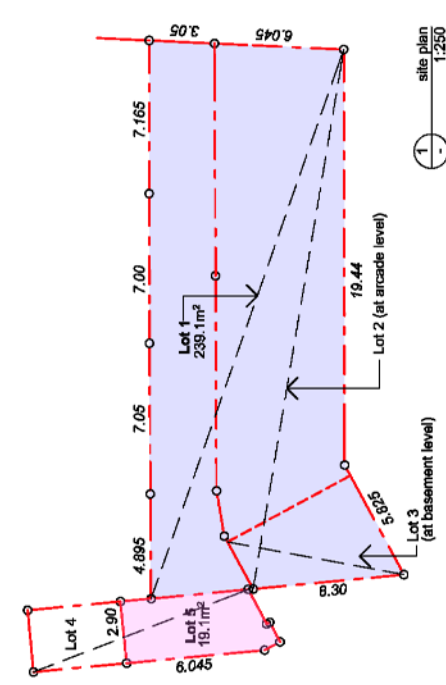


Attachment A1

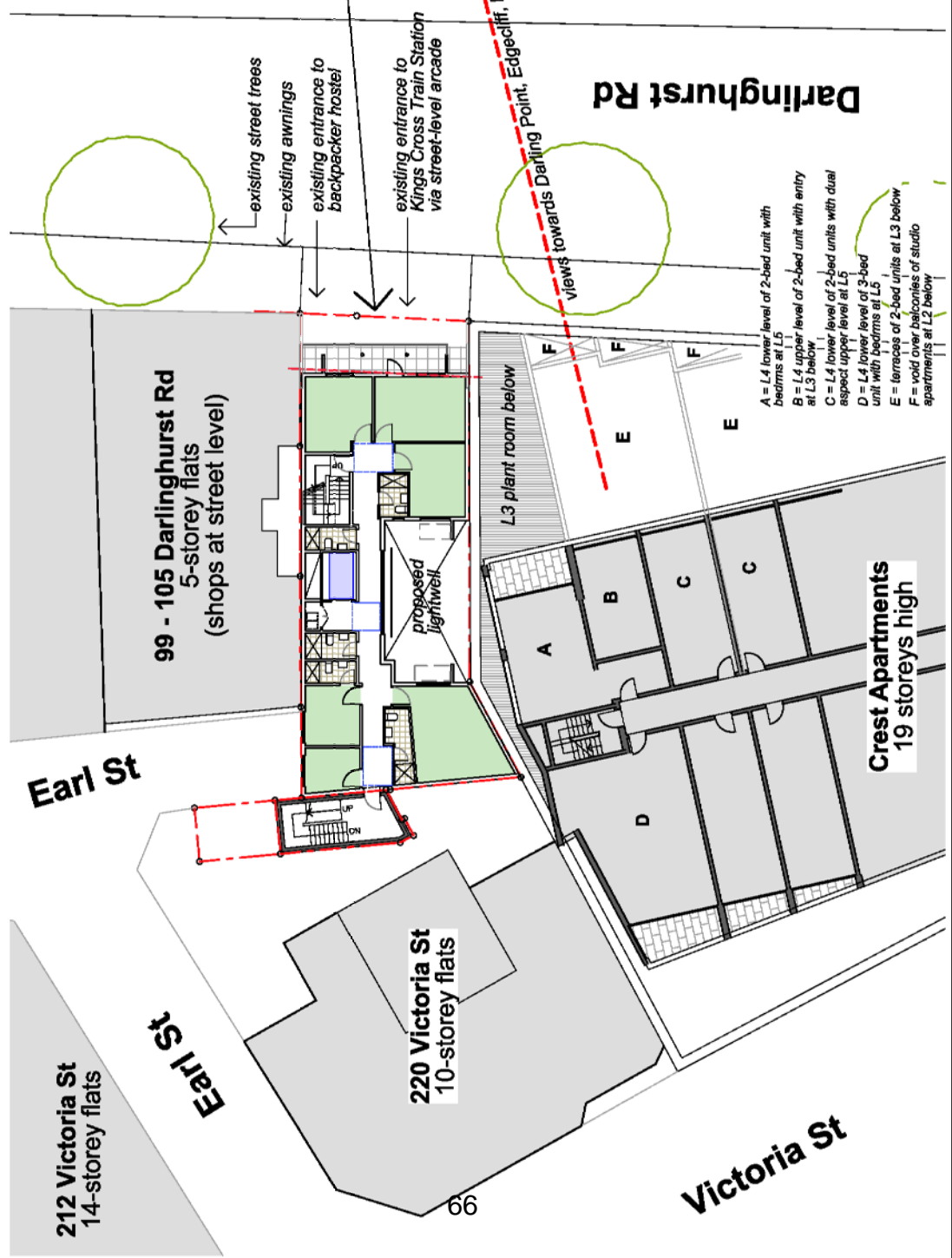
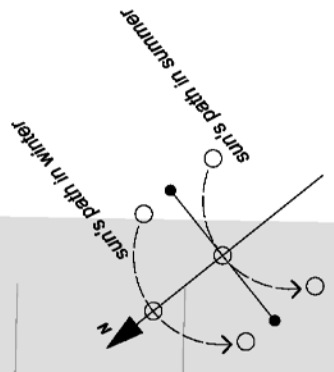
Selected Drawings



REFER TO SURVEY PLANS FOR SITE BOUNDARIES, EASEMENTS AND OTHER DETAILS

107 - 109 Darlinghurst Rd
existing backpacker hostel
above and below arcade shops

3-storey mixed use buildings
with shops at street level



Issue	Date	Notes
A	20/10/22	issued for DA

<p>Architect: James Burns NSW architect registration No. 8404 abn 32 188 158 681 89 Avoca St, Randwick 2031 ph (02) 9398 6841 mob 0402 707 665 email burns@optusnet.com.au</p>	<p>Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5/- DP 802224</p> <p>Drawing Title: site plan & site context plan</p>
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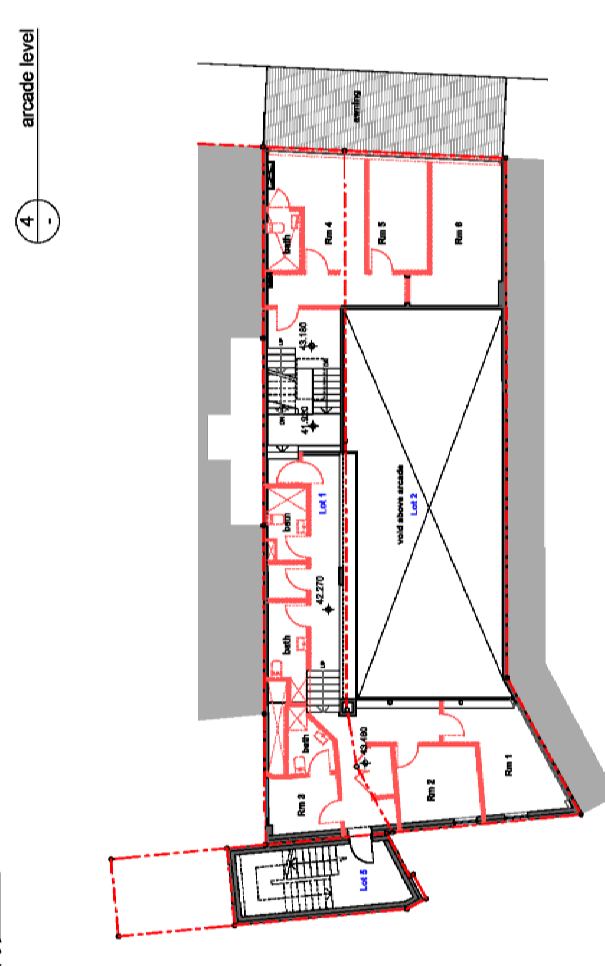
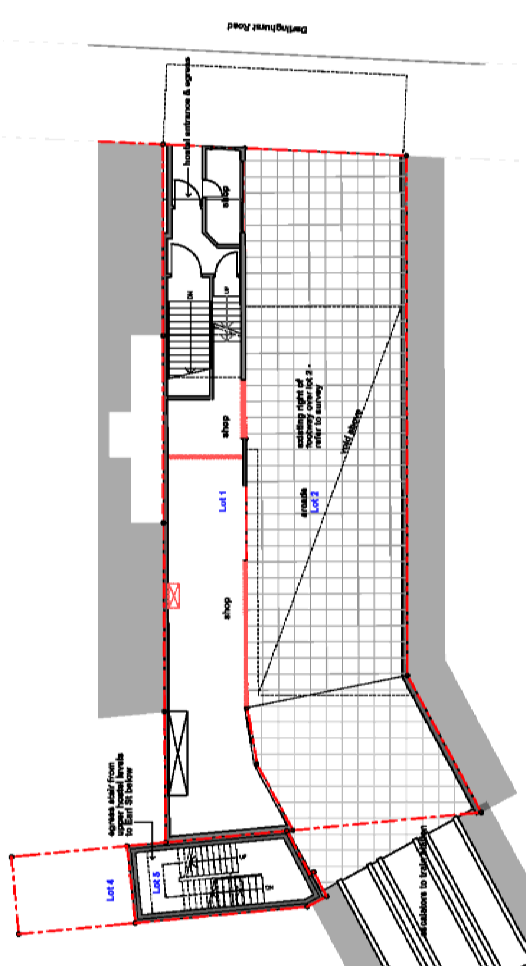
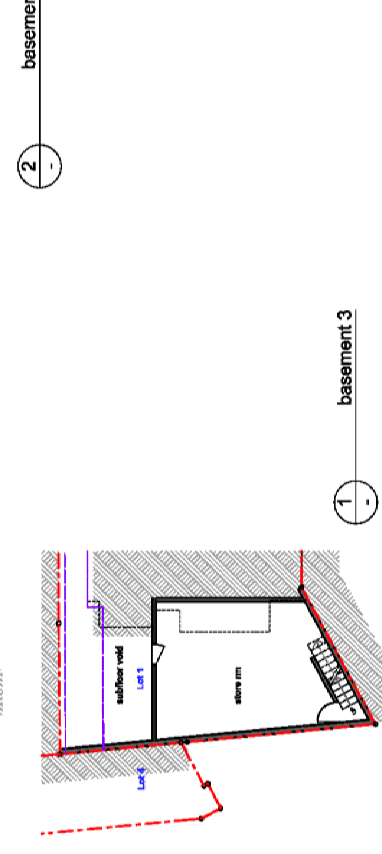
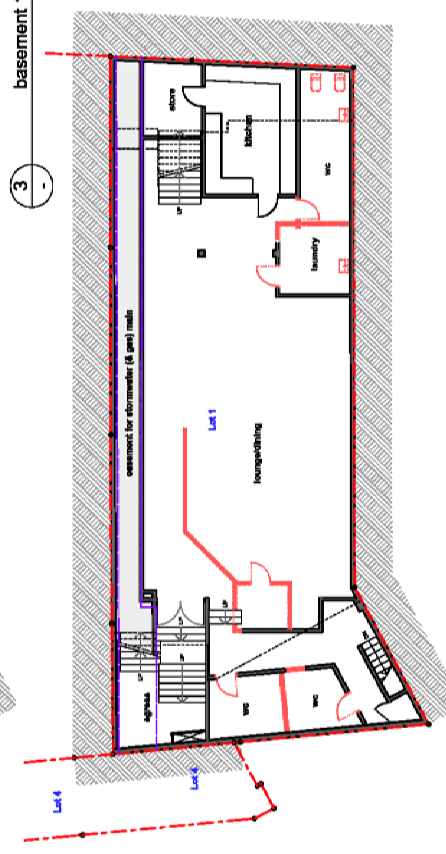
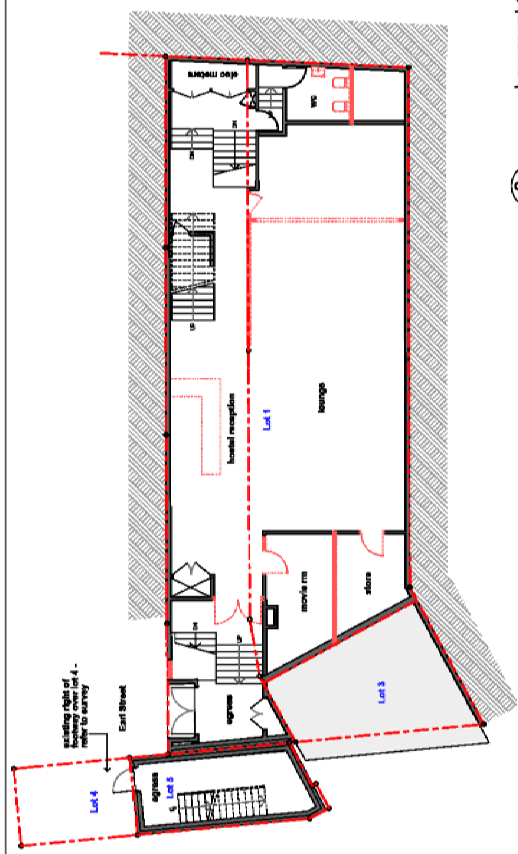
<p>Architect: James Burns NSW architect registration No. 8404 abn 32 188 158 681 89 Avoca St, Randwick 2031 ph (02) 9398 6841 mob 0402 707 665 email burns@optusnet.com.au</p>	<p>Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5/- DP 802224</p> <p>Drawing Title: site plan & site context plan</p>
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<p>Issue: A</p>	<p>Date: 20/10/22</p>	<p>Notes: issued for DA</p>
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<p>Scales: 1:250 (@ A3)</p>	<p>Drawing No.: DA01</p>	<p>Issue: A</p>
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Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.

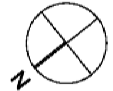
printed: 21/10/2022



Issue Date Notes
A 20/10/22 issued for DA

Architect: James Burns
NSW architect registration No. 8404
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Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: existing floor & demolition plans 1
Scales: 1:200 Drawing No.: DA02 Issue: A
(@ A3) printed: 21/10/2022



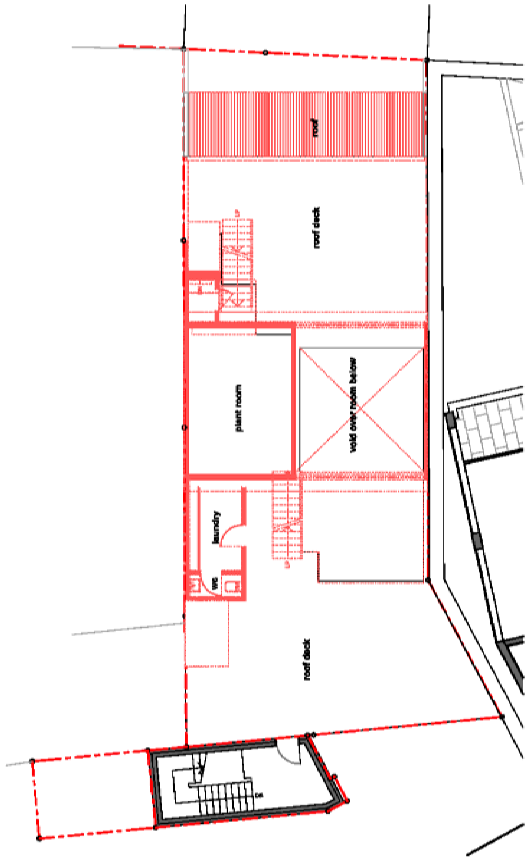
Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.



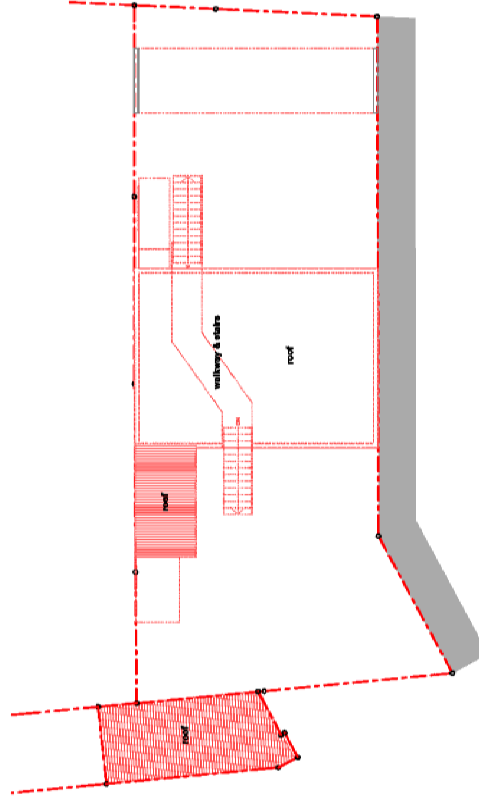
second floor



third floor



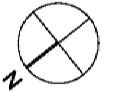
level 4 roof



upper roof



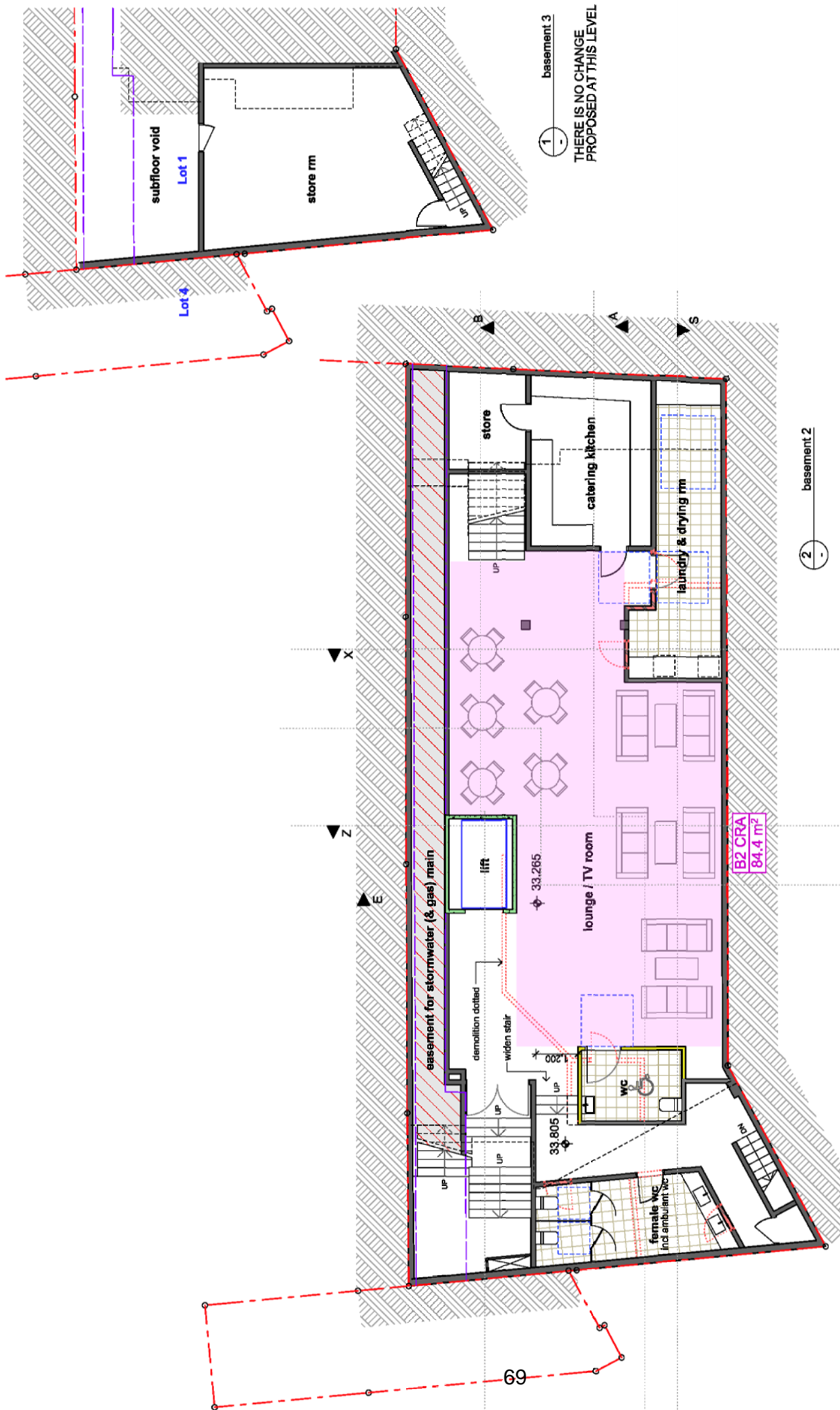
Issue Date Notes
A 20/10/22 issued for DA



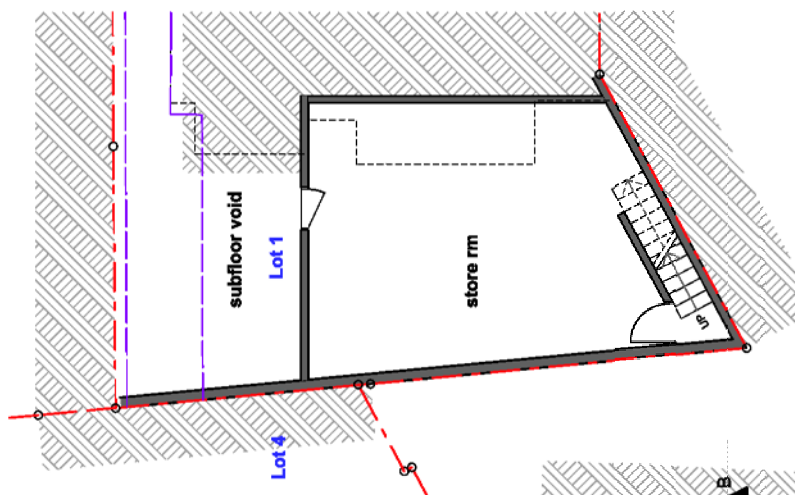
Architect: James Burns
NSW architect registration No. 8404
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email burnsj@optusnet.com.au

Project: proposed alterations & additions to
existing mixed use building at
No 107 - 109 Darlinghurst Rd Potts Point 2011
lots 1 & 5 /- DP 802224

Drawing Title: existing floor & demolition plans 2
Scales: 1:200 Drawing No.: DA03 Issue: A
(@ A3) prelad: 21/10/2022



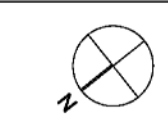
2 ——— basement 2



1 ——— basement 3

THERE IS NO CHANGE PROPOSED AT THIS LEVEL

Issue Date Notes
A 20/10/22 issued for DA

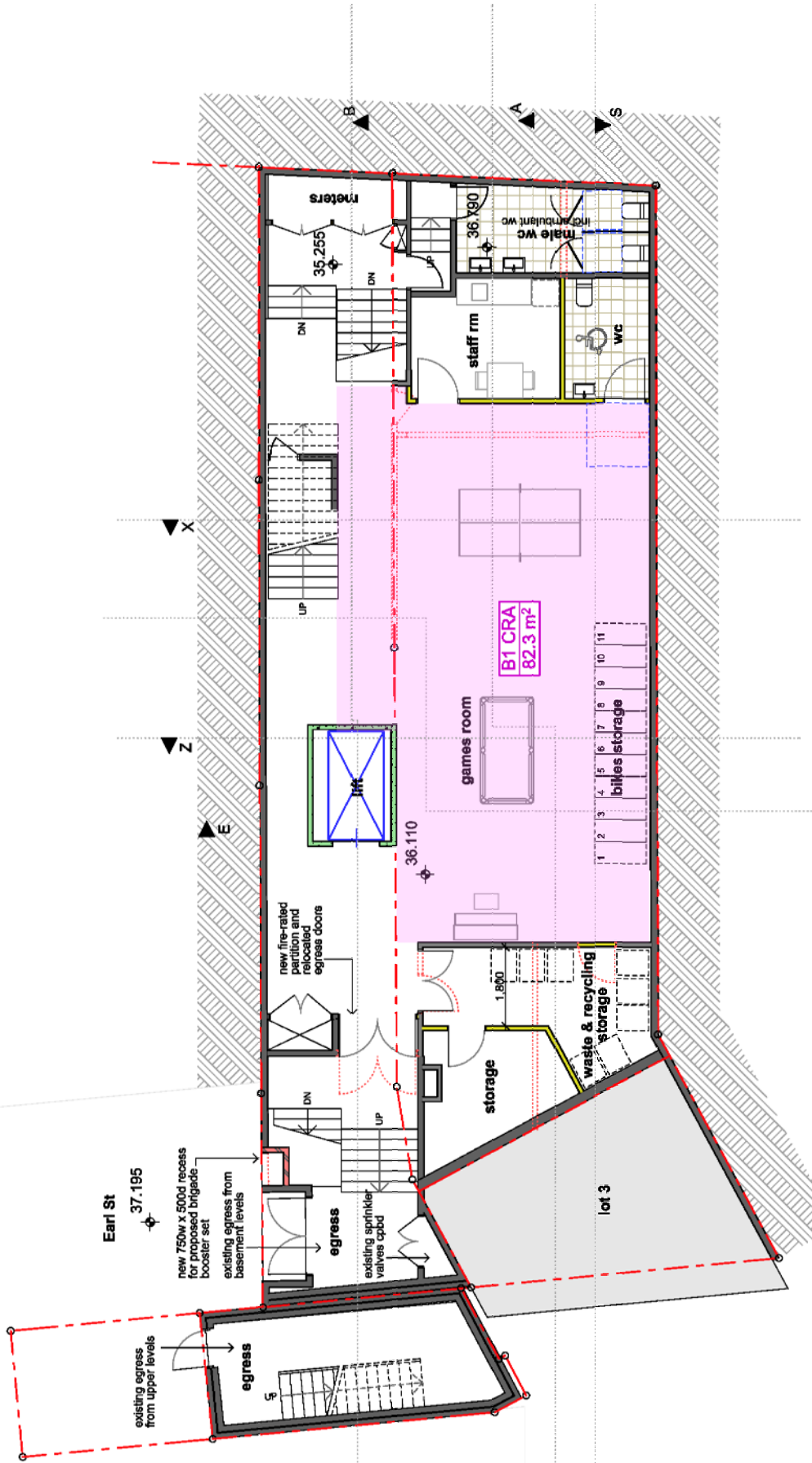


Architect: James Burns
NSW architect registration No. 8404
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email burnsj@optusnet.com.au

REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: basements B2 & B3 proposed plan
Scales: 1:100 Drawing No.: DA04 Issue: A (@ A3) printed: 21/10/2022

Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.



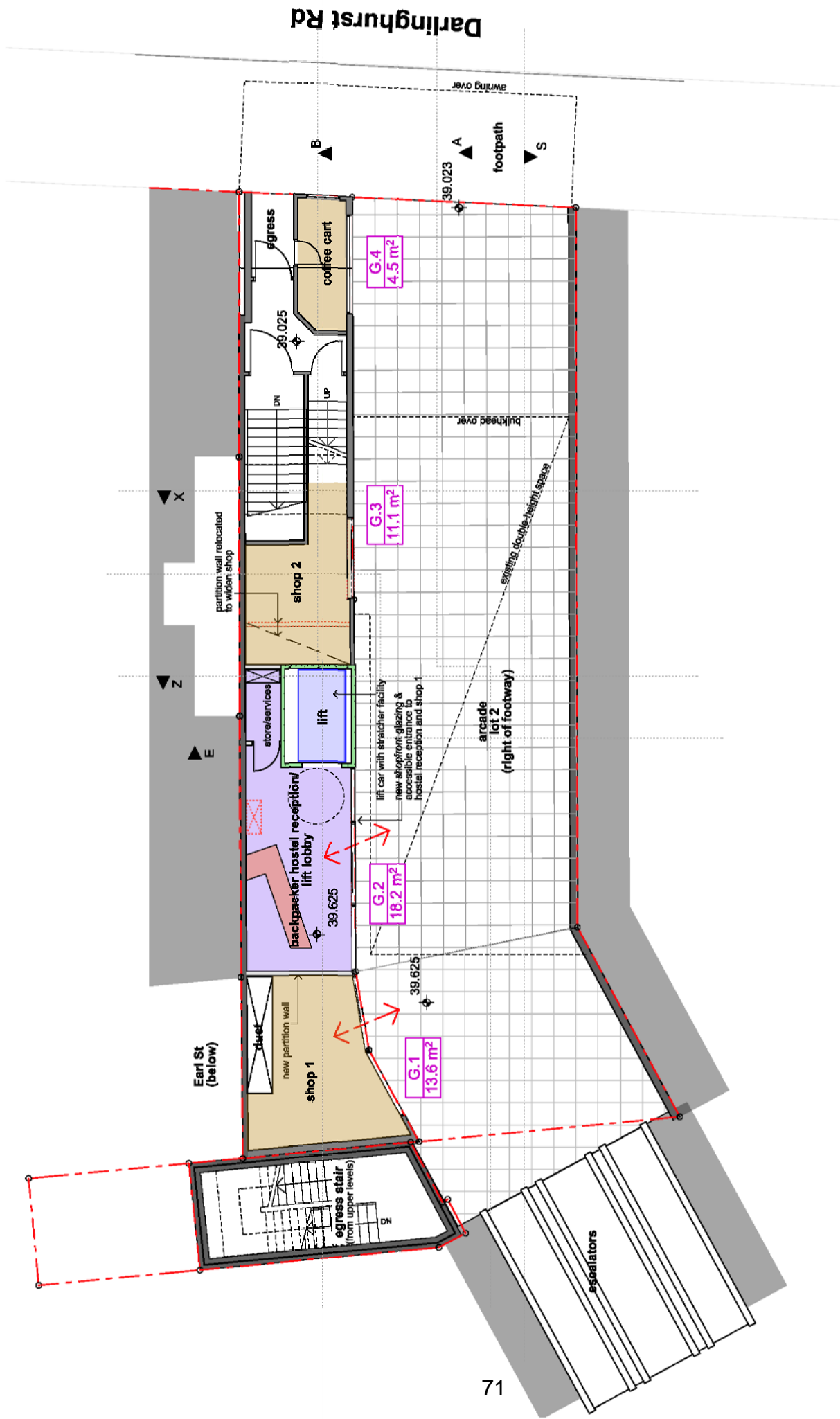
REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

Issue **Date** **Notes**
 A 20/10/22 issued for DA

Architect: James Burns
 NSW architect registration No. 8404
 abn 32 188 158 681
 89 Avoca St, Randwick 2031
 ph (02) 9398 6841 mob 0402 707 665
 email burns@optusnet.com.au



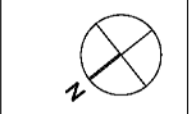
Project: proposed alterations & additions to existing mixed use building at No107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: basement B1 proposed plan
Scales: 1:100 **Drawing No.:** DA05 **Issue:** A (@ A3)
 printed: 21/10/2022



REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

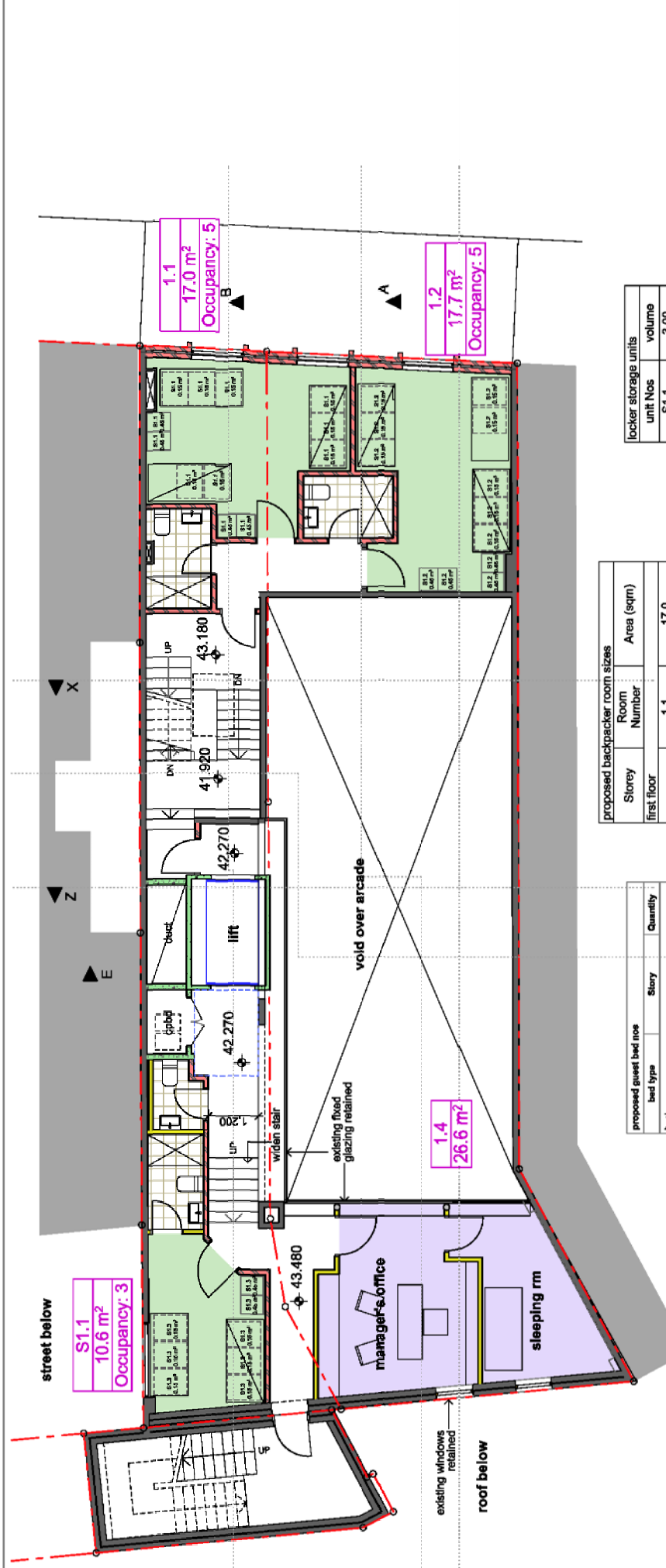
Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: arcade level proposed plan
Scales: 1:100 Drawing No.: DA06 Issue: A (@ A3) printed: 21/10/2022

Architect: James Burns
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 email burns.jf@optusnet.com.au



Issue Date Notes
 A 20/10/22 issued for DA

Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.



LEGEND

- single bed
- bunk bed (2 person)
- queen double bed (2 person)
- locker 450 x 550 x 1800h
- lockable unit under bed
- backpacker bedrooms
- communal recreational areas
- staff & reception areas

locker storage units

unit Nos	volume
S1.1	3.00
S1.2	3.00
S1.3	1.80
S2.1	3.60
S2.2	2.40
S2.3	3.00
S2.4	2.40
S2.5	3.60
S2.6	2.40
S3.1	3.00
S3.2	4.20
S3.3	2.40
S3.4	3.60
S3.5	2.40
S4.1	1.20
S4.2	1.20
S4.3	2.40
S4.4	3.00
S4.5	2.40
S4.6	3.60
Total	54.60 m³

LOCKER STORAGE CAPACITY:
 (DCP requires 0.6m³ per guest)
 Note: storage unit number = room number, eg. units S1.1 are located in Rm1.1

proposed backpacker room sizes

Storey	Room Number	Area (sqm)
first floor	1.1	17.0
first floor	1.2	17.7
first floor	S1.1	10.6
second floor	2.1	19.8
second floor	2.2	13.0
second floor	2.3	18.6
second floor	2.4	13.0
second floor	2.5	22.4
second floor	2.6	17.9
third floor	3.1	16.7
third floor	3.2	22.9
third floor	3.3	13.2
third floor	3.4	22.4
third floor	3.5	17.9
level 4	4.1	6.9
level 4	4.2	9.7
level 4	4.3	13.9
level 4	4.4	17.0
level 4	4.5	13.1
level 4	4.6	22.9

ROOM OCCUPANCY RATE:
 (DCP requires 3.25m² sleeping room floor area per guest)

proposed guest bed nos

bed type	Story	Quantity
bunk	first floor	5
bunk	second floor	13
bunk	third floor	11
bunk	level 4	10
bunk	Total	39
double bed	second floor	1
double bed	third floor	1
double bed	level 4	1
double bed	Total	3
single bed	first floor	3
single bed	second floor	1
single bed	third floor	2
single bed	level 4	1
single bed	Total	7
single bed	Total	49

EXISTING/PROPOSED BACKPACKER BEDS
 existing backpacker beds (maximum guests) = 64
 proposed backpacker accommodation capacity = 2 x (39 + 3) bunk or double beds + 7 x single beds = 91 guests

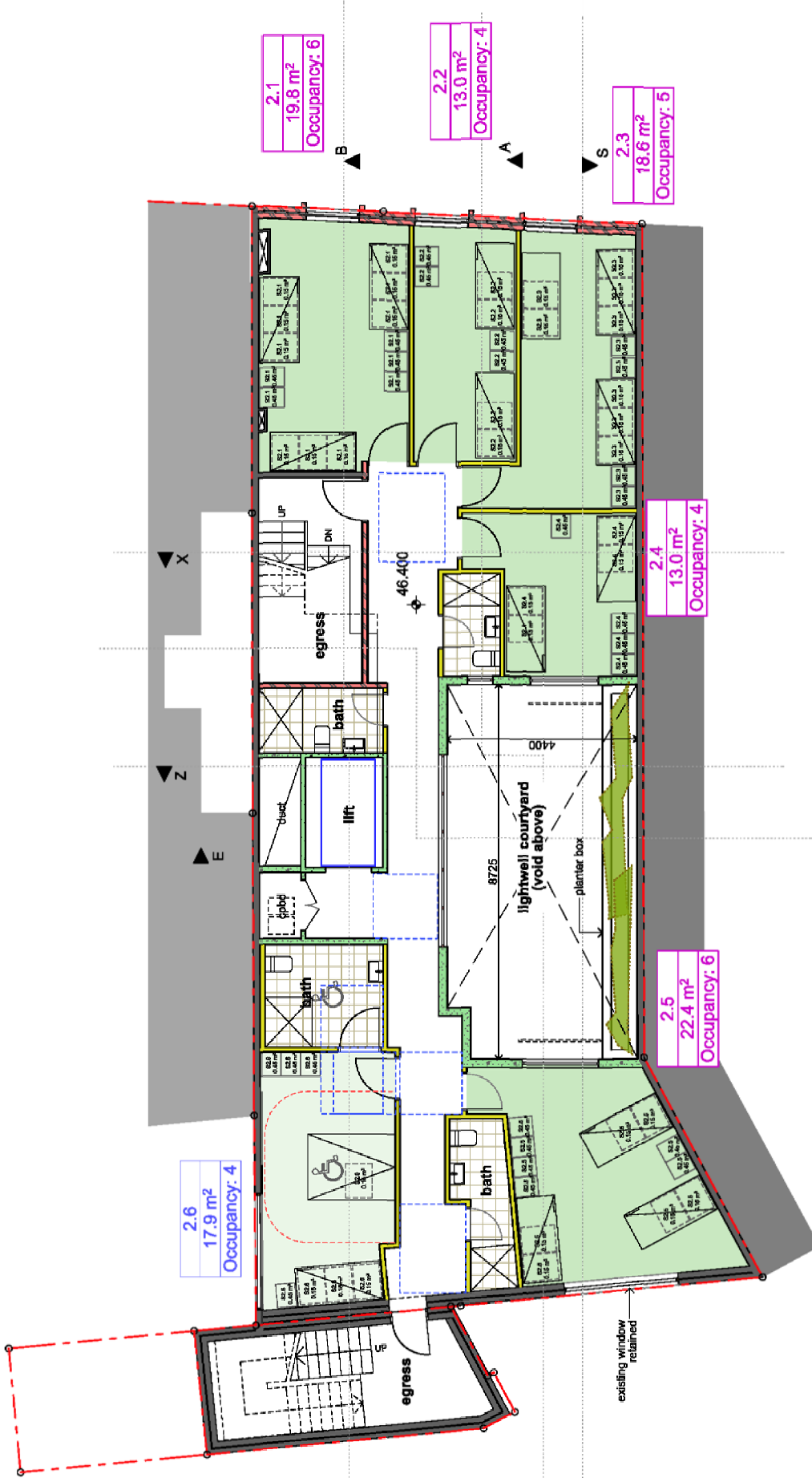
PROPOSED COMMUNAL RECREATIONAL AREAS

Zone Name	Zone Number	Measured Area
B1 CRA	B1 CRA	82.3
B2 CRA	B2 CRA	84.4
L5 CRA	CRA 5.1	33.0
L5 CRA	CRA 5.2	37.0
Outdoor CRA	OCRA 5.0	18.4
Total		255.1 m²

PROPOSED BIKE PARKING PROVISION
 DCP Section 3.11.3 Bike Parking
 Table 3.5: On-site bike parking rates
 Backpackers accommodation: 1 per 4 staff: 1 per 10 beds
 required bike spaces = 1 x staff + 10 x guest = 11 total

<p>Issue A</p> <p>Date 20/10/22</p> <p>Notes issued for DA</p>		<p>Architect: James Burns NSW architect registration No. 8404 abn 32 188 158 681 89 Avoca St, Randwick 2031 ph (02) 9398 6841 mob 0402 707 665 email burns@optusnet.com.au</p>	<p>Project: proposed alterations & additions to existing mixed use building at No107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224</p> <p>Drawing Title: first floor proposed plan & backpacker calculations</p> <p>Scales: 1:100 (@ A3)</p> <p>Drawing No.: DA07</p> <p>Issue: A</p>
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Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification. printed: 21/10/2022



2.6
17.9 m²
Occupancy: 4

2.1
19.8 m²
Occupancy: 6

2.2
13.0 m²
Occupancy: 4

2.3
18.6 m²
Occupancy: 5

2.4
13.0 m²
Occupancy: 4

2.5
22.4 m²
Occupancy: 6

Issue A
Date 20/10/22
Notes issued for DA

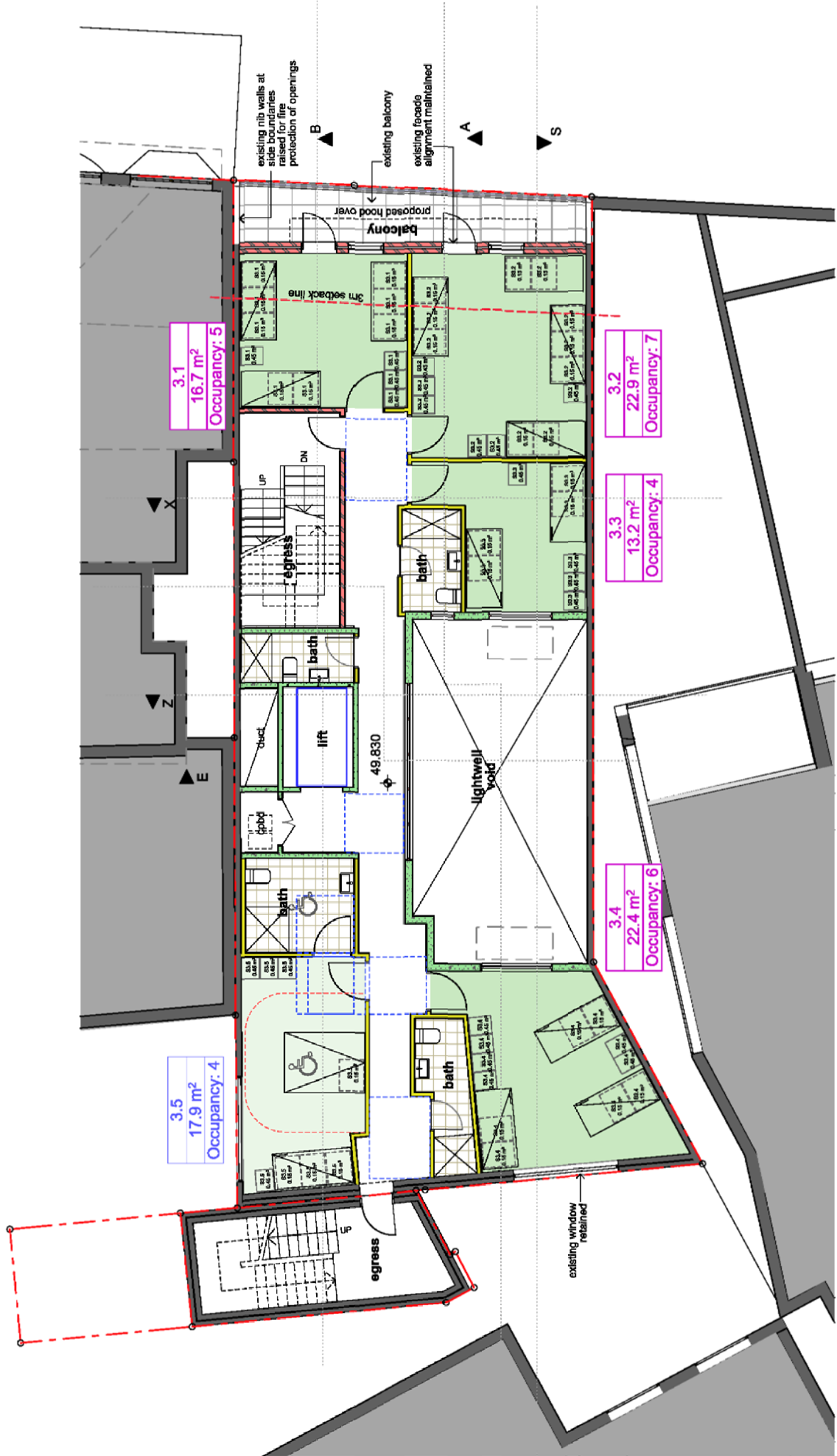
Architect: James Burns
NSW architect registration No. 8404
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89 Avoca St, Randwick 2031
ph (02) 9398 6841 mob 0402 707 665
email burns@optusnet.com.au



REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5/- DP 802224
Drawing Title: second floor proposed plan
Scales: 1:100 Drawing No.: DA08 Issue: A
(@ A3) printed: 21/10/2022

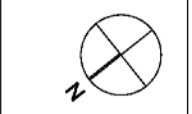
Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.



REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

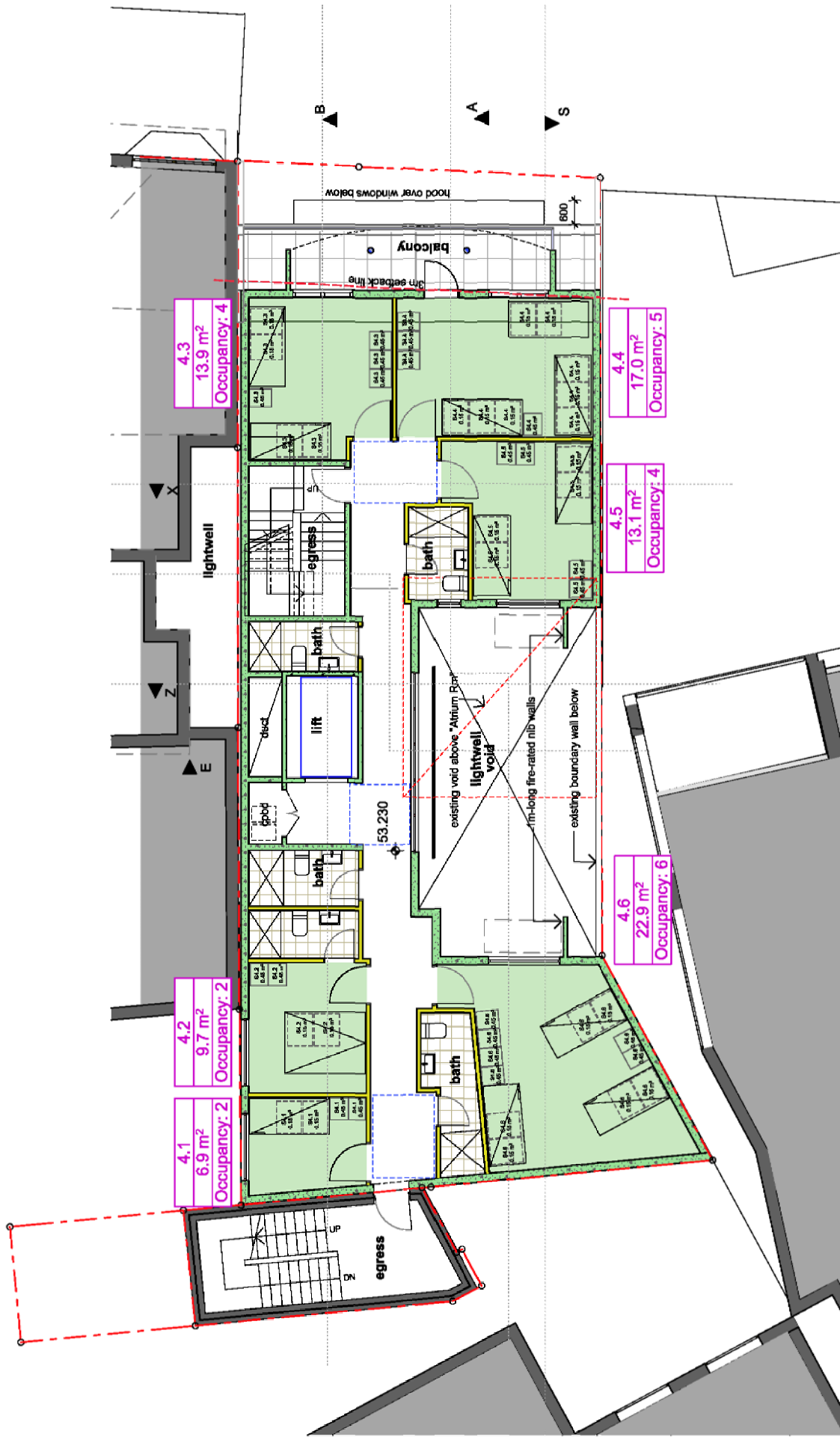
Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: third floor proposed plan
Scales: 1:100 Drawing No.: DA09 Issue: A (@ A3) printed: 21/10/2022

Architect: James Burns
 NSW architect registration No. 8404
 abn 32 188 158 681
 89 Avoca St, Randwick 2031
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 email burns.j@optusnet.com.au



Issue Date Notes
 A 20/10/22 issued for DA

Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.

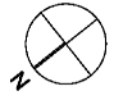


REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

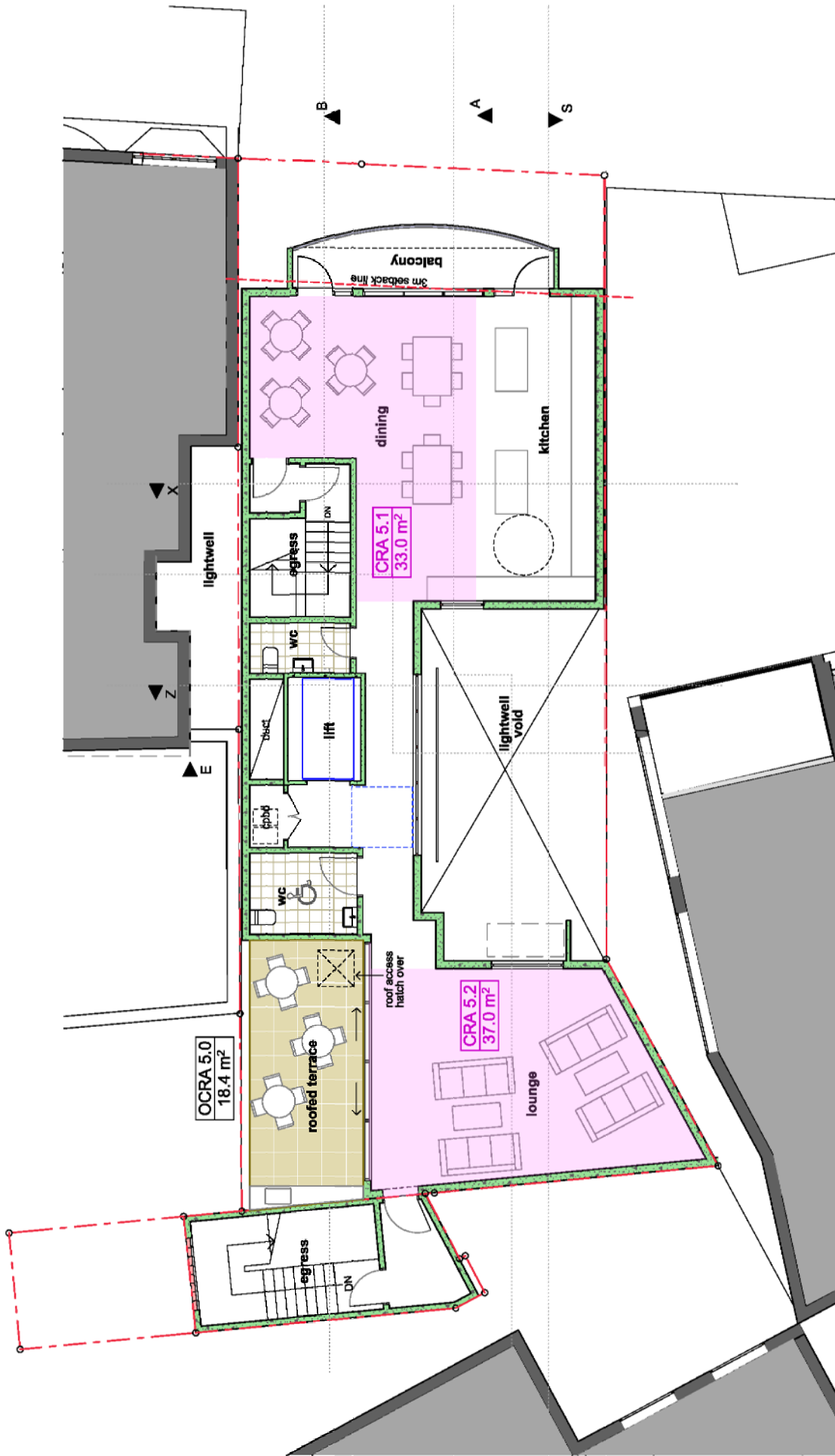
Issue Date Notes
 A 20/10/22 issued for DA

Architect: James Burns
 NSW architect registration No. 8404
 abn 32 188 158 681
 89 Avoca St, Randwick 2031
 ph (02) 9398 6841 mob 0402 707 665
 email burns@optusnet.com.au

Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: proposed level L4 plan
Scales: 1:100 Drawing No.: DA10 Issue: A (@ A3)
 printed: 21/10/2022



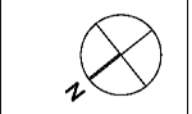
Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.



REFER TO LEGEND & CALCULATIONS ON DRAWING DA07

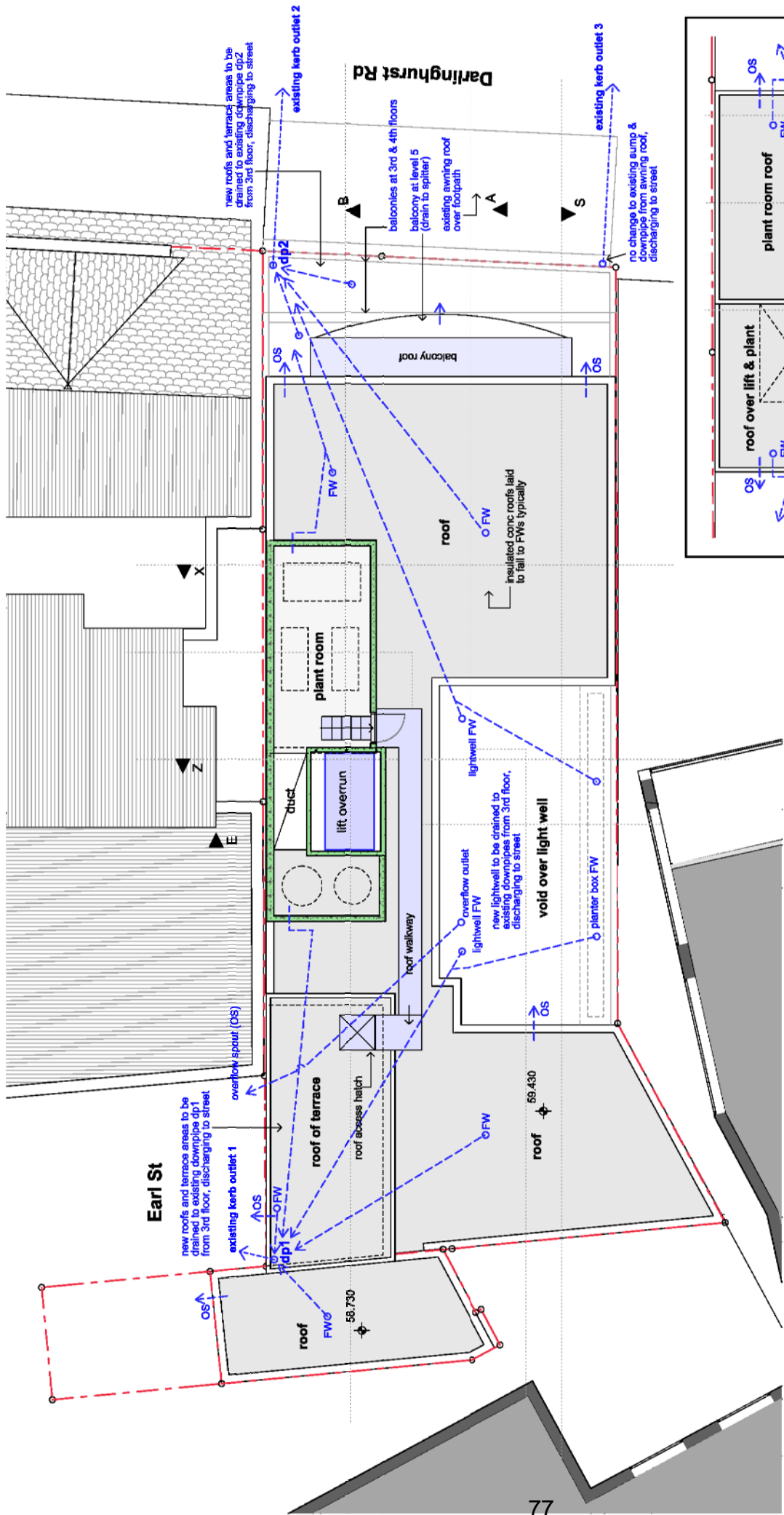
Project: proposed alterations & additions to existing mixed use building at No107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: proposed level L5 plan
Scales: 1:100 Drawing No.: DA11 Issue: A (@ A3) printed: 21/10/2022

Architect: James Burns
 NSW architect registration No. 8404
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 89 Avoca St, Randwick 2031
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 email burns@optusnet.com.au



Issue Date Notes
 A 20/10/22 issued for DA

Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.

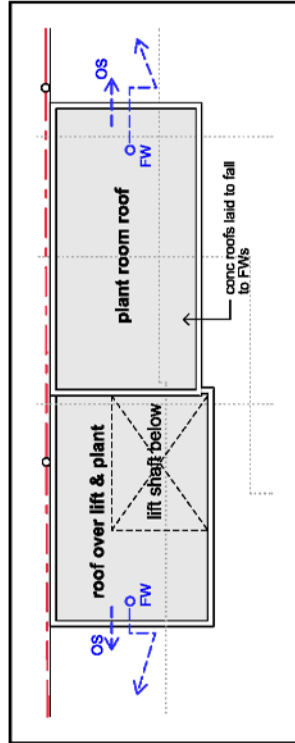


1 — plant rm & roof

STORMWATER DRAINAGE CONCEPT:

The existing building covers the entire site (lots 1 & 5) and is drained by existing downpipes (dp 1 & 2) at front and rear to discharge to kerb outlets as shown. There is no increase in the roof area therefore these existing downpipes are deemed to have adequate capacity for the proposed building additions. Therefore, new roof, terrace and balcony areas are to be drained to the existing kerb outlets over the footpath as shown. The stormwater drainage layout is to be confirmed by a hydraulic engineer at CC stage.

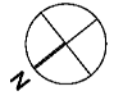
2 — plant rm roof



Issue A
Date 20/10/22
Notes issued for DA

Architect: James Burns
 NSW architect registration No. 8404
 abn 32 188 158 681
 89 Avoca St, Randwick 2031
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 email burns@optusnet.com.au

Project: proposed alterations & additions to existing mixed use building at No 107 - 109 Darlinghurst Rd Potts Point 2011 lots 1 & 5 /- DP 802224
Drawing Title: proposed plant rm & roof plans and stormwater concept plan
Scales: 1:100 (@ A3)
Drawing No.: DA12
Issue: A
 printed: 21/10/2022



Note: Verify all dimensions on site before commencing construction. Use figured dimensions only - do not scale. If in doubt, ask the architect for clarification.