

DEVELOPMENT APPLICATION SET

38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)

ARCHITECTURAL DRAWING SET		
		COVER PAGE
A01	E	LEP/MASTER PLAN ANALYSIS
A02	E	LEP ANALYSIS
PLANS		
A100	E	SITE + ROOF PLAN
A101	E	LEVEL G
A102	E	MEZZANINE
A103	E	LEVEL 1
A104	E	LEVEL 2
A105	E	LEVEL 3
A106	E	LEVEL 4-8 (TYPICAL)
A107	E	LEVEL 9-11 (TYPICAL)
A108	E	LEVEL 12
A109	E	LEVEL 13
A110	E	LEVEL 14
A111	E	COMMUNAL ROOF
A112	E	ROOF PLAN
ELEVATIONS		
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A202	E	EAST ELEVATION
A203	E	SOUTH ELEVATION
A204	E	WEST ELEVATION
SECTIONS		
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A304	E	SECTION D-D
A305	E	SECTION E-E
SUNSHADOWS/PERSPECTIVES/SCHEDULES		
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A402	E	HANNELL STREET PERSPECTIVE
A403	E	CHARLES STREET PERSPECTIVE
A404	E	SCHEDULES
A405	E	DETAILED SCHEDULES
BISHOPSGATE APARTMENTS RELATIONSHIP		
A501	E	9am - RELATIONSHIP ANALYSIS
A502	E	9:45am - RELATIONSHIP ANALYSIS
A503	E	PODIUM RELATIONSHIP
A504	E	VIEW ANALYSIS





FIGURE 13 (WICKHAM MASTERPLAN)



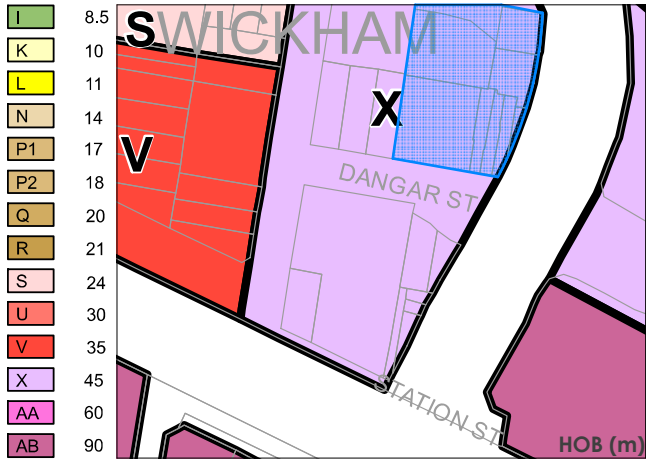
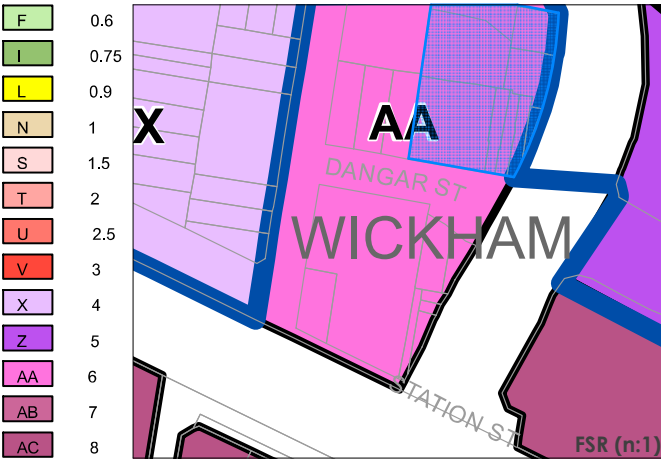
FIGURE 58 (WICKHAM MASTERPLAN)



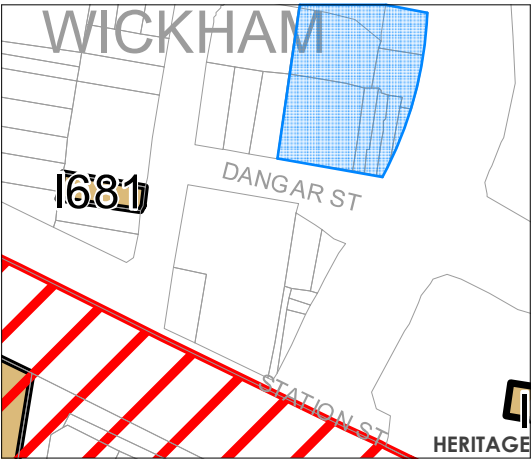
FIGURE 12 (WICKHAM MASTERPLAN)



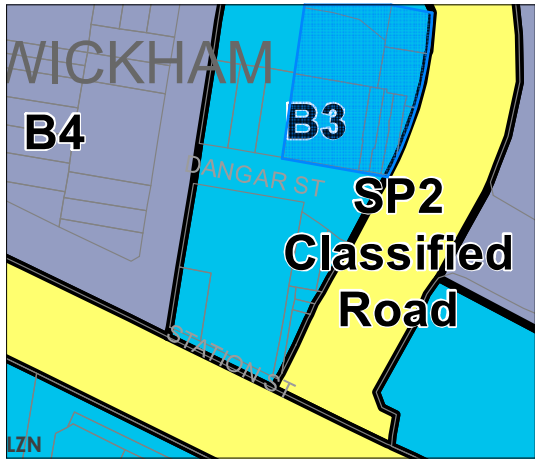
FIGURE 57 (WICKHAM MASTERPLAN)



- Conservation area - General
- Item - General
- Item - Archaeological
- Item - Landscape



- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- W2 Recreational Waterways



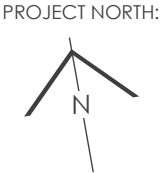
LJM ARCHITECTURE PTY LTD
AC N 610 581 676 AB N 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND
A/C - AIR CONDITIONING
AL - ALUMINIUM
B - BOLLARD
BAL - BALUSTRADE
BLRP - BLOCKWORK RENDERED PAINTED
CH - CEILING HEIGHT
CJ - CONSTRUCTION JOINT
CO - COLORBOND
COL - COLUMN
CONC - CONCRETE
CPT - CARPET
CT - CERAMIC TILE
CTS - CENTRE
DB - DISTRIBUTION BOARD
DIS - DISABLED
DP - DOWNPIPE
ENG - ENGINEER
EQ - EQUAL
EX - EXISTING
F - FIXED GLASS
FBK - FACE BRICKWORK
FD - FIRE DOOR
FDP - FIRE DISTRIBUTION PANEL
FH - FIRE HYDRANT
FHR - FIRE HOSE REEL
FL - FLOOR LEVEL
FRL - FIRE RESISTANCE LEVEL
FW - FLOOR WASTE
HR - HANDRAIL
HWS - HOT WATER SERVICE
L - LOUVRE
LWC - LIGHTWEIGHT CLADDING
NG - NATURAL GROUND
OB - OBSCURE GLASS
PA - PAVING
PB - PLASTERBOARD
RD - ROLLER DOOR
RL - REDUCED LEVEL
SS - STAINLESS STEEL
TIM - TIMBER
TGS - TACTILE INDICATORS
TOW - TOP OF WALL
WC - WATER CLOSET
WIR - WALK IN ROBE

PROJECT NORTH:
PROJECT: HANNEL STREET RE-DEVELOPMENT
CLIENT: THIRDI HANNELL PTY LTD
SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708
ISSUE: DA/JRPP - E
DRAWING: A01 LEP/MASTER PLAN ANALYSIS
SCALE: JULY 2018



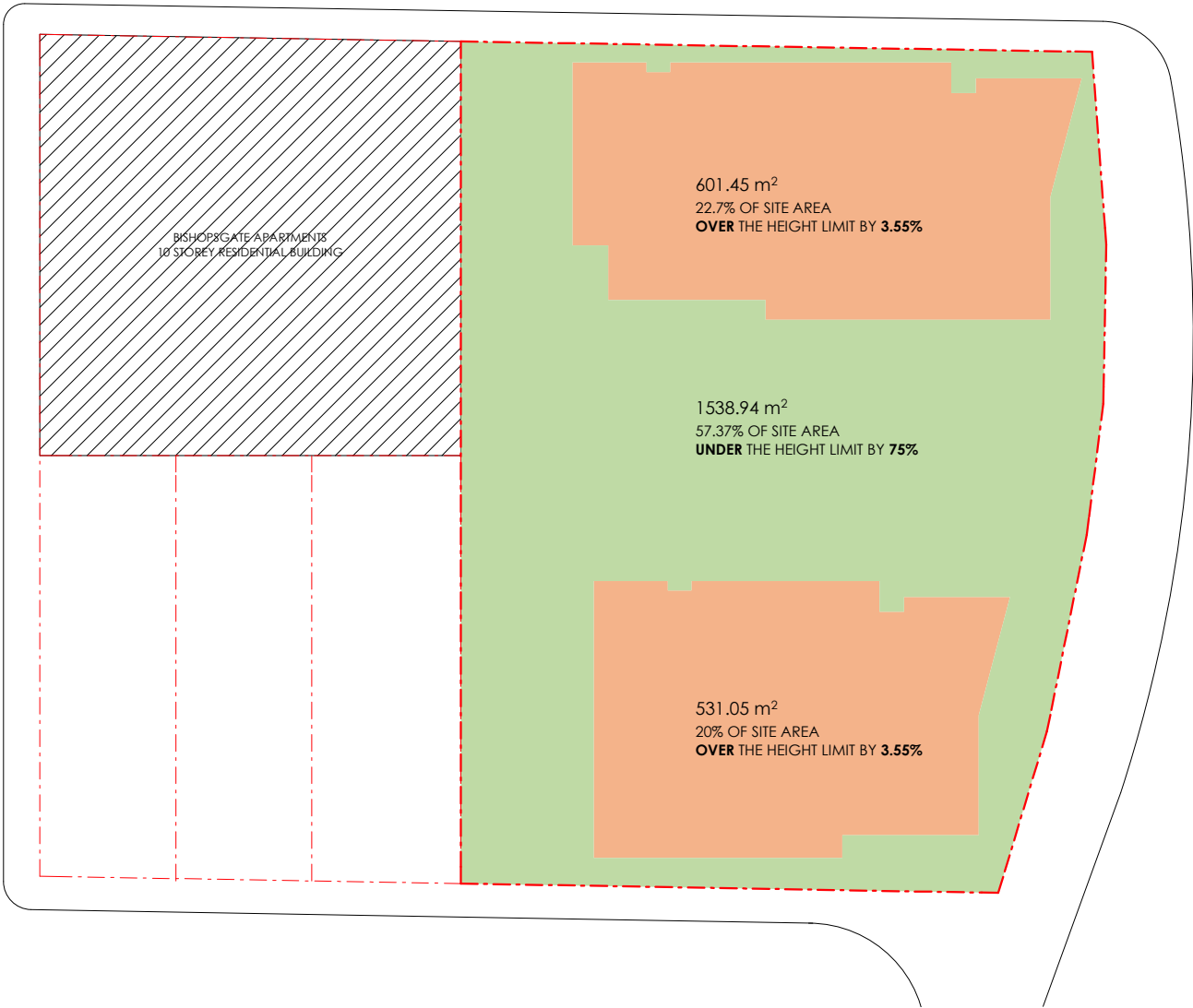
LEGEND							
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL	RL	- REDUCED LEVEL
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE	SS	- STAINLESS STEEL
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL	TIM	- TIMBER
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE	TGSI	- TACTILE INDICATORS
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE	TOW	- TOP OF WALL
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING	WC	- WATER CLOSET
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	WIR	- WALK IN ROBE



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: **38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794**
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: **A02 LEP ANALYSIS**

CHARLES STREET



HANNELL STREET

38 HANNELL STREET DIAGRAM

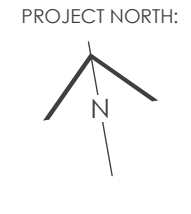
LEP HEIGHT LIMIT - 45
SEEKING APPROVAL HEIGHT OF - 46.6M (NORTH TOWER) 46.6M (SOUTH TOWER)

LEP FSR - 6:1
SEEKING APPROVAL FSR OF - 4.24:1 (29.4% UNDER)



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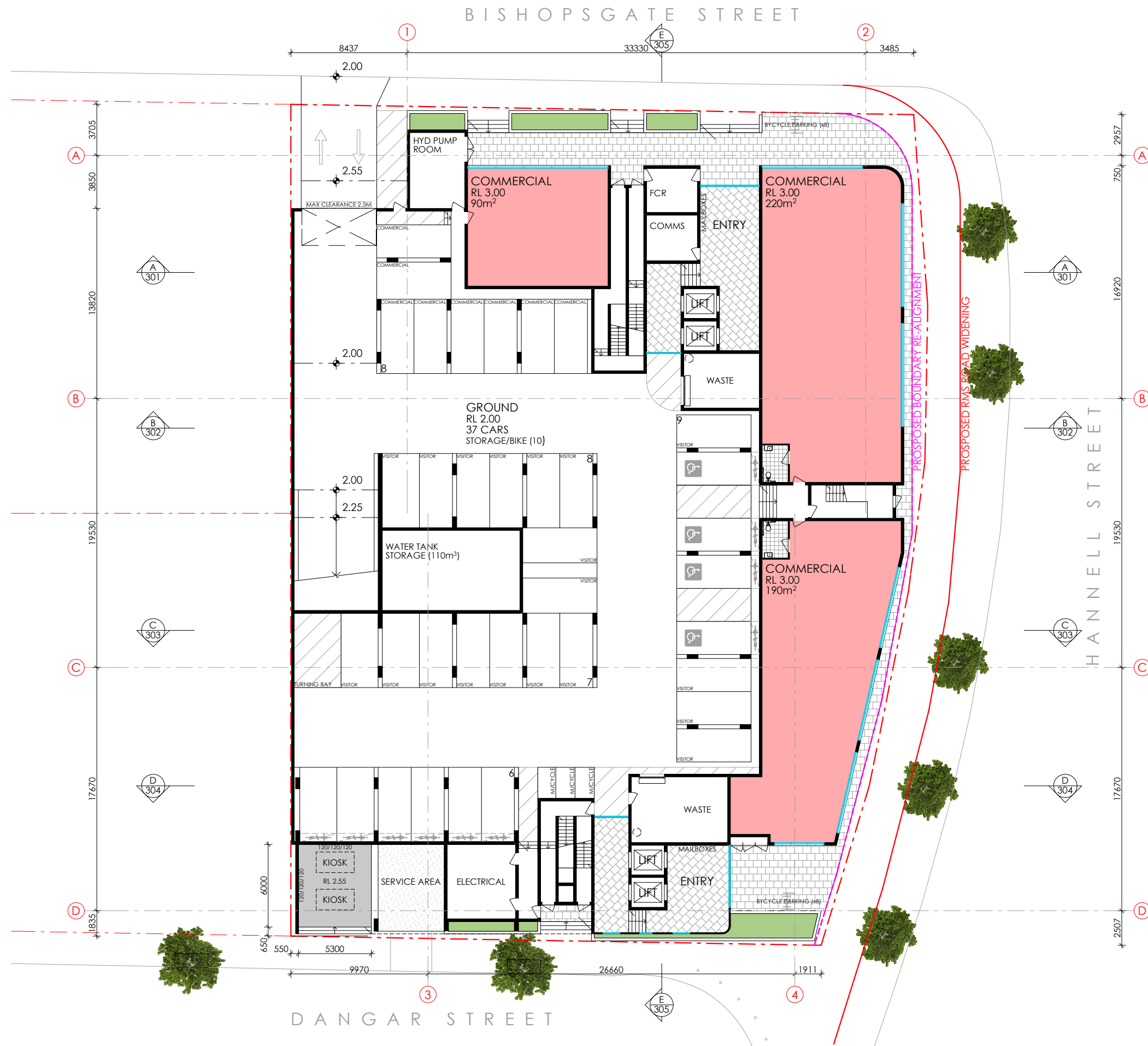
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FW	- FLOOR WASTE	FW	- FLOOR WASTE
HR	- HANDRAIL	HWS	- HOT WATER SERVICE
L	- LOUVRE	L	- LOUVRE
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		



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CLIENT:
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WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:500 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A100 SITE + ROOF PLAN





1B 2B 3B				1B 2B 3B			
47	92	10		45	24	4	
149 - TOTAL				149 - TOTAL			
76 UNITS	2	68	6	165	45	24	73 UNITS
14	-	2	2	1	1	2	14
13	-	2	2	1	1	2	13
12	-	2	2	4	2	-	12
11	-	6	-	4	2	-	11
10	-	6	-	4	2	-	10
9	-	6	-	4	2	-	9
8	-	6	-	4	2	-	8
7	-	6	-	4	2	-	7
6	-	6	-	4	2	-	6
5	-	6	-	4	2	-	5
4	-	6	-	4	2	-	4
3	-	6	-	3	2	-	3
2	1	4	-	46	2	1	2
1	1	4	-	44	2	1	1
G	320m ²	38	200m ²	37			G

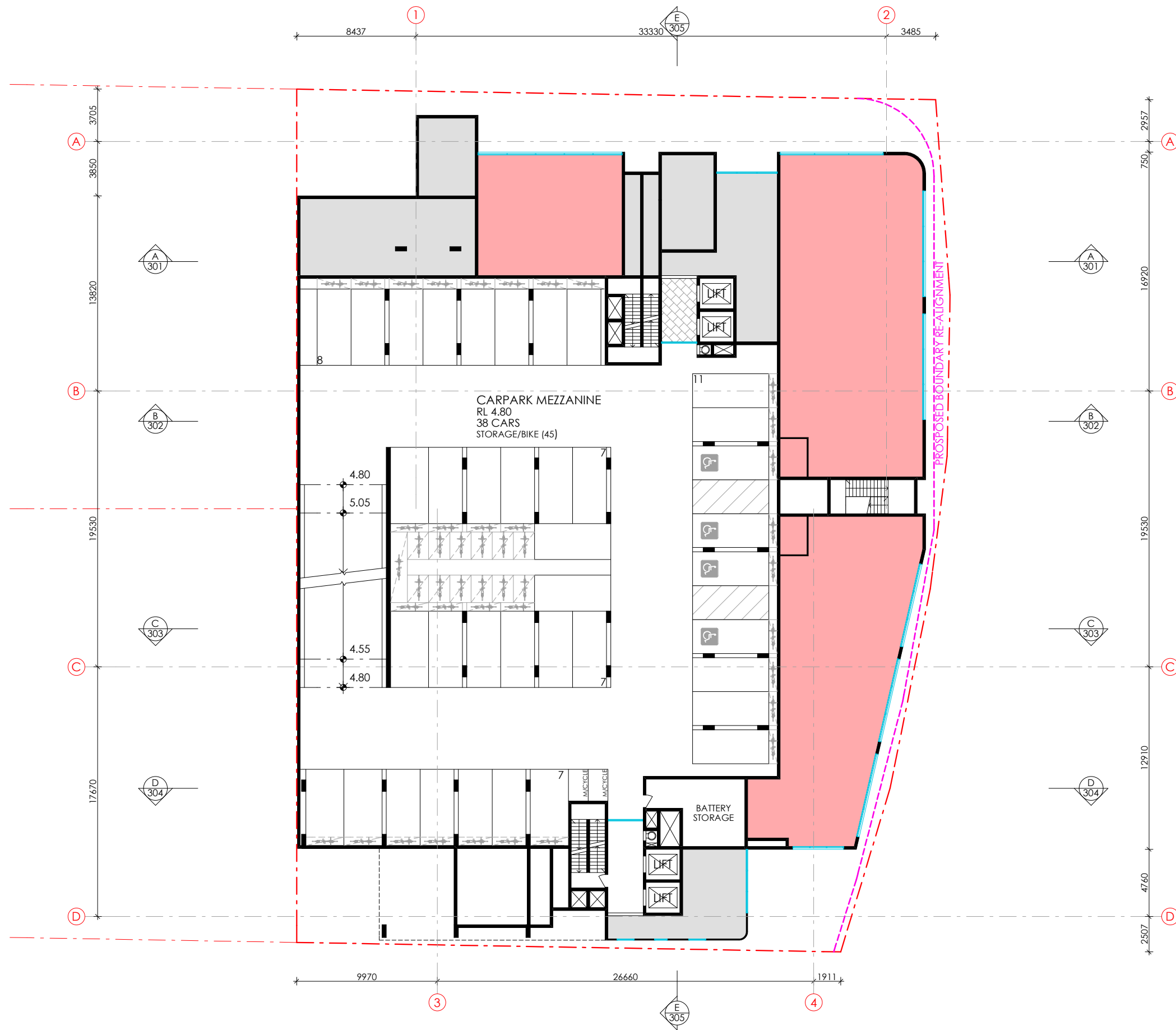
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LEGEND					
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AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL
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CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVER
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND
				OB	- OBSCURE GLASS
				PA	- PAVING
				PB	- PLASTERBOARD
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				SS	- STAINLESS STEEL
				TIM	- TIMBER
				TGSI	- TACTILE INDICATORS
				TOW	- TOP OF WALL
				WC	- WATER CLOSET
				WIR	- WALK IN ROBE

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
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WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A101 LEVEL G

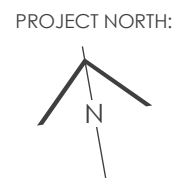




1B				2B	3B				
47				92	10				
149 - TOTAL									
1B				2B	3B				
2				68	6				
165									
1B				2B	3B				
45				24	4				
73 UNITS									
14	-	2	2	1	1	2	14		
13	-	2	2	1	1	2	13		
12	-	2	2	4	2	-	12		
11	-	6	-	4	2	-	11		
10	-	6	-	4	2	-	10		
9	-	6	-	4	2	-	9		
8	-	6	-	4	2	-	8		
7	-	6	-	4	2	-	7		
6	-	6	-	4	2	-	6		
5	-	6	-	4	2	-	5		
4	-	6	-	4	2	-	4		
3	-	6	-	3	2	-	3		
2	1	4	-	2	1	-	2		
1	1	4	-	2	1	-	1		
G	320m ²	38				200m ²		G	
37									

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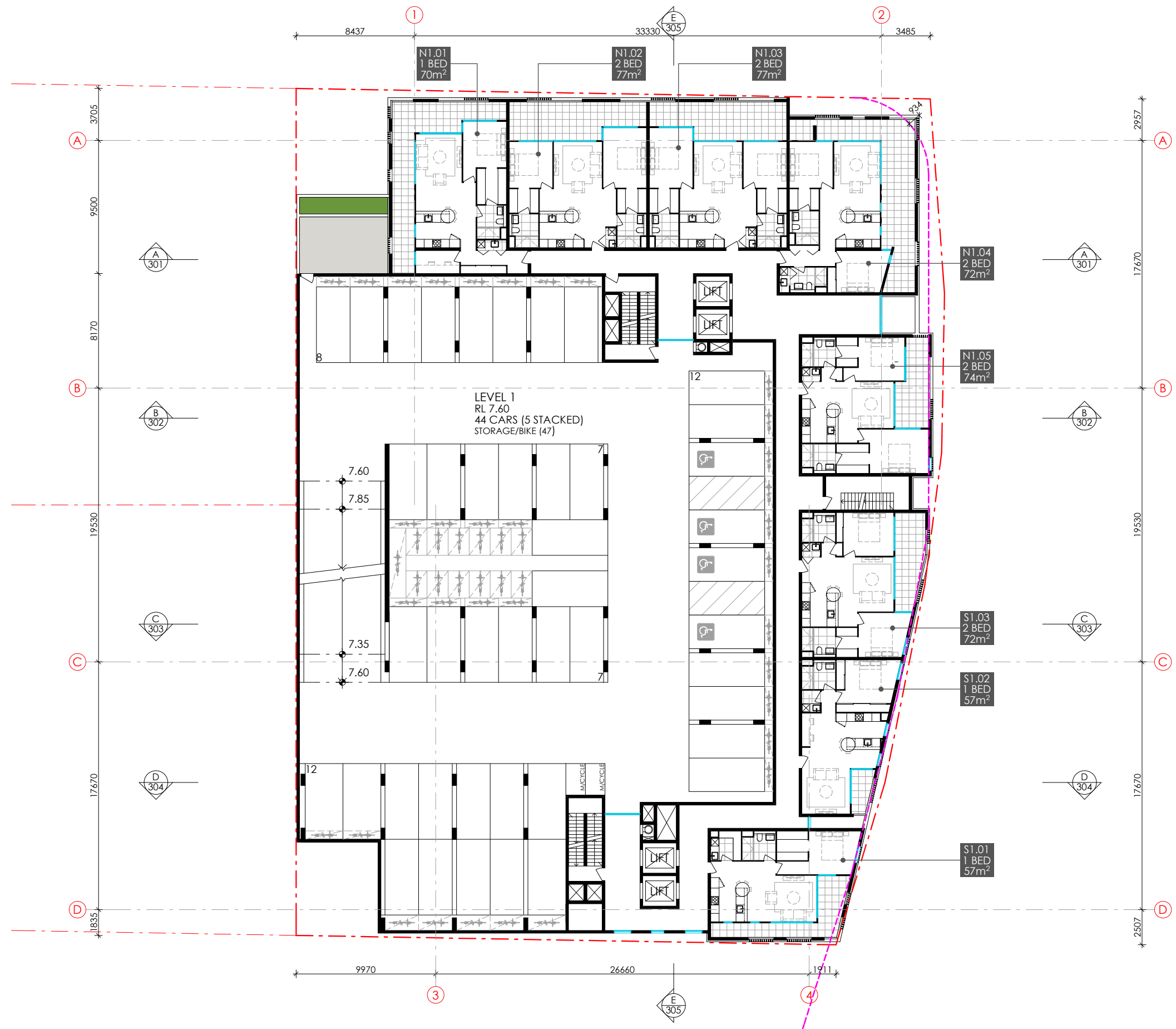
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR		
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL	RL	- REDUCED LEVEL		
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE	SS	- STAINLESS STEEL		
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL	TIM	- TIMBER		
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE	TGSI	- TACTILE INDICATORS		
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CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	WIR	- WALK IN ROBE		



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
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WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A102 MEZZANINE





1B 2B 3B				1B 2B 3B			
47	92	10		45	24	4	
149 - TOTAL							
76 UNITS	2	68	6	165			73 UNITS
14	-	2	2	1	1	2	14
13	-	2	2	1	1	2	13
12	-	2	2	4	2	-	12
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10	-	6	-	4	2	-	10
9	-	6	-	4	2	-	9
8	-	6	-	4	2	-	8
7	-	6	-	4	2	-	7
6	-	6	-	4	2	-	6
5	-	6	-	4	2	-	5
4	-	6	-	4	2	-	4
3	-	6	-	3	2	-	3
2	1	4	-	2	1	-	2
1	1	4	-	2	1	-	1
G	320m ²	38	200m ²	37			G

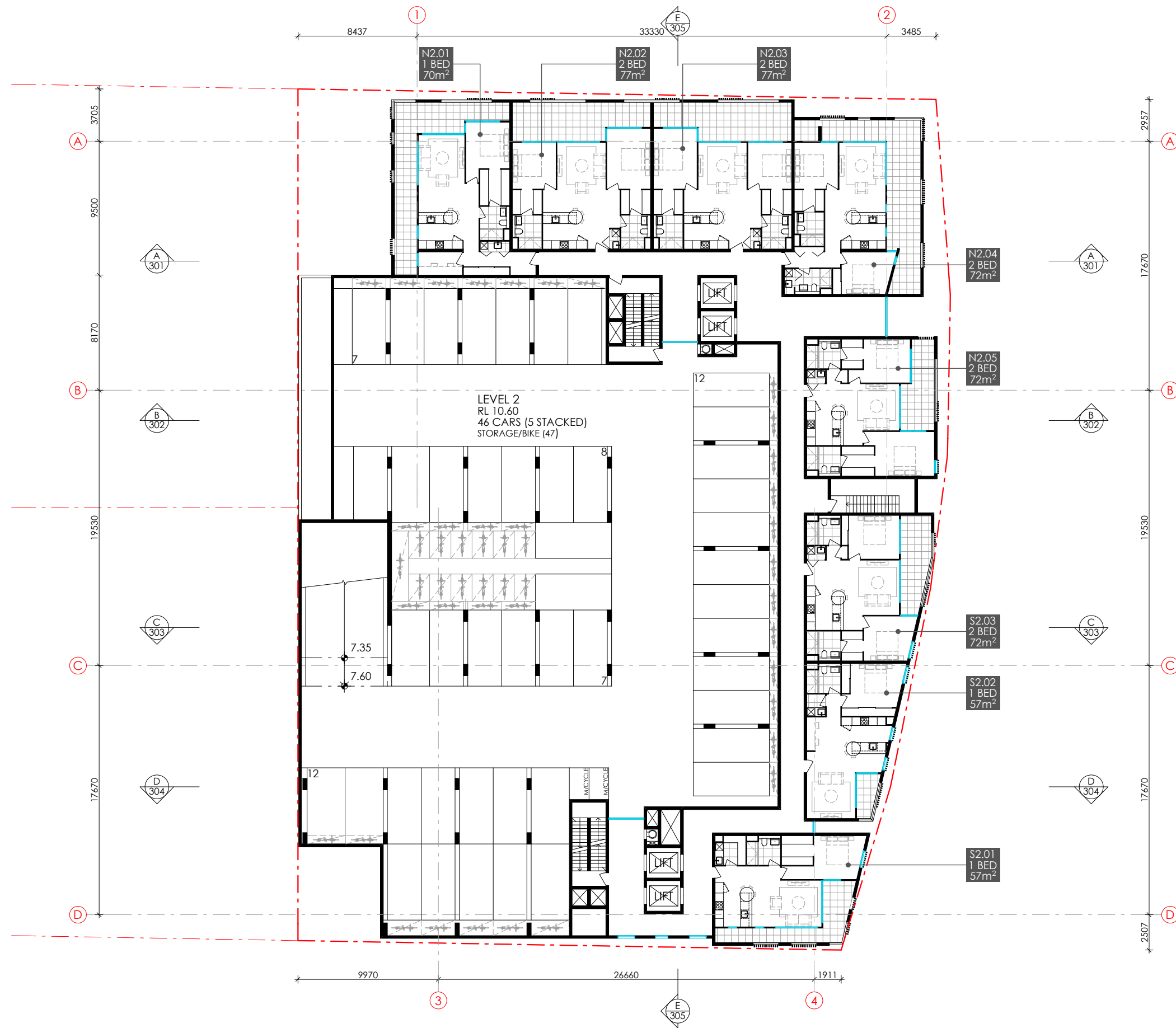
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PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
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WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A103 LEVEL 1





1B 2B 3B				1B 2B 3B					
47 92 10				45 24 4					
149 - TOTAL									
76 UNITS	1B	2B	3B		1B	2B	3B	73 UNITS	
	2	68	6		45	24	4		
				165					
14	-	2	2		1	1	2	14	
13	-	2	2		1	1	2	13	
12	-	2	2		4	2	-	12	
11	-	6	-		4	2	-	11	
10	-	6	-		4	2	-	10	
9	-	6	-		4	2	-	9	
8	-	6	-		4	2	-	8	
7	-	6	-		4	2	-	7	
6	-	6	-		4	2	-	6	
5	-	6	-		4	2	-	5	
4	-	6	-		4	2	-	4	
3	-	6	-		3	2	-	3	
2	1	4	-	46 ₈₁	2	1	-	2	
1	1	4	-	44 ₈₁	2	1	-	1	
G	320m ²				38			200m ²	G
				37					

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LEGEND

A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING
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CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	WIR	- WALK IN ROBE

PROJECT NORTH:



PROJECT:

HANNELL STREET RE-DEVELOPMENT

CLIENT:

THIRDI HANNELL PTY LTD

SITE ADDRESS:

38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)

PROJECT No:

1708

ISSUE:

DA/JRPP - E

DRAWING:

A104 LEVEL 2

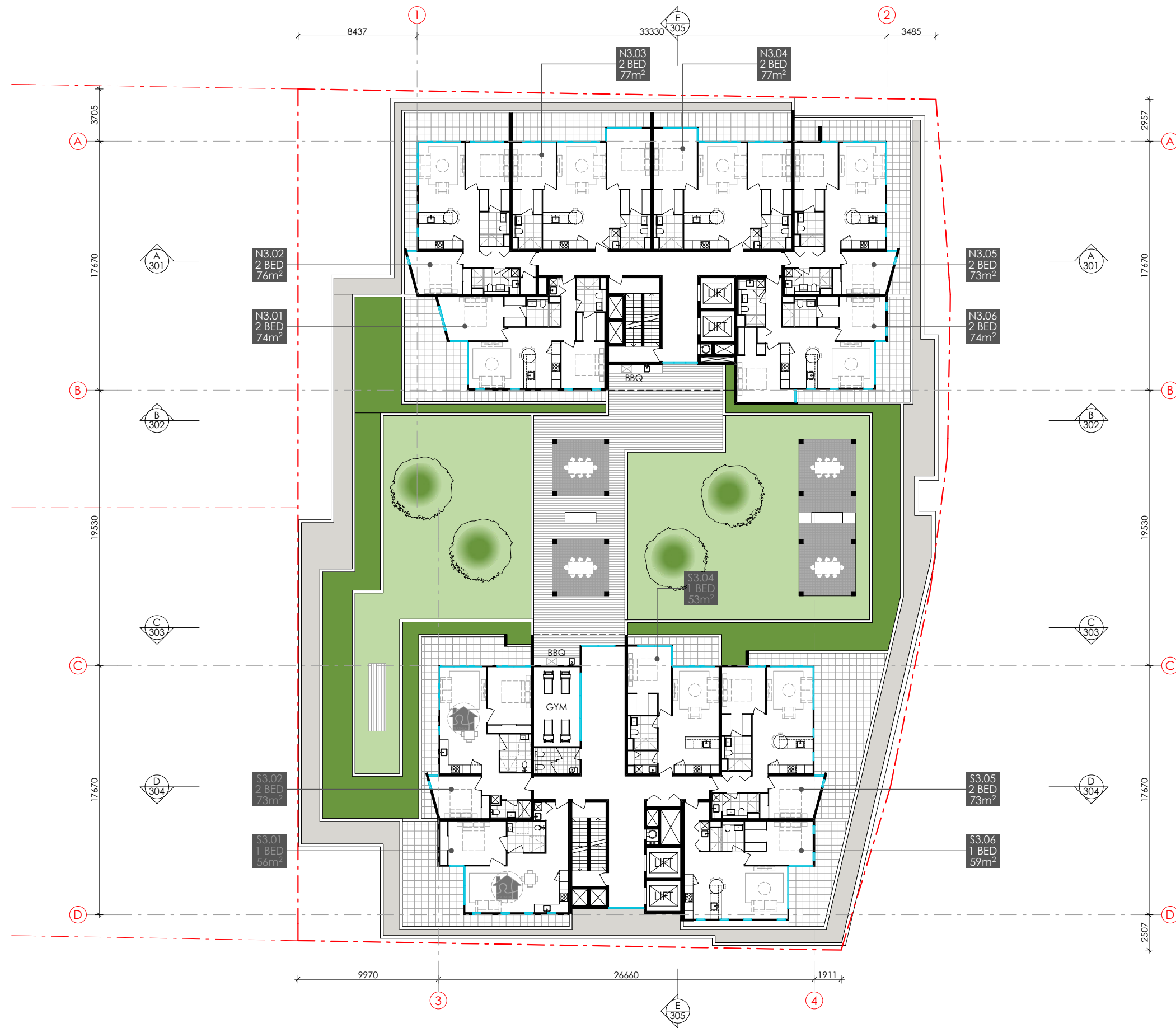
SCALE:

1:300 @ A3

DATE:

JULY 2018

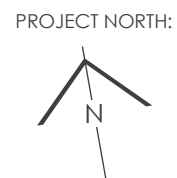




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
76 UNITS				2	68	6	45	24	4	73 UNITS
										
				165						
14	-	2	2	1	1	2	14			14
13	-	2	2	1	1	2	13			13
12	-	2	2	4	2	-	12			12
11	-	6	-	4	2	-	11			11
10	-	6	-	4	2	-	10			10
9	-	6	-	4	2	-	9			9
8	-	6	-	4	2	-	8			8
7	-	6	-	4	2	-	7			7
6	-	6	-	4	2	-	6			6
5	-	6	-	4	2	-	5			5
4	-	6	-	4	2	-	4			4
3	-	6	-	3	2	-	3			3
2	1	4	-	2	1	-	2			2
1	1	4	-	2	1	-	1			1
G	320m ²	38				200m ²		G		
				37						

LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
P 0403 258 807 E luke@ljmarchitecture.com.au
W www.ljmarchitecture.com.au
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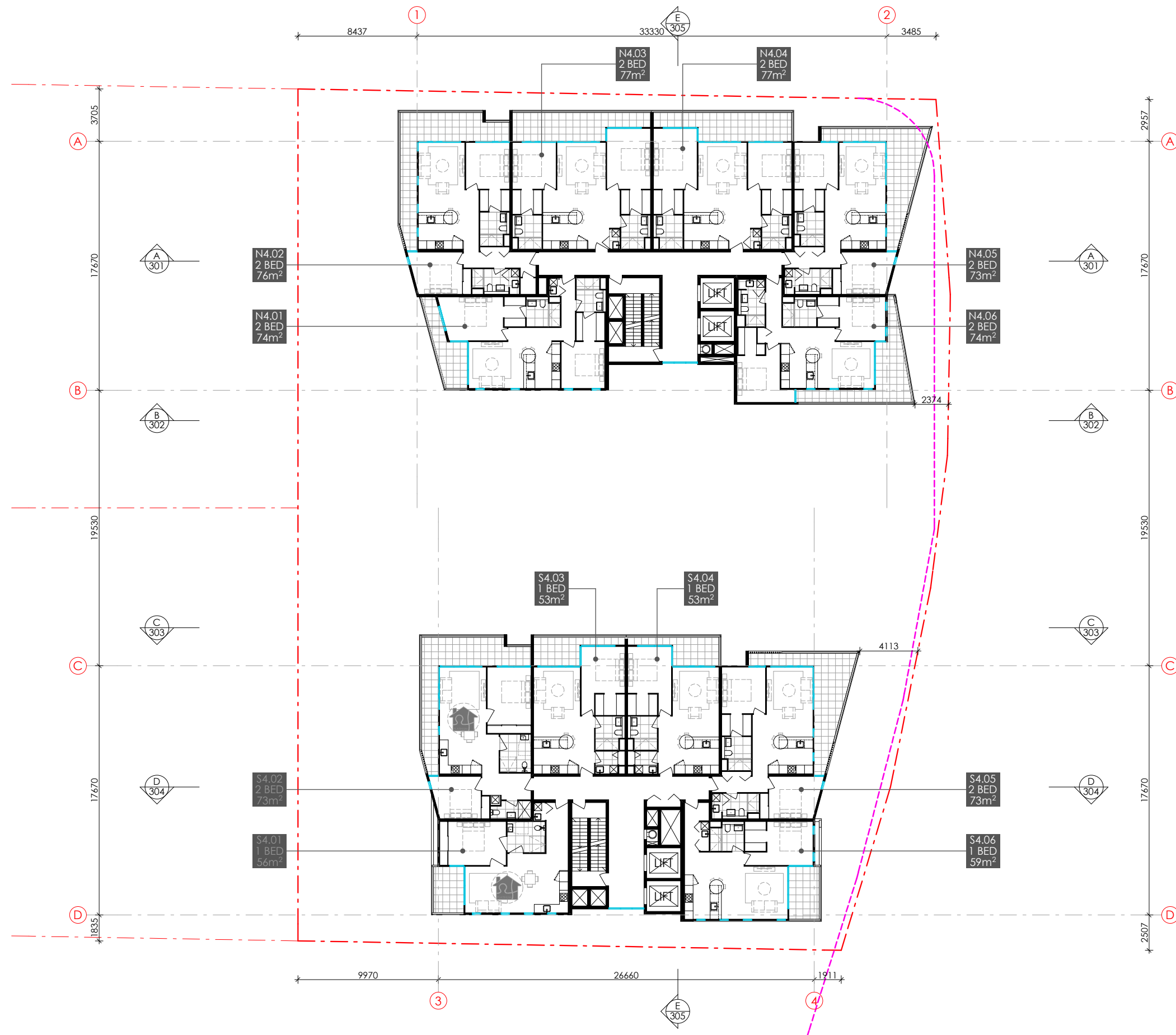
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR		
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL	RL	- REDUCED LEVEL		
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE	SS	- STAINLESS STEEL		
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL	TIM	- TIMBER		
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE	TGSI	- TACTILE INDICATORS		
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE	TOW	- TOP OF WALL		
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING	WC	- WATER CLOSET		
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	WIR	- WALK IN ROBE		



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A105 LEVEL 3

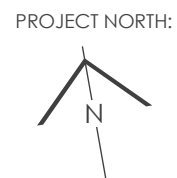




				1B	2B	3B	
				47	92	10	
				149 - TOTAL			
				1B	2B	3B	
				45	24	4	
76 UNITS	1B	2B	3B				
	2	68	6				
				165			
14	-	2	2	1	1	2	14
13	-	2	2	1	1	2	13
12	-	2	2	4	2	-	12
11	-	6	-	4	2	-	11
10	-	6	-	4	2	-	10
9	-	6	-	4	2	-	9
8	-	6	-	4	2	-	8
7	-	6	-	4	2	-	7
6	-	6	-	4	2	-	6
5	-	6	-	4	2	-	5
4	-	6	-	4	2	-	4
3	-	6	-	3	2	-	3
2	1	4	-	2	1	-	2
1	1	4	-	2	1	-	1
G	320m ²	38	200m ²				
				37			

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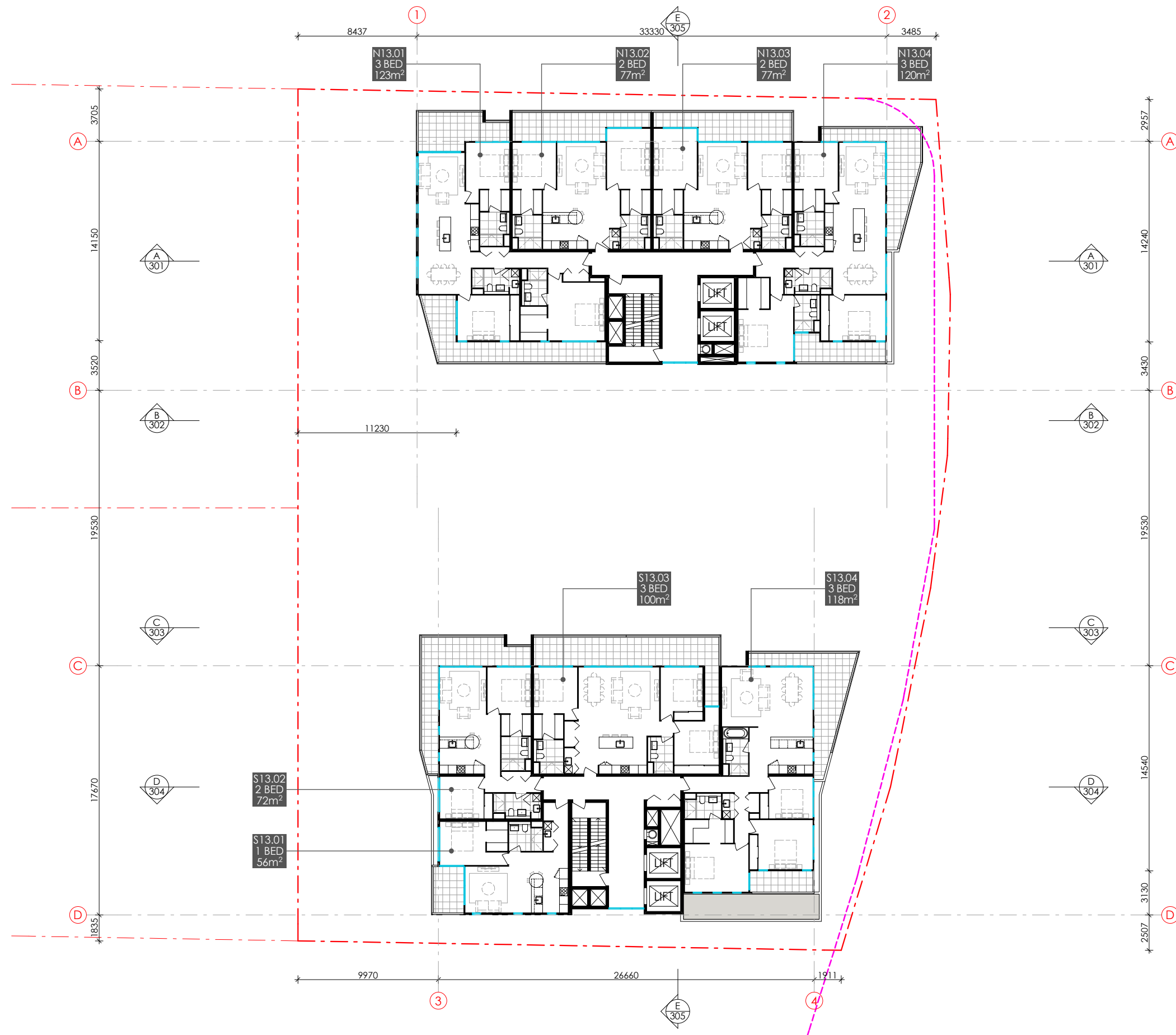
LEGEND					
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND
				OB	- OBSCURE GLASS
				PA	- PAVING
				PB	- PLASTERBOARD
				RD	- ROLLER DOOR
				RL	- REDUCED LEVEL
				SS	- STAINLESS STEEL
				TIM	- TIMBER
				TGSI	- TACTILE INDICATORS
				TOW	- TOP OF WALL
				WC	- WATER CLOSET
				WIR	- WALK IN ROBE



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A106 LEVEL 4-8 (TYPICAL)

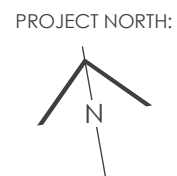




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
				2	68	6	45	24	4	
				165						
				14	-	2	1	1	2	14
				13	-	2	1	1	2	13
				12	-	2	4	2	-	12
				11	-	6	4	2	-	11
				10	-	6	4	2	-	10
				9	-	6	4	2	-	9
				8	-	6	4	2	-	8
				7	-	6	4	2	-	7
				6	-	6	4	2	-	6
				5	-	6	4	2	-	5
				4	-	6	4	2	-	4
				3	-	6	3	2	-	3
				2	1	4	2	1	-	2
				1	1	4	2	1	-	1
				G	320m²	38	200m²	37		G

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NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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W www.ljmarchitecture.com.au
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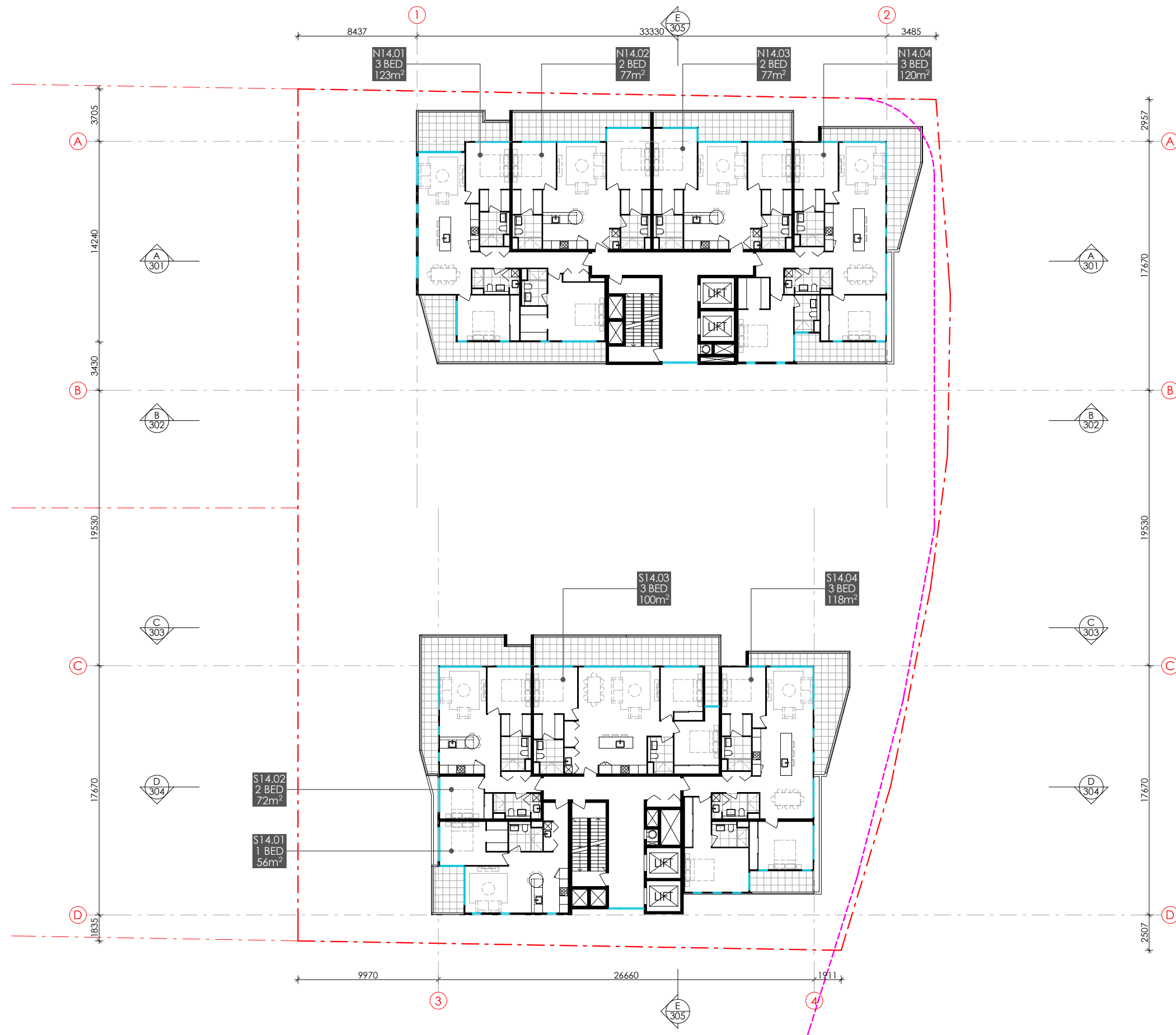
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HOSE REEL	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FW	- FLOOR WASTE	HR	- HANDRAIL
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A109 LEVEL 13

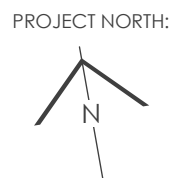




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
				2	68	6	45	24	4	
				165						
76 UNITS										73 UNITS
14	-	2	2				1	1	2	14
13	-	2	2				1	1	2	13
12	-	2	2				4	2	-	12
11	-	6	-				4	2	-	11
10	-	6	-				4	2	-	10
9	-	6	-				4	2	-	9
8	-	6	-				4	2	-	8
7	-	6	-				4	2	-	7
6	-	6	-				4	2	-	6
5	-	6	-				4	2	-	5
4	-	6	-				4	2	-	4
3	-	6	-				3	2	-	3
2	1	4	-			46	2	1	-	2
1	1	4	-			44	2	1	-	1
G	320m²			38			200m²			G
				37						

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NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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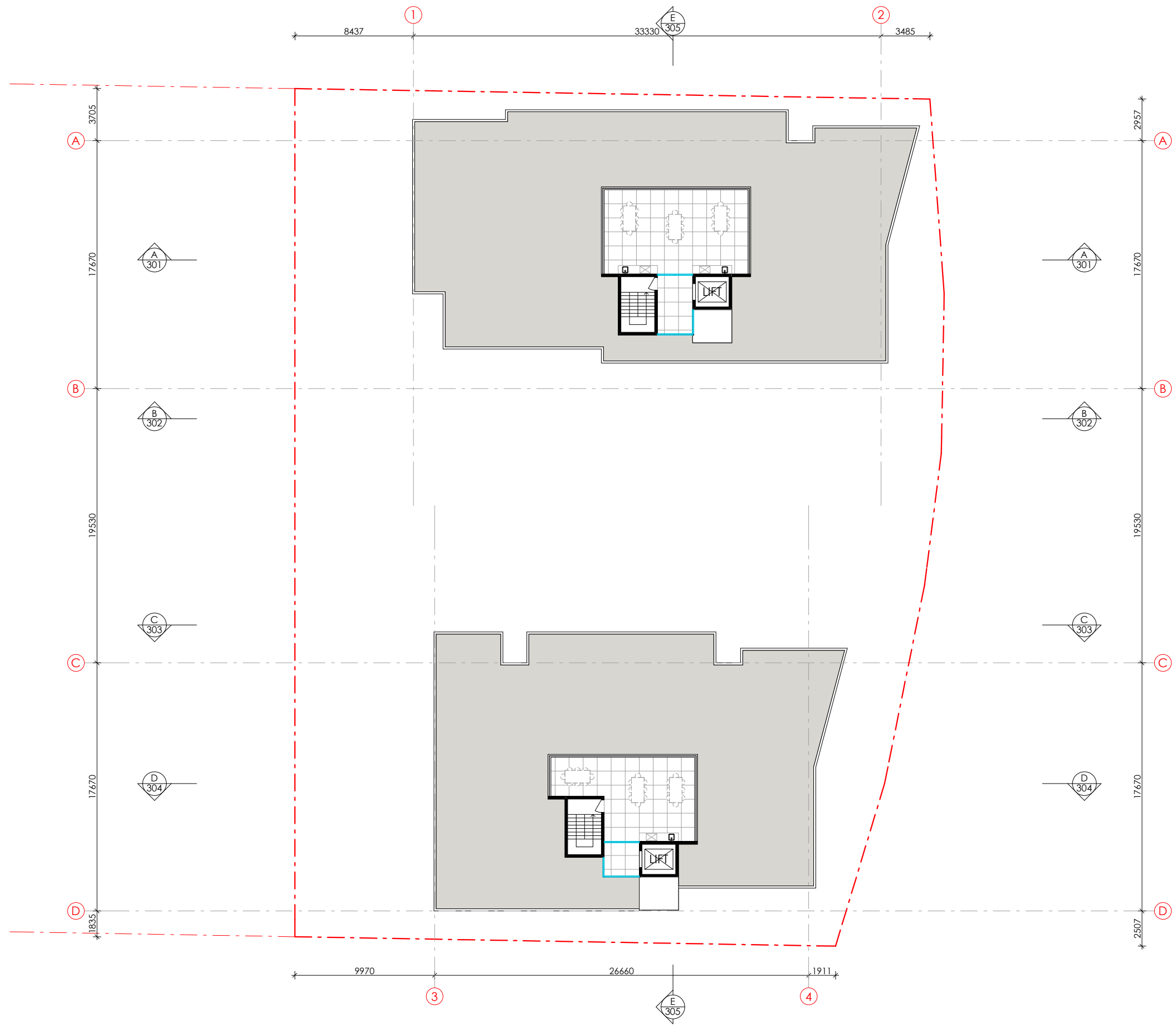
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR		
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL	RL	- REDUCED LEVEL		
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE	SS	- STAINLESS STEEL		
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL	TIM	- TIMBER		
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE	TGSI	- TACTILE INDICATORS		
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE	TOW	- TOP OF WALL		
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING	WC	- WATER CLOSET		
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	WIR	- WALK IN ROBE		



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A110 LEVEL 14

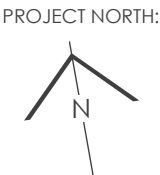




				1B	2B	3B					
				47	92	10					
				149 - TOTAL							
				1B	2B	3B	1B	2B	3B		
76 UNITS				2	68	6	45	24	4	73 UNITS	
											
				165							
14	-	2	2					1	1	2	14
13	-	2	2					1	1	2	13
12	-	2	2					4	2	-	12
11	-	6	-					4	2	-	11
10	-	6	-					4	2	-	10
9	-	6	-					4	2	-	9
8	-	6	-					4	2	-	8
7	-	6	-					4	2	-	7
6	-	6	-					4	2	-	6
5	-	6	-					4	2	-	5
4	-	6	-					4	2	-	4
3	-	6	-					3	2	-	3
2	1	4	-	46 _{sq}				2	1	-	2
1	1	4	-	44 _{sq}				2	1	-	1
G	320m ²	38				200m ²				G	
				37							

LJM ARCHITECTURE PTY LTD
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NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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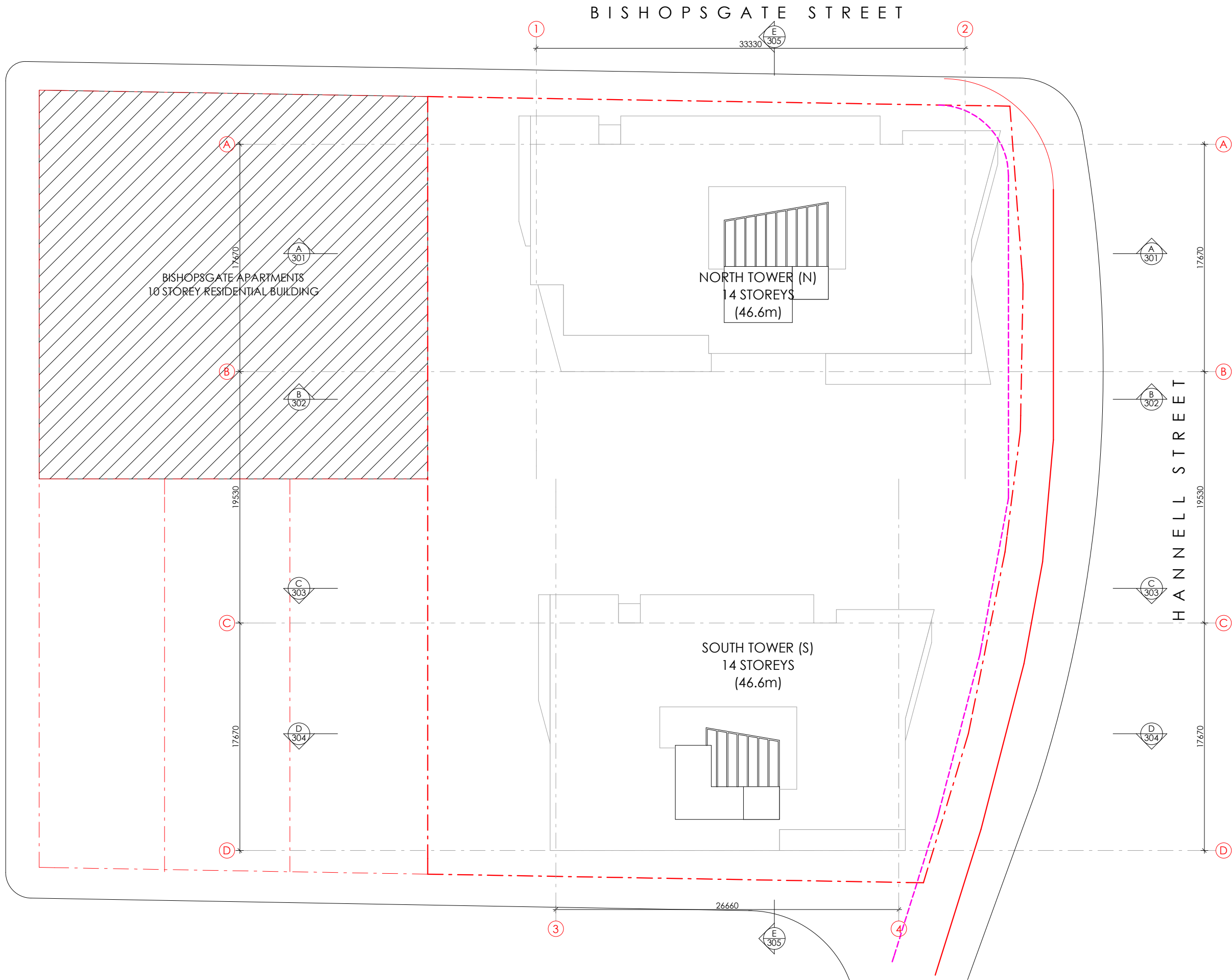
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FW	- FLOOR WASTE	HR	- HANDRAIL
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A111 COMMUNAL ROOF

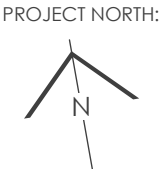




				1B	2B	3B	
				47	92	10	
				149 - TOTAL			
				1B	2B	3B	
76 UNITS	2	68	6	45	24	4	73 UNITS
14	-	2	2	1	1	2	14
13	-	2	2	1	1	2	13
12	-	2	2	4	2	-	12
11	-	6	-	4	2	-	11
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5	-	6	-	4	2	-	5
4	-	6	-	4	2	-	4
3	-	6	-	3	2	-	3
2	1	4	-	2	1	-	2
1	1	4	-	2	1	-	1
G	320m ²	38	200m ²				G
		37					

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ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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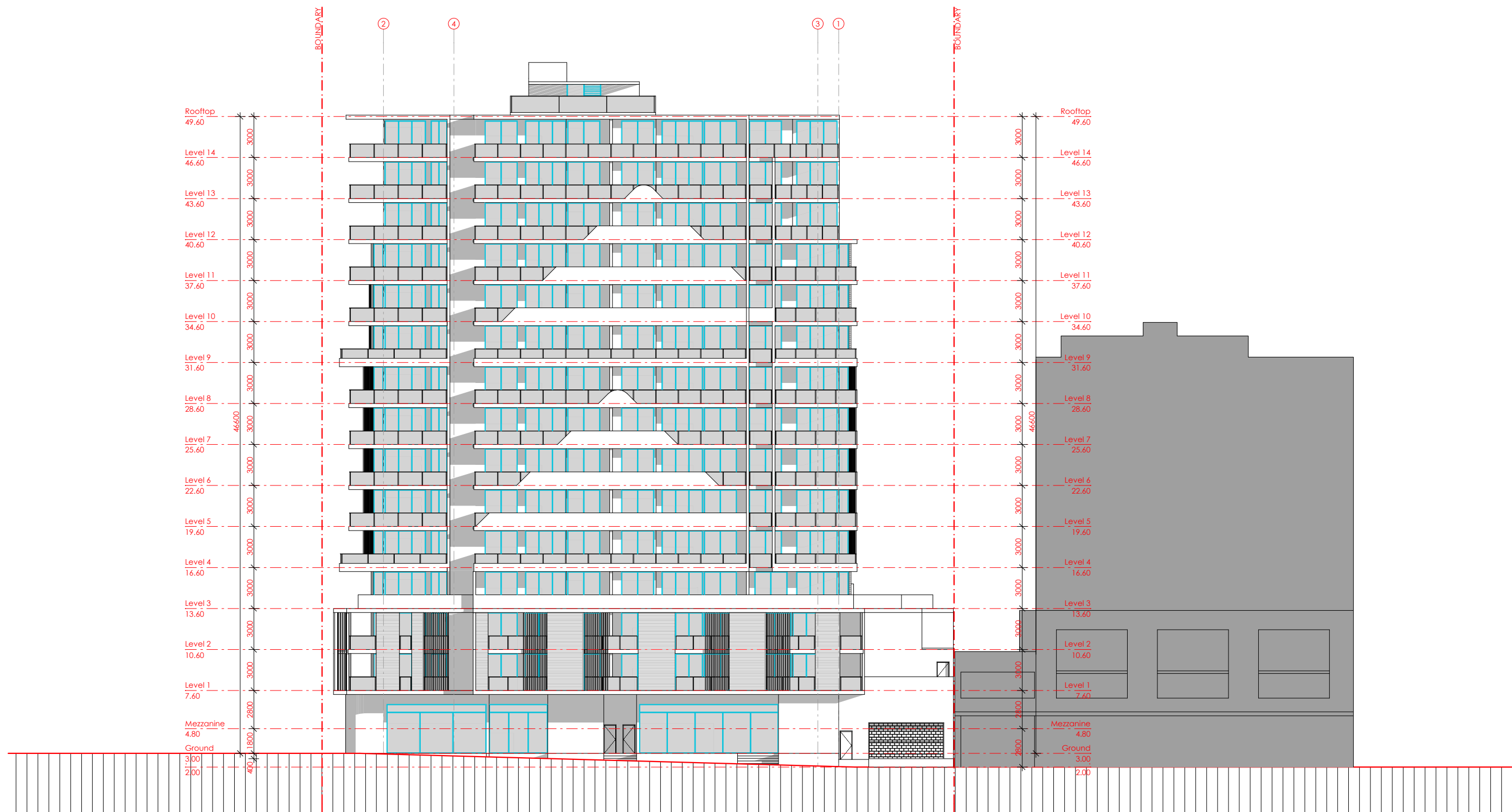
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FW	- FLOOR WASTE	HR	- HANDRAIL
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRD HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A112 ROOF PLAN





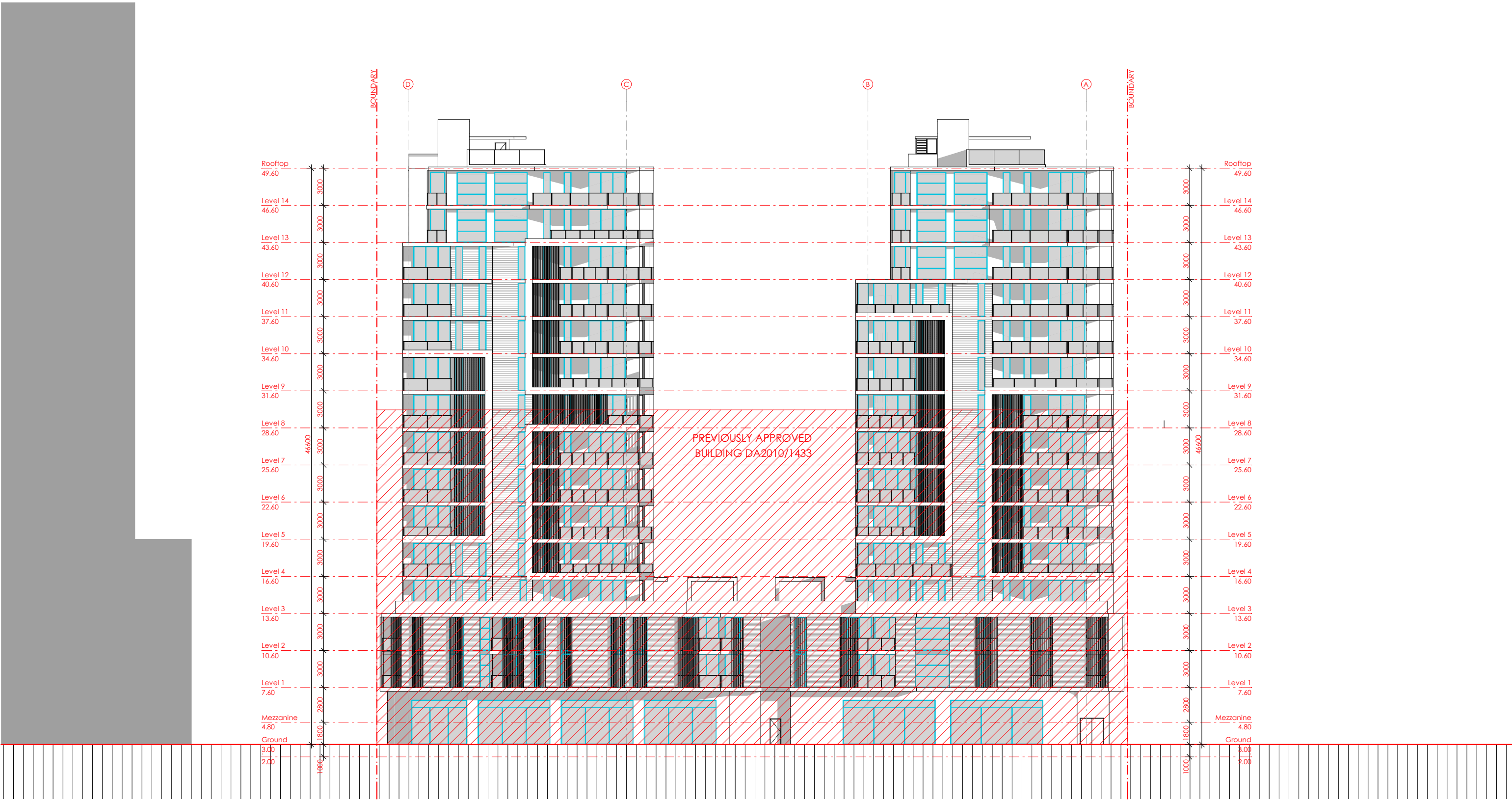
LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FHR	- FIRE HOSE REEL	FL	- FLOOR LEVEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FRL	- FIRE RESISTANCE LEVEL	FW	- FLOOR WASTE
FW	- FLOOR WASTE	HR	- HANDRAIL
HR	- HANDRAIL	HWS	- HOT WATER SERVICE
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDi HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A201 NORTH ELEVATION





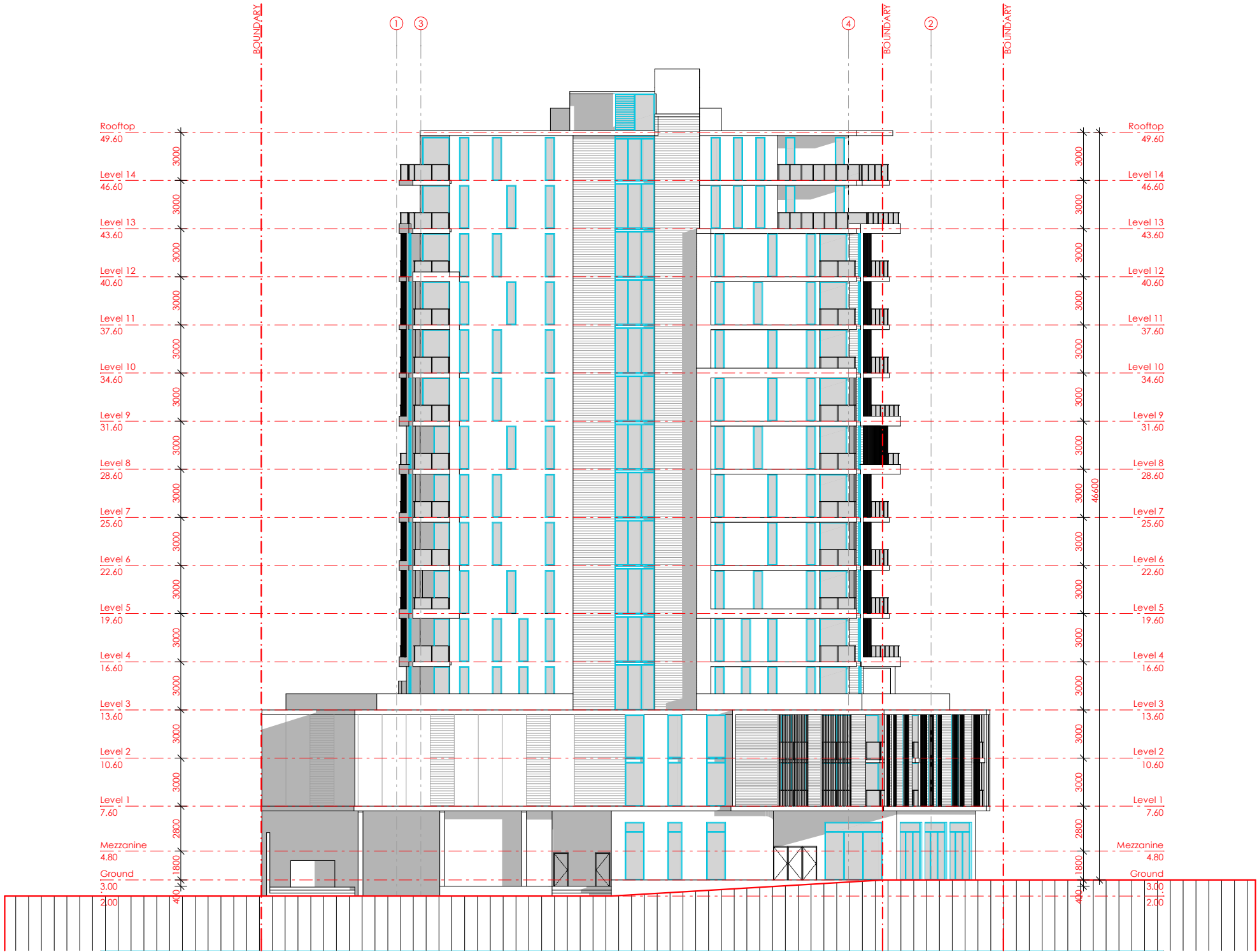
LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND			
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AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
		FDP	- FIRE DISTRIBUTION PANEL
		FH	- FIRE HYDRANT
		FHR	- FIRE HOSE REEL
		FL	- FLOOR LEVEL
		FRL	- FIRE RESISTANCE LEVEL
		FW	- FLOOR WASTE
		HR	- HANDRAIL
		HWS	- HOT WATER SERVICE
		L	- LOUVRE
		LWC	- LIGHTWEIGHT CLADDING
		NG	- NATURAL GROUND
		OB	- OBSCURE GLASS
		PA	- PAVING
		PB	- PLASTERBOARD
		RD	- ROLLER DOOR
		RL	- REDUCED LEVEL
		SS	- STAINLESS STEEL
		TIM	- TIMBER
		TGSI	- TACTILE INDICATORS
		TOW	- TOP OF WALL
		WC	- WATER CLOSET
		WIR	- WALK IN ROBE

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRD HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A202 EAST ELEVATION





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CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FW	- FLOOR WASTE	HR	- HANDRAIL
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- REDUCED LEVEL
RD	- REDUCED LEVEL	RL	- ROLLER DOOR
RL	- ROLLER DOOR	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRD HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A203 SOUTH ELEVATION





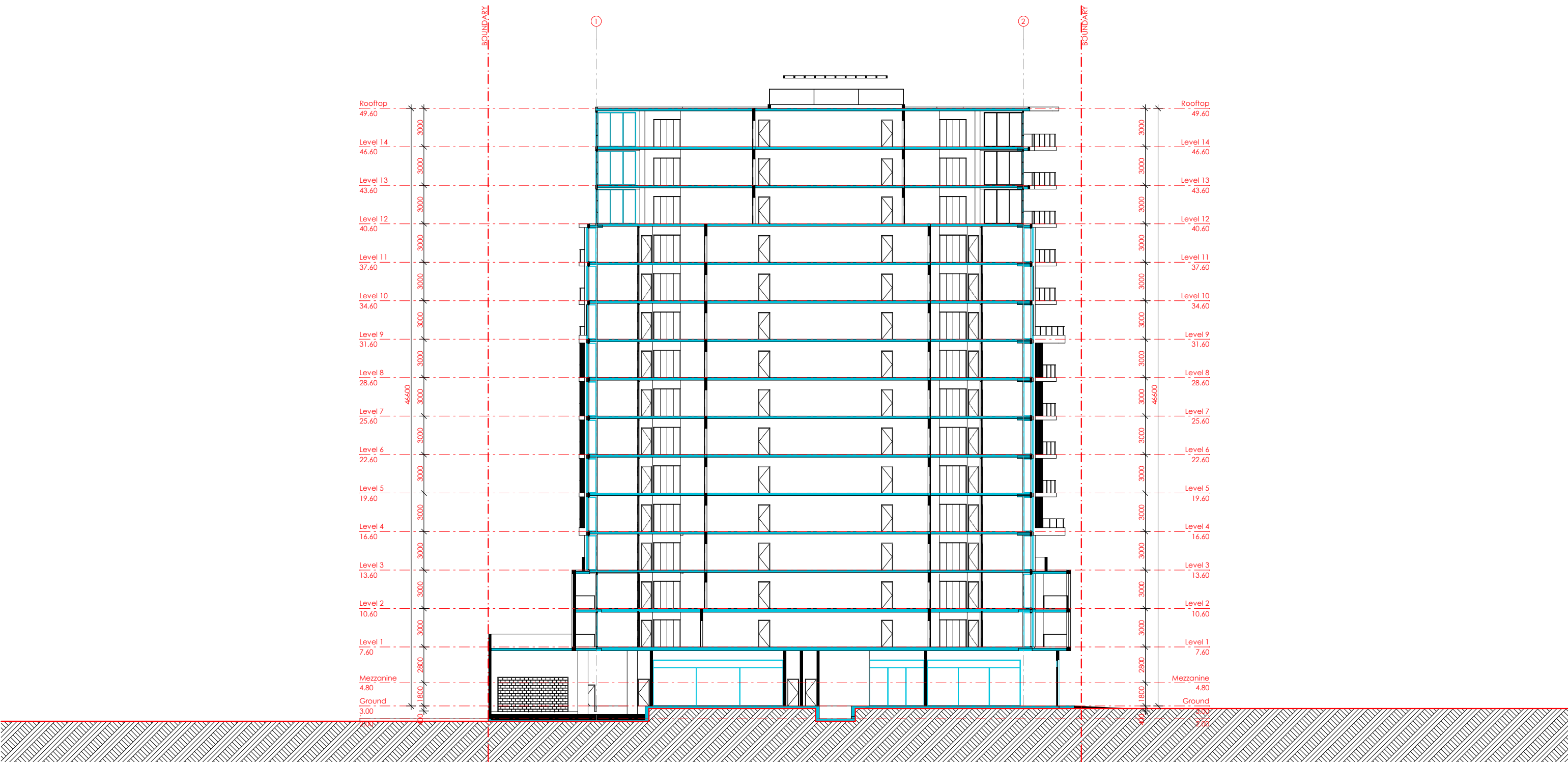
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LEGEND					
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AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND
				OB	- OBSCURE GLASS
				PA	- PAVING
				PB	- PLASTERBOARD
				RD	- ROLLER DOOR
				RL	- REDUCED LEVEL
				SS	- STAINLESS STEEL
				TIM	- TIMBER
				TGSI	- TACTILE INDICATORS
				TOW	- TOP OF WALL
				WC	- WATER CLOSET
				WIR	- WALK IN ROBE

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDi HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A204 WEST ELEVATION





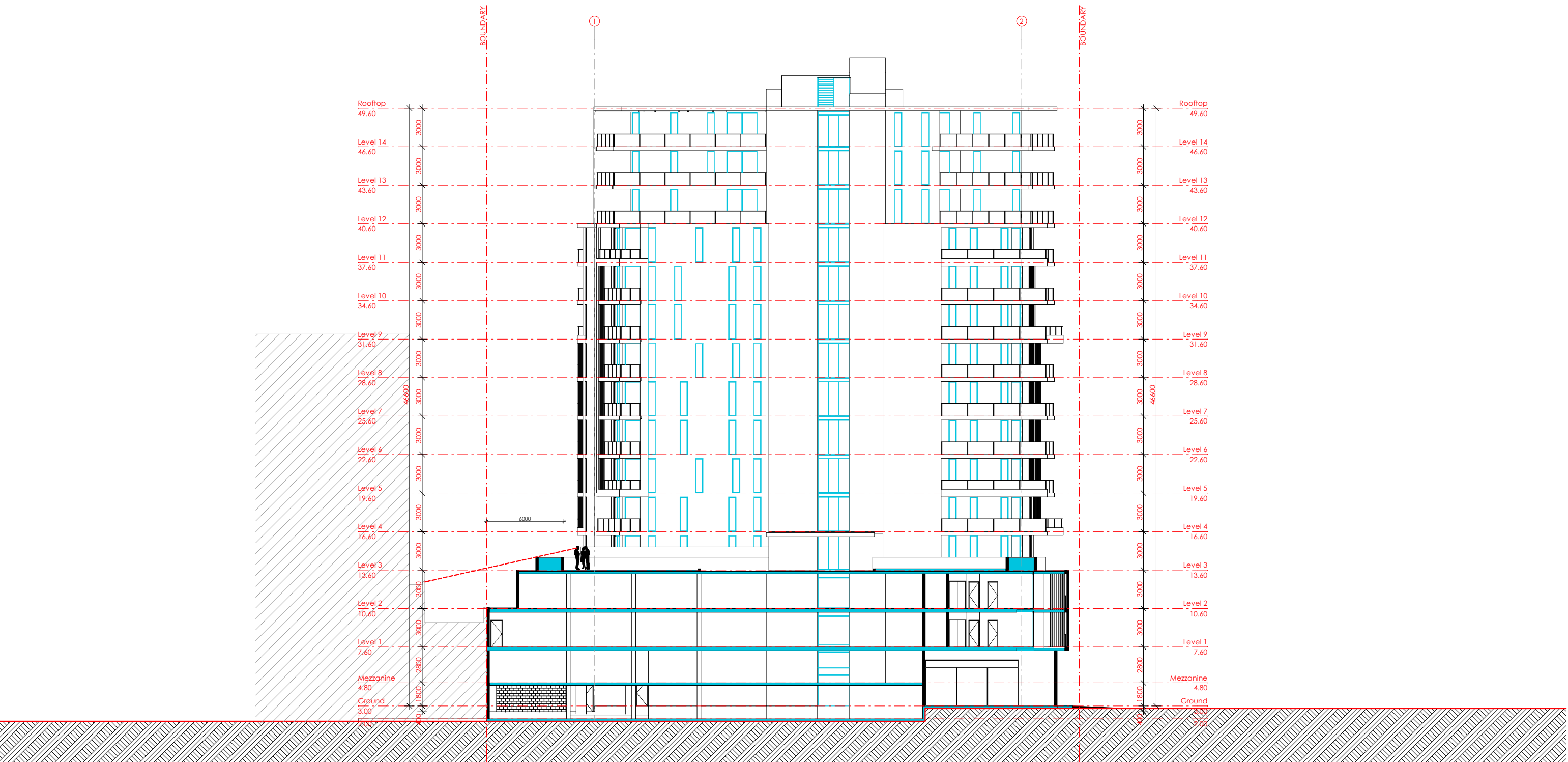
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B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FW	- FLOOR WASTE	HR	- HANDRAIL
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A301 SECTION A-A





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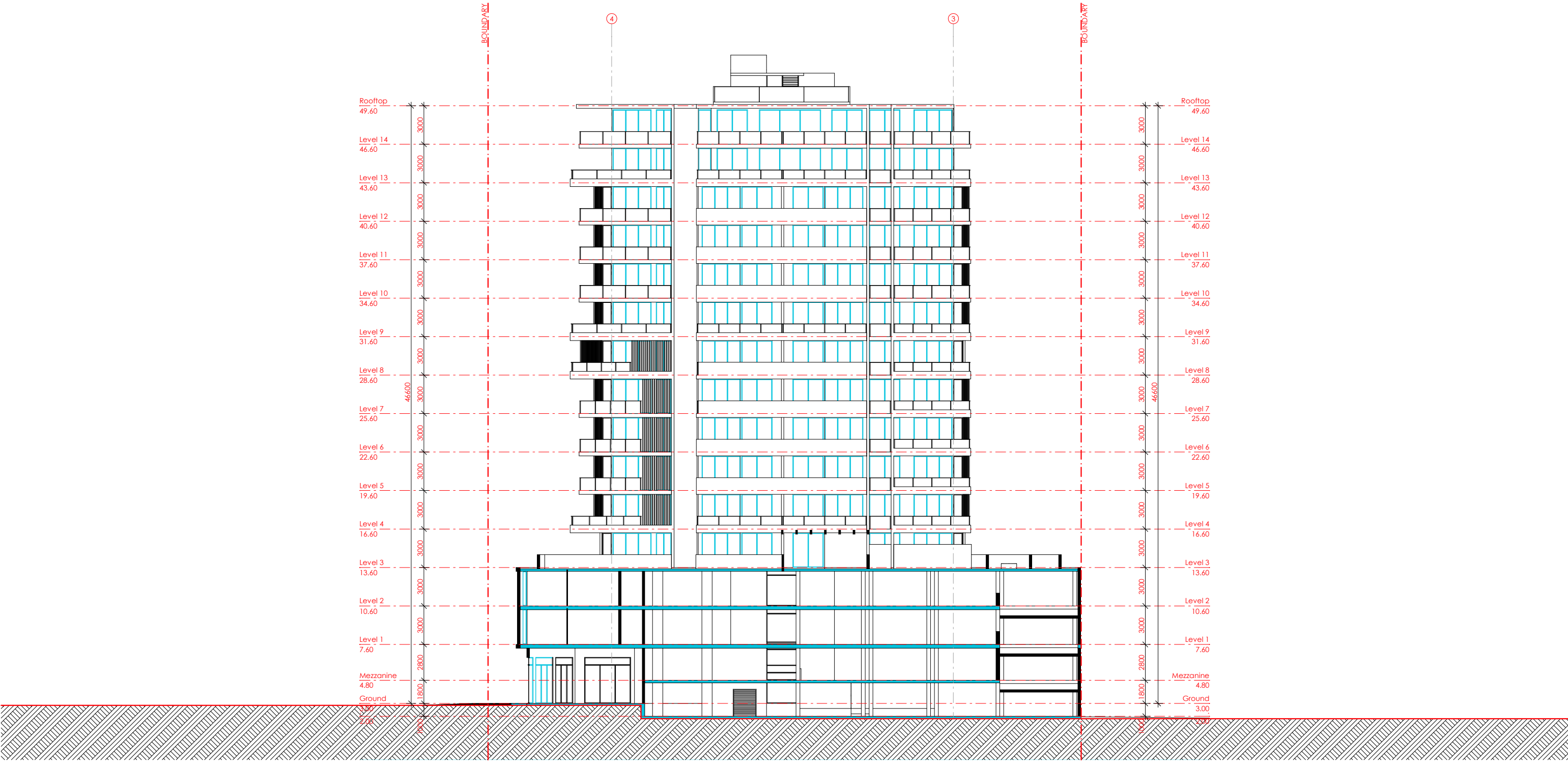
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FHR	- FIRE HOSE REEL	FL	- FLOOR LEVEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FRL	- FIRE RESISTANCE LEVEL	FW	- FLOOR WASTE
FW	- FLOOR WASTE	HR	- HANDRAIL
HR	- HANDRAIL	HWS	- HOT WATER SERVICE
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		

PROJECT NORTH:

PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A302 SECTION B-B





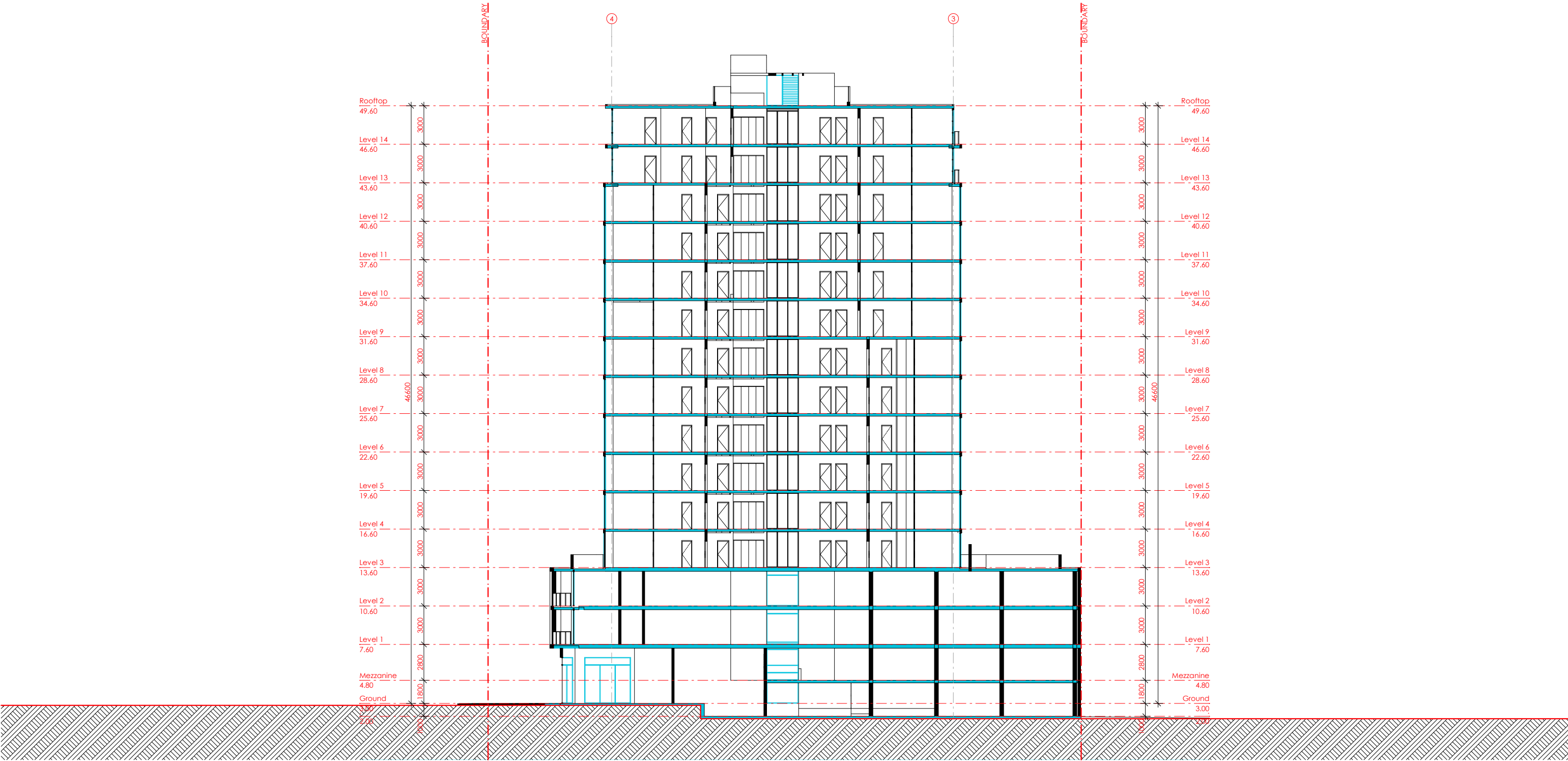
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LEGEND			
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BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
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TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRD HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A303 SECTION C-C





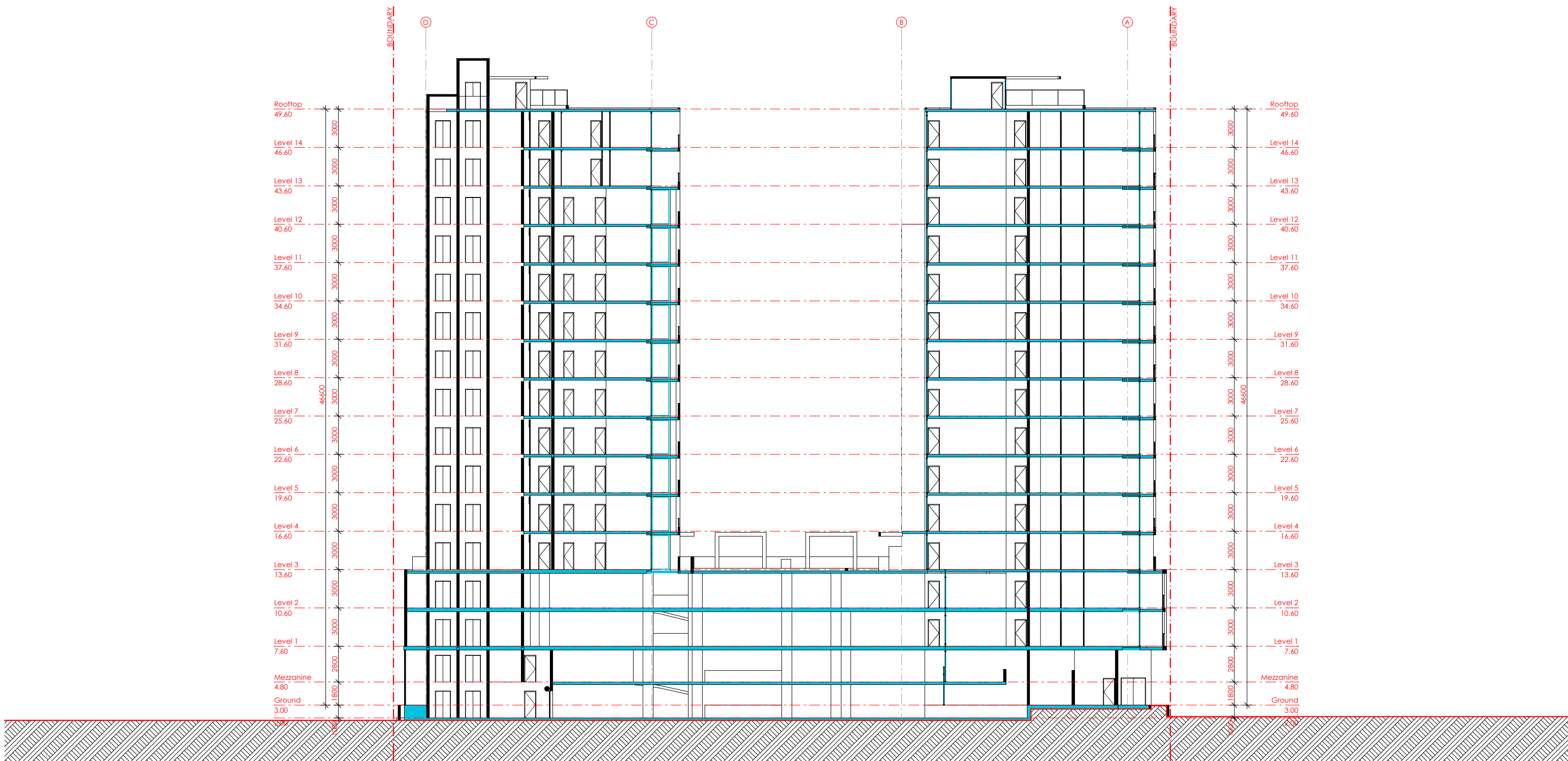
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NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND			
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		FL	- FLOOR LEVEL
		FRL	- FIRE RESISTANCE LEVEL
		FW	- FLOOR WASTE
		HR	- HANDRAIL
		HWS	- HOT WATER SERVICE
		L	- LOUVRE
		LWC	- LIGHTWEIGHT CLADDING
		NG	- NATURAL GROUND
		OB	- OBSCURE GLASS
		PA	- PAVING
		PB	- PLASTERBOARD
		RD	- ROLLER DOOR
		RL	- REDUCED LEVEL
		SS	- STAINLESS STEEL
		TIM	- TIMBER
		TGSI	- TACTILE INDICATORS
		TOW	- TOP OF WALL
		WC	- WATER CLOSET
		WIR	- WALK IN ROBE

PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRD HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A304 SECTION D-D





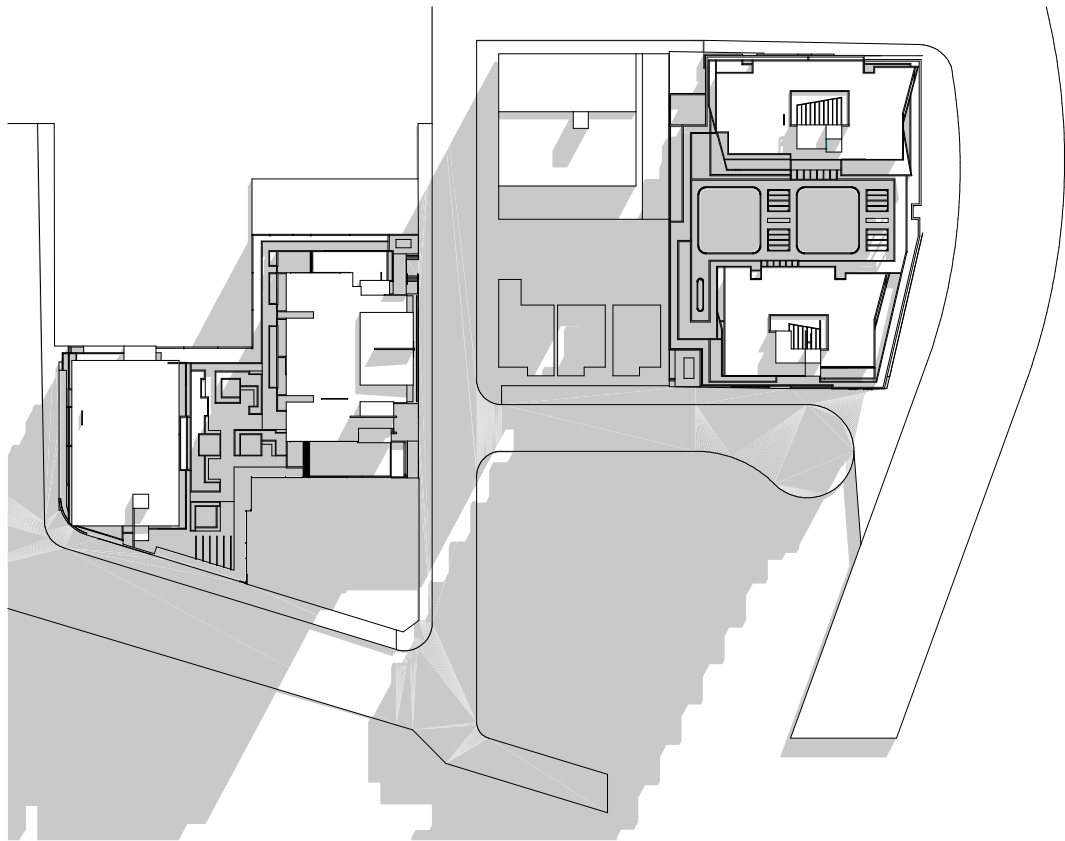
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BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
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CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
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COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
FDP	- FIRE DISTRIBUTION PANEL	FH	- FIRE HYDRANT
FH	- FIRE HYDRANT	FHR	- FIRE HOSE REEL
FHR	- FIRE HOSE REEL	FL	- FLOOR LEVEL
FL	- FLOOR LEVEL	FRL	- FIRE RESISTANCE LEVEL
FRL	- FIRE RESISTANCE LEVEL	FW	- FLOOR WASTE
FW	- FLOOR WASTE	HR	- HANDRAIL
HR	- HANDRAIL	HWS	- HOT WATER SERVICE
HWS	- HOT WATER SERVICE	L	- LOUVRE
L	- LOUVRE	LWC	- LIGHTWEIGHT CLADDING
LWC	- LIGHTWEIGHT CLADDING	NG	- NATURAL GROUND
NG	- NATURAL GROUND	OB	- OBSCURE GLASS
OB	- OBSCURE GLASS	PA	- PAVING
PA	- PAVING	PB	- PLASTERBOARD
PB	- PLASTERBOARD	RD	- ROLLER DOOR
RD	- ROLLER DOOR	RL	- REDUCED LEVEL
RL	- REDUCED LEVEL	SS	- STAINLESS STEEL
SS	- STAINLESS STEEL	TIM	- TIMBER
TIM	- TIMBER	TGSI	- TACTILE INDICATORS
TGSI	- TACTILE INDICATORS	TOW	- TOP OF WALL
TOW	- TOP OF WALL	WC	- WATER CLOSET
WC	- WATER CLOSET	WIR	- WALK IN ROBE
WIR	- WALK IN ROBE		

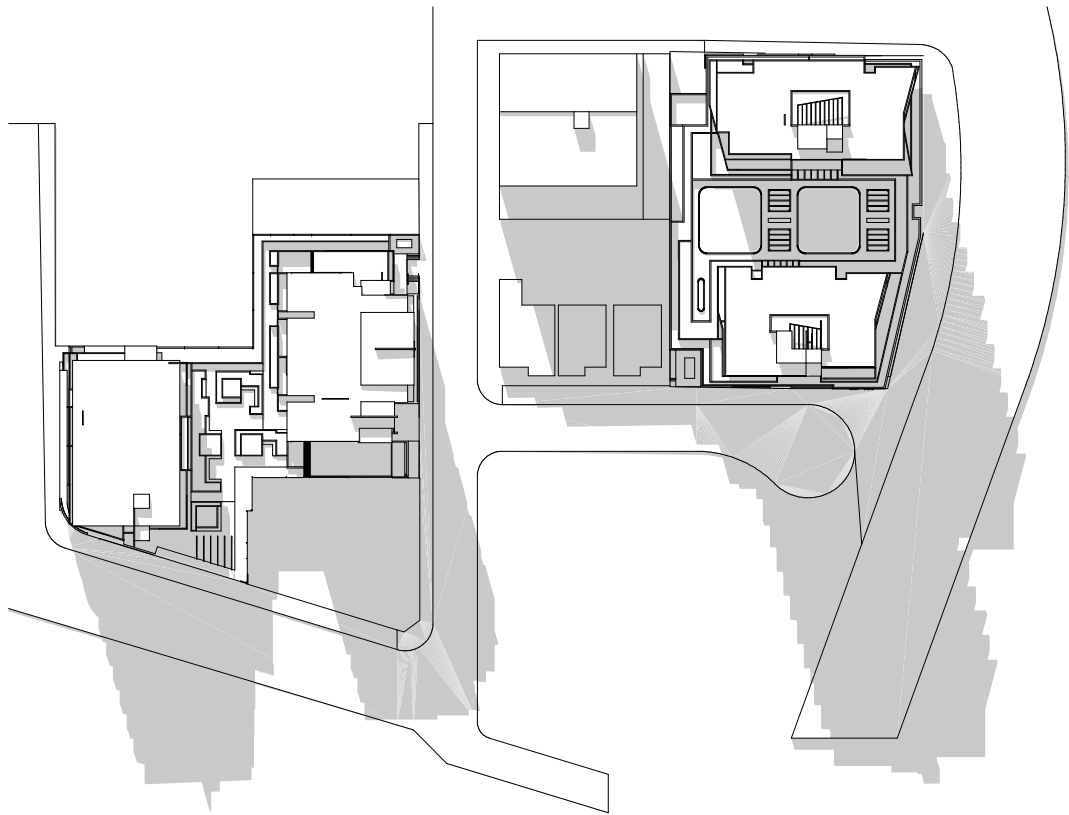
PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDi HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A305 SECTION E-E

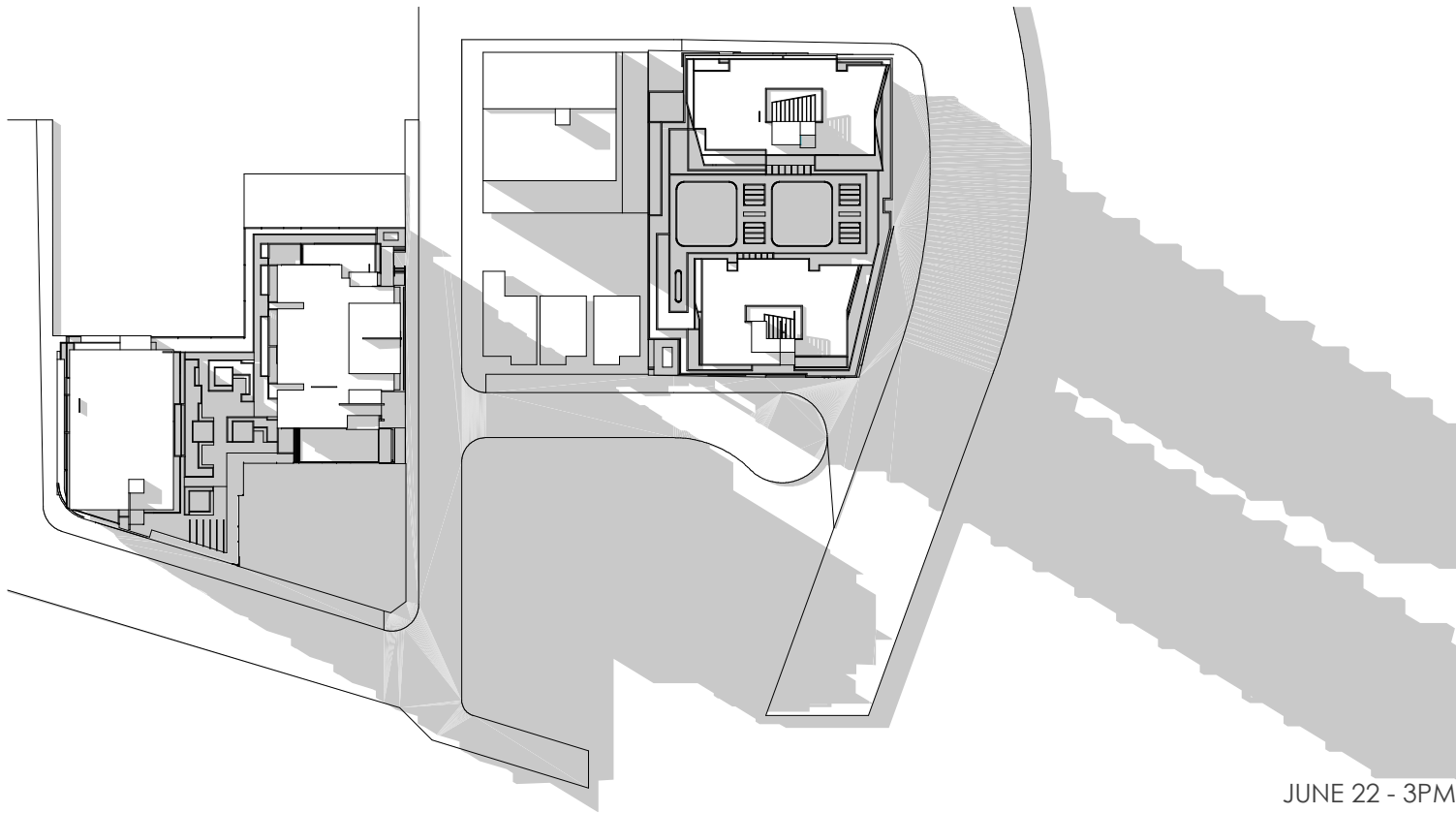




JUNE 22 - 9AM



JUNE 22 - NOON



JUNE 22 - 3PM

LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
P 0403 258 807 E luke@ljmarchitecture.com.au
W www.ljmarchitecture.com.au
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LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
		FDP	- FIRE DISTRIBUTION PANEL
		FH	- FIRE HYDRANT
		FHR	- FIRE HOSE REEL
		FL	- FLOOR LEVEL
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		SS	- STAINLESS STEEL
		TIM	- TIMBER
		TGSI	- TACTILE INDICATORS
		TOW	- TOP OF WALL
		WC	- WATER CLOSET
		WIR	- WALK IN ROBE

PROJECT NORTH:

PROJECT:
HANNELL STREET RE-DEVELOPMENT

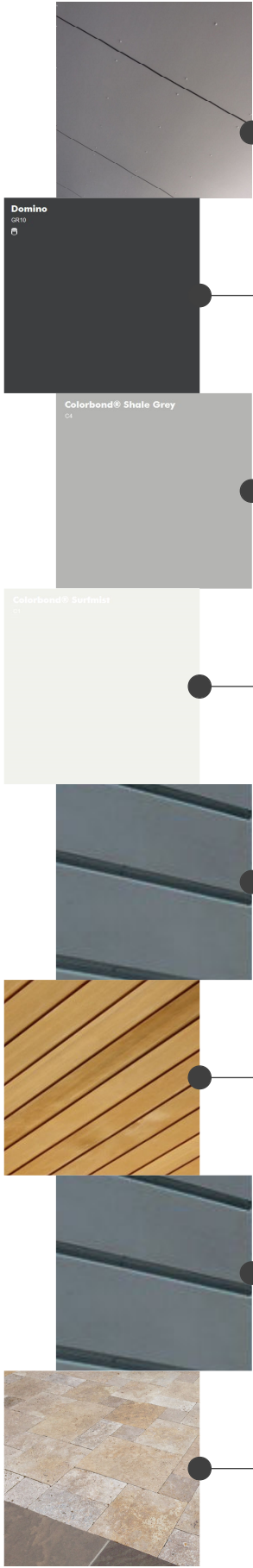
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)

PROJECT No: 1708 SCALE:
ISSUE: DA/JRPP - E DATE: JULY 2018

DRAWING: A401 JUNE 22 SUN SHADOWS





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		WC	- WATER CLOSET
		WIR	- WALK IN ROBE

PROJECT NORTH:	PROJECT:	SITE ADDRESS:	38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
	HANNELL STREET RE-DEVELOPMENT		2-4 BISHOPSGATE STREET, LOT 1, DP 715924
	CLIENT:		13 DANGAR STREET, LOT 1, DP 999530
	THIRDi HANNELL PTY LTD		WICKHAM, NSW, 2302 (SITE AREA - 2646m ²)
		PROJECT No:	1708
		ISSUE:	DA/JRPP - E
		DRAWING:	A402 HANNELL STREET PERSPECTIVE
		SCALE:	
		DATE:	JULY 2018





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	HANNELL STREET RE-DEVELOPMENT		2-4 BISHOPSGATE STREET, LOT 1, DP 715924
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	THIRDI HANNELL PTY LTD		WICKHAM, NSW, 2302 (SITE AREA - 2646m ²)
		PROJECT No:	1708
		ISSUE:	DA/JRPP - E
		DRAWING:	A403 CHARLES STREET PERSPECTIVE
		SCALE:	
		DATE:	JULY 2018



DEVELOPMENT OVERVIEW

UNIT BREAKDOWN/CARPARKING RATES																		CARPARKING		
LEVEL	G	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL	RATES	TOTAL	
1B	32%		3	3	3	4	4	4	4	4	4	4	4	1	1	-	47	0.6	28.2	
2B	62%		5	5	8	8	8	8	8	8	8	8	4	3	3	-	92	0.9	82.8	
3B	7%		-	-	-	-	-	-	-	-	-	-	2	4	4	-	10	1.4	14	
Commercial	480																480	50	9.6	
		8	8	11	12	12	12	12	12	12	12	12	10	8	8	0	149		134.6	
																		Visitors	1 for First 3	1
																			1 for 5 After	29.2
TOTAL PROVIDED		165																		
CARPARKS	75	44	46																	

SOLAR ACCESS CALCULATIONS																		Objective 4A-1 requires 70%		
COMPLYING		4	4	9	9	9	9	9	9	9	9	9	9	8	8	0	114			
NON		4	4	2	3	3	3	3	3	3	3	3	1	0	0	0	35			
																		149		77%

VENTILATION CALCULATIONS																		Objective 4B-3 requires 60%		
COMPLYING		6	6	8	8	8	8	8	8	8	8	8	6	5	5	0	100			
NON		2	2	3	4	4	4	4	4	4	4	4	4	3	3	0	49			
																		149		67%

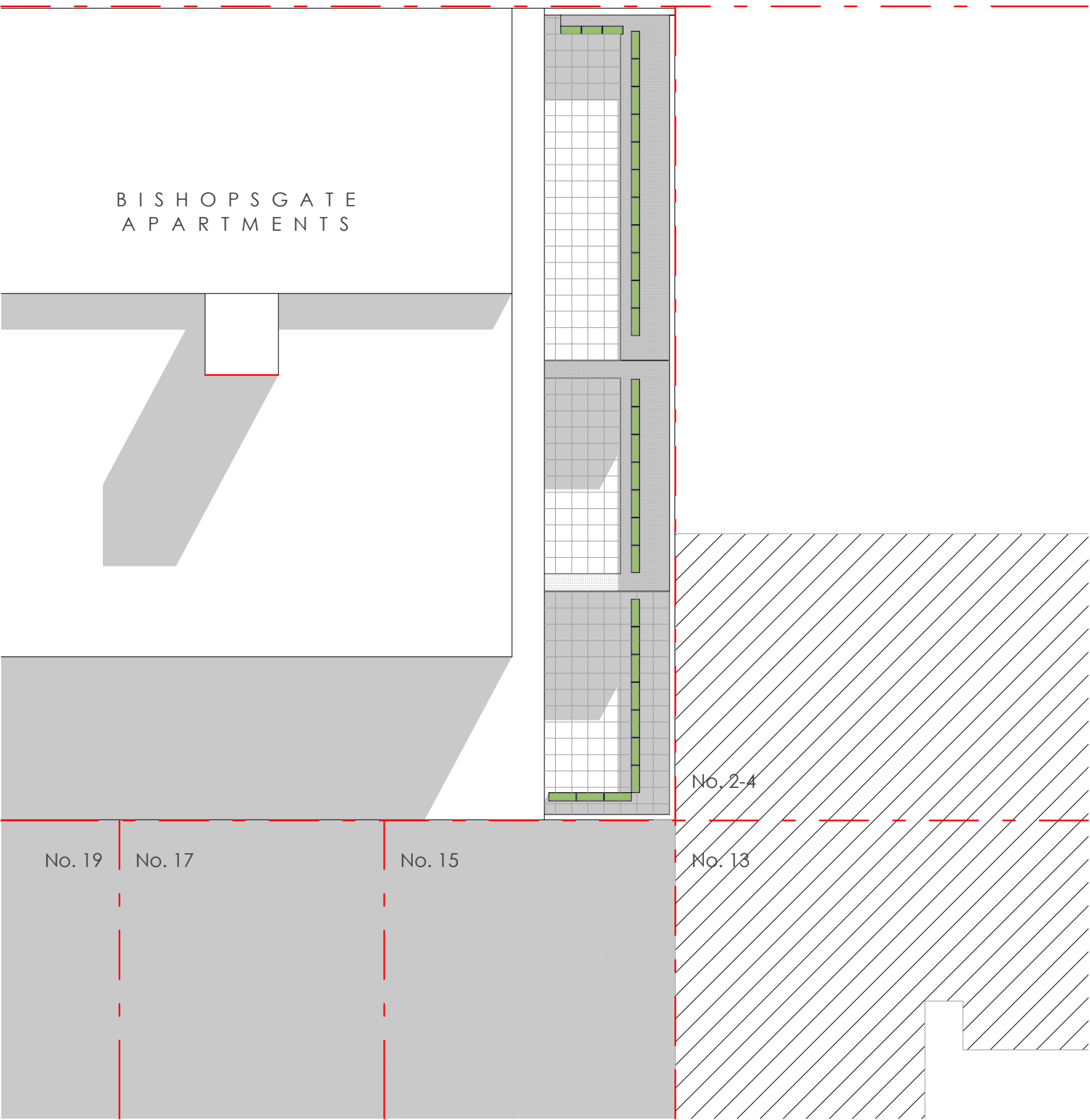
FSR CALCULATIONS																				
SITE AREA	2646 m2																			
MAX ALLOWABLE FSR	5 :1																			
MAX FLOOR AREA	13230 m2																			
COMM	480																480	m2		
RESIDENTIAL		565	565	763	817	817	817	817	817	817	817	817	757	742	742		10670	m2		
																		11150	m2	
																		FSR	4.21 :1	
																		AV. UNIT SIZE	71.61 m2	
																		EFFICIENCY	84%	

BDAV Assessor #16/1742		7 th November 2017		Reference: 332/2017	
Evergreen Energy Consultants					
Email address: enquiries@evergreenc.com.au				Ph: (02) 4975 5350	
Important Note for Development Applicants:					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.					
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.					
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.					
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorbance) Detail	
Tilt Up Concrete		Anti-glare foil with bulk no gap R2.5		Medium	
Internal Wall Construction		Insulation		Detail	
Cavity wall, direct fix plasterboard, single gap		None			
Party Walls – Shaft line		Bulk insulation both sides R2.5 – where unit adjoins		Bulk insulation one side R2.5 – where hall, stairwell etc adjoins	
Ceiling Construction		Insulation		Detail	
Concrete		None			
Concrete		Bulk insulation R4.0		Ceilings with external roof above	
Roof Construction		Insulation		Colour (Solar Absorbance) Detail	
Colorbond		Bulk, reflective side down, no air gap above R1.3		Medium 2" pitch	
Floor Construction		Insulation		Covering	
Concrete		None		Carpet & Tiles	
Suspended Concrete – Floors above carparks & open		Bulk insulation in contact with floor R2.0		Carpet & Tiles	
Windows		Glass and frame type		U Value SHGC Area m2	
GJA-001-82 A Aluminium framed 6SnClr Awning Windows SG				5.02 0.44	
GJA-070-50 A Aluminium framed 638SnClr Sliding Doors SG				4.74 0.50	
GJA-033-56 A Aluminium framed 638SnClr Fixed Windows SG				4.85 0.51	
GJA-006-12 A Aluminium framed 4Az-12-4EA Sliding Windows DG				3.34 0.35	
GJA-068-02 A Aluminium framed 6mmDELE55Clr-12.6mmClr Sliding Doors DG				2.46 0.24	
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.					
Fixed shading – Eaves		Width includes guttering, offset is distance above windows			
As drawn		Nominal only, refer to plan for detail			
Fixed shading – Other		Verandah to certain units only			
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:					
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1					
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)					
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)					
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)					
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					

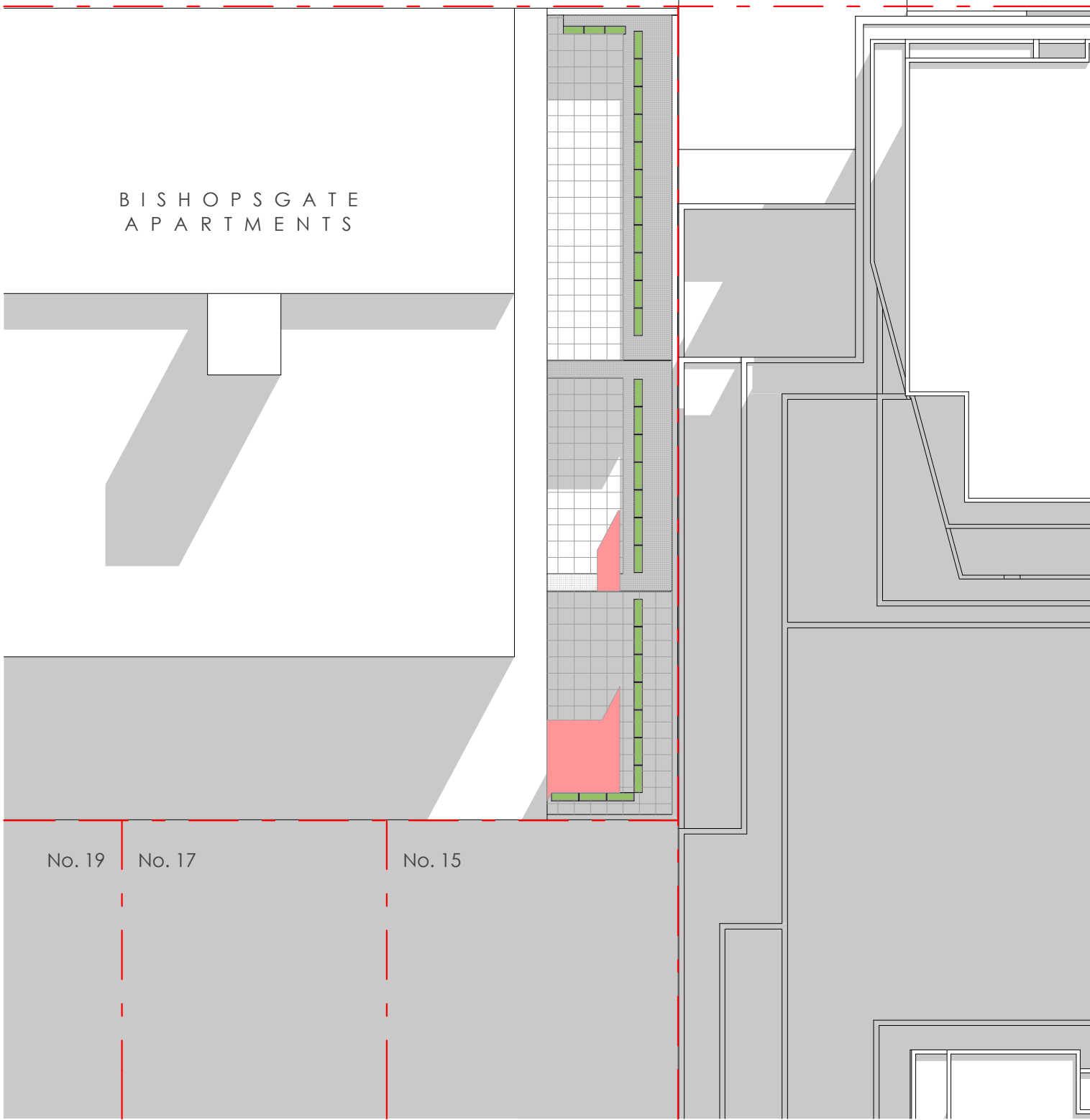
38 Hannell Street, Wickham				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.				
Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water – Central 10,000L tank				
Fixtures				
3 Star Shower Heads 3 Star Toilet 3 Star Kitchen Taps 3 Star Basin Taps				
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Central System – Gas instantaneous			
Cooling System	Living	1 phase air conditioning 5.5 star		
	Bedrooms	None		
Heating System	Living	1 phase air conditioning 5.5 star		
	Bedrooms	None		
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off	
	Kitchen	Fan ducted to roof/façade	Manual on/off	
	Laundry	Fan ducted to roof/façade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		As Drawn	
	Window/Skylight in Bathrooms/Toilets		As Drawn	
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms		No	Dedicated No
	Number of Living/Dining rooms		No	Dedicated No
	Kitchen		No	Dedicated No
	All Bathrooms/Toilets		No	Dedicated No
	Laundry		No	Dedicated No
OTHER COMMITMENTS	All Hallways		No	Dedicated No
Outdoor clothes line		No		
Stove/Oven		Gas cooktop, electric oven		
Other		“Well ventilated” refrigerator space		

BISHOPSGATE STREET TOWER (NORTH TOWER)											
LEVEL	PREFIX	NUMBER	TYPE	ASPECT	INTERNAL m2 4D/1	ROOM SIZING 4D/3	STORAGE 4G/1	EXTERNAL m2 4E/1	MIN DEPTH 4E/1	SOLAR ACCESS 4A/1	VENTILATION 4B/3
G	C	001	COMM		90						
	C	002	COMM		230						
	N	101	1B	N,W	70	✓	✓	31	✓	✓	✓
	N	102	2B	N	77	✓	✓	23	✓	✓	✗
	N	103	2B	N	77	✓	✓	23	✓	✓	✗
1	N	104	2B	N,E	73	✓	✓	55	✓	✓	✓
	N	105	2B	E	74	✓	✓	13	✓	✗	✓
	N	201	1B	N,W	70	✓	✓	31	✓	✓	✓
	N	202	2B	N	77	✓	✓	23	✓	✓	✗
	N	203	2B	N	77	✓	✓	23	✓	✓	✗
2	N	204	2B	N,E	73	✓	✓	55	✓	✓	✓
	N	205	2B	E	74	✓	✓	13	✓	✗	✓
	N	301	2B	W	74	✓	✓	35	✓	✓	✓
	N	302	2B	N,W	76	✓	✓	22	✓	✓	✓
	N	303	2B	N	77	✓	✓	17	✓	✓	✗
3	N	304	2B	N	77	✓	✓	17	✓	✓	✗
	N	305	2B	N,E	73	✓	✓	28	✓	✓	✓
	N	306	2B	E	74	✓	✓	20	✓	✗	✓
	N	401	2B	W	74	✓	✓	9.5	✓	✓	✓
	N	402	2B	N,W	76	✓	✓	23	✓	✓	✓
4	N	403	2B	N	77	✓	✓	17	✓	✓	✗
	N	404	2B	N	77	✓	✓	17	✓	✓	✗
	N	405	2B	N,E	73	✓	✓	19	✓	✓	✓
	N	406	2B	E	74	✓	✓	17	✓	✗	✓
	N	501	2B	W	74	✓	✓	9.5	✓	✓	✓
5	N	502	2B	N,W	76	✓	✓	23	✓	✓	✓
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	N	505	2B	N,E	73	✓	✓	19	✓	✓	✓
	N	506	2B	E	74	✓	✓	17	✓	✗	✓
6	N	601	2B	W	74	✓	✓	9.5	✓	✓	✓
	N	602	2B	N,W	76	✓	✓	23	✓	✓	✓
	N	603	2B	N	77	✓	✓	17	✓	✓	✗
	N	604	2B	N	77	✓	✓	17	✓	✓	✗
	N	605	2B	N,E	73	✓	✓	19	✓	✓	✓
7	N	606	2B	E	74	✓	✓	17	✓	✗	✓
	N	701	2B	W	74	✓	✓	9.5	✓	✓	✓
	N	702	2B	N,W	76	✓	✓	23	✓	✓	✓
	N	703	2B	N	77	✓	✓	17	✓	✓	✗
	N	704	2B	N	77	✓	✓	17	✓	✓	✗
8	N	705	2B	N,E	73	✓	✓	19	✓	✓	✓
	N	706	2B	E	74	✓	✓	17	✓	✗	✓
	N	801	2B	W	74	✓	✓	9.5	✓	✓	✓
	N	802	2B	N,W	76	✓	✓	23	✓	✓	✓
	N	803	2B	N	77	✓	✓	17	✓	✓	✗
9	N	804	2B	N	77	✓	✓	17	✓	✓	✗
	N	805	2B	N,E	73	✓	✓	19	✓	✓	✓
	N	806	2B	E	74	✓	✓	17	✓	✗	✓
	N	901	2B	W	74	✓	✓	9.5	✓	✓	✓
	N	902	2B	N,W	76	✓	✓	23	✓	✓	✓
10	N	903	2B	N	77	✓	✓	17	✓	✓	✗
	N	904	2B	N	77	✓	✓	17	✓	✓	✗
	N	905	2B	N,E	73	✓	✓	19	✓	✓	✓
	N	906	2B	E	74	✓	✓	17	✓	✗	✓
	N	1001	2B	W	74	✓	✓	9.5	✓	✓	✓
11	N	1002	2B	N,W	76	✓	✓	23	✓	✓	✓
	N	1003	2B	N	77	✓	✓	17	✓	✓	✗
	N	1004	2B	N	77	✓	✓	17	✓	✓	✗
	N	1005	2B	N,E	73	✓	✓	19	✓	✓	✓
	N	1006	2B	E	74	✓	✓	17	✓	✗	✓
12	N	1101	2B	W	74	✓	✓	9.5	✓	✓	✓
	N	1102	2B	N,W	76	✓	✓	23	✓	✓	✓
	N	1103	2B	N	77	✓	✓	17	✓	✓	✗
	N	1104	2B	N	77	✓	✓	17	✓	✓	✗
	N	1105	2B	N,E	73	✓	✓	19	✓	✓	✓
13	N	1106	2B	E	74	✓	✓	17	✓	✗	✓
	N	1201	3B	N,W,S	123	✓	✓	37	✓	✓	✓
	N	1202	2B	N	77	✓	✓	17	✓	✓	✓
	N	1203	2B	N	77	✓	✓	17	✓	✓	✓
	N	1204	3B	N,E,S	120	✓	✓	30	✓	✓	✓
14	N	1301	2B	N,W,S	123	✓	✓	37	✓	✓	✓
	N	1302	2B	N	77	✓	✓	17	✓	✓	✓
	N	1303	2B	N	77	✓	✓	17	✓	✓	✓
	N	1304	2B	N,E,S	120	✓	✓	30	✓	✓	✓
	N	1401	3B	N,W,S	123	✓	✓	37	✓	✓	✓
	N	1402	3B	N	77	✓	✓	17	✓	✓	✓
	N	1403	2B	N	77	✓	✓	17	✓	✓	✓
	N	1404	3B	N,E,S	120	✓	✓	30	✓	✓	✓
					5992	100%	100%	1552	100%	86%	71%

DANGAR STREET TOWER (SOUTH TOWER)											
LEVEL	PREFIX	NUMBER	TYPE	ASPECT	INTERNAL m2 4D/1	ROOM SIZING 4D/3	STORAGE 4G/1	EXTERNAL m2 4E/1	MIN DEPTH 4E/1	SOLAR ACCESS 4A/1	VENTILATION 4B/3
G	C	003	COMM		200						
1	N	101	1B	E,S	57	✓	✓	16	✓	✗	✓
	N	102	1B	E	57	✓	✓	5	✓	✗	✗
	N	103	2B	E	72	✓	✓	13	✓	✗	✗
2	N	201	1B	E,S	57	✓	✓	16	✓	✗	✓
	N	202	1B	E	57	✓	✓	5	✓	✗	✗
	N	203	2B	E	72	✓	✓	13	✓	✗	✗
3	N	301	1B	W	56	✓	✓	23	✓	✓	✓
	N	302	2B	N,W	73	✓	✓	23	✓	✓	✓
	N										
	N	304	2B	N	53	✓	✓	8	✓	✓	✗
	N	305	2B	N,E	73	✓	✓	47	✓	✓	✓
4	N	306	2B	E	59	✓	✓	19	✓	✗	✓
	N	401	1B	W	56	✓	✓	7	✓	✓	✓
	N	402	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	403	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	404	1B	N	53	✓	✓	8.5	✓	✓	✗
5	N	405	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	406	1B	E	59	✓	✓	8	✓	✗	✓
	N	501	1B	W	56	✓	✓	7	✓	✓	✓
	N	502	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	503	1B	N	53	✓	✓	8.5	✓	✓	✗
6	N	504	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	505	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	506	1B	E	59	✓	✓	8	✓	✗	✓
	N	601	1B	W	56	✓	✓	7	✓	✓	✓
	N	602	2B	N,W	73	✓	✓	23	✓	✓	✓
7	N	603	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	604	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	605	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	606	1B	E	59	✓	✓	8	✓	✗	✓
	N	701	1B	W	56	✓	✓	7	✓	✓	✓
8	N	702	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	703	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	704	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	705	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	706	1B	E	59	✓	✓	8	✓	✗	✓
9	N	801	1B	W	56	✓	✓	7	✓	✓	✓
	N	802	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	803	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	804	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	805	2B	N,E	73	✓	✓	20	✓	✓	✓
10	N	806	1B	E	59	✓	✓	8	✓	✗	✓
	N	901	1B	W	56	✓	✓	7	✓	✓	✓
	N	902	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	903	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	904	1B	N	53	✓	✓	8.5	✓	✓	✗
11	N	905	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	906	1B	E	59	✓	✓	8	✓	✗	✓
	N	1001	1B	W	56	✓	✓	7	✓	✓	✓
	N	1002	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	1003	1B	N	53	✓	✓	8.5	✓	✓	✗
12	N	1004	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	1005	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	1006	1B	E	59	✓	✓	8	✓	✗	✓
	N	1101	1B	W	56	✓	✓	7	✓	✓	✓
	N	1102	2B	N,W	73	✓	✓	23	✓	✓	✓
13	N	1103	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	1104	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	1105	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	1106	1B	E	59	✓	✓	8	✓	✗	✓
	N	1201	1B	W	56	✓	✓	7	✓	✓	✓
14	N	1202	2B	N,W	73	✓	✓	23	✓	✓	✓
	N	1203	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	1204	1B	N	53	✓	✓	8.5	✓	✓	✗
	N	1205	2B	N,E	73	✓	✓	20	✓	✓	✓
	N	1206	1B	E	59	✓	✓	8	✓	✗	✓
15	N	1301	1B	W	56	✓	✓	7	✓	✓	✓
	N	1302	2B	N	72	✓	✓	23	✓	✓	✓
	N	1303	3B	N	100	✓	✓	29	✓	✓	✓
	N	1304	3B	N,E,S	118	✓	✓	25	✓	✓	✓
16	N	1401	1B	N,W,S	56	✓	✓	7	✓	✓	✓
	N	1402		N	72	✓	✓	23	✓	✓	✓
	N	1403	1B	N	100	✓	✓	29	✓	✓	✓
	N	1404	1B	N,E,S	118	✓	✓	25	✓	✓	✓
					4681	100%	100%	1031	100%	78%	68%



JUNE 22 - 9AM EXISTING

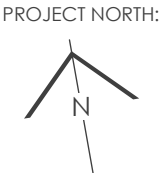


JUNE 22 - 9AM with PROPOSED DEVELOPMENT

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
8.4% OF LEVEL 2 PODIUM (OVERSHADOWED)

LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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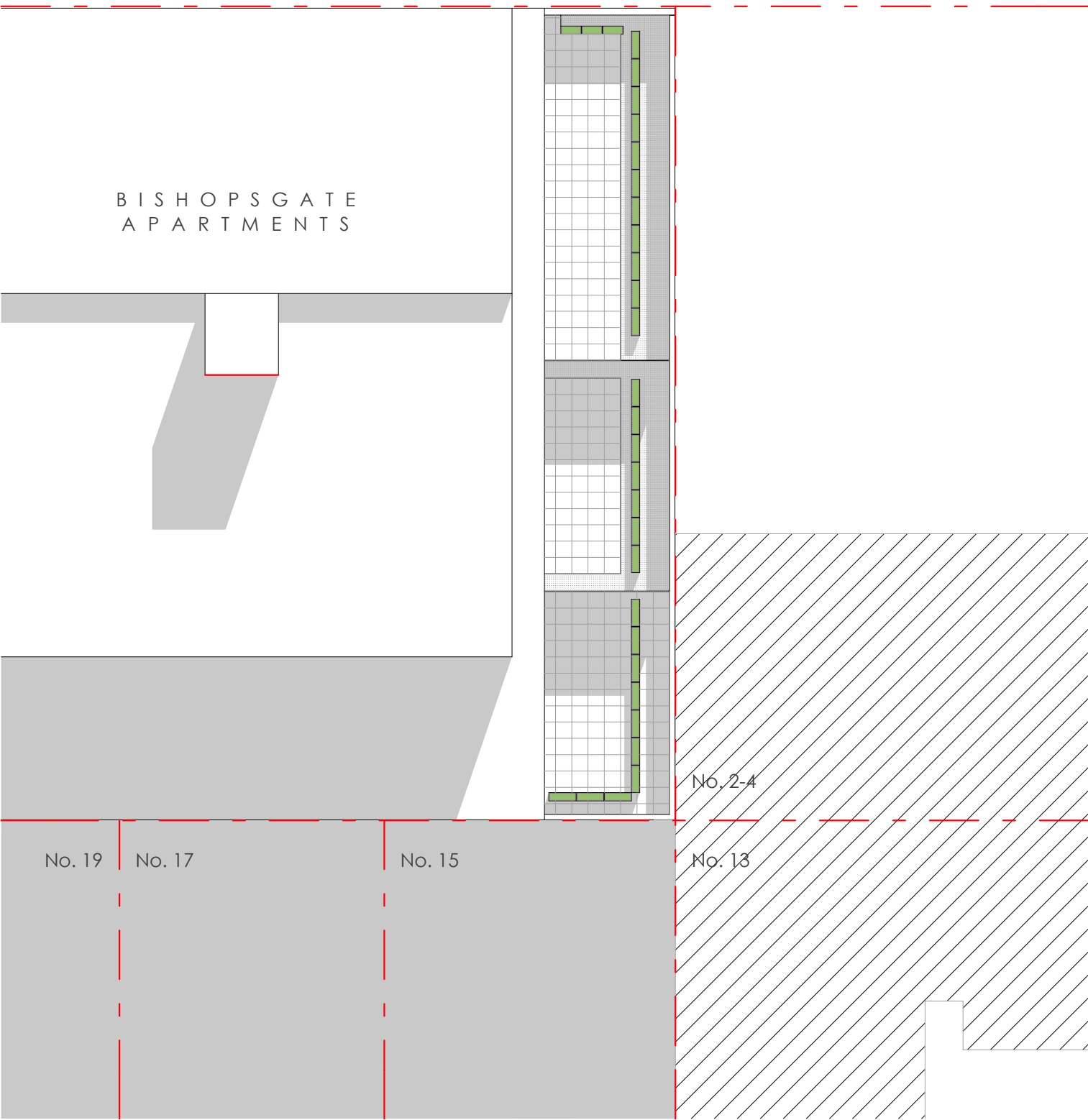
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	F	- FIXED GLASS
CONC	- CONCRETE	FBK	- FACE BRICKWORK
CPT	- CARPET	FD	- FIRE DOOR
		FDP	- FIRE DISTRIBUTION PANEL
		FH	- FIRE HYDRANT
		FHR	- FIRE HOSE REEL
		FL	- FLOOR LEVEL
		FRL	- FIRE RESISTANCE LEVEL
		FW	- FLOOR WASTE
		HR	- HANDRAIL
		HWS	- HOT WATER SERVICE
		L	- LOUVRE
		LWC	- LIGHTWEIGHT CLADDING
		NG	- NATURAL GROUND
		OB	- OBSCURE GLASS
		PA	- PAVING
		PB	- PLASTERBOARD
		RD	- ROLLER DOOR
		RL	- REDUCED LEVEL
		SS	- STAINLESS STEEL
		TIM	- TIMBER
		TGSI	- TACTILE INDICATORS
		TOW	- TOP OF WALL
		WC	- WATER CLOSET
		WIR	- WALK IN ROBE



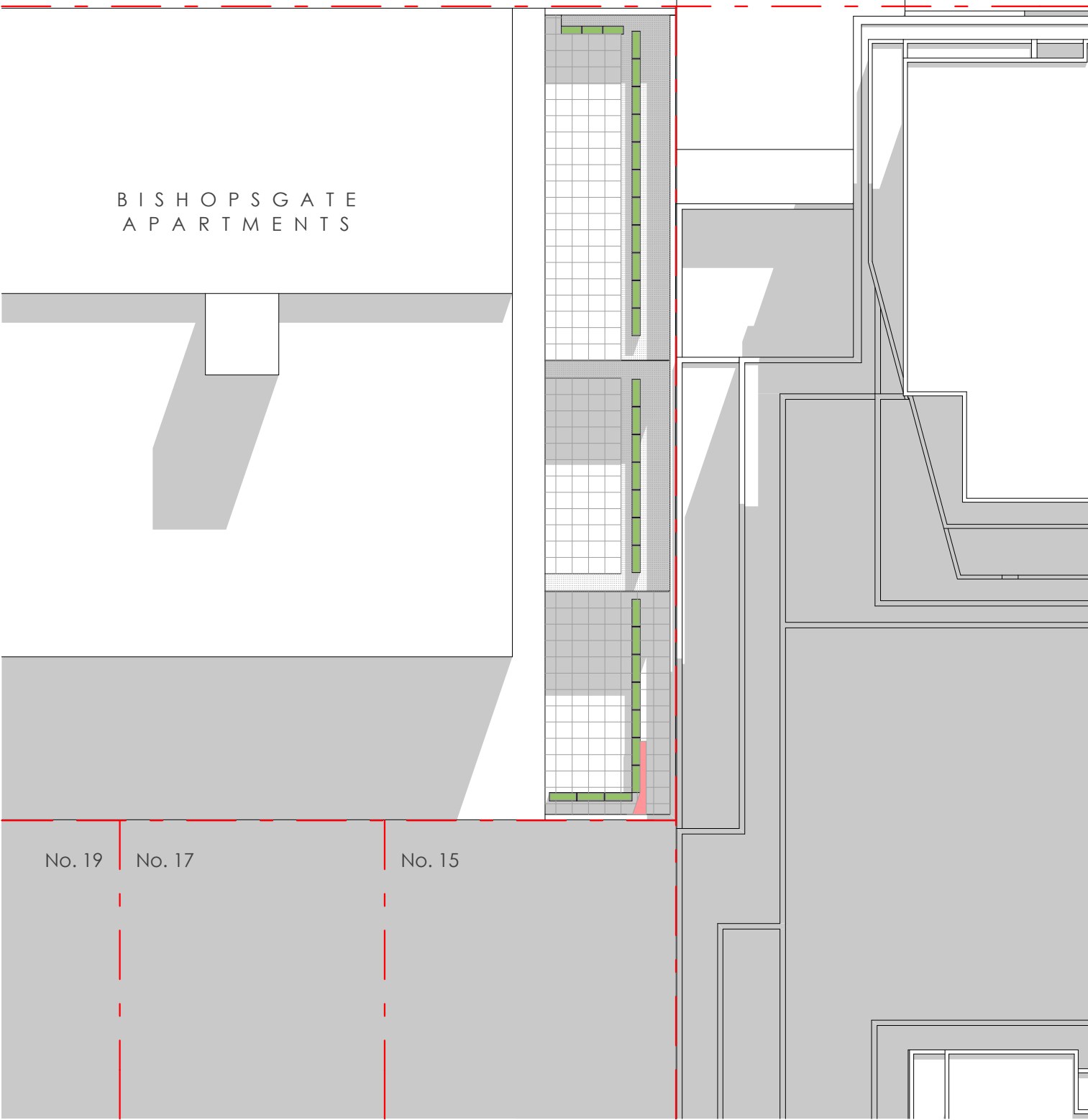
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A501 9am - RELATIONSHIP ANALYSIS





JUNE 22 - 9:45am EXISTING

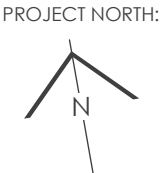


JUNE 22 - 9:45am with PROPOSED DEVELOPMENT

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
0.5% OF LEVEL 2 PODIUM (OVERSHADOWED)

LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND					
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND
				OB	- OBSCURE GLASS
				PA	- PAVING
				PB	- PLASTERBOARD
				RD	- ROLLER DOOR
				RL	- REDUCED LEVEL
				SS	- STAINLESS STEEL
				TIM	- TIMBER
				TGSI	- TACTILE INDICATORS
				TOW	- TOP OF WALL
				WC	- WATER CLOSET
				WIR	- WALK IN ROBE



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

SITE ADDRESS: 38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A502 9:45am - RELATIONSHIP ANALYSIS





LEGEND							
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FRL	- FIRE RESISTANCE LEVEL	RL	- REDUCED LEVEL
CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE	SS	- STAINLESS STEEL
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL	TIM	- TIMBER
CO	- COLORBOND	EX	- EXISTING	HWS	- HOT WATER SERVICE	TGSI	- TACTILE INDICATORS
COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE	TOW	- TOP OF WALL
CONC	- CONCRETE	FBK	- FACE BRICKWORK	LWC	- LIGHTWEIGHT CLADDING	WC	- WATER CLOSET
CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	WIR	- WALK IN ROBE



PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDi HANNELL PTY LTD

SITE ADDRESS: **38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794**
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
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WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: **A503 PODIUM RELATIONSHIP**



VIEW FROM LEVEL 9 LIVING AREA
NORTH EAST CORNER UNIT

VIEW FROM LEVEL 9 LIVING AREA
SOUTH EAST CORNER UNIT

LJM ARCHITECTURE PTY LTD

A C N 610 581 676 **A B N** 52 610 581 676

NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313

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LEGEND

A/C	- AIR CONDITIONING
AL	- ALUMINIUM
B	- BOLLARD
BAL	- BALUSTRADE
BLRP	- BLOCKWORK RENDERED PAINTED
CH	- CEILING HEIGHT
CJ	- CONSTRUCTION JOINT
CO	- COLORBOND
COL	- COLUMN
CONC	- CONCRETE
CPT	- CARPET

CT - CERAMIC TILE
CTS - CENTRE
DB - DISTRIBUTION BOARD
DIS - DISABLED
DP - DOWNPIPE
ENG - ENGINEER
EQ - EQUAL
EX - EXISTING
F - FIXED GLASS
FBK - FACE BRICKWORK
FD - FIRE DOOR

FDP	- FIRE DISTRIBUTION PANEL
FH	- FIRE HYDRANT
FHR	- FIRE HOSE REEL
FL	- FLOOR LEVEL
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PA	- PAVING
PB	- PLASTERBOARD
RD	- ROLLER DOOR
RL	- REDUCED LEVEL
SS	- STAINLESS STEEL
TIM	- TIMBER
TGSI	- TACTILE INDICATORS
TOW	- TOP OF WALL
WC	- WATER CLOSET
WIR	- WALK IN ROBE

PROJECT NORTH:

PROJECT:

HANNELL STREET RE-DEVELOPMENT

CLIENT:

THIRDi HANNELL PTY LTD

SITE ADDRESS:	38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794 2-4 BISHOPSGATE STREET, LOT 1, DP 715924 13 DANGAR STREET, LOT 1, DP 999530 WICKHAM, NSW, 2302 (SITE AREA - 2646m ²)		
PROJECT No:	1708	SCALE:	
ISSUE:	DA/JRPP - E	DATE:	JULY 2018
DRAWING:	A504 VIEW ANALYSIS INTERNAL		

LJM
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LJM ARCHITECTURE PTY LTD
ACN 610 581 676 ABN 52 610 581 676
NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND			
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		FL	- FLOOR LEVEL
		FRL	- FIRE RESISTANCE LEVEL
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		HR	- HANDRAIL
		HWS	- HOT WATER SERVICE
		L	- LOUVRE
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		WIR	- WALK IN ROBE

PROJECT NORTH:

PROJECT:
HANNELL STREET RE-DEVELOPMENT

CLIENT:
THIRDI HANNELL PTY LTD

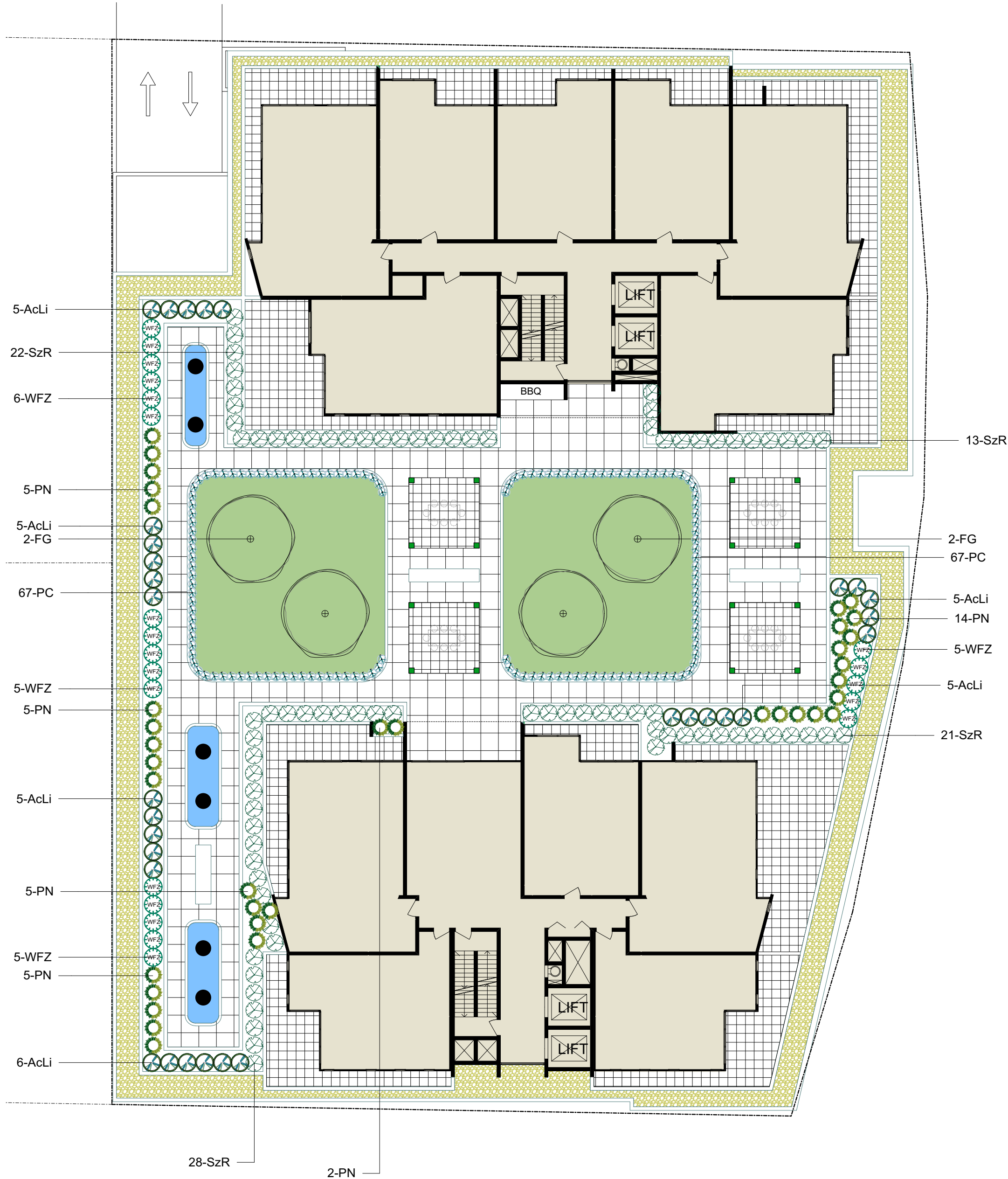
SITE ADDRESS: **38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794**
2-4 BISHOPSGATE STREET, LOT 1, DP 715924
13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)

PROJECT No: 1708 SCALE:
ISSUE: DA/JRPP - E DATE: JULY 2018
DRAWING: A505 VIEW ANALYSIS EXTERNAL



Legend

- Proposed Building
- Paving to Client Selection
- Turf
- Pebbles to Client Selection



Plant List

ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
Trees						
FG	Fraxinus griffithii	Evergreen Ash	45L	6 - 8m	4 - 6m	4
Shrubs						
AcLi	Acacia 'Limelight'	Limelight	140mm	1.2m	1- 2m	31
SzR	Syzygium 'Resilience'	Resilience	200mm	3m	1m	84
WFZ	Westringia fruticosa 'Zena'	Zena Compact Native Rosemary	200mm	1m	1m	21
Ground Covers						
PC	Potted Colour	Annuals	100mm	0.5m	0.5m	134
Grasses						
PN	Pennisetum 'Nafray'	Nafray	140mm	0.6 - 0.75m	0.3 - 0.6m	36
Climbers						

LANDSCAPE WORK SPECIFICATION
Project:

SOIL WORKS

2.01 MATERIALS

Planters

On-slab planters & raised planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by OZ landscaping supplies or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Planter Box Areas

Imported soil mix is only to be installed to planter boxes following the completion of sheet drainage installation. All planter boxes are to be backfilled with an imported soil mix suitable for planter box applications, for their entire depth. The backfilling is to be undertaken in 150mm deep layers with a light compaction by foot at each layer to reduce the extent of settling in the future. The soil is to finish 100mm below the finished edge of the planter box to allow for mulch installation.

Soil Mix: Equivalent to OZ landscaping supplies planter box mix is to be used in planter boxes.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7.

2.02 INSTALLATION

Testing

All testing is to be conducted in accordance with AS 4419-2003 Soils for landscaping and garden use for an in depth soil analysis for pre-planting and diagnostic assessment of the soil. Tests shall be taken in several areas where planting is proposed, and site soil modified to ensure conditions are appropriate for planting as stated above.

Note that a soil test conducted by "SESL Australia" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

In General, the principles & standards outlined in "Specifying Trees - a guide to assessment of tree quality" by Ross Clark will be demanded in the quality of all planting stock specified. These principles include, but are not limited to: Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure Below - Ground Assessment: Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Fertilizers

Fertilizers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

c) Mulch

Mulch shall be an approved leaf litter equal to "Forest Blend" as supplied by ANL, except in planter boxes and areas of high wind velocity, where mulch shall be equivalent to 20mm Cowra white pebble laid on weedmat. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

d) Turf

Turf shall be "Kakadu" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Trees shall be of a quality that, when planted, are freestanding, without the aid of stakes or ties, else they will be rejected.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. In all planter boxes, mulch to finish between 25-50mm below top of planter. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Root Barrier

Ensure root barrier is installed to all edges/junctions between the garden bed and adjacent hard surfaces including but not limited to retaining walls, carparking, paths, underground pipes and tanks and buildings within a 3m radius of the trunk of any proposed trees. Root barrier: Equivalent to treemax root barrier. Install root barrier to manufacturer's instructions.

g) Filter Fabric in Planter Boxes

All planter boxes are to have sheet drainage equivalent to 50mm Atlantis Drainage Cell installed to their entire base and sides finishing 200mm below the top of the finished planter walls. A 3-4 oz non-woven filter fabric is to cover the sheet drainage prior to the addition of planter soil. Drainage cell is only to be installed after the planter boxes have been waterproofed and tested for water tightness (by others) and there is a drainage point (by others) within each planter, which in turn drains to the site stormwater system. The Landscape Contractor is to confirm to their satisfaction that the planter boxes are waterproofed and well drained prior to the installation of any sheet drainage.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

•Paving - refer to typical details provided, and applicable Australian Standards. In most instances, the client shall nominate the appropriate paving material to be used. Planters on-slab - refer to the details provided and the architectural plans for size & dimensions. Waterproof as detailed, and backfill with specified soil mix

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be to a tradesman-like standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%. Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE

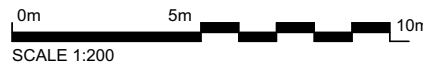
6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



Amendments
B GENERAL 18.01.18

Client

Project
Hannell Street Redevelopment
38 HANNELL STREET
WICKHAM

Drawing Name
Landscape Plan- 3rd Floor

Date
NOVEMBER 2017

Scale
1:200 @ A2

Drawn by
Lubov Pan
BLARCH (UNSW)

Drawing No.
US 71427 LP.02B

FORUM URBAN SANCTUM
landscape design

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