

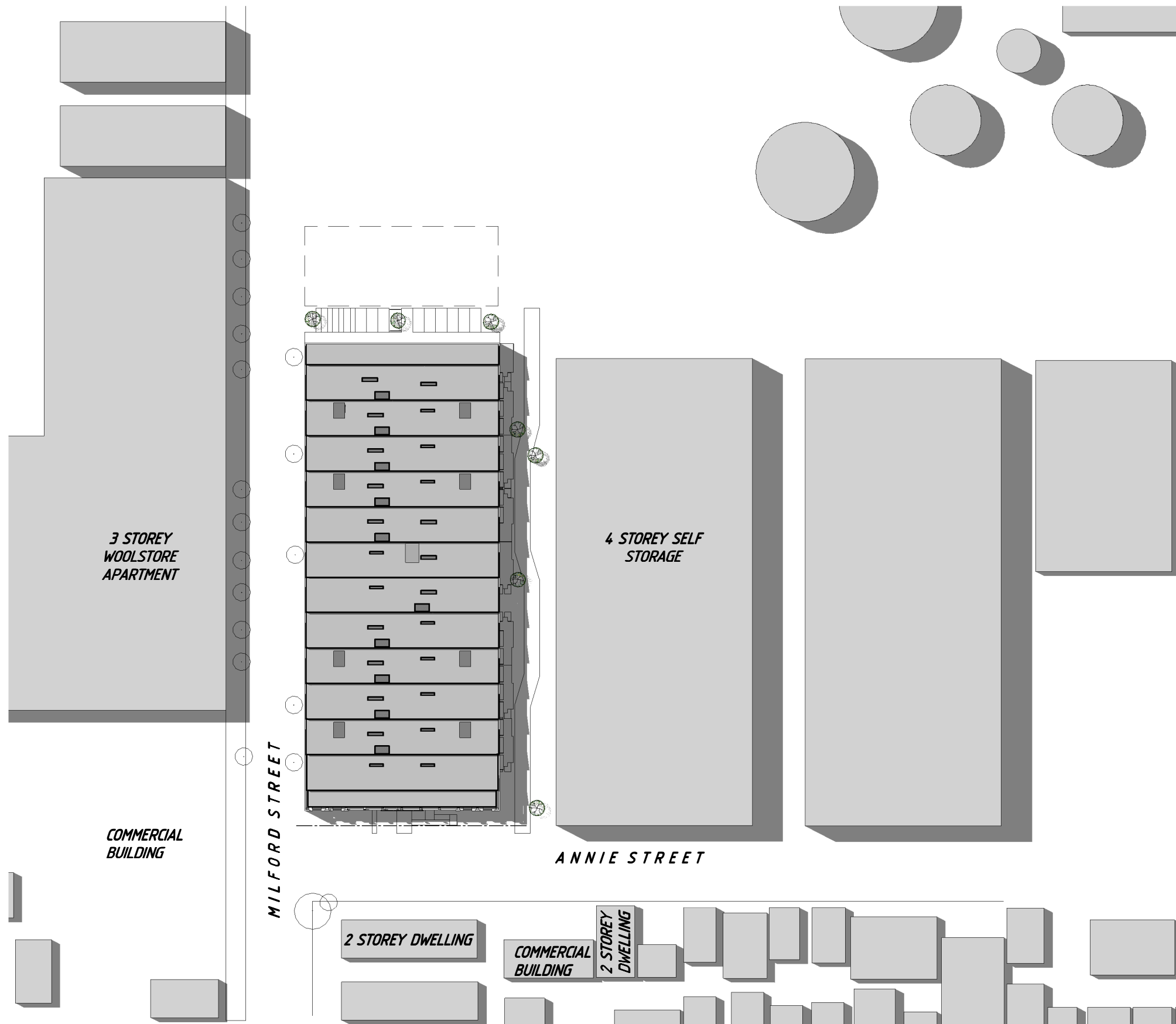
NEWCASTLE WOOLSTORE ONE

AT THE CORNER OF ANNIE & MILFORD STREETS, MATYVILLE, NSW
FOR
INVESTEC

PROJECT NO: 15028
RPD: LOT 1 DP346352

DRAWING LIST

Sheet No.	Sheet Name	Current Revision
DA_000	COVER SHEET	A
DA_001	SITE PLAN	A
DA_002	SITE ELEVATIONS	A
DA_011	EXISTING LEVEL 1-GROUND PLAN	A
DA_012	EXISTING LEVEL 2 PLAN	A
DA_013	EXISTING LEVEL 3 PLAN	A
DA_014	EXISTING LEVEL 4 PLAN	A
DA_015	EXISTING ROOF PLAN	A
DA_050	EXISTING ELEVATION SHEET 01	A
DA_051	EXISTING ELEVATION SHEET 02	A
DA_100	DEMOLITION PLANS	A
DA_201	PLAN LEVEL 1-GROUND	H
DA_202	PLAN LEVEL 2	D
DA_203	PLAN LEVEL 3	E
DA_204	PLAN LEVEL 4	E
DA_204.M	PLAN LEVEL 4 MEZZANINE	D
DA_205	PLAN ROOF	B
DA_300	ELEVATION SHEET 01	C
DA_301	ELEVATION SHEET 02	C
DA_350	SECTION SHEET 01	E
DA_351	SECTION SHEET 02	E
DA_480	WINDOW SCHEDULE	A

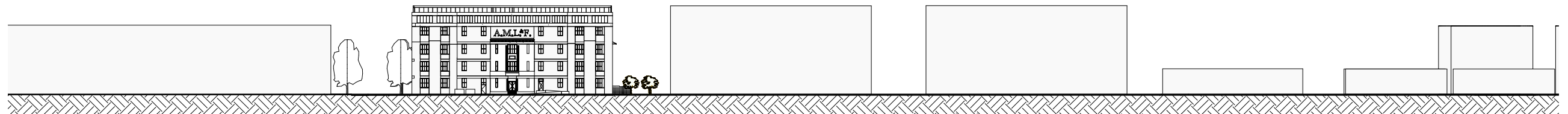


1 SITE PLAN
1 : 1000





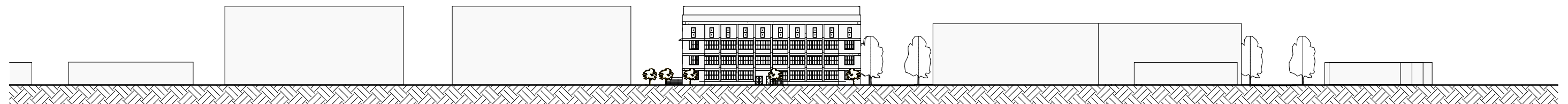
4 SITE ELEVATION - WEST
1 : 1000



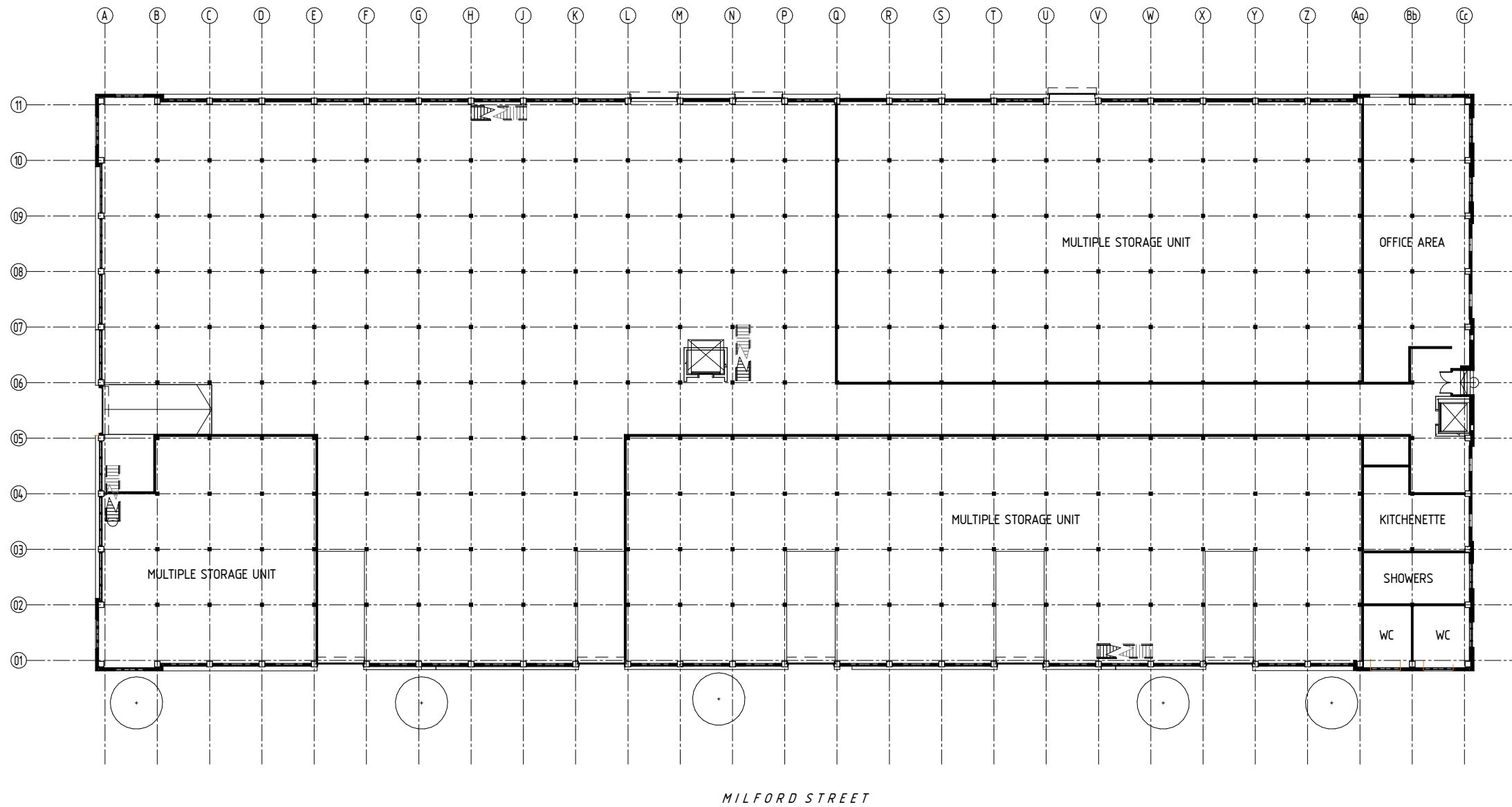
3 SITE ELEVATION - SOUTH
1 : 1000

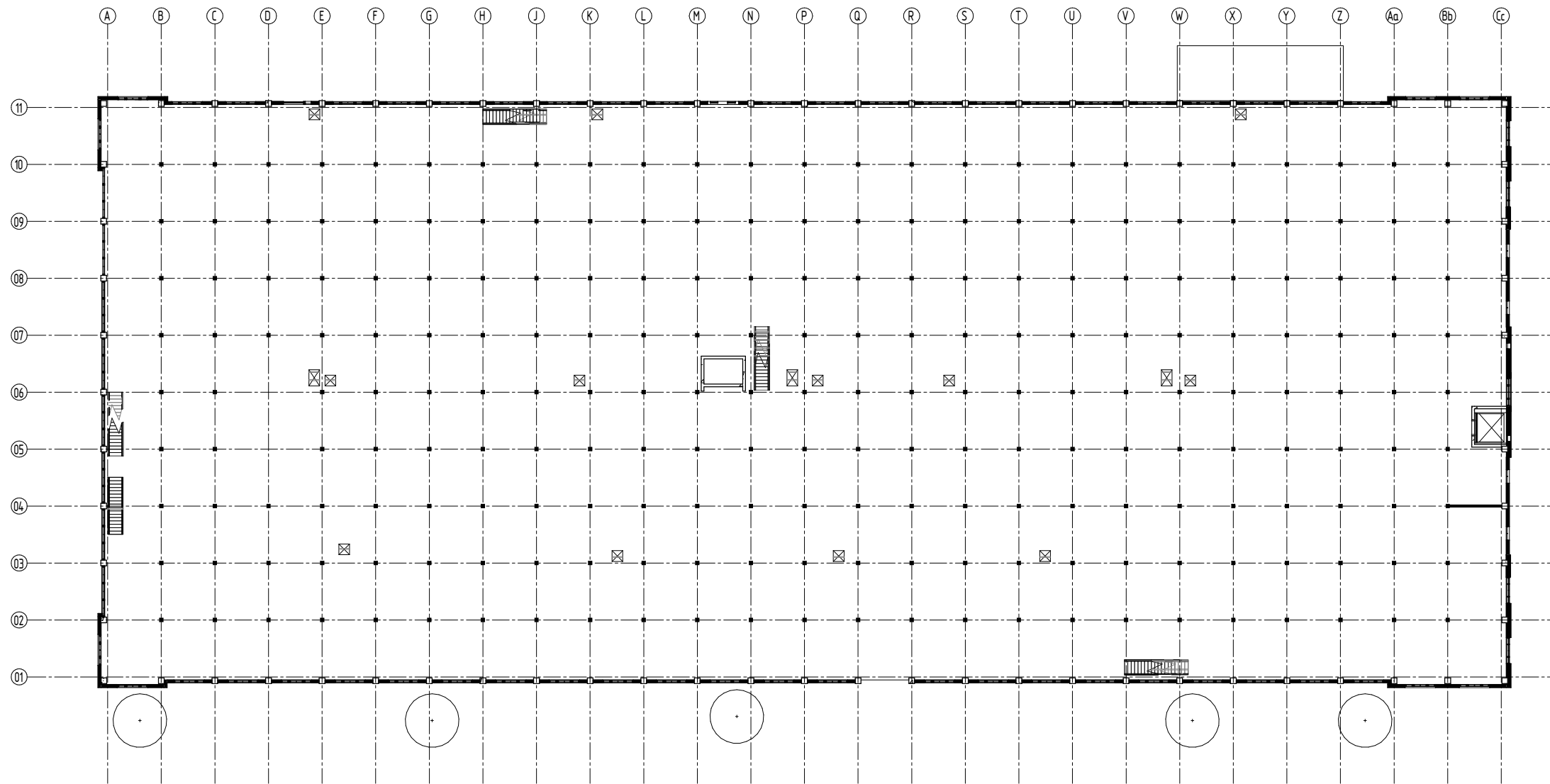


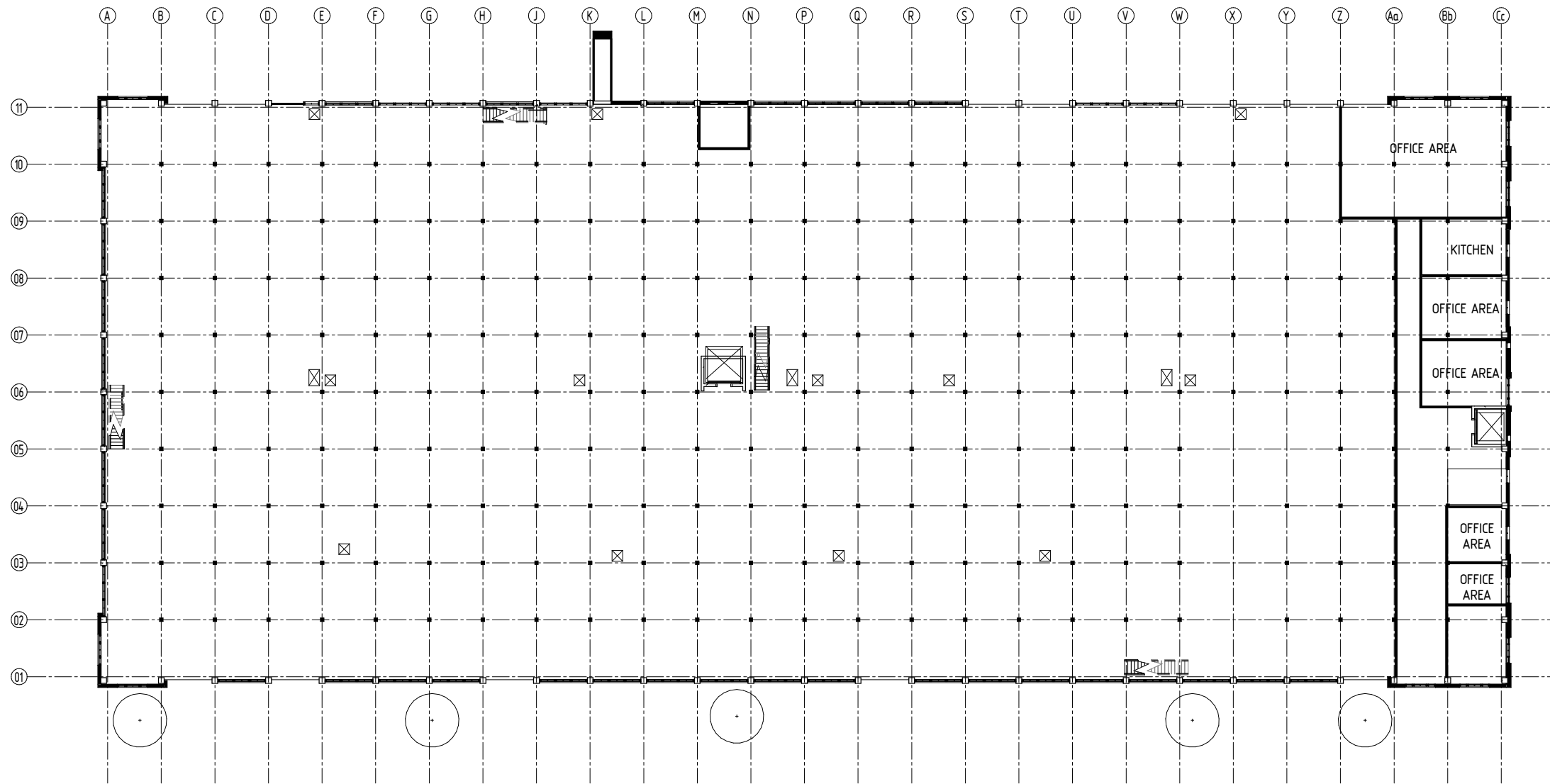
2 SITE ELEVATION - EAST
1 : 1000

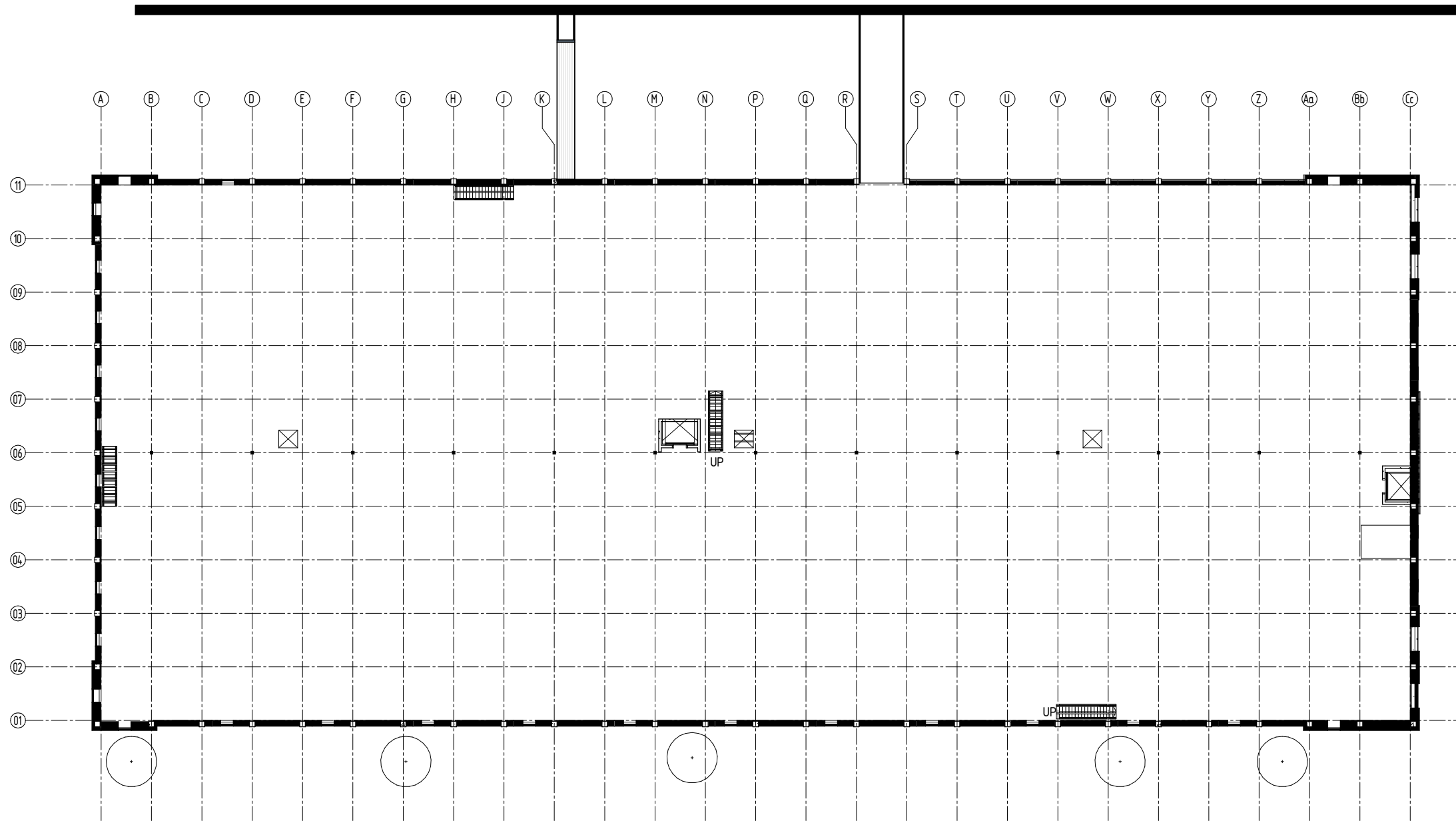


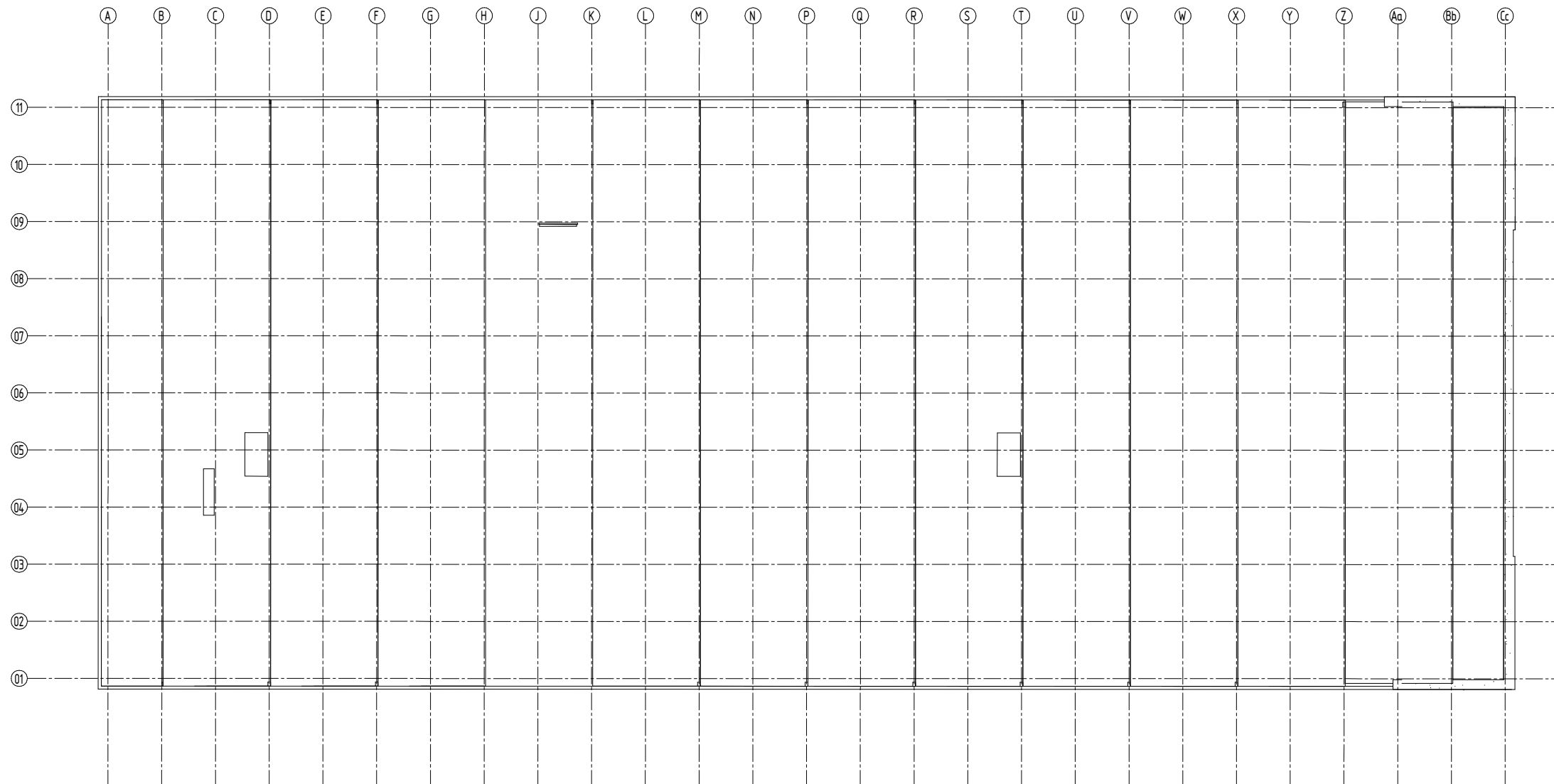
1 SITE ELEVATION - NORTH
1 : 1000





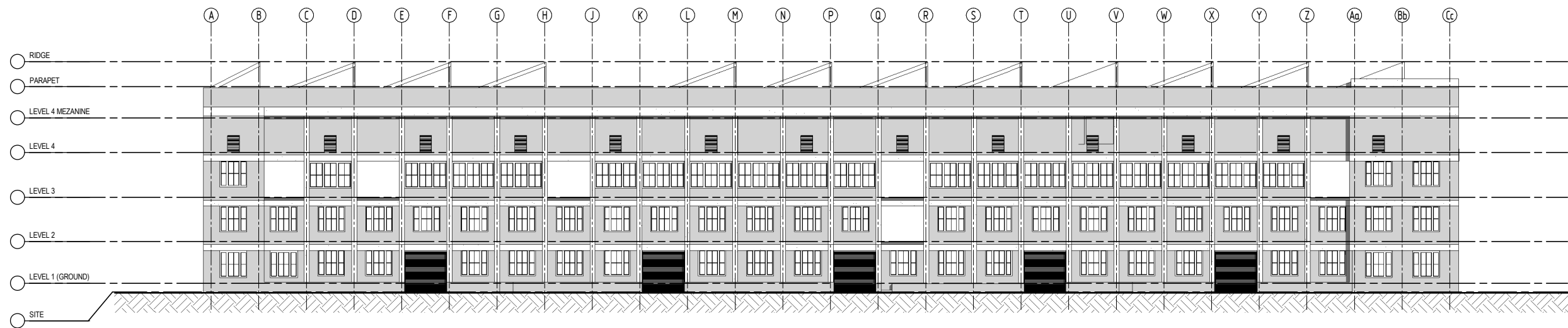




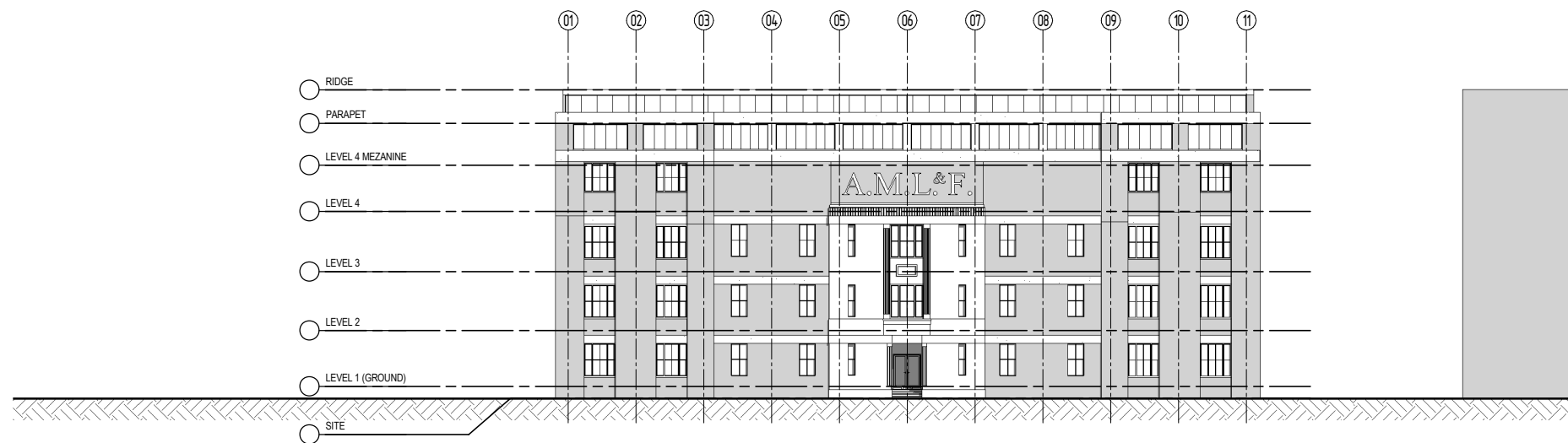


1 EXISTING ROOF PLAN
1 : 400

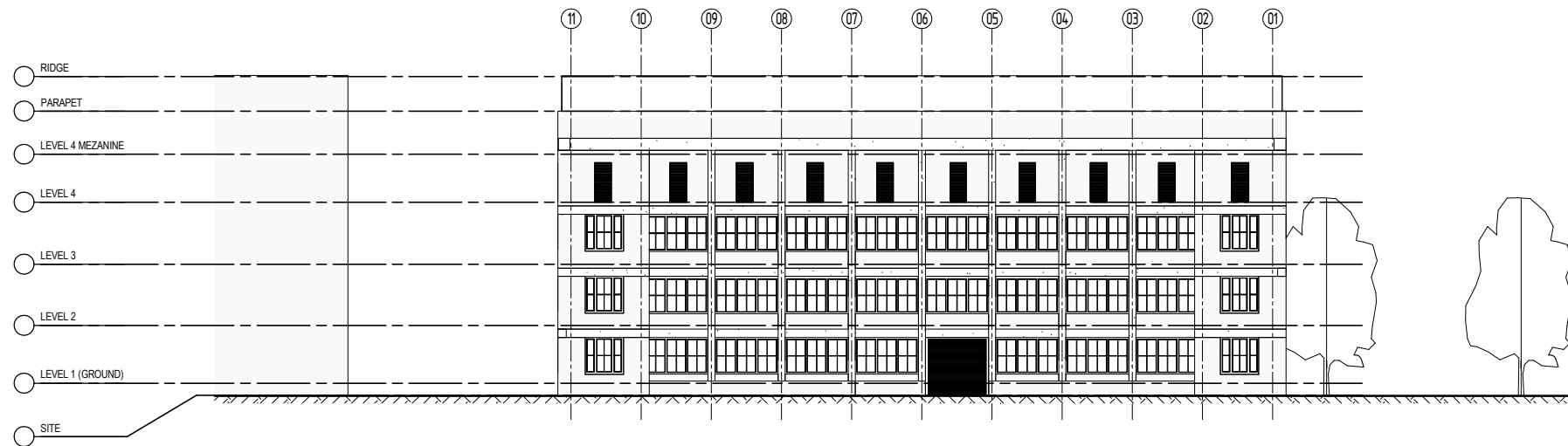




1 WEST ELEVATION
1 : 400



2 SOUTH ELEVATION
1 : 400



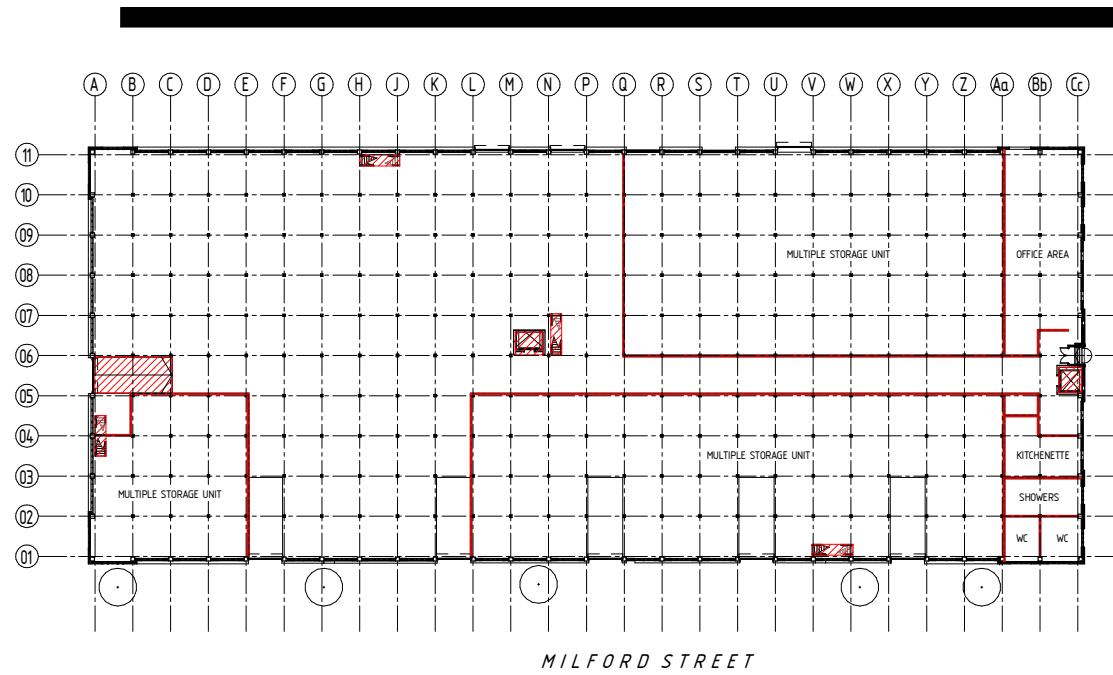
1 NORTH ELEVATION
1 : 400



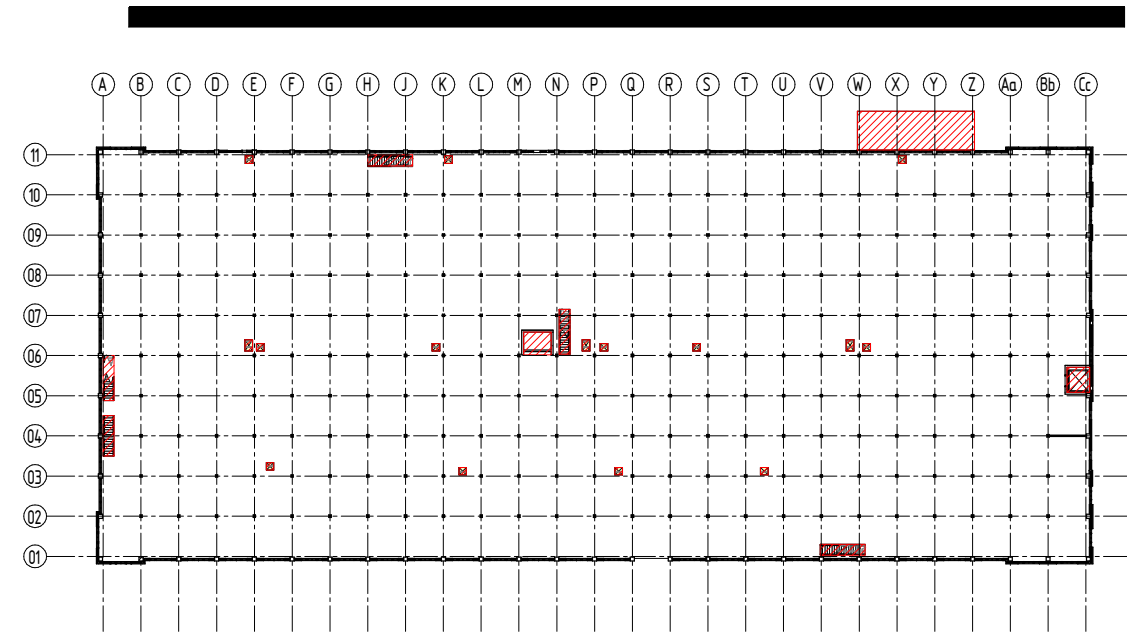
2 EAST ELEVATION
1 : 400

DEMOLITION LEGEND

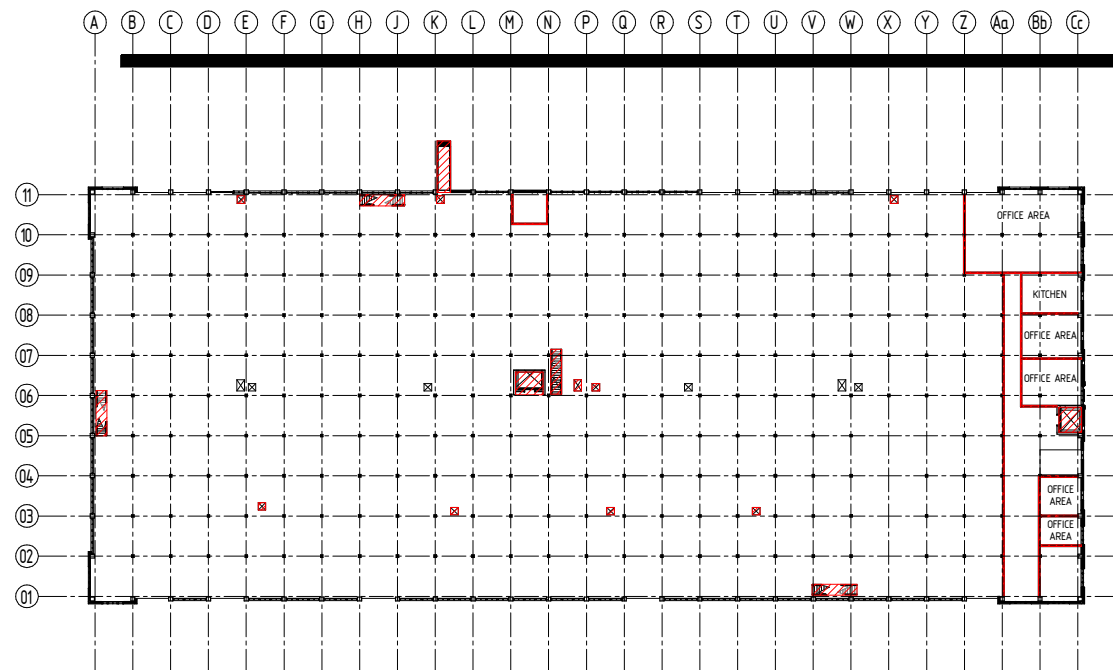
 EXISTING ENTITY TO BE REMOVED AND MADE GOOD



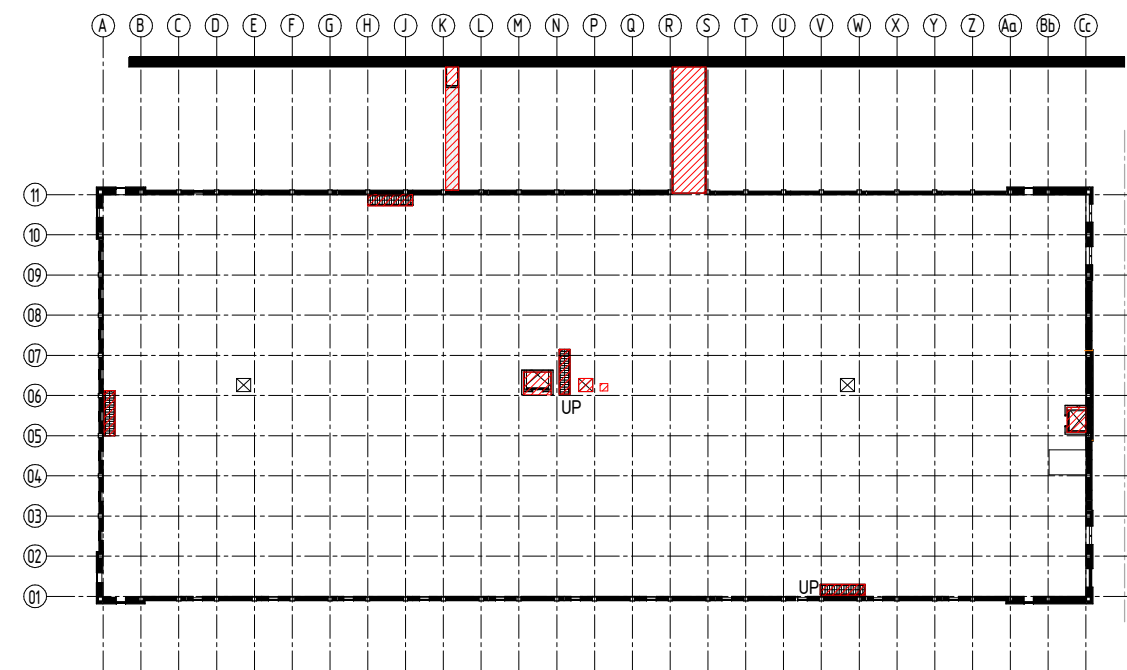
1 DEMOLITION PLAN LEVEL 1 -GROUND
1 : 800



2 DEMOLITION PLAN LEVEL 2
1 : 800



3 DEMOLITION PLAN LEVEL 3
1 : 800



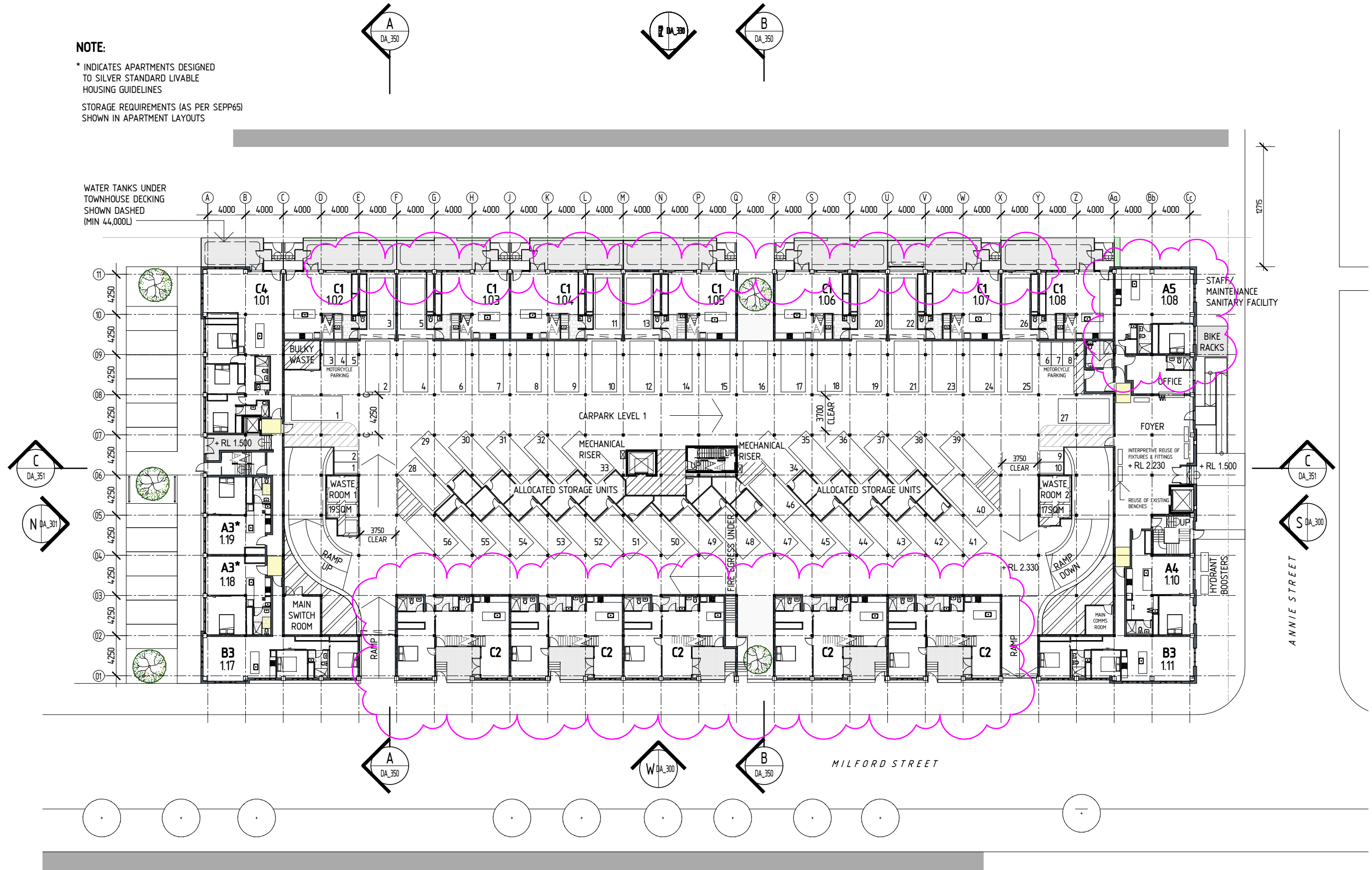
4 DEMOLITION PLAN LEVEL 4
1 : 800

NOTE:

* INDICATES APARTMENTS DESIGNED
TO SILVER STANDARD LIVABLE
HOUSING GUIDELINES

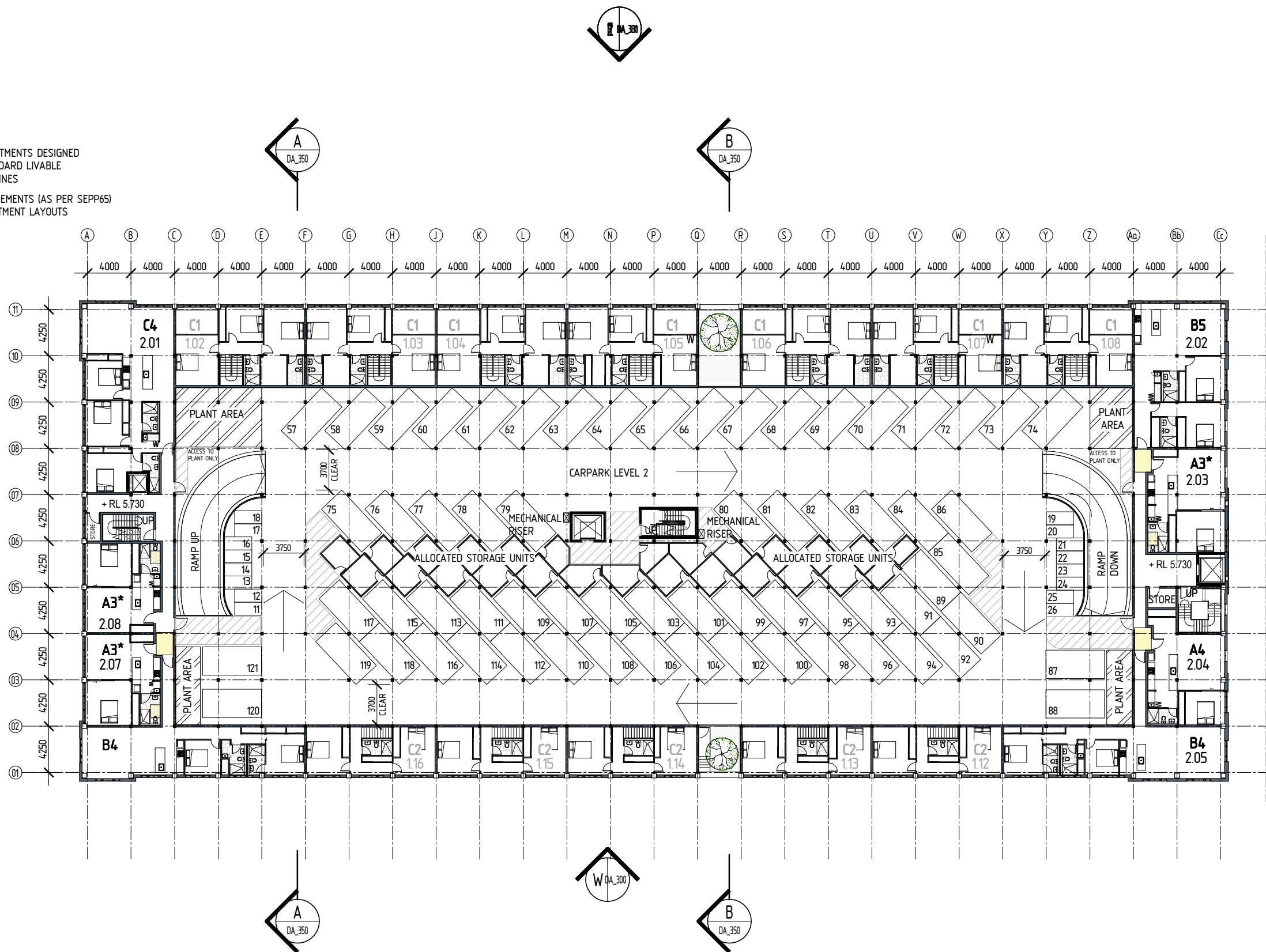
STORAGE REQUIREMENTS (AS PER SEPP65)
SHOWN IN APARTMENT LAYOUTS

WATER TANKS UNDER
TOWNHOUSE DECKING
SHOWN DASHED
(MIN 44,000L)



NOTE:

* INDICATES APARTMENTS DESIGNED
TO SILVER STANDARD LIVABLE
HOUSING GUIDELINES
STORAGE REQUIREMENTS (AS PER SEPP65)
SHOWN IN APARTMENT LAYOUTS



NOTE:

* INDICATES APARTMENTS DESIGNED
TO SILVER STANDARD LIVABLE
HOUSING GUIDELINES

STORAGE REQUIREMENTS (AS PER SEPP65)
SHOWN IN APARTMENT LAYOUTS

CENTRAL CIRCULATION ON LEVELS 3 & 4
TO BE FINISHED & FURNISHED WITH
MATERIALS TO MITIGATE POOR ACOUSTICS

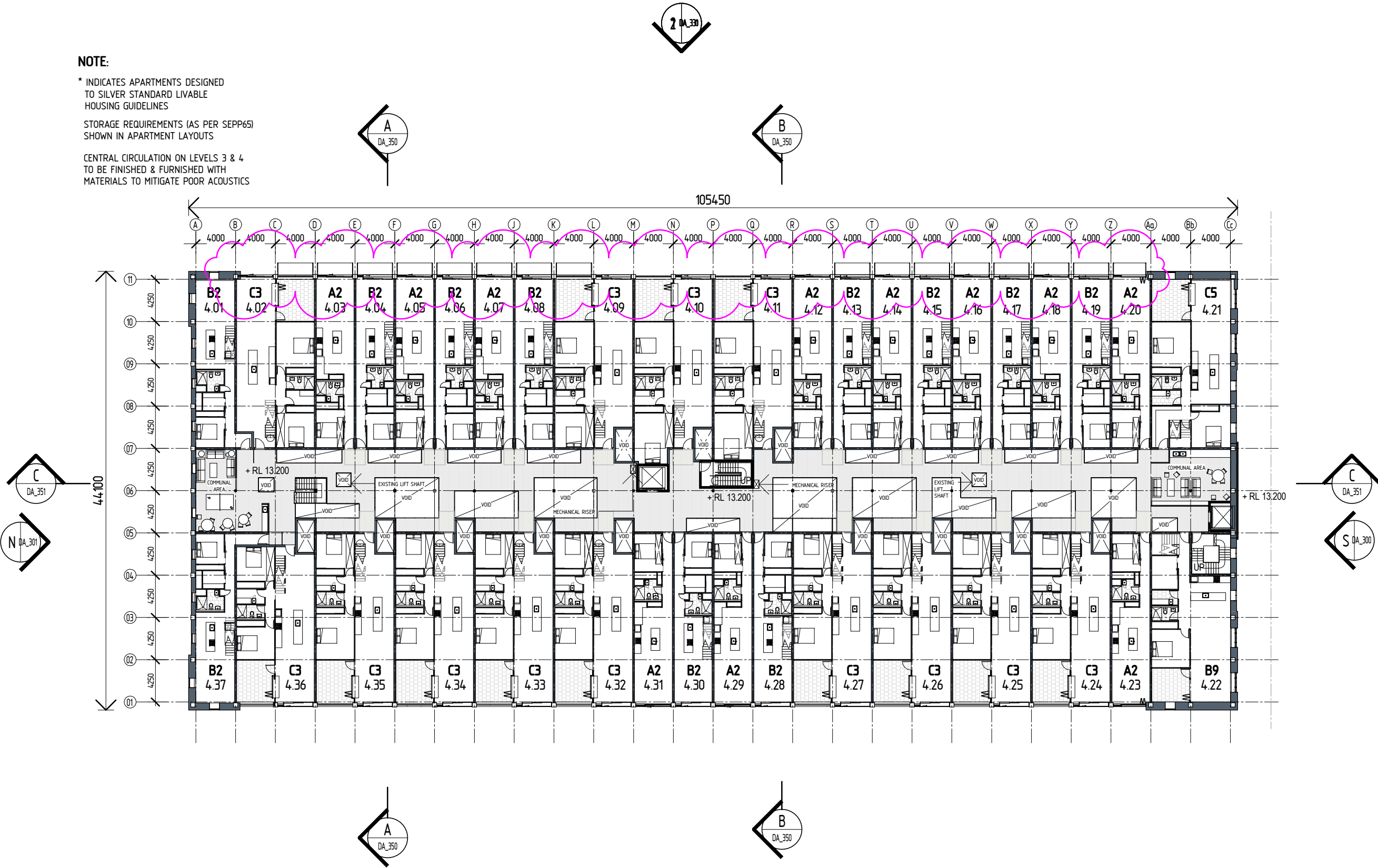


NOTE:

* INDICATES APARTMENTS DESIGNED TO SILVER STANDARD LIVABLE HOUSING GUIDELINES

STORAGE REQUIREMENTS (AS PER SEPP65) SHOWN IN APARTMENT LAYOUTS

CENTRAL CIRCULATION ON LEVELS 3 & 4 TO BE FINISHED & FURNISHED WITH MATERIALS TO MITIGATE POOR ACOUSTICS

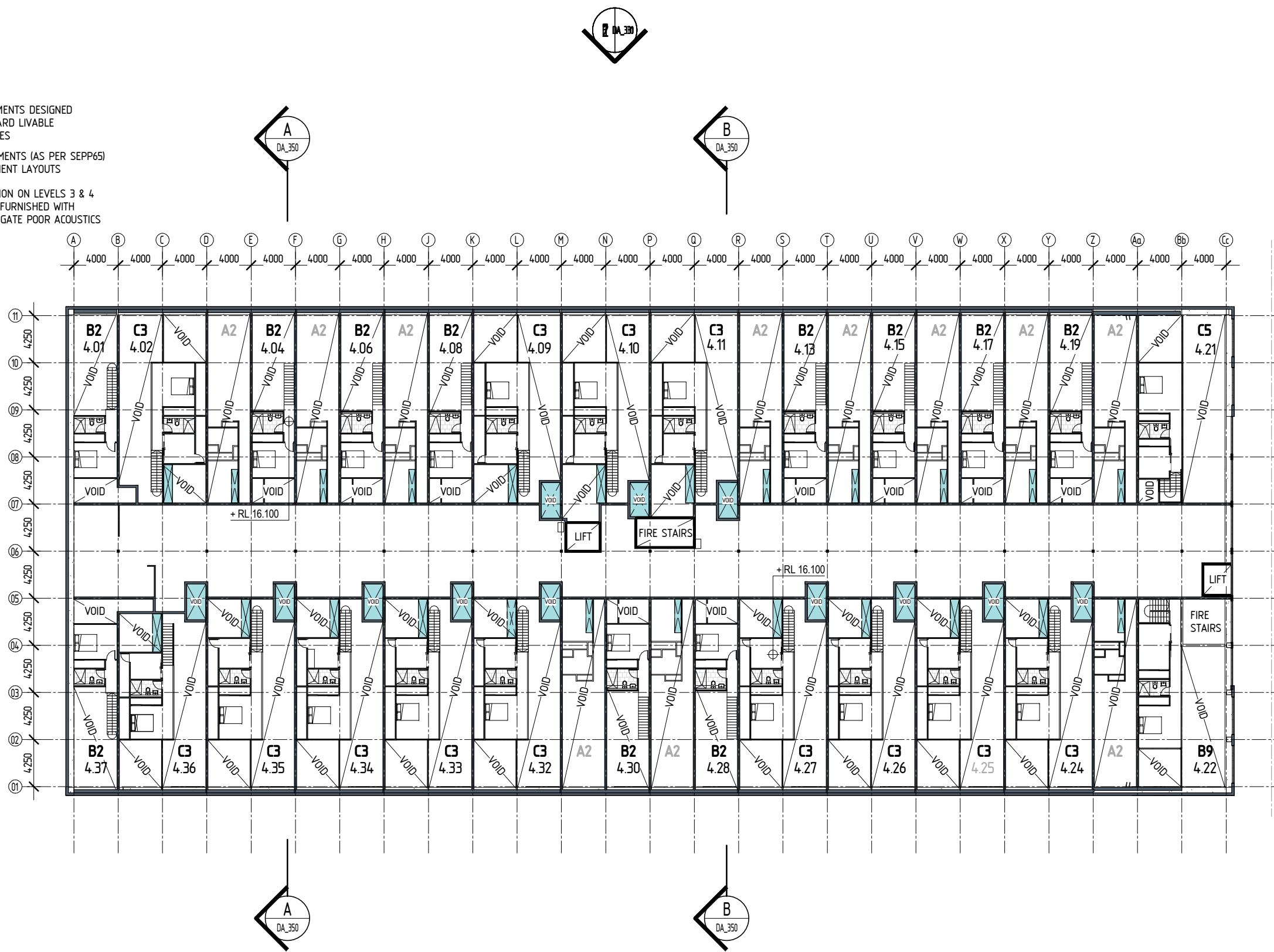


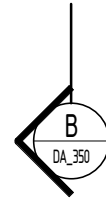
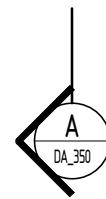
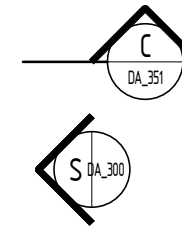
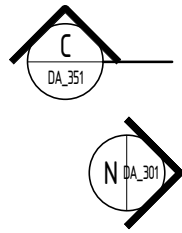
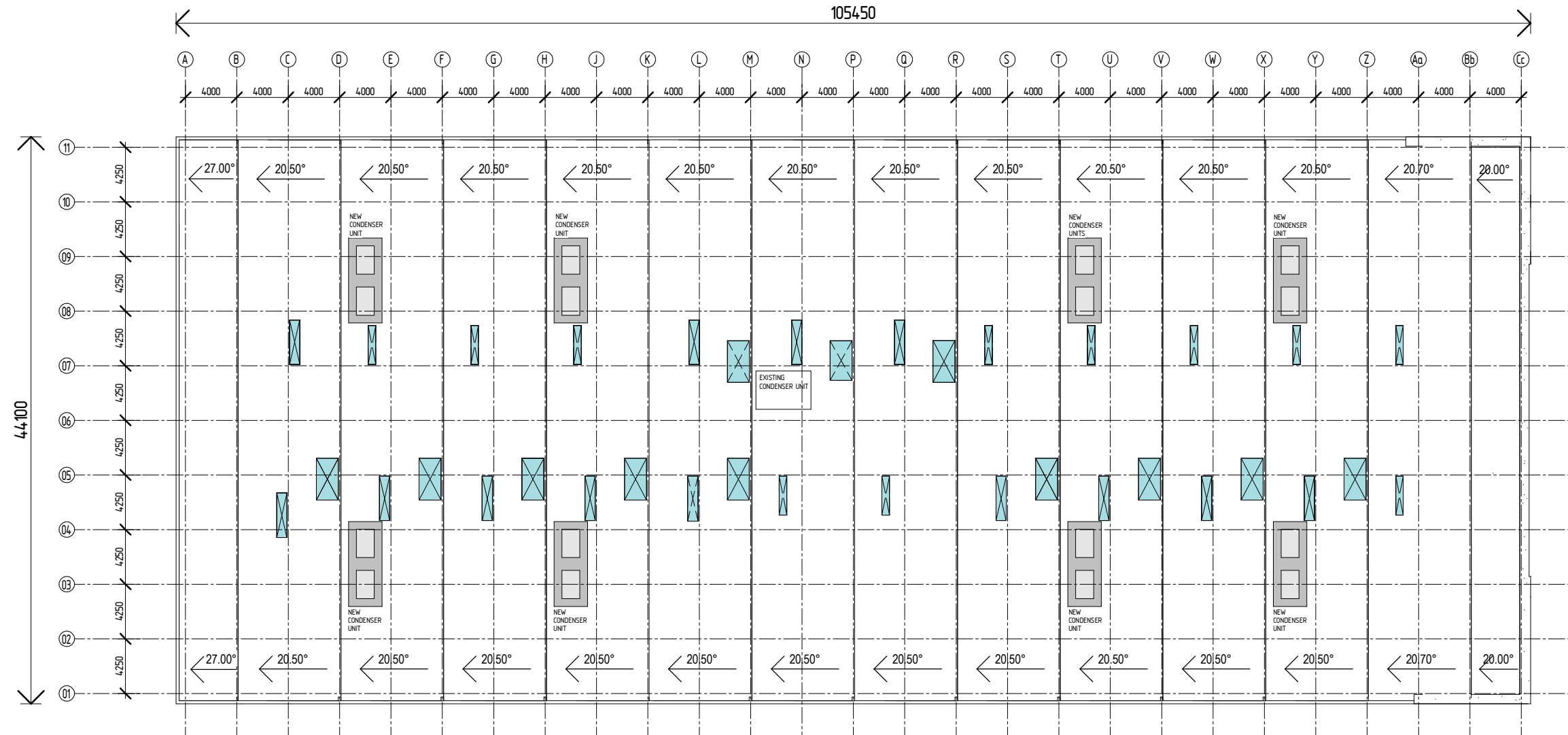
NOTE:

* INDICATES APARTMENTS DESIGNED TO SILVER STANDARD LIVABLE HOUSING GUIDELINES

STORAGE REQUIREMENTS (AS PER SEPP65) SHOWN IN APARTMENT LAYOUTS

CENTRAL CIRCULATION ON LEVELS 3 & 4 TO BE FINISHED & FURNISHED WITH MATERIALS TO MITIGATE POOR ACOUSTICS







W WEST ELEVATION
1 : 400



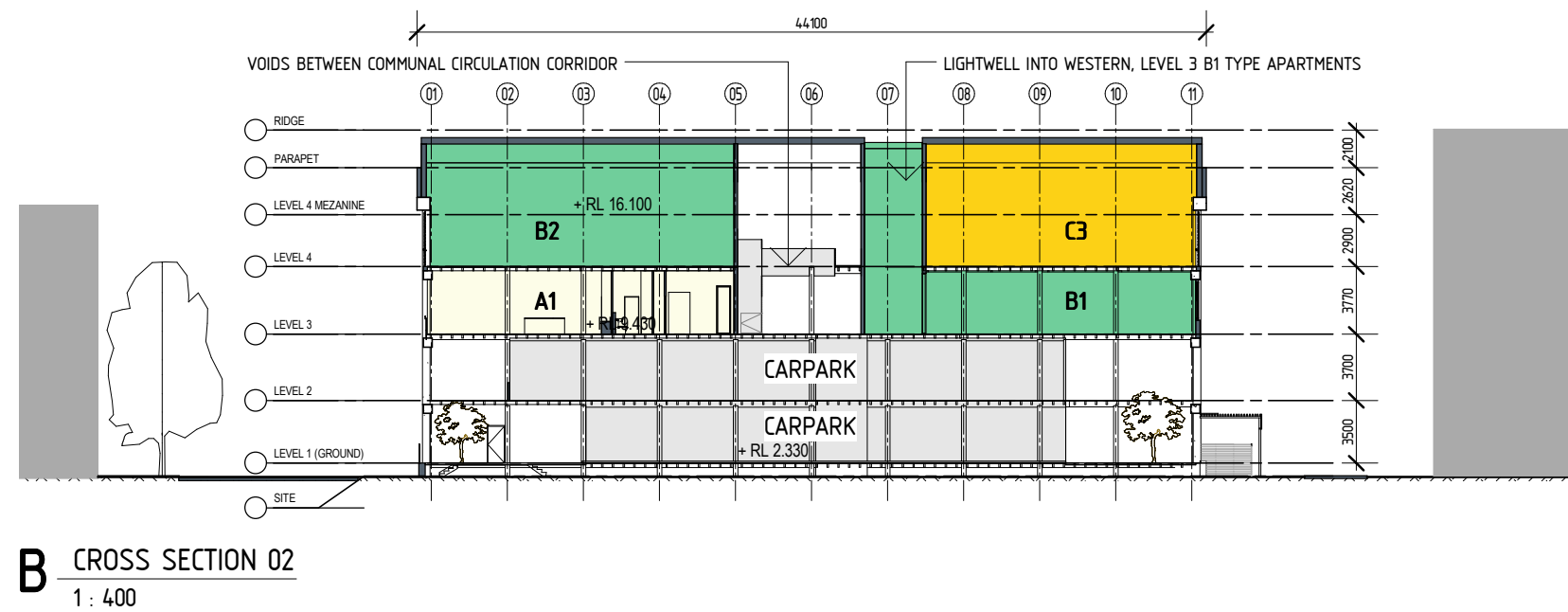
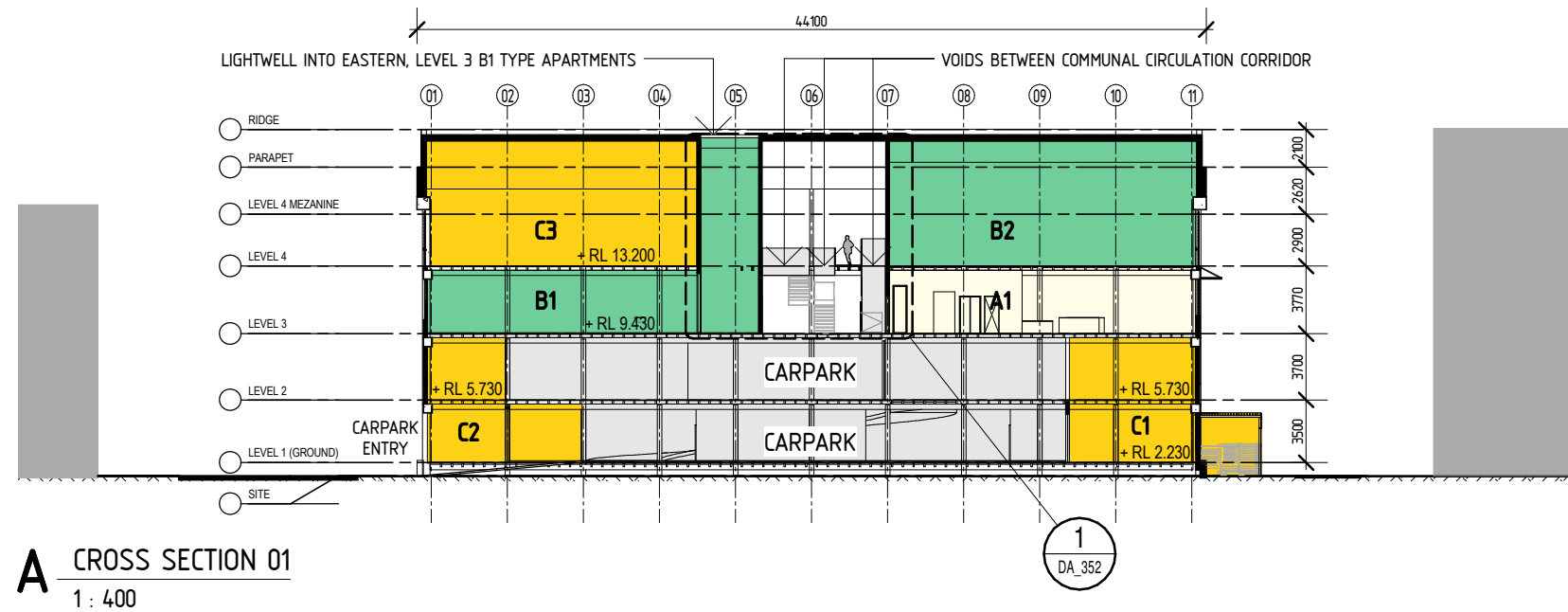
S SOUTH ELEVATION
1 : 400

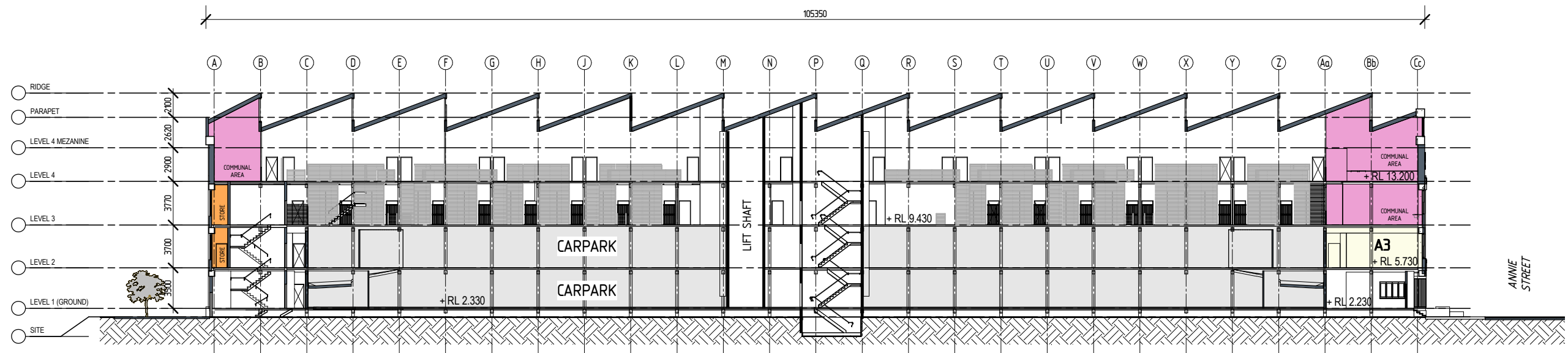


E EAST ELEVATION
1 : 400

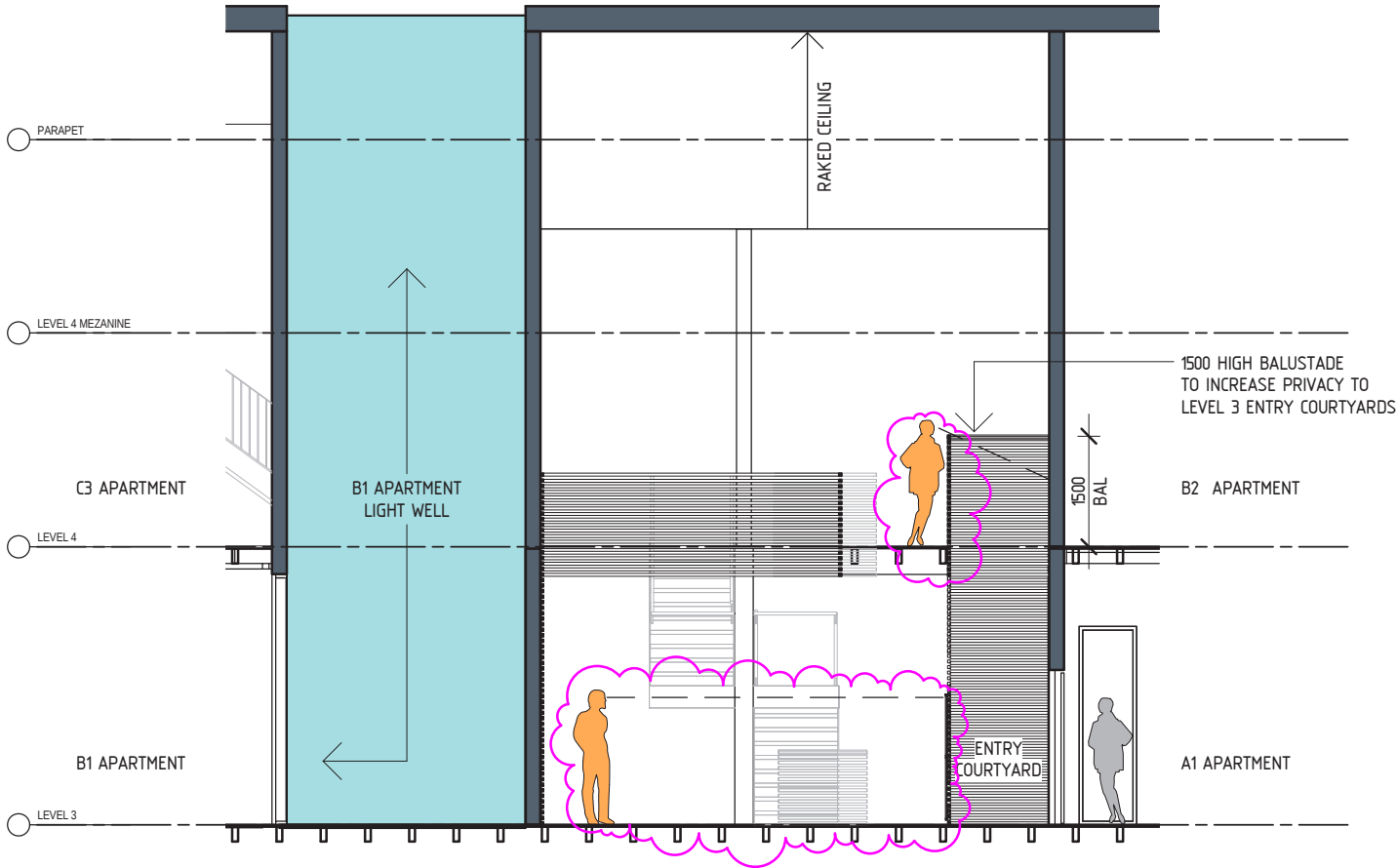


N NORTH ELEVATION
1 : 400

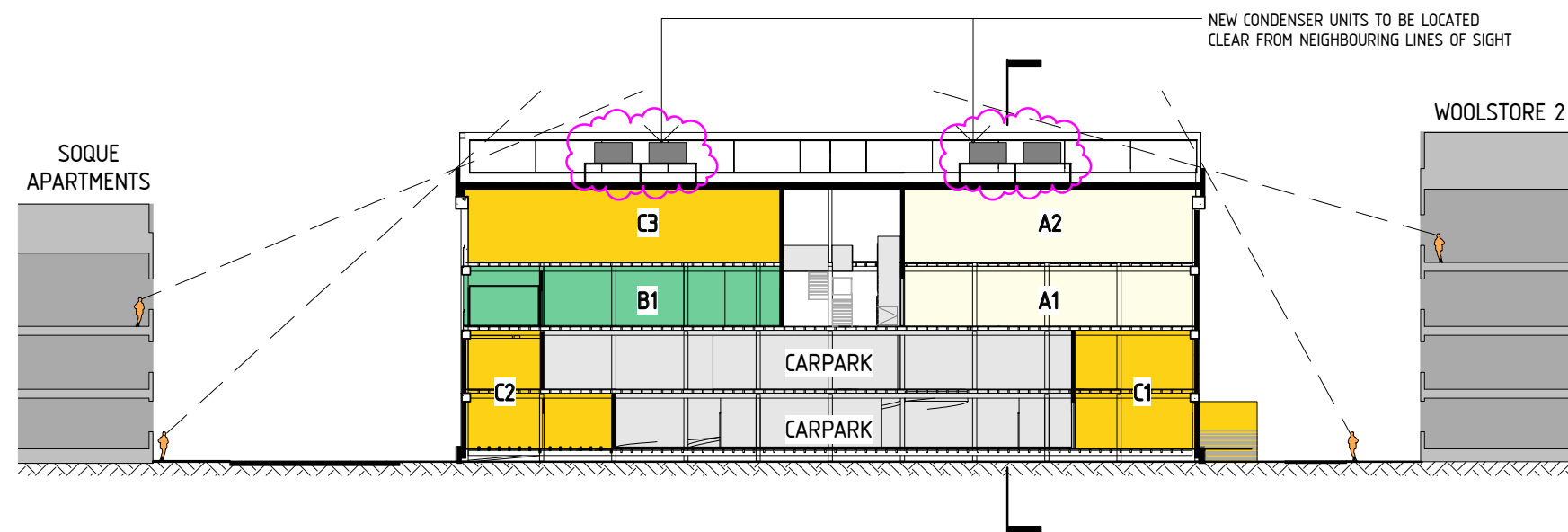




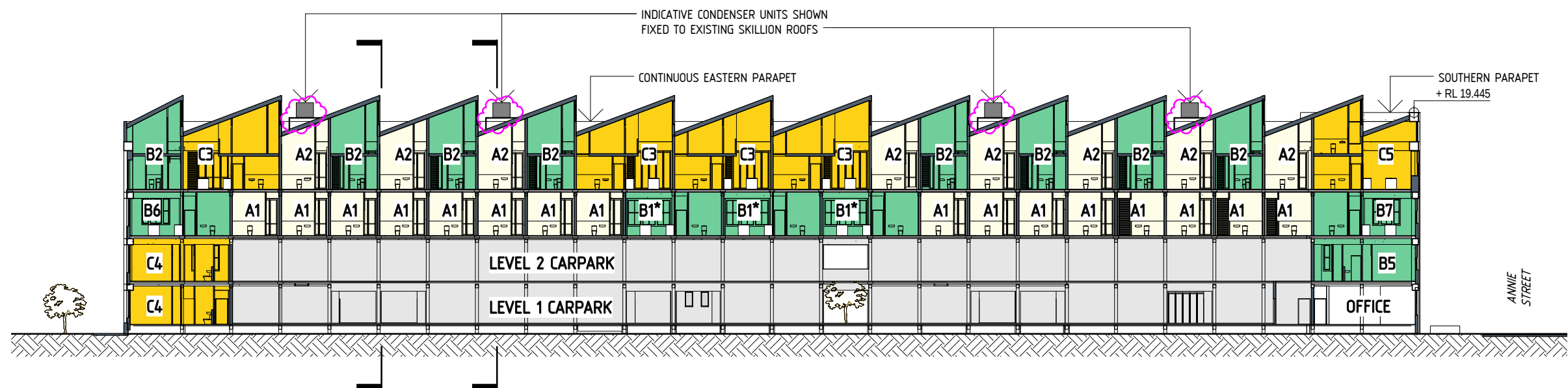
C LONG CIRCULATION SECTION
1 : 400



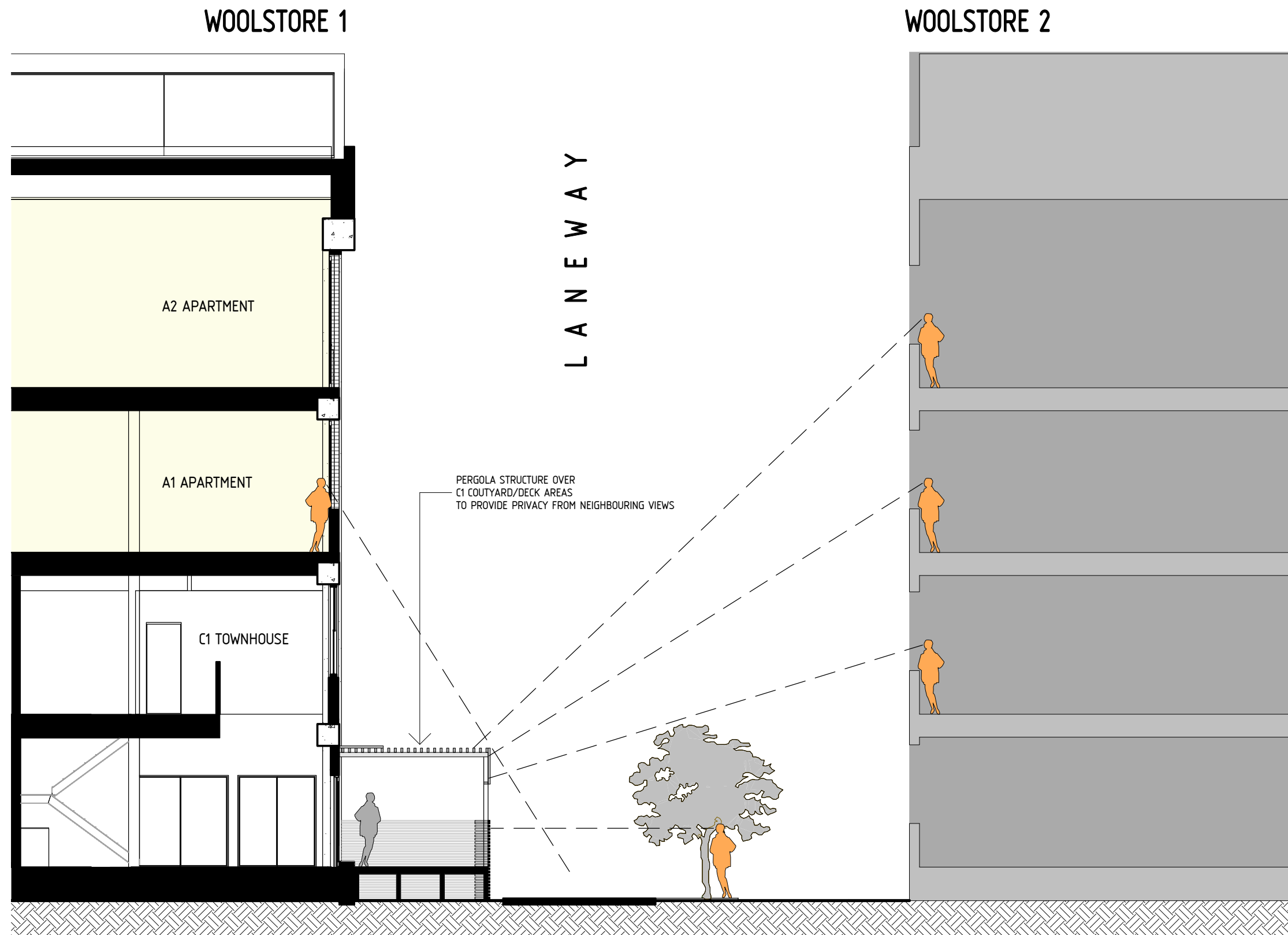
1 CENTRAL CIRCULATION CALL OUT SECTION
1 : 100



1 CROSS SECTION – ROOF EQUIPMENT
1 : 400



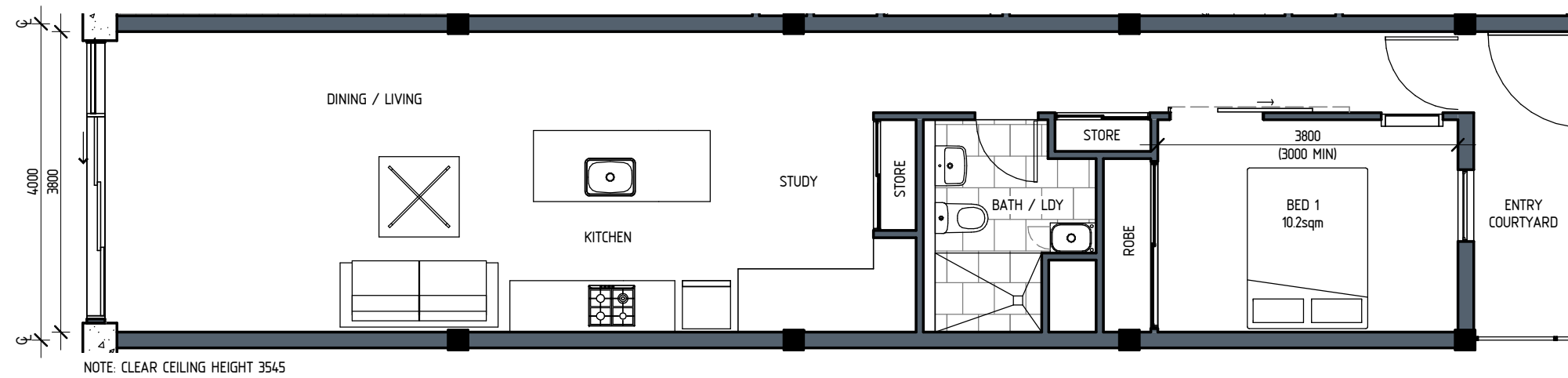
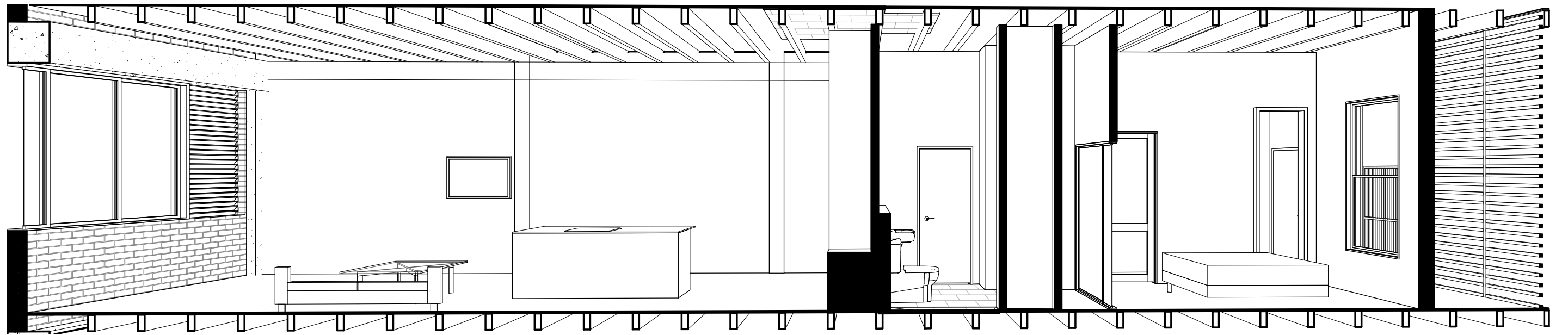
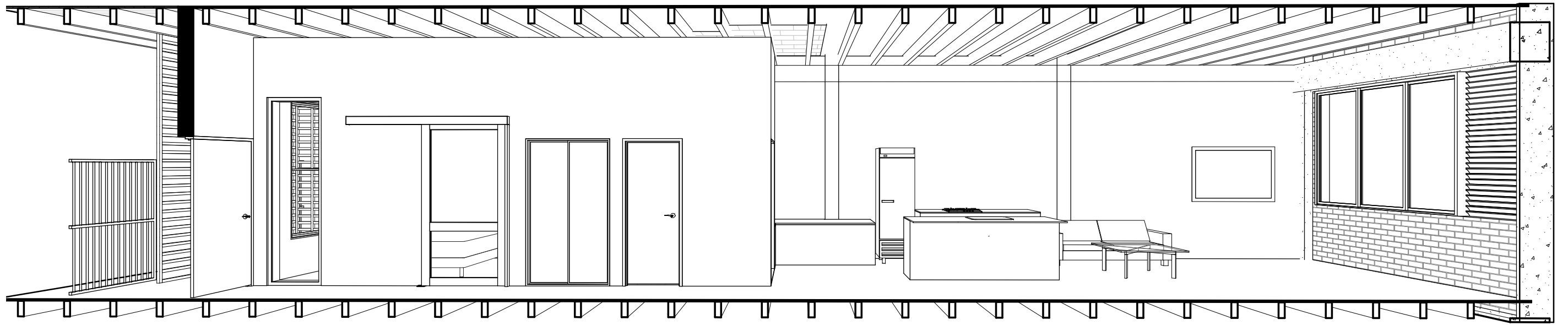
2 LONG SECTION – ROOF EQUIPMENT
1 : 400



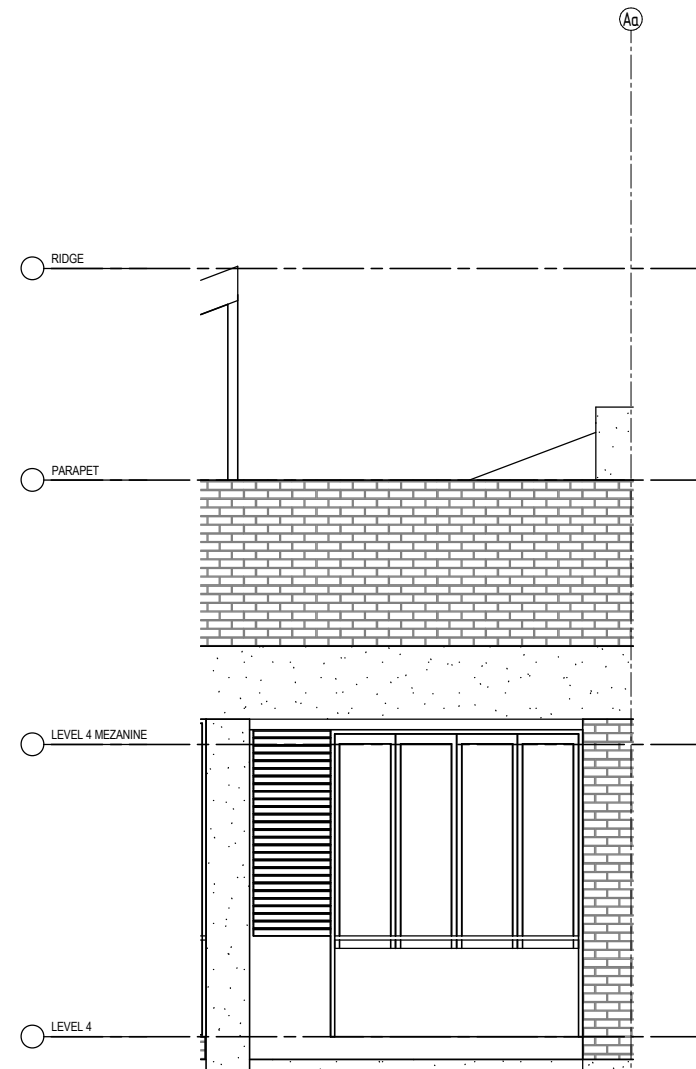
1 C1 TOWNHOUSE PRIVACY SECTION
1 : 100

WINDOW TYPE: CENTRE OPERABLE SASH & FIXED SIDE PANES	FULL HEIGHT SLIDING, 3 PANES	FIXED PANE GLAZING	GLASS SLIDING DOORS	3 OPERABLE SASH WINDOWS	OPERABLE SASH WINDOWS
LOCATION(S): A4 B3 B4 C1 C2 C4	C1	C2	C2	A3 B1 C4	B4

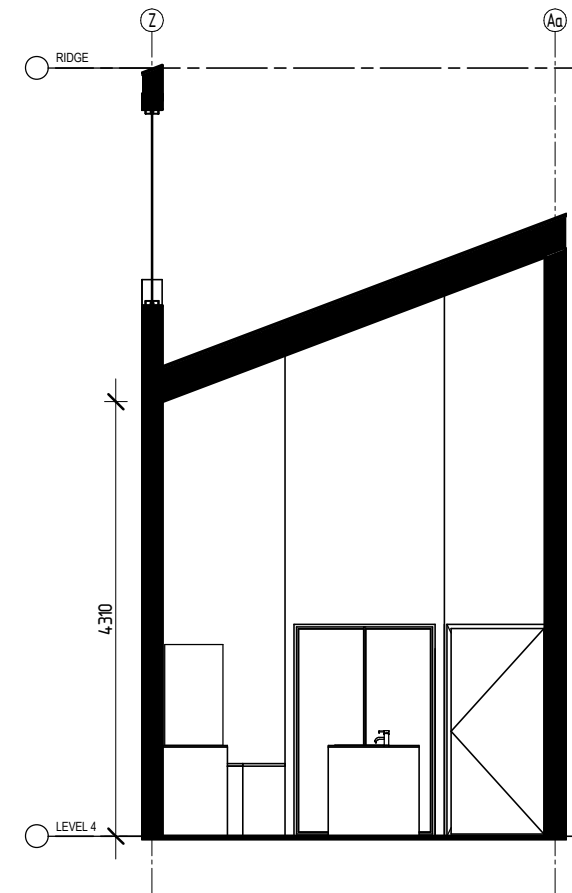
WINDOW TYPE: LOUVRES & SLIDING ABOVE BALUSTRADE	FULL HEIGHT LOUVRES	LOUVRES & SLIDING ABOVE BALUSTRADE	BIFOLD WINDOW OVER SEATING BAY, LOUVRES EITHER SIDE	LOUVRES & SLIDING WITH BALUSTRADE	FIXED GLAZING BETWEEN BEDROOMS & BALCONY
LOCATION(S): B2	B1 B2	A1 B3	C3	C3	C3



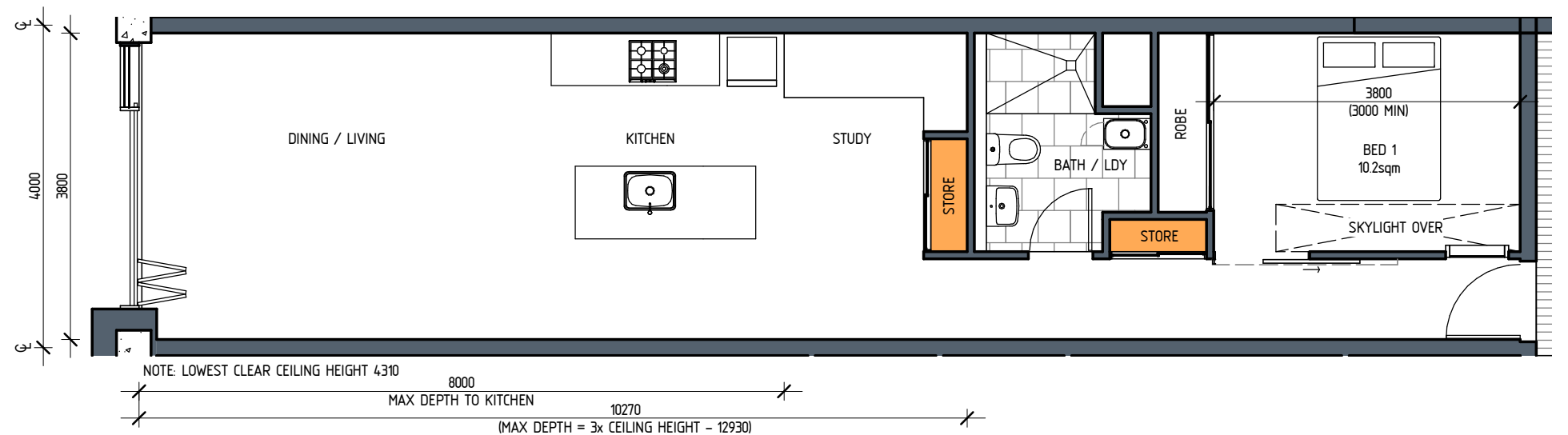
LEVEL: 3
INSTANCES: 10
INTERNAL AREA: 65 SQM
COURTYARD AREA: 6 SQM
TOTAL AREA: 71 SQM



2 APARTMENT A2 WEST ELEVATION
1 : 75



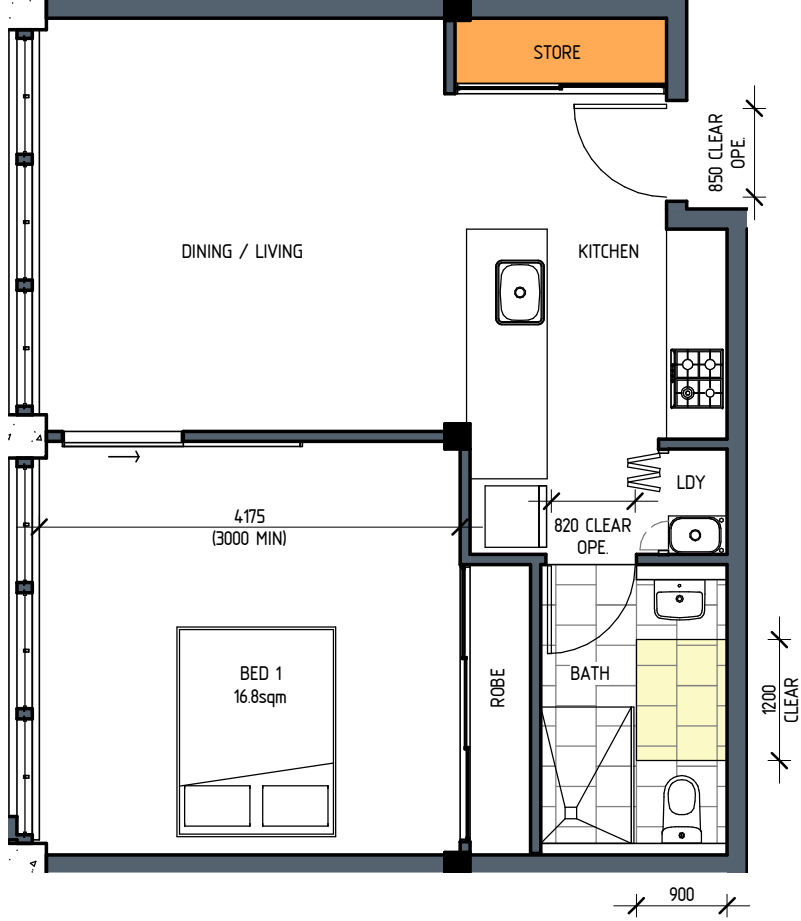
4 APARTMENT A2 CROSS SECTION
1 : 75



1 APARTMNT A2 LEVEL 4 PLAN
1 : 75

NOTE:
A3 TYPE APARTMENTS ARE DESIGNED TO MEET
REQUIREMENTS FOR SILVER STANDARD
LIVEABLE HOUSING GUIDELINES.

APARTMENT TYPES A4 & A5 ARE MINOR VARIATIONS
OF THIS TYPE IN ORDER TO FIT THE BUILDING'S
EXISTING CIRCULATION.



1 APARTMENT A3 (LEVEL 2 SHOWN)
1 : 75



1 APARTMENT A4 LEVEL 1 GROUND PLAN
1 : 75



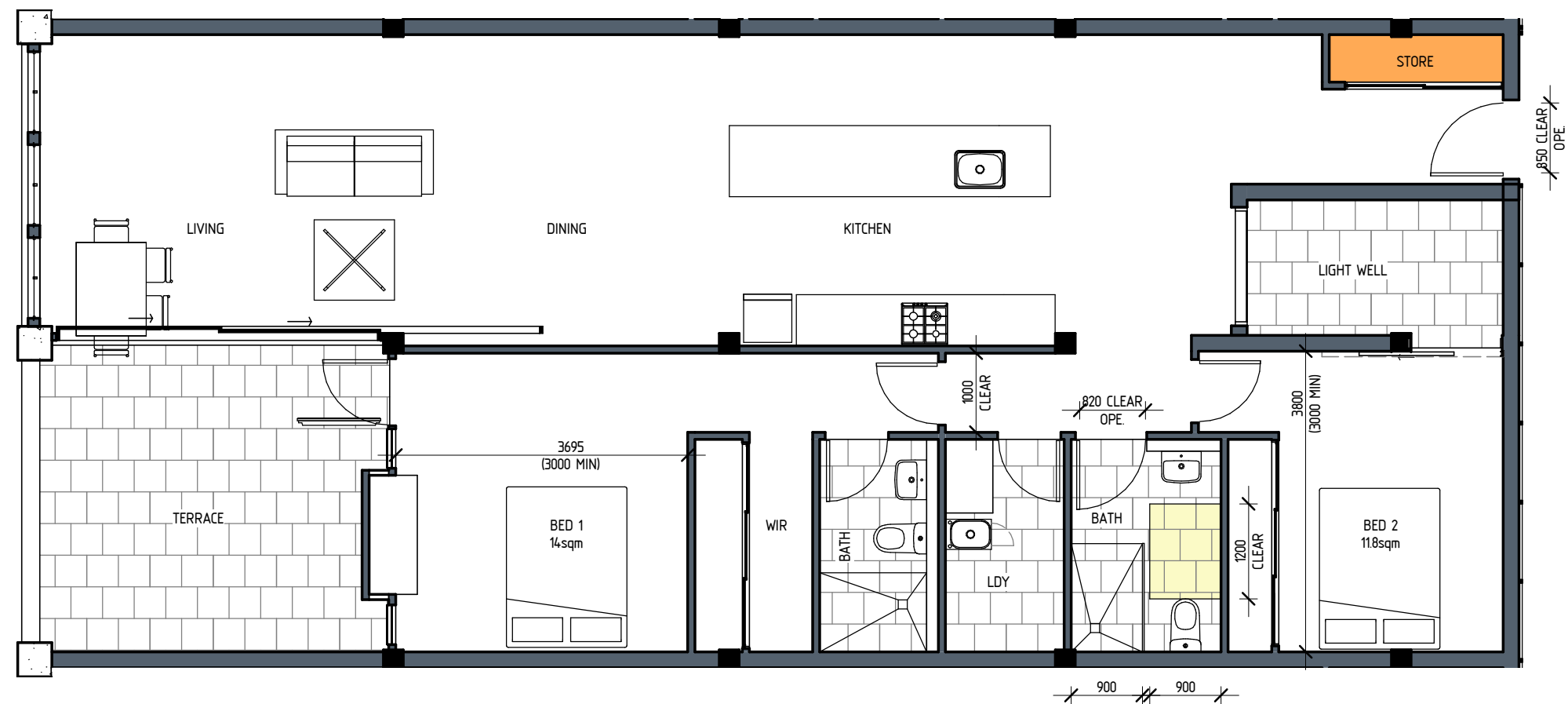


1 APARTMENT A5 LEVEL 1
1 : 75

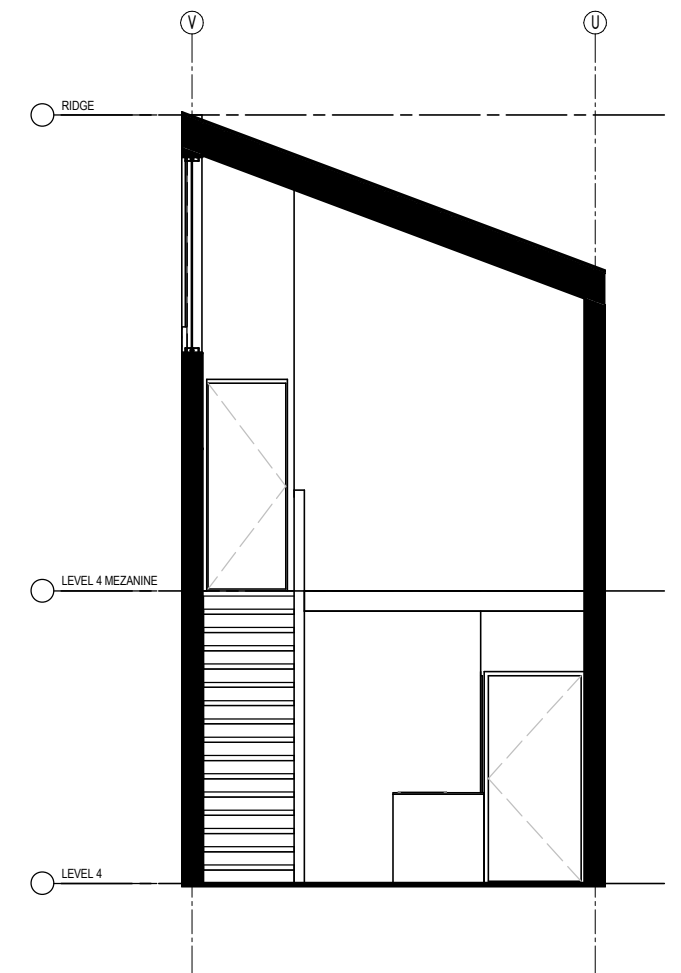
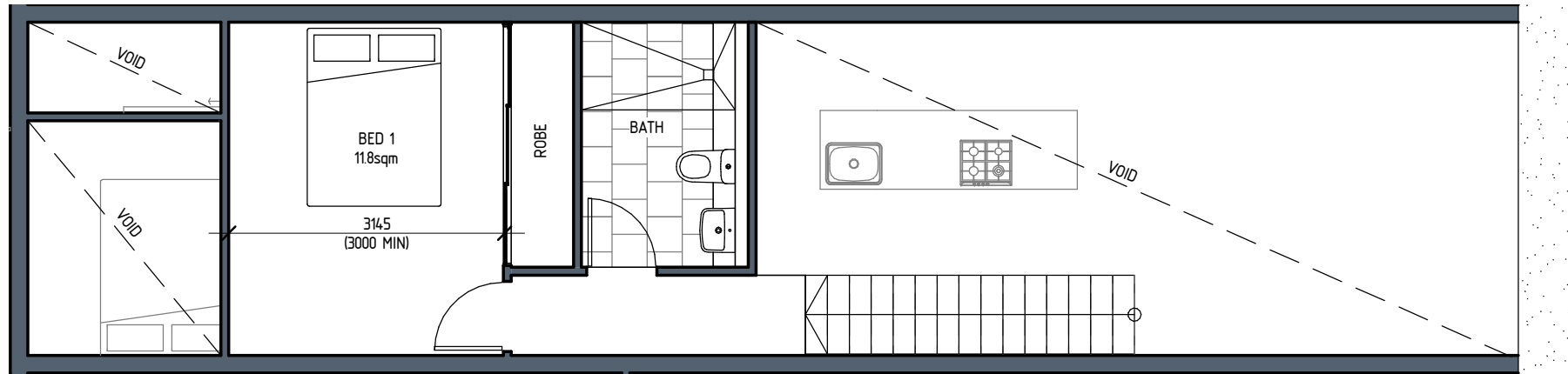


NOTE:
B1 TYPE APARTMENTS ARE DESIGNED TO MEET
REQUIREMENTS FOR SILVER STANDARD
LIVEABLE HOUSING GUIDELINES

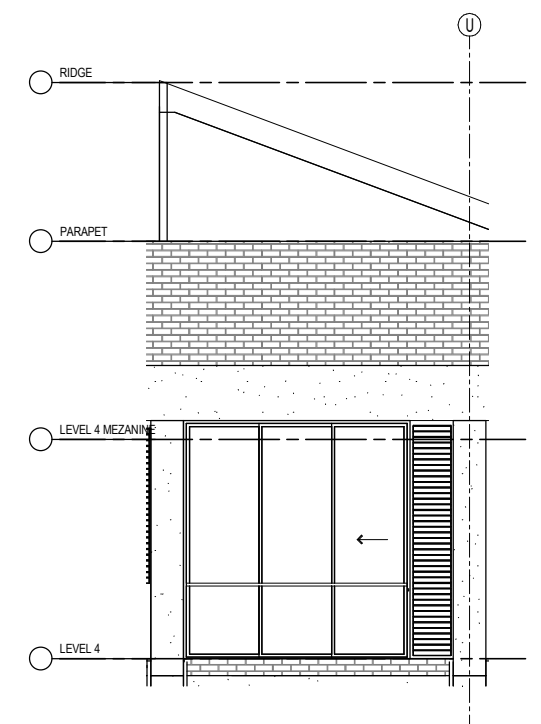
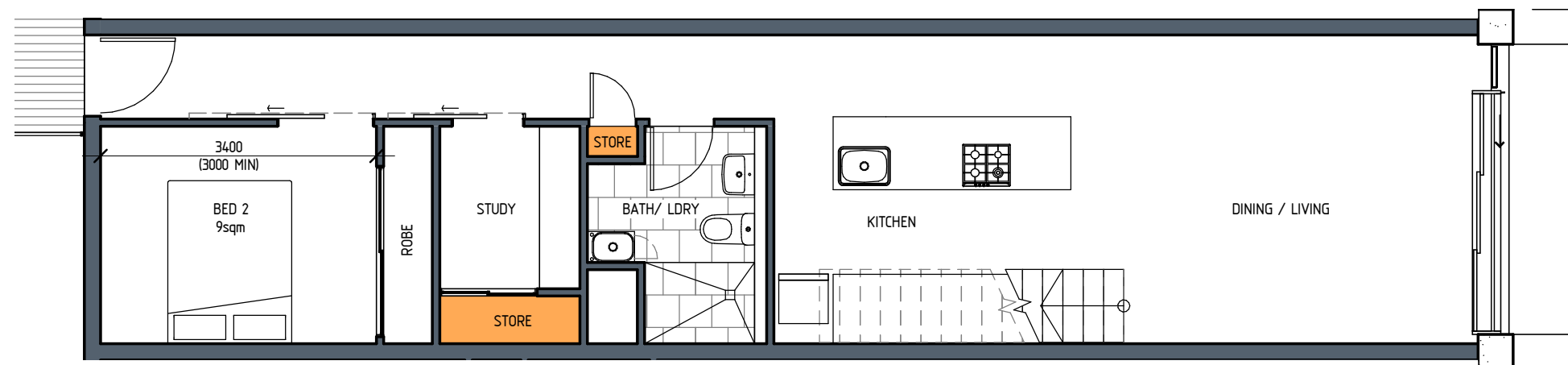
SIMILAR CONFIGURATION TYPES B6, B7 & B8
ON LEVEL 3 ARE DESIGNED TO MEET THE SAME STANDARDS



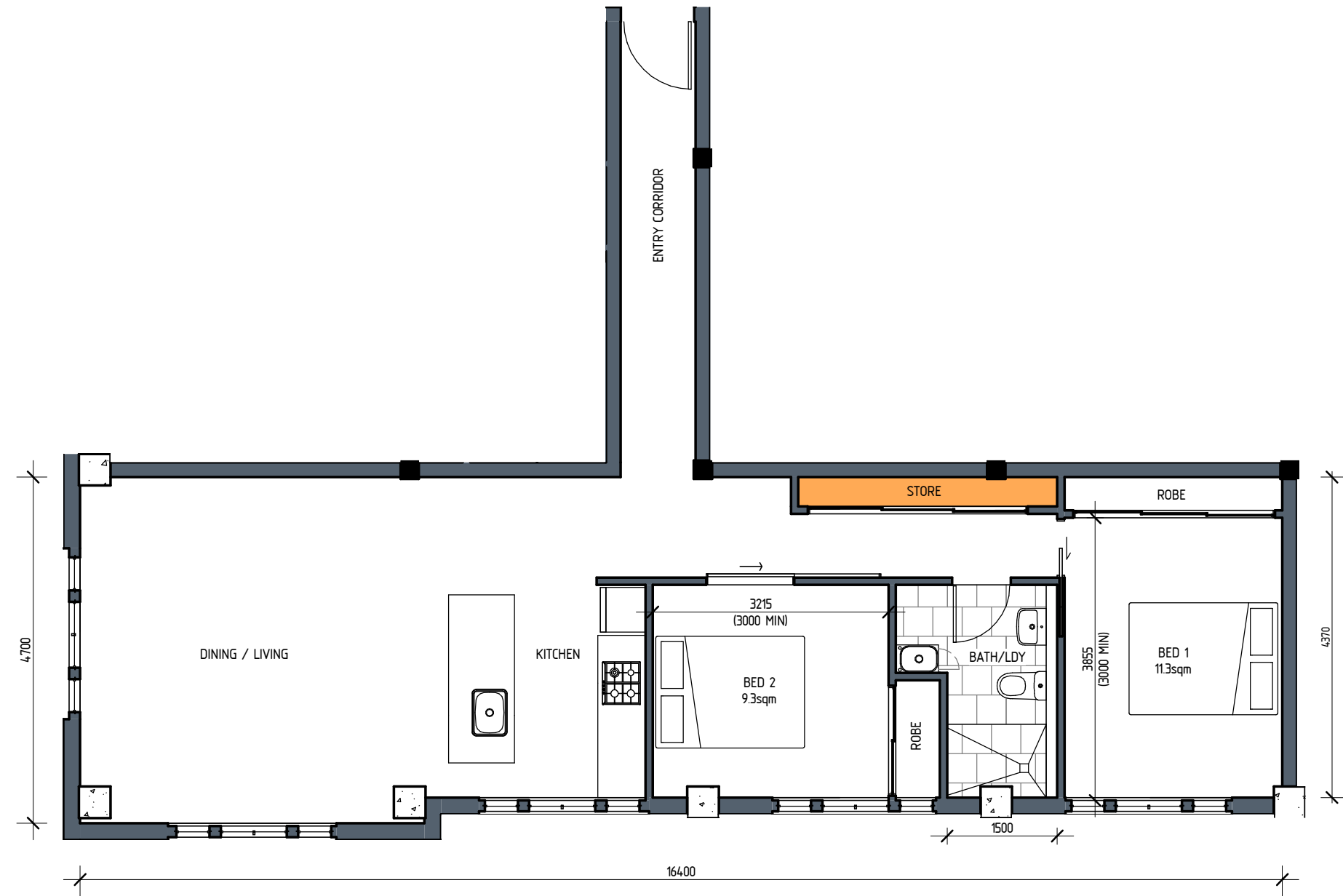
1 APARTMENT PLAN B1 LEVEL 3
1:75



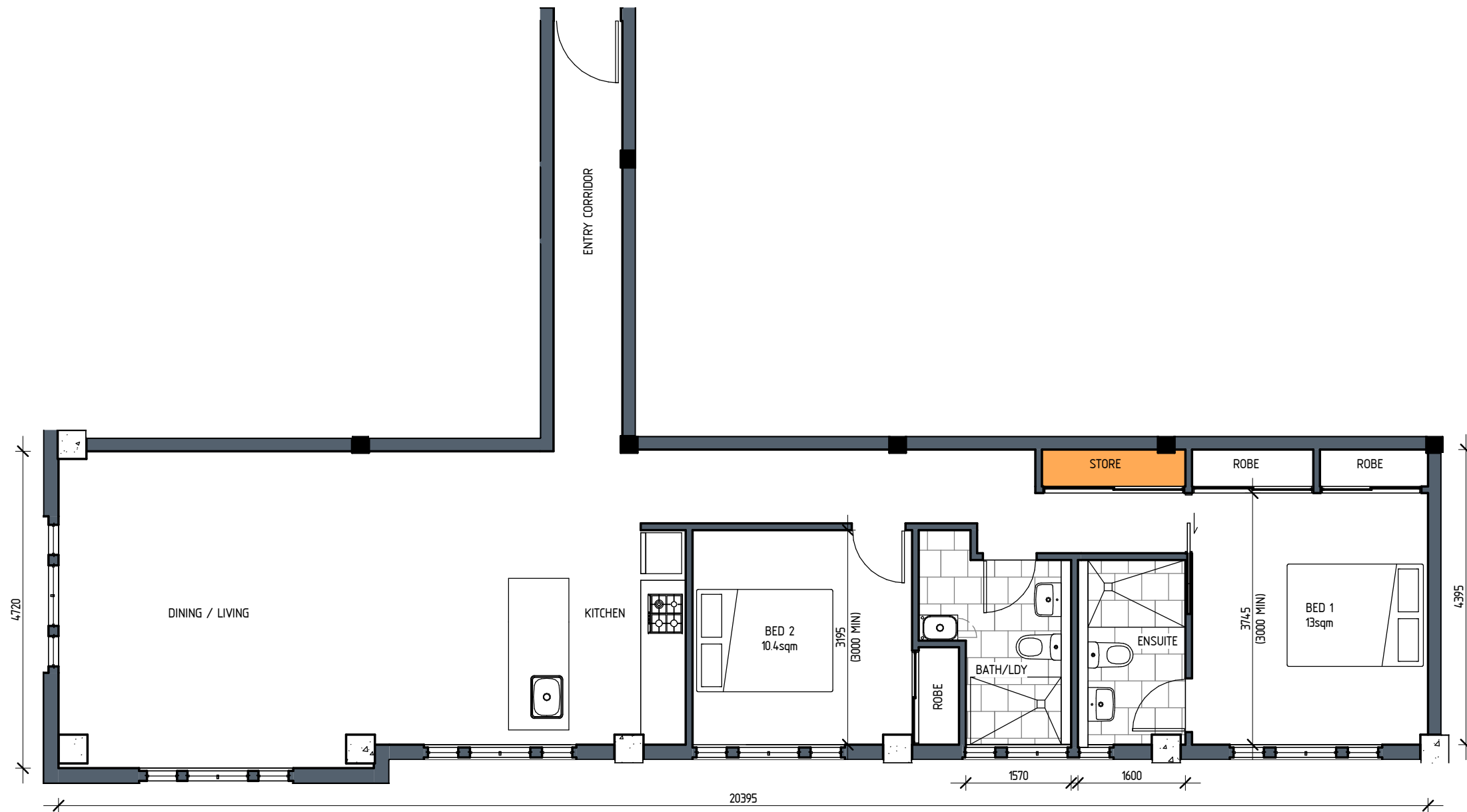
4 APARTMENT B2 CROSS SECTION
1 : 75



3 APARTMENT B2 EAST ELEVATION
1 : 100

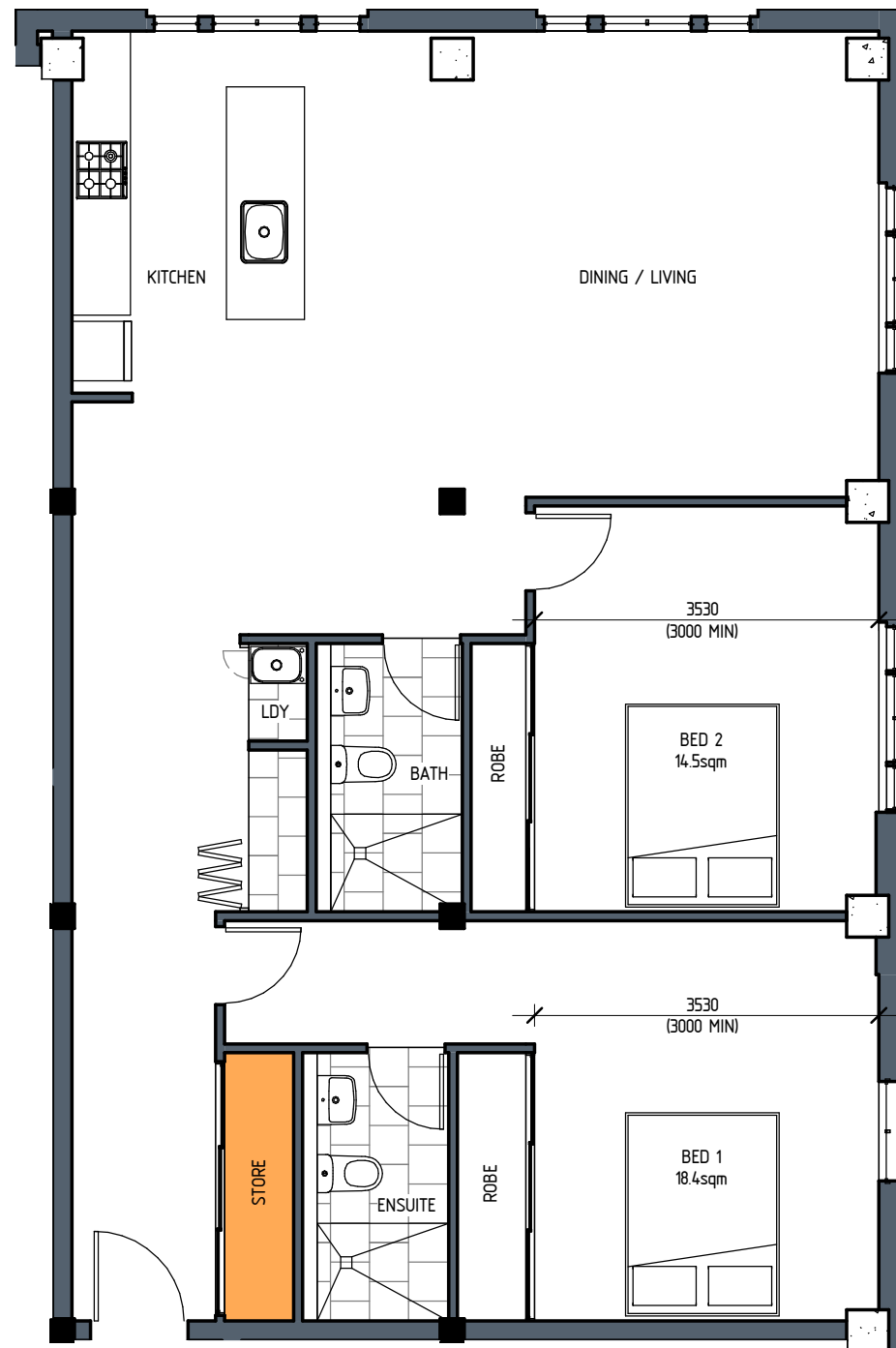


1 APARTMENT B3 (LEVEL 1)
1 : 75



1 APARTMENT B4 LEVEL 2
1: 75

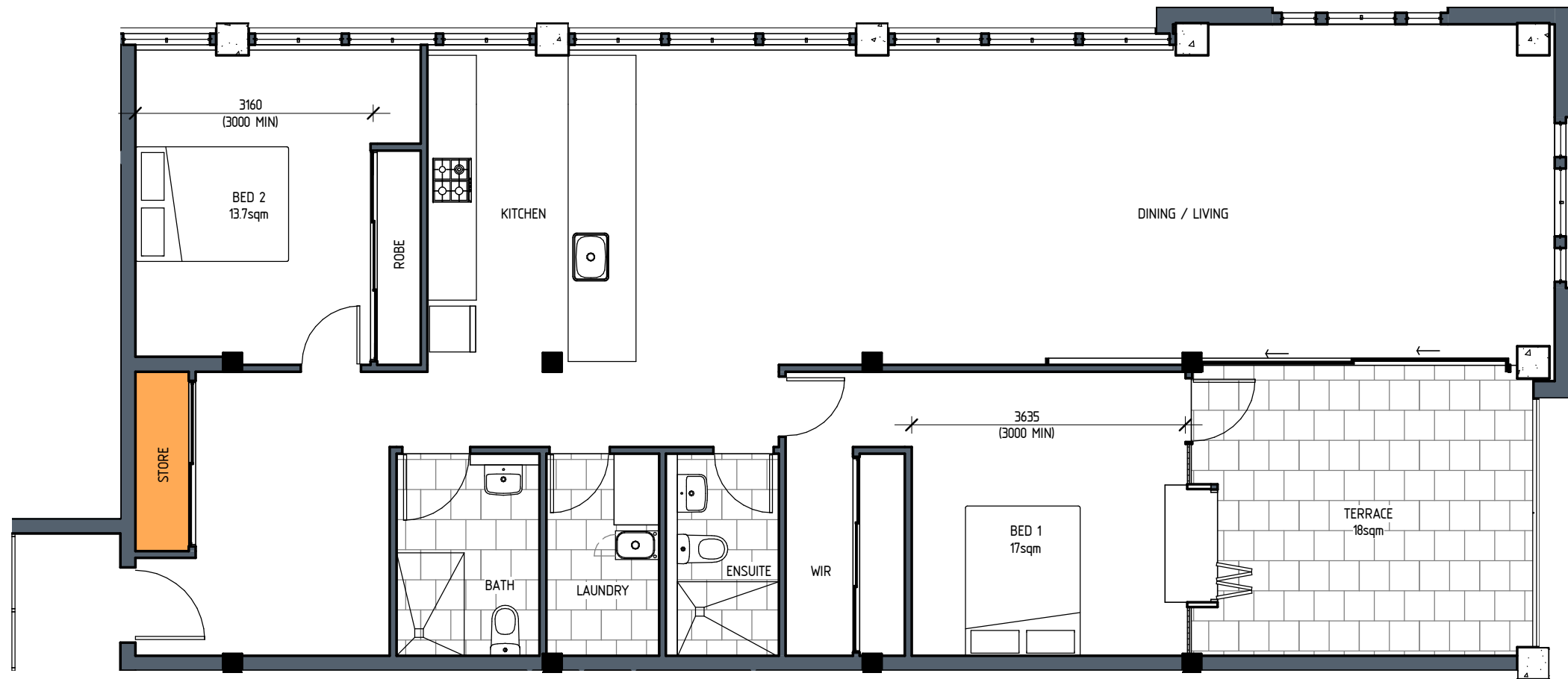




1 APARTMENT B5 (LEVEL 2)
1 : 75

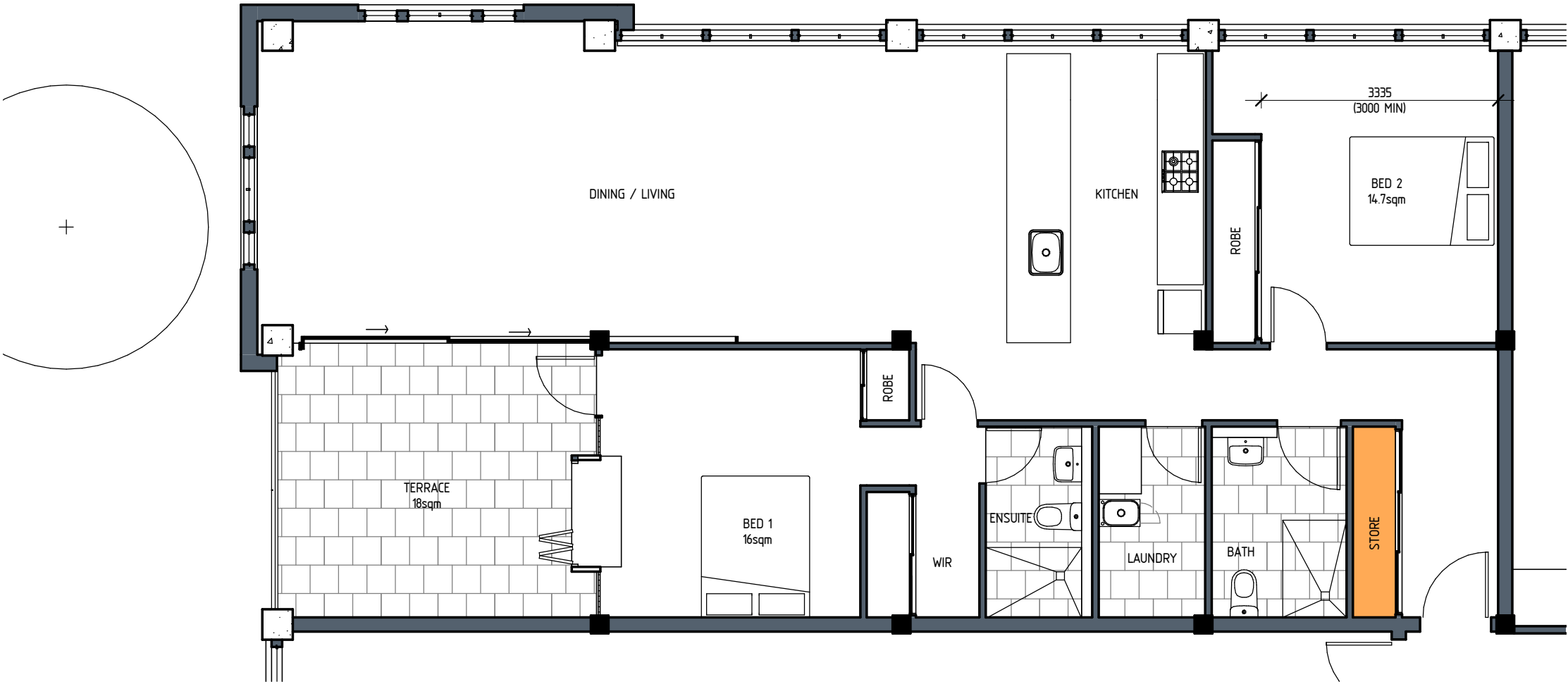


NOTE:
B6 IN THE NORTH EASTERN CORNER OF THE BUILDING
IS SHOWN, B6 IN THE NORTH WESTERN CORNER HAS A
SLIGHT VARIATION ON ENTRY



1 APARTMENT B6 NE LEVEL 3
1 : 75

NOTE:
B6 IN THE NORTH WESTERN CORNER OF THE BUILDING
IS SHOWN, B6 IN THE NORTH EASTERN CORNER HAS A
SLIGHT VARIATION ON ENTRY



1 APARTMENT B6 NW LEVEL 3 PLAN
1 : 75





1 APARTMENT B7 LEVEL 3
1 : 75

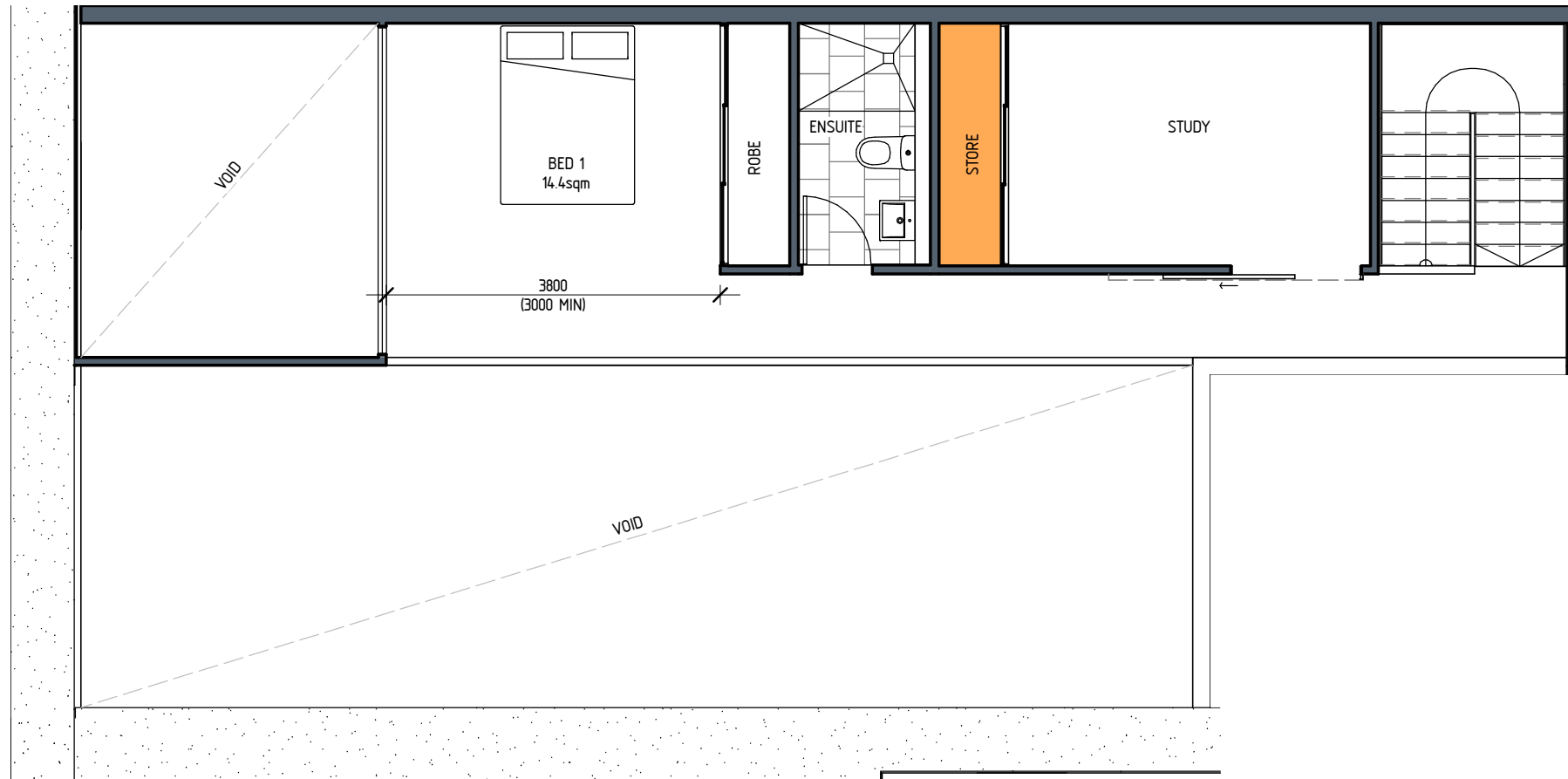




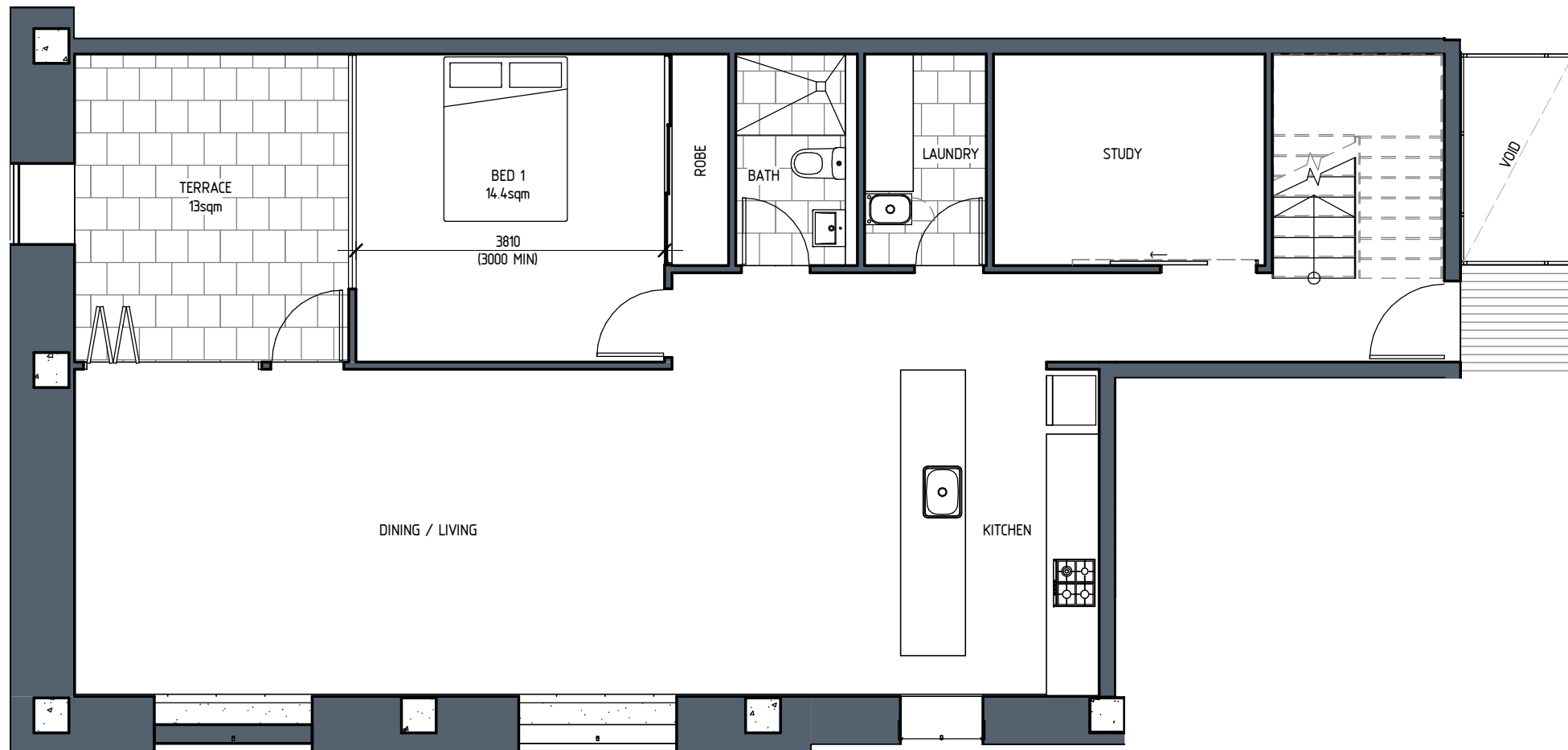
1 APARTMENT B8 LEVEL 3
1 : 75

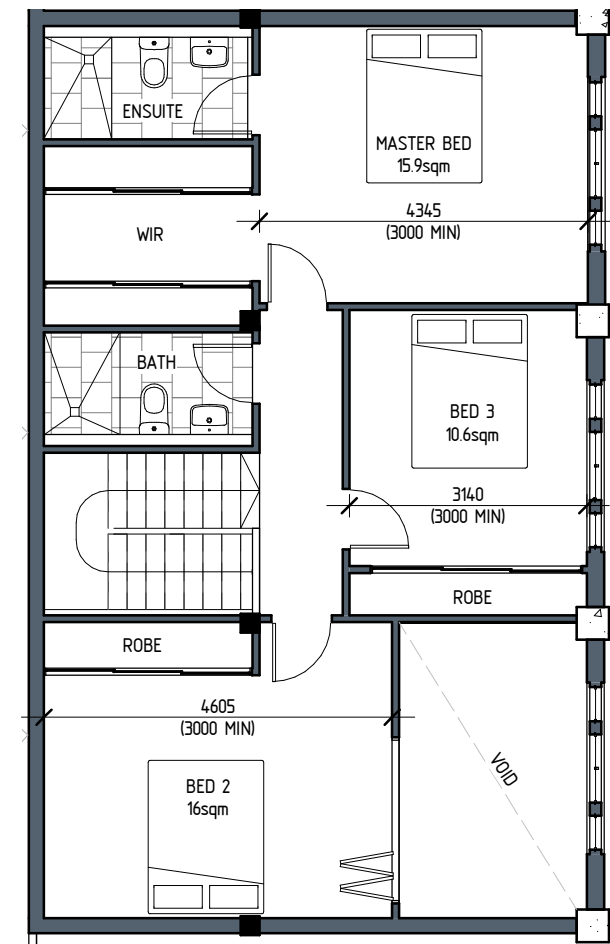
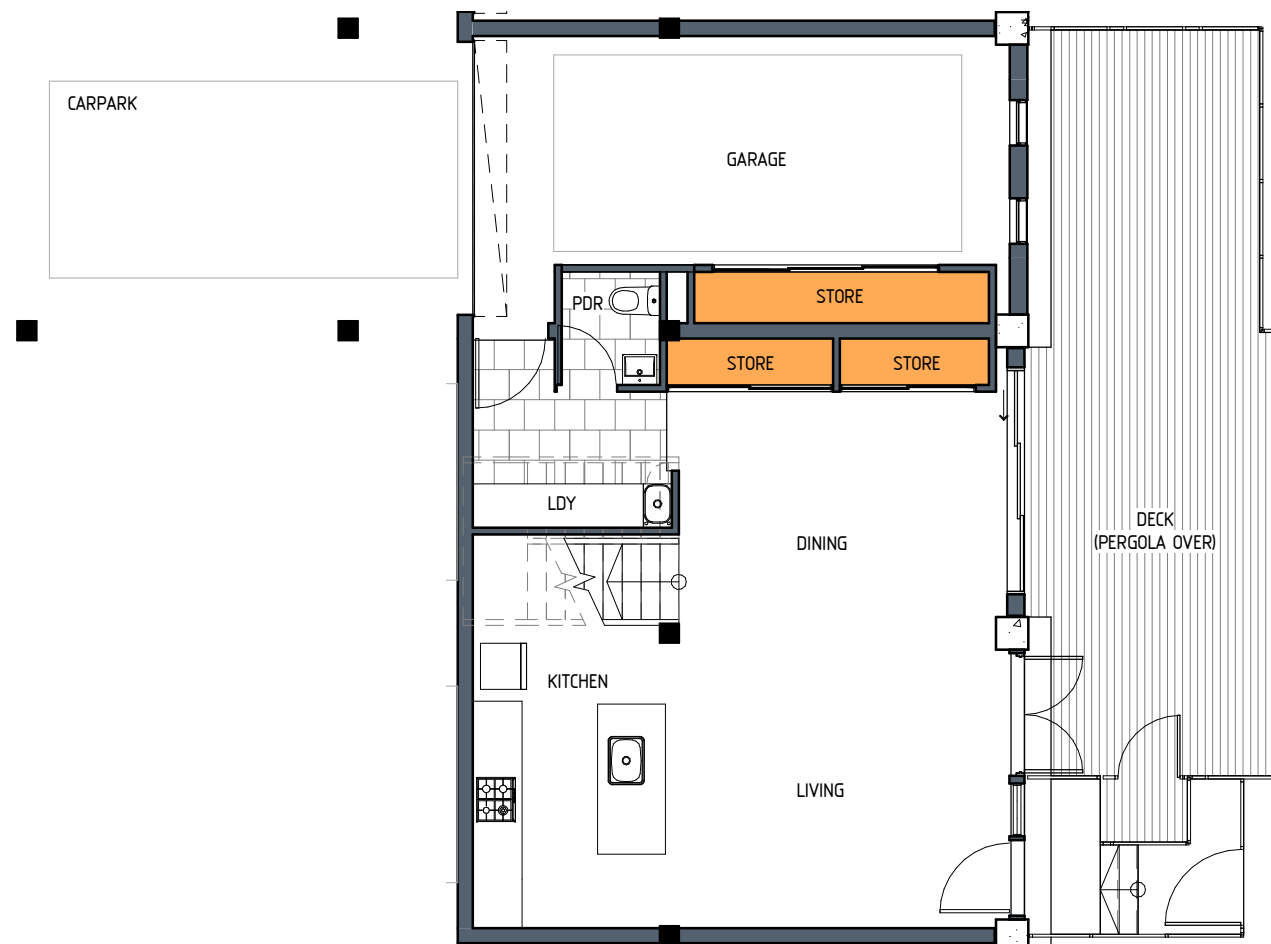


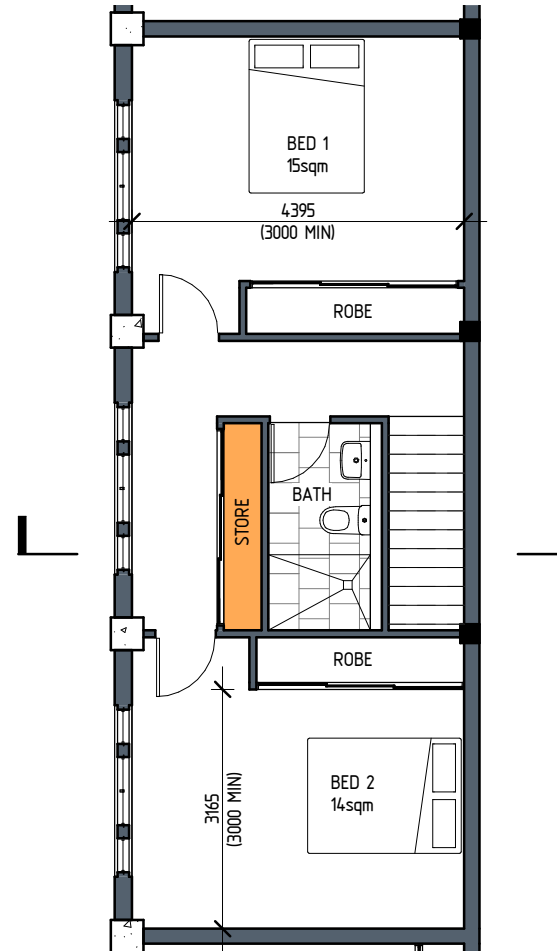
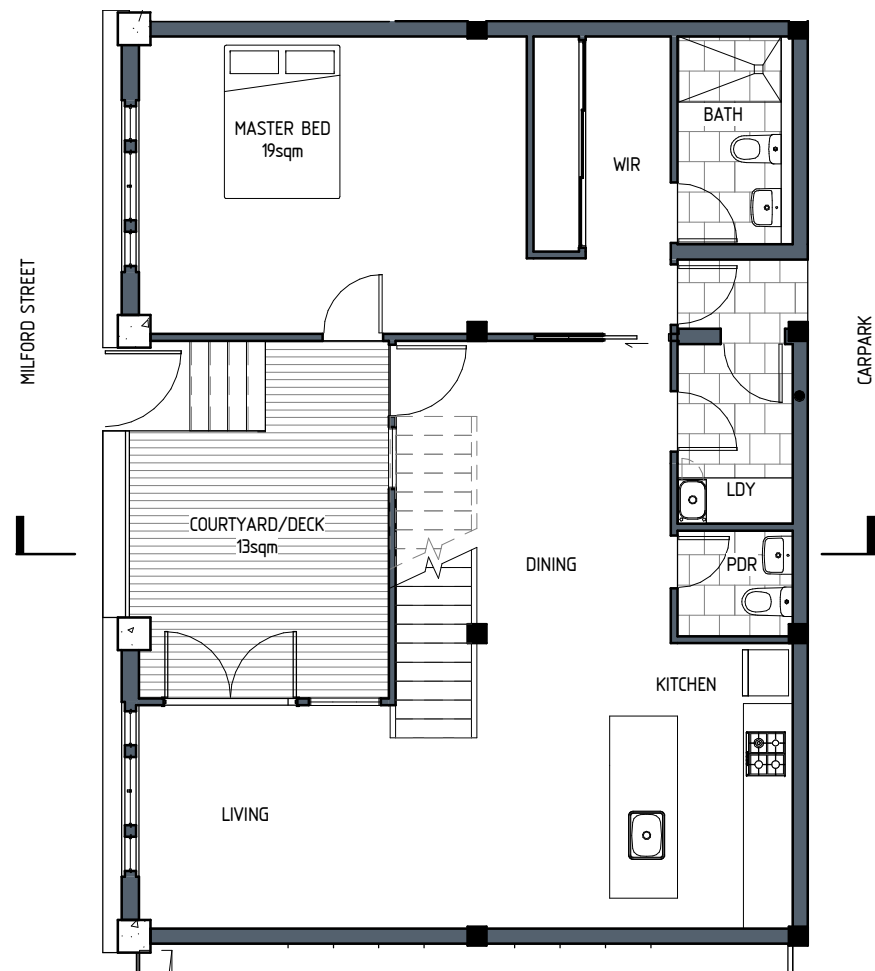
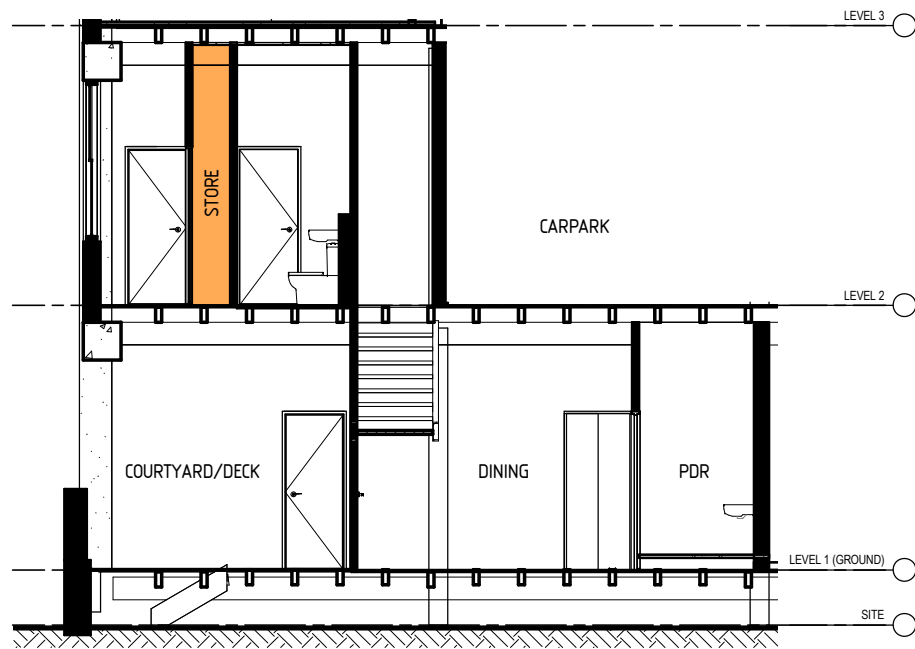
2 B9 UPPER LEVEL
1: 75

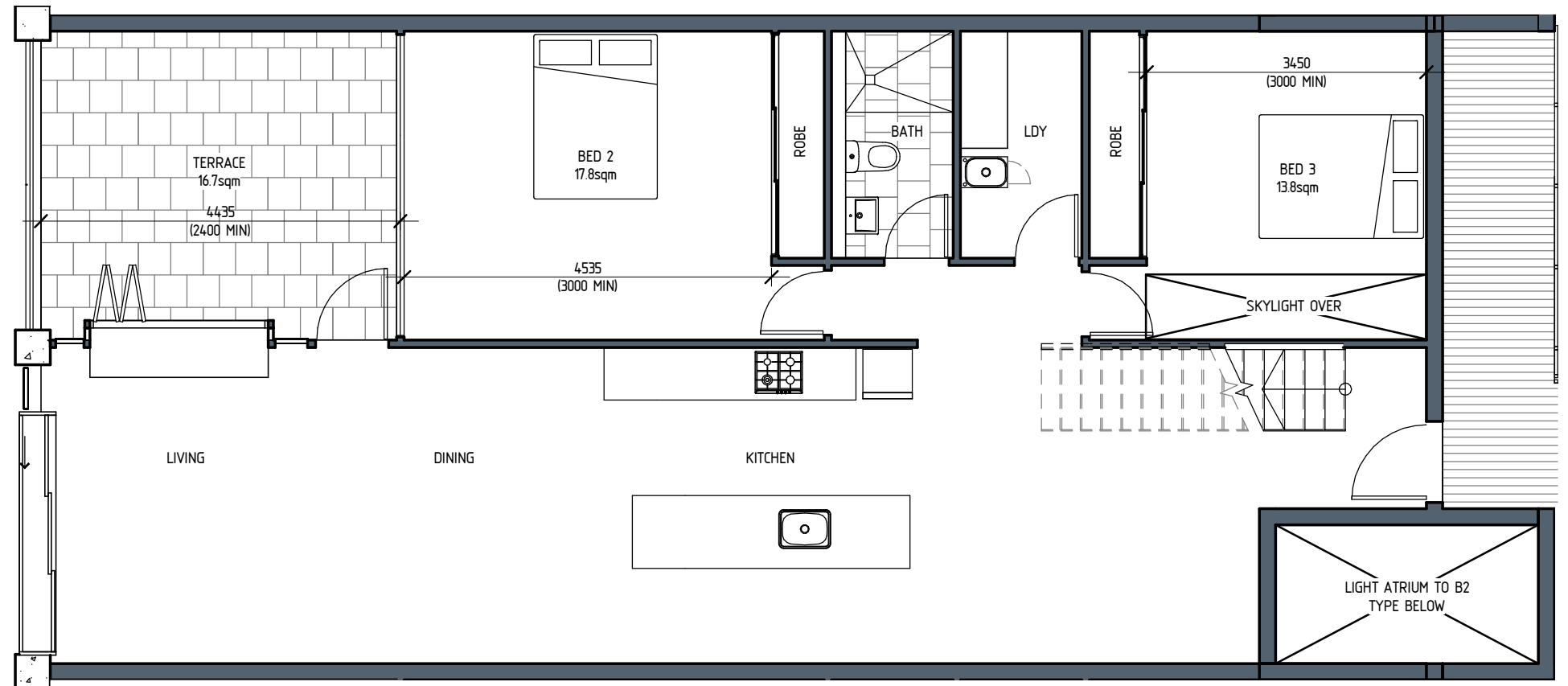
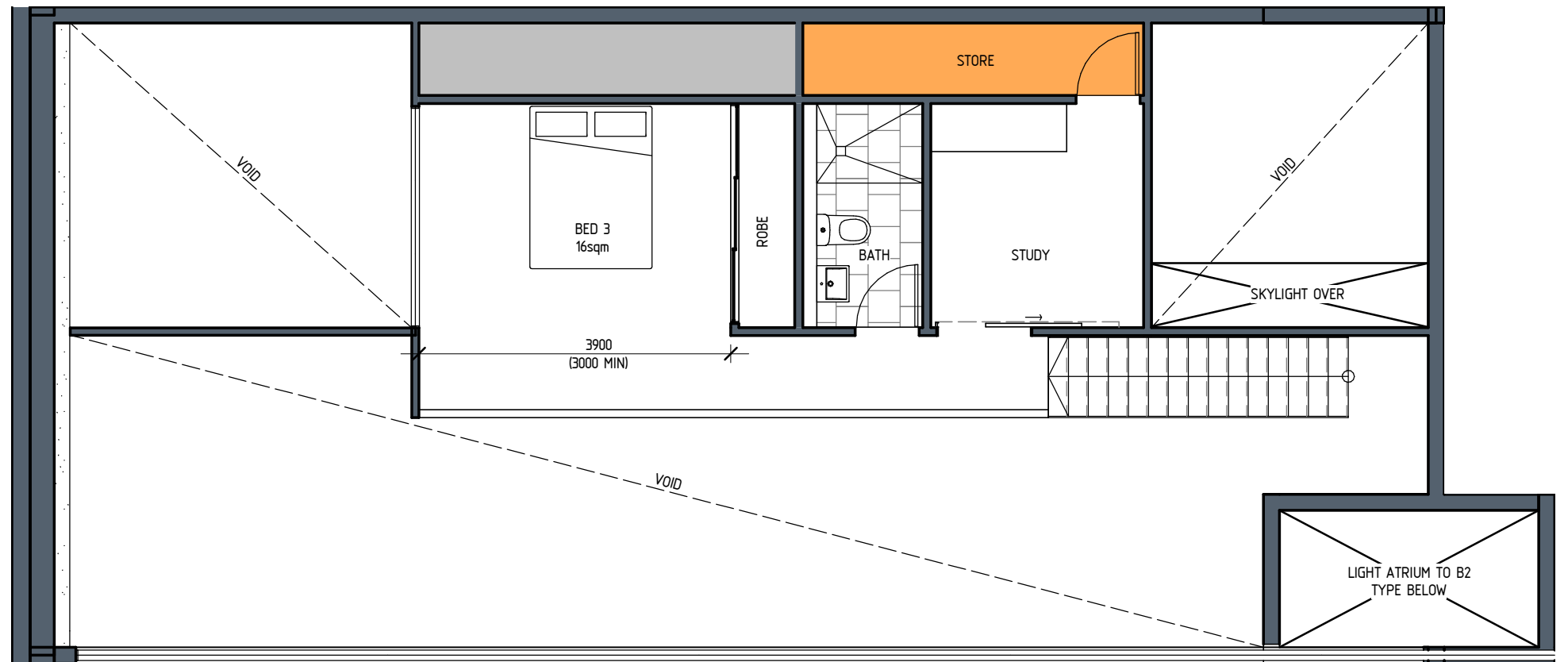
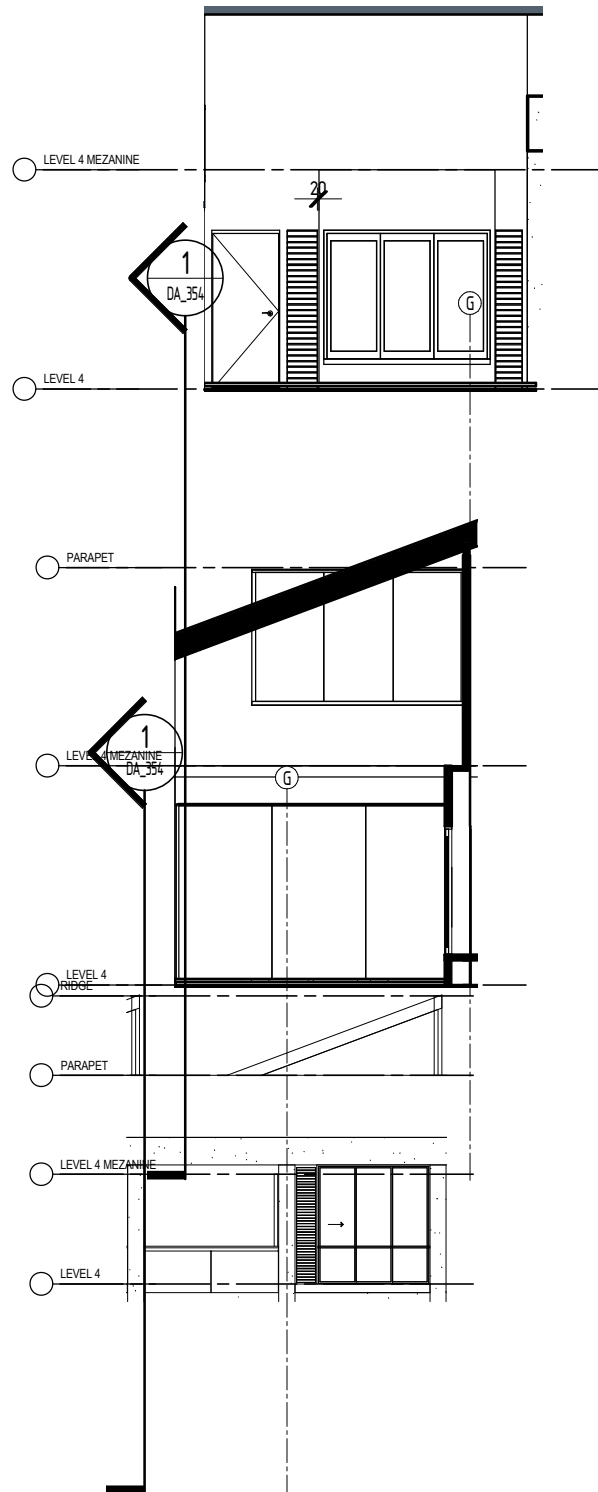


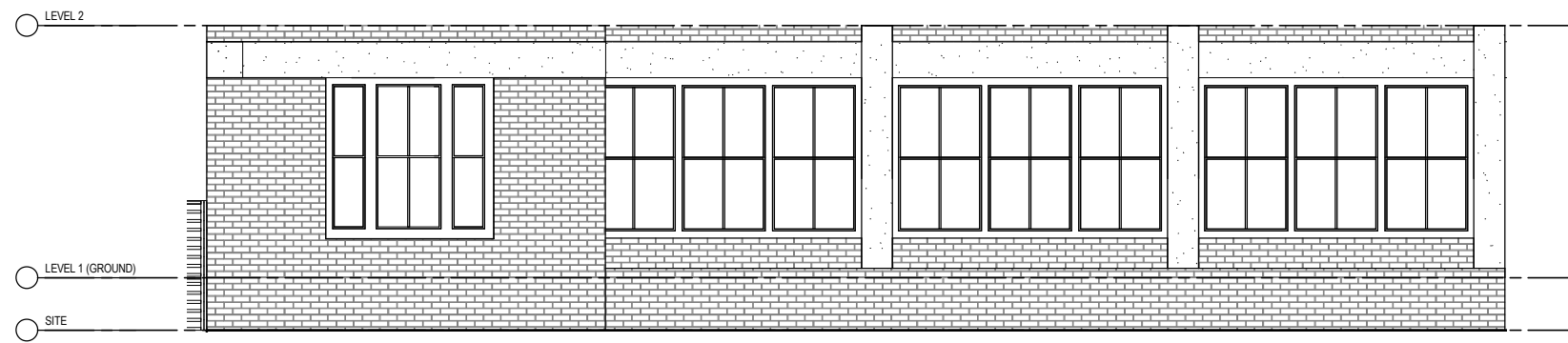
1 B9 LOWER LEVEL
1: 75



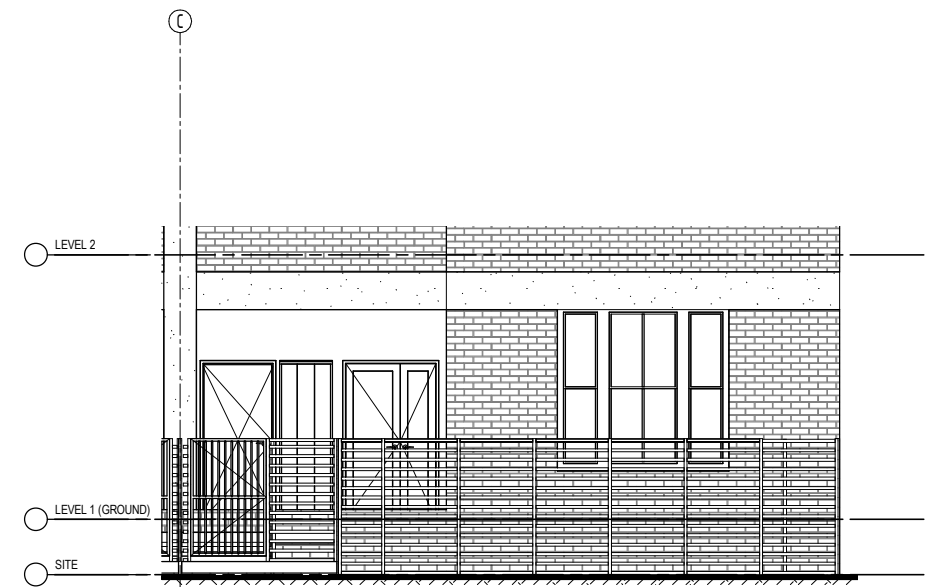






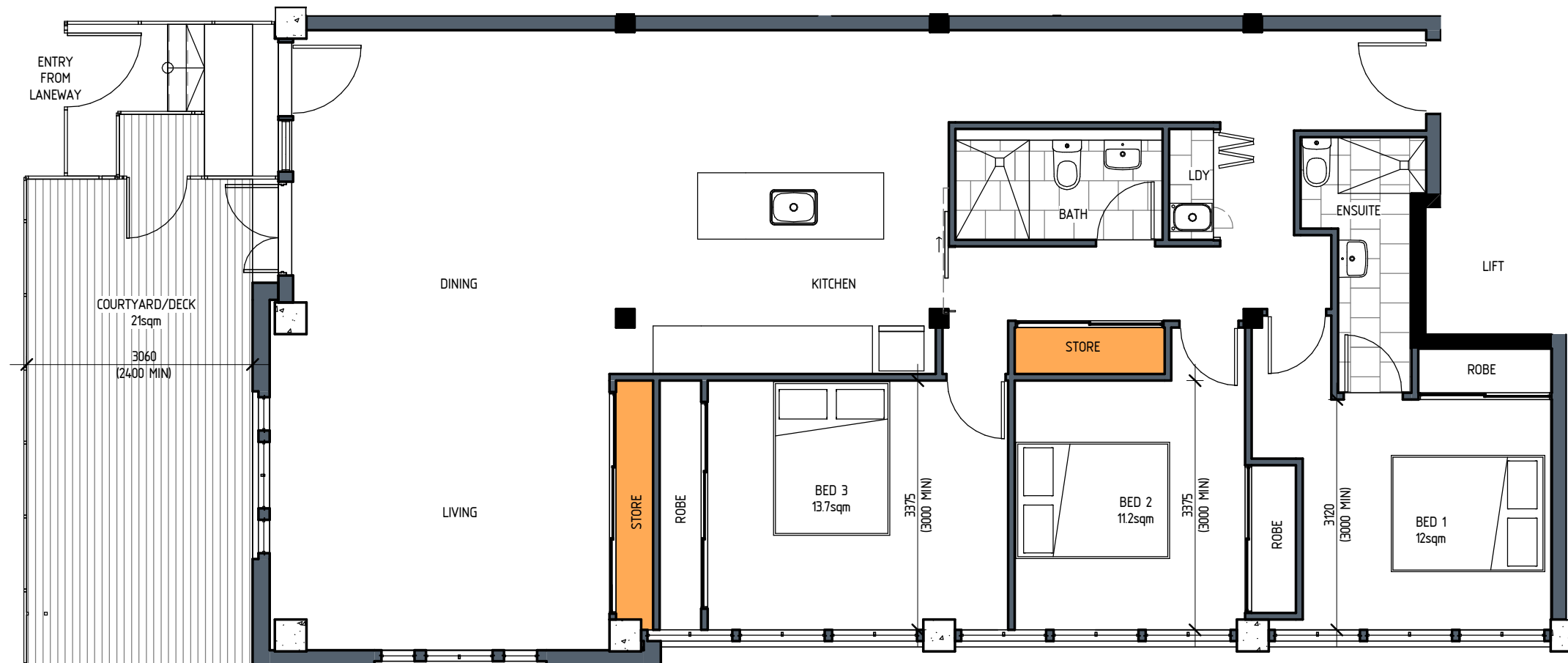


2 APARTMENT C4 NORTH ELEVATION
1 : 100

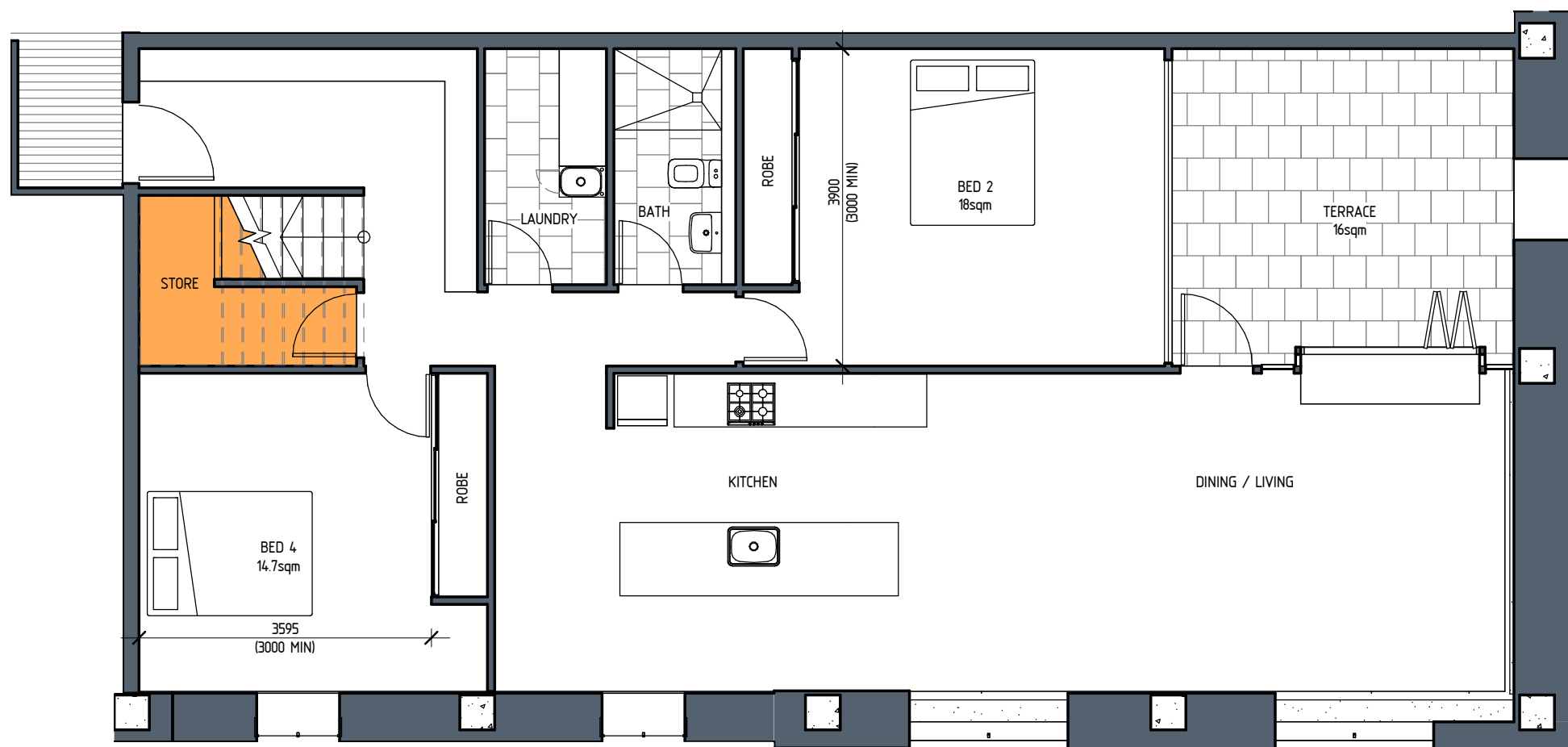
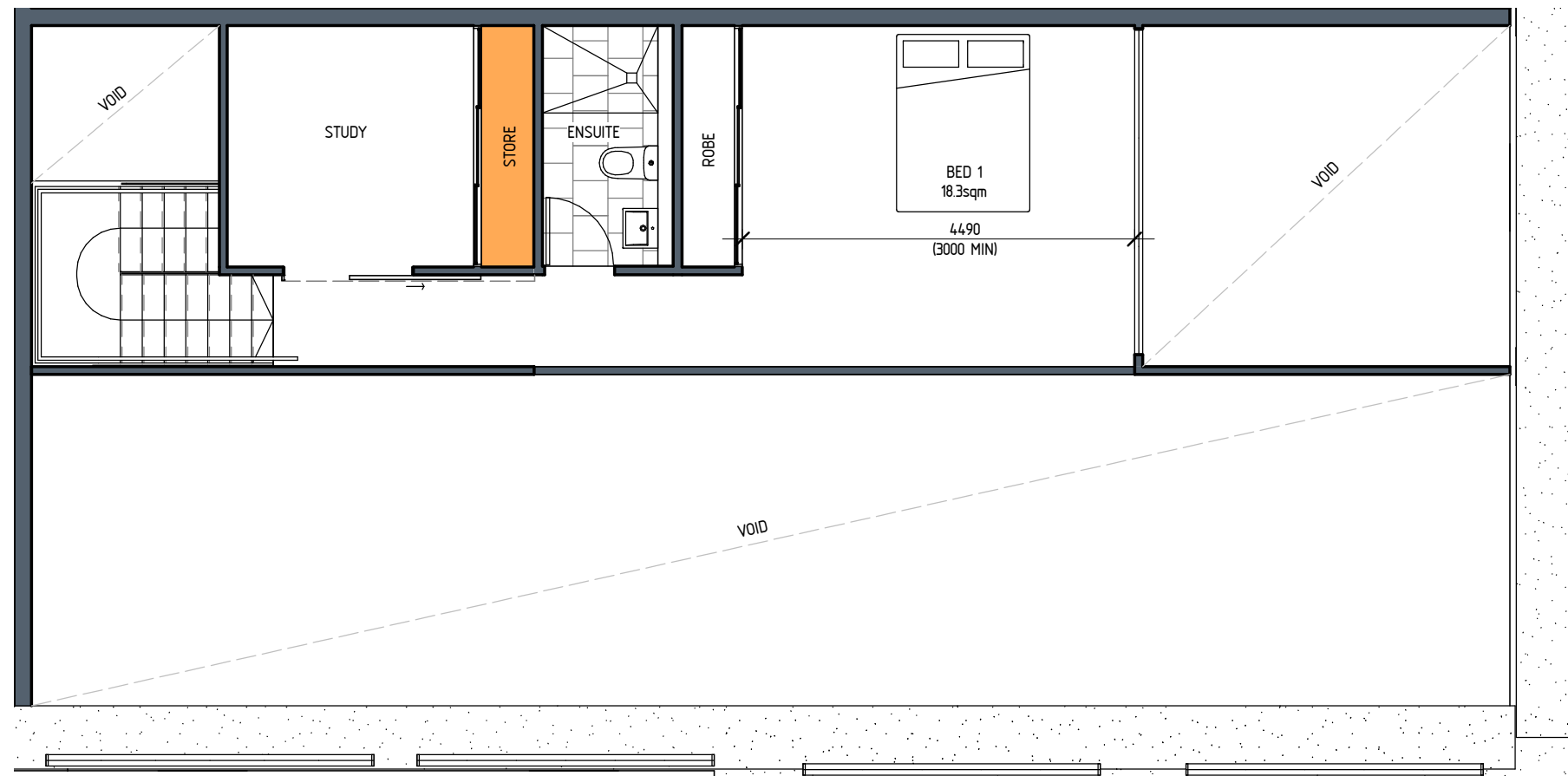


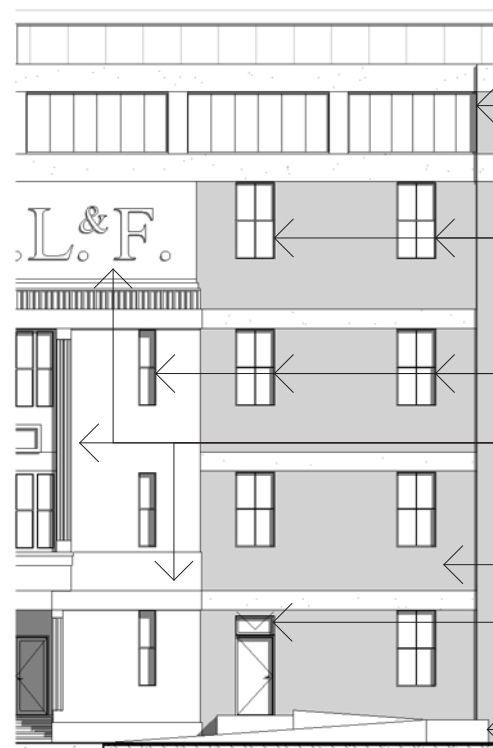
3 APARTMENT C4 EAST ELEVATION
1 : 100

NOTE:
C4 APARTMENT ON LEVEL 2 DOES NOT HAVE LANEWAY
ACCESS OR COURTYARD. ENTRY CONFIGURATION ALSO
VARIES TO GROUND FLOOR DUE TO ADJACENT LIFT.



1 APARTMENT C4 LEVEL 1 GROUND PLAN
1 : 75





1 SOUTHERN FACADE
1 : 200

2 WESTERN FACADE
1 : 200



NOTE:
REMAINING BAYS MADE GOOD & RETAINED
CLASSICAL RED/BROWN BRICK MADE GOOD & RETAINED
ALL EXPOSED CONCRETE MADE GOOD
ALL TIMBER FRAME WINDOWS MADE GOOD & REPAINTED WHITE

C3 TYPE LIVING BAY:
EX. BRICK REMOVED UP TO F.F.L.
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

C3 TYPE TERRACE BAY:
EX. BRICK & LOUVRES REMOVED
NEW GLASS BALUSTRADE

A1 TYPE BAYS:
EX. BRICK REMOVED UP TO F.F.L.
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

B5 TYPE TERRACE BAY:
EX. BRICK & LOUVRES
REMOVED
NEW GLASS BALUSTRADE

EX. WINDOW REMOVED TO
ALLOW FOR C2 ENTRY BAY

NEW CONCRETE BALUSTRADE
TO MATCH MATERIAL ADJACENT

EX. BRICK & WINDOWS REMOVED
FOR PLANTING ATRIUM

A2 TYPE BAY:
EX. BRICK REMOVED UP TO F.F.L.
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

B2 TYPE LIVING BAY:
EX. BRICK REMOVED UP TO F.F.L.
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

C3 TYPE TERRACE BAYS
EX. BRICK & LOUVRES REMOVED
NEW GLASS BALUSTRADE

C3 TYPE LIVING BAY:
EX. BRICK REMOVED UP TO F.F.L.
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

C3 TYPE TERRACE BAYS
EX. BRICK & LOUVRES REMOVED
NEW GLASS BALUSTRADE

B1 TYPE TERRACE BAYS

B1 TYPE LIVING BAY:
EX. RETAINED &
MADE GOOD

EX. BRICK & WINDOWS
RETAINED & MADE GOOD

EX. WINDOW REMOVED TO
ALLOW FOR C2 ENTRY BAY

PORTION OF EX. BRICK
REMOVED FOR ENTRY GATE

NEW CONCRETE BALUSTRADE
TO MATCH MATERIAL ADJACENT

EXISTING ROLLER DOOR
REMOVED FOR CARPARK EGRESS

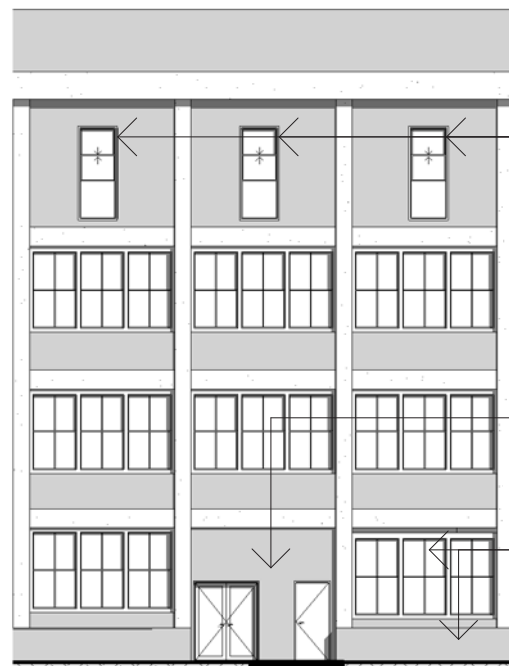
NOTE:
ONLY THESE TWO BAYS ARE ALTERED

B1 TYPE TERRACE BAY:
EX. WINDOW REMOVED
CLASSICAL RED/BROWN BRICK
RETAINED FOR BALUSTRADE

A2 TYPE BAY:
EX. BRICK REMOVED UP TO F.F.L.
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

ALL EX. CLASSICAL RED/BROWN BRICK
MADE GOOD & RETAINED
ALL EXPOSED CONCRETE MADE GOOD
ALL TIMBER FRAME WINDOWS MADE GOOD
& REPAINTED WHITE





EX. LOUVRES REMOVED.
NEW TIMBER FRAME WINDOWS,
BOTTOM FIXED & DOUBLE SASH ABOVE
PAINTED WHITE
FIT WITHIN EXISTING OPE.

NOTE:
ALL REMAING BAYS ON NORTHERN FACADE RETAINED
CLASSIC RED/BROWN BRICK MADE GOOD & RETAINED
ALL EXPOSED CONCRETE MADE GOOD
ALL TIMBER FRAME WINDOWS MADE GOOD &
REPAINTED WHITE

EX. BRICK & WINDOW REMOVED
NEW TIMBER FRAME ENTRY DOORS PAINTED WHITE
NEW BRICK WORK WALL TO MATCH EXISTING

EX. ROLLER DOOR REMOVED
BAY REPLACED WITH NEW BRICKWORK
SILL & TIMBER FRAME WINDOW TO
MATCH EXISTING

1 NORTHERN FACADE
1 : 200

2 EASTERN FACADE
1 : 200



B2 TYPE LIVING BAY:
EX. BRICK REMOVED UP TO F.F.L
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

A2 TYPE BAY:
EX. BRICK REMOVED UP TO F.F.L
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

A1 TYPE BAYS:
EX. BRICK REMOVED UP TO F.F.L
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

CLASSIC RED/BROWN BRICK RETAINED
EX. WINDOW FRAME MADE GOOD
& REPAINTED WHITE

EX. METAL ROLLOR DOOR
MADE GOOD & RETAINED

C1 TYPE ENTRY BAY:
EX. BRICK & WINDOW REMOVED
NEW TIMBER FRAME DOORS & GLAZING
ADDED FOR ENTRY AND DECK ACCESS

C3 TYPE LIVING BAY:
EX. BRICK REMOVED UP TO F.F.L
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

C3 TYPE TERRACE BAYS:
EX. BRICK & LOUVRES REMOVED
NEW GLASS BALUSTRADE



B1 TYPE LIVING BAYS:
CLASSIC RED/BROWN BRICK RETAINED
EX. WINDOWS MADE GOOD & REPAINTED WHITE

B1 TYPE TERRACE BAY:
EX. WINDOW REMOVED
EX. BRICK REMOVED
NEW GLASS BALUSTRADE

EX. LOUVRES MADE
GOOD & RETAINED

EX. METAL ROLLOR DOOR
MADE GOOD & RETAINED

EX. ROLLER DOOR REMOVED
NEW BI-FOLDING DOORS
TO C1 DECK.
NEW BRICKWORK OVER DOORS
TO MATCH EXISTING

B2 TYPE:
EX. LOUVRES REMOVED
NEW TIMBER FRAME DOUBLE
SASH WINDOW PAINTED WHITE
FITTED IN EX. OPENING

C3 TYPE LIVING BAY:
EX. BRICK REMOVED UP TO F.F.L
NEW LOUVRES
NEW GLASS BALUSTRADE
NEW BI-FOLDING WINDOWS

B5 TYPE TERRACE BAY:
EX. BRICK & WINDOWS REMOVED
NEW GLASS BALUSTRADE



C4 TYPE ENTRY BAY:
EX. BRICK & WINDOW REMOVED
NEW TIMBER FRAME DOORS & GLAZING
ADDED FOR ENTRY AND DECK ACCESS

NOTE:
REMAINING BAYS MADE GOOD & RETAINED
CLASSIC RED/BROWN BRICK MADE GOOD & RETAINED
ALL EXPOSED CONCRETE MADE GOOD
ALL TIMBER FRAME WINDOWS MADE GOOD & REPAINTED WHITE