



ARCHITECTURAL DRAWING LIST

NO.	TITLE	REV
A-000	COVERSHEET	E
A-010	SITE PLAN	F
A-011	EXISTING SITE LEVELS & DETAILS	E
A-030	SHADOW DIAGRAMS	D
A-040	3D VIEW	C
A-102	GROUND FLOOR PLAN	F
A-103	FIRST FLOOR PLAN	F
A-200	EASTERN ELEVATION	F
A-201	NORTHERN & SOUTHERN ELEVATION	E
A-202	WESTERN ELEVATION	E
A-300	SECTIONS	E
A-901	GLAZING SCHEDULE	D

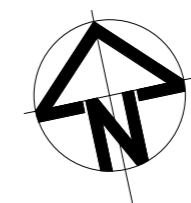
No.	Description	Date
C	DRAFT DA UPDATE	7.11.2023
D	ISSUE FOR DA	18.12.2023
E	ISSUE FOR DA	01.03.2024

A-000

Scale

Project number 021
 128 HANNELL STREET
 WICKHAM 2293

COVERSHEET



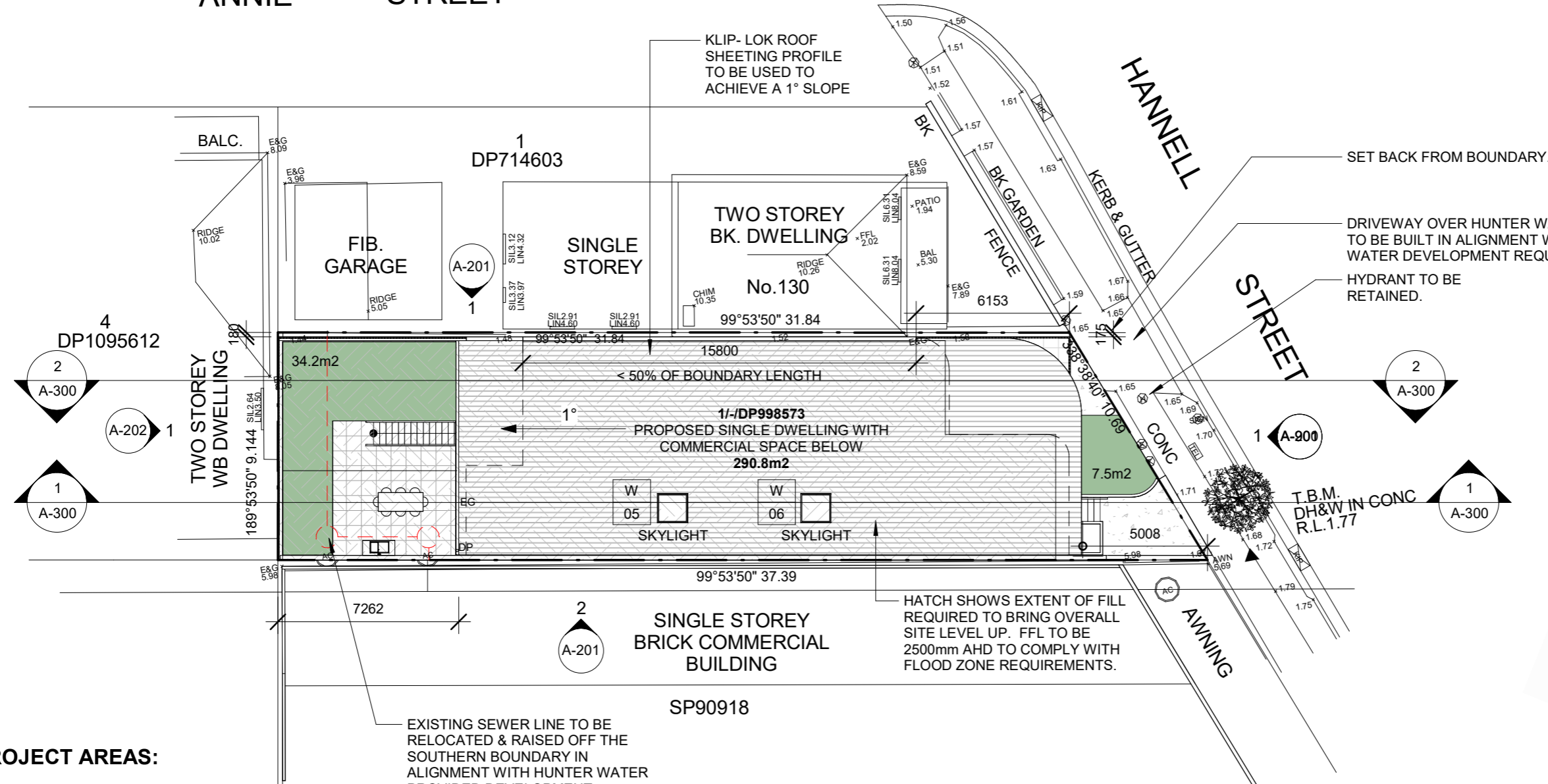
WORK IN FIGURED DIMENSIONS
 IN PREFERENCE TO SCALE.
 CHECK DIMENSIONS AND
 LEVELS ON SITE PRIOR TO THE
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 WORKSHOP DRAWINGS. IF IN
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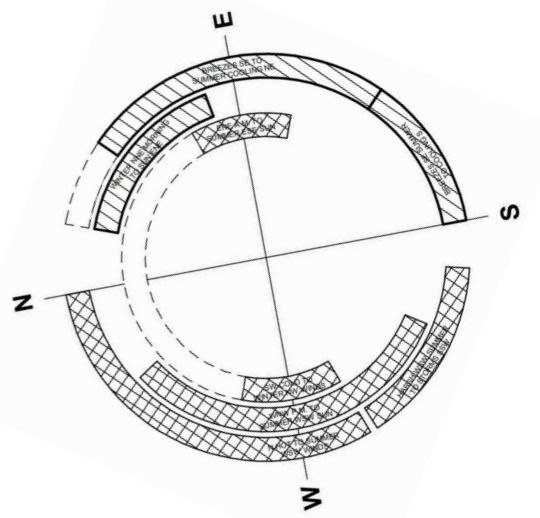
R.L.1.50

ANNIE STREET



SET BACK FROM BOUNDARY.
 DRIVEWAY OVER HUNTER WATER ASSETS TO BE BUILT IN ALIGNMENT WITH HUNTER WATER DEVELOPMENT REQUIREMENTS.
 HYDRANT TO BE RETAINED.

HATCH SHOWS EXTENT OF FILL REQUIRED TO BRING OVERALL SITE LEVEL UP. FFL TO BE 2500mm AHD TO COMPLY WITH FLOOD ZONE REQUIREMENTS.



PROJECT AREAS:

- TOTAL SITE AREA: 290.8m²
- LANDSCAPED AREA: 41.7m² (10%)
- GROSS GROUND FLOOR: 66.096m²
- GROSS FIRST FLOOR: 205.345m²
- GROSS GUEST SUITE AREA: 24.712m²
- GROSS COURTYARD AREA: 40.645m²
- GROSS DRIVE & CARPARK AREA: 143.082m²
- REMAINING AREA: 20.601m²
- PRIVATE OPEN SPACE: 62.5m²

EXISTING SEWER LINE TO BE RELOCATED & RAISED OFF THE SOUTHERN BOUNDARY IN ALIGNMENT WITH HUNTER WATER PROVIDED DEVELOPMENT REQUIREMENTS. LOCATION, DESIGN & ENGINEERING TBC POST DA CONSENT.

SITE ANALYSIS DIAGRAM CLIMATE GUIDE

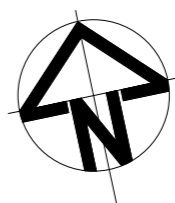
- DESIRABLE**
 LIMIT SUMMER SUN ENTRY
 PROMOTE WINTER SUN ENTRY
 PROMOTE SUMMER BREEZES ENTRY
- UNDESIRABLE**
 SCREEN SUMMER EAST SUN ENTRY
 SCREEN WINTER WEST SUN ENTRY
 SCREEN WINTER STORM ENTRY
- CONTROLLED**
 LIMIT SUMMER SUN ENTRY
 PROMOTE WINTER SUN ENTRY

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A-010

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 128 HANNELL STREET
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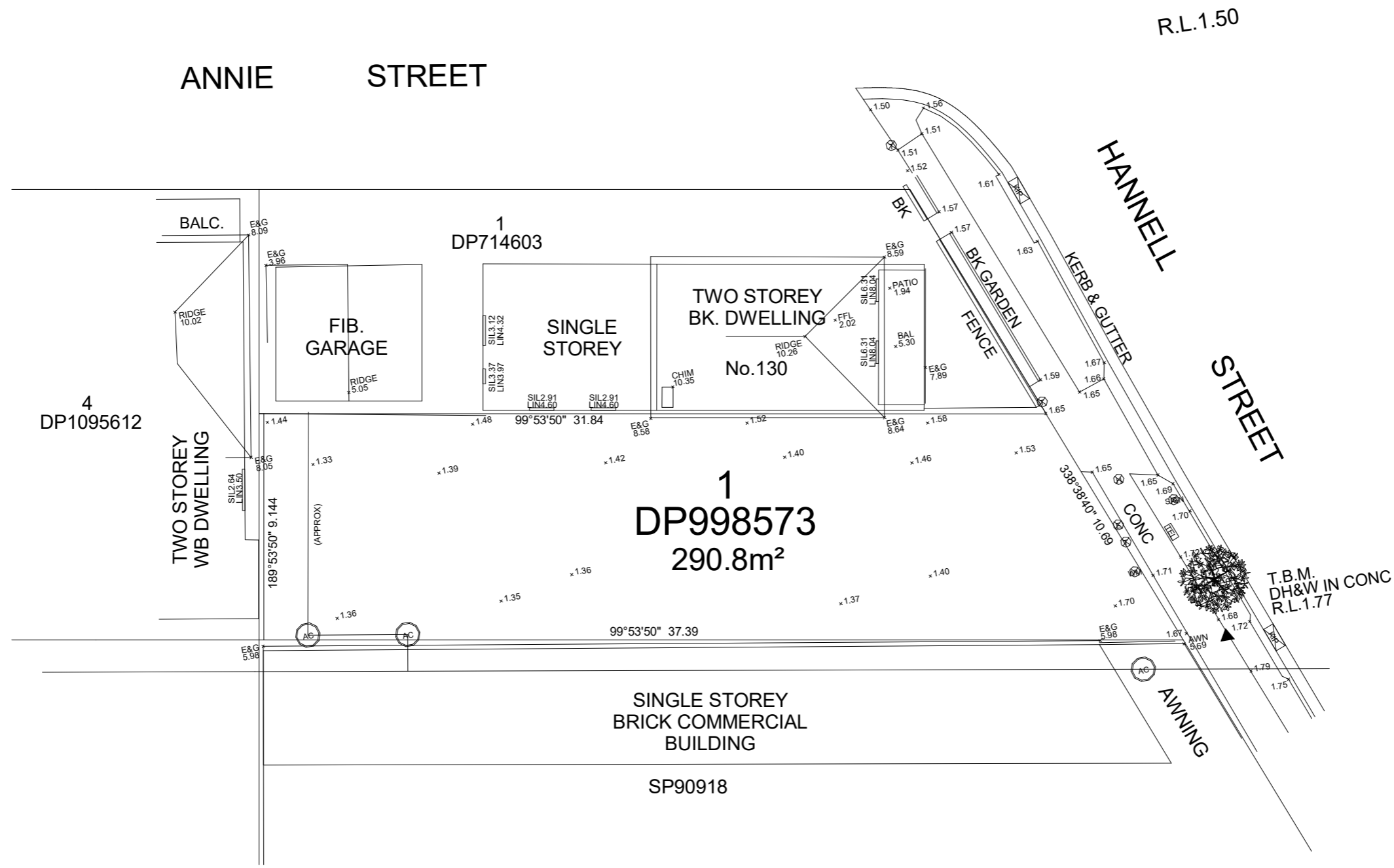
SITE PLAN



WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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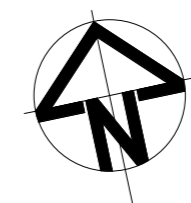


1 EXISTING SITE DETAILS
1 : 200

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A-011
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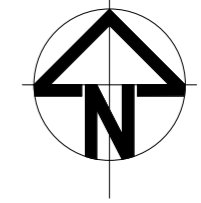
EXISTING SITE LEVELS & DETAILS



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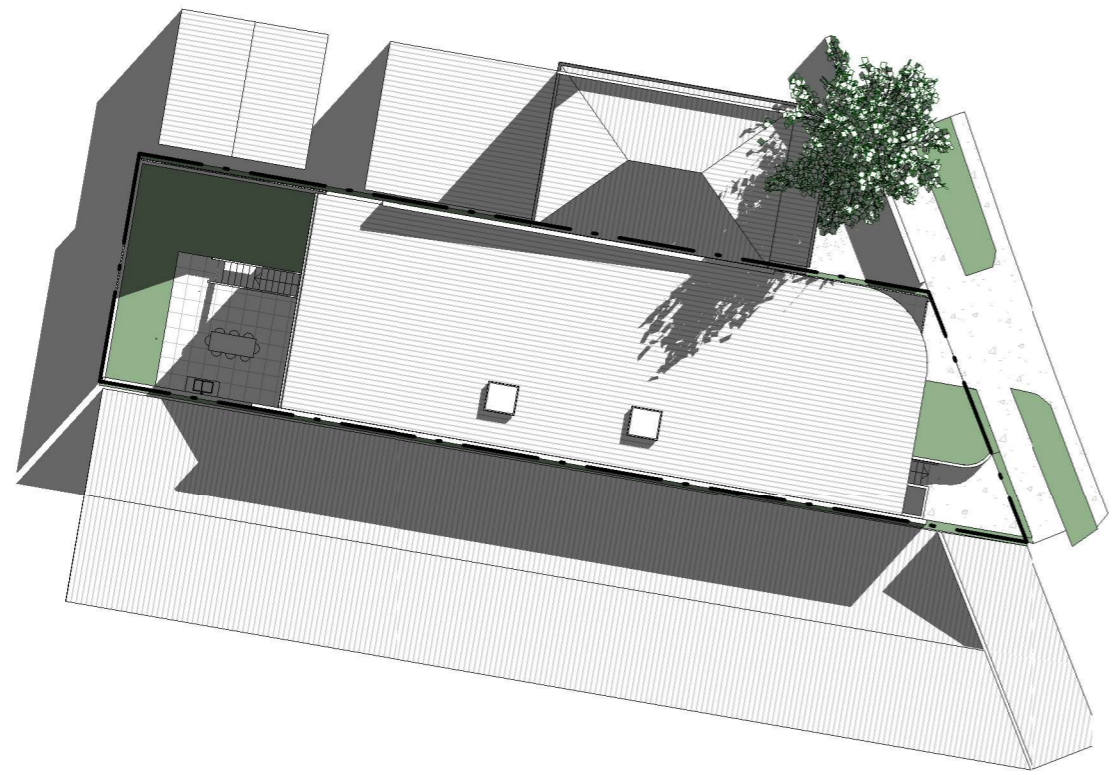
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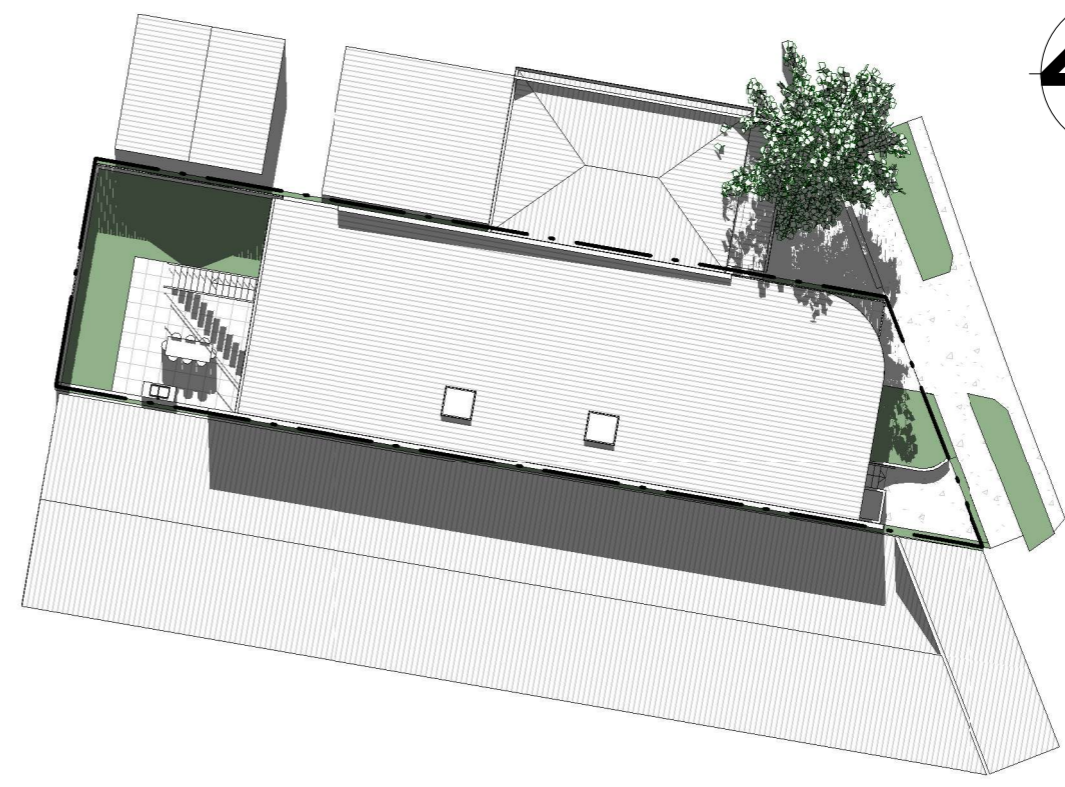
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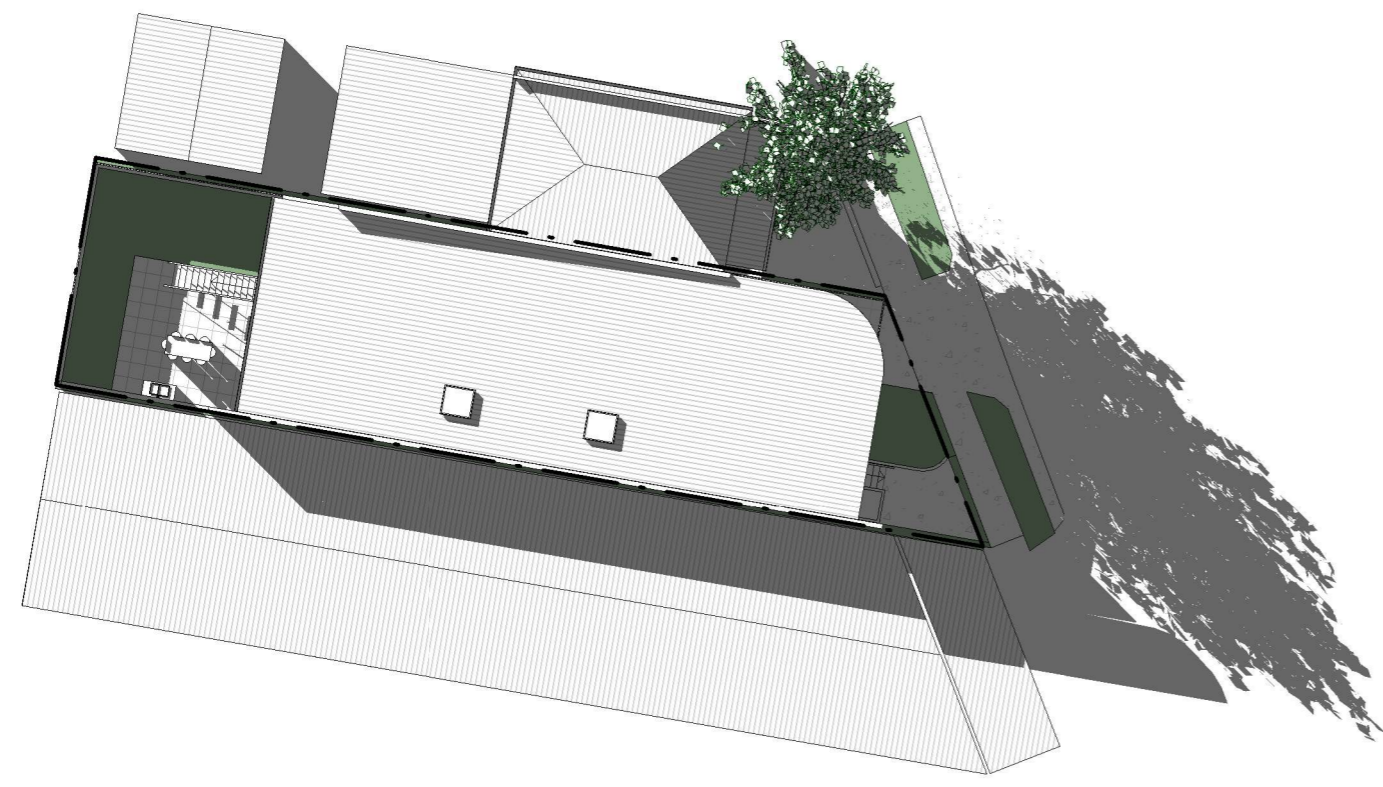
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5 PROPOSED - 21st JUNE 9AM
 1 : 300



6 PROPOSED - 21st JUNE 12PM
 1 : 300



4 PROPOSED - 21st JUNE 3PM
 1 : 300

NOTES:

- EXISTING SITE IS VACANT, NO EXISTING IMPACTS ARE RELEVANT.
- NO EXISTING SOLAR PANELS LOCATION ON EITHER NEIGHBORING ROOFS.

**SHADOW
 DIAGRAMS**

A-030

SCALE 1 : 300
 PROJECT # 021
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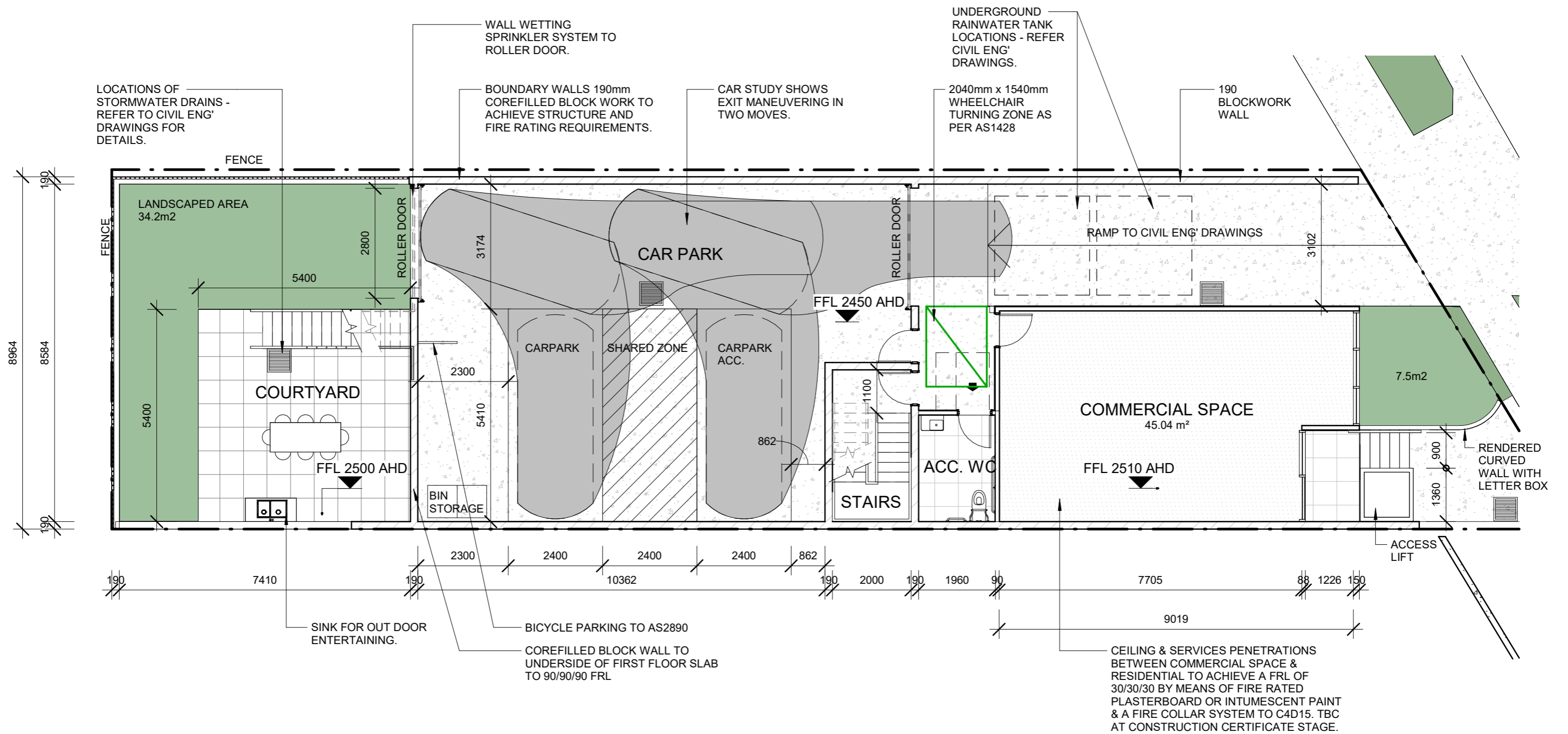


3D VIEW

A-040

SCALE
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LEGEND

---	EXISTING FEATURES TO BE DEMOLISHED	EX.	EXISTING	FC	FIBRE CEMENT
---		DP	DOWN PIPE	COL	COLUMN/ POST
---		RH	RAIN HEAD	WS	WHEELSTOP
---		EG	EVES GUTTER	TFB	TIMBER FLOOR BOARDS
---		FL	FLOOR LEVEL	BT	BRICK TILE
---		RL	REDUCED LEVEL (AHD)	PC	PRECAST PANELS
---		WB	WEATHERBOARD	SLD	SLIDING DOOR
---		MS	METAL SHEETING	FW	FIXED WINDOW
---		RFB	RENDERED BRICK	AW	AWNING WINDOW
---	EXISTING WALLS				
---	PROPOSED NEW WALLS				

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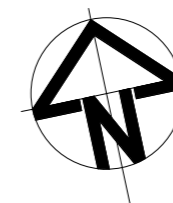
A-102

Scale As indicated

Project number 021

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WICKHAM 2293

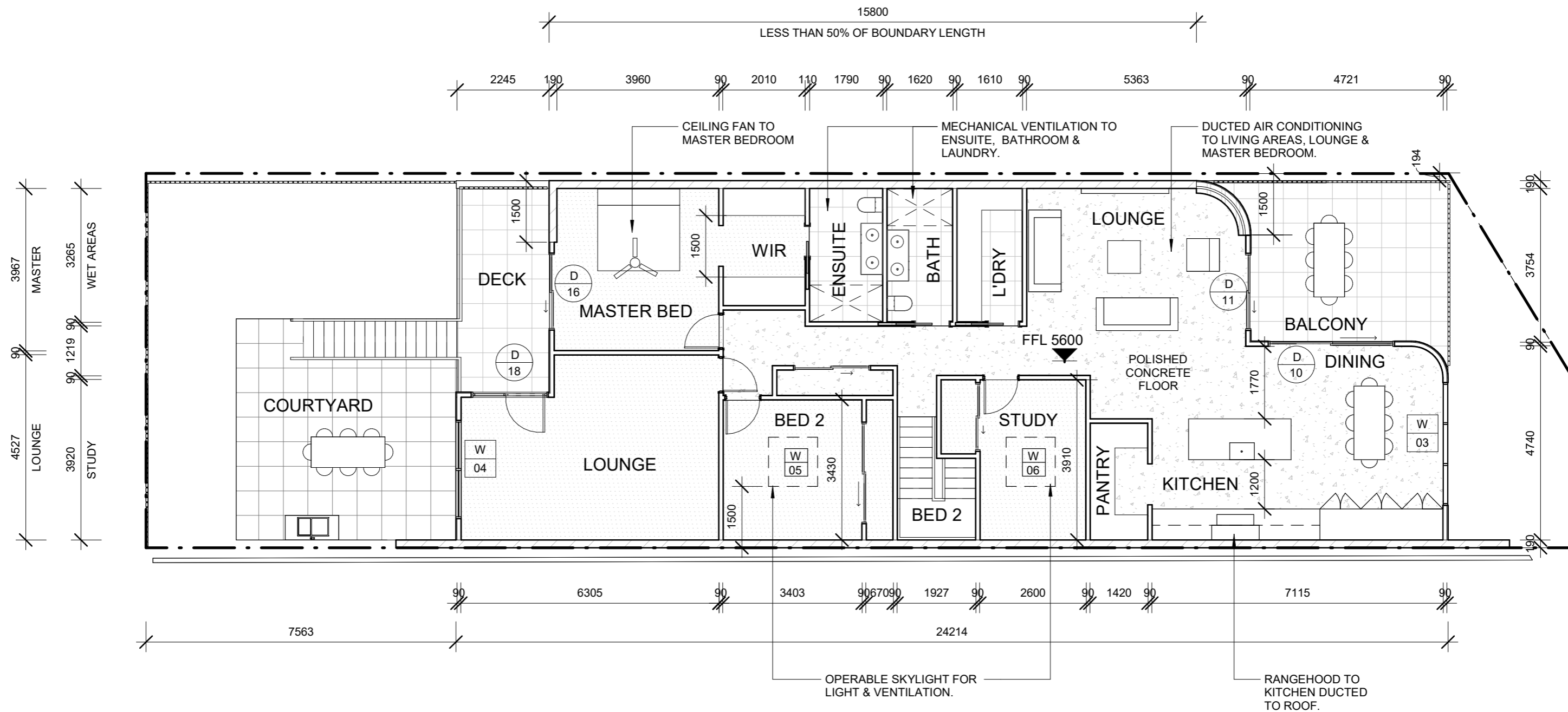
GROUND FLOOR PLAN



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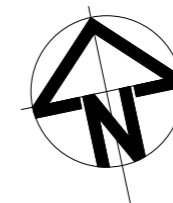
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Scale 1 : 100

Project number 021

128 HANNELL STREET
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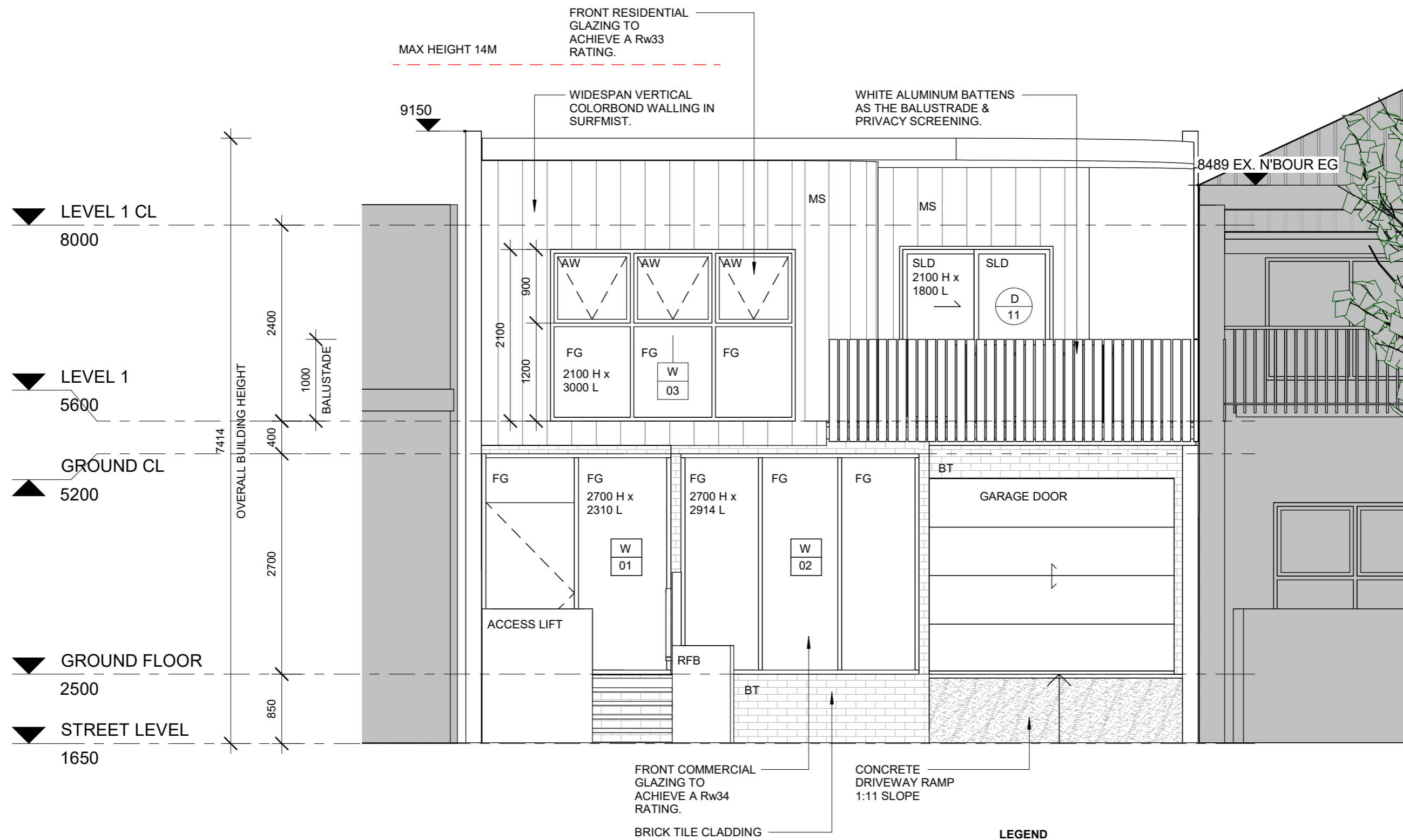
FIRST FLOOR PLAN



WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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FRONT COMMERCIAL GLAZING TO ACHIEVE A Rw34 RATING.
BRICK TILE CLADDING

CONCRETE DRIVEWAY RAMP
1:11 SLOPE

LEGEND

	EXISTING FEATURES TO BE DEMOLISHED	EX.	EXISTING	FC	FIBRE CEMENT
	EXISTING WALLS	DP	DOWN PIPE	COL	COLUMN/ POST
	PROPOSED NEW WALLS	RH	RAIN HEAD	WS	WHEELSTOP
		EG	EVES GUTTER	TFB	TIMBER FLOOR BOARDS
		FL	FLOOR LEVEL	BT	BRICK TILE
		RL	REDUCED LEVEL (AHD)	PC	PRECAST PANELS
		WB	WEATHERBOARD	SLD	SLIDING DOOR
		MS	METAL SHEETING	FW	FIXED WINDOW
		RFB	RENDERED BRICK	AW	AWNING WINDOW

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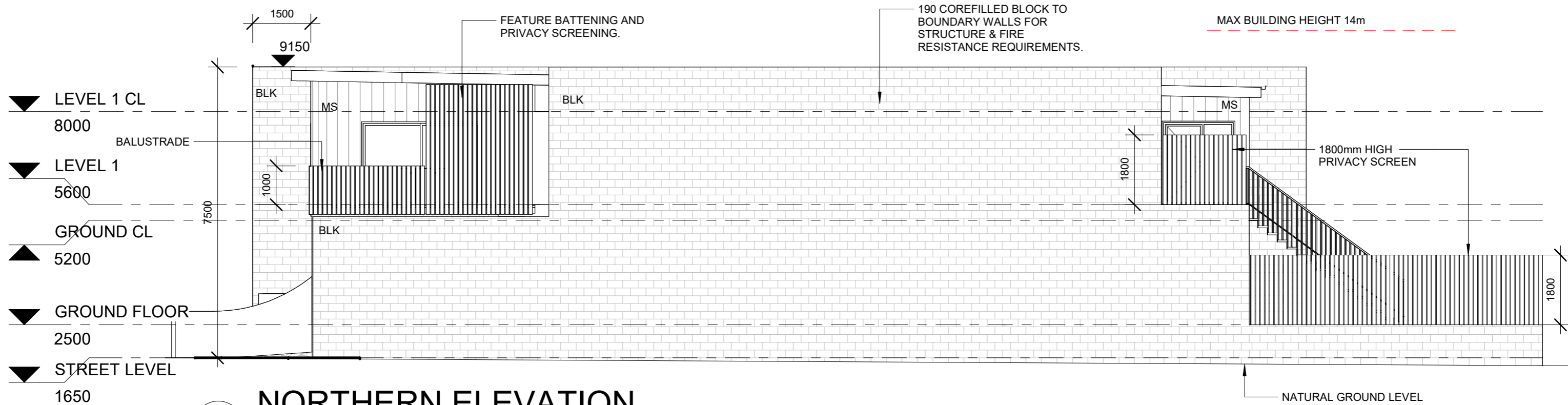
A-200
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EASTERN ELEVATION

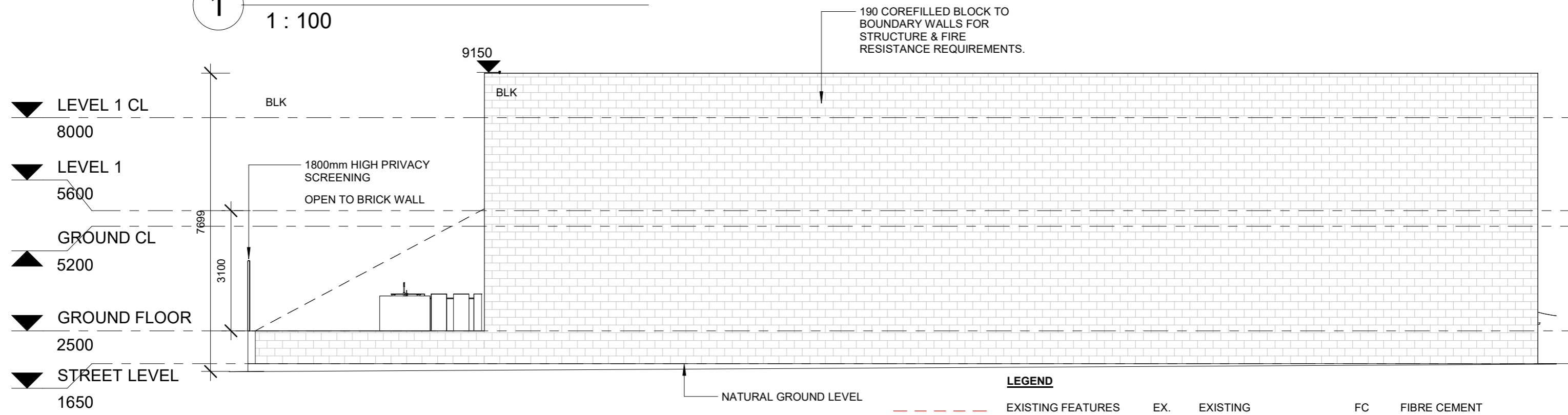
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1 NORTHERN ELEVATION
1 : 100



2 SOUTHERN ELEVATION
1 : 100

LEGEND

	EXISTING FEATURES TO BE DEMOLISHED	EX.	EXISTING	FC	FIBRE CEMENT
	EXISTING WALLS	DP	DOWN PIPE	COL	COLUMN/ POST
	PROPOSED NEW WALLS	RH	RAIN HEAD	WS	WHEELSTOP
		EG	EVES GUTTER	TFB	TIMBER FLOOR BOARDS
		FL	FLOOR LEVEL	BT	BRICK TILE
		RL	REDUCED LEVEL (AHD)	PC	PRECAST PANELS
		WB	WEATHERBOARD	SLD	SLIDING DOOR
		MS	METAL SHEETING	FW	FIXED WINDOW
		RFB	RENDERED BRICK	AW	AWNING WINDOW

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A-201
Scale As indicated
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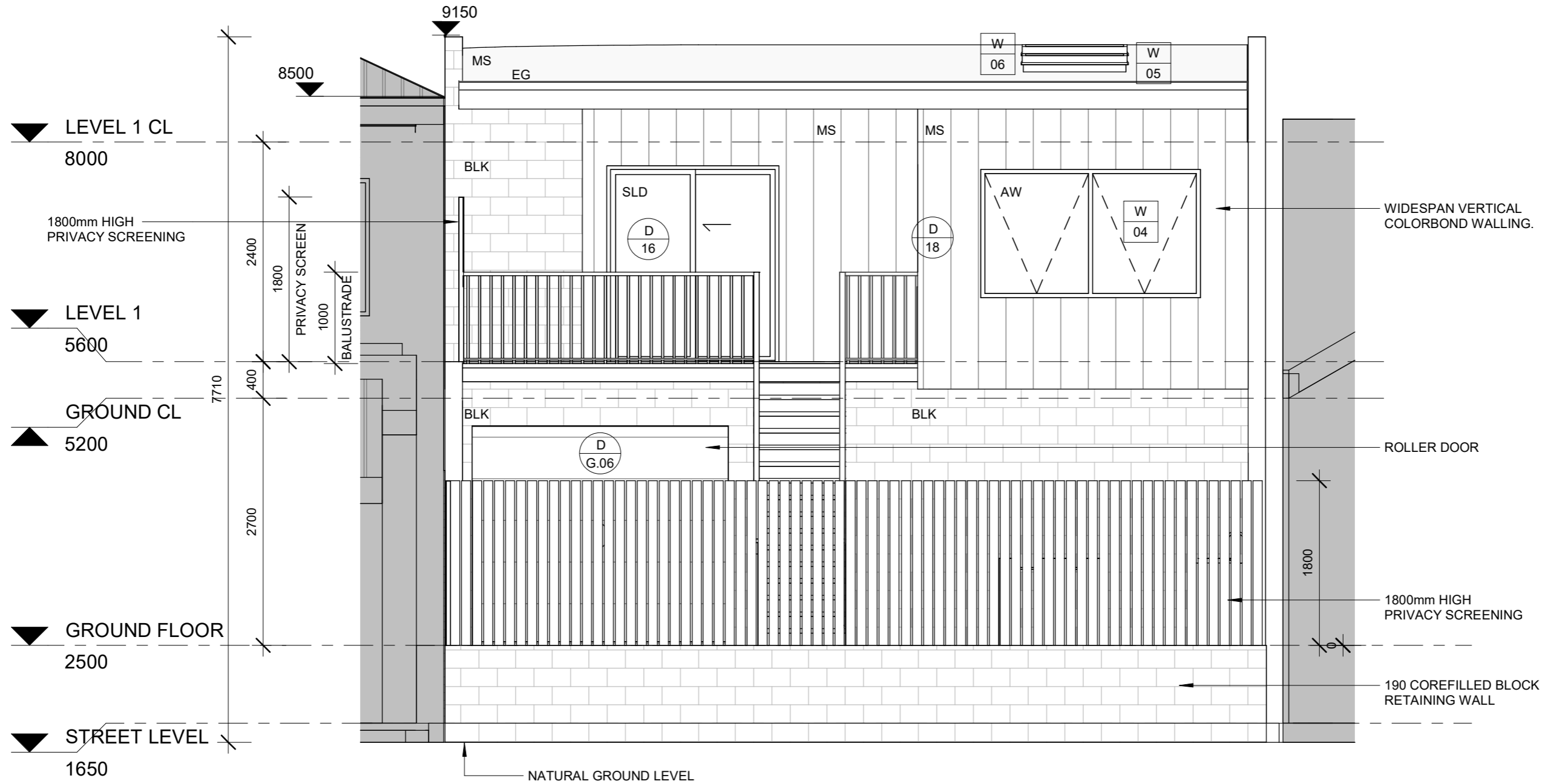
NORTHERN & SOUTHERN ELEVATION

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MAX BUILDING HEIGHT 14m



LEGEND

	EXISTING FEATURES TO BE DEMOLISHED	EX.	EXISTING	FC	FIBRE CEMENT
	EXISTING WALLS	DP	DOWN PIPE	COL	COLUMN/ POST
	PROPOSED NEW WALLS	RH	RAIN HEAD	WS	WHEELSTOP
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		WB	WEATHERBOARD	SLD	SLIDING DOOR
		MS	METAL SHEETING	FW	FIXED WINDOW
		RFB	RENDERED BRICK	AW	AWNING WINDOW

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A-202

Scale As indicated

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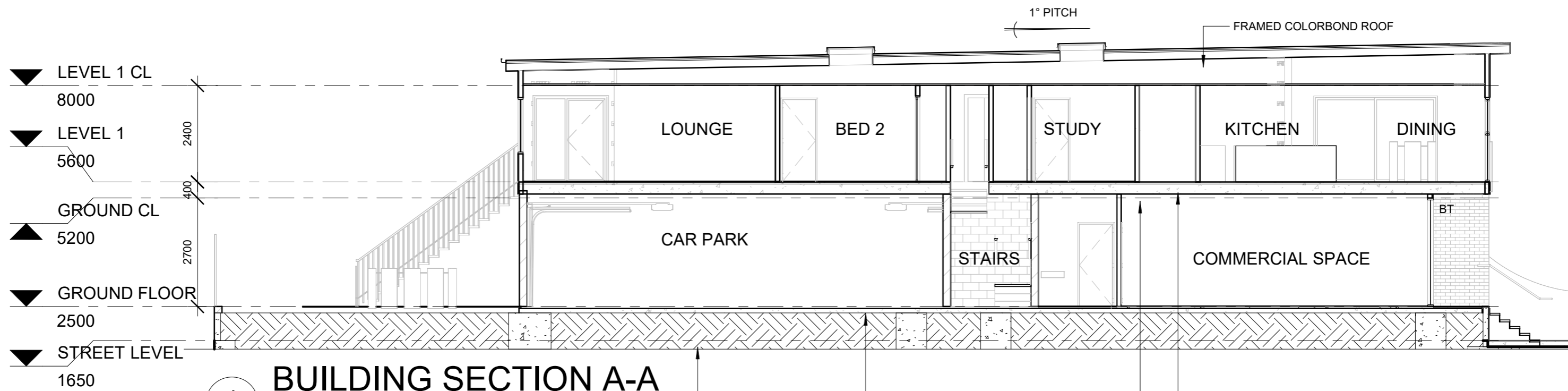
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**WESTERN
ELEVATION**

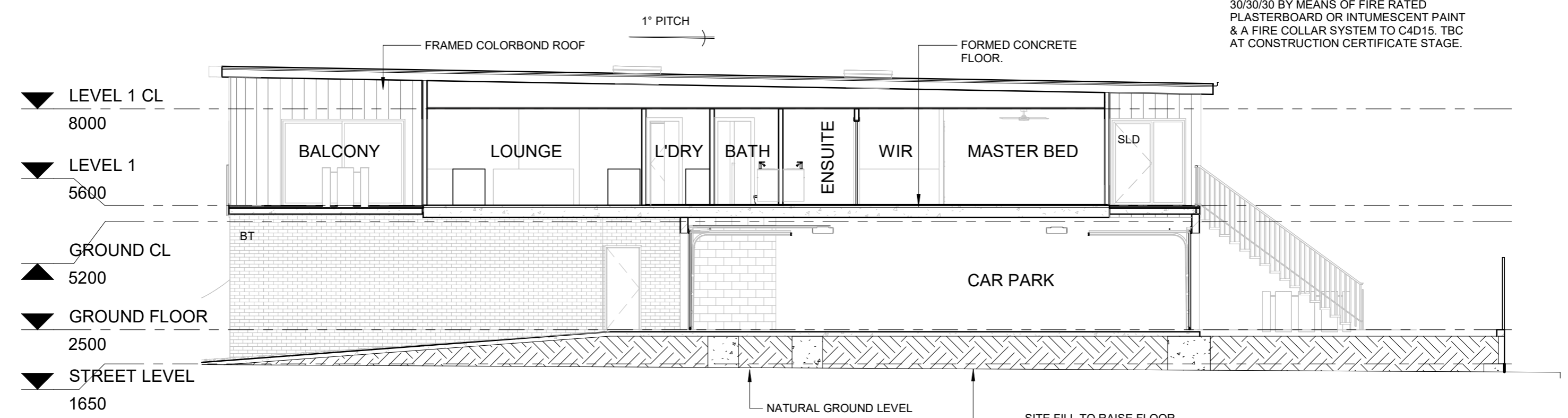
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1 BUILDING SECTION A-A
1 : 100



2 BUILDING SECTION B-B
1 : 100

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A-300
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SECTIONS

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