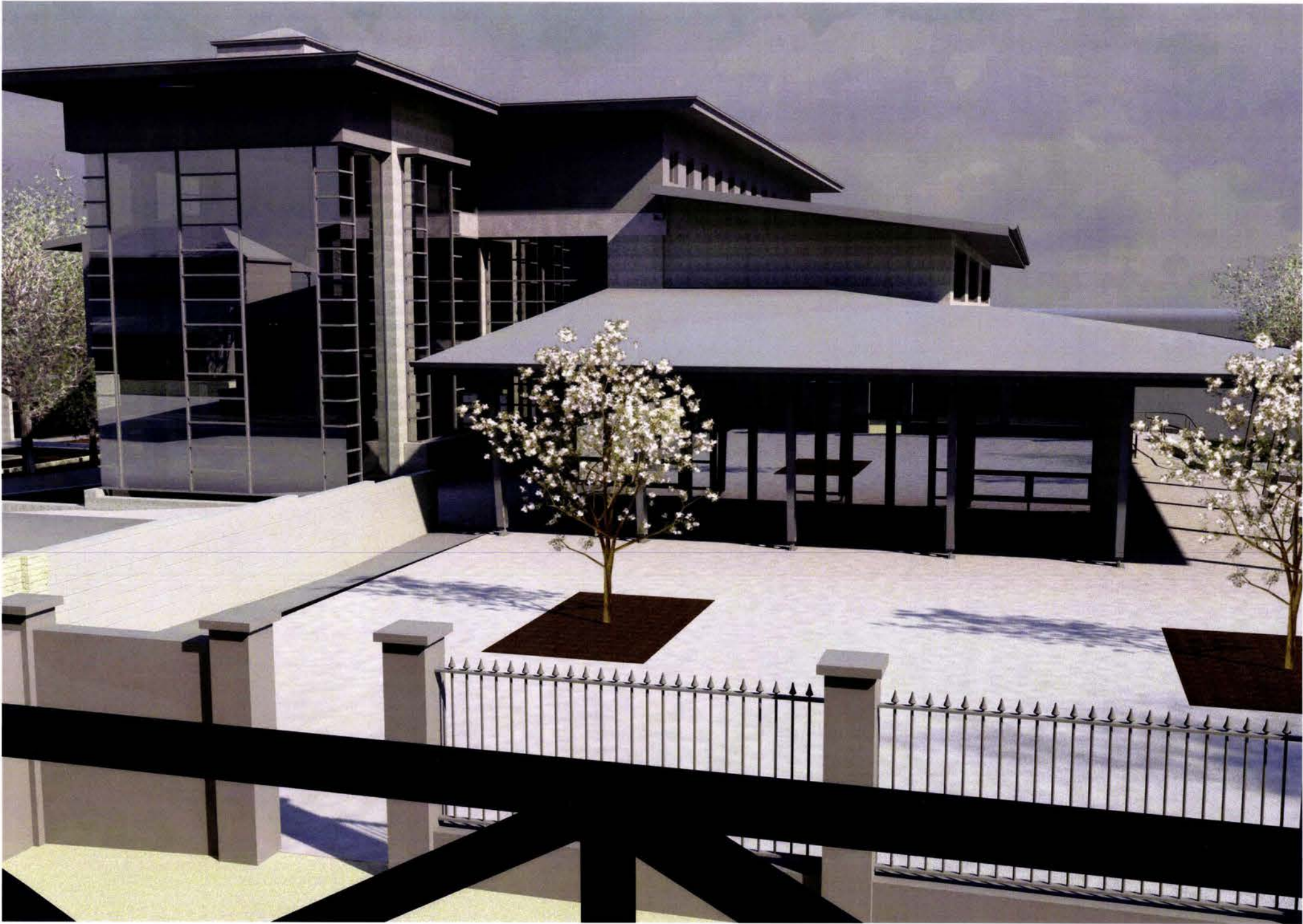


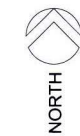
Muswellbrook Shire Council Proposed Tertiary Education Centre

Lots 3 + 4 DP11221
Hill Street
Muswellbrook



PROPOSED DEVELOPMENT VIEWED FROM LOXTON HOUSE BALCONY

DRAWING LIST	
Sheet Number	Sheet Name
A01	SITE LOCALITY AERIAL PLAN
A02	SITE SURVEY AND ANALYSIS PLAN
A03	SITE PHOTOGRAPHS
A04	SITE PLAN
A05	LOWER GROUND FLOOR PLAN
A06	GROUND FLOOR PLAN
A07	FIRST FLOOR PLAN
A08	SECOND FLOOR PLAN
A09	NORTH + WEST ELEVATIONS
A10	EAST + SOUTH ELEVATIONS
A11	SECTIONS 01 + 02
A12	SECTIONS 03 + 04
A13	SHADOW DIAGRAMS JUNE 22
A14	ARTIST'S VIEWS - 1
A15	ARTIST'S VIEWS - 2



BEAUTIFUL STREET - SLOPES TO WEST WITH JACARANDA TREES AND ANGLED PARKING DRIVEWAYS TO LOXTON HOUSE AND VISITOR INFORMATION CENTRE WILL BE DELETED WHICH RESULTS IN 4 ADDITIONAL PARKING SPACES

VISITOR INFORMATION CENTRE SINGLE STOREY BUILDING TO BE DEMOLISHED

LOXTON HOUSE - HERITAGE BUILDING THREE STOREY MIXED USE

PRIVATE COMMERCIAL PREMISES SINGLE AND TWO STOREY OFFICE BUILDING

WEIDMANN COTTAGE - HERITAGE BUILDING TWO STOREY BUILDING

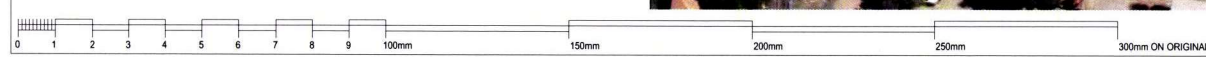
MUSWELLBROOK PUBLIC LIBRARY SINGLE AND TWO STOREY PUBLIC BUILDING

HOLDEN CAR DEALERSHIP SHOWROOM AND WORKSHOPS

UNITING CHURCH SINGLE STOREY BUILDING

ANGLICAN CHURCH CURTILAGE

COMMERCIAL PREMISES SINGLE STOREY BUILDING



PHOTOGRAPH BY COURTESY OF MUSWELLBROOK SHIRE COUNCIL

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SITE LOCALITY AERIAL PLAN

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DATE	SCALE
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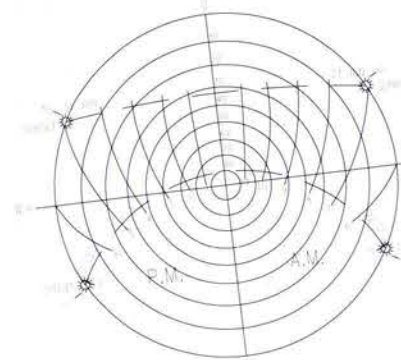
533	DA3	A01
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PLOT DATE: 12/08/2014 12:40:13 PM

HILL STREET

SINGLE RESIDENCE ON
NORTH SIDE OF STREET
REMAINDER OF BUILDINGS
COMMERCIAL PREMISES
ANGLED PARKING

NOTE: THE PROPOSED WORK WILL REMOVE THE DRIVEWAYS TO LOXTON HOUSE
AND THE VISITOR INFORMATION CENTRE. THIS WILL RESULT IN AN ADDITIONAL
FOUR PARKING SPACES ON THE SOUTH SIDE OF HILL STREET.



SEASONAL SOLAR MOVEMENT DIAGRAM
TIMES ARE EASTERN STANDARD

LOXTON HOUSE	
DATE: 2014/08/01	TIME: 10:00 AM
LEGEND	
1. SITE BOUNDARY	2. BUILDING TO BE DEMOLISHED
3. OUTLINE OF PROPOSED DEVELOPMENT AT GROUND FLOOR LEVEL	4. OUTLINE OF EXISTING BUILDINGS TO REMAIN
5. OUTLINE OF EXISTING PRIVATELY OWNED BUILDING	6. EXISTING TREE TO BE RETAINED
7. EXISTING TREE TO BE REMOVED	

- SITE BOUNDARY
- [Hatched Box] BUILDING TO BE DEMOLISHED
- [Dashed Box] OUTLINE OF PROPOSED DEVELOPMENT AT GROUND FLOOR LEVEL
- [Solid Box] OUTLINE OF EXISTING BUILDINGS TO REMAIN
- [Solid Box] OUTLINE OF EXISTING PRIVATELY OWNED BUILDING
- [Yellow Circle] EXISTING TREE TO BE RETAINED
- [White Circle] EXISTING TREE TO BE REMOVED

DATE	NOTE REGARDING HILL STREET PARKING	26-6-2014
ISSUE	REVISION	DATE
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SITE SURVEY AND ANALYSIS PLAN

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DATE	AUGUST 2014	SCALE	1 : 200
PROJECT NUMBER	533	SHEET	DA3 A02
DATE	12/08/2014 12:40:41 PM		

GREAT NORTHERN RAILWAY

NOISE GENERATED BY
PASSING RAILWAY VEHICLESBRIDGE STREET
NOISE GENERATED BY
PASSING VEHICLES

PHOTO 15

PHOTO 16

PHOTO 17

PHOTO 18

PHOTO 19

PHOTO 20

PHOTO 21

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PHOTO 01: Car park in foreground + Library in background



PHOTO 02: Car park in foreground + Library in right background + Tourist Info in left background



PHOTO 03: Hill Street in foreground + Tourist Info in background



PHOTO 04: Hill Street in foreground + Loxton House in background



PHOTO 05: Hill Street in foreground + Tourist Info in background



PHOTO 06: Hill Street in foreground + Tourist Info + Car Park in background



PHOTO 07: Loxton House in left foreground + Tourist Info in right foreground



PHOTO 08: Hill Street in foreground + Loxton House in foreground and Tourist Info in background



PHOTO 09: Loxton House, Commercial Building + Tourist Info building



PHOTO 10: Tourist Info viewed from Loxton House car park



PHOTO 11: Loxton House car park in foreground + Loxton House in background



PHOTO 12: Loxton House and car park



PHOTO 13: Loxton House viewed from Bridge Street



PHOTO 14: Commercial Building viewed from Bridge Street



PHOTO 15: Weidmann Cottage viewed from Bridge Street



PHOTO 15: Library Forecourt and Weidmann Cottage



PHOTO 16: Library Forecourt, Library and Weidmann Cottage



PHOTO 17: Library, library forecourt and Weidmann Cottage



PHOTO 18: Rear of Tourist Info, Loxton House and Commercial Building



PHOTO 19: Car park in foreground + Tourist Info, Loxton House + Commercial Building in background



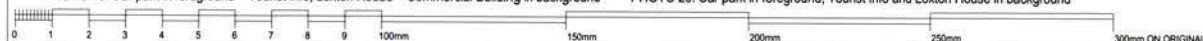
PHOTO 20: Car park in foreground, Tourist Info and Loxton House in background



PHOTO 20: Car park in foreground, Tourist Info, Loxton House + Commercial building in background



PHOTO 20: Car park in foreground and Library in background



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SITE PHOTOGRAPHS

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DATE	SCALE	ISSUE	DRAWING NUMBER
AUGUST 2014			
533	DA3	A03	

PLOT DATE: 12/08/2014 12:41:03 PM

PROJECT DETAILS

SITE AREA	7375.09 m ²
EXISTING BUILDING G.F.A.	
*LOXTON HOUSE	648 m ²
*VISITOR INFORMATION CENTRE	120 m ²
*WEIDMANN COTTAGE	94 m ²
*LIBRARY - LOWER LEVEL	626 m ²
*LIBRARY - UPPER LEVEL	826 m ²
TOTAL	2314 m ²
EXISTING SITE COVERAGE - BUILDING	19.2%
EXISTING SITE COVERAGE - PARKING	36.4%
EXISTING FLOOR SPACE RATIO	0.32 : 1
AREA OF BUILDING TO BE DEMOLISHED	120 m ²
PROPOSED BUILDING G.F.A.	
*LOWER GROUND FLOOR	23 m ²
*GROUND FLOOR	482 m ²
*FIRST FLOOR	643 m ²
*SECOND FLOOR	234 m ²
TOTAL	1382 m ²
EXISTING CAR PARKING SPACES	86 spaces
PROPOSED CAR PARKING SPACES	65 spaces
NOTE: EXISTING PARKING REDUCED BY 21 FOUR ADDITIONAL SPACES ON HILL STREET MADE AVAILABLE WITH REMOVAL OF DRIVEWAYS TO LOXTON HOUSE AND VISITOR INFORMATION CENTRE	
PROPOSED SITE COVERAGE - BUILDING	25.5%
PROPOSED SITE COVERAGE - PARKING	25.6%
PROPOSED FLOOR SPACE RATIO	0.49 : 1
NUMBER OF PROPOSED OCCUPANTS	
*T.E.C. - STAFF	10 people
*T.E.C. - STUDENTS	90 people

DA3	SECOND FLOOR ROOF ALTERED	11-8-2014
DA2	PROPOSED CAR PARKING NOTE ALTERED	26-6-2014
DA1	APPROXIMATE LOCATION OF SEWER SERVICE ADDED	14-5-2014
ISSUE	REVISION	DATE

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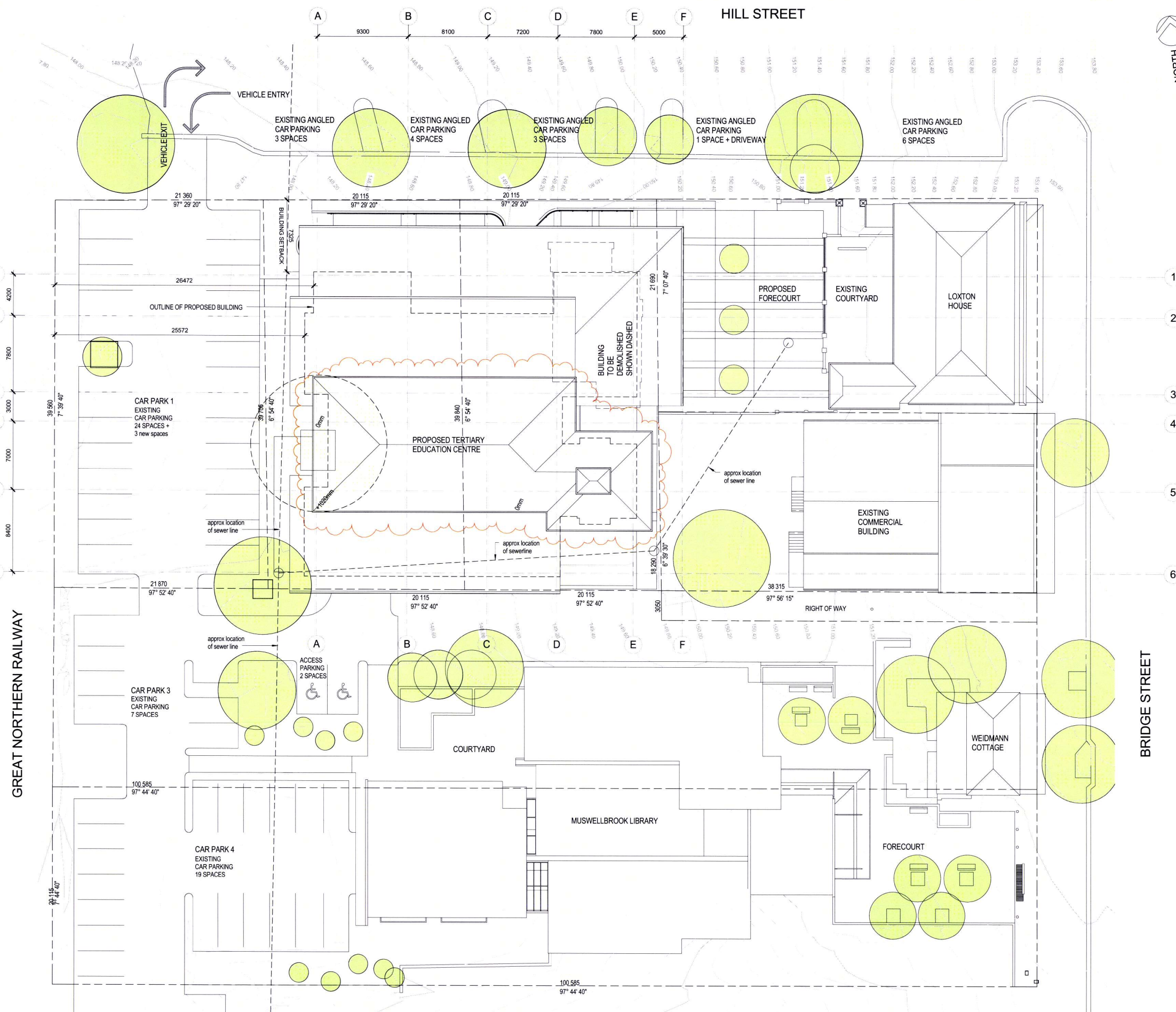
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SHEET REFERENCE
SITE PLAN

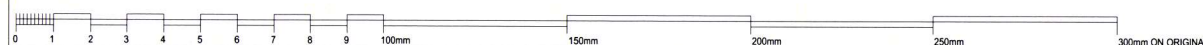
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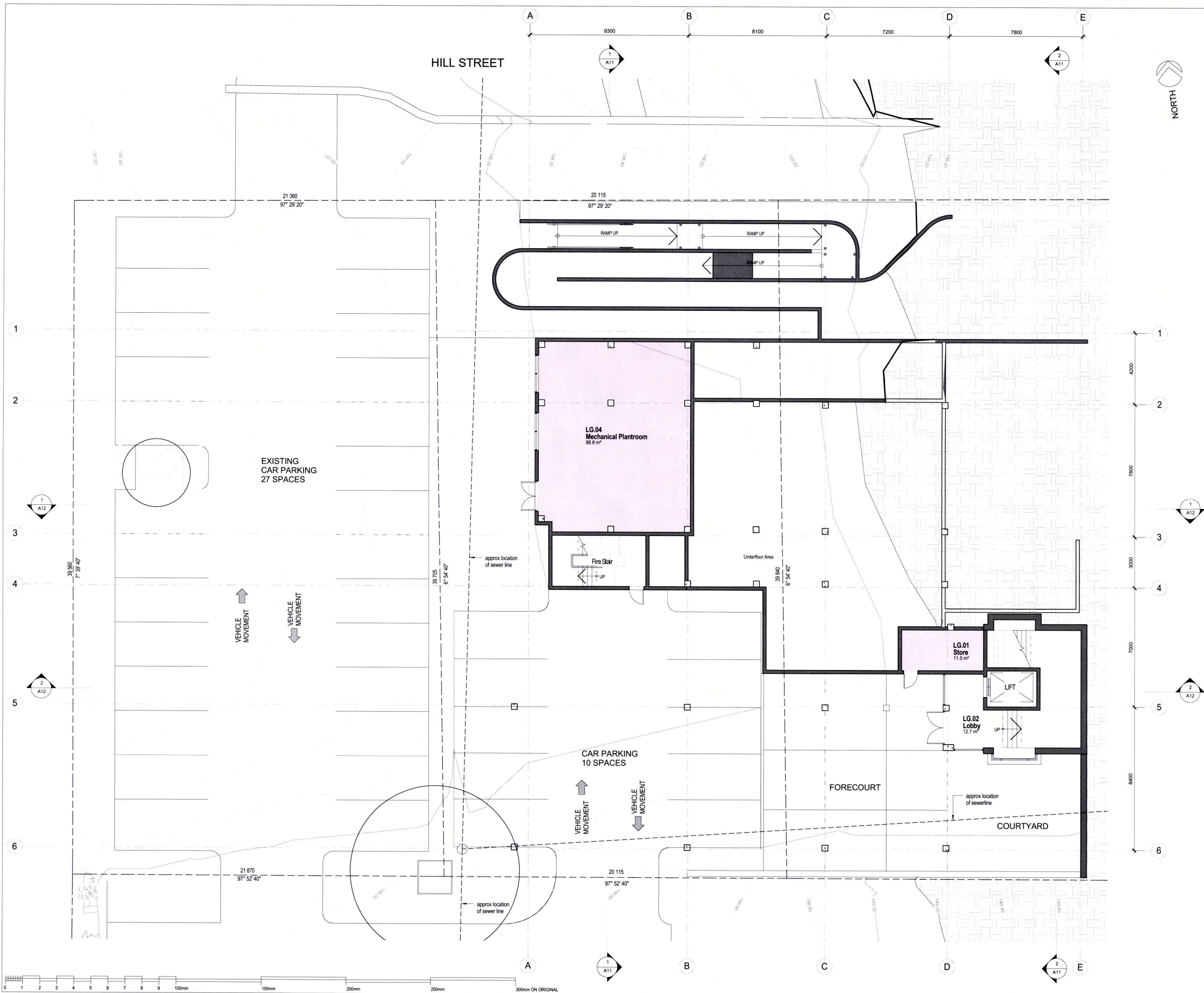
DATE	AUGUST 2014	SCALE	1 : 200
PROJECT NUMBER	533	ISSUE	DA3
DRAWING NUMBER	A04		
PLOT DATE:	12/08/2014 8:03:35 AM		



Site - Stage 1
SCALE 1 : 200

NOTE: REFER TO LANDSCAPE CONCEPT PLANS FOR DETAILS OF PROPOSED LANDSCAPE WORK.
REFER TO STORMWATER CONCEPT PLANS FOR DETAILS OF PROPOSED STORMWATER DISPOSAL, COLLECTION AND RE-USE.





DA2	2 CAR SPACES ADDED	26-6-2014
DA1	APPROXIMATE LOCATION OF SEWER SERVICE ADDED	14-5-2014
ISSUE	REVISION	DATE

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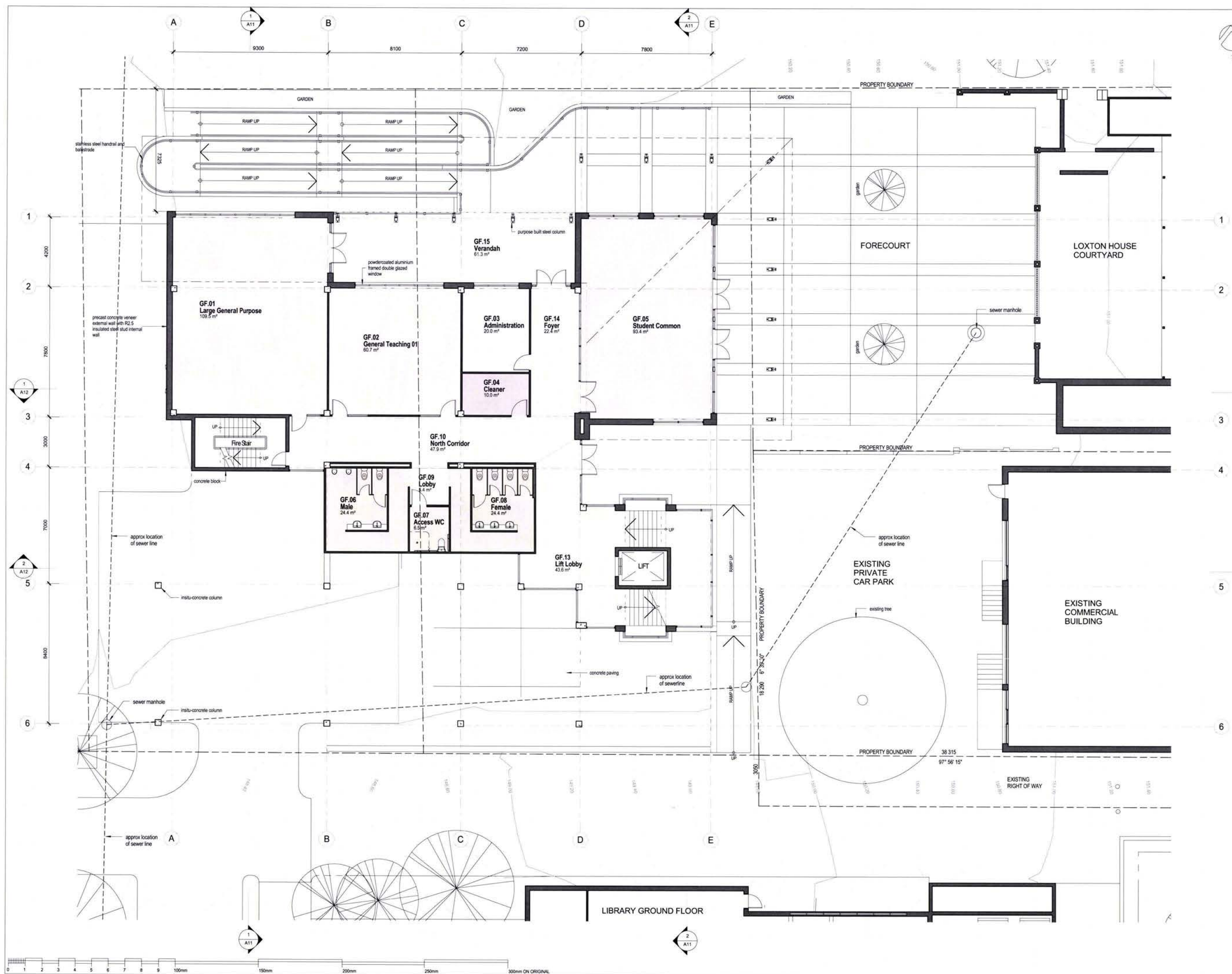
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LOWER GROUND FLOOR PLAN

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DRAWN	CHECKED
DATE: AUGUST 2014	SCALE: 1:100
PROJECT NUMBER	ISSUE
533	DA3
	A05
PLOT DATE: 12/08/2014 12:41:31 PM	



ISSUE	REVISION	DATE
DA1	APPROXIMATE LOCATION OF SEWER SERVICE ADDED	14-5-2014

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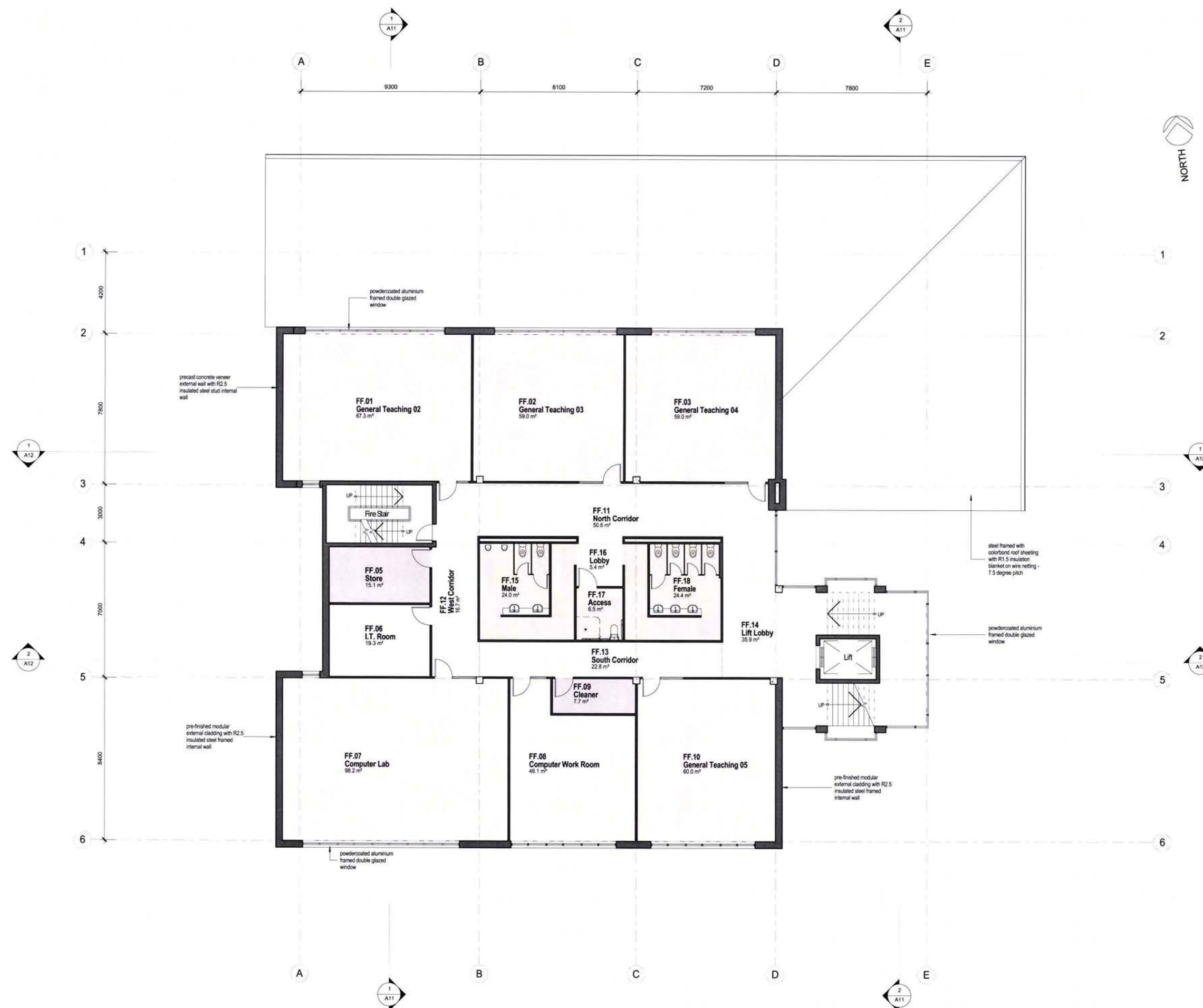
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SHEET REFERENCE
GROUND FLOOR PLAN

DATE	SCALE	ISSUE	DRAWING NUMBER
AUGUST 2014	1 : 100	DA3	A06

533

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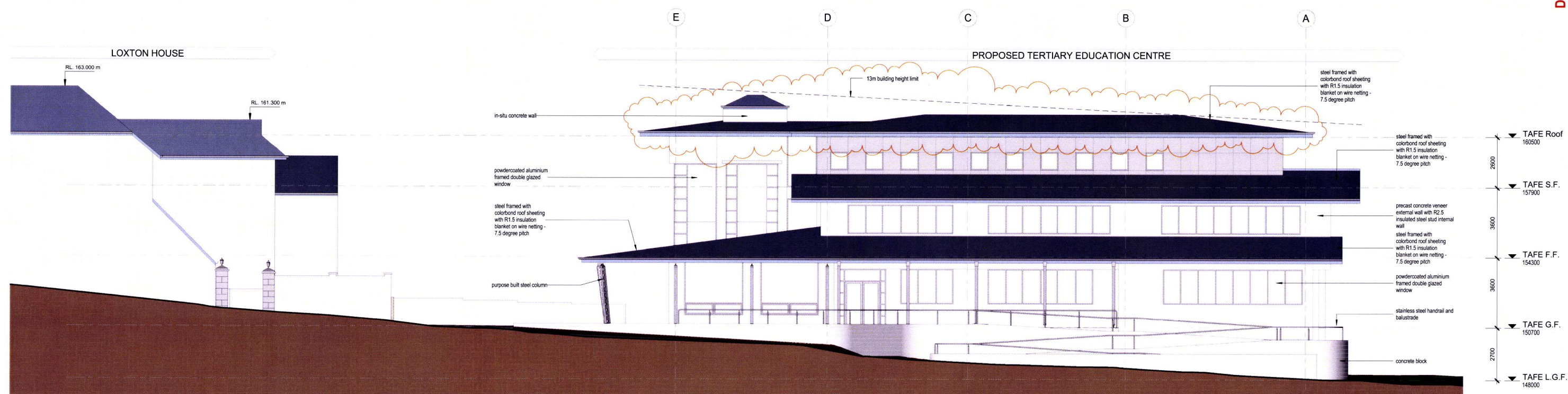
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FIRST FLOOR PLAN

WORK TO FIGURED DIMENSIONS ONLY
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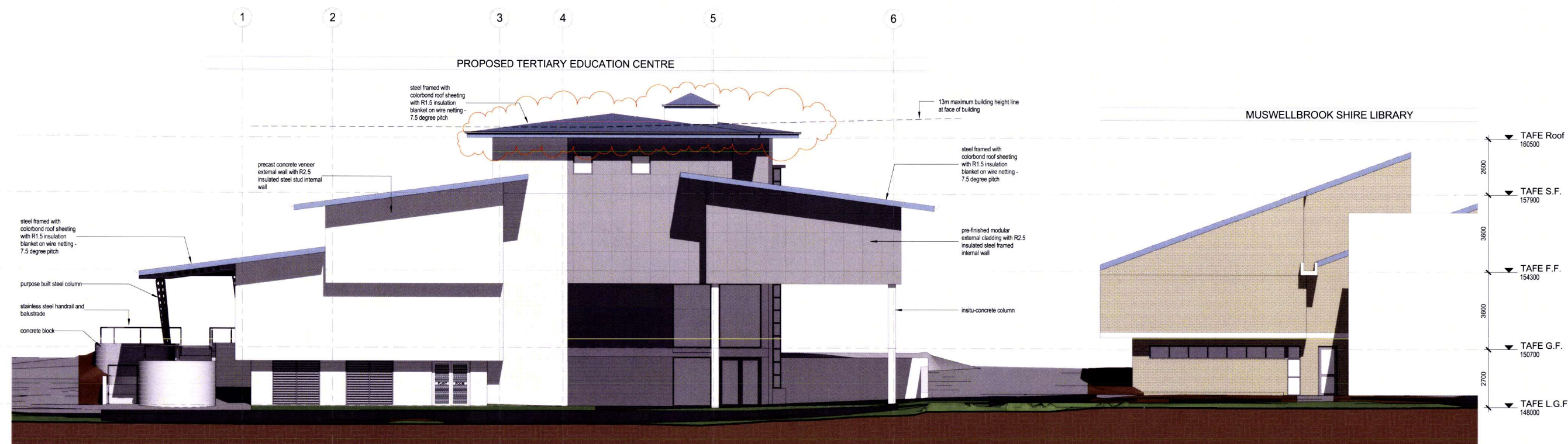
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DATE: AUGUST 2014		SCALE: 1:100	
PROJECT NUMBER	ISSUE	DRAWING NUMBER	
533	DA3	A07	
PLOT DATE: 12/08/2014 12:42:14 PM			

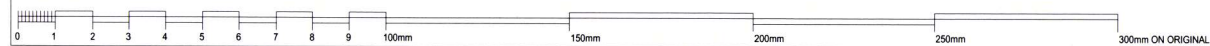
PLOT DATE: 12/08/2014 12:42:14 PM



NORTH ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100



DA3	SECOND FLOOR ROOF ALTERED	11-8-2014
ISSUE	REVISION	DATE

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SHEET REFERENCE
**NORTH + WEST
ELEVATIONS**

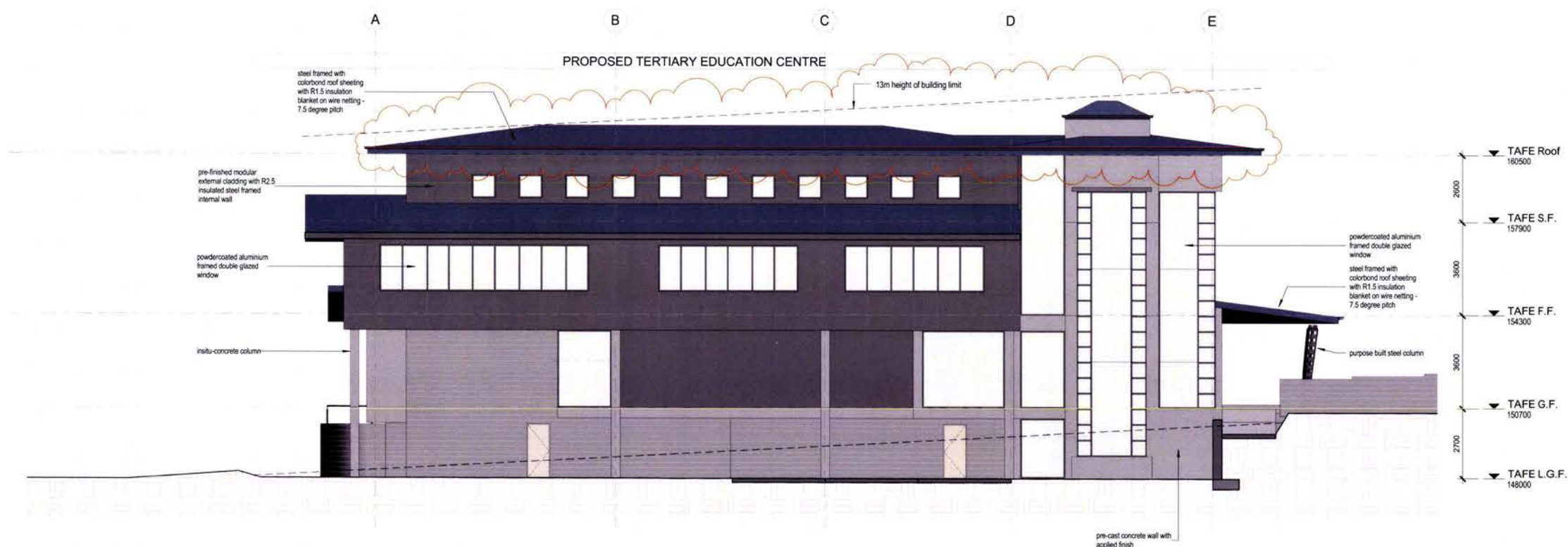
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DATE	AUGUST 2014	SCALE	1 : 100
PROJECT NUMBER	533	ISSUE	DA3
DRAWING NUMBER	A09		

PLOT DATE: 12/08/2014 8:02:49 AM



EAST ELEVATION (Bridge Street)
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100



DA3	SECOND FLOOR ROOF ALTERED	11-8-2014
ISSUE	REVISION	DATE

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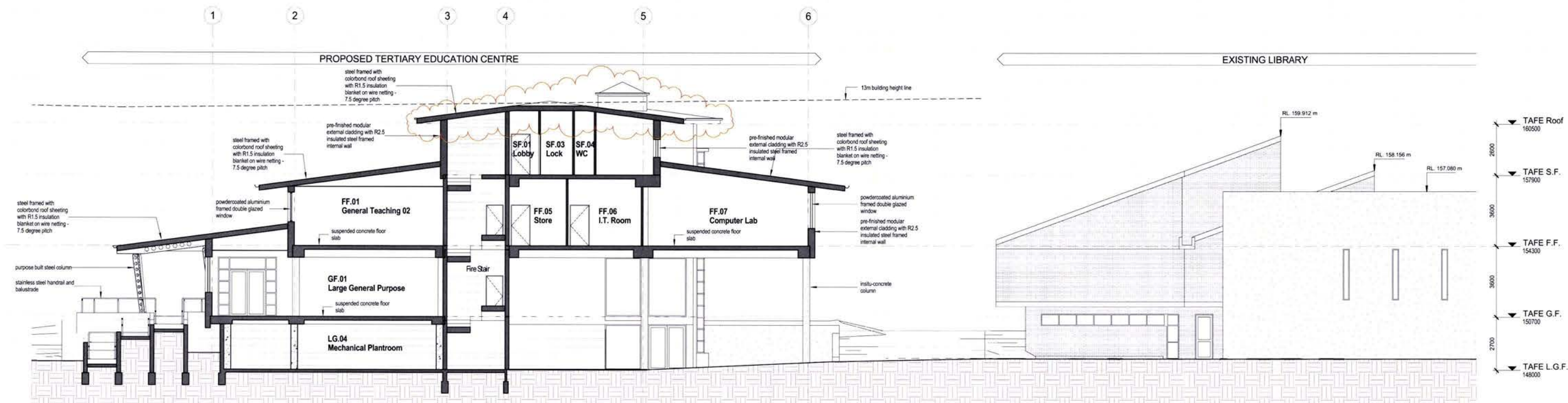
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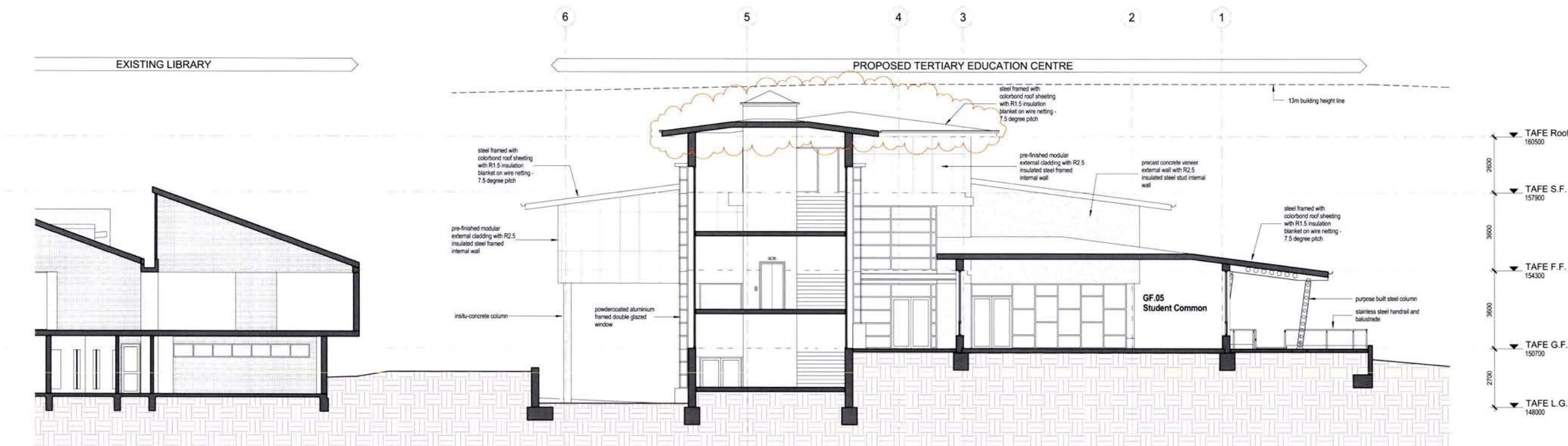
SHEET REFERENCE
**EAST + SOUTH
ELEVATIONS**

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DATE	AUGUST 2014	SCALE	1 : 100
PROJECT NUMBER	533	ISSUE	DA3
DRAWING NUMBER	A10		
PLOT DATE:	12/08/2014 8:02:17 AM		



1
A11 STAGE 1 - SECTION 01
1:100



2
A11 STAGE 1 - SECTION 02
1:100

DA3	SECOND FLOOR ROOF ALTERED	11-8-2014
ISSUE	REVISION	DATE

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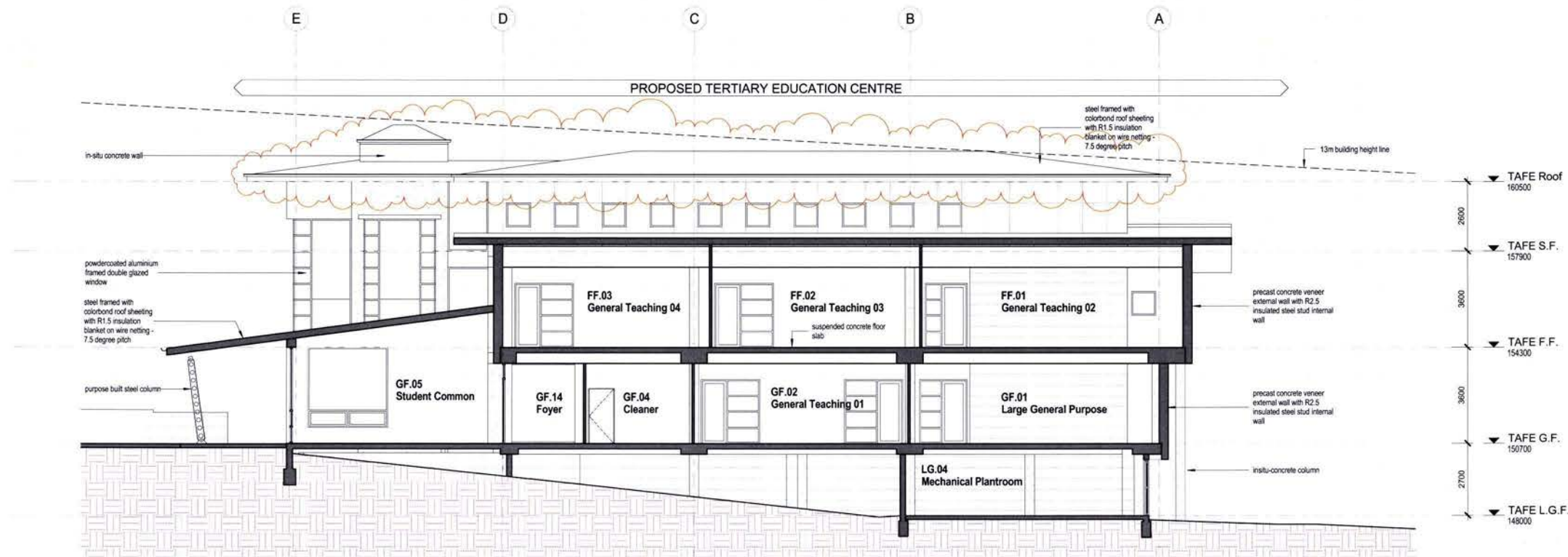
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Muswellbrook**

SECTIONS 01 + 02

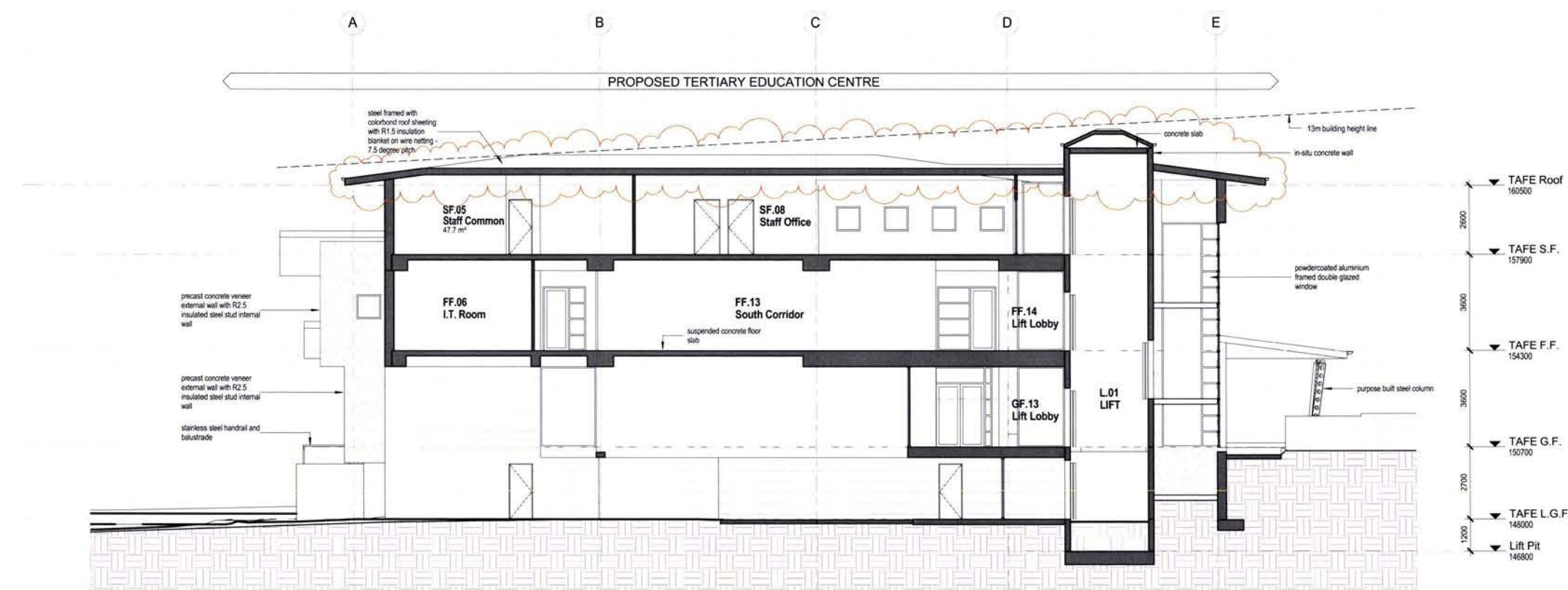
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PROJECT NUMBER	533	ISSUE	DA3
CHECKED		DRAWING NUMBER	A11
PLOT DATE:	12/08/2014 8:01:45 AM		





1
A12
STAGE 1 - SECTION 03
1: 100



2
A12
STAGE 1 - SECTION 04
1: 100

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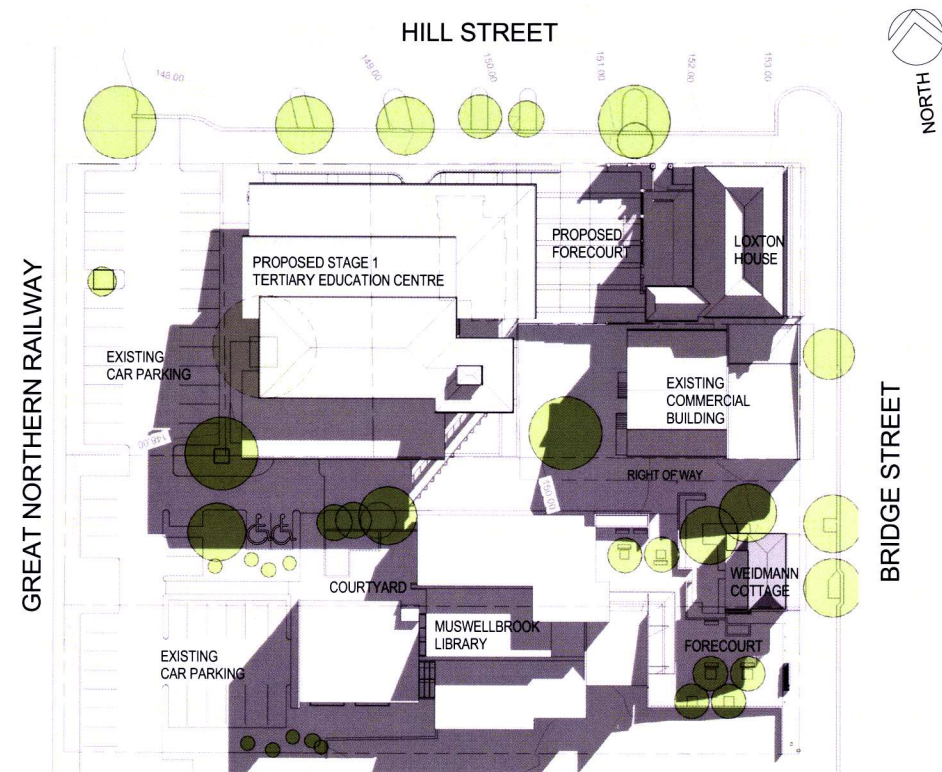
SHEET REFERENCE
SECTIONS 03 + 04

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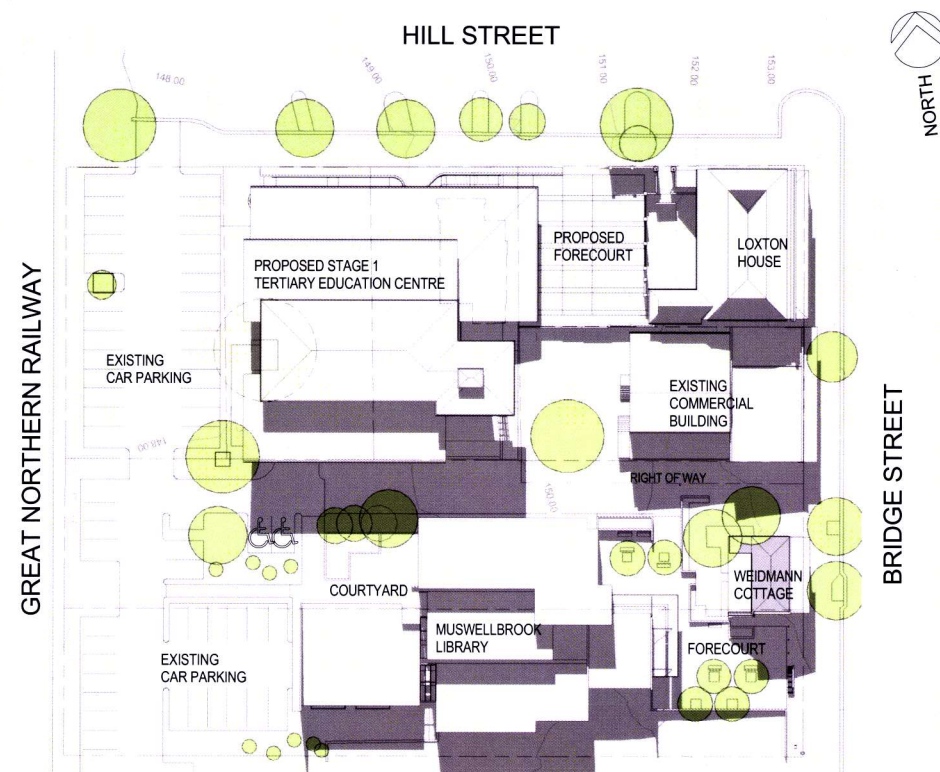
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PROJECT NUMBER	ISSUE
533	DA3
	A12

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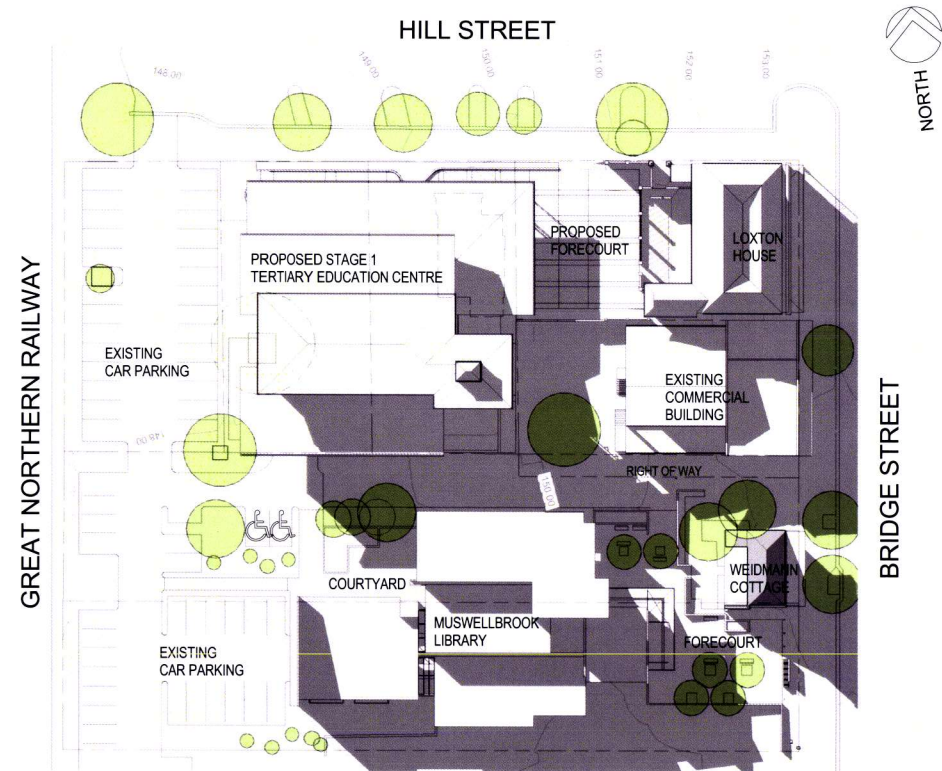




Shadow Diagram 9PM - June 22
SCALE 1 : 500



Shadow Diagram Noon - June 22
SCALE 1 : 500



Shadow Diagram 3PM - June 22
SCALE 1 : 500



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**SHADOW DIAGRAMS
JUNE 22**

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PROPOSED DEVELOPMENT VIEWED FROM CNR HILL + BRIDGE STREETS



PROPOSED DEVELOPMENT VIEWED FROM LIBRARY FORECOURT ON BRIDGE STREET



PROPOSED DEVELOPMENT VIEWED FROM THE N.W. END OF HILL STREET



PROPOSED DEVELOPMENT VIEWED FROM S.W. CORNER OF SITE



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PROJECT Proposed Tertiary Education Centre

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SHEET REFERENCE
ARTIST'S VIEWS - 1

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DATE: AUGUST 2014	SCALE: 1:1
PROJECT NUMBER	SHEET
533	DA3
	A14

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VIEW OF PROPOSED DEVELOPMENT LOOKING N.W. UP BRIDGE STREET



PROPOSED DEVELOPMENT VIEWED FROM LOXTON HOUSE COURTYARD



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ARTIST'S VIEWS - 2

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