

Stage 1+2

Artist's view from
Bridge Street

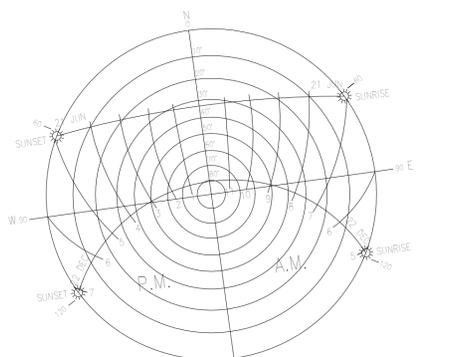
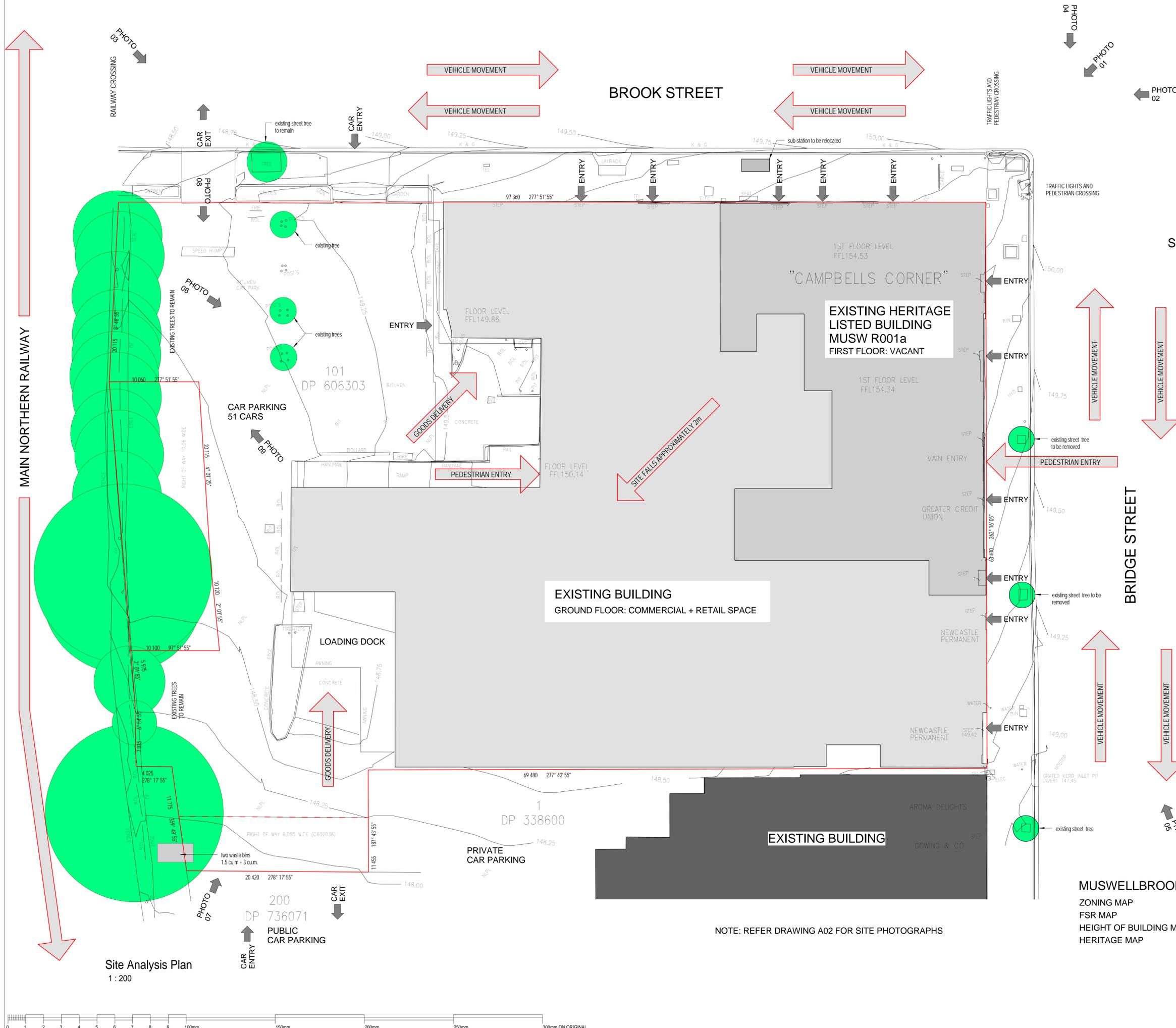


Stage 3

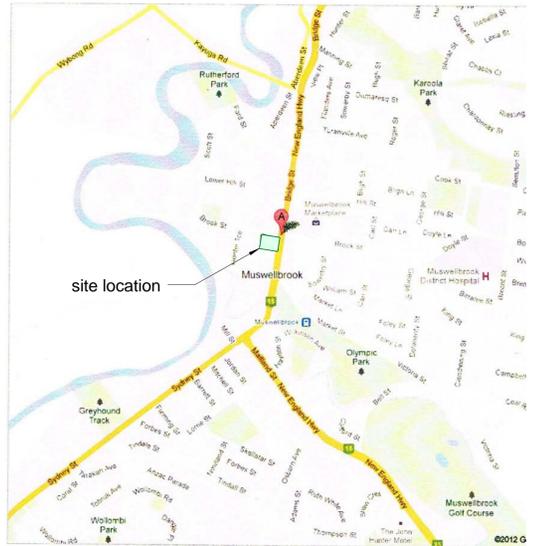
Artist's view from
Brook Street



Stephen Rose Architects
8 Jory Crescent Raworth N.S.W. 2321 - (02) 4934 8494
N.S.W. Registration No.: 4234 - ABN 16 051 664 067



SEASONAL SOLAR MOVEMENT DIAGRAM
TIMES ARE EASTERN STANDARD



SITE LOCATION MAP

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STEPHEN ROSE ARCHITECTS
A.B.N. 16 051 664 067
T: (02) 457 4918
NSW REGISTERED ARCHITECT No. 4234
88 GRANDVIEW ROAD
NEW LAMINGTON HEIGHTS NSW 2305

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PROJECT
Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3

CLIENT
Muswellbrook Shire
Council

SITE
Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW

SHEET REFERENCE
Site Analysis Plan

MUSWELLBROOK L.E.P. 2009
ZONING MAP B2 LOCAL CENTRE
FSR MAP 2:1
HEIGHT OF BUILDING MAP 13m PERMISSIBLE
HERITAGE MAP MUSW R001a

NOTE: REFER DRAWING A02 FOR SITE PHOTOGRAPHS

Site Analysis Plan
1:200



WORK TO FIGURED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE

DATE	PROJECT NUMBER	ISSUE	SCALE	DRAWING NUMBER
JULY 2012	516	DA	As indicated	A01

PLOT DATE: 10/30/11



PHOTO 01: Campbell's Corner - heritage listed building as viewed from the intersection of Bridge and Brook Streets. The artist's view for Stage 1 on drawing A00 has been taken from a similar location to this photograph.



PHOTO 02: Campbell's Corner - heritage listed building looking west along Brook Street



PHOTO 03: Campbell's Corner - heritage listed building in the background and the shopping arcade in the foreground. Viewed looking east along Brook Street from the railway crossing. The artist's view of Stage 2 on drawing A00 has been taken from a similar location to this photograph.



PHOTO 04: Campbell's Corner - heritage listed building as viewed from Bridge Street looking south. The awning will have a replica cast iron facing similar to the original and the building colours will be altered as per the Statement of Heritage Impact.



PHOTO 05: Campbell's Corner - heritage listed building to the right when looking north west along Bridge Street. The proposed replica awning facing will extend the length of the heritage building with minor modification to the awning being required.



PHOTO 06: The western entrance to the shopping arcade and bottle shop as viewed from the car park. The majority of this will remain unaltered.



PHOTO 07: Loading dock at Franklin's Supermarket viewed from the southern site boundary. This area remains unaltered.



PHOTO 08: Western car park as viewed from Brook Street with planted screen on right hand side. The carpark remains unaltered. The Main Northern Railway line is immediately behind the planted screen.



PHOTO 09: The north west portion of the car park with the spire of the Anglican Church in the background. This area remains unchanged.



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A.B.N. 16 051 664 067
T: (02) 4557 4918
NSW REGISTERED ARCHITECT No. 4234
88 GRANDVIEW ROAD
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**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**

CLIENT
**Muswellbrook Shire
Council**

SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**

SHEET REFERENCE
Site Photographs

WORK TO FIGURED DIMENSIONS ONLY
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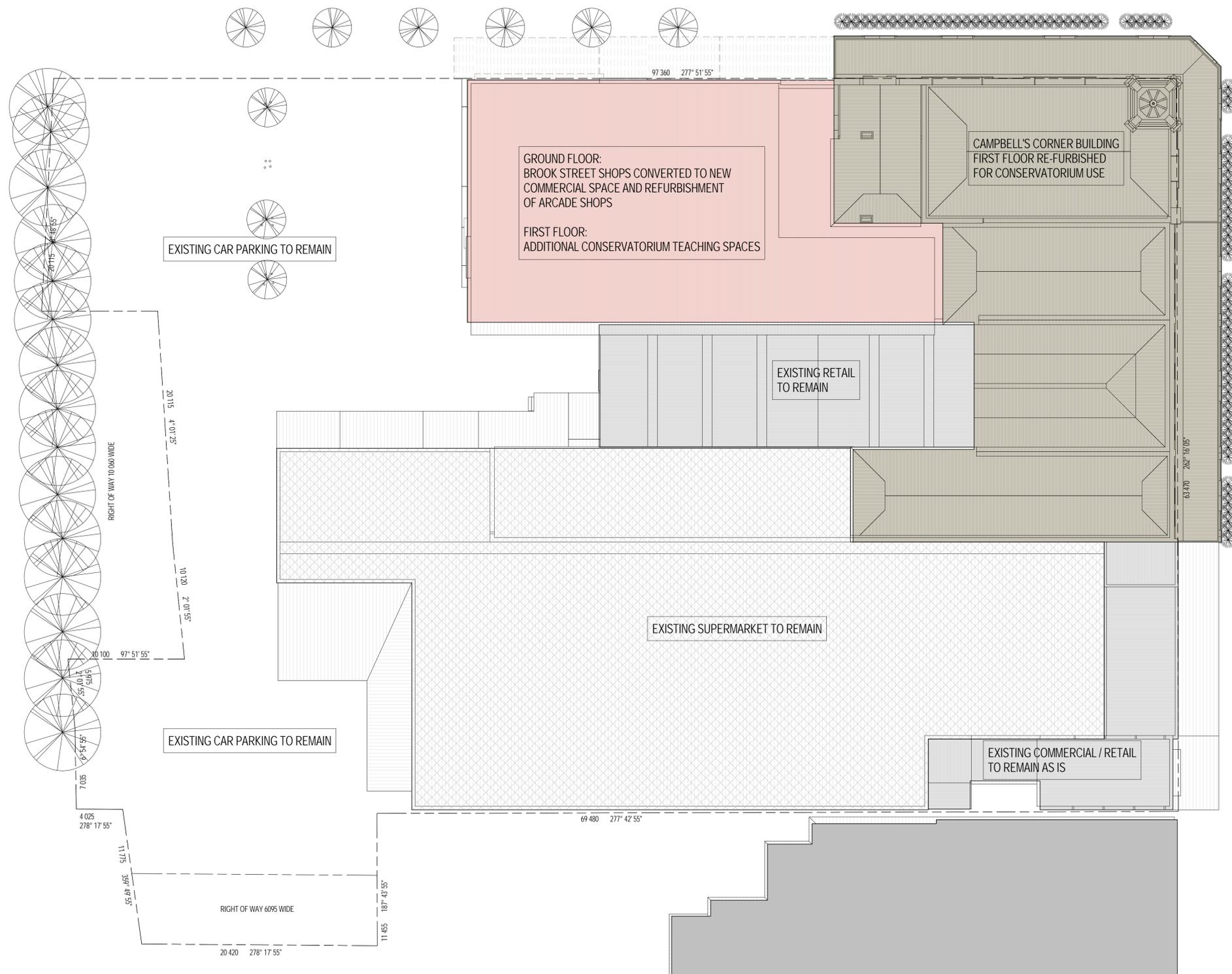
DRAWN	CHECKED
DATE JULY 2012	SCALE
PROJECT NUMBER	ISSUE
516	DA A02

PLOT DATE: 10/30/11

BROOK STREET

LEGEND - Site Development Plan

-  Existing retail / commercial space to remain
 -  Existing supermarket space to remain.
 -  STAGE 1: HERITAGE BUILDING
Refurbishment of portion of ground floor shopping arcade to include new public toilet facilities and Bridge Street Entry with stair and lift to first floor. Addition of decorative cast iron and timber facade to awning of heritage building.
 -  STAGE 2: HERITAGE BUILDING - FIRST FLOOR
Refurbishment of first floor to provide teaching and office spaces for Conservatorium of Music.
 -  STAGE 3:
Refurbishment of some ground floor shops in Arcade. Brook Street shops and commercial space west of heritage building converted to Commercial/Retail space. Entry, lift and stair to first floor.
- New first floor teaching spaces for Conservatorium of Music above the ground floor.



MAIN NORTHERN RAILWAY

BRIDGE STREET

SITE DEVELOPMENT AND STAGING PLAN
1 : 200

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A.B.N. 16 051 664 067
T: (02) 4557 4918
NSW REGISTERED ARCHITECT No. 4234
88 GRANDVIEW ROAD
NEW LAMINGTON HEIGHTS NSW 2305

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PROJECT
Campbell's Corner Building Refurbishment - Stages 1, 2 +3

CLIENT
Muswellbrook Shire Council

SITE
**Lot 101 DP 606303
Corner of Brook and Bridge Streets,
Muswellbrook NSW**

SHEET REFERENCE
Site Development and Staging Plan

WORK TO FIGURED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE

DATE	JULY 2012	SCALE	As indicated
PROJECT NUMBER	516	ISSUE	DA
DRAWING NUMBER	A03		

PLOT DATE: 10/19/11

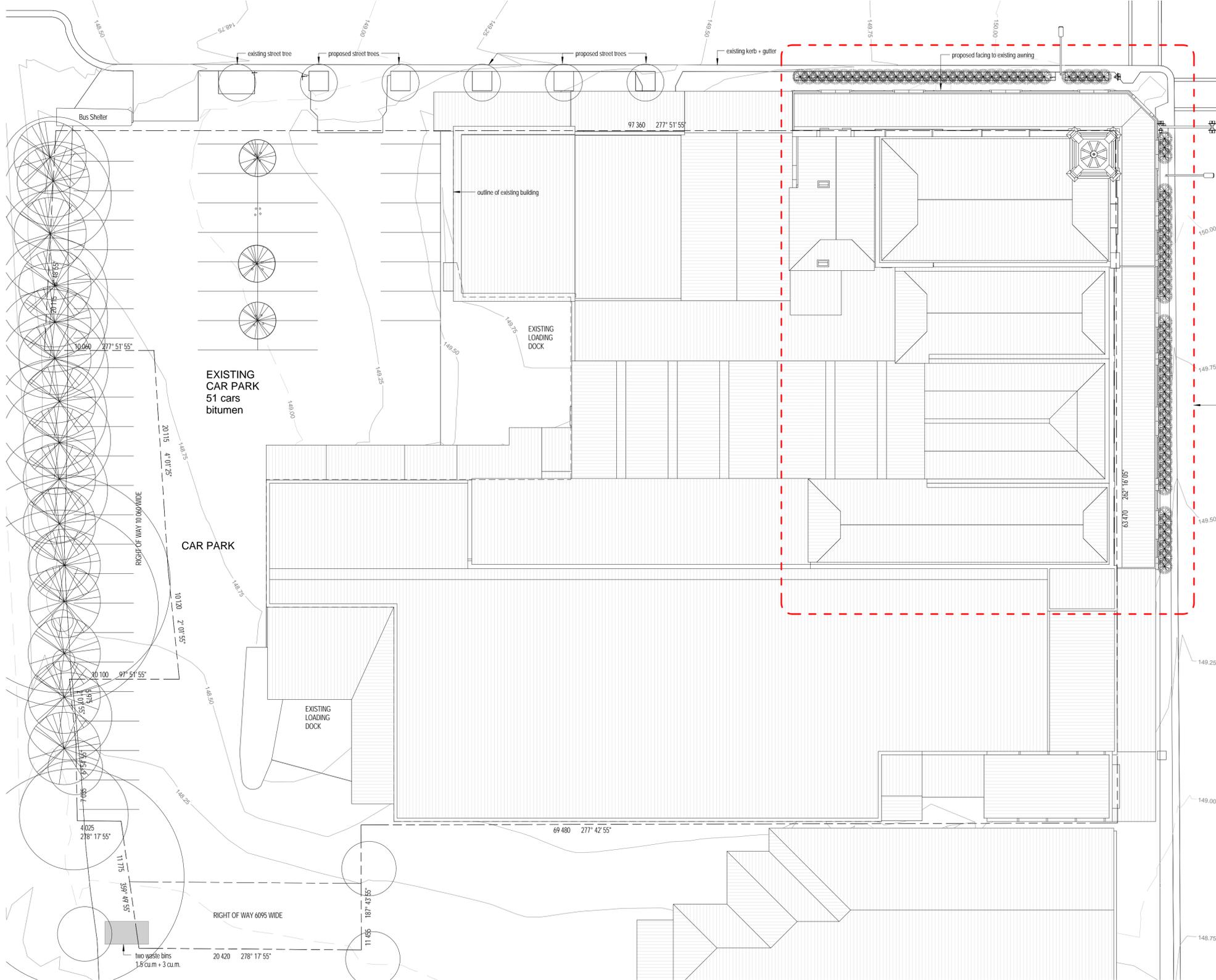




BROOK STREET

MAIN NORTHERN RAILWAY

BRIDGE STREET



PROJECT DETAILS - EXISTING

SITE AREA	6119 sq.m.
EXISTING BUILDING GFA	
*GROUND FLOOR	3751 sq.m.
*FIRST FLOOR	907 sq.m.
EXISTING CAR PARKING	51 spaces
BUILDING SITE COVERAGE	65%
FLOOR SPACE RATIO	0.76 : 1

PROJECT DETAILS - STAGE 1

REFURBISHED BUILDING AREA - GROUND FLOOR	
*FOR RETAIL / COMMERCIAL USE	585 sq.m.

PROJECT DETAILS - STAGE 2

REFURBISHED BUILDING AREA - FIRST FLOOR	
*FOR CONSERVATORIUM USE	985 sq.m.

EXTENT OF STAGE 1 + 2 PROPOSED WORK

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STEPHEN ROSE ARCHITECTS

A.B.N. 16 051 664 067
T: (02) 4957 4918
NSW REGISTERED ARCHITECT No. 4234
88 GRANDVIEW ROAD
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PROJECT
Campbell's Corner Building Refurbishment - Stages 1, 2 +3

CLIENT
Muswellbrook Shire Council

SITE
Lot 101 DP 606303
Corner of Brook and Bridge Streets,
Muswellbrook NSW

SHEET REFERENCE
Stage 1+2 - Site Plan

SITE PLAN - STAGE 1

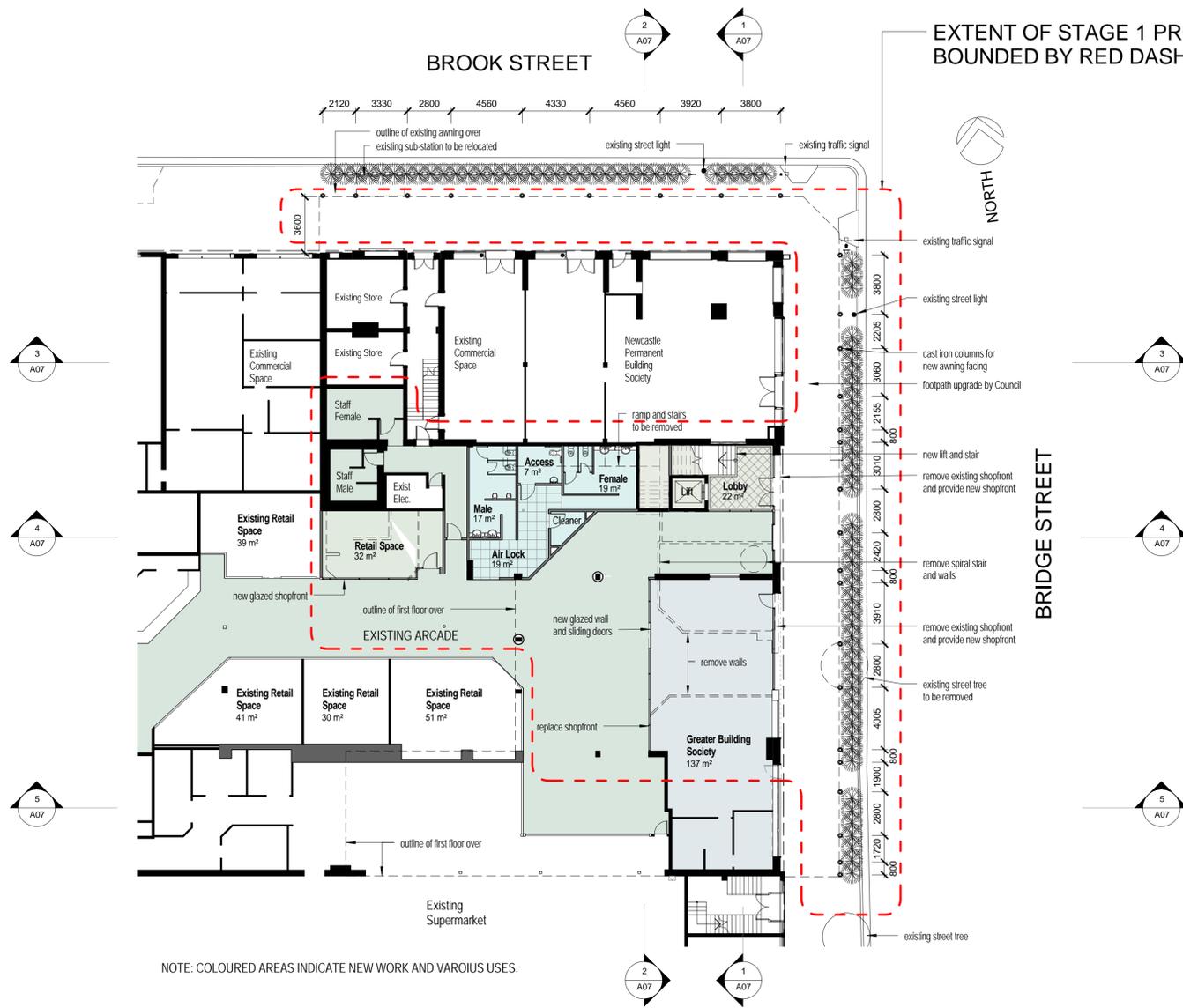
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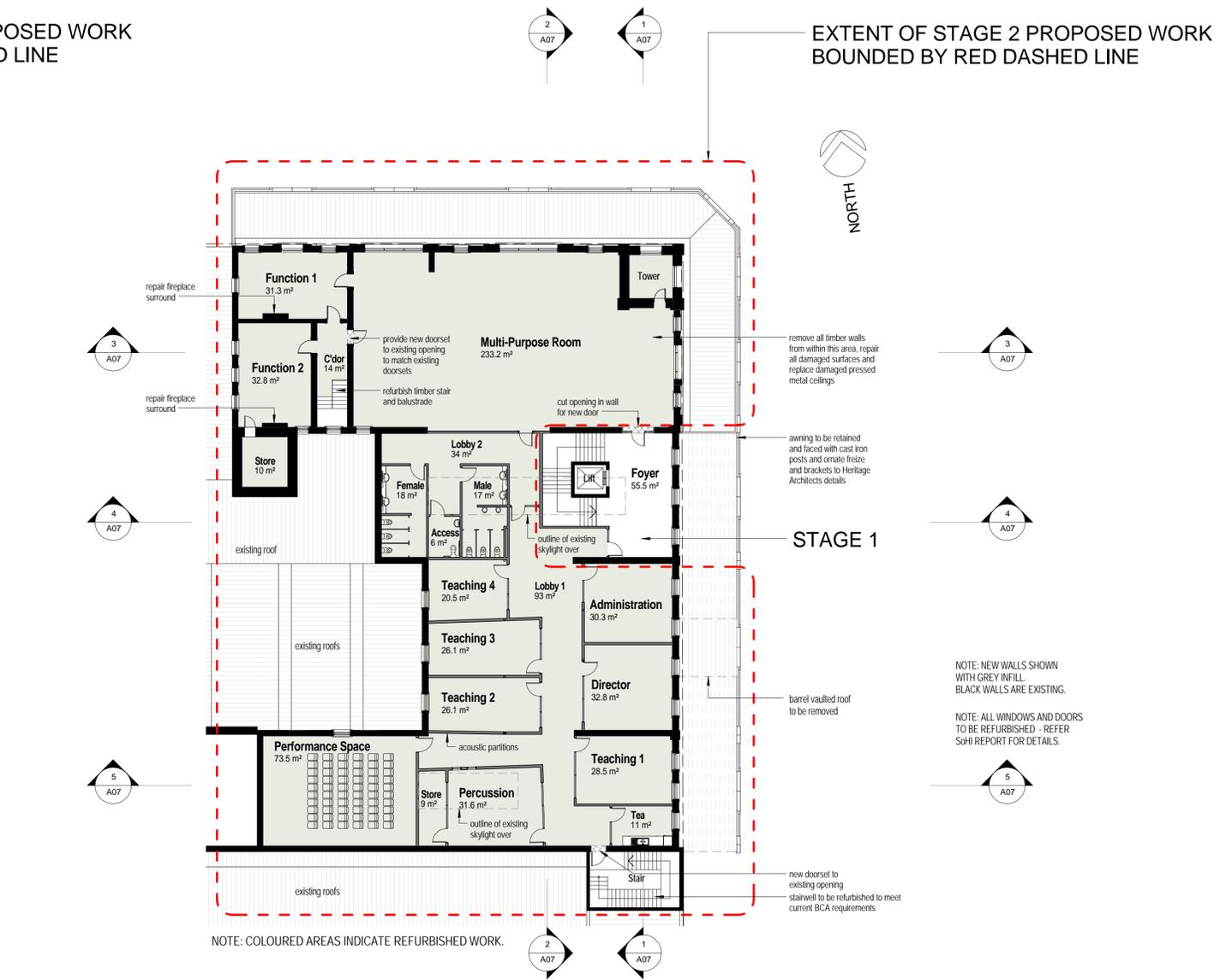
WORK TO FIGURED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE

DATE	JULY 2012	SCALE	1 : 200
PROJECT NUMBER	516	ISSUE	DA
DRAWING NUMBER	A04		

PLOT DATE: 10/21/11



GROUND FLOOR PLAN - CONSERVATORIUM RELATED WORK STAGE 1
1 : 200



FIRST FLOOR PLAN - CONSERVATORIUM REFRUBISHMENT STAGE 2
1 : 200



EAST ELEVATION
1 : 200



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A.B.N. 16 051 664 067
T: (02) 4957 4918
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88 GRANDVIEW ROAD
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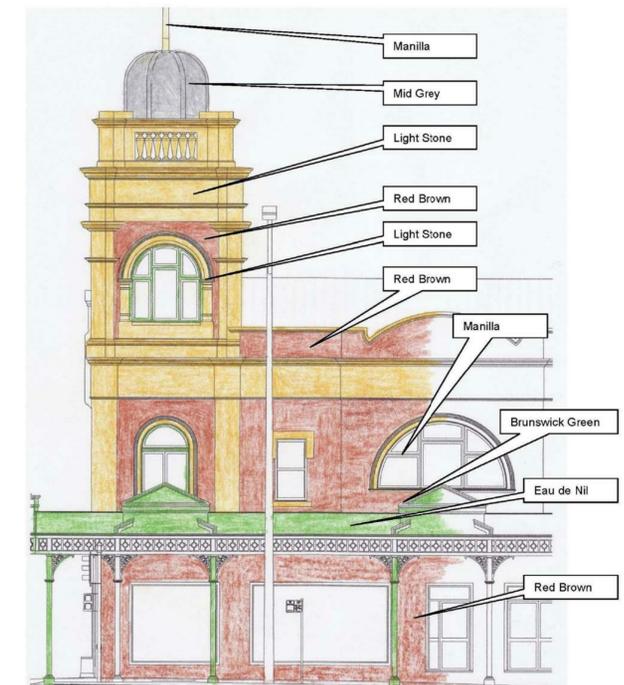
PROJECT
**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**
CLIENT
**Muswellbrook Shire
Council**
SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**
SHEET REFERENCE
**Stage 1+2 - Ground, First
Floor Plans and East
Elevation**

WORK TO FIGURED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE

DATE JULY 2012	SCALE 1 : 200
PROJECT NUMBER 516	ISSUE DA
DRAWING NUMBER A05	

PLOT DATE: 23 April 2012

APPENDIX A COLOUR SCHEME



BROOK STREET ELEVATION

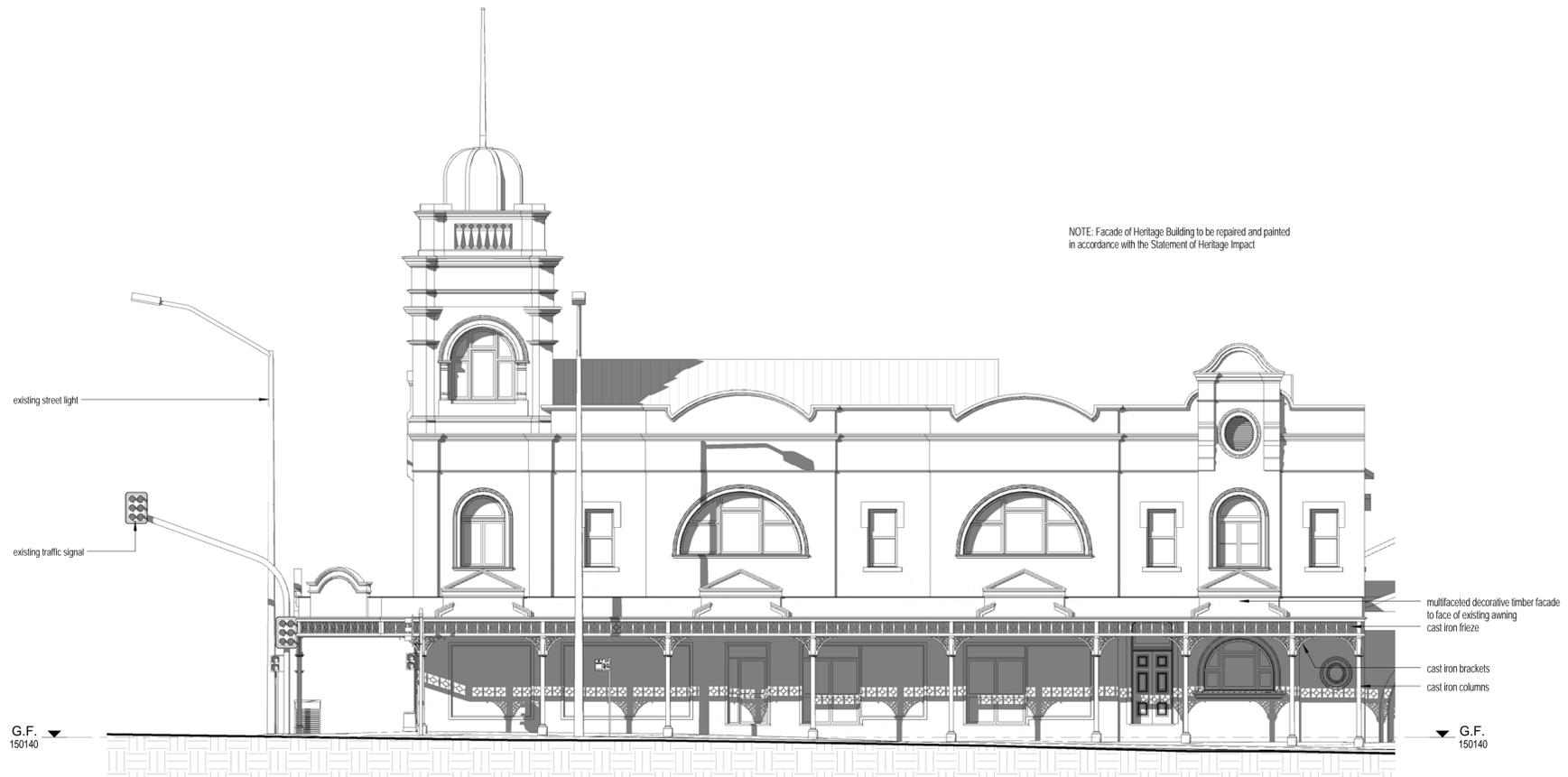


NOTE: Facade of Heritage Building to be repaired and painted in accordance with the Statement of Heritage Impact



BRIDGE STREET ELEVATION - CAMPBELL'S CORNER BUILDING
1 : 100

NOTE: Facade of Heritage Building to be repaired and painted in accordance with the Statement of Heritage Impact

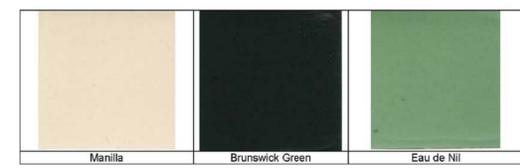
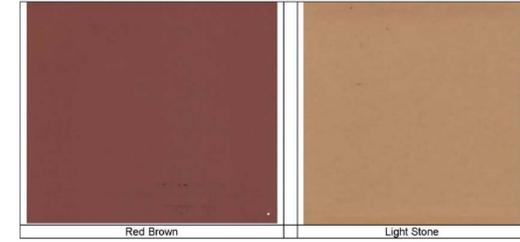


BROOK STREET ELEVATION - CAMPBELL'S CORNER BUILDING
1 : 100



APPENDIX - B: COLOUR PLATES & COLOUR SCHEDULE

The colours below are from the Pascol Heritage Colour range.



COLOUR SCHEDULE

Material Description	Finish	Colour
Flagpole	Acrylic Paint finish	Pascol Manilla
Metal Dome	Enamel Paint finish	Pascol Aircraft Grey
Painted Cement Render	Acrylic Paint finish	Pascol Light Stone
Painted Brickwork	Acrylic Paint finish	Pascol Red Brown
Timber Window Frames	Enamel Paint finish	Pascol Manilla
Timber Window Sashes	Enamel Paint finish	Pascol Manilla
Timber Door Frames	Enamel Paint finish	Pascol Manilla
Timber Doors	Enamel Paint finish	Pascol Brunswick Green
Timber Awning Fascia	Acrylic Paint finish	Pascol Eau de Nil
Timber trims to Awning	Acrylic Paint finish	Pascol Brunswick Green
Iron Lace & Columns	Enamel Paint finish	Pascol Brunswick Green
Awning Ceiling	Factory finish in Colorbond	Smooth Cream

Existing metal windows and doors can remain anodised or be coloured-in with the scheme.

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STEPHEN ROSE ARCHITECTS
A.B.N. 16 051 664 067
T: (02) 4957 4918
NSW REGISTERED ARCHITECT No. 4234
88 GRANDVIEW ROAD
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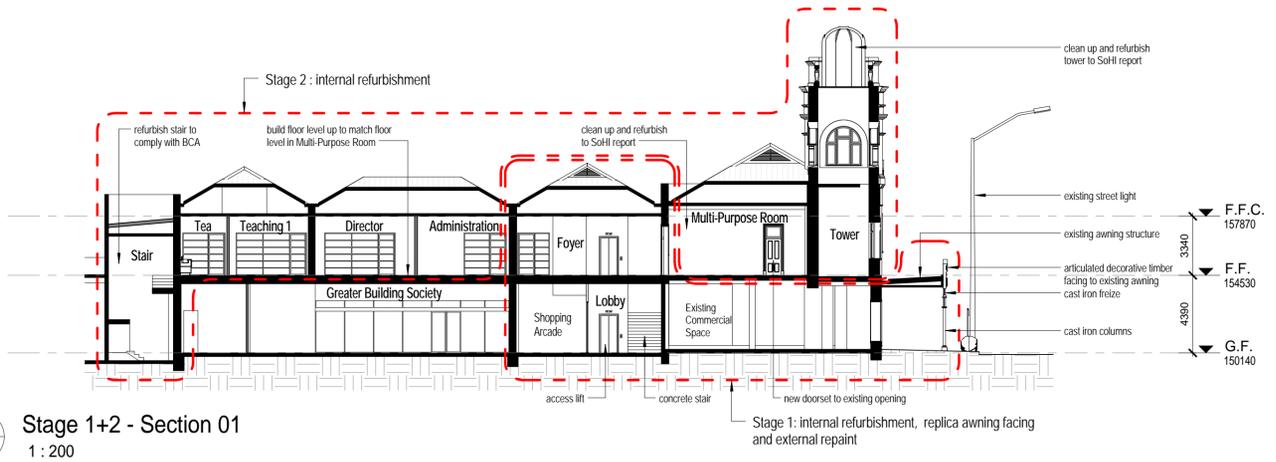
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PROJECT
Campbell's Corner Building Refurbishment - Stages 1, 2 +3
CLIENT
Muswellbrook Shire Council

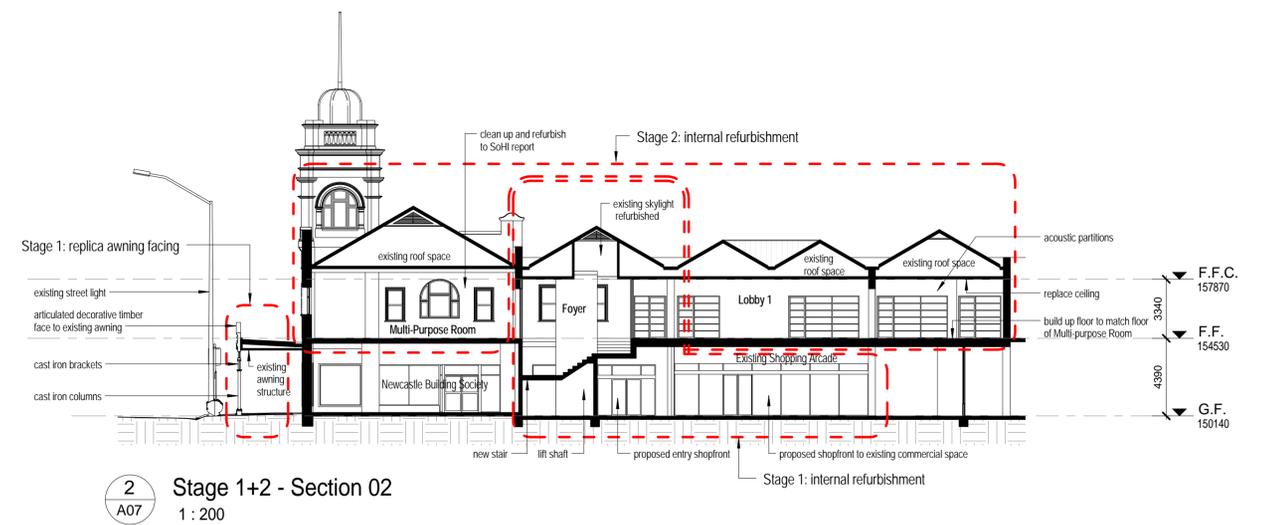
SITE
**Lot 101 DP 606303
Corner of Brook and Bridge Streets,
Muswellbrook NSW**
SHEET REFERENCE
Stage 1+2 - Bridge and Brook Street Elevations

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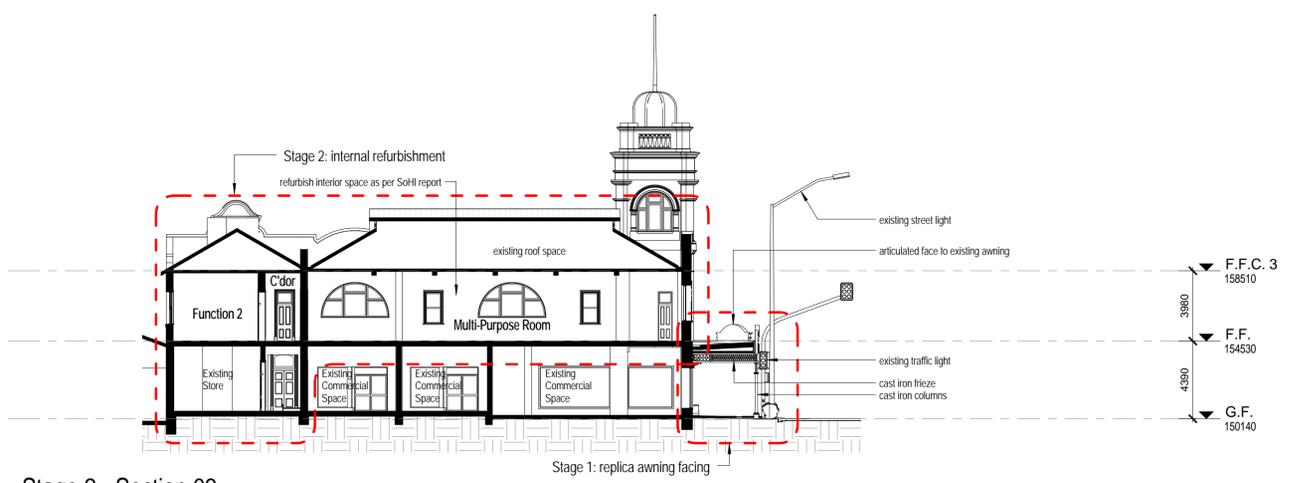
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PROJECT NUMBER	516	ISSUE	DA A06
DRAWING NUMBER			
PLOT DATE: 07/19/12			



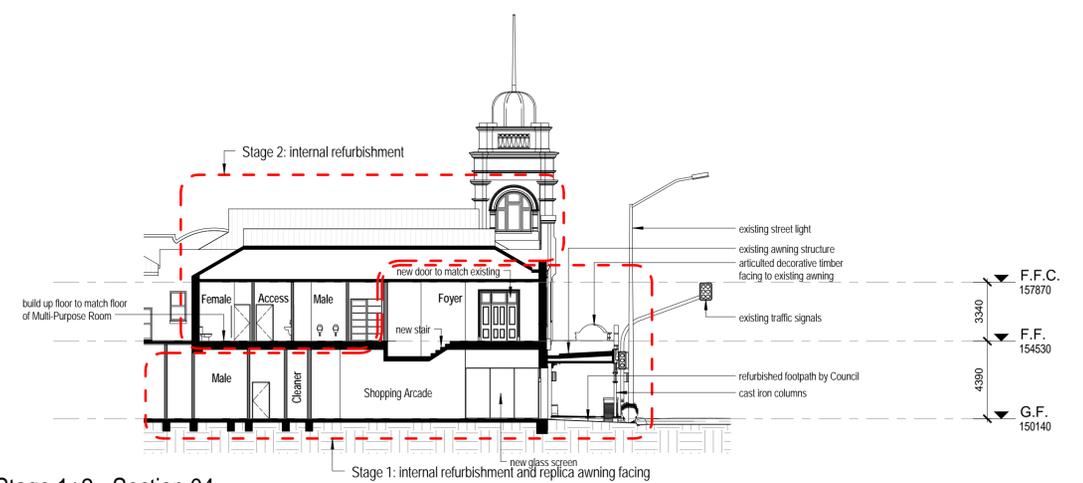
1 Stage 1+2 - Section 01
A07 1 : 200



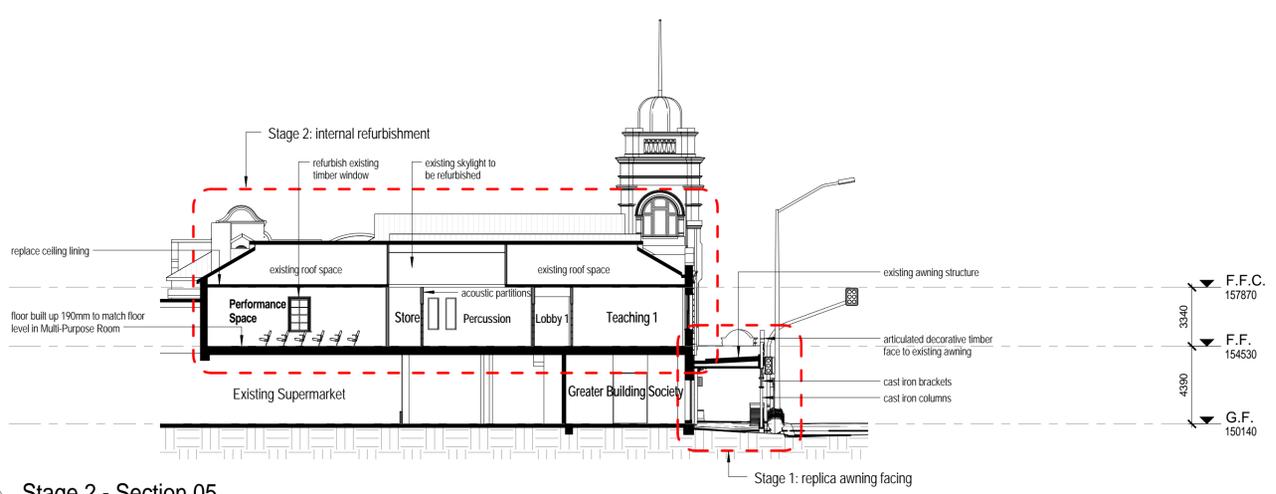
2 Stage 1+2 - Section 02
A07 1 : 200



3 Stage 2 - Section 03
A07 1 : 200



4 Stage 1+2 - Section 04
A07 1 : 200



5 Stage 2 - Section 05
A07 1 : 200



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A.B.N. 16 051 664 067
T: (02) 4957 4918
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88 GRANDVIEW ROAD
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PROJECT
**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**
CLIENT
**Muswellbrook Shire
Council**
SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**
SHEET REFERENCE
**Stage 1+2 - Sections 01 -
05**

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DATE	PROJECT NUMBER	ISSUE	CHECKED	SCALE	DRAWING NUMBER
JULY 2012	516	DA	A07	1 : 200	

PLOT DATE: 10/19/11



STAGE 1 - ARTISTS VIEW FROM BRIDGE + BROOK STREETS

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ARCHITECTS**

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T: (02) 4957 4918
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**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**

CLIENT
**Muswellbrook Shire
Council**

SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**

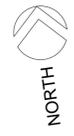
SHEET REFERENCE
**Stage 1 - Artist's View
from Bridge Street**

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DRAWN		CHECKED	
DATE	JULY 2012	SCALE	1 : 1
PROJECT NUMBER	516	ISSUE	DA
		DRAWING NUMBER	A08

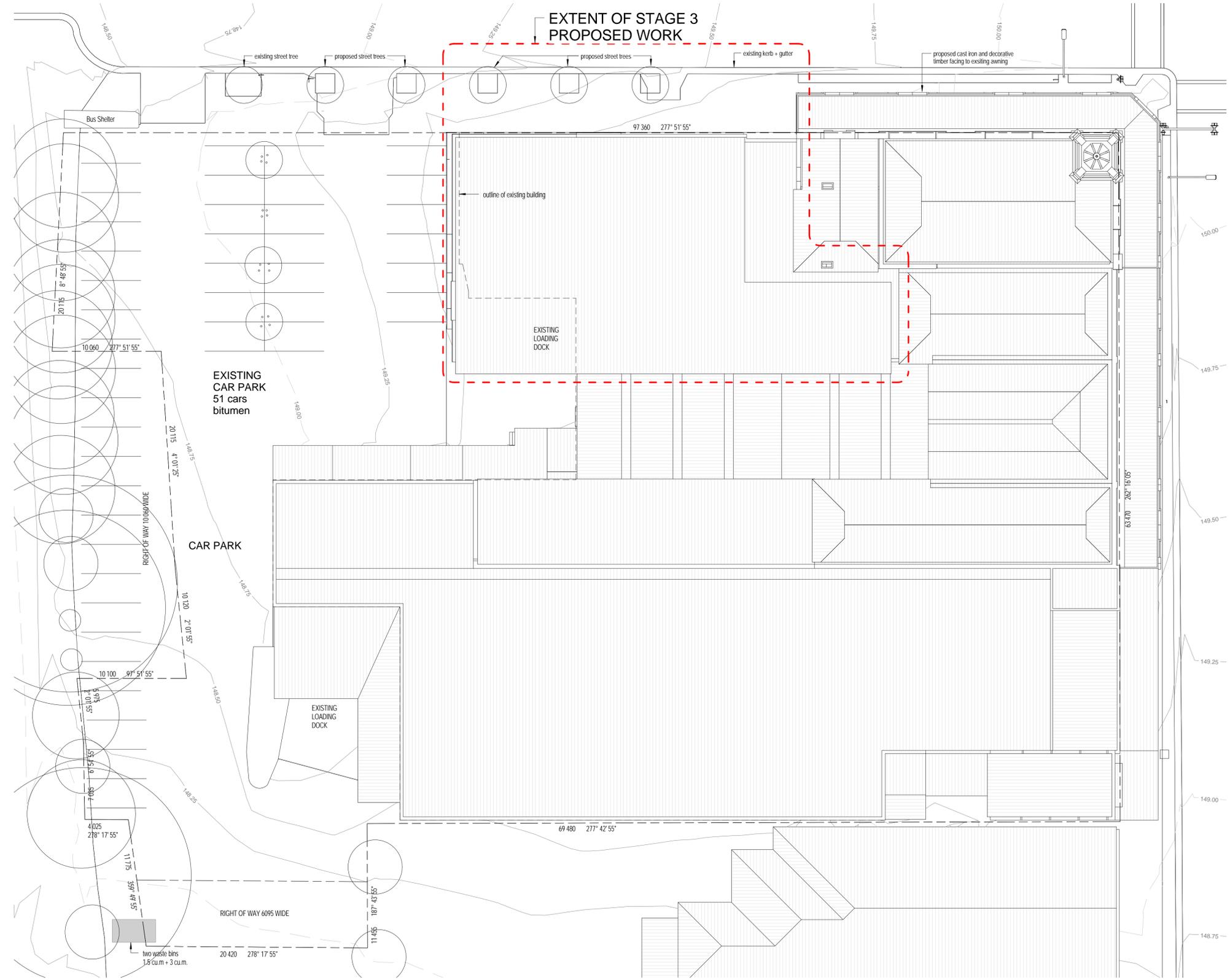
PLOT DATE: 07/22/12





BROOK STREET

EXTENT OF STAGE 3 PROPOSED WORK



PROJECT DETAILS - STAGE 3

AREA OF BUILDING DEMOLISHED	473 sq.m.
PROPOSED BUILDING AREA	
*GROUND FLOOR	433 sq.m.
*FIRST FLOOR	745 sq.m.
COMPLETE BUILDING AREA	
*GROUND FLOOR	3915 sq.m.
*FIRST FLOOR	1721 sq.m.
SITE COVERAGE	64%
FLOOR SPACE RATIO	1 : 0.92

MAIN NORTHERN RAILWAY

BRIDGE STREET

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 A.B.N. 16 051 664 067
 T: (02) 4557 4918
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PROJECT
Campbell's Corner Building Refurbishment - Stages 1, 2 +3
 CLIENT
Muswellbrook Shire Council

SITE
**Lot 101 DP 606303
 Corner of Brook and Bridge Streets,
 Muswellbrook NSW**

SHEET REFERENCE
Stage 3 - Site Plan

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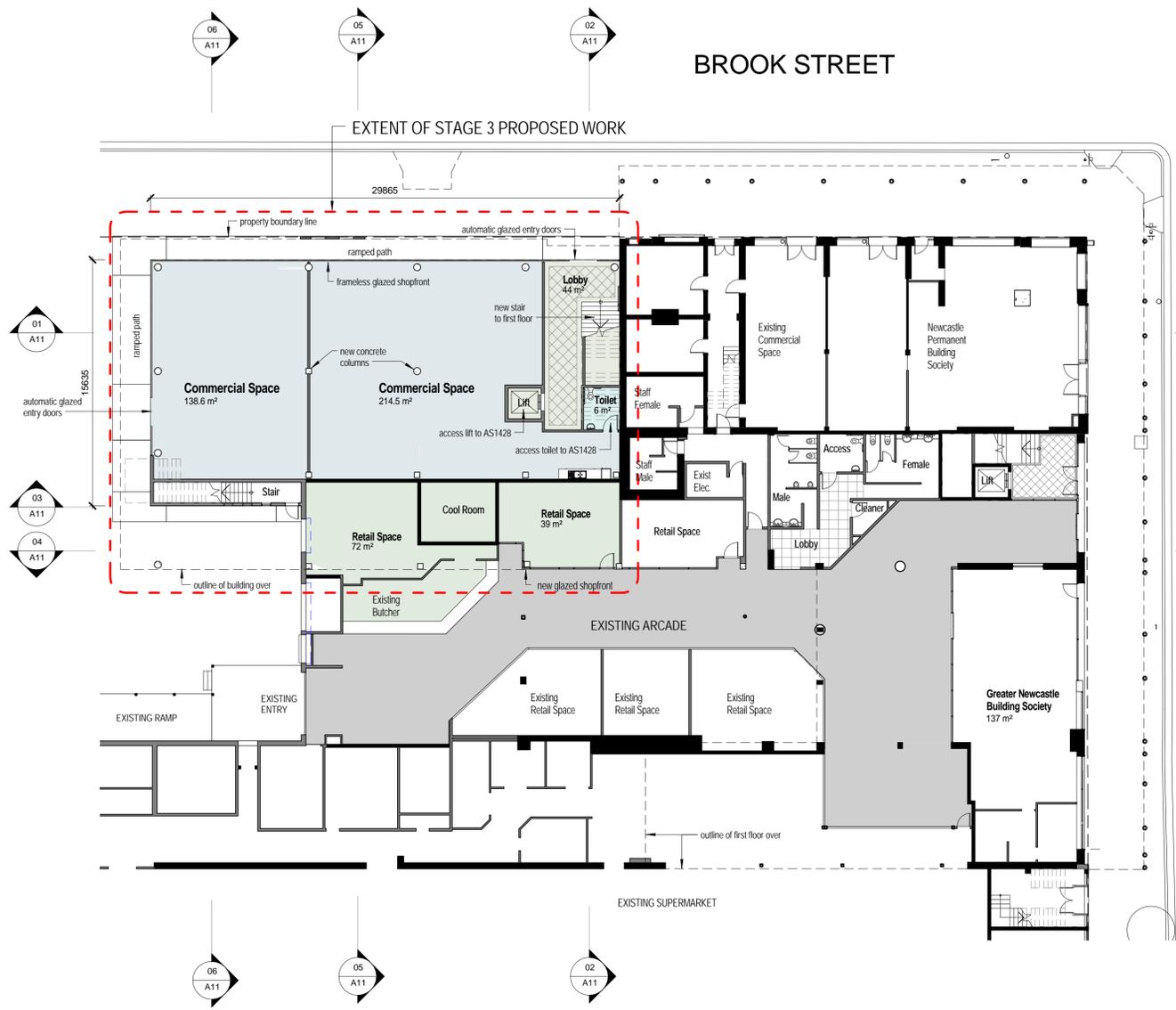
DRAWN	CHECKED
DATE JULY 2012	SCALE 1 : 200
PROJECT NUMBER	ISSUE
516	DA A09
DRAWING NUMBER	

PLOT DATE: 12/18/07

SITE PLAN - STAGE 3

1 : 200





GROUND FLOOR PLAN - CONSERVATORIUM RELATED WORK STAGE 3
1 : 200



FIRST FLOOR PLAN - CONSERVATORIUM NEW WORK STAGE 3
1 : 200



NORTH ELEVATION
1 : 200



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PROJECT
**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**

CLIENT
**Muswellbrook Shire
Council**

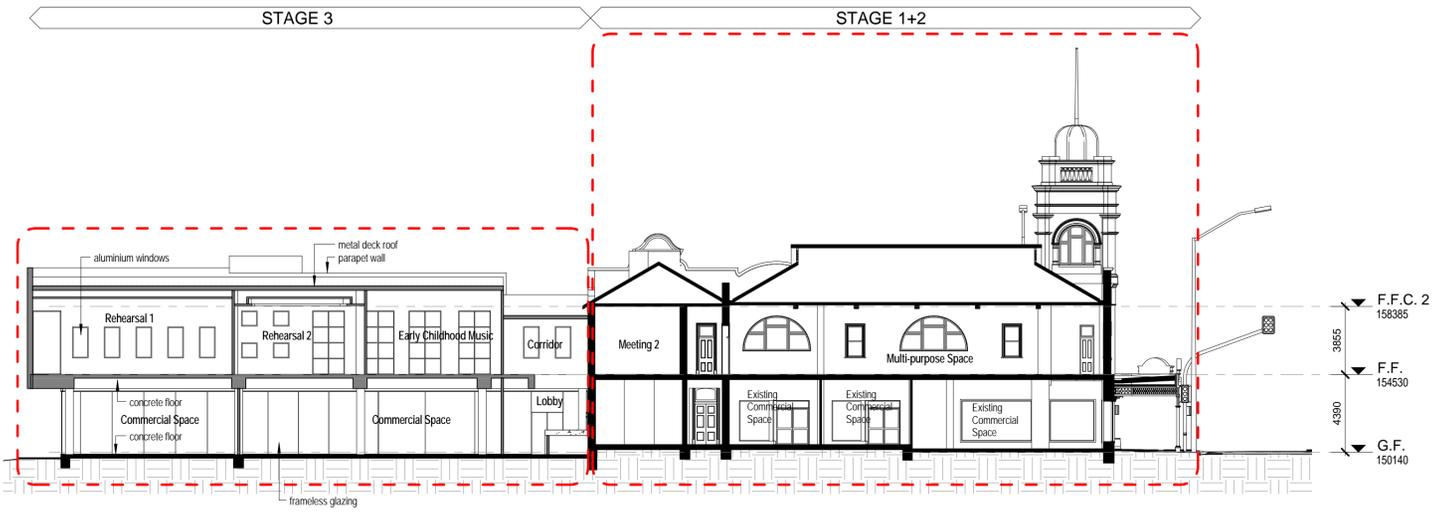
SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**

SHEET REFERENCE
**Stage 3 - Ground and
First Floor Plans and
North Elevation**

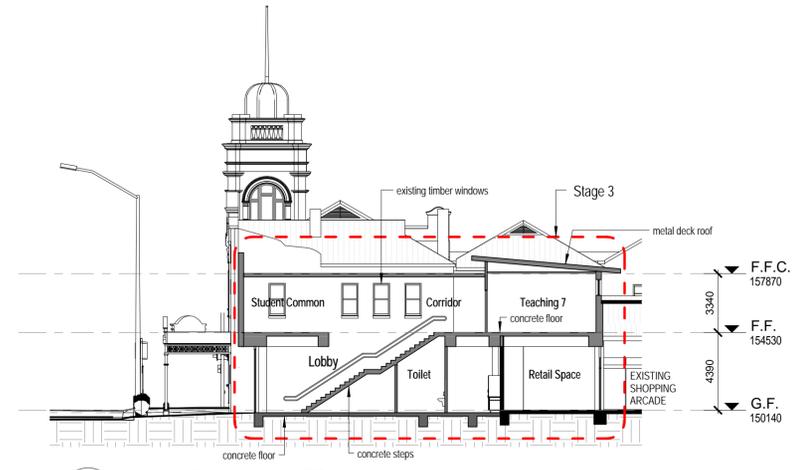
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DATE JULY 2012	SCALE 1 : 200
PROJECT NUMBER 516	ISSUE DA
DRAWING NUMBER A10	

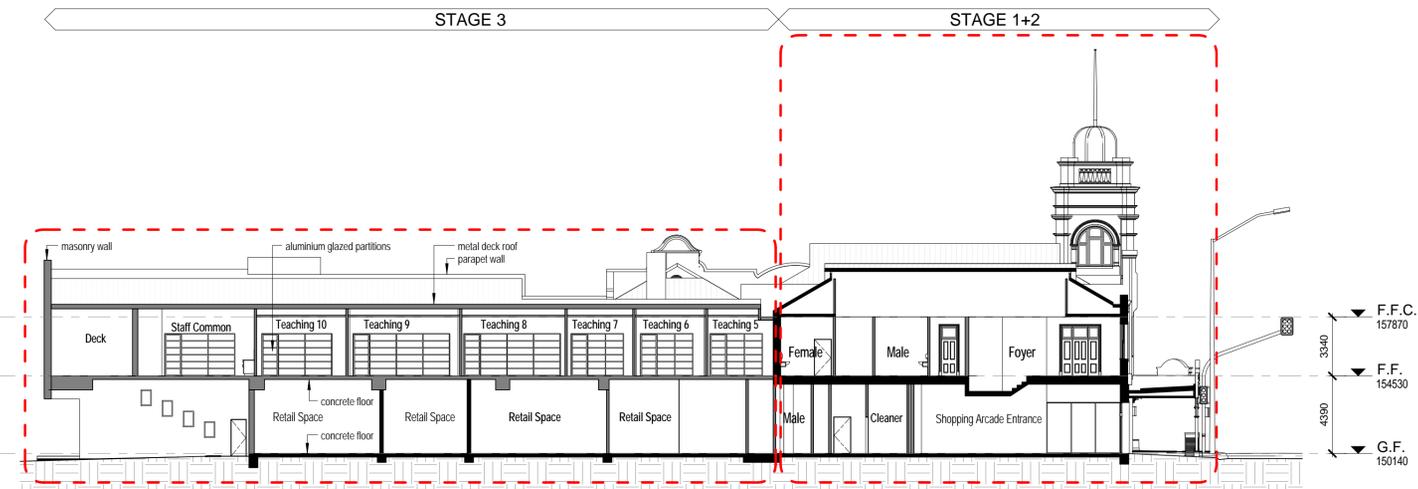
PLOT DATE: 24 April 2012



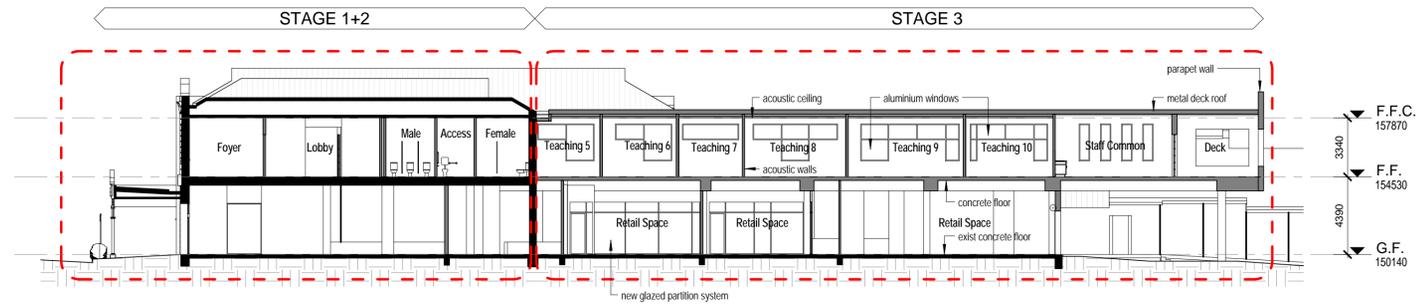
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A11 1:200



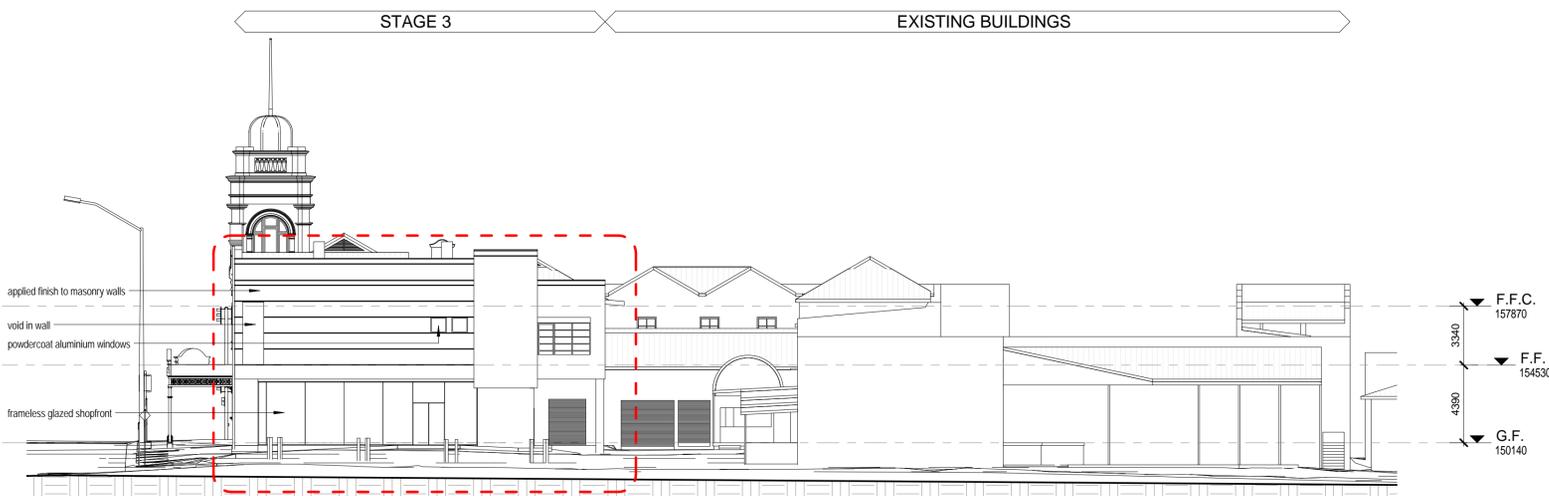
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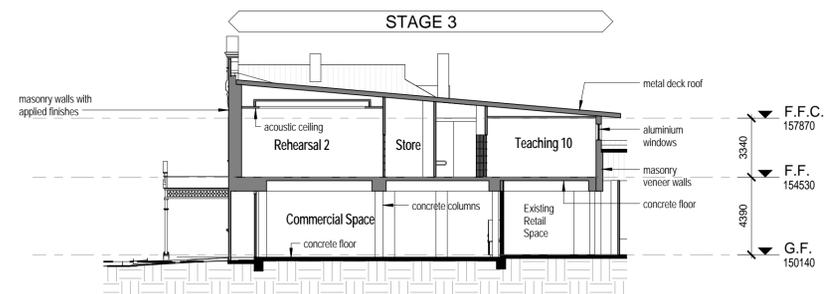
03 Stage 3 - Section 03
A11 1:200



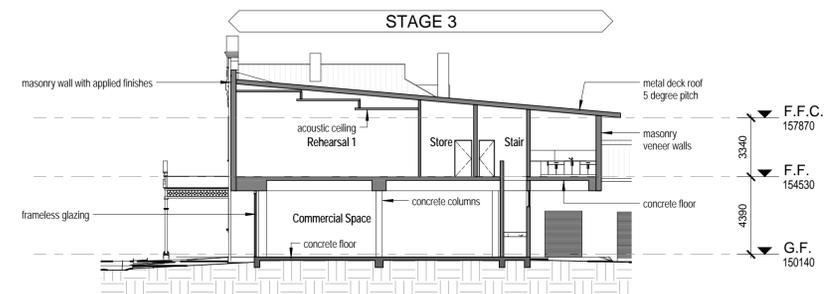
04 Stage 3 - Section 04
A11 1:200



West Elevation
1:200



05 Stage 3 - Section 05
A11 1:200



06 Stage 3 - Section 06
A11 1:200

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PROJECT
**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**

CLIENT
**Muswellbrook Shire
Council**

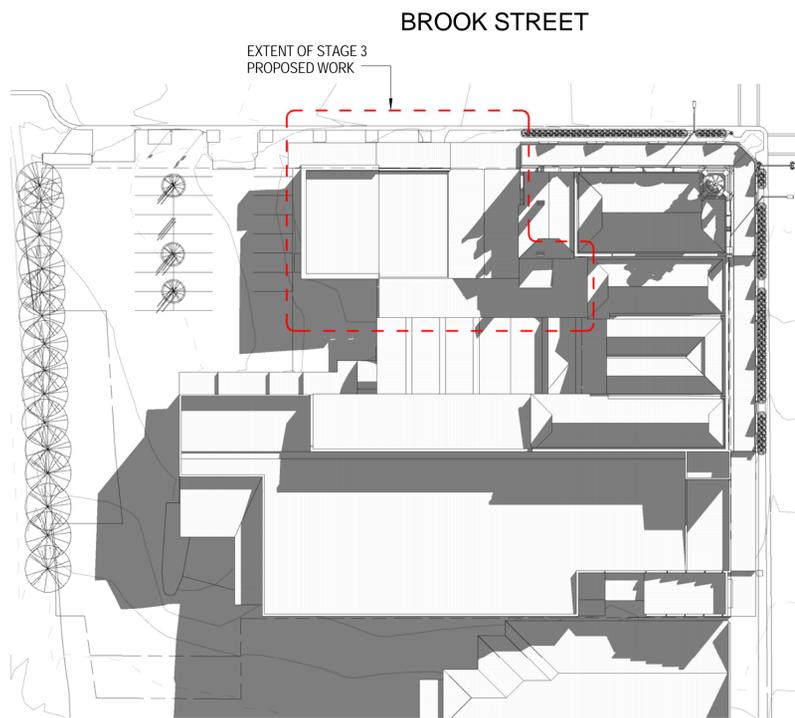
SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**
SHEET REFERENCE
**Stage 3 - Sections 01 - 05
and West Elevation**

WORK TO FIGURED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE

DATE JULY 2012	CHECKED	SCALE 1:200
PROJECT NUMBER 516	ISSUE DA	DRAWING NUMBER A11

PLOT DATE: 09/25/11





SHADOW DIAGRAM - 9am JUNE 22 - EXISTING BUILDING
1 : 500

BRIDGE STREET



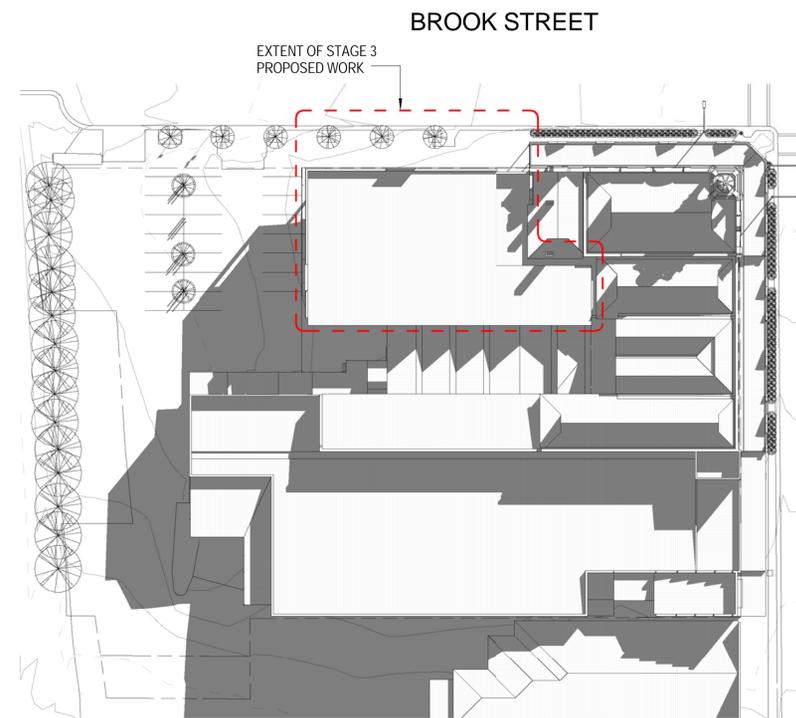
SHADOW DIAGRAM NOTES

Shadow diagram times are eastern standard and make no adjustment for daylight saving.

With the exception of the proposed facing to the awning the proposed work for Stage 1 is confined entirely within the existing building envelope. Thus the proposed work will not alter the shadows created by the building.

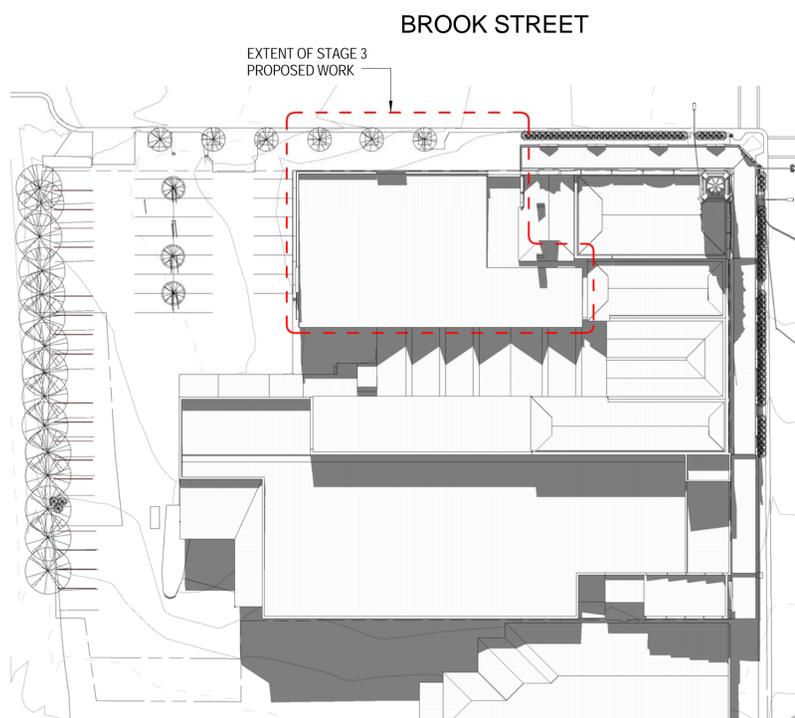
The first floor addition proposed for Stage 2 is confined within the existing building footprint and shadows created by the proposed work will have a minor impact on the carpark in the morning.

A comparison of the Existing Building and the Stage 2 shadow diagrams illustrates the impact on the car park that the Stage 2 proposal will have. The increased shadowing impacts only on the site and has no additional impact on adjoining neighbours.



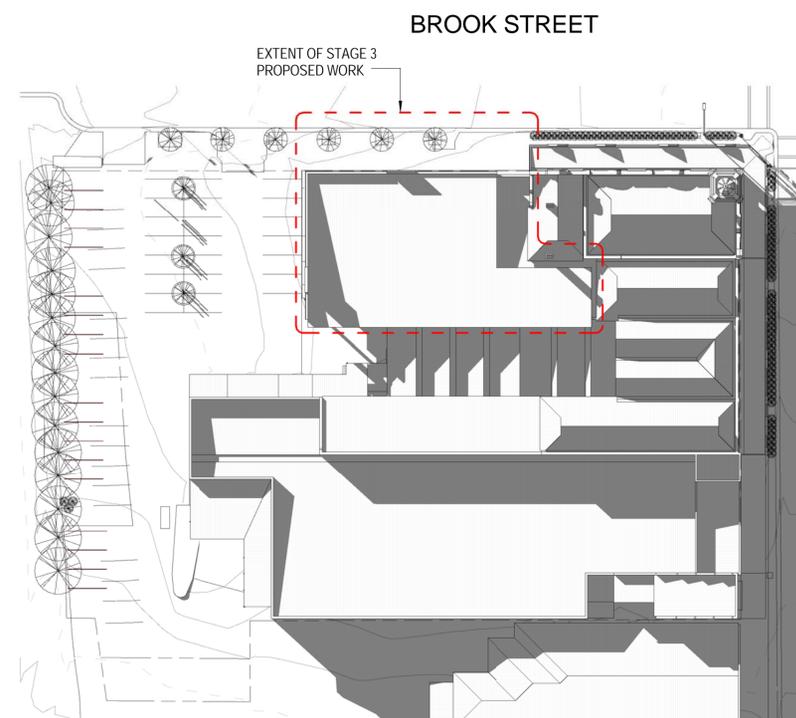
SHADOW DIAGRAM - 9am JUNE 22 - STAGE 2
1 : 500

BRIDGE STREET



SHADOW DIAGRAM - NOON JUNE 22 - STAGE 2
1 : 500

BRIDGE STREET



SHADOW DIAGRAM - 3pm JUNE 22 - STAGE 2
1 : 500

BRIDGE STREET



IF ANYTHING IS NOT CLEAR - DO NOT ASSUME
PLEASE ASK THE ARCHITECT

STEPHEN ROSE ARCHITECTS

A.B.N. 16 051 664 067
T: (02) 4557 4918
NSW REGISTERED ARCHITECT No. 4234
88 GRANDVIEW ROAD
NEW LAMINGTON HEIGHTS NSW 2305

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PROJECT
**Campbell's Corner
Building Refurbishment -
Stages 1, 2 +3**

CLIENT
**Muswellbrook Shire
Council**

SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**

SHEET REFERENCE
**Stage 3 - Shadow
Diagrams for June 22**

WORK TO FIGURED DIMENSIONS ONLY
CHECK ALL DIMENSIONS ON SITE

DATE	JULY 2012	SCALE	1 : 500
PROJECT NUMBER	516	ISSUE	DA
		DRAWING NUMBER	A12

PLOT DATE: 10/21/11





STAGE 3 - ARTIST'S VIEW FROM BRIDGE STREET



STAGE 3 - ARTIST'S VIEW FROM BROOK STREET

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ARCHITECTS**

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T: (02) 4557 4918
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CLIENT
**Muswellbrook Shire
Council**

SITE
**Lot 101 DP 606303
Corner of Brook and
Bridge Streets,
Muswellbrook NSW**

SHEET REFERENCE
**Stage 3 - Artists views
from Bridge and Brook
Streets**

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DATE	JULY 2012	SCALE	1 : 1
PROJECT NUMBER	516	ISSUE	DA
		DRAWING NUMBER	A13

PLOT DATE: 09/27/11

