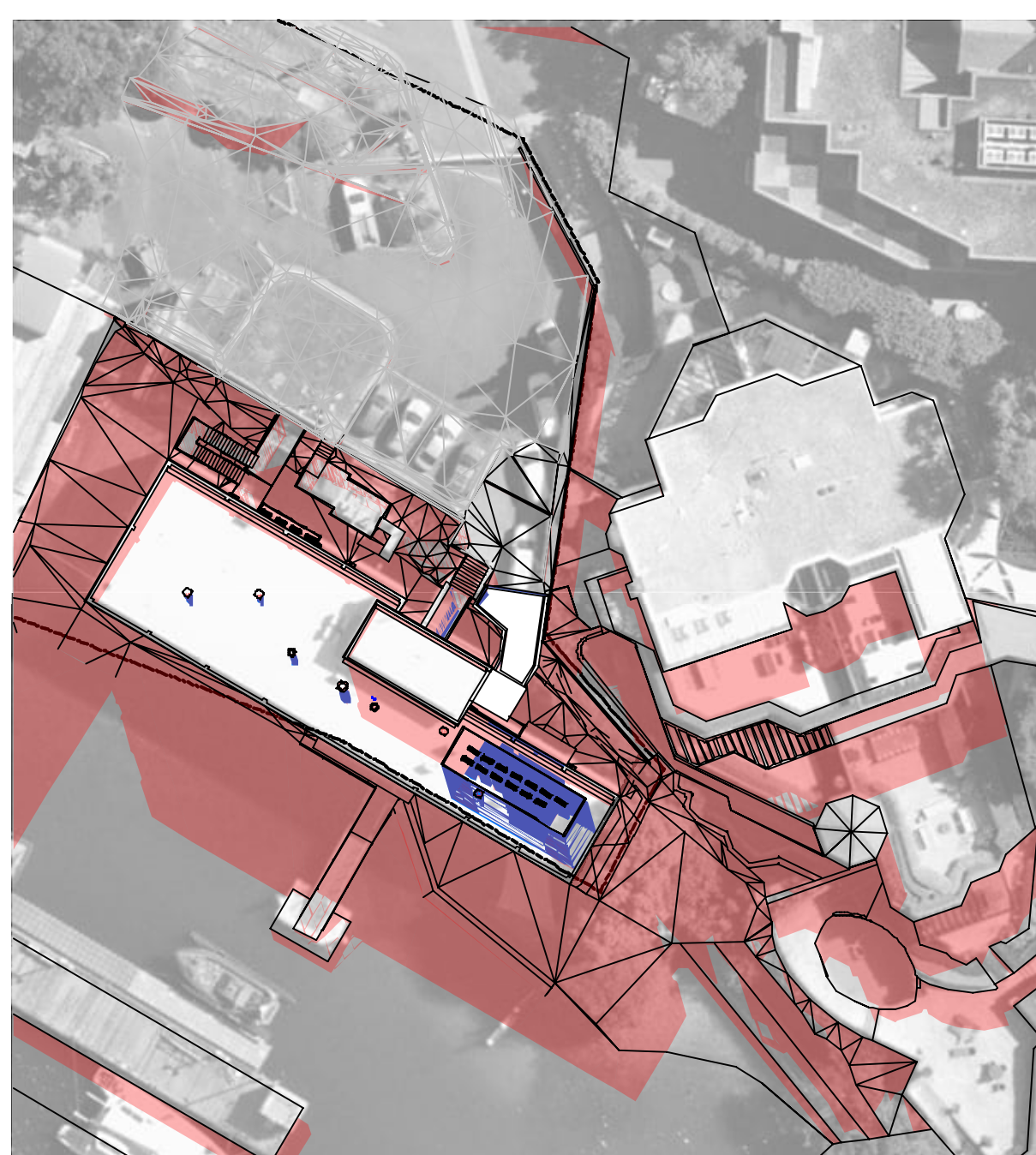
21 DEC - 3PM



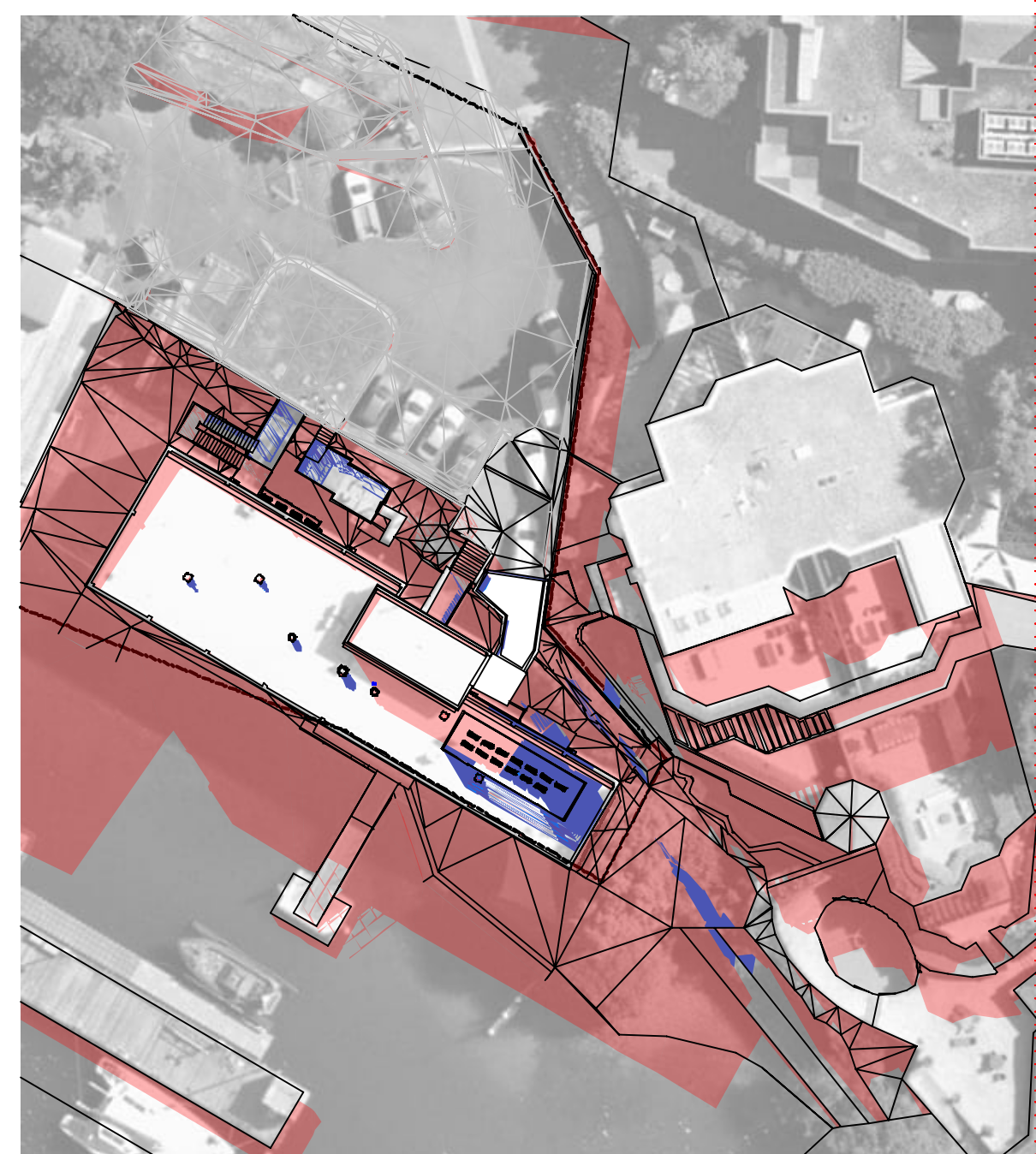
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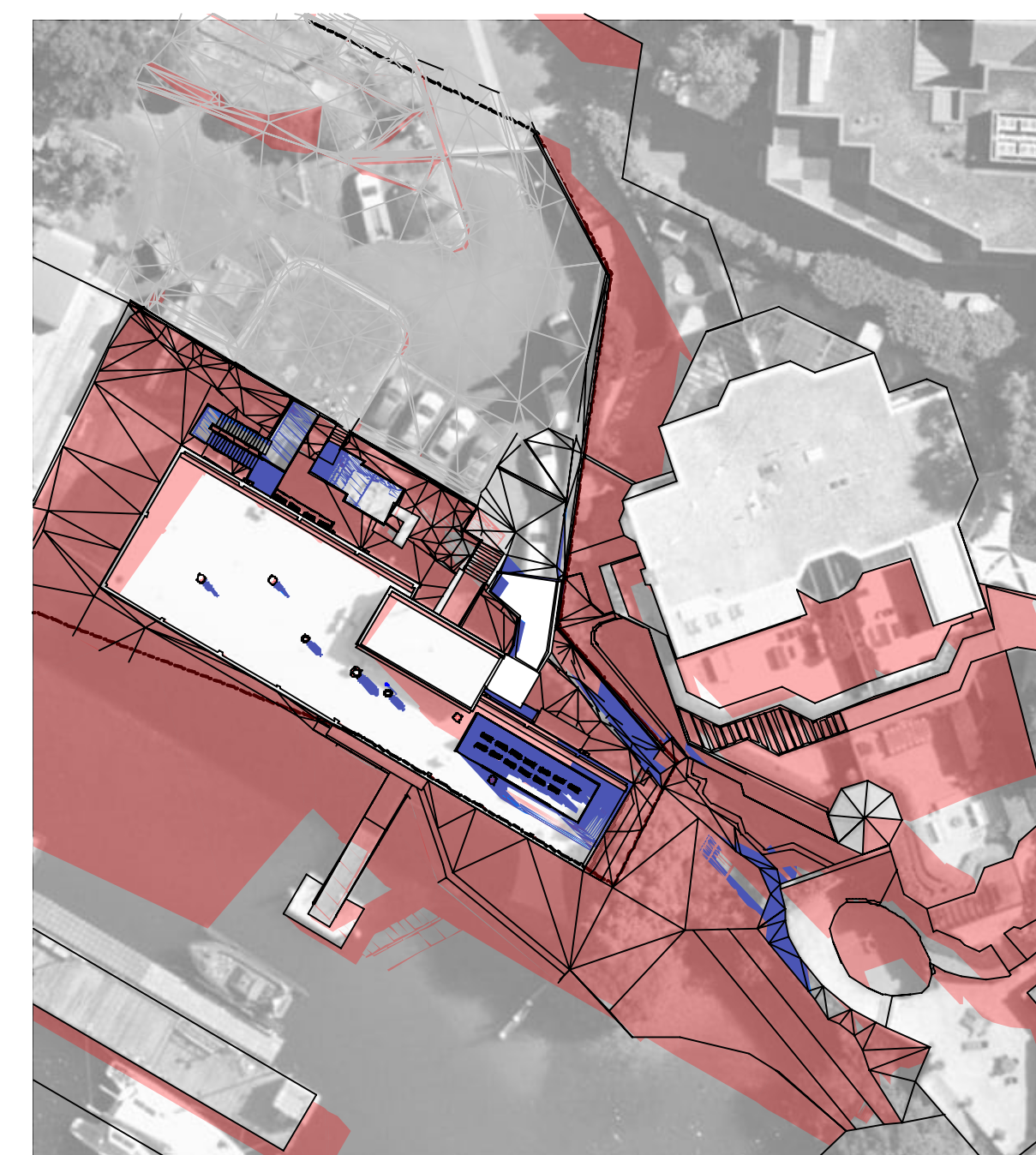
21 JUN 12PM



21 JUN 1PM



21 JUN 2PM



21 JUN 3PM

■ EXISTING SHADOW
■ NEW PROPOSED SHADOW

DISCLAIMER: SURVEY TOPOGRAPHY, BUILDING HEIGHTS AND FENCE HEIGHTS USED TO PRODUCE THESE SHADOW DIAGRAMS HAVE BEEN PRODUCED USING SURVEY INFORMATION AVAILABLE AT THE TIME. SHADOW DIAGRAMS HAVE BEEN DRAWN TO THE BEST OF OUR ABILITY WITH ALL DUE CARE TAKEN TO ENSURE THEIR ACCURACY, HOWEVER WE NOTE SOME ACCURACY LIMITATIONS IN AND AROUND AREAS OF VEGETATION.
 PLEASE NOTE: THE EXISTING CRANE THAT HAS BEEN REMOVED IS NOT SHOWN WITH THE EXISTING SHADOWS DUE TO ITS VARIABLE NATURE.

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REV	DATE	COMMENTS
A	10/05/2024	DA ISSUE
B	3/09/2024	DA ISSUE

DRN	CHKD	VRFD
JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089
 CLIENT: VENTIA

SHADOW DIAGRAMS

DRAWN: 3/09/2024
 DATE: 3/09/2024
 SCALES @A1: 1:500
 FILENAME: 14644-ABF Admin Refurb Neutral Bay
 PROJECT No: 14644
 PHASE: DA
 DRAWING No: A17
 REV: B



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
 ACP ALUMINIUM COMPOSITE PANEL
 ACS SOLID SURFACE
 ADJ ADJUSTABLE SHELF
 AHD AUSTRALIAN HEIGHT DATUM
 AL ALUMINIUM LOUVER
 ALB ALUMINIUM BATTEN
 ALS VERTICAL ALUMINIUM SCREEN
 AP ACCESS PANEL
 AR ARCHITRAVE
 AS AUSTRALIAN STANDARD
 BA BARGE BOARD
 BAL BALUSTRADE
 BC BABY CHANGE TABLE
 BCT BENCHTOP
 BF B-FOLD DOOR
 BG BOX GUTTER

BH BULKHEAD
 BN GARAGE BIN
 BK CONCRETE BLOCKWORK
 BRK BRICKWORK
 BOL BOLLARD
 BS BENCH SEAT
 BT BOTTLE TRAP
 BTH BATHUB
 CAP CAPPING
 CB PREFINISHED STEEL
 CBC COLOUR BACKED GLASS
 CFC COMPRESSED FIBRE CEMENT
 CH COAT HOOK
 CJ CONSTRUCTION / CONTROL JOINT
 CL CENTRELINE
 CLD CLADDING
 CLS CLOTHESLINE

COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
 CONC CONCRETE
 COS CONCRETE ON SITE
 CPC COLORBOND PARAPET CAPPING
 CPD CUPBOARD
 CRT CARPET
 CR CEMENT RENDER
 CRN CORNICE
 CRT CURTAIN
 CRR CURTAIN RAIL
 CS COLEMAN SINK
 CWS COVES SPRING
 CW COLD WATER
 DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
 DR DOOR
 DS DOOR STOP
 EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

EF EXHAUST FAN
 EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
 EJ EXPANSION JOINT
 ELP ELECTRICAL PLATE
 ENS ENSURE
 EP EPDM FLOORING
 EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
 EQ EQUAL SPACING
 FB FABRIC / UPHOLSTERY
 FAN CEILING FAN
 FB FACE BRICK
 FC FIBRE CEMENT SHEETING
 FE FIRE EXTINGUISHER
 FFL FINISHED FLOOR LEVEL
 FG FIXED GLASS
 FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
 FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION

FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
 FL FLASHING
 FM FILM
 FR FIRE RESISTANCE
 FRP FIRE RESISTANCE
 FS FIXED SHELF
 FT FLOOR TILES
 FW FLOOR WASTE
 G GLASS
 GA GREASE ARRESTOR
 GC GARAGE CHUTE
 GD GRADED DRAIN
 GL GLASS LOUVRES
 GR GARAGE RAIL
 GRD GARAGE DOOR
 GRV GRAVEL
 GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION

GT GUTTER TRANSOM
 GW GLASS WINDOW
 HA HOME AUTOMATION CUPBOARD
 HB HAND BASIN
 HD HINGED DOOR
 HDR HAND DRYER
 HP HIGH POINT
 HR HANDRAIL
 HRL HANGING RAIL
 HT HOSE TAP
 HTB HEATER
 HWS HOT WATER SYSTEM
 HYD HYDRAULIC
 J JOINERY
 KS KICK
 LB LINING BOARDS
 LD ACCESS LADDER

LDL DOWNLIGHT
 LDY LAUNDRY
 LK LOCKER SYSTEM
 LP LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
 LPN PENDANT LIGHT
 LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
 LST LED STRIP LIGHT
 LTB LETTERBOX
 LTR LOUVER
 LWL WALL LIGHT
 MIC METAL CLADDING
 MDS MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
 MECH MECHANICAL
 MEL MELBAINE
 MIRR MIRROR
 MRS METAL ROOF SHEETING
 MW MATWELL

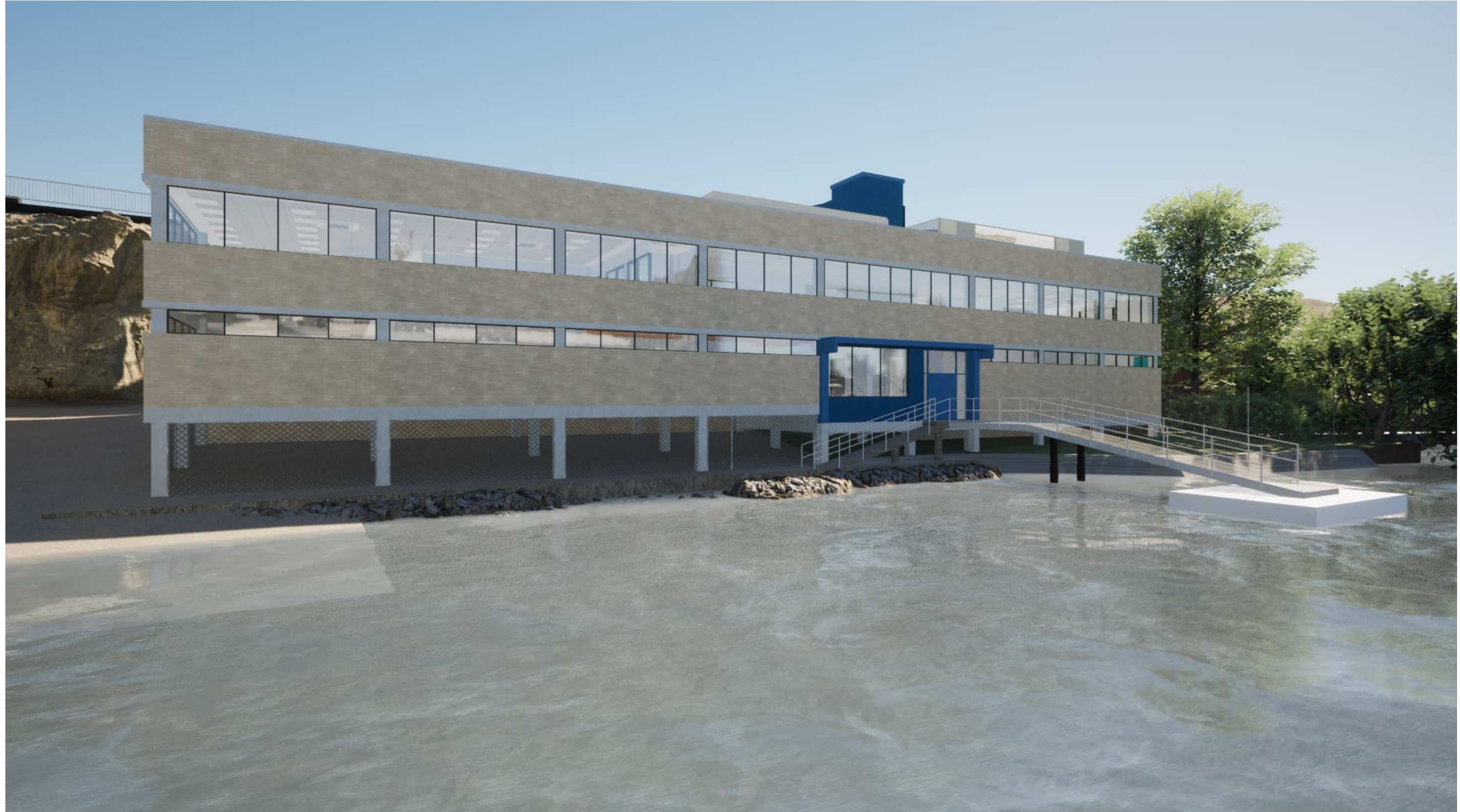
LEGEND

W1.05 WINDOW MARKER
 eg WINDOW / LEVEL 1 / WINDOW NOS

D1.05 DOOR MARKER
 eg DOOR / LEVEL 1 / DOOR NOS



EXTERIOR RENDER - SOUTH ELEVATION
 ARTIST IMPRESSION



EXTERIOR RENDER - SOUTH ELEVATION
 ARTIST IMPRESSION



EXTERIOR RENDER - NORTH ELEVATION
 ARTIST IMPRESSION



EXTERIOR RENDER - LIFT ENTRY AREA
 ARTIST IMPRESSION

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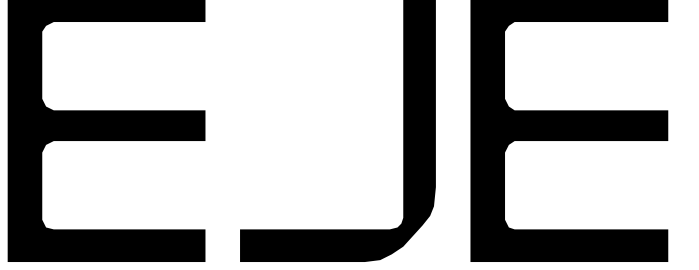
REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

DRAWN: DATE: 3/09/2024 SCALES @A1: 1:1.72

FILENAME: 14644-ABF Admin Refurb Neutral Bay
 PROJECT No: 14644 PHASE: DA DRAWING No: A18 REV: A



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
 ACP ALUMINIUM COMPOSITE PANEL
 ACS SOLID SURFACE
 ADJ ADJUSTABLE SHELF
 AHD AUSTRALIAN HEIGHT DATUM
 AL ALUMINIUM LOUVER
 ALB ALUMINIUM BATTEN
 ALS VERTICAL ALUMINIUM SCREEN
 AP ACCESS PANEL
 AR ARCHITRAVE
 AS AUSTRALIAN STANDARD
 BA BARGE BOARD
 BAL BALUSTRADE
 BC BENCHTOP
 BCT BENCHTOP
 BF B-FOLD DOOR
 BG BOX GUTTER

BH BULKHEAD
 BN GARBAGE BIN
 BK CONCRETE BLOCKWORK
 BRK BRICKWORK
 BOL BOLLARD
 BS BENCH SEAT
 BT BOTTLE TRAP
 BTH BATHTUB
 CAP CAPPING
 CB PREFINISHED STEEL
 CBC COLOUR BACKED GLASS
 CFC COMPRESSED FIBRE CEMENT
 CH COAT HOOK
 CJ CONSTRUCTION / CONTROL JOINT
 CL CENTRELINE
 CLD CLADDING
 CLS CLOTHESLINE

COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
 CONC CONCRETE
 COS CONCRETE ON SITE
 CPC COLORBOND PARAPET CAPPING
 CPD CUPBOARD
 CRT CARPET
 CR CEMENT RENDER
 CRN CORNICE
 CRT CURTAIN
 CRR CURTAIN RAIL
 CS CLEANERS SINK
 CS COVES SIGHTING
 CW COLD WATER
 DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
 DR DOOR
 DS DOOR STOP
 EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

EF EXHAUST FAN
 EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
 EJ EXPANSION JOINT
 ELP ELECTRICAL PLATE
 ENS ENSUITE
 EP EPOXY FLOORING
 EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
 EQ EQUAL SPACING
 FAB FABRIC / UPHOLSTERY
 FAN CEILING FAN
 FB FACE BRICK
 FC FIBRE CEMENT SHEETING
 FE FIRE EXTINGUISHER
 FFL FINISHED FLOOR LEVEL
 FG FIXED GLASS
 FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
 FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION

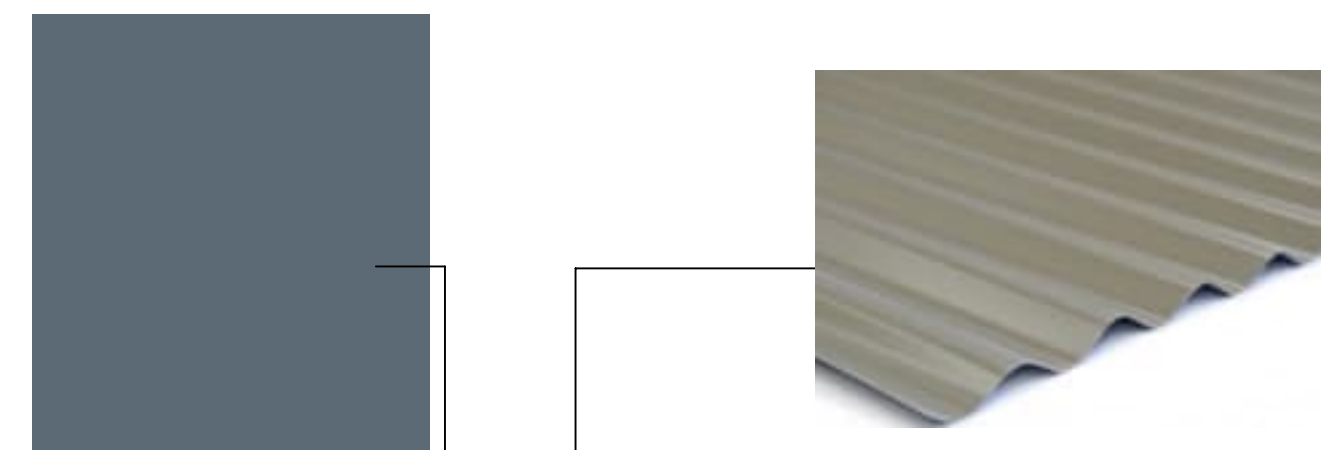
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
 FL FLASHING
 FLM FILM
 FR FIRE RESISTANCE
 FRP FIRE RESISTANCE
 FS FIXED SHELF
 FT FLOOR TILES
 FW FLOOR WASTE
 G GLASS
 GA GREASE ARRESTOR
 GC GARBAGE CHUTE
 GD GRATED DRAIN
 GL GLASS LOUVRES
 GR GRAB RAIL
 GRD GARAGE DOOR
 GRV GRAVEL
 GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION

GT GUTTER TRANSOM
 GW GLASS WINDOW
 HA HOME AUTOMATION CONTROL BOARD
 HB HAND BASIN
 HD HINGED DOOR
 HDR HAND DRYER
 HP HIGH POINT
 HR HANDRAIL
 HRL HANGING RAIL
 HT HOSE TAP
 HTR HEATER
 HWS HOT WATER SYSTEM
 HYD HYDRAULIC
 J JOINERY
 KS KICK
 LB LINING BOARDS
 LD ACCESS LADDER

LDL DOWNLIGHT
 LDY LAUNDRY
 LK LOCKER SYSTEM
 LP LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
 LPN PENDANT LIGHT
 LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
 LST LED STRIP LIGHT
 LTB LETTERBOX
 LUR LOUVER
 LWL WALL LIGHT
 MIC METAL CLADDING
 MDS MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
 MECH MECHANICAL
 MEL MELBANE
 MRR MIRROR
 MRS METAL ROOF SHEETING
 MW MATWELL

WT 05 WINDOW MARKER
 W1 05 WINDOW / LEVEL 1 / WINDOW NOS
 DOOR MARKER
 eg DOOR / LEVEL 1 / DOOR NOS

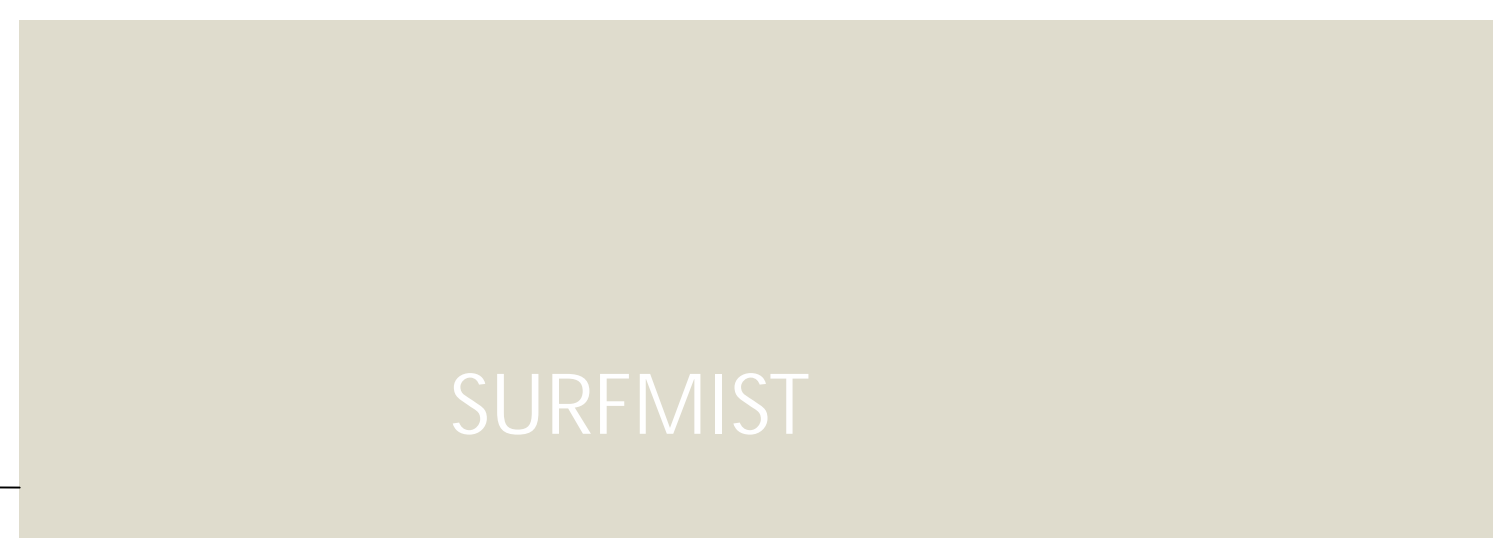
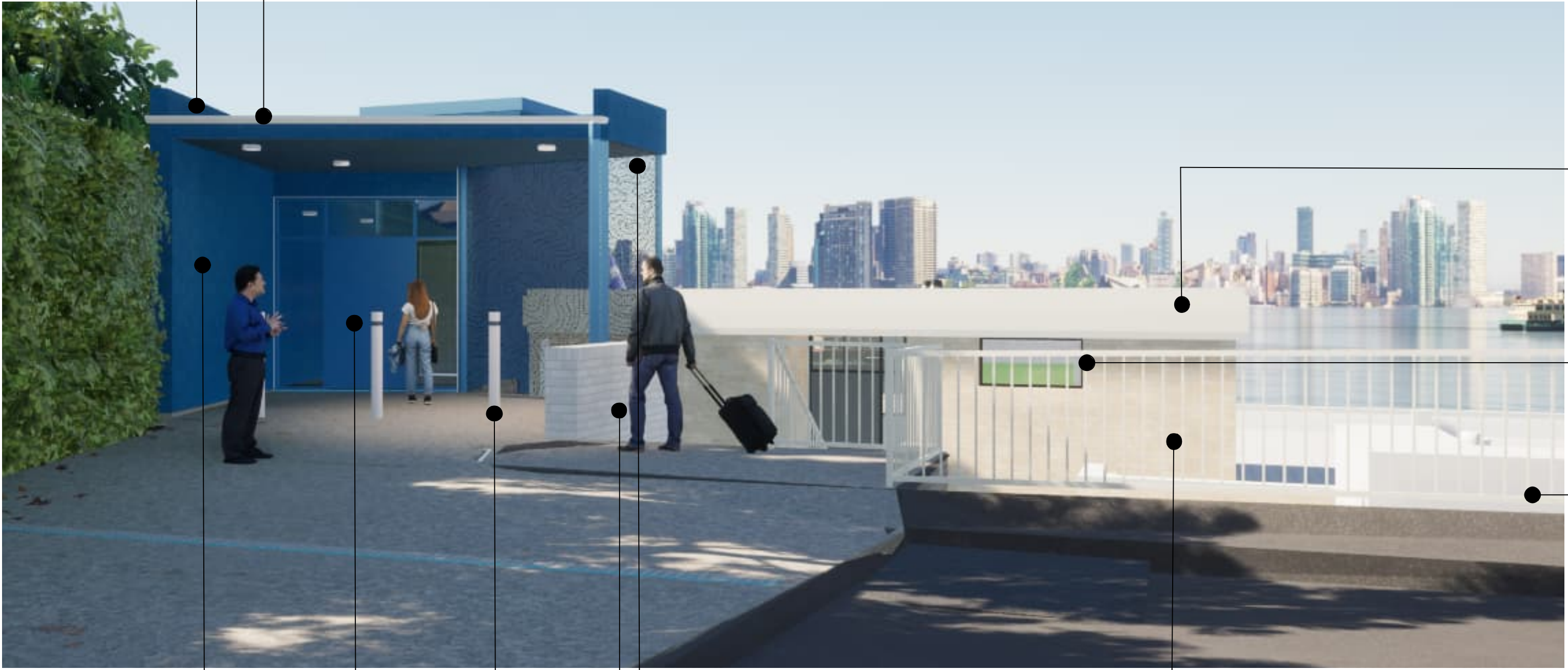
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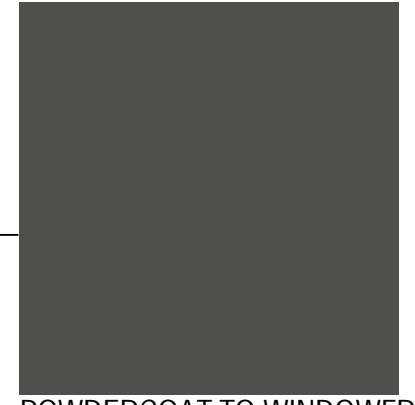
DURALLOY BLUE RIDGE SATIN TO CAPPING AND DOWNPIPES



CORRUGATED COLORBOND - ULTRA ROOFSHEETS - DUNE



SOFFIT - SURFMIST



POWDERCOAT TO WINDOWFRAMES - MONUMENT MATT



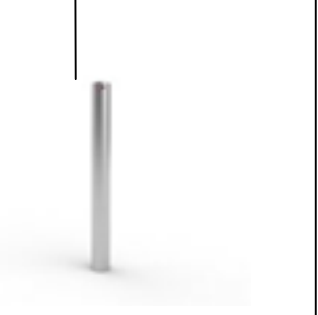
EXISTING BRICK



S/S BALUSTRADE



DULUX RESERVED SG5D8 FLAT SHEEN TO FRONT SOLID DOOR



BOLLARD - VEHICLE BARRIER 316 STAINLESS STEEL



PICTURE PERFORATED METAL SCREEN



SWISSPEARL AVERA AV040 FC CLADDING



EXISTING BRICK

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REV	DATE	COMMENTS
A	10/05/2024	DA ISSUE

DRN	CHKD	VRFD
JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT BEN BOYD RD, NEUTRAL BAY, NSW 2089
 CLIENT: VENTIA

SCHEDULE OF MATERIALS

DRAWN: DATE: SCALES @A1: 3/10/2024: 1.72, 1:1.63, 1:1

FILENAME: 14644-ABF Admin Refurb Neutral Bay

PROJECT No: 14644 PHASE: DA DRAWING No: A19 REV: A



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
 ACS ALUMINIUM COMPOSITE PANEL
 ADJ ADJUSTABLE SHELF
 AHD AUSTRALIAN HEIGHT DATUM
 AL ALUMINIUM LOUVER
 ALB ALUMINIUM BATTEN
 ALS VERTICAL ALUMINIUM SCREEN
 AP ACCESS PANEL
 AR ARCHITRAVE
 AS AUSTRALIAN STANDARD
 BA BARGE BOARD
 BAL BALUSTRADE
 BCB BABY CHANGE TABLE
 BCT BENCHTOP
 BF B-FOLD DOOR
 BG BOX GUTTER

BH BULKHEAD
 BN GARBEAGE BIN
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 BOL BOLLARD
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 BT BOTTLE TRAP
 BTH BATHTUB
 CAP CAPPING
 CB PREFINISHED STEEL
 CBC COLOUR BACKED GLASS
 CFC COMPRESSED FIBRE CEMENT
 CH COAT HOOK
 CJ CONSTRUCTION / CONTROL JOINT
 CL CENTRELINE
 CLD CLADDING
 CLS CLOTHESLINE

COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
 CONC CONCRETE
 CONC CONCRETE ON SITE
 CPC COLORBOND PARAPET CAPPING
 CPD CURPBOARD
 CRT CARPET
 CR CEMENT RENDER
 CRN CORNICE
 CRT CURTAIN
 CRR CURTAIN RAIL
 CS CLEANERS SINK
 CWS COVES SPOURING
 CW COLD WATER
 DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
 DR DOOR
 DS DOOR STOP
 EDB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

EF EXHAUST FAN
 EG EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION
 EJ EXPANSION JOINT
 ELP ELECTRICAL PLATE
 ENS ENSURE
 EP EPOXY FLOORING
 EPS EXPANDED POLYSTYRENE CLADDING SYSTEM
 EQ EQUAL SPACING
 FAB FABRIC / UPOLSTERY
 FAN CEILING FAN
 FB FACE BRICK
 FC FIBRE CEMENT SHEETING
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 FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
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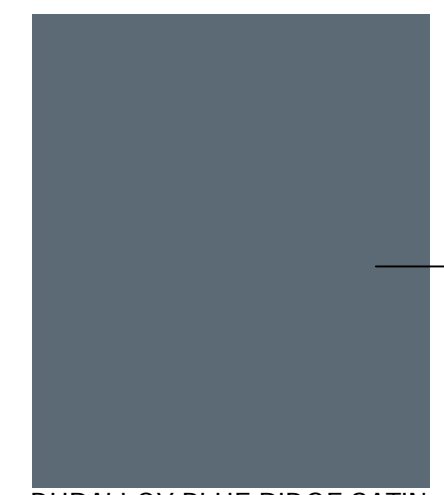
FP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
 FL FLASHING
 FLF FILM
 FR FIRE RESISTANCE
 FRP FIRE RACE
 FS FIXED SHELF
 FT FLOOR TILES
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 G GLASS
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 GC GARBEAGE CHUTE
 GD GRADED DRAIN
 GL GLASS LOUVRES
 GR GRAB RAIL
 GRD GARBEAGE DOOR
 GRV GRAVEL
 GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION

GT GUTTER TRANSOM
 GW GLASS WINDOW
 HA HOME AUTOMATION CLIPBOARD
 HB HAND BASIN
 HD HINGED DOOR
 HDR HAND DRYER
 HP HIGH POINT
 HR HANDRAIL
 HRL HANGING RAIL
 HT HOSE TAP
 HTR HEATER
 HWS HOT WATER SYSTEM
 HYD HYDRAULIC
 J JOINERY
 K KICK
 LB LINING BOARDS
 LD ACCESS LADDER

LDL DOWNLIGHT
 LDY LAUNDRY
 LK LOCKER SYSTEM
 LP LIGHT FITTING POCKET IN CONCRETE SLAB SOFFIT
 LPN PENDANT LIGHT
 LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION
 LST LED STRIP LIGHT
 LTB LETTERBOX
 LUR LOUVER
 LWL WALL LIGHT
 MIC METAL CLADDING
 MIB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
 MECH MECHANICAL
 MEL MELBANE
 MR BRISCOE
 MRS METAL ROOF SHEETING
 MW MATWELL

LEGEND

W1.05 WINDOW MARKER
 eg WINDOW / LEVEL 1 / WINDOW #05
 D1.05 DOOR MARKER
 eg DOOR / LEVEL 1 / DOOR #05



DURALLOY BLUE RIDGE SATIN TO CAPPING AND DOWNPIPES



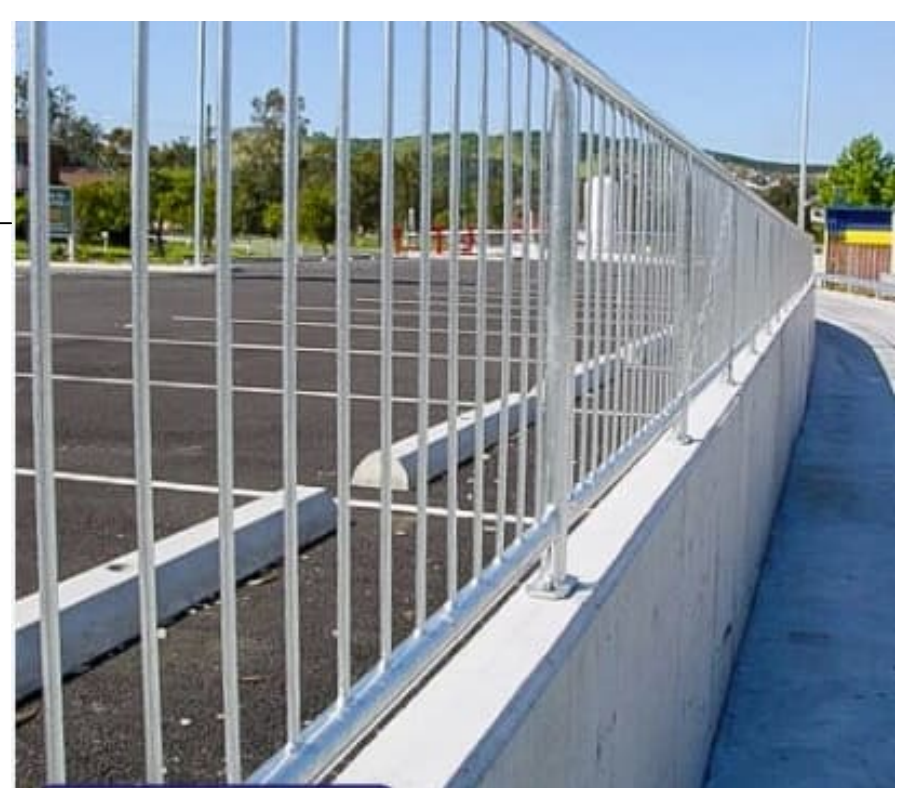
SCREEN LOUVRE IN POWDERCOAT SURFMIST



Teal
 VIRIDIAN COLORBACK GLASS - COLOUR TEAL



EXISTING BRICK



S/S BALUSTRADE



SWISSPEARL AVERA AV040 FC CLADDING



DULUX RESERVED SG5D8 FLAT SHEEN TO FRONT SOLID DOOR



POWDERCOAT TO WINDOWFRAMES - MONUMENT MATT

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ACN 002 912 843 | ABN 82 644 649 849 Nominated Architect Bernard Collins NSW Architects Registration No.4438
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REV	DATE	COMMENTS
A	10/05/2024	DA ISSUE

DRN	CHKD	VRFD
JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT BEN BOYD RD, NEUTRAL BAY, NSW 2089
 CLIENT: VENTIA

DRAWING: SCHEDULE OF MATERIALS

DRAWN: DATE: 3/09/2024
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FILENAME: 14644-ABF Admin Refurb Neutral Bay
 PROJECT No: 14644 PHASE: DA DRAWING No: A20 REV: A

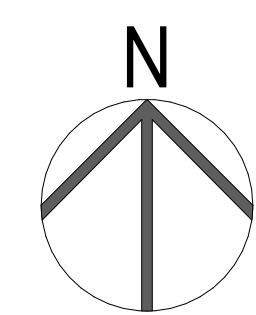




- LEGEND**
- SITE 3,275.5 m²
 - EXISTING LANDSCAPED AREA CIRCA 643.4m²
 - EXISTING LANDSCAPED AREA (ROCK FACE) CIRCA 127.9m²
 - EXISTING SITE COVERAGE 1195.6m²
 - EXISTING UNBUILT UPON AREA CIRCA 1308.6m²
 - PROPOSED STRUCTURE 69.6m²
 - PROPOSED ADDITIONAL SITE COVERAGE 14m²

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	10/05/2024	DA ISSUE	JM	HN	HN

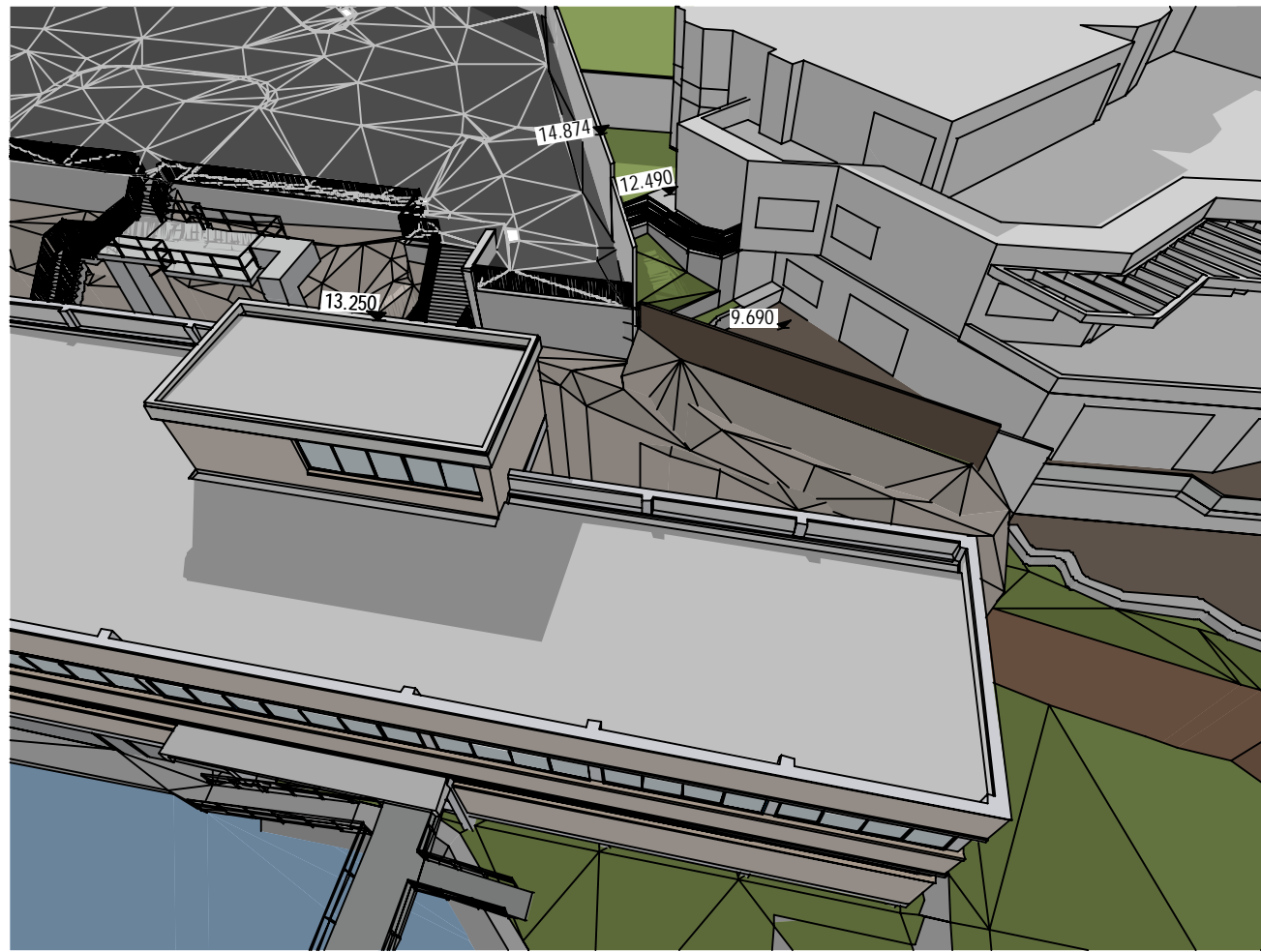
PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089

CLIENT: VENTIA

SITE COVERAGE & LANDSCAPE AREAS COMPLIANCE DIAGRAM

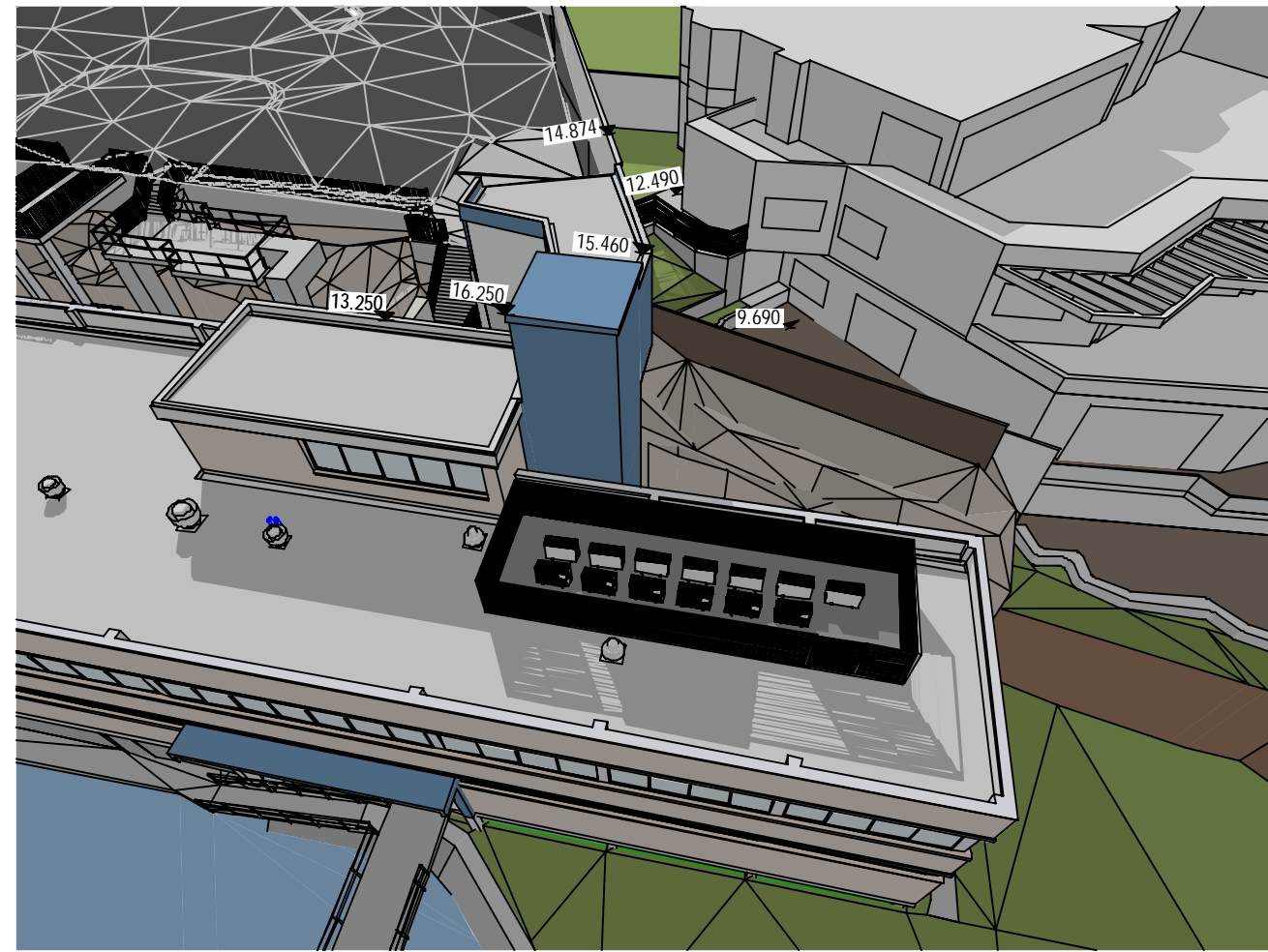
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	3/09/2024	1:200
PROJECT No:	PHASE:	DRAWING No:
14644	DA	A21
REV:	A	



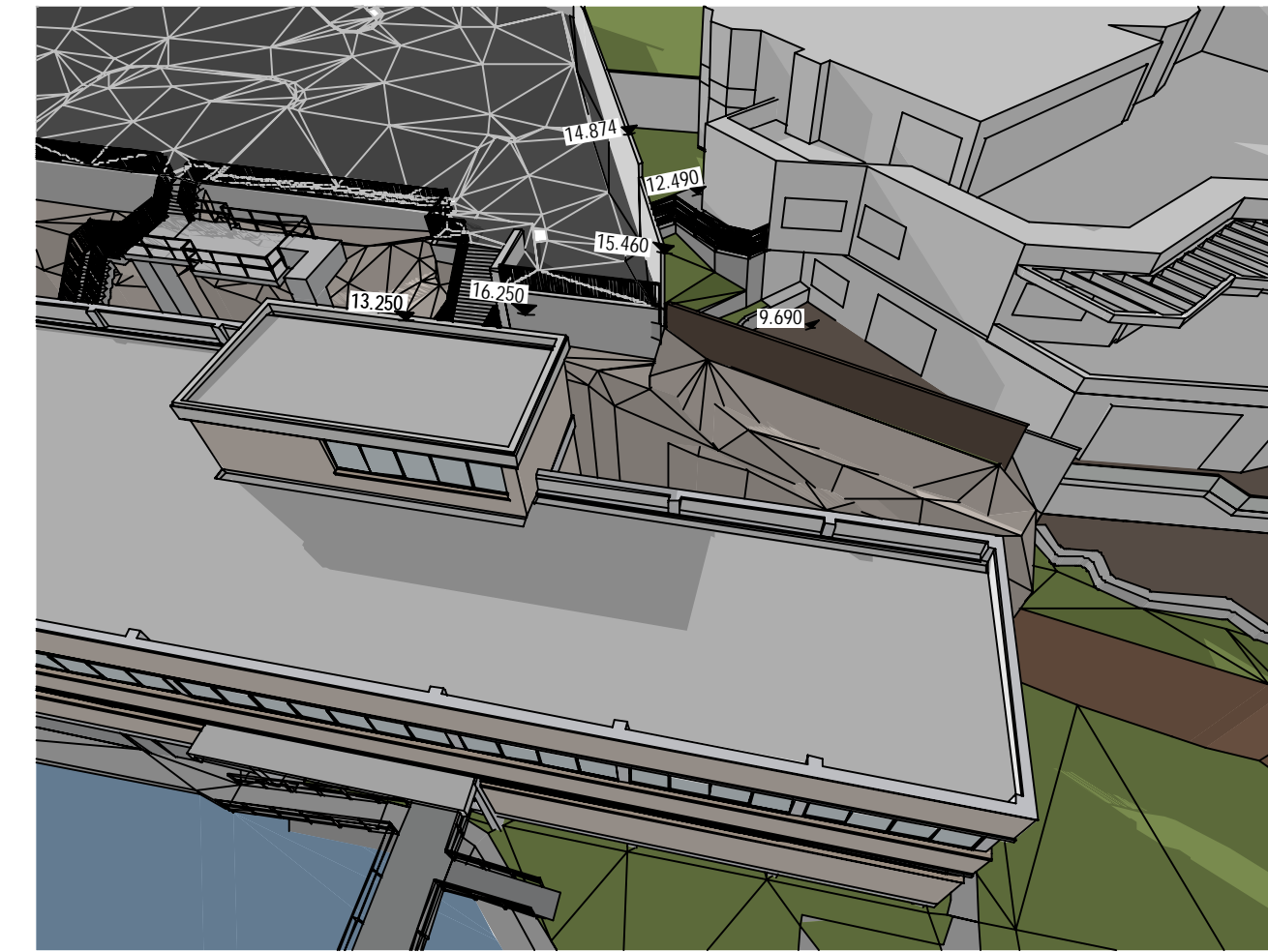


EXISTING SHADOWS

21 JUN 12PM

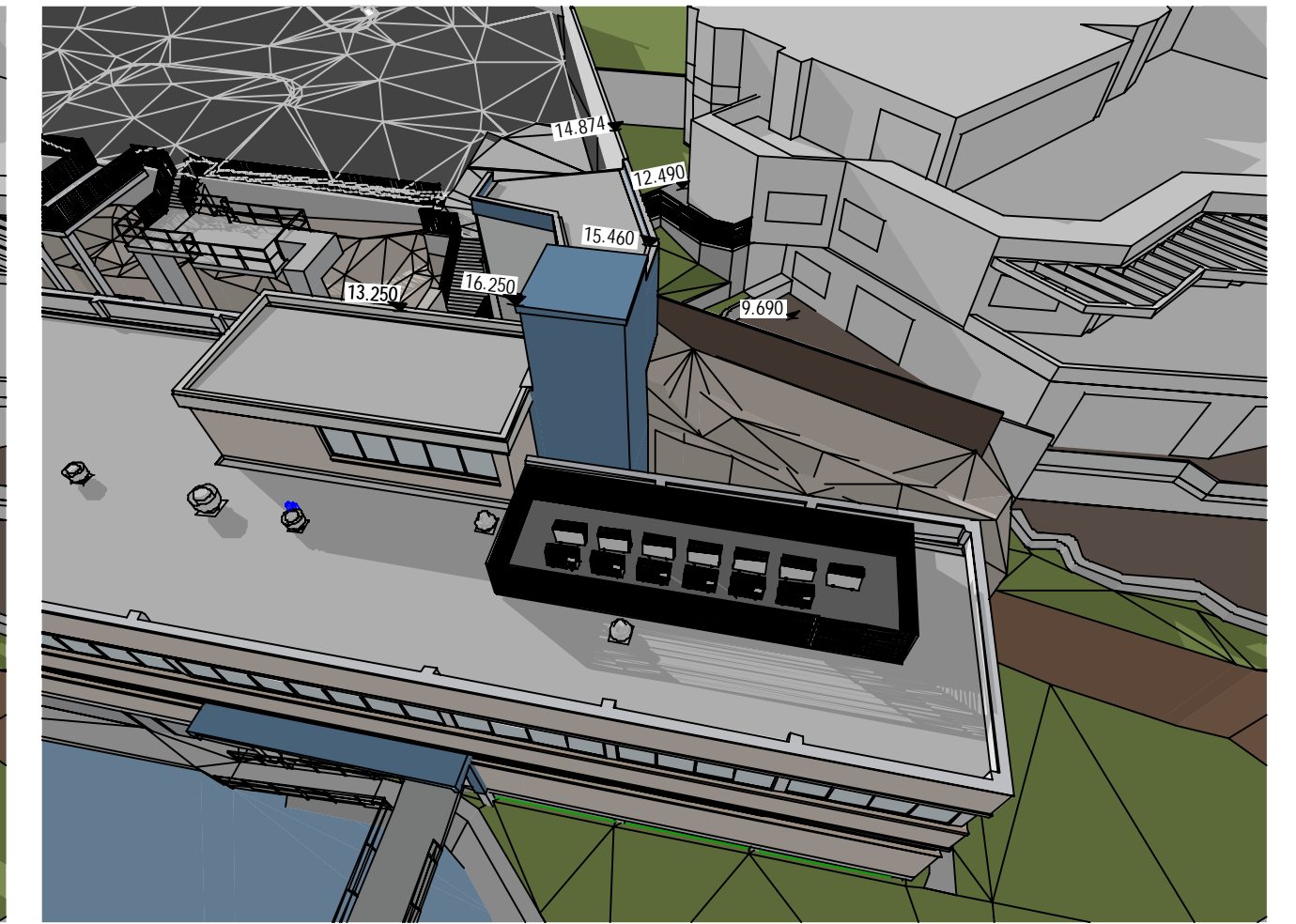


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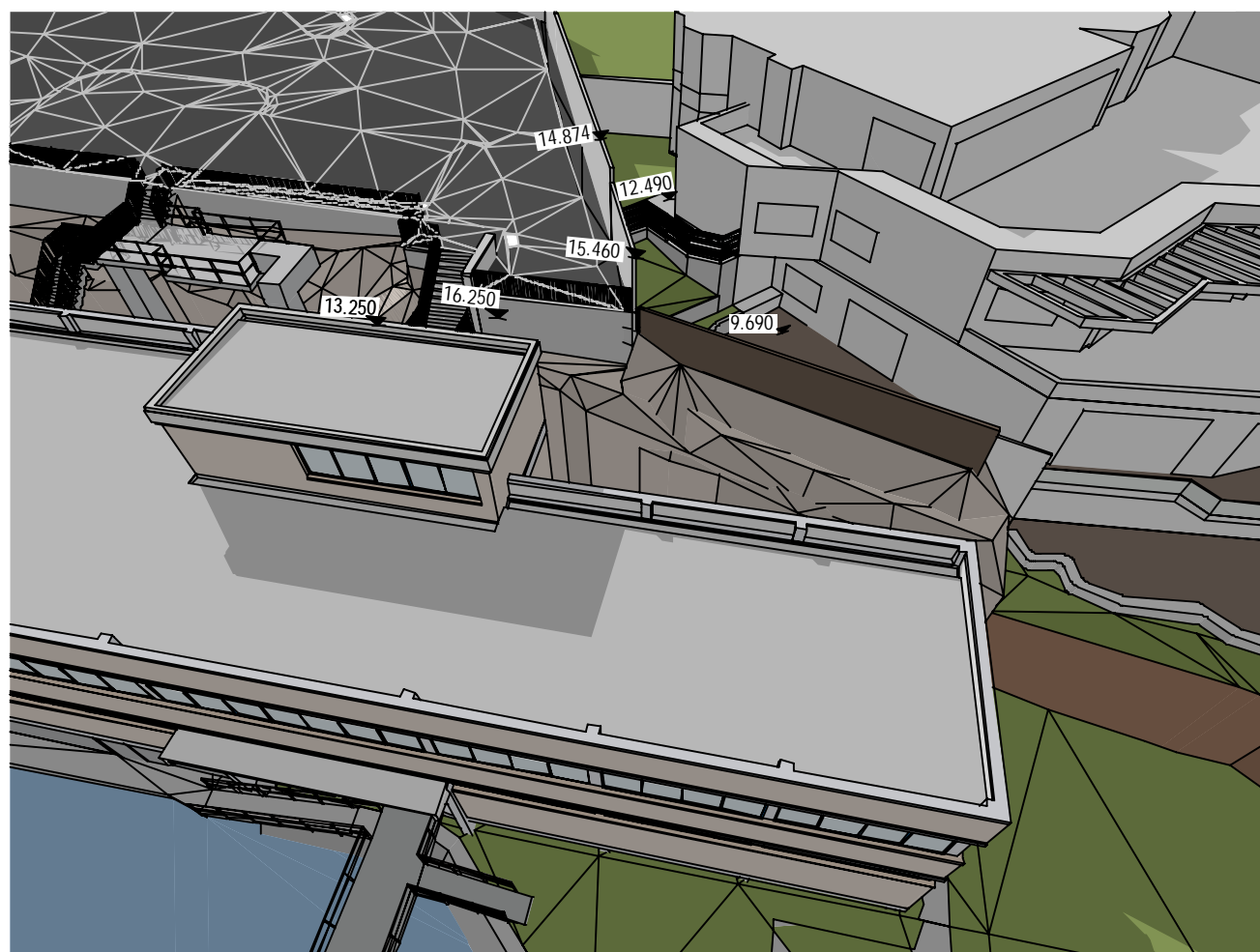


EXISTING SHADOWS

21 JUN 2PM

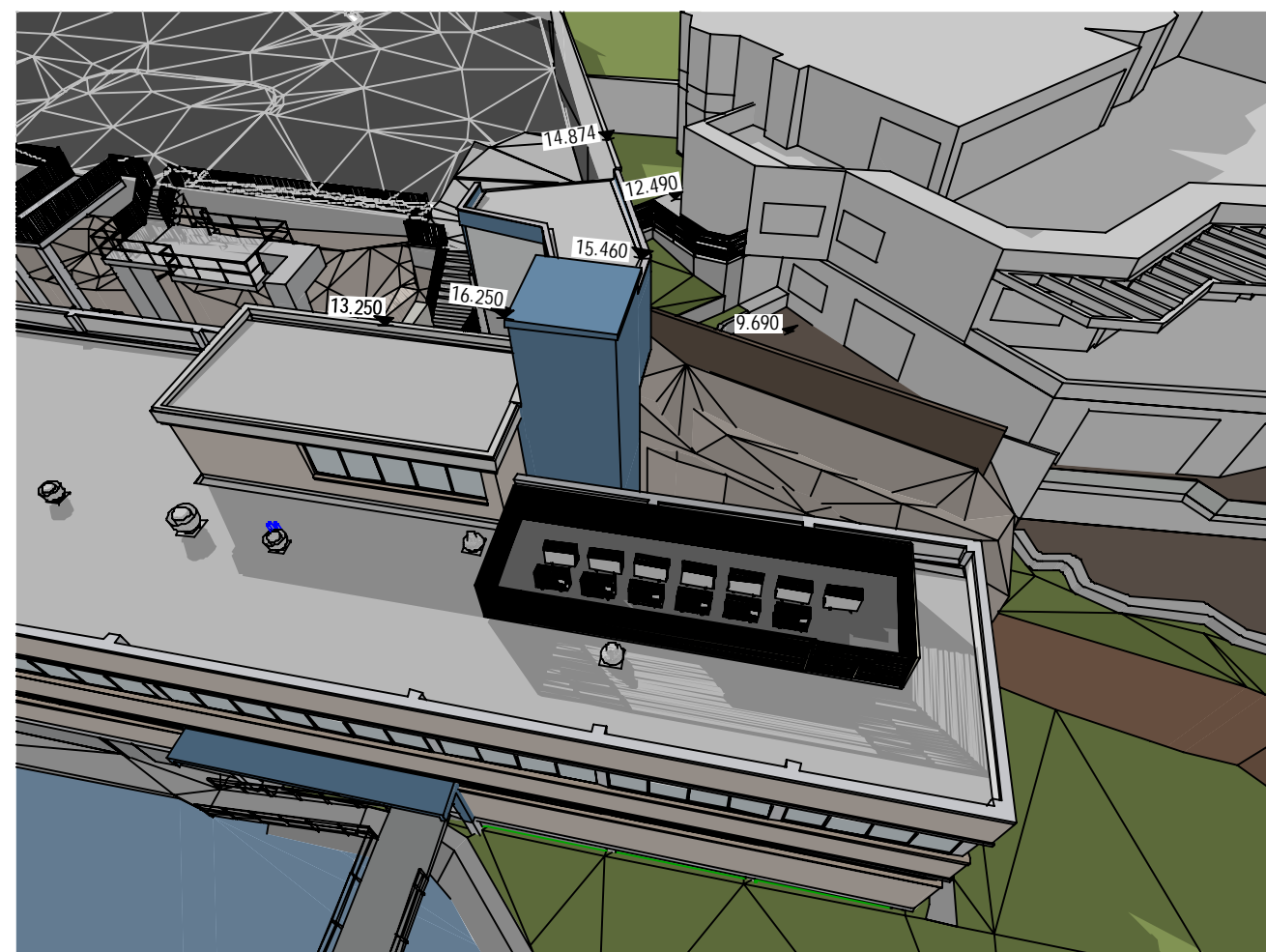


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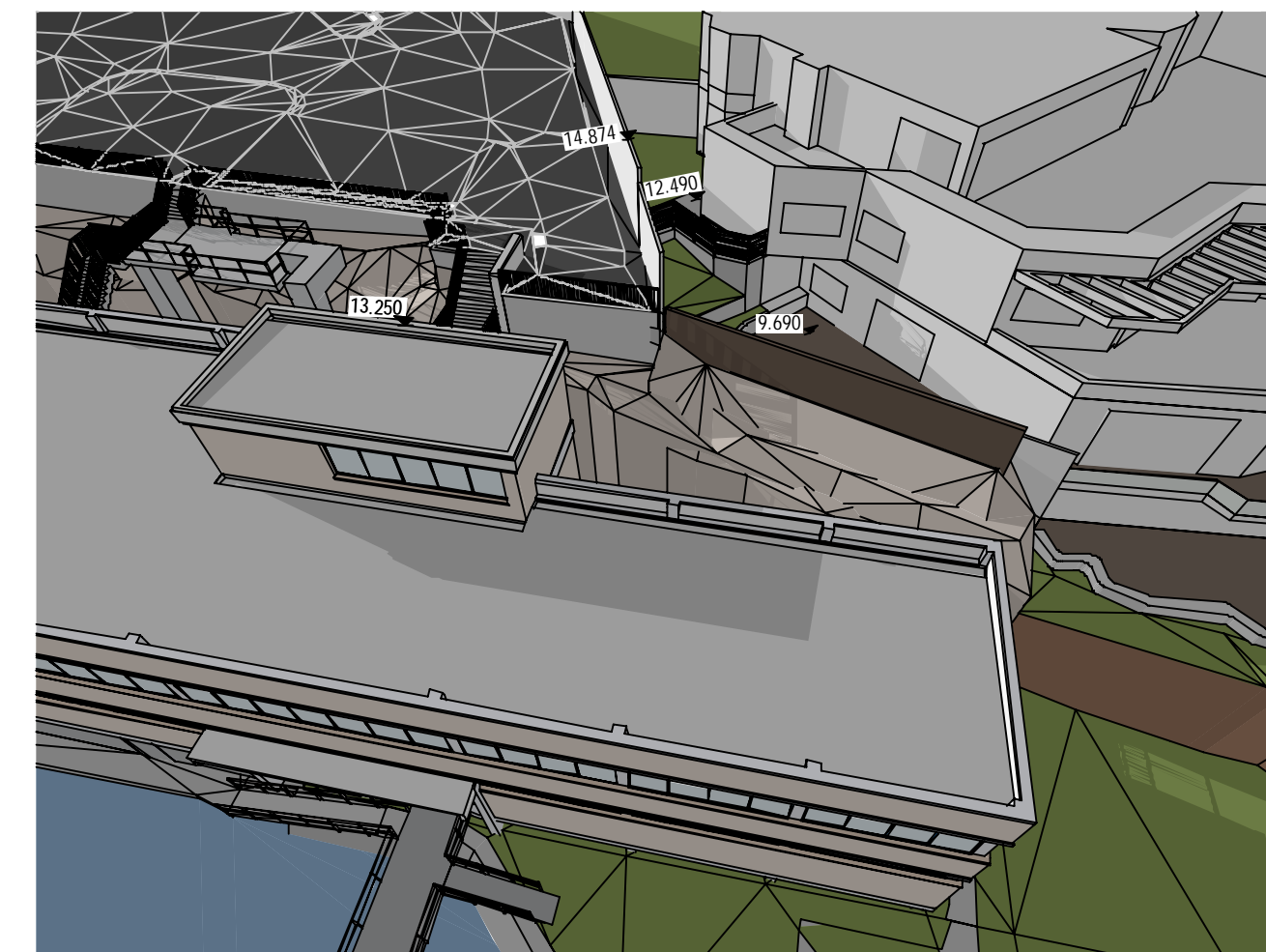


EXISTING SHADOWS

21 JUN 1PM

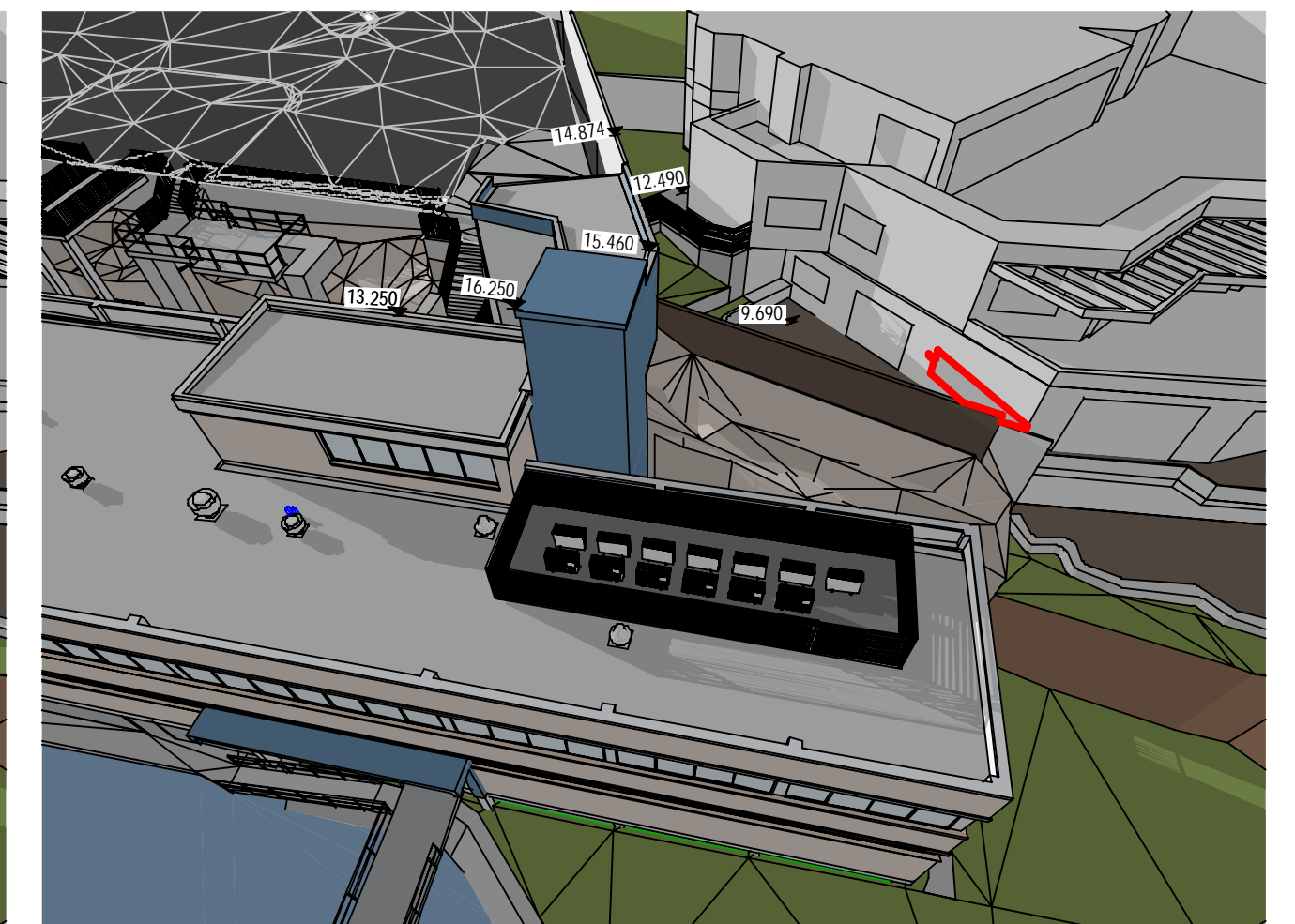


PROPOSED SHADOWS



EXISTING SHADOWS

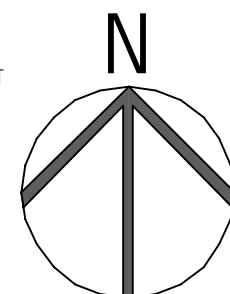
21 JUN 3PM



PROPOSED SHADOWS

 PROPOSED ADDITIONAL SHADOW

DISCLAIMER: SURVEY TOPOGRAPHY, BUILDING HEIGHTS AND FENCE HEIGHTS USED TO PRODUCE THESE SHADOW DIAGRAMS HAVE BEEN PRODUCED USING SURVEY INFORMATION AVAILABLE AT THE TIME. SHADOW DIAGRAMS HAVE BEEN DRAWN TO THE BEST OF OUR ABILITY WITH ALL DUE CARE TAKEN TO ENSURE THEIR ACCURACY, HOWEVER WE NOTE SOME ACCURACY LIMITATIONS IN AND AROUND AREAS OF VEGETATION.
PLEASE NOTE: THE EXISTING CRANE THAT HAS BEEN REMOVED IS NOT SHOWN WITH THE EXISTING SHADOWS DUE TO ITS VARIABLE NATURE.



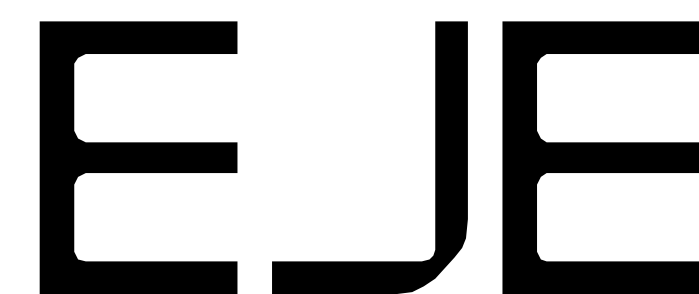
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B	3/09/2024	DA ISSUE

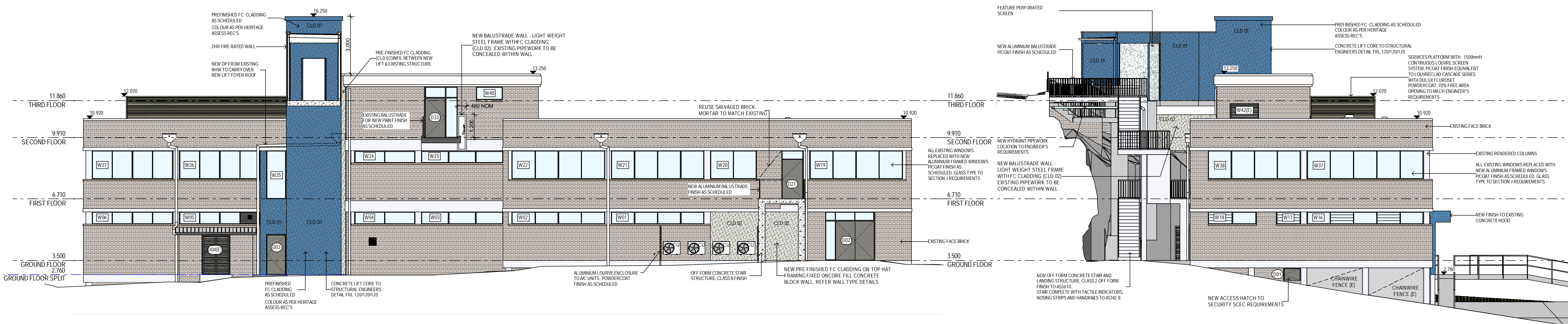
DRN	CHKD	VRFD
JM	HN	HN

PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
BEN BOYD RD, NEUTRAL BAY, NSW 2089
CLIENT: VENTIA

DRAWING: 21 JUNE SHADOW

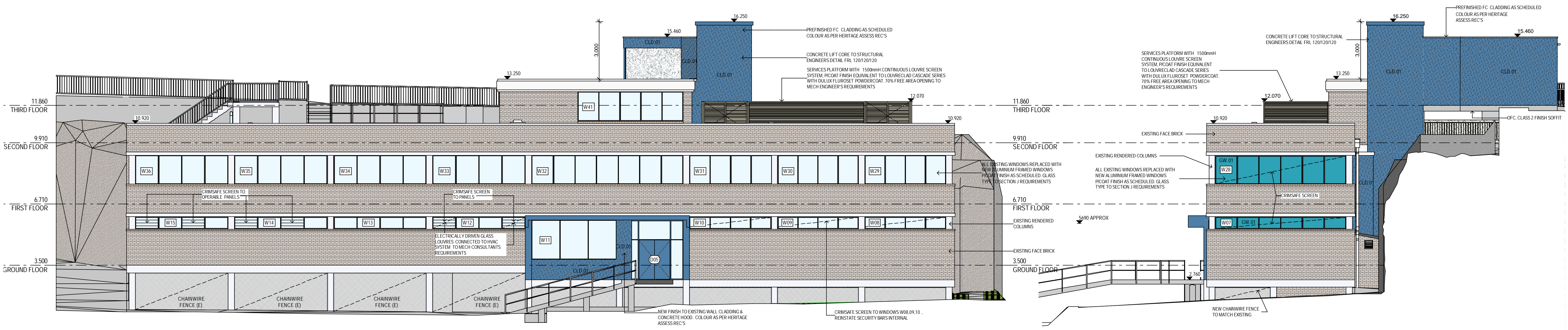
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FILENAME: 14644-ABF Admin Refurb Neutral Bay
PROJECT No: 14644 PHASE: DA DRAWING No: A22 REV: B





N PROPOSED NORTH ELEVATION 1:100

W PROPOSED WEST ELEVATION 1:100



S PROPOSED SOUTH ELEVATION 1:100

E PROPOSED EAST ELEVATION 1:100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	21/05/2024	DA ISSUE	JH	NN	NN

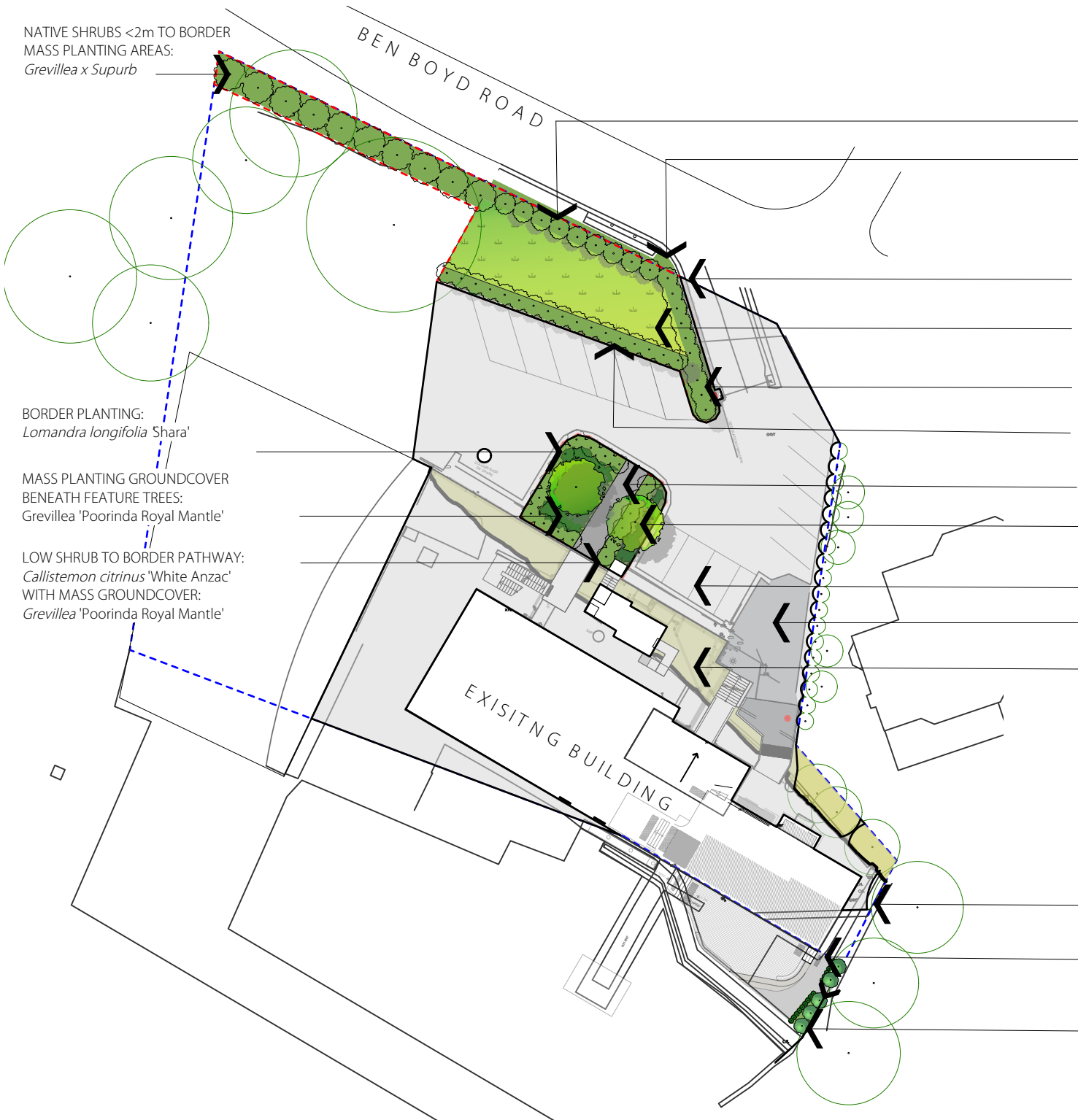
PROJECT: AUSTRALIAN BORDER FORCE COLLEGE ADMINISTRATION BUILDING REFURBISHMENT
 BEN BOYD RD, NEUTRAL BAY, NSW 2089
 CLIENT: VENTIA
 DRAWING: NOTIFICATION - ELEVATIONS

DRAWN: DATE: 3/09/2024
 SCALES @A1: 1:100
 FILENAME: 14644-ABF Admin Refurb Neutral Bay
 PROJECT No: 14644 PHASE: DA DRAWING No: A23 REV: A



SITE PLAN CONCEPT | L102

ABF Administration Building



- LOW BORDER PLANTING:
Callistemon citrinus 'White Anzac'
- RELOCATED EXISTING ABF ENTRY SIGNAGE
Placement to avoid Hydrant pipe/service.
Height of signage not to exceed height of adjacent fence.
- ALL SCOPE OF WORKS TO INSIDE OF EXISTING FENCE.
- RETAIN EXISTING LAWN AREA TO CENTRE OF VERGE
- LOW SHRUBS <1m ALONG ENTRY:
Callistemon citrinus 'White Anzac'
- GRASS BORDER TO EXISTING CARPARK
Lomandra longifolia 'Shara'
- PROPOSED CONCRETE PATHWAY.
- TREES TO PROVIDE SHADE TO PATHWAY:
Angophora hispida
- EXISTING CARPARK
- NEW CONCRETE PAVEMENT TO LIFT
- EXISTING EMBANKMENT
- EXISTING BOUNDARY FENCE TO BE RETAINED.
- NEW CONCRETE PAVING.
- PROPOSED SCREENING PLANTING WITH
Viburnum odoratissimum 'Emerald Lustre'
& *Liriope muscari 'Evergreen Giant'*
TO LINE PATHWAY



Callistemon citrinus 'White Anzac'



Grevillea 'Supurb'



Grevillea 'Royal Mantle'



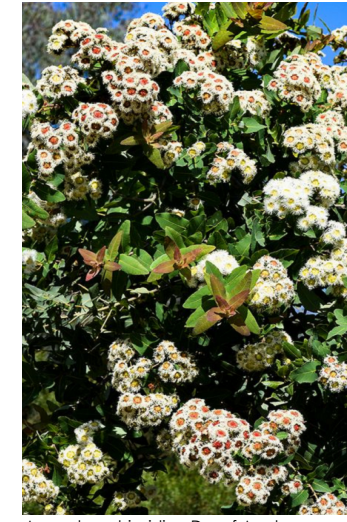
Lomandra Longifolia 'Shara'



Liriope muscari 'Evergreen Giant'



Viburnum odoratissimum



Angophora hispida - Dwarf Apple Gum

1 SITE LANDSCAPE PLAN

L102 Scale: 1:500

- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTINGS AS SPECIFIED
- EXISTING LAWN AREA TO BE RETAINED
- NEW MASS PLANTING AREAS
- NEW CONCRETE PATH

Type	ID	Latin Name	Common Name	Pot Size	Mature Height	Mature Spread
Tree	AnHi	<i>Angophora hispida</i>	Dwarf Apple Gum	75ltr	4m - 6m	3.5 - 6.0m
Shrub	GrSu	<i>Grevillea x 'Superb'</i>	Superb Grevillea	300mm	1.5m - 2.0m	1.5m - 2.0m
Shrub	ViOd	<i>Viburnum odoratissimum</i>	Viburnum	45ltr	3 - 5m	3.5 - 6m
Shrub	CaCi'WA"	<i>Callistemon citrinus 'White Anzac'</i>	'White Anzac'	200mm	1.5m - 2.0m	1.5m - 2.0m
Perennial	LiMuEv	<i>Liriope muscari 'Evergreen Giant'</i>	Evergreen Giant Lilyturf	140mm	0.45 - 0.6m	0.3 - 0.6m
Grass	Lom'SH'	<i>Lomandra fluviatilis</i>	River Lomandra	140mm	0.45 - 0.6m	0.3 - 0.6m
Grass	Gr'RM'	<i>Grevillea 'Poorinda Royal Mantle'</i>	Prostrate Grevillea	140mm	0.25 - 0.5m	0.3 - 0.6m

REV DATE COMMENTS

PROJECT:
ABF Administration Building

SITE:
1 Ben Boyd Road, Neutral Bay

CLIENT:
VENTIA

144645-ABF Administration Building - WD_A.vvwx 3/9/24

DRAWN: AN / KH DATE: 3/9/24 SCALE: @A3

JOB NUMBER: 14464.5 PHASE: DA DWG No: L102 REV:

terras
landscape architects

412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926



LINE TYPES

- DRAIN PIPE
- DISH DRAIN
- UNDERGROUND ELECTRICAL HV CABLE
- UNDERGROUND ELECTRICAL LV CABLE
- ELECTRICAL PAINT MARK
- OVERHEAD ELECTRICITY CABLE
- TELECOMMUNICATIONS CABLE
- FIBRE OPTIC CABLE
- SEWER MAIN
- WATER MAIN
- WATER MAIN - FIRE SERVICE
- FENCING
- UNKNOWN PIPE FROM SCANNING DATA
- EDGE OF CONCRETE
- TOP OF BANK
- TOE OF BANK
- CENTRELINE OF BITUMEN
- EDGE OF BITUMEN

LEGEND

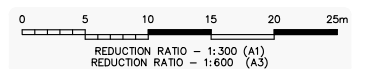
- TREES**
- TR TREE
 - H HEIGHT OF TREE
 - C SPREAD OF CANOPY
 - D DIAMETER OF TRUNK
- SYMBOLGY**
- INVERT LEVEL
 - LIGHT POLE
 - ELECTRICAL CABLE MARKER
 - WATER HYDRANT
 - STOP VALVE
 - WATER TAP
 - TELSTRA PIT
 - SEWER VENT
 - MAIL BOX
 - FLOOR LEVEL
 - ROAD SIGN
 - BOLLARD

SURVEY INFORMATION

1. THE SURVEY IS ON GROUND CO-ORDINATES.
 - THE ORIGIN OF CO-ORDINATES IS PM 38383
 - MGA CO-ORDINATES
 - E 335077.796 N 6254146.090
 - (GDA 2020) (ZONE 56)
 - SOURCE OF CO-ORDINATES: SCIMS
 - DATE 17/08/2023
2. ALL REDUCED LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D)
 - ORIGIN OF LEVELS PM 38391 RL24.129
 - SOURCE OF REDUCED LEVELS: SCIMS
 - DATE OF REDUCED LEVELS 17/08/2023
3. CONTOUR INTERVAL IS 0.2m.
4. MGA AND ISG CO-ORDINATE SYSTEMS ARE BASED ON A MATHEMATICAL EARTH MODEL AND SUBJECT TO VARIABLE SCALE FACTORS. DISTANCES CALCULATED FROM CO-ORDINATES MAY VARY SIGNIFICANTLY FROM GROUND MEASUREMENTS. IF FURTHER CLARIFICATION IS REQUIRED CONTACT MONTEATH AND POWYS.

IMPORTANT NOTES

1. ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY SURVEY.
2. THE BOUNDARIES SHOWN IN RED ON THIS PLAN ARE BASED ON OUR FIELD SURVEY. TO FORMALISE THESE DIMENSIONS, WE WOULD RECOMMEND THE PREPARATION OF A REDEFINITION PLAN, SUITABLE FOR LODGEMENT AND REGISTRATION WITH NSW LAND REGISTRY SERVICES.
3. THE BOUNDARIES SHOWN IN GREEN ON THIS PLAN ARE BASED ON INFORMATION DERIVED FROM NSW SPATIAL SERVICES- DIGITAL CADASTRAL DATABASE (DCDB). NO FIELD SURVEY HAS BEEN UNDERTAKEN TO DETERMINE THE ACCURACY OF THE BOUNDARIES AS SHOWN.
4. CRITICAL LEVELS (E.G. FLOOR LEVELS) AND CRITICAL LOCATIONS (E.G. STRUCTURES) THAT HAVE NOT BEEN SHOWN MUST BE VERIFIED BY FURTHER SURVEY PRIOR TO FINAL DESIGN.
5. NO EXCAVATIONS HAVE BEEN MADE TO DETERMINE THE EXTENT TO WHICH ANY SUBJECT WALLS, FOUNDATIONS OR FOOTINGS MAY ENCRACH UPON ADJOINING LAND.
6. NO EXCAVATIONS HAVE BEEN MADE TO DETERMINE THE EXTENT TO WHICH ANY ADJOINING WALLS, FOUNDATIONS OR FOOTINGS MAY ENCRACH UPON SUBJECT LAND.
7. ALL TREE DIMENSIONS, HEIGHT (H), CANOPY (C) AND TRUNK DIAMETER (D) HAVE BEEN ESTIMATED. IF ACCURATE DIMENSIONS ARE REQUIRED FOR DESIGN PURPOSES, FURTHER SURVEY SHOULD BE REQUESTED.
8. CONTOURS SHOWN DEPICT THE TOPOGRAPHY. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT, EXCEPT AT SPOT LEVELS SHOWN.
9. THIS PLAN MUST REMAIN UNALTERED AS ISSUED BY MONTEATH & POWYS. ALTERING ANY PART OF THIS PLAN DESTROYS THE INTEGRITY OF THE PLAN. ANY REVISIONS REQUESTED MUST BE ISSUED BY MONTEATH & POWYS.
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REVISIONS	No	REVISION	SVY	DFT	CHK	DATE
	1	ISSUE TO CLIENT	PW	MAK	BJB	18/08/23

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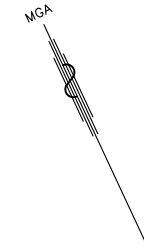
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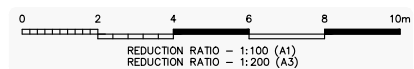
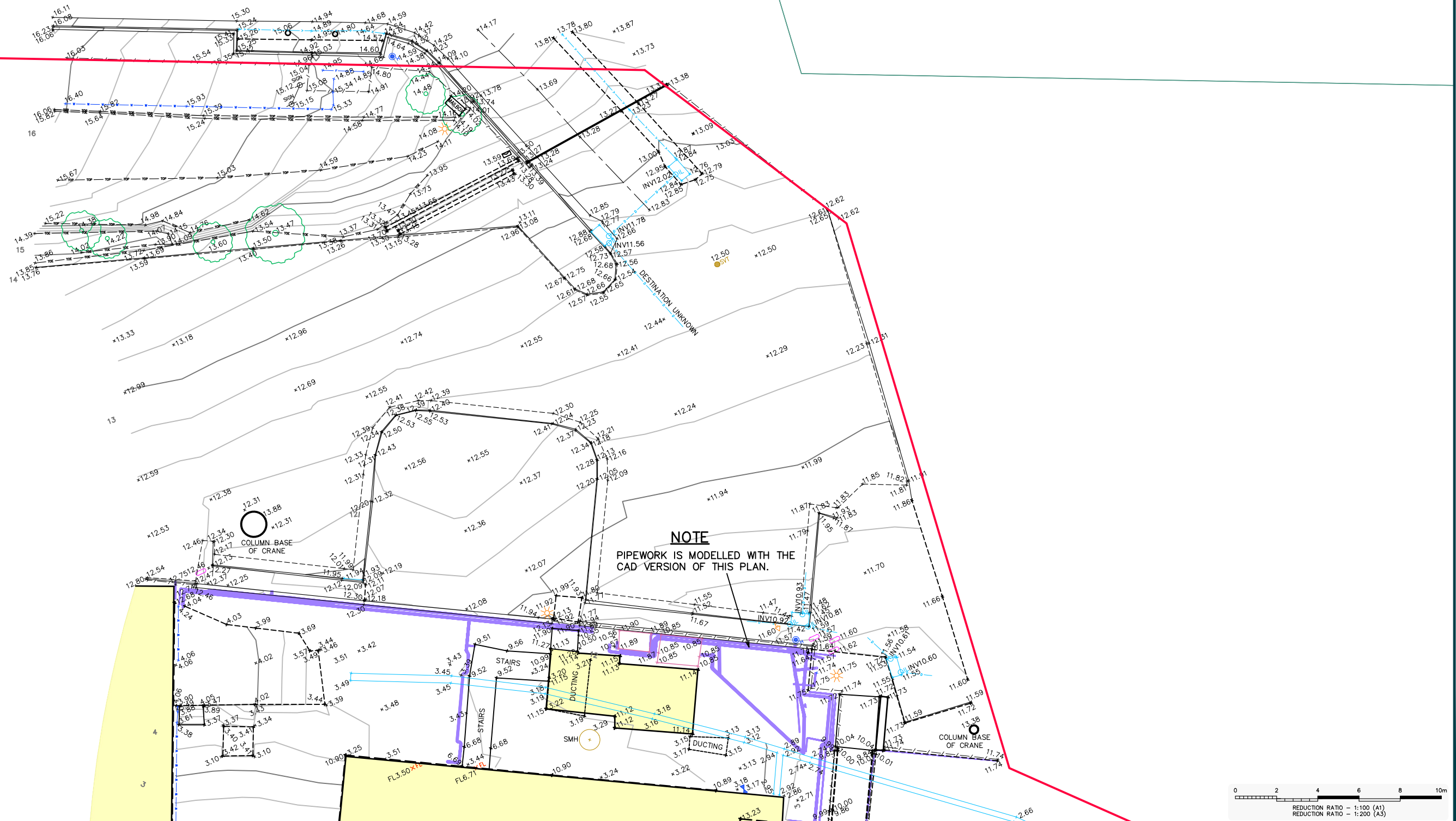
NEWCASTLE SYDNEY GUNNDAH MUSWELLBROOK

Surveyed PW	Drafted MAK	Checked BJB
REGISTERED SURVEYOR		
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DO NOT SCALE		A1

Client	EJE ARCHITECTS		Sheet No.
Title	DETAIL SURVEY OVER PART OF LOT 2 DP 800615 ABF ADMINISTRATION BUILDING No.1 BEN BOYD ROAD, NEUTRAL BAY		1/3
CAD File:	230347B_01	Ref No:	23/0347
Date:	17/08/2023	Revision	1



RIGHT OF WAY VARIABLE WIDTH (C739392)
RIGHT OF CARRIAGEWAY & RIGHT OF FOOTWAY (Y836385)



REVISIONS	No	REVISION	SVY	DFT	CHK	DATE
	1	ISSUE TO CLIENT	PW	MAK	BJB	18/08/23

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NEWCASTLE SYDNEY GUNNEDAH MUSWELLBROOK

Surveyed PW	Drafted MAK	Checked BJB	Client
REGISTERED SURVEYOR			Title
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DO NOT SCALE			A1

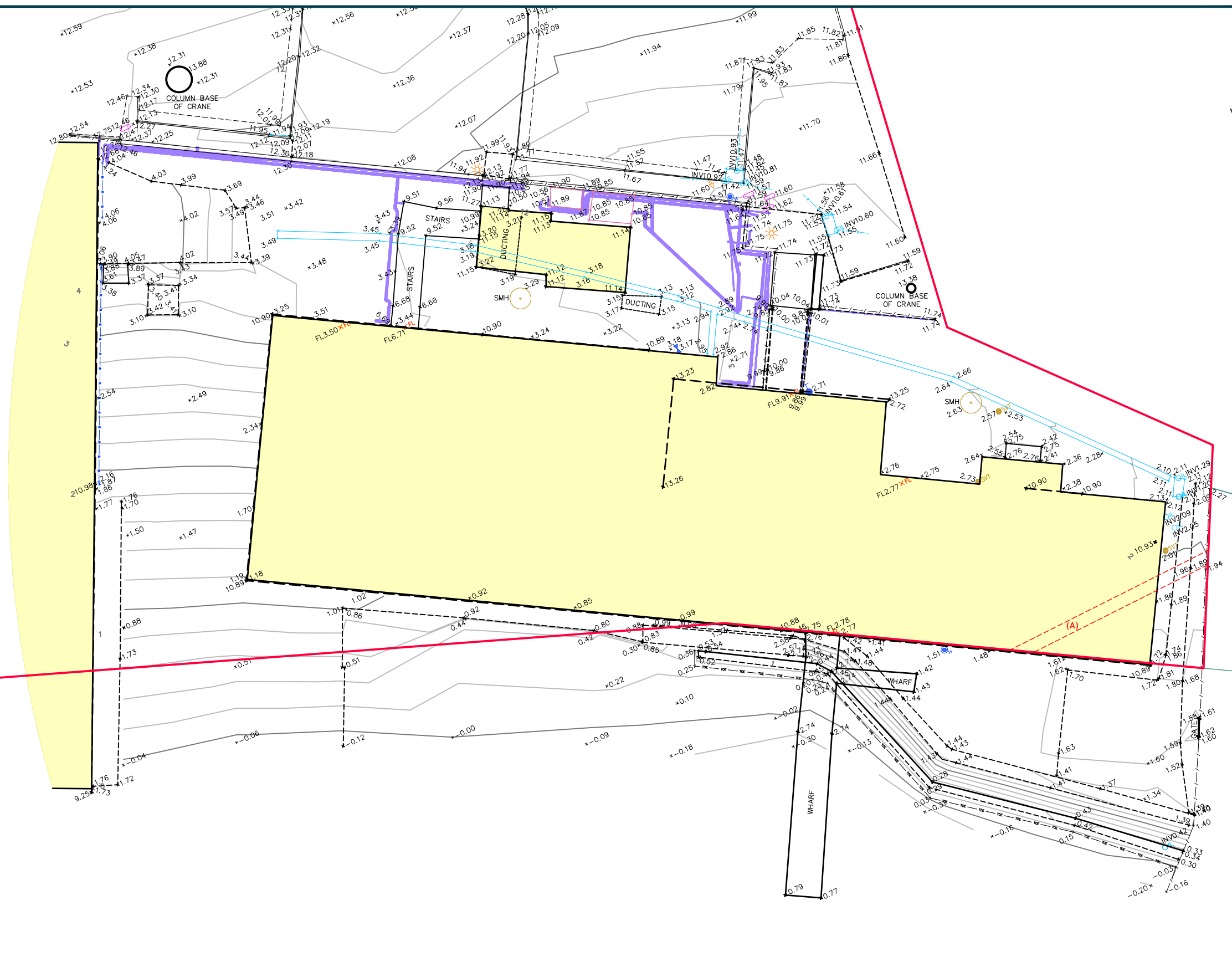
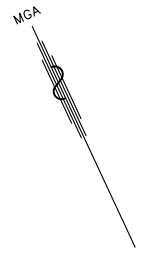
EJE ARCHITECTS

DETAIL SURVEY OVER PART OF LOT 2 DP 800615
ABF ADMINISTRATION BUILDING
No.1 BEN BOYD ROAD, NEUTRAL BAY

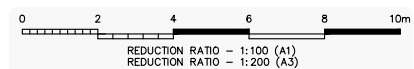
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Sheet No.
2 / 3

Revision
1



(A) – EASEMENT FOR DRAINAGE 0.61 WIDE (B580427)



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	1	ISSUE TO CLIENT	PW	MAK	BJB	18/08/23
	No	REVISION				

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NEWCASTLE SYDNEY GUNNDAH MUSWELLBROOK

Surveyed PW	Drafted MAK	Checked BJB
REGISTERED SURVEYOR		
Original Size		
DO NOT SCALE		

Client	EJE ARCHITECTS
Title	DETAIL SURVEY OVER PART OF LOT 2 DP 800615 ABF ADMINISTRATION BUILDING No.1 BEN BOYD ROAD, NEUTRAL BAY
CAD File:	230347B_01
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Sheet No.	3 / 3
Revision	1