

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	F	LEP/MASTER PLAN ANALYSIS
A02	F	LEP ANALYSIS
A03	A	HEIGHT ANALYSIS
PLANS		
A100	F	SITE + ROOF PLAN
A101	F	LEVEL G
A102	F	MEZZANINE
A103	F	LEVEL 1
A104	F	LEVEL 2
A105	F	LEVEL 3
A106	F	LEVEL 4-8 (TYPICAL)
A107	F	LEVEL 9-11 (TYPICAL)
A108	F	LEVEL 12
A109	F	LEVEL 13
A110	F	LEVEL 14
A111	F	COMMUNAL ROOF
A112	F	ROOF PLAN
ELEVATIONS		
A201	F	NORTH ELEVATION
A202	F	EAST ELEVATION
A203	F	SOUTH ELEVATION
A204	F	WEST ELEVATION
SECTIONS		
A301	F	SECTION A-A
A302	F	SECTION B-B
A303	F	SECTION C-C
A304	F	SECTION D-D
A305	F	SECTION E-E
SUNSHADOWS/PERSPECTIVES/SCHEDULES		
A401	F	JUNE 22 SUN SHADOWS
A402	F	HANNELL STREET PERSPECTIVE
A403	F	CHARLES STREET PERSPECTIVE
A404	F	SCHEDULES
A405	F	DETAILED SCHEDULES
BISHOPSGATE APARTMENTS RELATIONSHIP		
A501	E	9am - RELATIONSHIP ANALYSIS
A502	E	9:45am - RELATIONSHIP ANALYSIS
A503	E	PODIUM RELATIONSHIP





FIGURE 13 (WICKHAM MASTERPLAN)



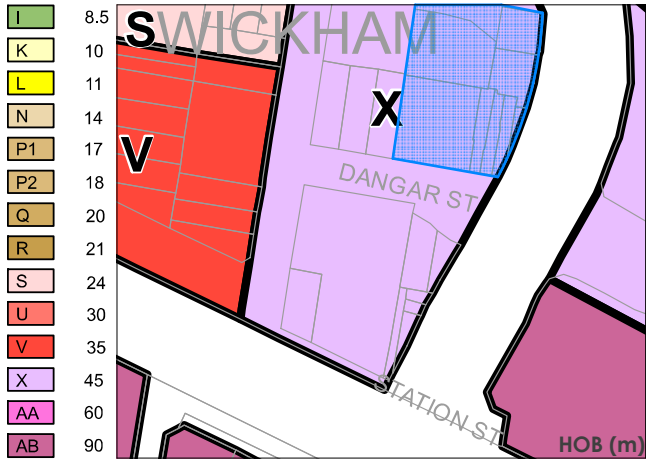
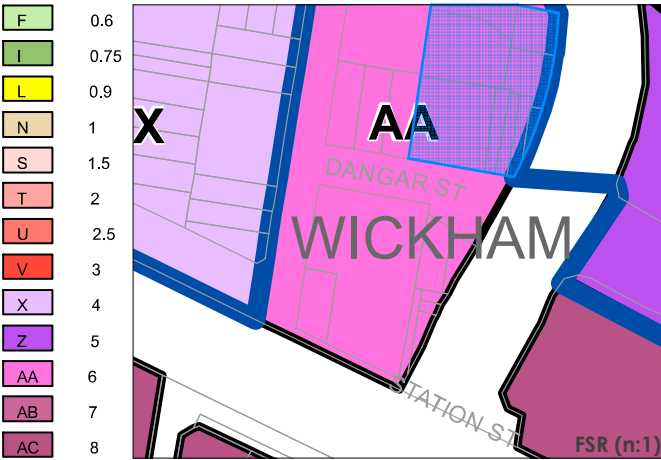
FIGURE 58 (WICKHAM MASTERPLAN)



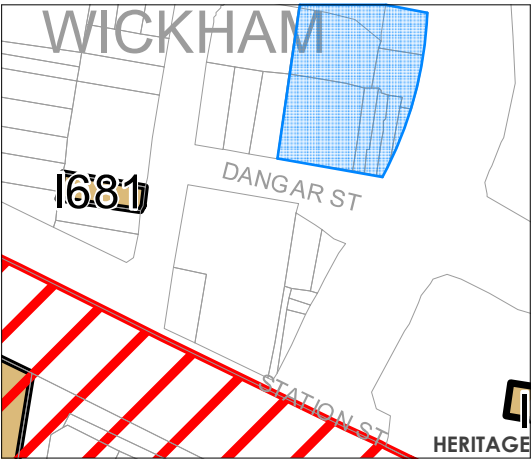
FIGURE 12 (WICKHAM MASTERPLAN)



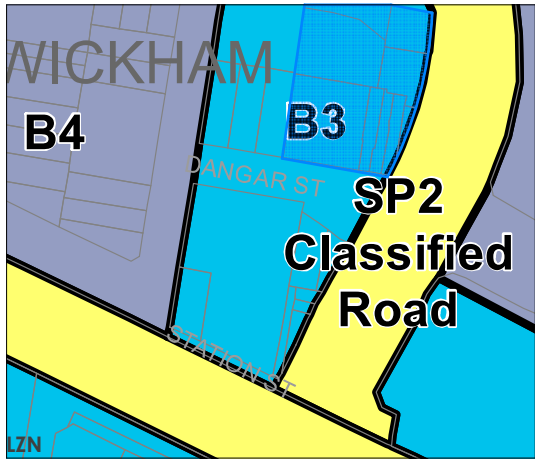
FIGURE 57 (WICKHAM MASTERPLAN)



- 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



BISHOPSGATE APARTMENTS
10 STOREY RESIDENTIAL BUILDING

1554.44 m²
58.7% OF SITE AREA
UNDER THE HEIGHT LIMIT BY 75%

518.41 m²
19.6% OF SITE AREA
OVER THE HEIGHT LIMIT
BY 3.55%

74.52 m²
2.8% OF SITE AREA
OVER THE HEIGHT LIMIT
BY 9.3%

HANNELL STREET

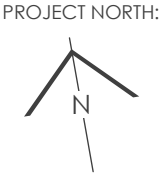
LEP HEIGHT LIMIT - 45
SEEKING APPROVAL HEIGHT OF -
46.6M (NORTH TOWER) TO ROOF LEVEL
46.6M (SOUTH TOWER) TO ROOF LEVEL
49.2M (BOTH TOWERS TO TOP OF LIFT OVERRUN)

LEP FSR - 6:1
SEEKING APPROVAL FSR OF - 4.23:1 (29.4% UNDER)

472.37 m²
17.8% OF SITE AREA
OVER THE HEIGHT LIMIT
BY 3.55%

51.69 m²
1.9% OF SITE AREA
OVER THE HEIGHT LIMIT
BY 9.3%

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:
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: F - JRPP AMENDMENTS DATE: AUGUST 2018

DRAWING: A02 LEP ANALYSIS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH 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							
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

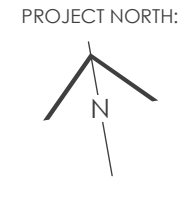
PROJECT NORTH:	PROJECT:	SITE ADDRESS:	38 HANNELL STREET, LOTS 11-15 + 29, DP 1086794
	HANNELL STREET RE-DEVELOPMENT		2-4 BISHOPSGATE STREET, LOT 1, DP 715924
	CLIENT:		13 DANGAR STREET, LOT 1, DP 999530
	THIRDI HANNELL PTY LTD		WICKHAM, NSW, 2302 (SITE AREA - 2646m ²)
		PROJECT No:	1708
		ISSUE:	F - JRPP AMENDMENTS
		DRAWING:	A03 HEIGHT ANALYSIS
		SCALE:	AUGUST 2018





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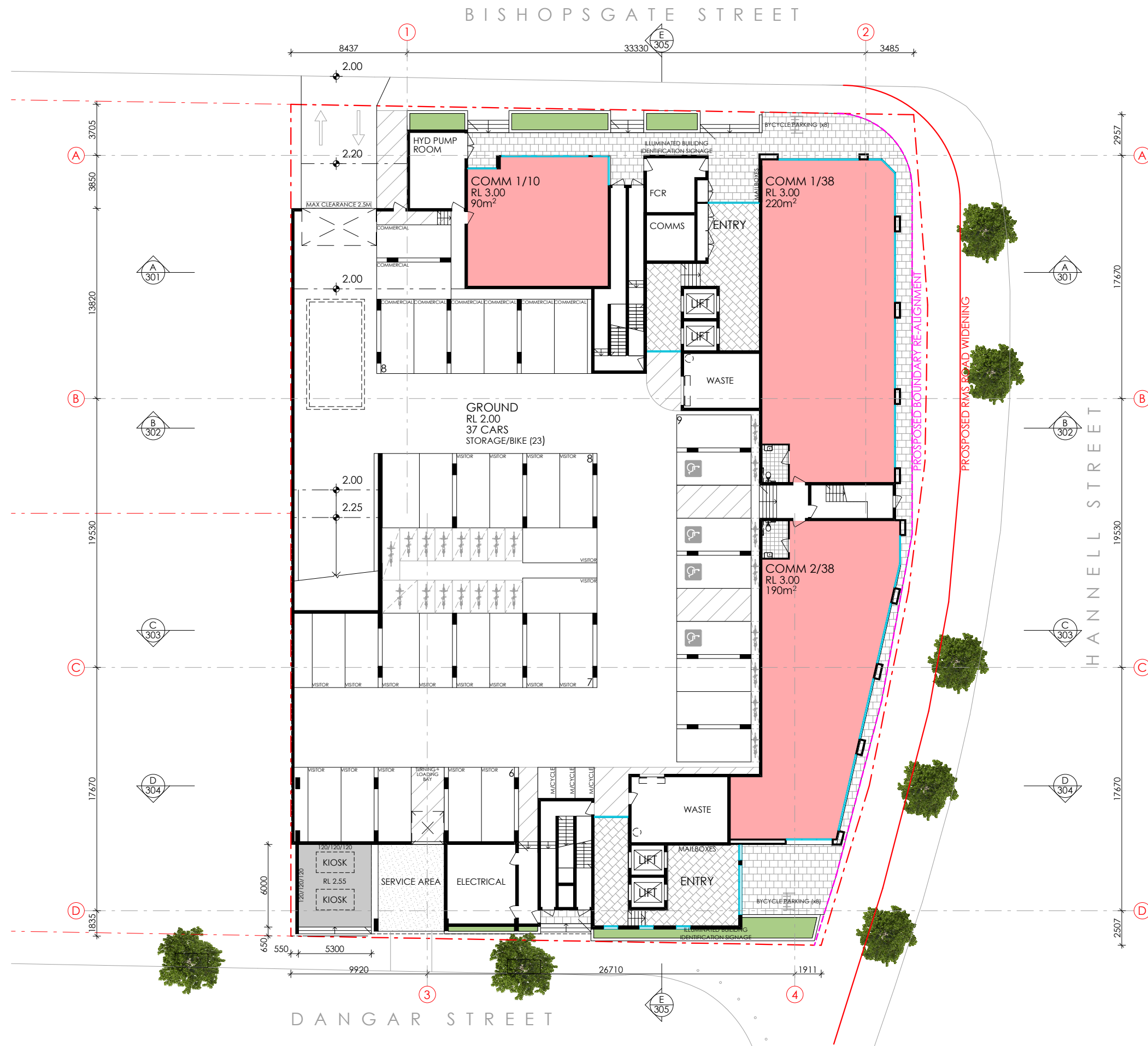
LEGEND	
A/C	- AIR CONDITIONING
AL	- ALUMINIUM
B	- BOLLARD
BAL	- BALUSTRADE
BLRP	- BLOCKWORK RENDERED PAINTED
CH	- CEILING HEIGHT
CJ	- CONSTRUCTION JOINT
CO	- COLORBOND
COL	- COLUMN
CONC	- CONCRETE
CPT	- CARPET
CT	- CERAMIC TILE
CTS	- CENTRE
DB	- DISTRIBUTION BOARD
DIS	- DISABLED
DP	- DOWNPIPE
ENG	- ENGINEER
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
TGSI	- TACTILE INDICATORS
TOW	- TOP OF WALL
WC	- WATER CLOSET
WIR	- WALK IN ROBE



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

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WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:500 @ A3
ISSUE: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A100 SITE + ROOF PLAN

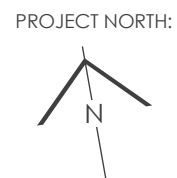




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
76 UNITS				2	68	6	45	24	4	73 UNITS
				165						
14	-	2	2	1	1	2	14			14
13	-	2	2	1	1	2	13			13
12	-	2	2	4	2	-	12			12
11	-	6	-	4	2	-	11			11
10	-	6	-	4	2	-	10			10
9	-	6	-	4	2	-	9			9
8	-	6	-	4	2	-	8			8
7	-	6	-	4	2	-	7			7
6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

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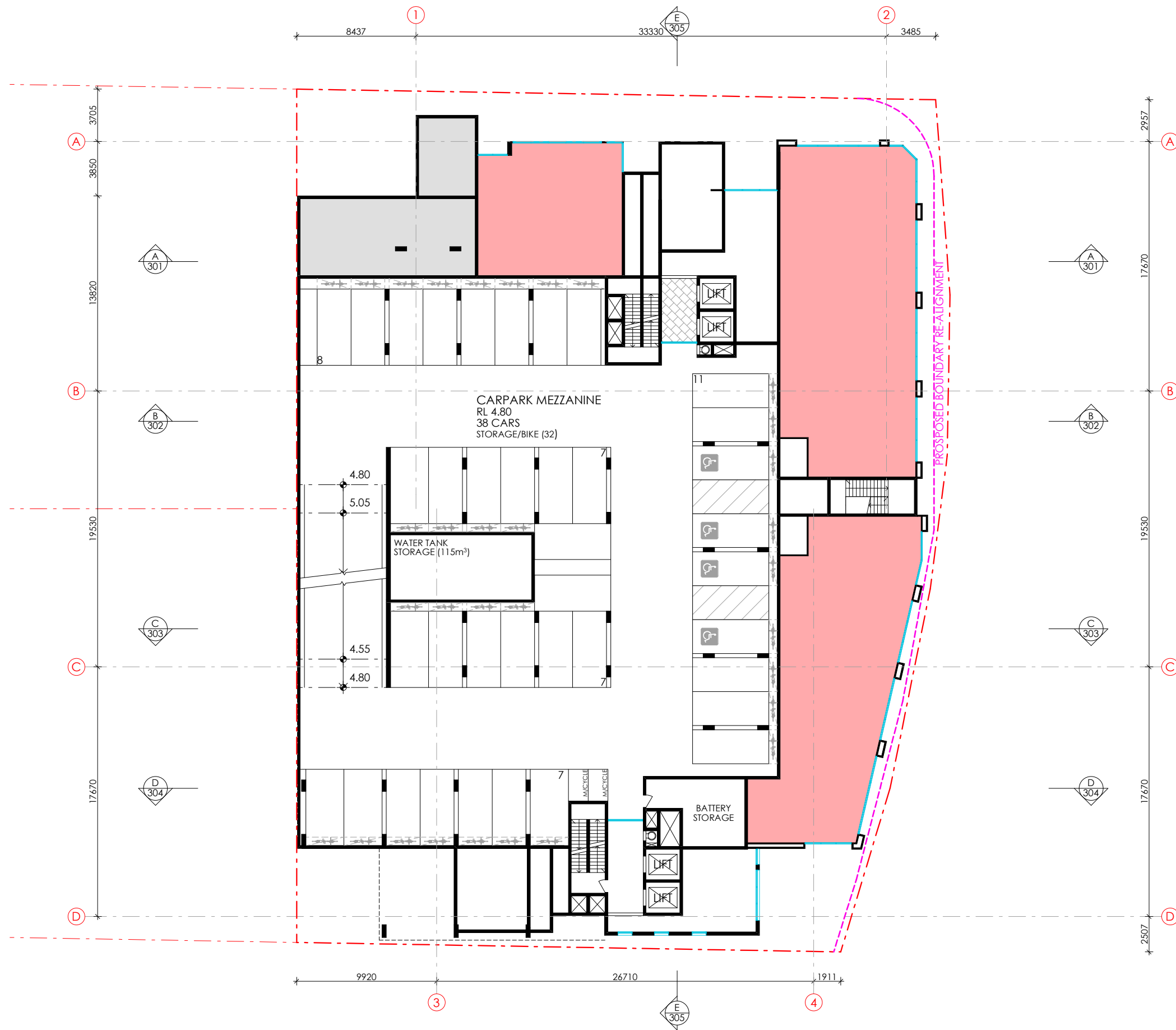
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTC	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
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CH	- CEILING HEIGHT	ENG	- ENGINEER	FW	- FLOOR WASTE	SS	- STAINLESS STEEL		
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL	HR	- HANDRAIL	TIM	- TIMBER		
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COL	- COLUMN	F	- FIXED GLASS	L	- LOUVER	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: 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A101 LEVEL G





				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
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				G
		37					

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LEGEND

A/C
AL
B
BAL
BLRP
CH
CJ
CO
COL
CONC
CPT

- AIR CONDITIONING
- ALUMINIUM
- BOLLARD
- BALUSTRADE
- BLOCKWORK RENDERED PAINTED
- CEILING HEIGHT
- CONSTRUCTION JOINT
- COLORBOND
- COLUMN
- CONCRETE
- CARPET

CT
CTS
DB
DIS
DP
ENG
EQ
EX
F
FBK
FD

- CERAMIC TILE
- CENTRE
- DISTRIBUTION BOARD
- DISABLED
- DOWNPIPE
- ENGINEER
- EQUAL
- EXISTING
- FIXED GLASS
- FACE BRICKWORK
- FIRE DOOR

FDP
FH
FHR
FL
FRL
FW
HR
HWS
L
LWC
NG

- FIRE DISTRIBUTION PANEL
- FIRE HYDRANT
- FIRE HOSE REEL
- FLOOR LEVEL
- FIRE RESISTANCE LEVEL
- FLOOR WASTE
- HANDRAIL
- HOT WATER SERVICE
- LOUVRE
- LIGHTWEIGHT CLADDING
- NATURAL GROUND

OB
PA
PB
RD
RL
SS
TIM
TGS
TOW
WC
WIR

- OBSCURE GLASS
- PAVING
- PLASTERBOARD
- ROLLER DOOR
- REDUCED LEVEL
- STAINLESS STEEL
- TIMBER
- TACTILE INDICATORS
- TOP OF WALL
- WATER CLOSET
- 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:

F - JRPP AMENDMENTS

DRAWING:

A102 MEZZANINE

SCALE:

1:300 @ A3

DATE:

AUGUST 2018





				1B	2B	3B				
				47	92	10				
149 - TOTAL										
				1B	2B	3B				
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			
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										

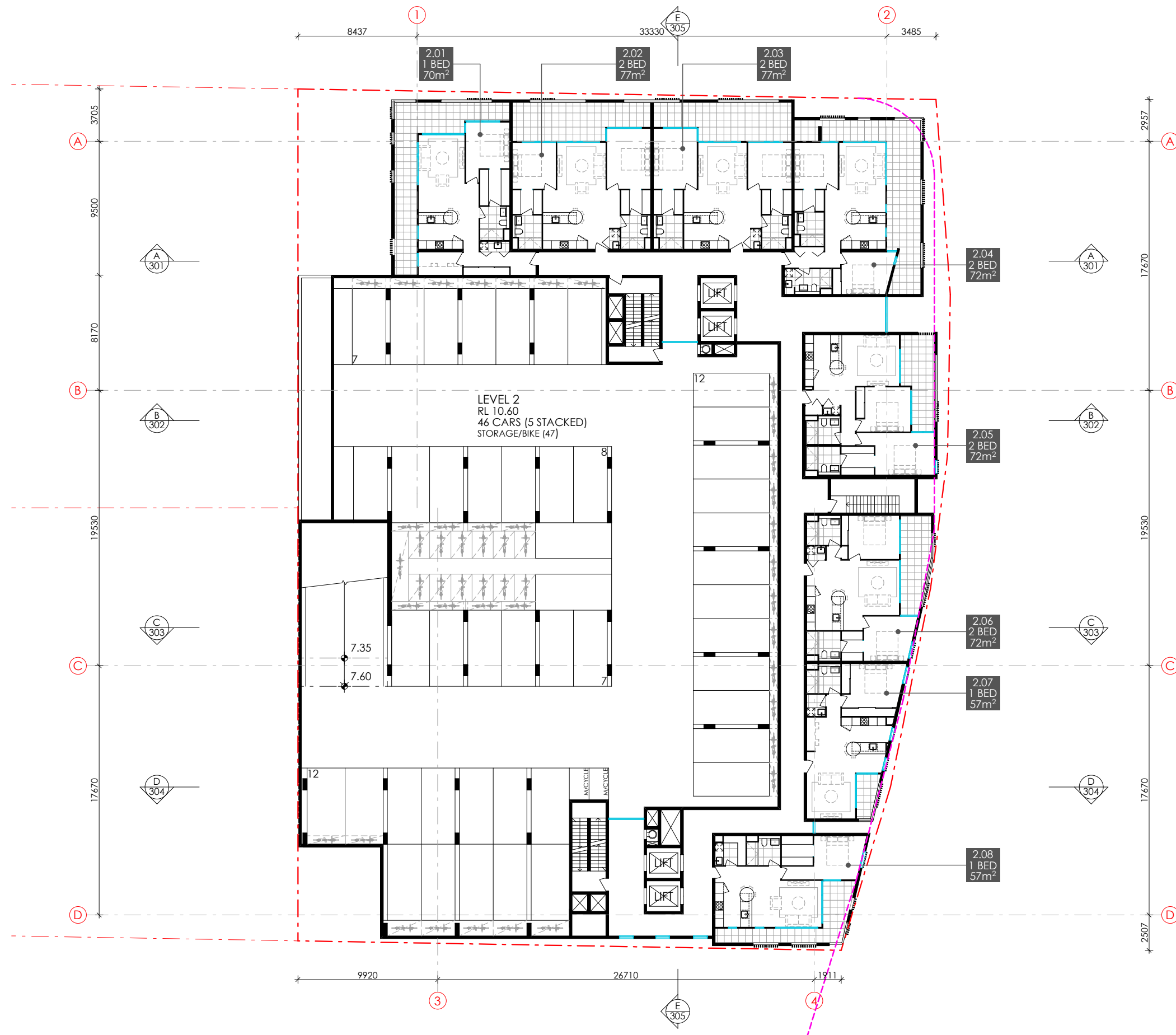
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LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
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COL	- COLUMN	F	- FIXED GLASS	L	- LOUVRE	TOW	- TOP OF WALL		
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CPT	- CARPET	FD	- FIRE DOOR	NG	- NATURAL GROUND	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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A103 LEVEL 1





				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										14	
13	-	2	2	1	1	2	1	1	2	13	
12	-	2	2	4	2	-	4	2	-	12	
11	-	6	-	4	2	-	4	2	-	11	
10	-	6	-	4	2	-	4	2	-	10	
9	-	6	-	4	2	-	4	2	-	9	
8	-	6	-	4	2	-	4	2	-	8	
7	-	6	-	4	2	-	4	2	-	7	
6	-	6	-	4	2	-	4	2	-	6	
5	-	6	-	4	2	-	4	2	-	5	
4	-	6	-	4	2	-	4	2	-	4	
3	-	6	-	3	2	-	3	2	-	3	
2	1	4	-	2	1	-	2	1	-	2	
1	1	4	-	2	1	-	2	1	-	1	
G	320m ²	38				200m ²				G	
				37							

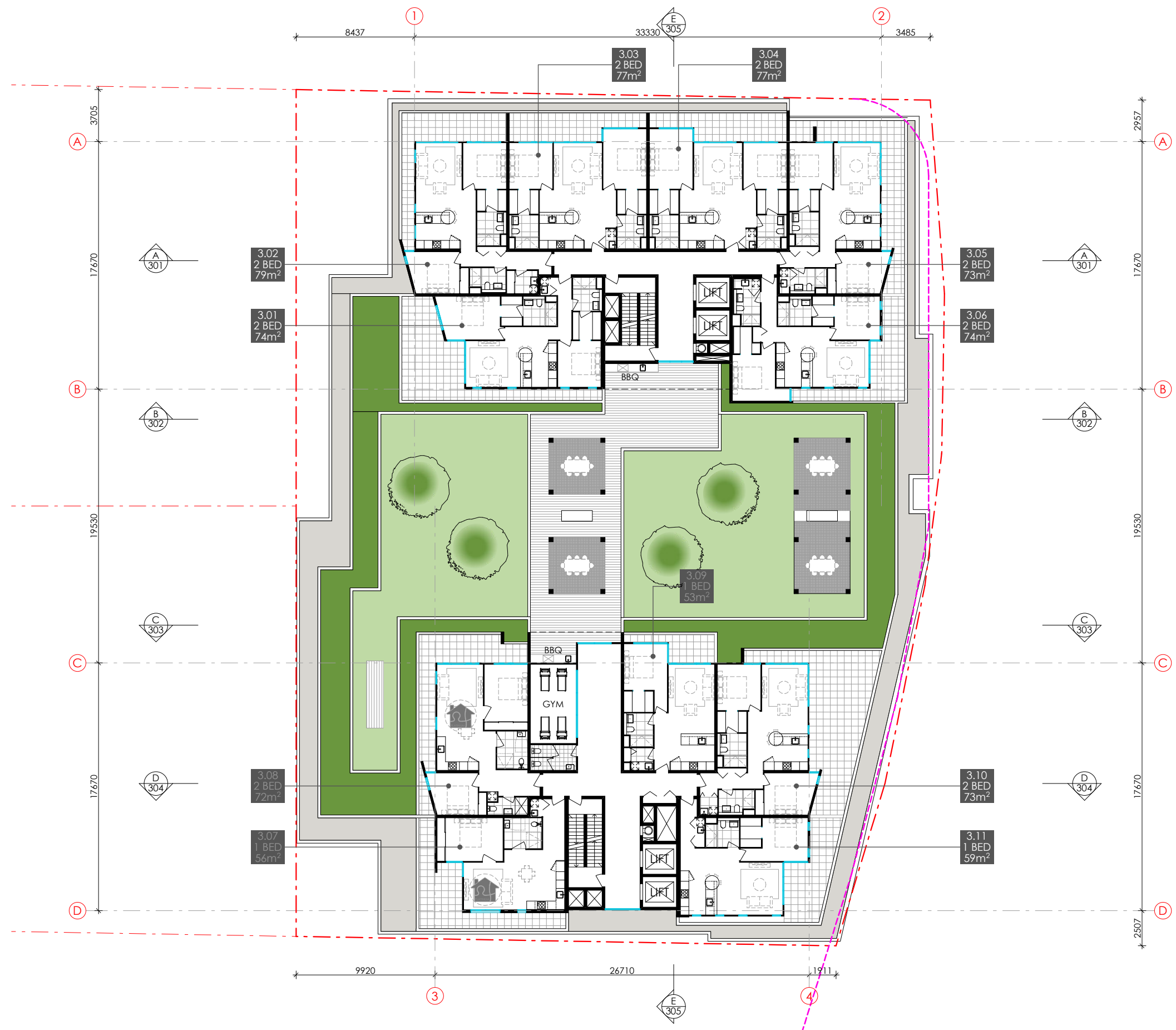
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LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- 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		
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 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A104 LEVEL 2

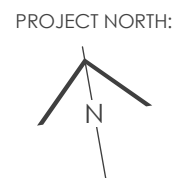




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
76 UNITS				2	68	6	45	24	4	73 UNITS
				165						
14	-	2	2	1	1	2	14			14
13	-	2	2	1	1	2	13			13
12	-	2	2	4	2	-	12			12
11	-	6	-	4	2	-	11			11
10	-	6	-	4	2	-	10			10
9	-	6	-	4	2	-	9			9
8	-	6	-	4	2	-	8			8
7	-	6	-	4	2	-	7			7
6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

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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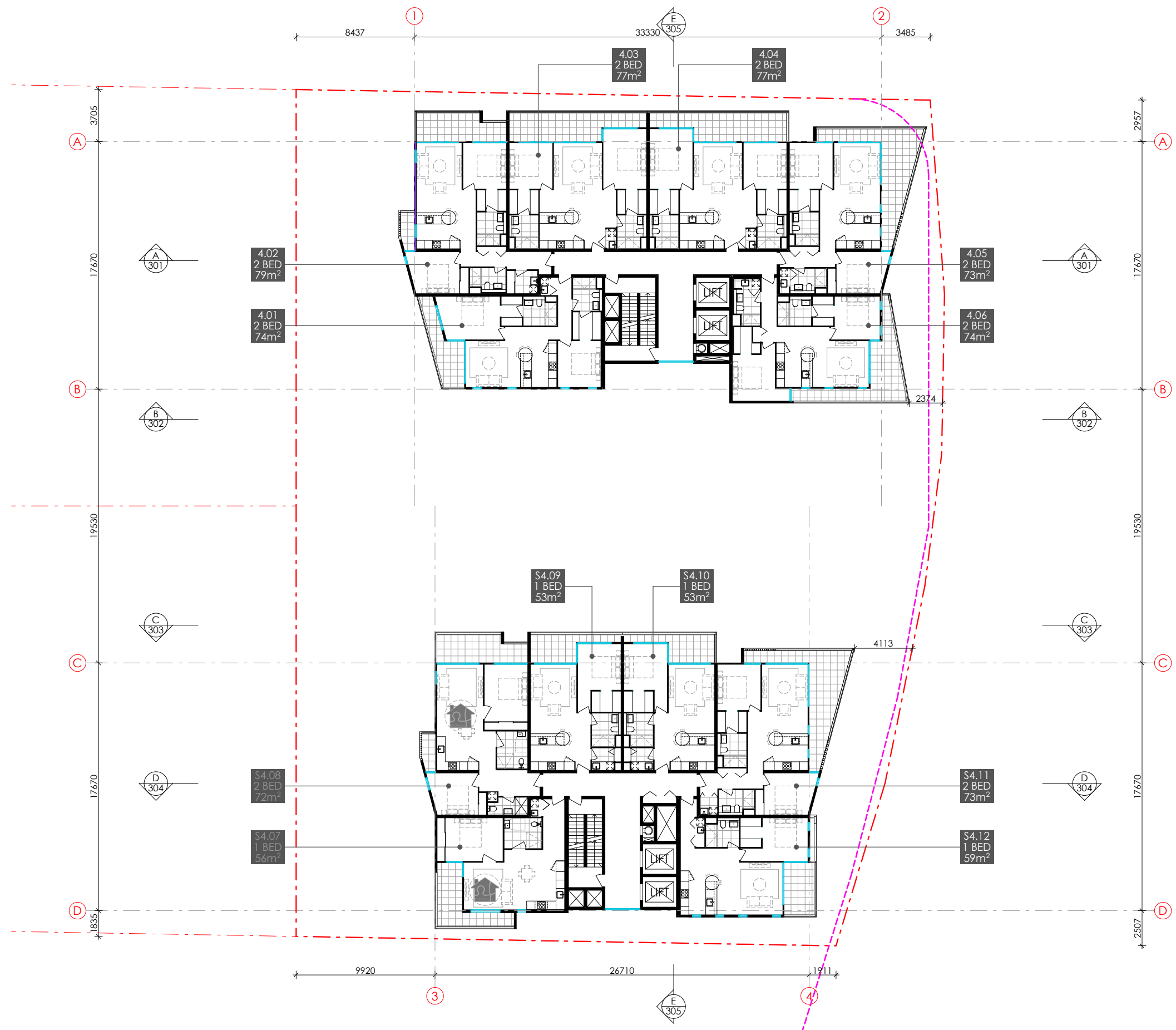
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A105 LEVEL 3

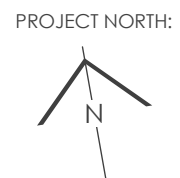




				1B	2B	3B					
				47	92	10					
				149 - TOTAL							
				1B	2B	3B	1B	2B	3B		
76 UNITS				2	68	6	45	24	4	73 UNITS	
											
				165							
14	-	2	2	1	1	2	14				
13	-	2	2	1	1	2	13				
12	-	2	2	4	2	-	12				
11	-	6	-	4	2	-	11				
10	-	6	-	4	2	-	10				
9	-	6	-	4	2	-	9				
8	-	6	-	4	2	-	8				
7	-	6	-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

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W www.ljmarchitecture.com.au
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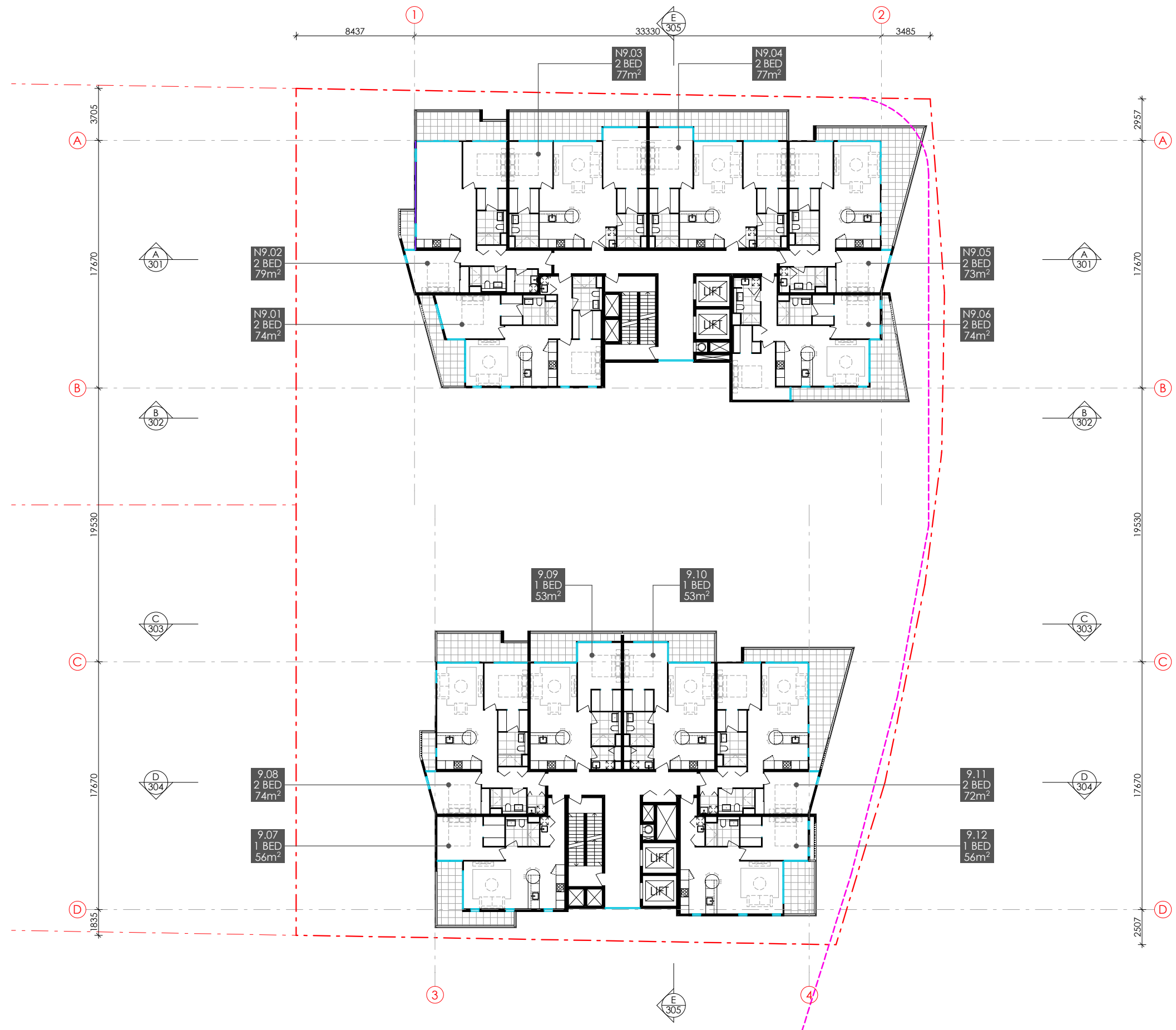
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A106 LEVEL 4-8 (TYPICAL)

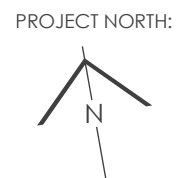




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
				2	68	6	45	24	4	
				165						
				14	-	2	14	1	2	14
				13	-	2	13	1	2	13
				12	-	2	12	4	2	12
				11	-	6	11	4	2	11
				10	-	6	10	4	2	10
				9	-	6	9	4	2	9
				8	-	6	8	4	2	8
				7	-	6	7	4	2	7
				6	-	6	6	4	2	6
				5	-	6	5	4	2	5
				4	-	6	4	4	2	4
				3	-	6	3	3	2	3
				2	1	4	2	2	1	2
				1	1	4	1	2	1	1
				G	320m²	38	G	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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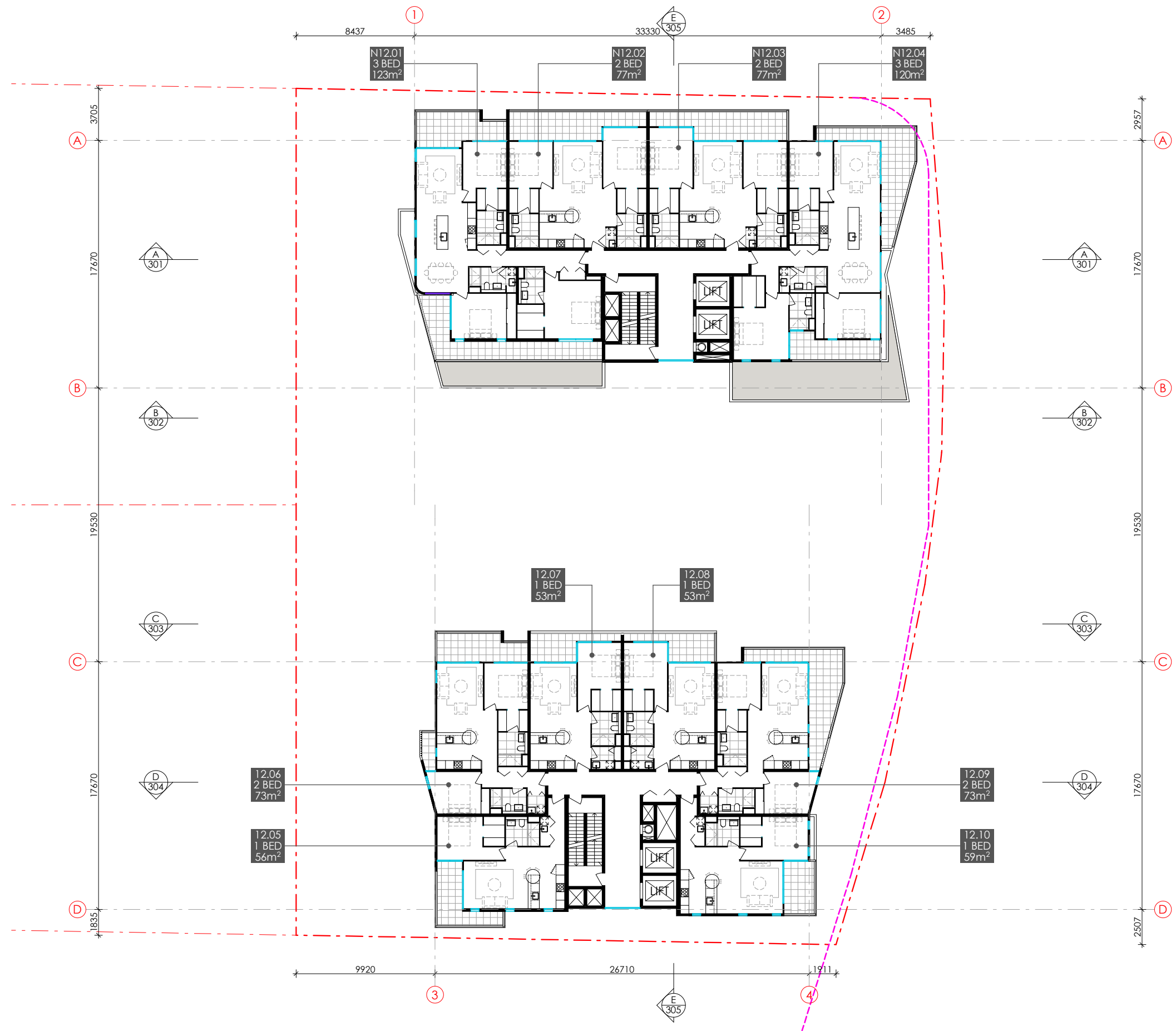
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A107 LEVEL 9-11 (TYPICAL)

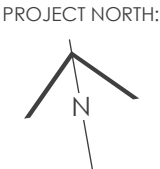




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
76 UNITS				2	68	6	45	24	4	73 UNITS
				165						
14	-	2	2	1	1	2	14			14
13	-	2	2	1	1	2	13			13
12	-	2	2	4	2	-	12			12
11	-	6	-	4	2	-	11			11
10	-	6	-	4	2	-	10			10
9	-	6	-	4	2	-	9			9
8	-	6	-	4	2	-	8			8
7	-	6	-	4	2	-	7			7
6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

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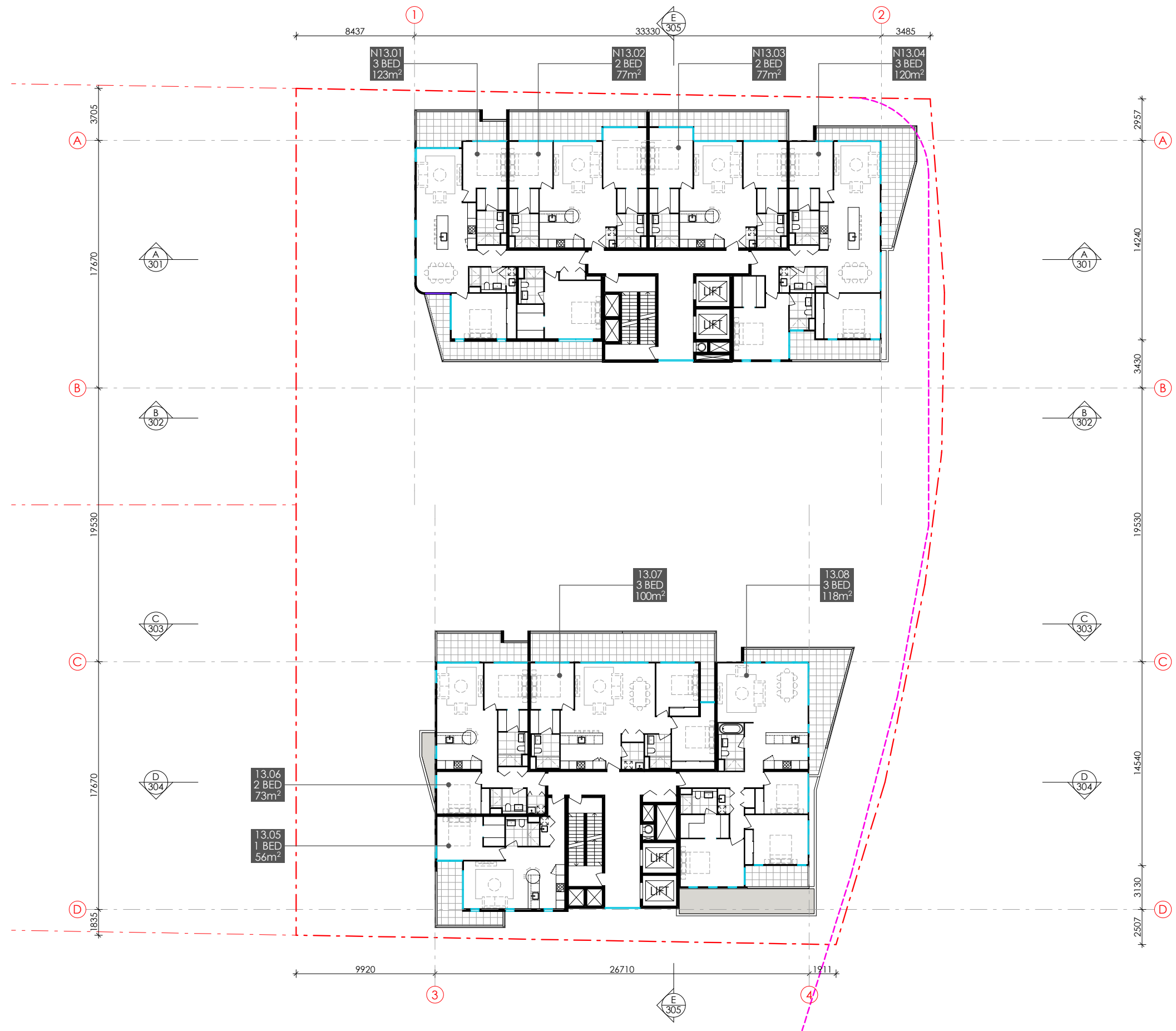
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR		
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE	FR	- 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A108 LEVEL 12

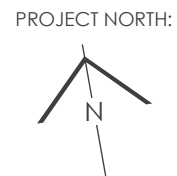




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
				47	92	10	45	24	4	
				165						
				14	-	2	1	1	2	14
				13	-	2	1	1	2	13
				12	-	2	4	2	-	12
				11	-	6	4	2	-	11
				10	-	6	4	2	-	10
				9	-	6	4	2	-	9
				8	-	6	4	2	-	8
				7	-	6	4	2	-	7
				6	-	6	4	2	-	6
				5	-	6	4	2	-	5
				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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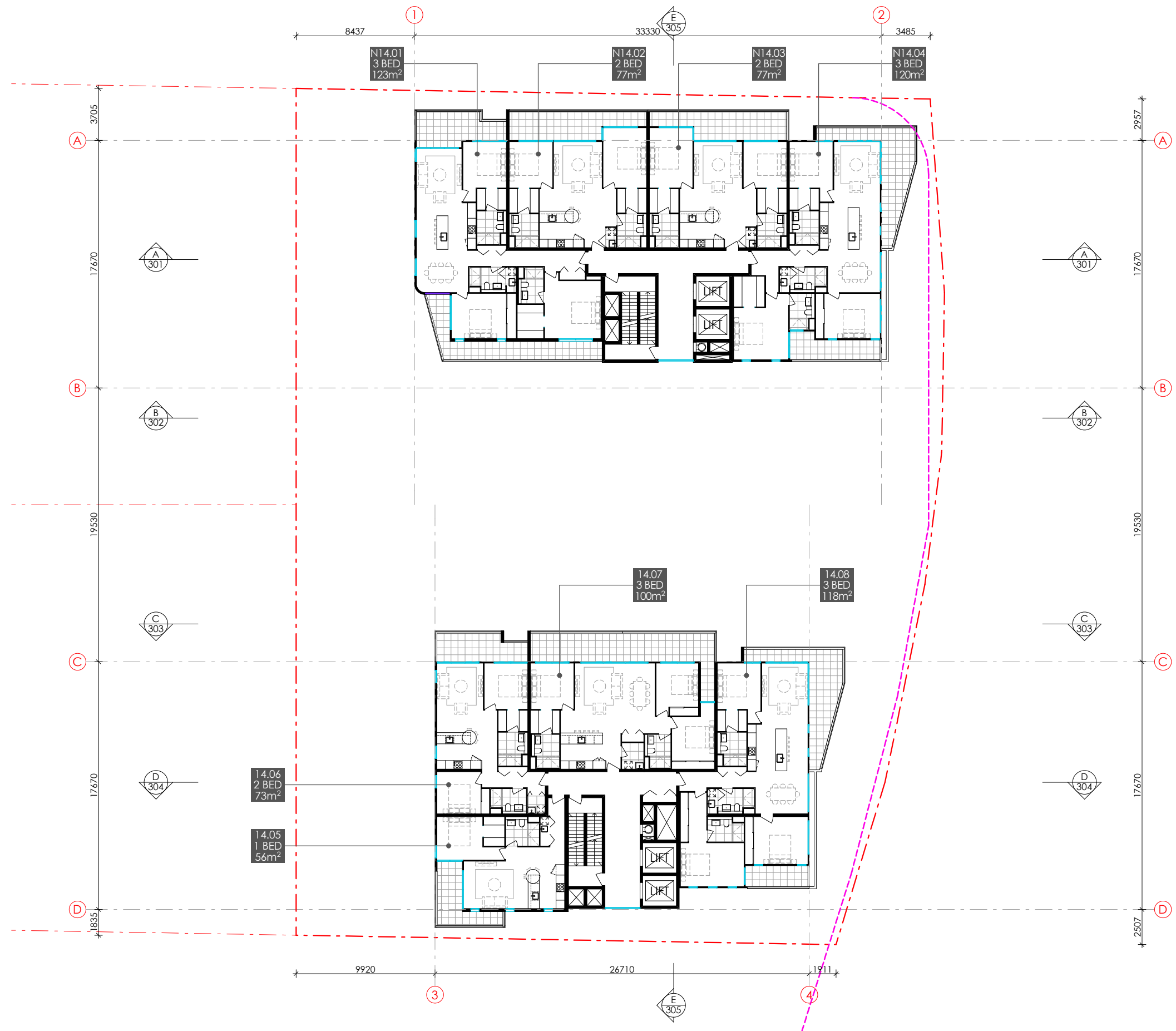
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	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
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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A109 LEVEL 13

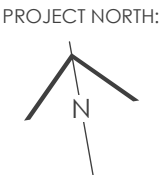




				1B	2B	3B				
				47	92	10				
				149 - TOTAL						
				1B	2B	3B	1B	2B	3B	
				2	68	6	45	24	4	
				165						
				14	-	2	2	14	1	2
				13	-	2	2	13	1	2
				12	-	2	2	12	4	2
				11	-	6	-	11	4	2
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				5	-	6	-	5	4	2
				4	-	6	-	4	4	2
				3	-	6	-	3	3	2
				2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

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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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W www.ljmarchitecture.com.au
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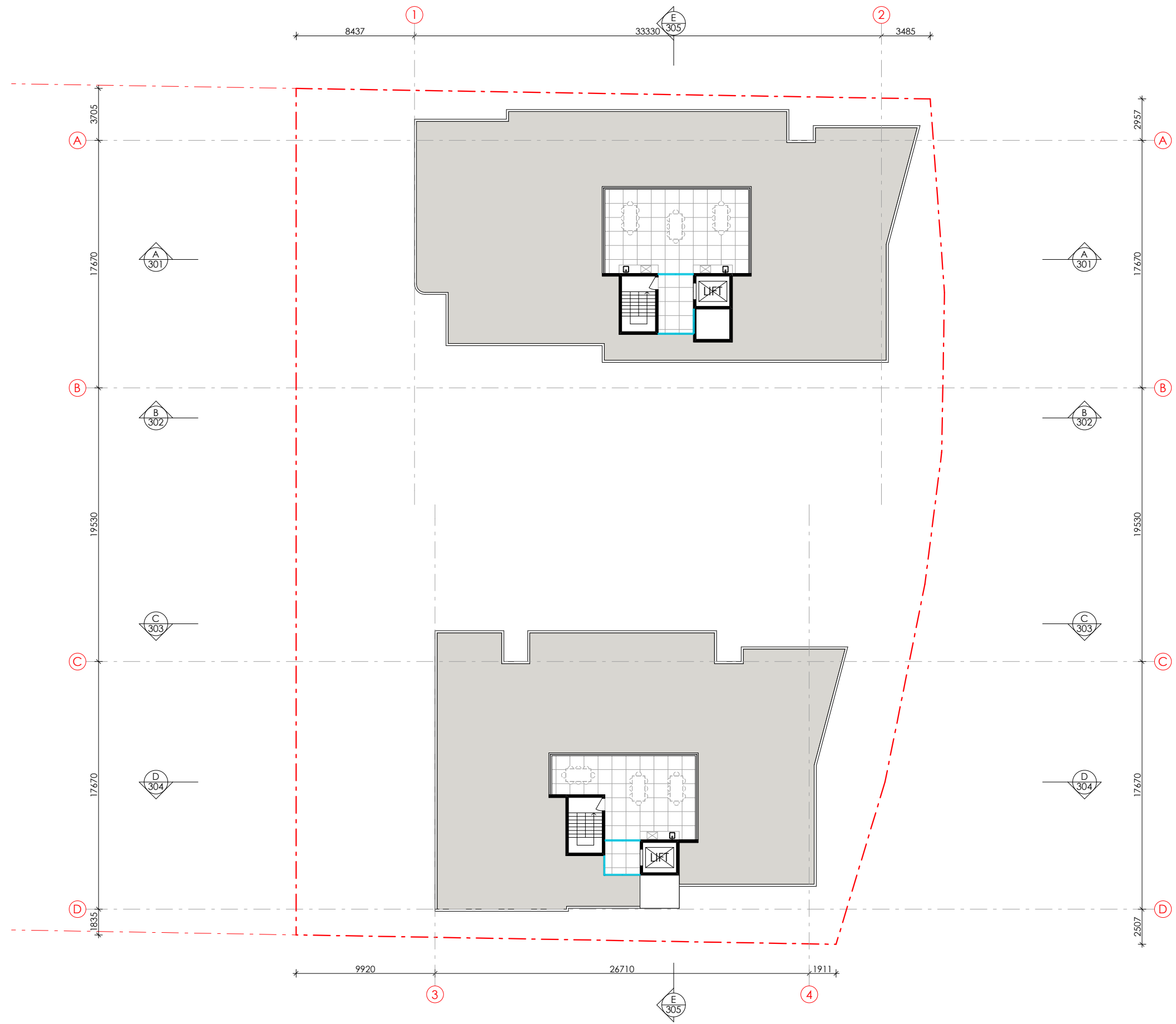
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A110 LEVEL 14

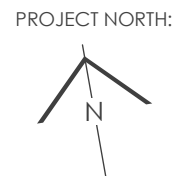




				1B	2B	3B					
				47	92	10					
				149 - TOTAL							
				1B	2B	3B	1B	2B	3B		
76 UNITS				2	68	6	45	24	4	73 UNITS	
											
				165							
14											
13	-	2	2	1	1	2	14				
12	-	2	2	1	1	2	13				
11	-	6	-	4	2	-	12				
10	-	6	-	4	2	-	11				
9	-	6	-	4	2	-	10				
8	-	6	-	4	2	-	9				
7	-	6	-	4	2	-	8				
6	-	6	-	4	2	-	7				
5	-	6	-	4	2	-	6				
4	-	6	-	4	2	-	5				
3	-	6	-	4	2	-	4				
2	1	4	-	3	2	-	3				
1	1	4	-	2	1	-	2				
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
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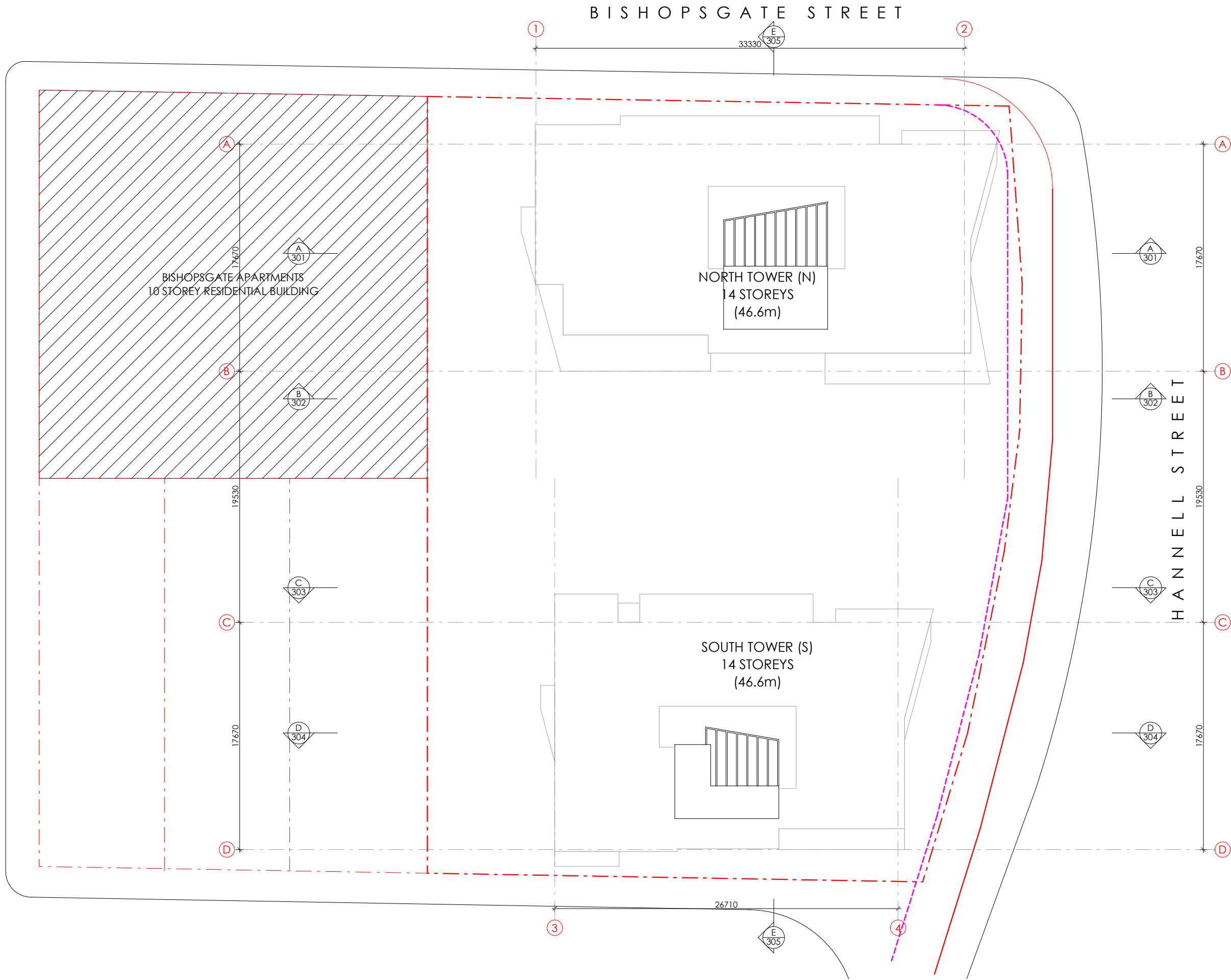
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	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
FRL	- FIRE RESISTANCE LEVEL	FW	- FLOOR WASTE
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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A111 COMMUNAL ROOF

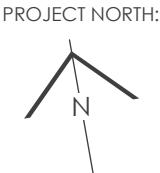




				1B	2B	3B					
				47	92	10					
				149 - TOTAL							
				1B	2B	3B	1B	2B	3B		
76 UNITS				2	68	6	45	24	4	73 UNITS	
				 165							
14	-	2	2	1	1	2	14				
13	-	2	2	1	1	2	13				
12	-	2	2	4	2	-	12				
11	-	6	-	4	2	-	11				
10	-	6	-	4	2	-	10				
9	-	6	-	4	2	-	9				
8	-	6	-	4	2	-	8				
7	-	6	-	4	2	-	7				
6	-	6	-	4	2	-	6				
5	-	6	-	4	2	-	5				
4	-	6	-	4	2	-	4				
3	-	6	-	3	2	-	3				
2	1	4	-	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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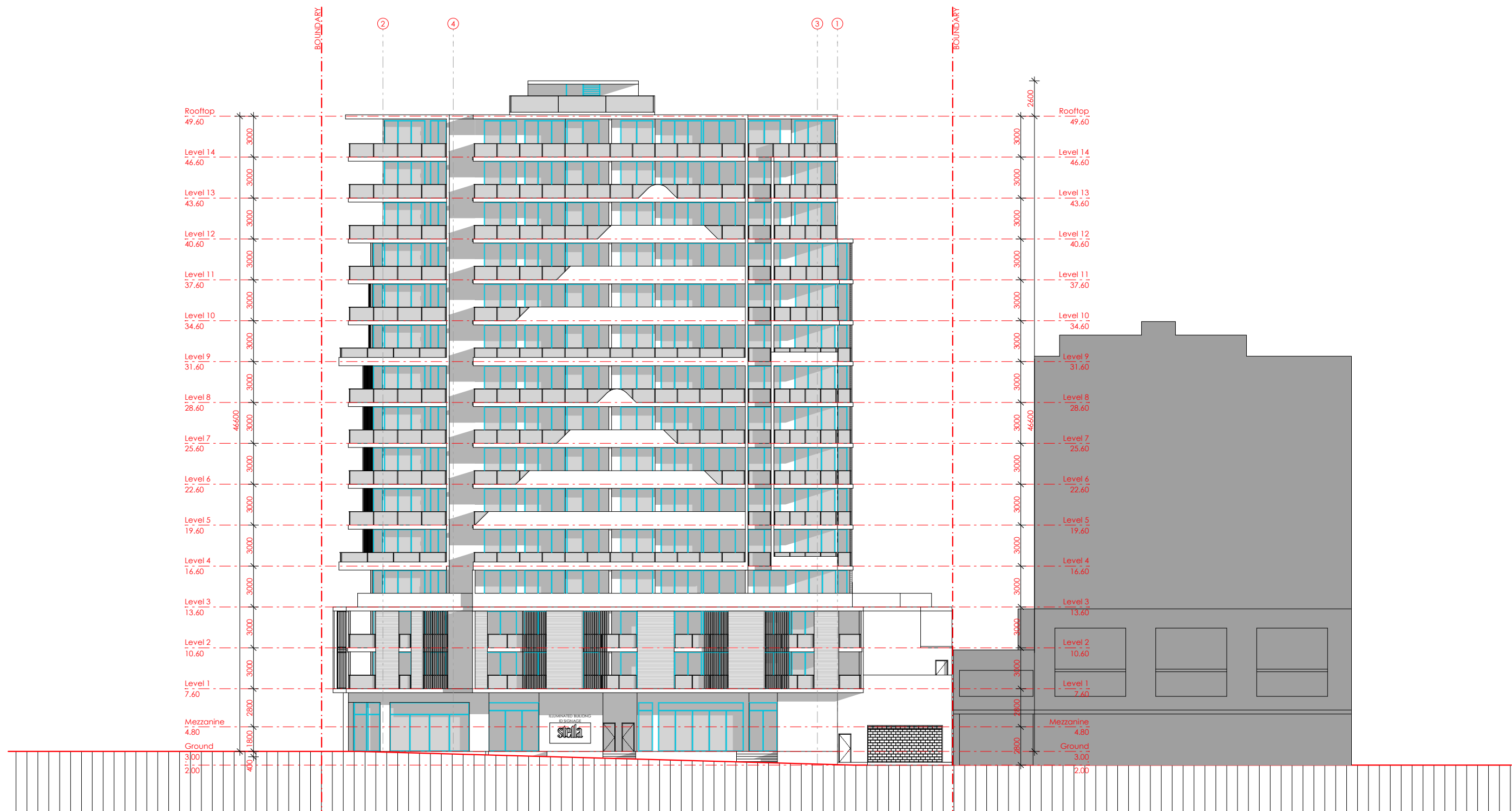
LEGEND									
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS		
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING		
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD		
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A112 ROOF PLAN





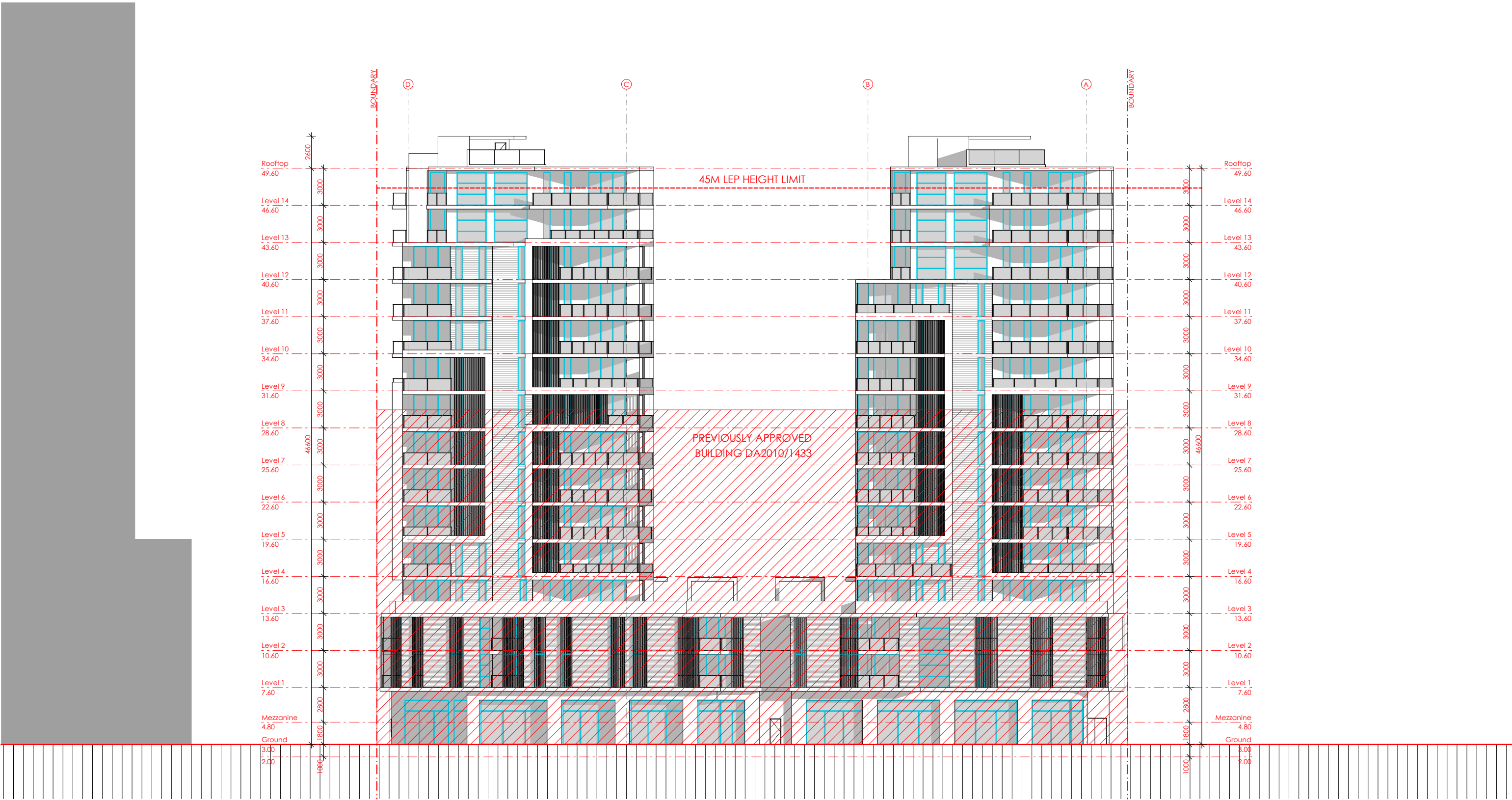
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LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION 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 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A201 NORTH ELEVATION





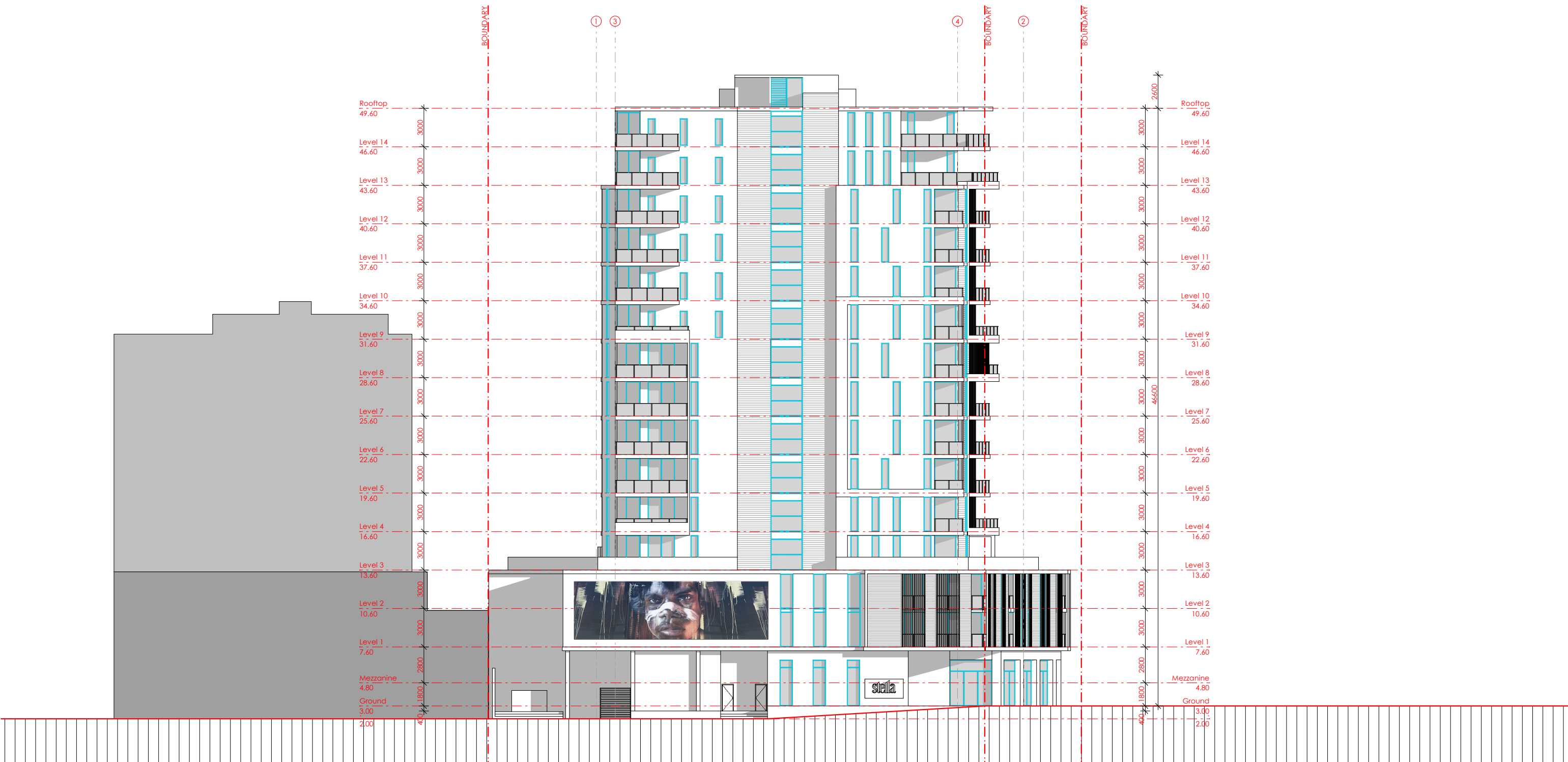
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LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION 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 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A202 EAST ELEVATION





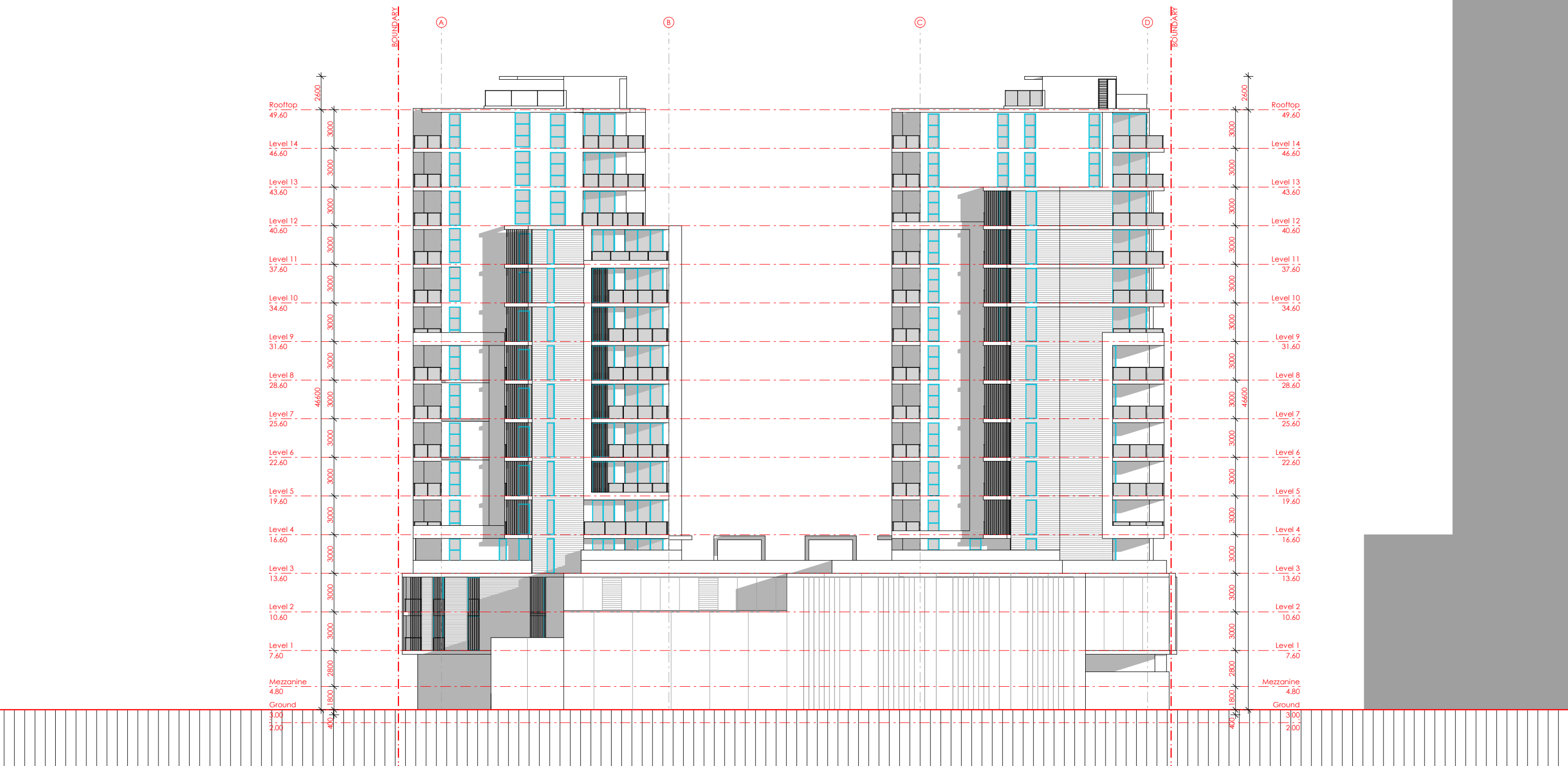
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LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION 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 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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: **A203 SOUTH ELEVATION**





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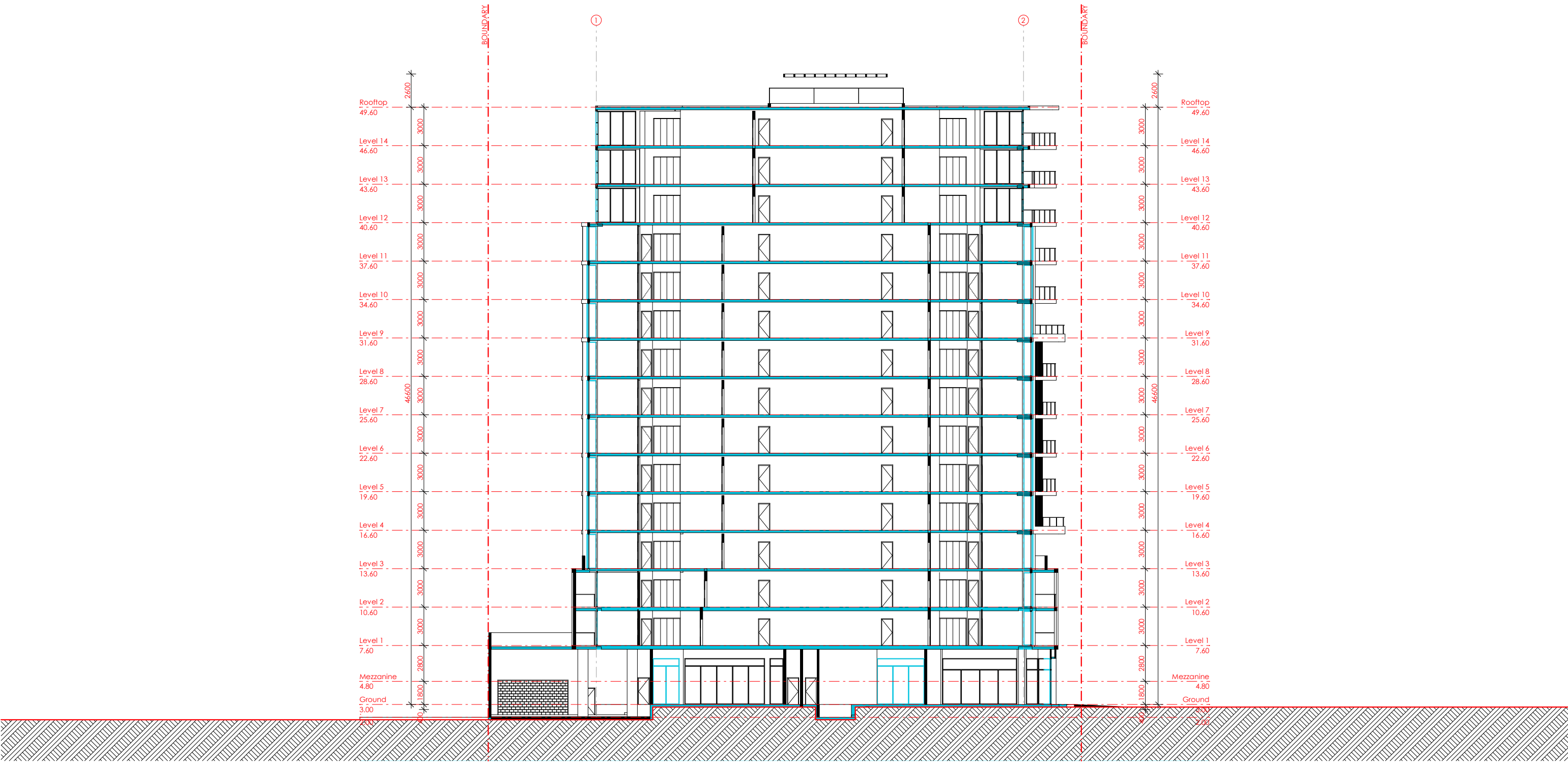
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	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
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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A204 WEST ELEVATION





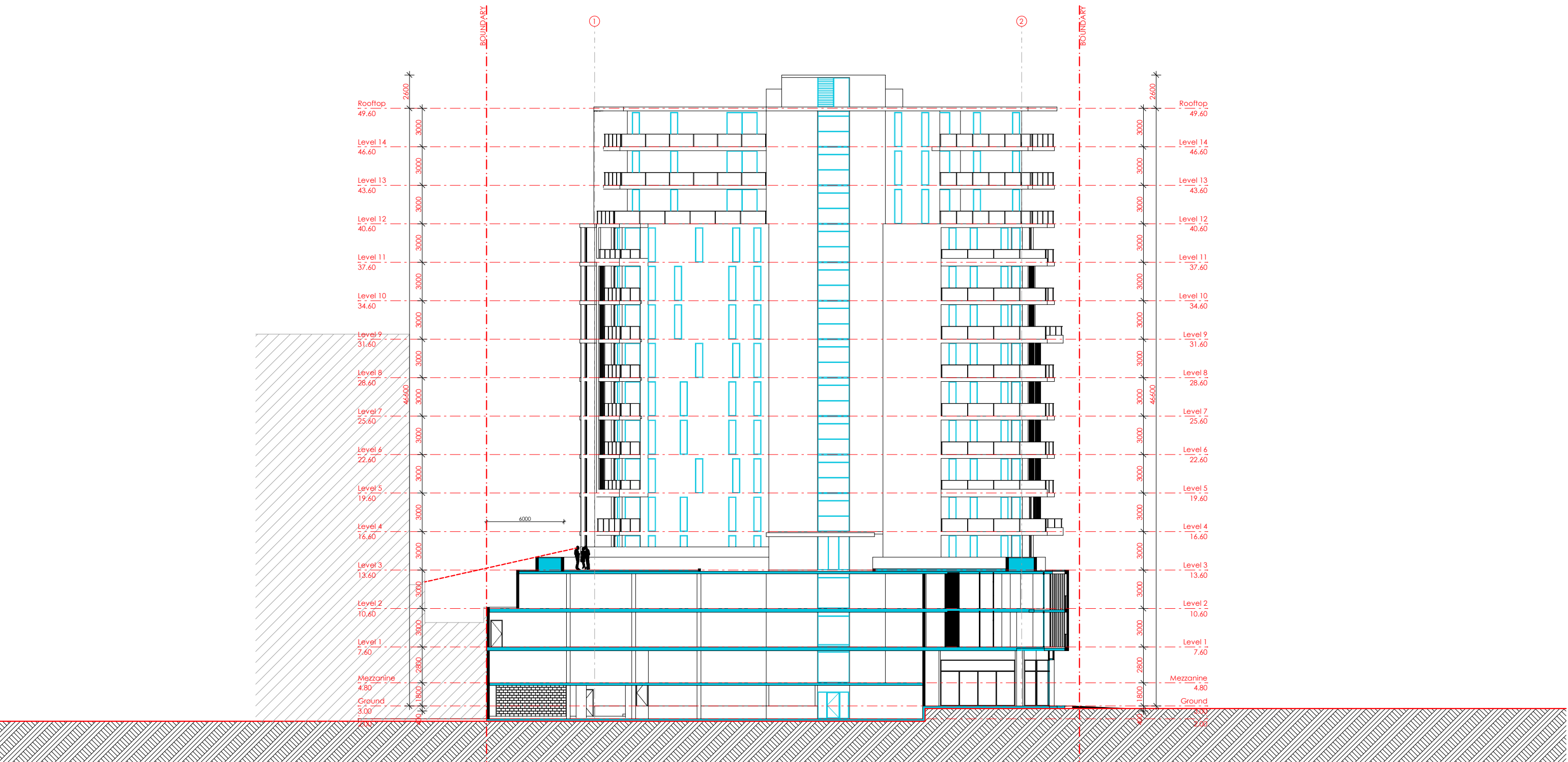
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NOMINATED ARCHITECT - LUKE MAHAFFEY NSW Architects Registration No: 9313
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LEGEND			
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AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
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
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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A301 SECTION A-A





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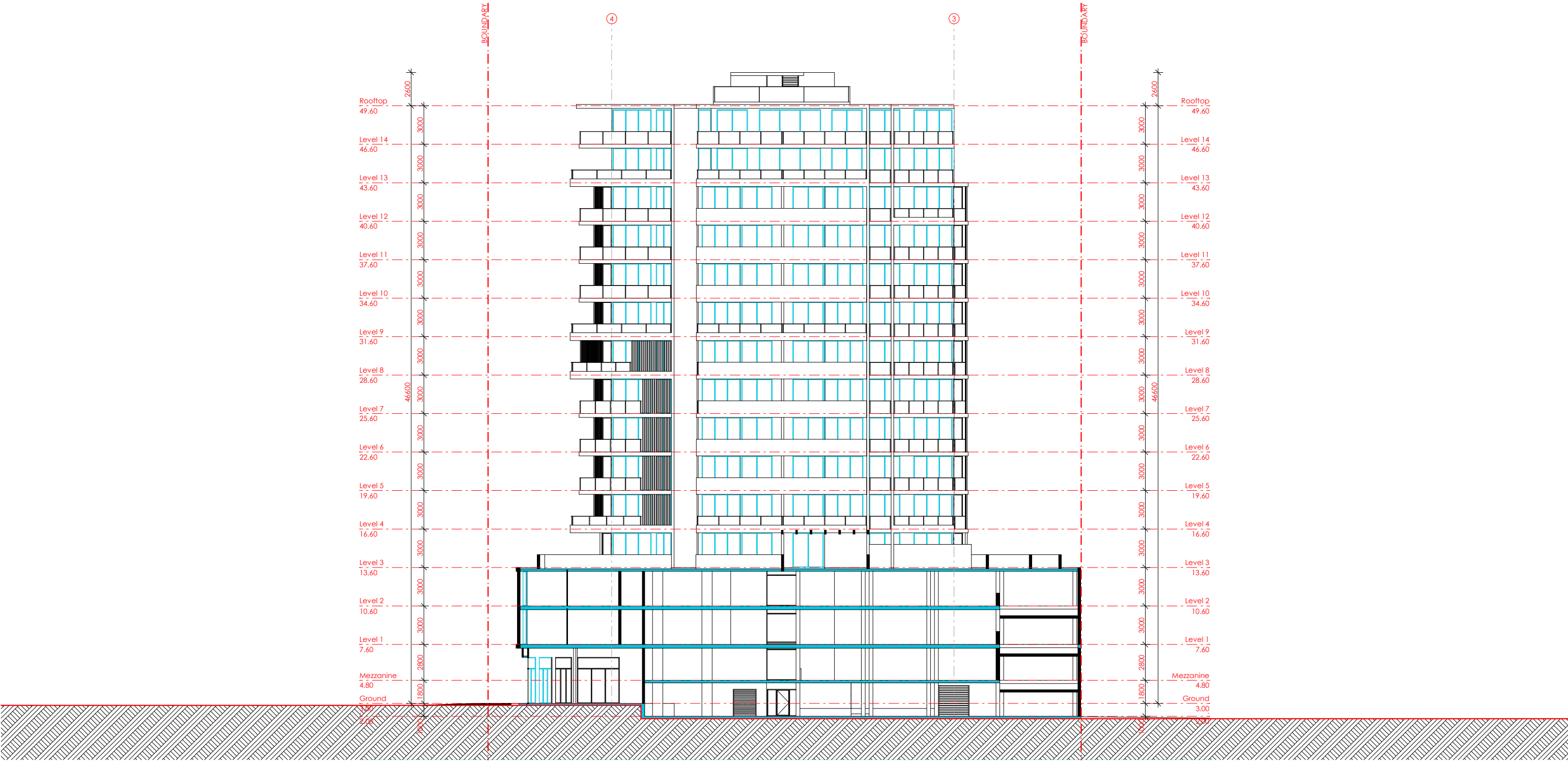
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
COL	- COLUMN	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
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
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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A302 SECTION B-B





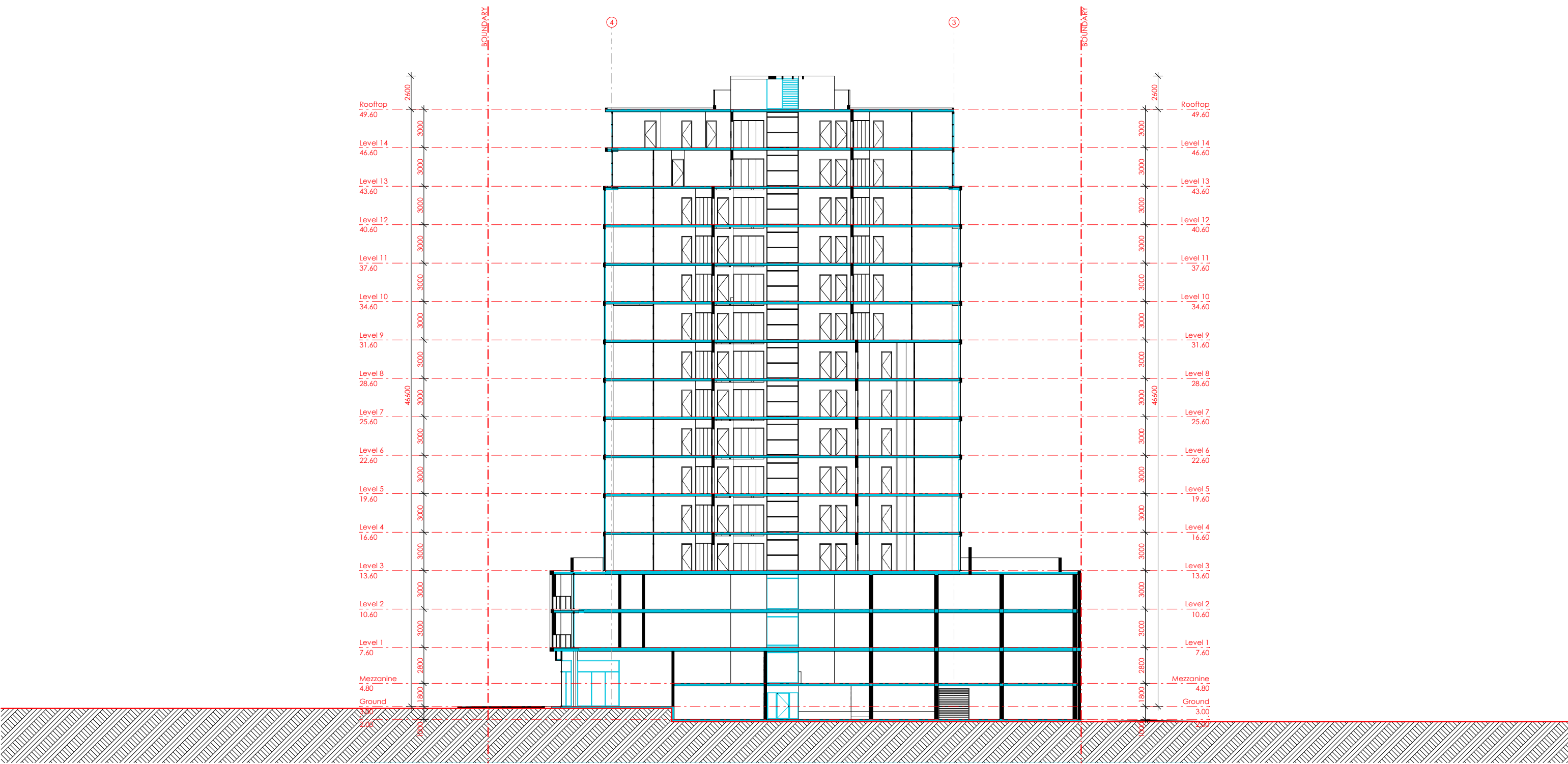
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PROJECT NORTH:
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A303 SECTION C-C





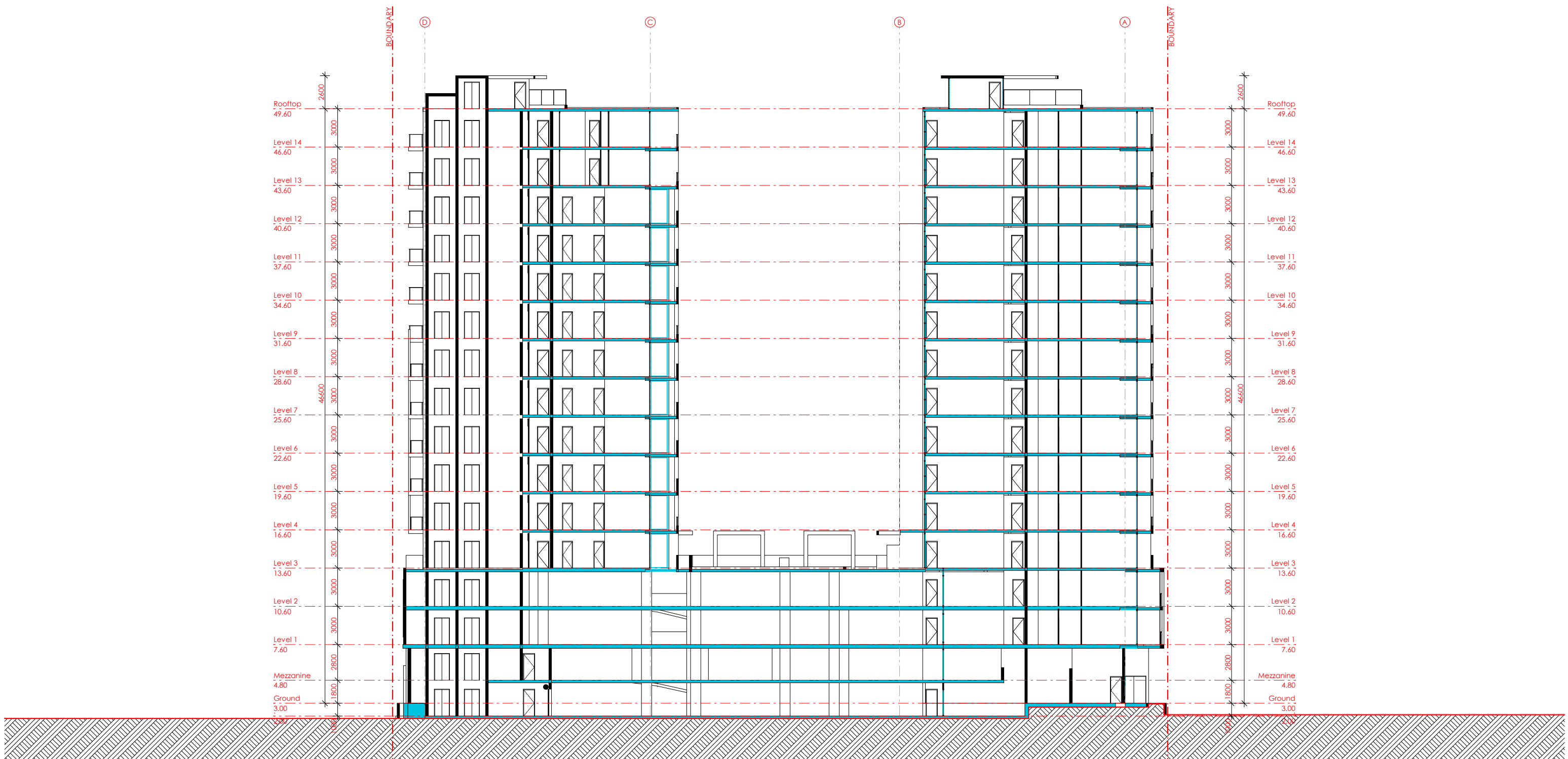
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PROJECT NORTH: PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
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DRAWING: A304 SECTION D-D





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PROJECT NORTH:

PROJECT:

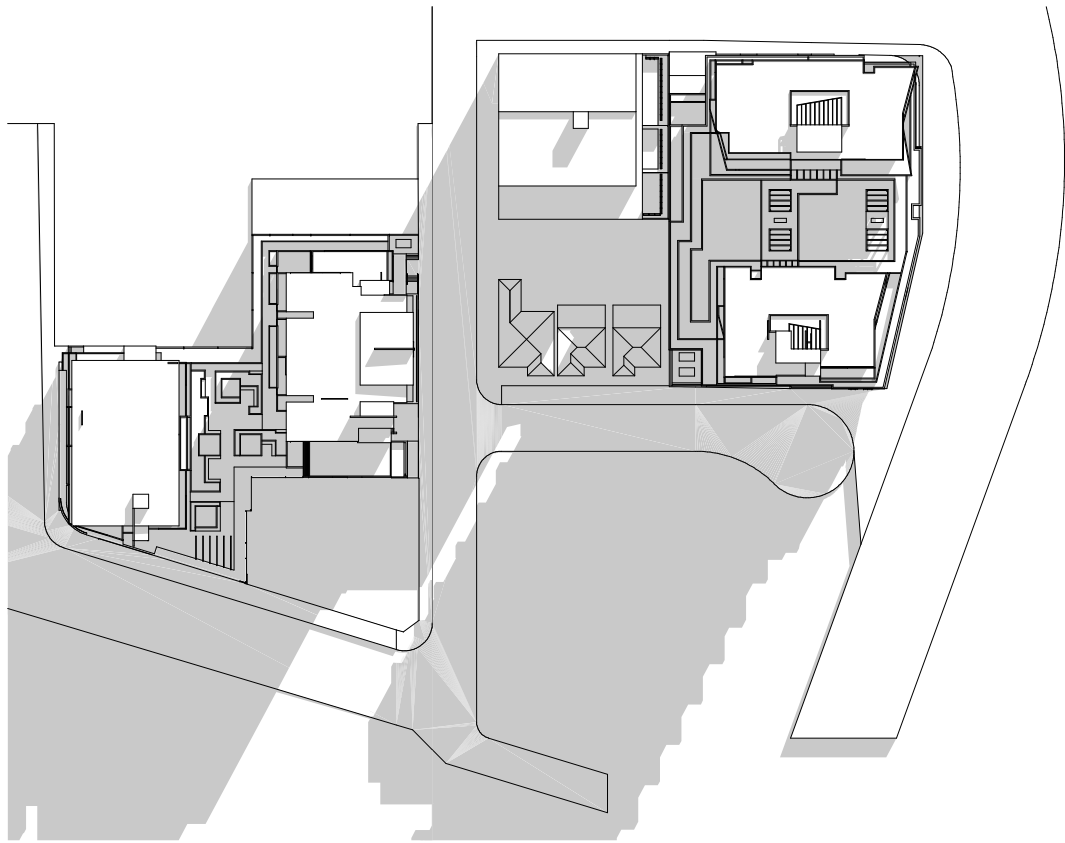
HANNELL STREET RE-DEVELOPMENT

CLIENT:

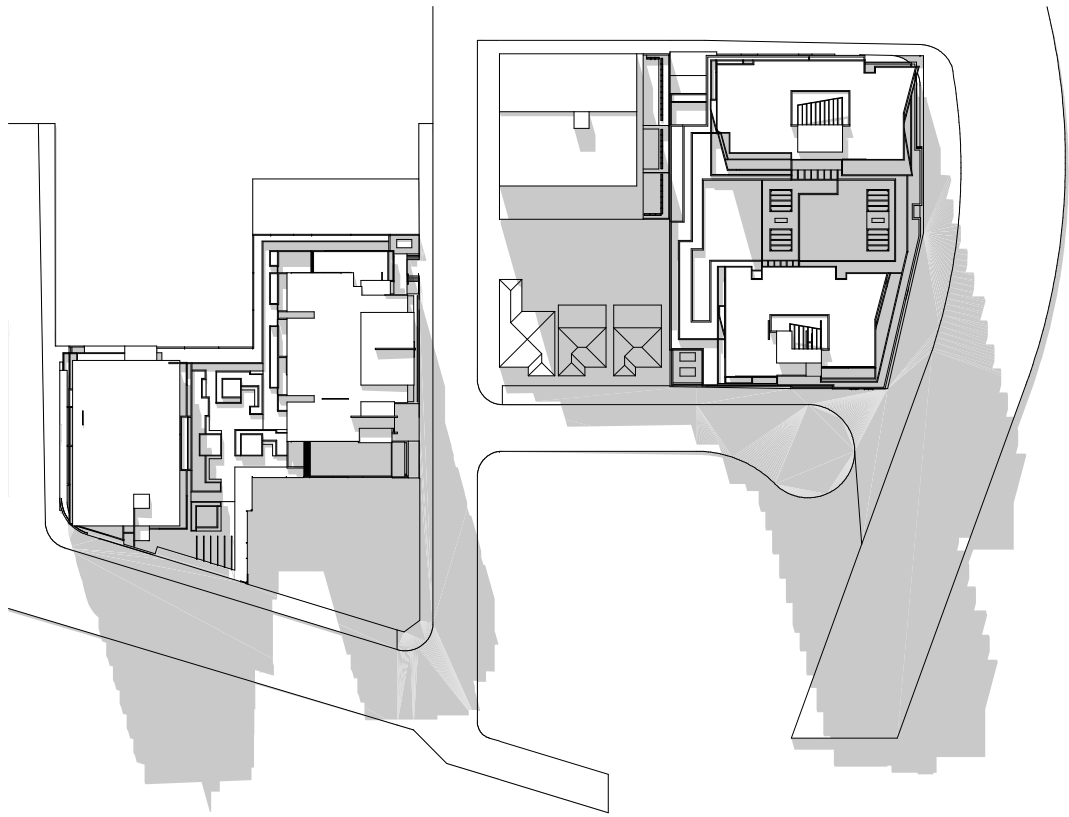
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PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A305 SECTION E-E

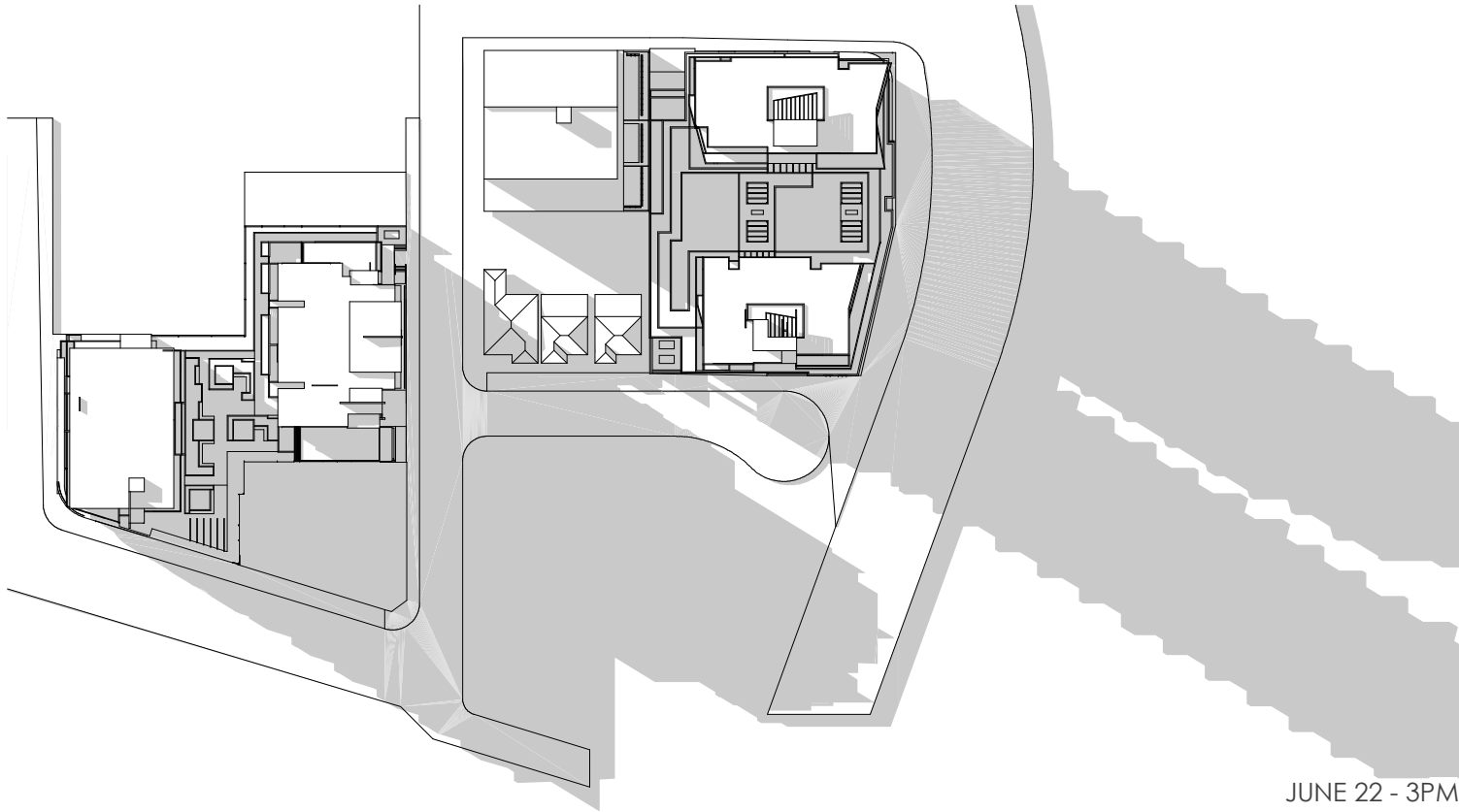




JUNE 22 - 9AM



JUNE 22 - NOON



JUNE 22 - 3PM

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		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: F - JRPP AMENDMENTS DATE: AUGUST 2018

DRAWING: A401 JUNE 22 SUN SHADOWS





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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:	F - JRPP AMENDMENTS
		DRAWING:	A402 HANNELL STREET PERSPECTIVE
		SCALE:	AUGUST 2018





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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:

ISSUE: F - JRPP AMENDMENTS DATE: AUGUST 2018

DRAWING: **A403 CHARLES STREET PERSPECTIVE**



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 (Clause 7.10 2(a) reduces to 6:1 to 5:1 with site in Area A)																				
MAX FLOOR AREA	13230 m2																				
COMM	480																	480	m2		
RESIDENTIAL		570	570	763	820	820	820	820	820	820	820	820	759	742	742			10706	m2		
																		11186	m2		
																		FSR	4.23 :1		
																		AV. UNIT SIZE	71.85 m2		
																		EFFICIENCY	85%		

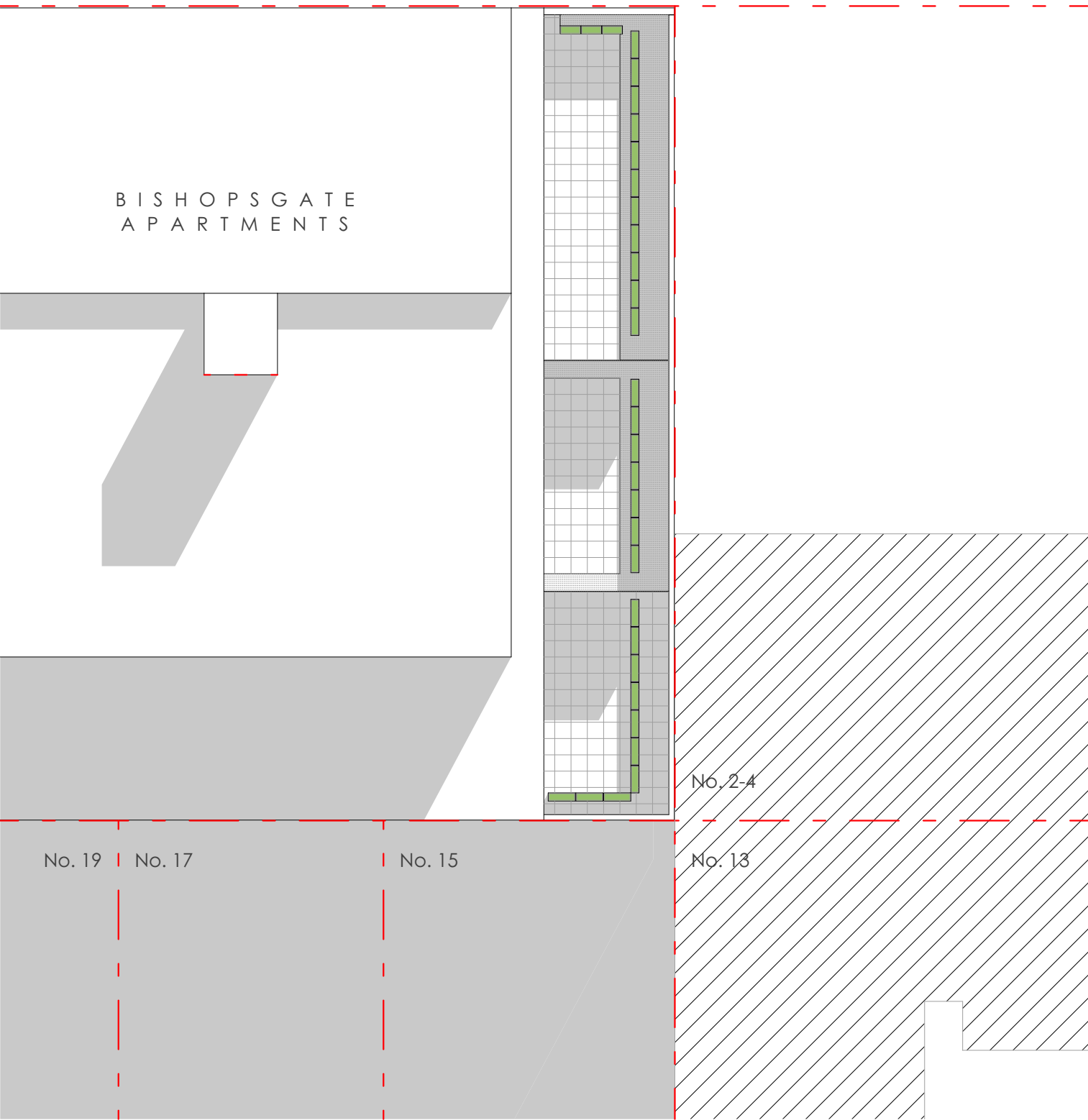
BDAV Assessor #16/1742		7 th November 2017		Reference: 332/2017	
Evergreen Energy Consultants					
Email address: enquiries@evergreenc.com.au				Ph: (02) 4975 5350	
Important Note for Development Applicants:					
The following specification was used to achieve the thermal performance values indicated 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
	All Hallways	No	Dedicated	No
OTHER COMMITMENTS				
Outdoor clothes line		No		
Stove/Oven		Gas cooktop, electric oven		
Other		“Well ventilated” refrigerator space		

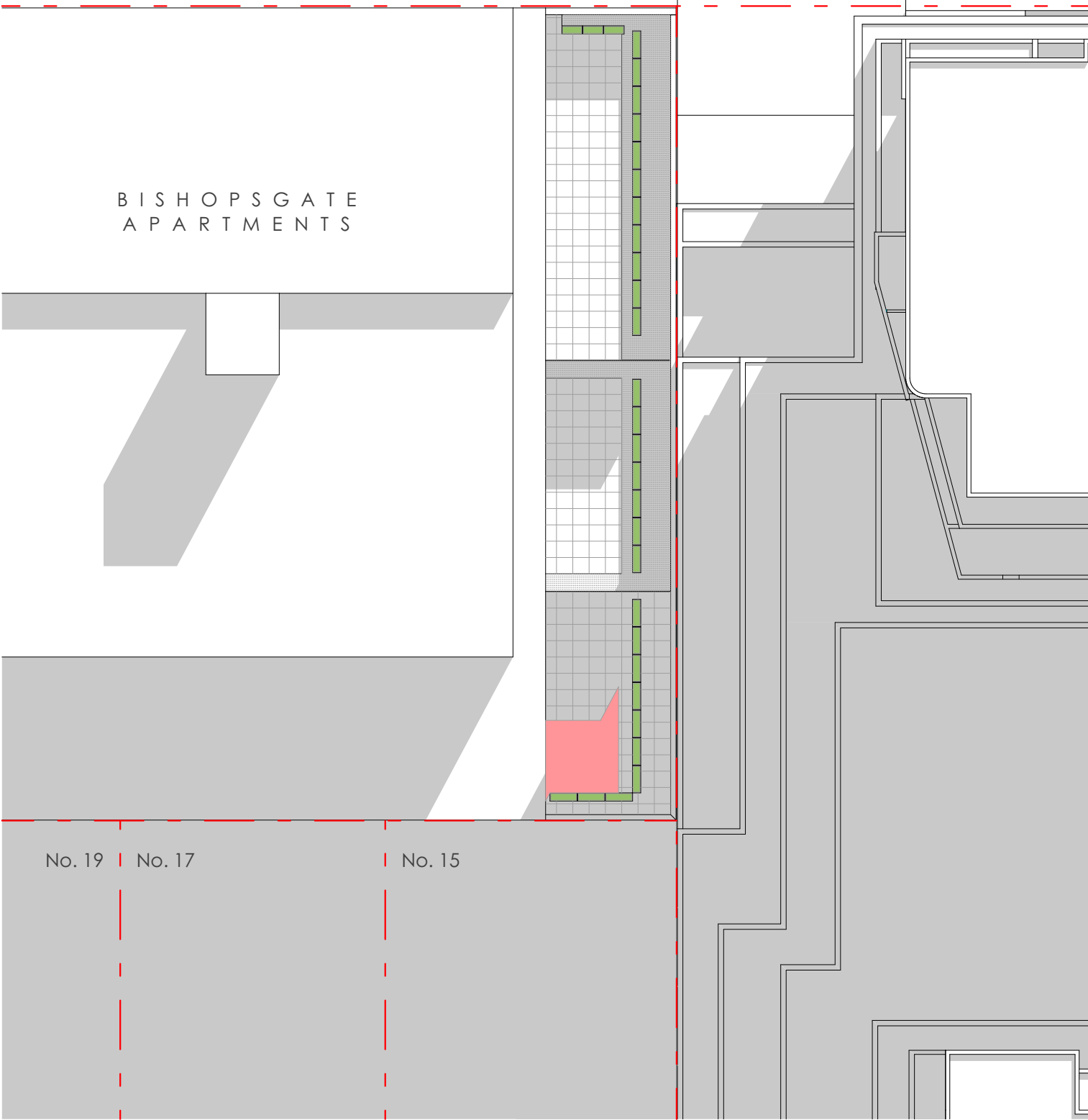
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P R O J E C T - L U K E M A H A F E Y NSW Architects Registration No: 9313
0 7 E l u k e @ l j m a r c h i t e c t u r e . c o m . a u
w w w . l j m a r c h i t e c t u r e . c o m . a u
C O N T A I N E D W I T H I N T H I S D O C U M E N T I S T H E
M A R C H I T E C T U R E . R E P R O D U C T I O N W I T H O U T T H E
I S A N I N F R I N G E M E N T O F C O P Y R I G H T ©

PROJECT NORTH:	PROJECT:	SITE ADDRESS:
	HANNELL STREET RE-DEVELOPMENT	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)
CLIENT:		PROJECT No:
	THIRDi HANNELL PTY LTD	1708
		SCALE:
		1:300 @ A3
		ISSUE:
		F - JRPP AMENDMENTS
		DATE:
		AUGUST 2018
		DRAWING: A405 DETAILED SCHEDULES





JUNE 22 - 9AM EXISTING



JUNE 22 - 9AM with PROPOSED DEVELOPMENT

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
6.2% 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
P 0403 258 807 E luke@ljmarchitecture.com.au
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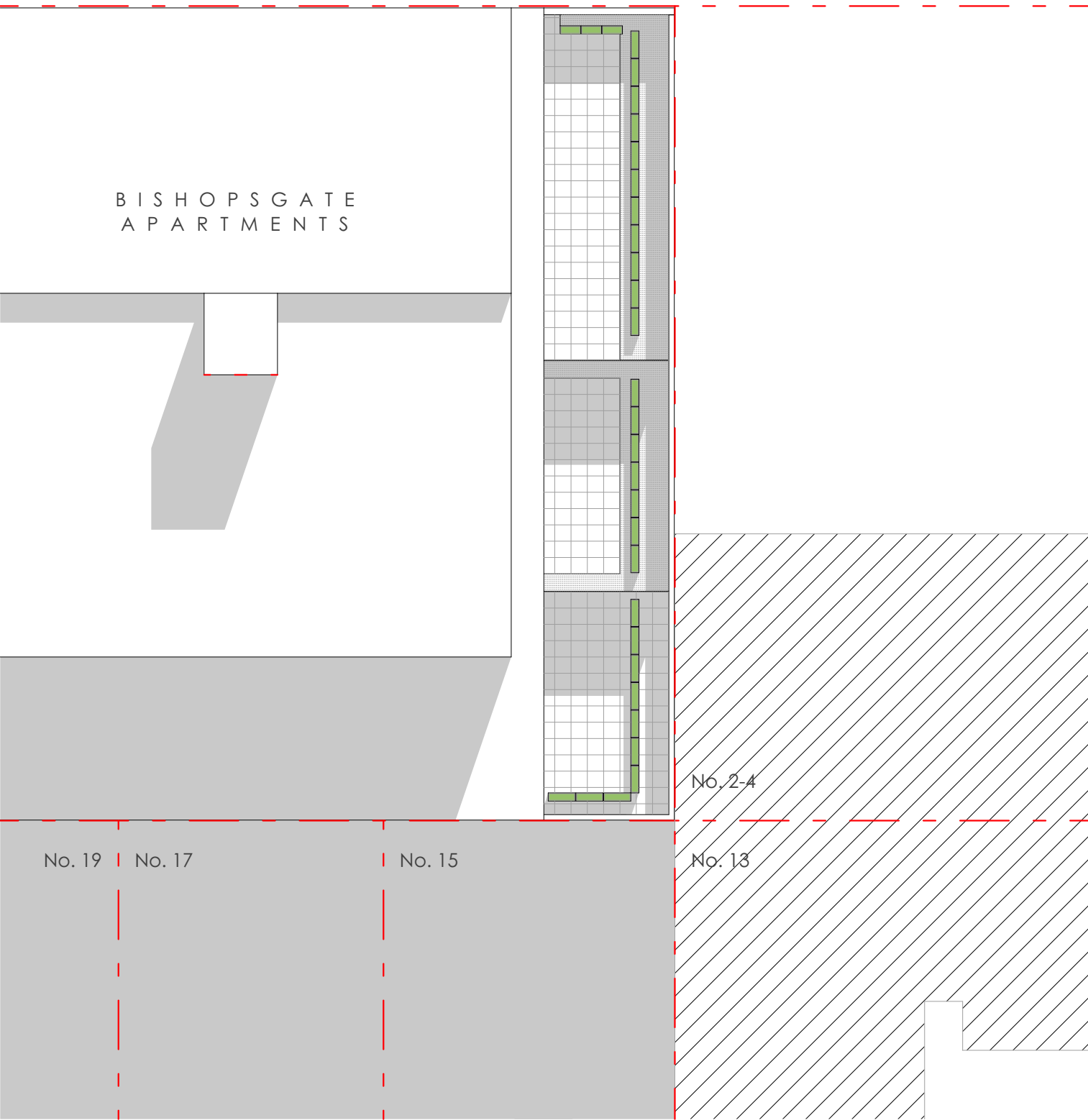
LEGEND							
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE	FDP	- FIRE DISTRIBUTION PANEL	OB	- OBSCURE GLASS
AL	- ALUMINIUM	CTS	- CENTRE	FH	- FIRE HYDRANT	PA	- PAVING
B	- BOLLARD	DB	- DISTRIBUTION BOARD	FHR	- FIRE HOSE REEL	PB	- PLASTERBOARD
BAL	- BALUSTRADE	DIS	- DISABLED	FL	- FLOOR LEVEL	RD	- ROLLER DOOR
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 NORTH:

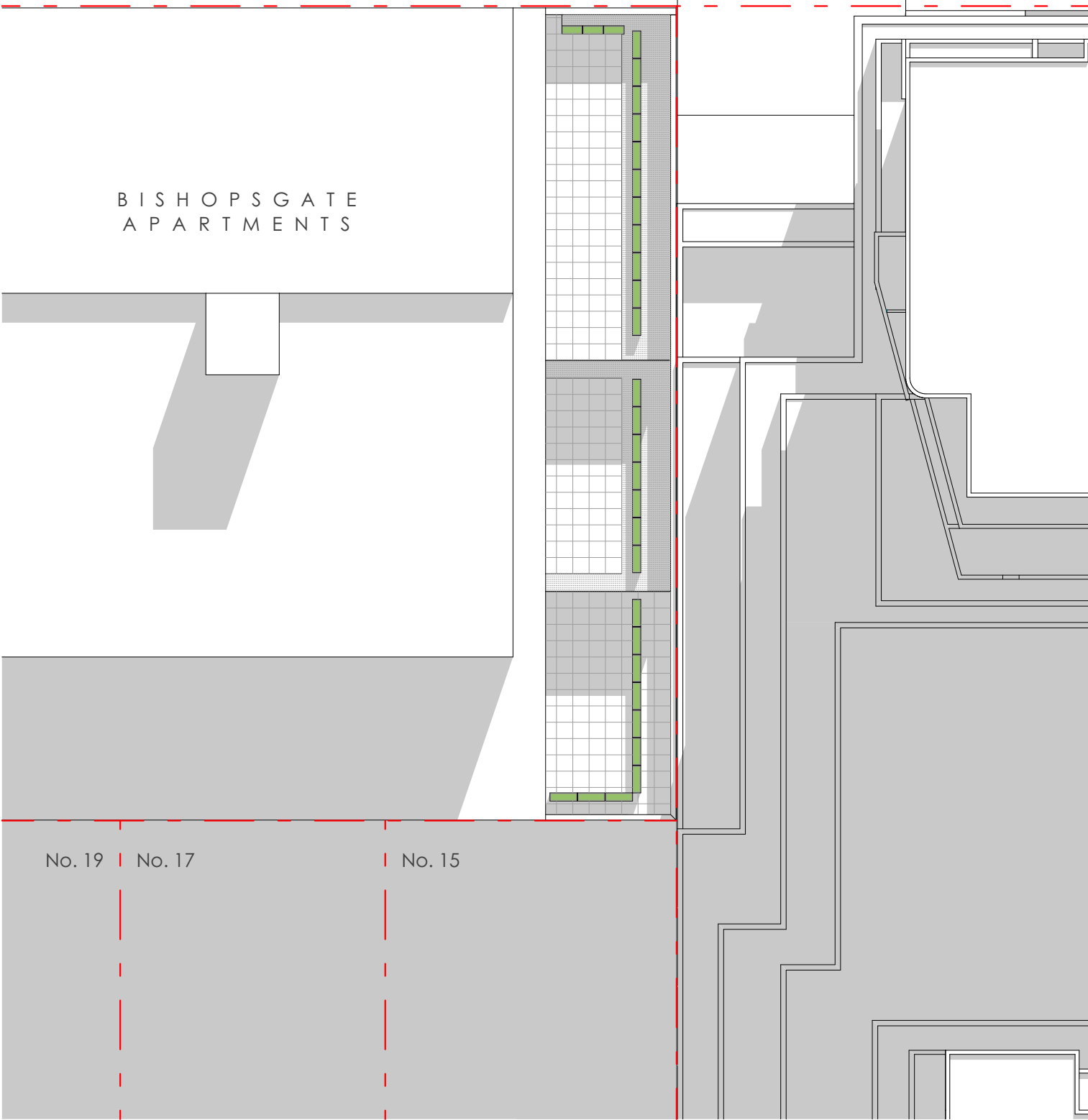
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: **A501 9am - RELATIONSHIP ANALYSIS**





JUNE 22 - 9:45am EXISTING



JUNE 22 - 9:45am with PROPOSED DEVELOPMENT

NO ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

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
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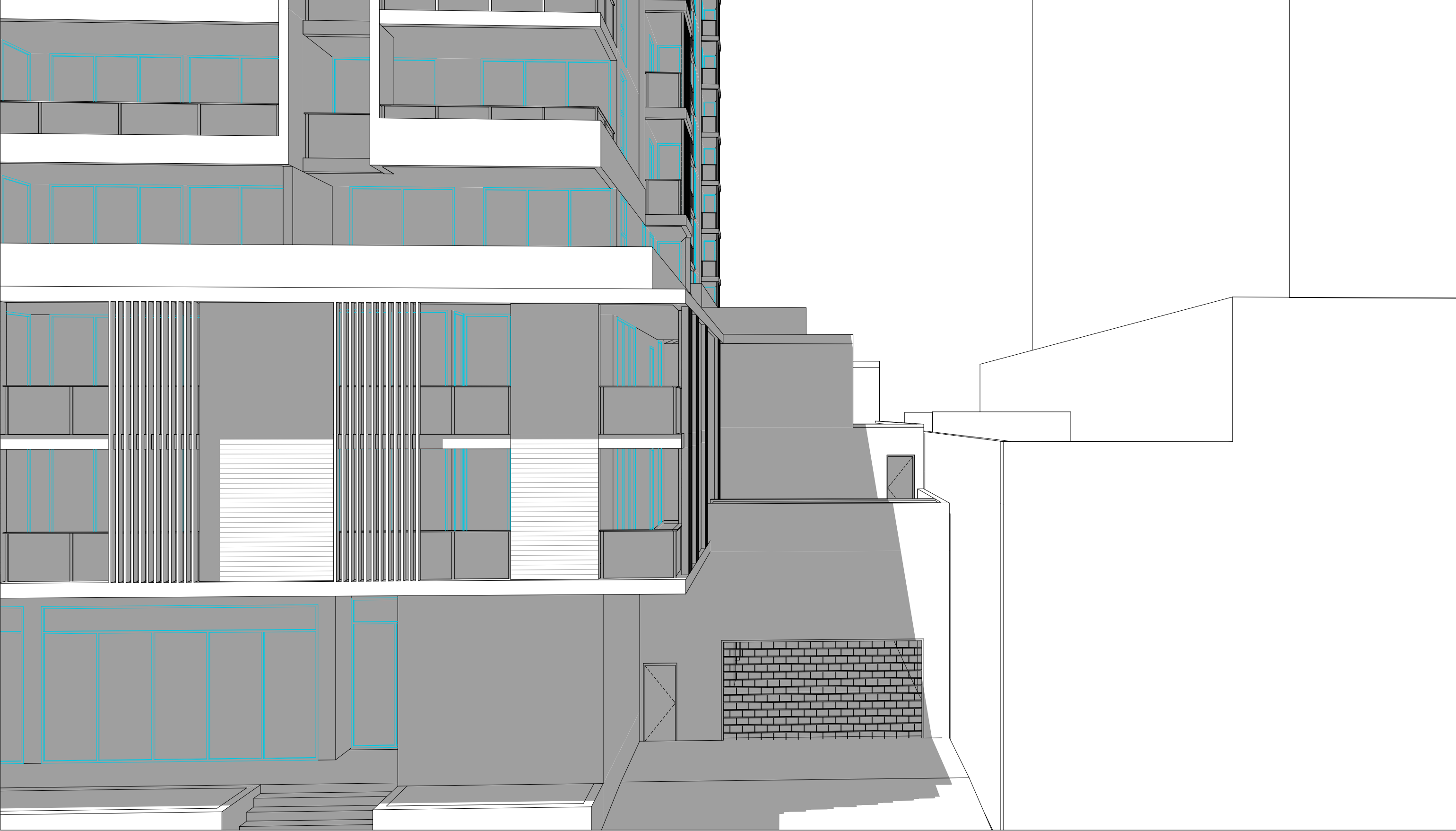
LEGEND			
A/C	- AIR CONDITIONING	CT	- CERAMIC TILE
AL	- ALUMINIUM	CTS	- CENTRE
B	- BOLLARD	DB	- DISTRIBUTION BOARD
BAL	- BALUSTRADE	DIS	- DISABLED
BLRP	- BLOCKWORK RENDERED PAINTED	DP	- DOWNPIPE
CH	- CEILING HEIGHT	ENG	- ENGINEER
CJ	- CONSTRUCTION JOINT	EQ	- EQUAL
CO	- COLORBOND	EX	- EXISTING
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		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



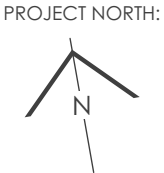
PROJECT:
HANNELL STREET RE-DEVELOPMENT
CLIENT:
THIRDI HANNELL PTY LTD

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: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: A502 9:45am - RELATIONSHIP ANALYSIS





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
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CO	- COLORBOND	EX	- EXISTING
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		FH	- FIRE HYDRANT
		FHR	- FIRE HOSE REEL
		FL	- FLOOR LEVEL
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		FW	- FLOOR WASTE
		HR	- HANDRAIL
		HWS	- HOT WATER SERVICE
		L	- LOUVRE
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		PA	- PAVING
		PB	- PLASTERBOARD
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		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**
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13 DANGAR STREET, LOT 1, DP 999530
WICKHAM, NSW, 2302 (SITE AREA - 2646m²)
PROJECT No: 1708 SCALE: 1:300 @ A3
ISSUE: F - JRPP AMENDMENTS DATE: AUGUST 2018
DRAWING: **A503 PODIUM RELATIONSHIP**