

## **ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**ITEM 1            PV 08/10/19 - DA2017/00789 - 9 BELFORD STREET, BROADMEADOW**

Alterations to building for change of use to dwelling, erection of five three storey attached dwellings, associated site works and one lot into six lot subdivision

**Item 1 - Attachment A - Submitted Plans - 9 BELFORD STREET, BROADMEADOW**

**ITEM 2            PV 08/10/19 - DA 2018/00693 - 90-92 BRUNKER ROAD, BROADMEADOW**

Demolition of existing dwellings and outbuildings, erection of four storey mixed use development and 16 lot strata subdivision

**Item 2 - Attachment A - Submitted Plans - 90-92 BRUNKER ROAD, BROADMEADOW**

**PUBLIC VOICE COMMITTEE MEETING**

**8 October 2019**

---

**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**REPORTS BY COUNCIL OFFICERS**

Item 1

**Attachment A - Plans**

**DA2017/00789 - 9 Belford Street Broadmeadow**

**Alterations to building for change of use to dwelling, erection of five three storey attached dwellings, associated site works and one lot into six lot subdivision**

**DISTRIBUTED UNDER SEPARATE COVER**

# HAMILTON FIRE STATION

5x townhouses & subdivision  
+ adaptive re-use - residential

NOVEMBER 2017

## LOCATION

LOT 1, DP77912  
9 Belford Street Broadmeadow NSW 2292

## ARCHITECTURAL CONSULTANT: CIVIL CONSULTANT:

**Warren Haasnoot**  
Architect NSW No.9852  
**Curious Practice**  
1/14 Thorn Street  
Newcastle NSW 2300  
PO Box 113,  
Carrington NSW 2294  
M: 0412 086 882  
E: warren@curiouspractice.com  
W: www.curiouspractice.com

**Mark Smith**  
**FORUM CONSULTING ENGINEERS**  
67 McMichael Street,  
Maryville 2293  
PO Box 261,  
Wickham NSW 2293  
P: 02 4961 4980  
M: 0417 529 874  
E: marks@forumengs.com.au

## LANDSCAPING CONSULTANT:

**Helen Mansfield**  
**MANSFIELD URBAN PTY LTD**  
2/22 Beaumont Street  
Islington NSW 2296  
P: +61 2 4041 1434  
M: 0412 05 44 55

## HERITAGE CONSULTANT:

**Stephen Booker**  
**CARSTE STUDIO**  
PO Box 149 Wallsend 2287  
M: 0427 432 720  
P: (02) 4951 2578  
E: stephen@carste.com.au

## TOWN PLANNING CONSULTANT:

**Wade Morris**  
**SNL BUILDING CONSTRUCTIONS**  
22 Pendlebury Road,  
Cardiff 2285  
PO Box 4222,  
Edgeworth NSW 2285  
P: 02 4954 8866  
0447 421 367

## ENVIRONMENTAL CONSULTANT:

**Gavin Chambers**  
**Building Sustainability Assessments**  
7 William Street HAMILTON 2303  
P:(02) 4962 3439  
E: enquiries@buildingsustainability.net.au  
W: www.buildingsustainability.net.au

## DRAWING REGISTER:

Site Context	1625-DA1-01	C
Site Analysis	1625-DA1-02	C
Existing Fire Station	1625-DA1-03	C
Site Plan	1625-DA1-04	C
Ground Floor Plan	1625-DA1-05	C
Level 1 Floor Plan	1625-DA1-06	C
Level 2 Floor Plan	1625-DA1-07	C
Roof Plan	1625-DA1-08	C
Unit Layout (type a)	1625-DA1-09	C
Unit Layout (type b)	1625-DA1-10	C
Fire Station Ground	1625-DA1-11	C
Fire Station Level 01	1625-DA1-12	C
North Elevation	1625-DA1-13	C
North Elevation	1625-DA1-14	C
East Elevation	1625-DA1-15	C
South Elevation	1625-DA1-16	C
West Elevation	1625-DA1-17	C
Section	1625-DA1-18	C
Window Door Schedule	1625-DA1-19	D
BASIX Notes	1625-DA1-20	C
Sediment Control Plan	1625-DA1-21	C
Subdivision Plan	1625-DA1-22	C
Sun Shadow Diagrams	1625-DA1-23	C
Building Envelope Diagram	1625-DA1-24	C
Materials	1625-DA1-25	C
Photo Montage	1625-DA1-26	C
Photo Montage	1625-DA1-27	C
Perspective	1625-DA1-28	C
Perspective	1625-DA1-29	C

## PROJECT DETAILS:

Client	GTS Unit Trust
Site Address	9 Belford Street Broadmeadow NSW 2292 Lot 1 // DP77912
Site Area	911 m <sup>2</sup>
LGA	Newcastle City Council
Zoning	R4 High Density Residential
FSR	0.9:1
Maximum Building Floor Area (approx.)	820 m <sup>2</sup>
Building Height Limit	11 m
Minimum Lot Size	400 m <sup>2</sup>
Heritage	N/A
Flood Control Lot	N/A
Bushfire Zoning	N/A
Acid Sulphate Soils	Class 5

## ISSUE C : OVERVIEW OF UPDATES

- Addition to the Fire Station is pulled back, reduced in height and rounded to be more subservient
- Dwelling 6 has been removed
- Other dwellings have been increased 0.4m (width) to balance the loss of dwelling 6 and increase the spacing between driveways.
- Dwelling 5 becomes a 4 bedroom and is articulated to address Samdon Street + relate to fire station addition.
- Materials have been changed to lift the character of the building and demonstrate a higher level of craft/finish
- Relocation of Flag pole position to be investigated



All rights reserved. Do not use  
 this drawing for any other project  
 without the written consent of  
 Curious Practice. All rights reserved.  
 This drawing is the property of  
 Curious Practice. It is not to be  
 used for any other project without  
 the written consent of Curious Practice.



AERIAL PHOTO

NTS



CURIOS PRACTICE

M  
E  
W

**CURIOS PRACTICE**  
 PO BOX 113  
 Carrington, 2294

Warren Haasnoot  
 Architect NSW No. 9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	
CB	WH	WH	

client address	site address
GTS Unit Trust PO Box 4222, Edgeworth NSW 2285	Lot, 1, DP no. 77912, no. 9 Belford Street Broadmeadow, NSW, 2292

**HAMILTON FIRE STATION**  
**1625-DA**

Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue  
 date

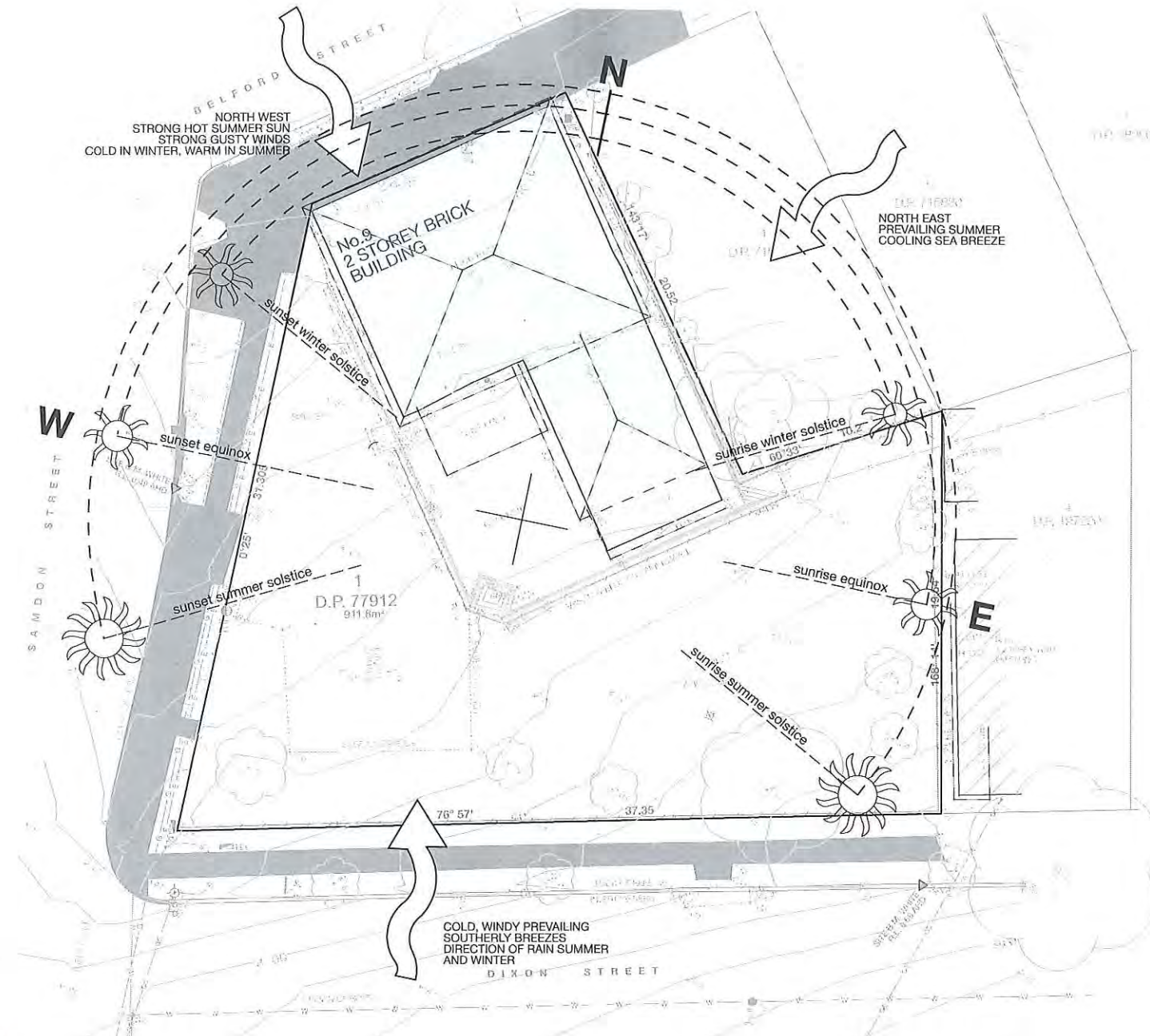
C  
 09/11/17

drawing  
 phase  
 scales  
 ref  
 dwg no.

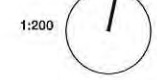
Site Context  
 Development Application  
 NTS  
 1625-DA-01

01

Workshop Specifications: This drawing is a site analysis plan and should not be used for any other purpose. It is not a site plan and does not show any proposed building or site works. It is a site analysis plan and should not be used for any other purpose. It is not a site plan and does not show any proposed building or site works.



SITE ANALYSIS PLAN



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	
CB	WH	WH	

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

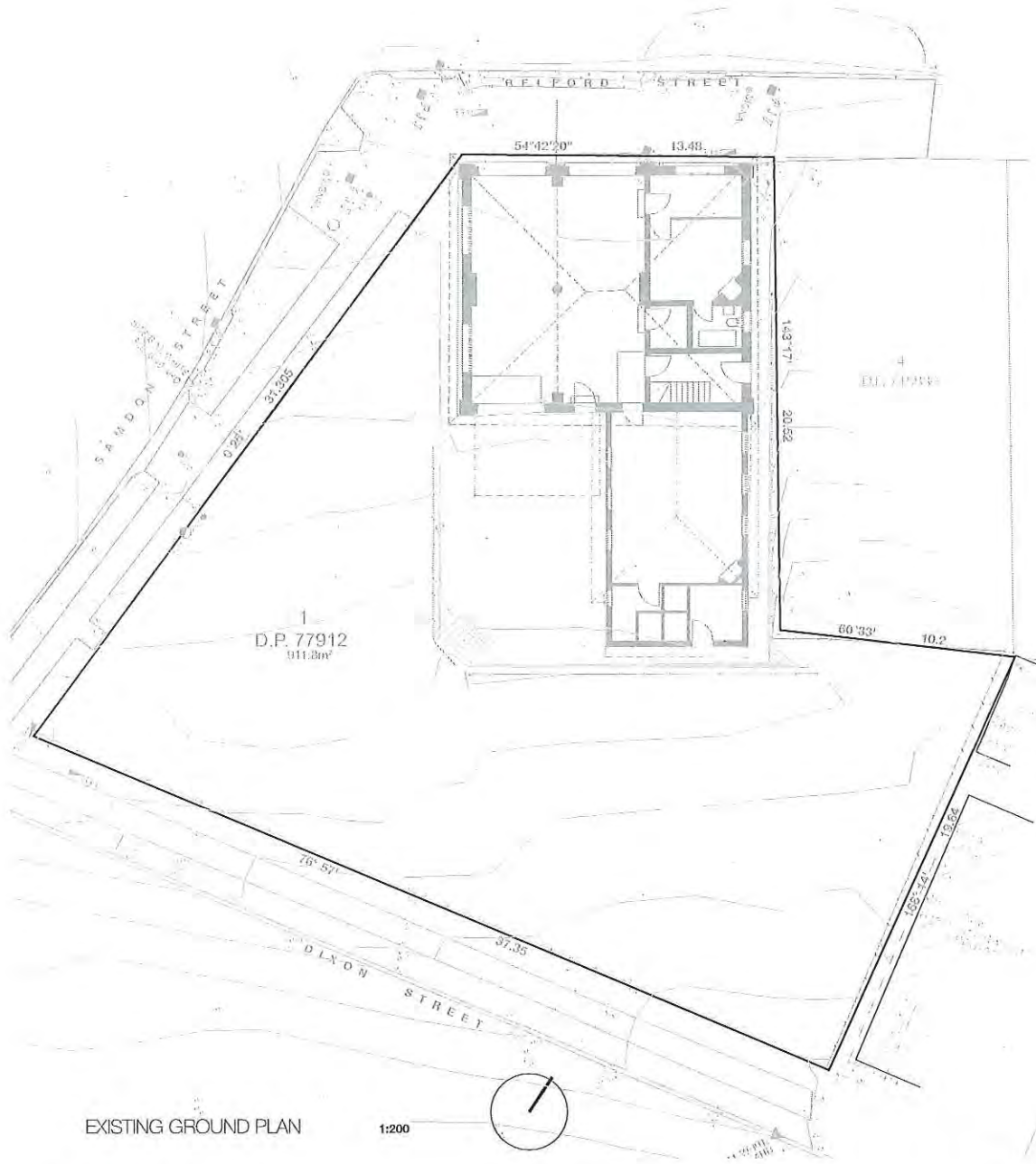
issue date

C  
 09/11/17  
 drawing phase scales ref  
 dwg no.

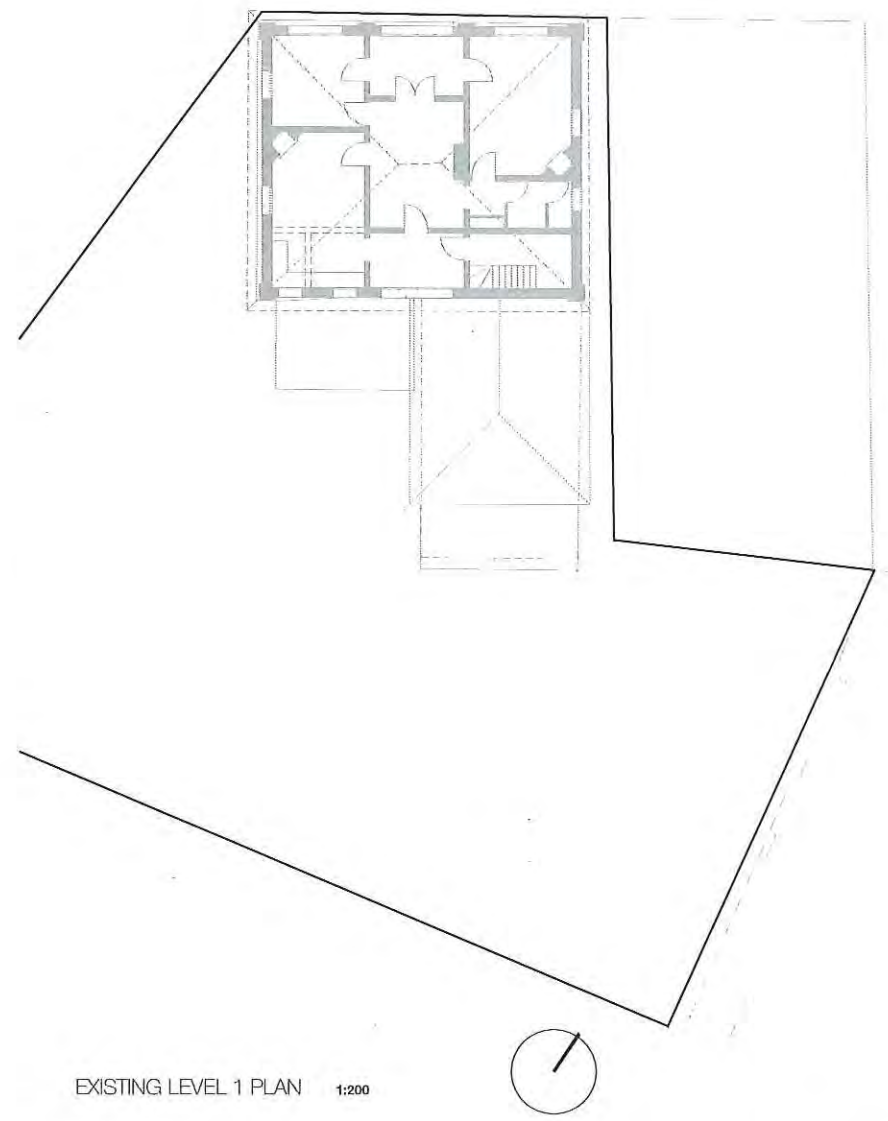
**Site Analysis**  
 Development Application  
 1:200  
 1625-DA-02

Works shown on this plan are based on the information provided by the client and are not to be used for any other purpose without the written consent of Curious Practice. All measurements are approximate.

For a full and complete set of drawings, please refer to the project file on the Curious Practice website.



EXISTING GROUND PLAN 1:200



EXISTING LEVEL 1 PLAN 1:200



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 5852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	site address
CB	WH	WH	client address

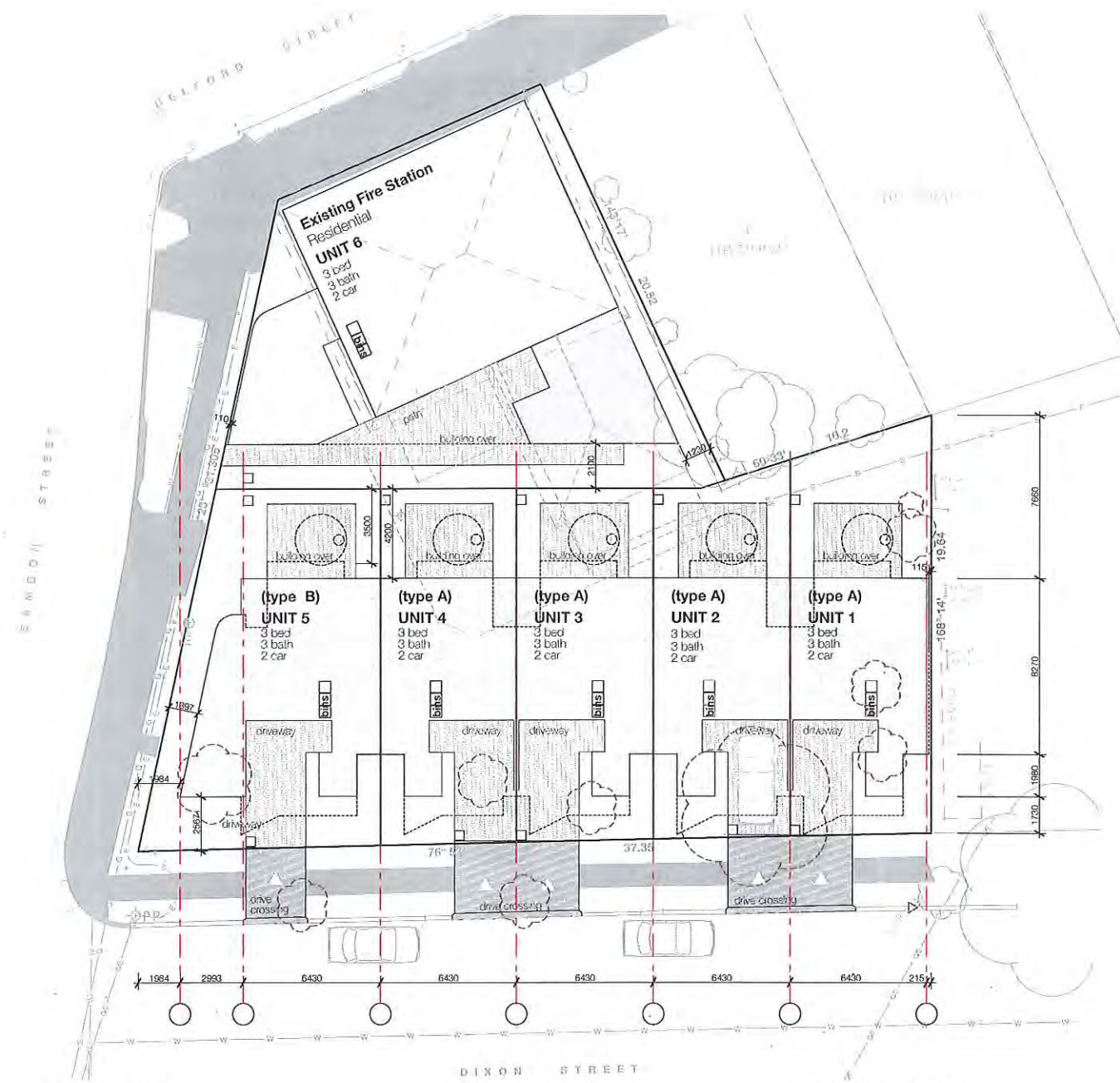
**HAMILTON FIRE STATION**  
 1625-DA  
 Lot. 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date	client address
09/11/17	GTS Unit Trust PO Box 4222, Edgeworth NSW 2285

drawing phase	scales	ref	Existing Fire Station Plan
C	1:200	1625-DA-03	Development Application
ref			
dwg no.			

03

© Curious Practice Pty Ltd  
 All rights reserved. This document is the property of Curious Practice Pty Ltd and is not to be distributed, copied, reproduced, or otherwise used without the prior written consent of Curious Practice Pty Ltd.



SITE PLAN 1:200



<b>SITE AREA</b>	911 sqm
<b>DWELLINGS</b>	06
<b>FIRE STATION</b>	01
Floor Area	211 sqm
Garage	74 sqm
Deck	66 sqm
No. Car Parks	2
Landscaping	52.5 sqm
<b>(type A)</b>	04
Floor Area	122.5 sqm (not incl. stairs)
Garage	30 sqm (+ 16 sqm stack park driveway)
No. Car Parks	2
Landscaping	38.5 sqm (including 16 sqm POS)
<b>(type B)</b>	01
Floor Area	154.5 sqm (not incl. stairs)
Garage	47 sqm (+ 16 sqm stack park driveway)
No. Car Parks	2
Landscaping	74 sqm
<b>CARPARKING</b>	
total	12 (9.4 required)
<b>COUNCIL DCP</b>	
FSR	0.9:1      855.5 sqm = 0.9:1
Car Parking Resi	9.8      12
Car Parking Visitor	1
Private Open Space	25sqm (per dwelling)
Landscape Area	20% (10% deep soil)
	182.2 sqm (179 sqm provided, 330 including paved courtyard)



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

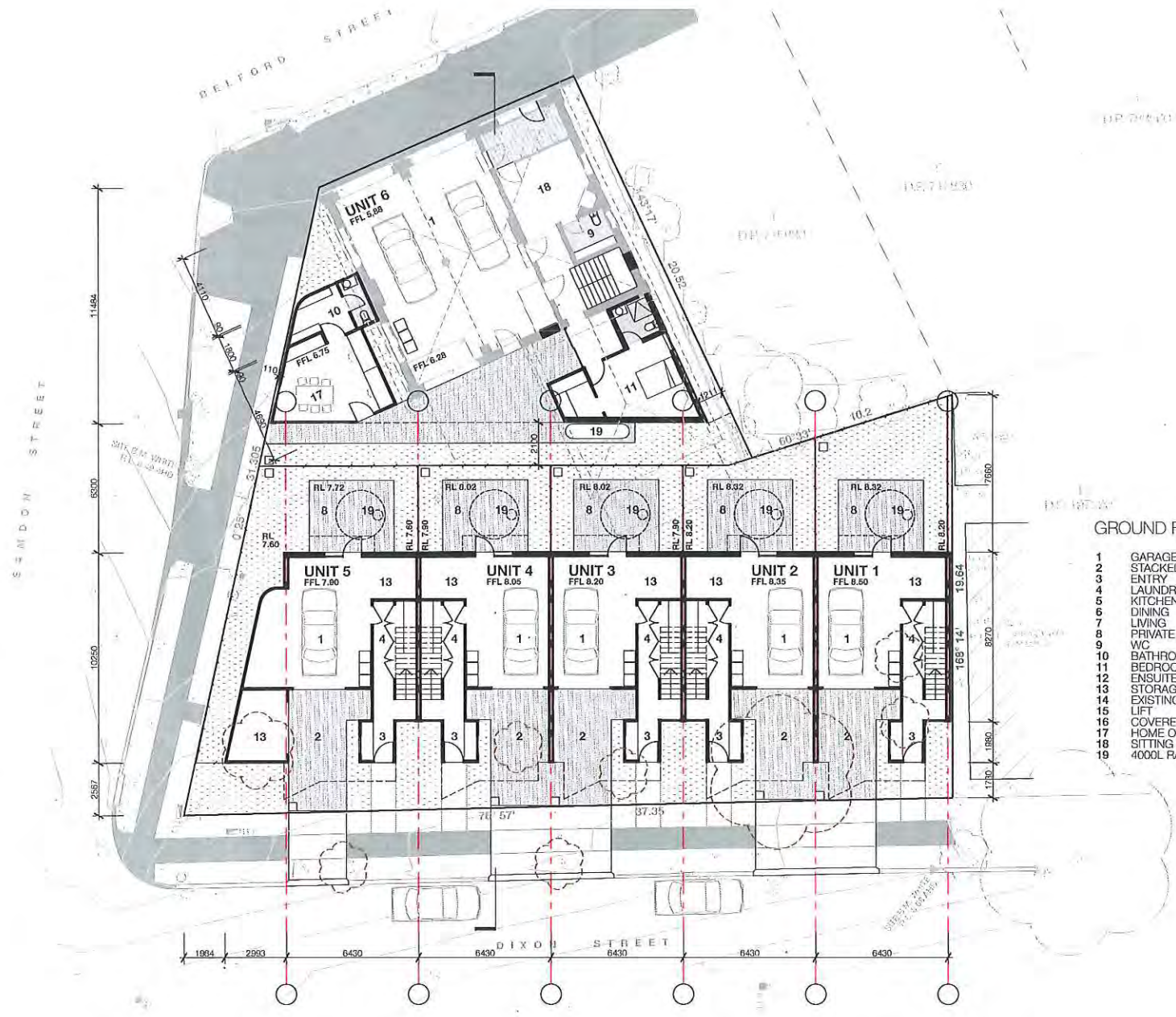
rev. date comment  
 B 27/06/2017 Development Application 1  
 C 09/11/2017 Development Application 2

drn. sgn. chk. project no.  
 WH WH WH 1625-DA  
 CB WH WH site address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date C 09/11/17 drawing phase scales ref  
 1:200  
 1625-DA-04  
 dwg no.

Work to be done under this certificate is to be done in accordance with the provisions of the Building Act 2015 and the Building Regulation 2015. The certificate holder is responsible for ensuring that the work is done in accordance with the provisions of the Building Act 2015 and the Building Regulation 2015. The certificate holder is also responsible for ensuring that the work is done in accordance with the provisions of the Building Act 2015 and the Building Regulation 2015.



GROUND FLOOR PLAN 1:200

- 1 GARAGE
- 2 STACKED PARKING
- 3 ENTRY
- 4 LAUNDRY
- 5 KITCHEN
- 6 DINING
- 7 LIVING
- 8 PRIVATE OPEN SPACE
- 9 WC
- 10 BATHROOM
- 11 BEDROOM
- 12 ENSUITE
- 13 STORAGE
- 14 EXISTING FIRE STATION
- 15 LIFT
- 16 COVERED OUTDOOR SPACE
- 17 HOME OFFICE
- 18 SITTING
- 19 4000L RAIN WATER TANK



Certificate no: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no: VIC/BD/AV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2292  
 www.nathers.gov.au



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.9882  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	site address
CB	WH	WH	
			client address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date

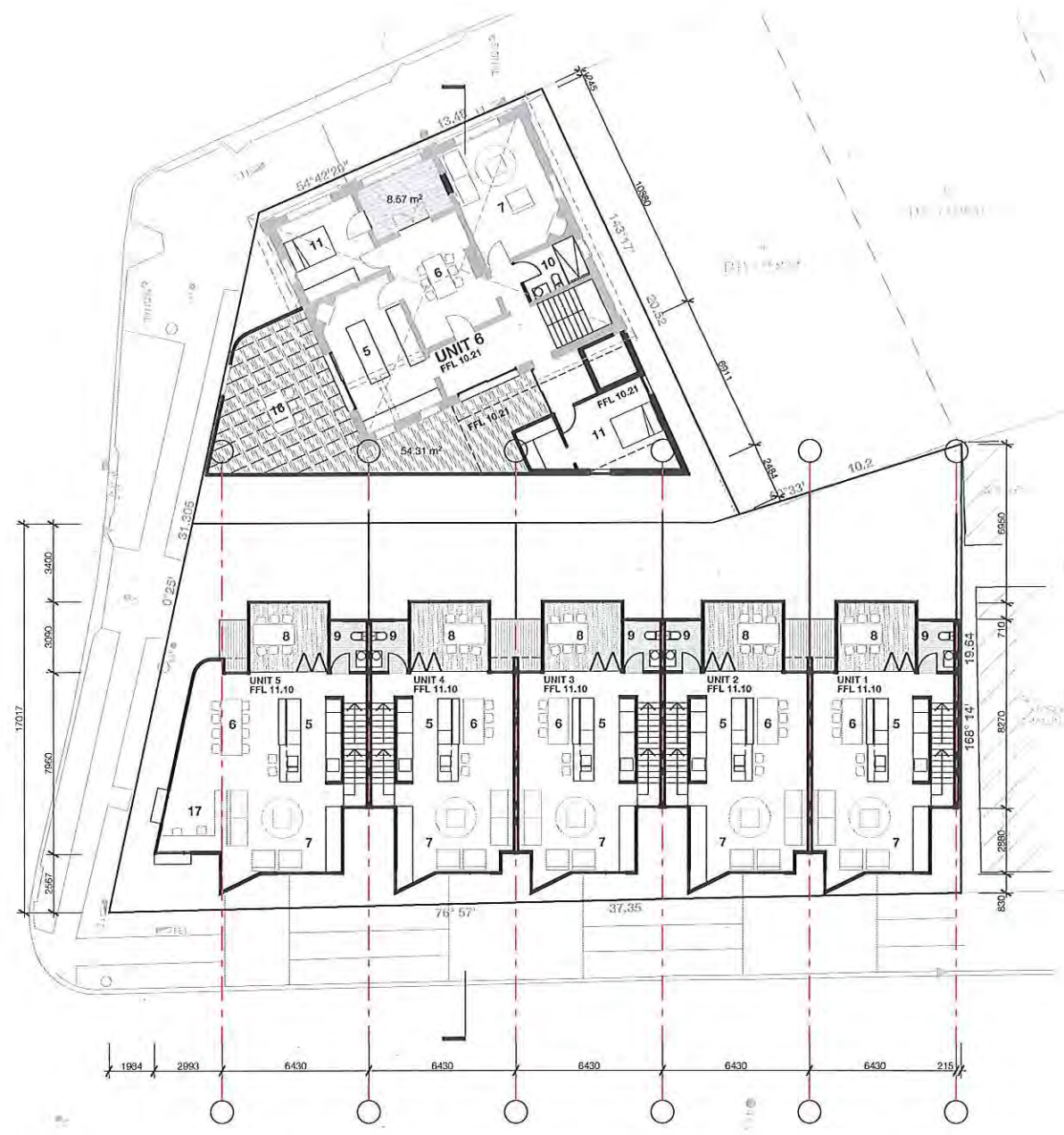
C  
 09/11/17  
 drawing phase  
 scales  
 ref  
 dwg no.

**Ground Floor Plan**  
 Development Application  
 1:200  
 1625-DA-05

05



THIS DOCUMENT IS THE PROPERTY OF CURIOUS PRACTICE ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CURIOUS PRACTICE ARCHITECTS.



LEVEL 01 FLOOR PLAN 1:200

- 1 GARAGE
- 2 STACKED PARKING
- 3 ENTRY
- 4 LAUNDRY
- 5 KITCHEN
- 6 DINING
- 7 LIVING
- 8 PRIVATE OPEN SPACE
- 9 WC
- 10 BATHROOM
- 11 BEDROOM
- 12 ENSUITE
- 13 STORAGE
- 14 EXISTING FIRE STATION
- 15 LIFT
- 16 COVERED OUTDOOR SPACE
- 17 HOME OFFICE
- 18 SITTING



Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address: 9 Belford Street  
 Broadmeadow, NSW  
 2292

www.nathers.gov.au



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev. date comment  
 B 27/06/2017 Development Application 1  
 C 09/11/2017 Development Application 2

drn. sgn. chk. project no.  
 WH WH WH site address  
 CB WH WH

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date

C 09/11/17

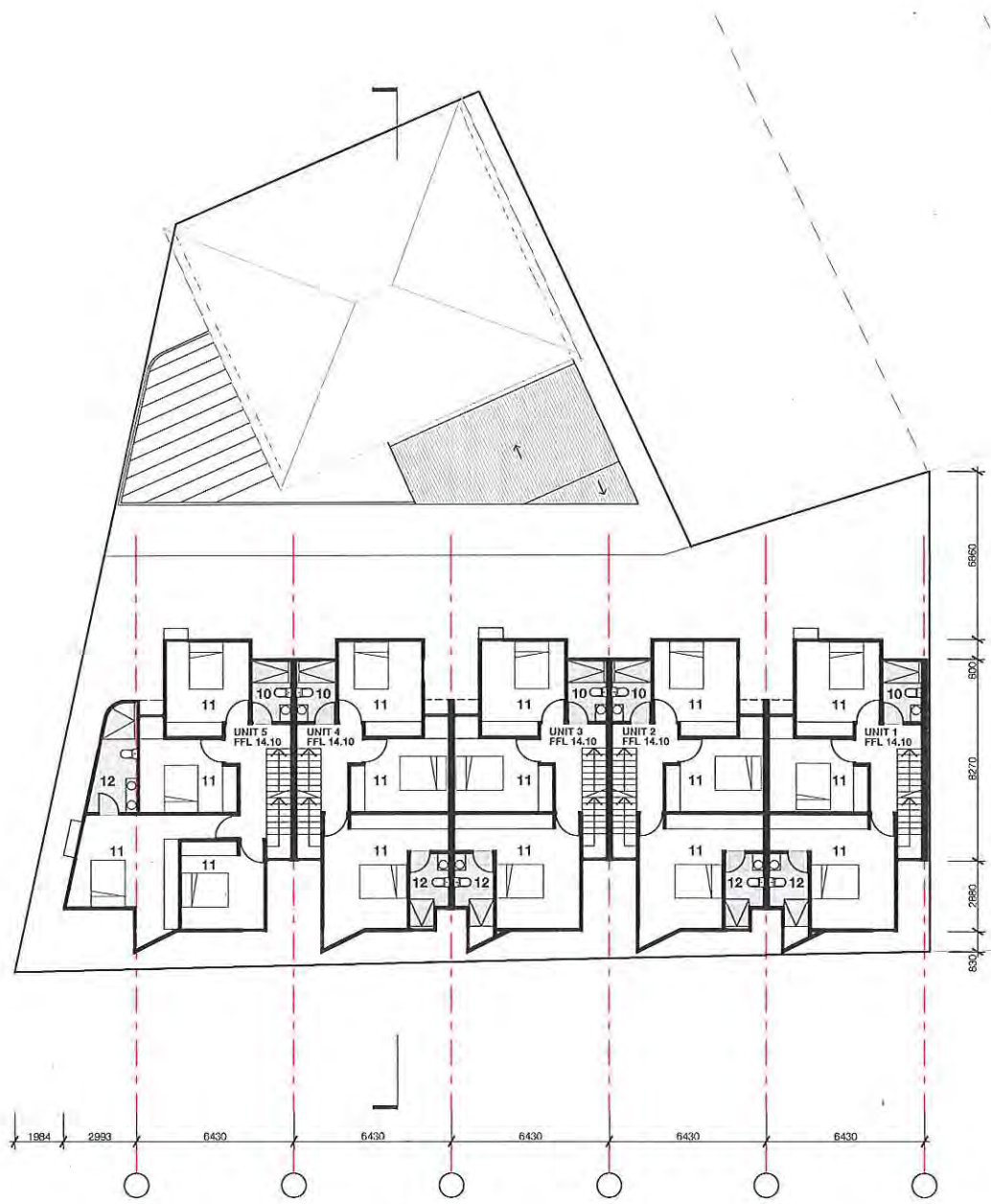
drawing phase scales ref

Level 1 Floor Plan  
 Development Application 1:200  
 1625-DA-06

dwg no.

06

As the registered architect, I warrant that this drawing is a true and correct representation of the information provided to me by the client and that I have exercised reasonable care and skill in the preparation of this drawing. I warrant that this drawing is a true and correct representation of the information provided to me by the client and that I have exercised reasonable care and skill in the preparation of this drawing.



LEVEL 02 FLOOR PLAN 1:200

- 1 GARAGE
- 2 STACKED PARKING
- 3 ENTRY
- 4 LAUNDRY
- 5 KITCHEN
- 6 DINING
- 7 LIVING
- 8 PRIVATE OPEN SPACE
- 9 WIC
- 10 BATHROOM
- 11 BEDROOM
- 12 ENSUITE
- 13 STORAGE
- 14 EXISTING FIRE STATION
- 15 LIFT
- 16 COVERED OUTDOOR SPACE
- 17 HOME OFFICE
- 18 SITTING



Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BD/AV/13/1491  
 Certificate date: 24 November 2017

Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2282



www.nathers.gov.au



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

dm.	sgn.	chk.	project no.	client address
WH	WH	WH	1625-DA	GTS Unit Trust
CB	CB	CB	Lot, 1, DP no. 77912, no. 9 Belford Street	PO Box 4222, Edgeworth NSW 2285

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

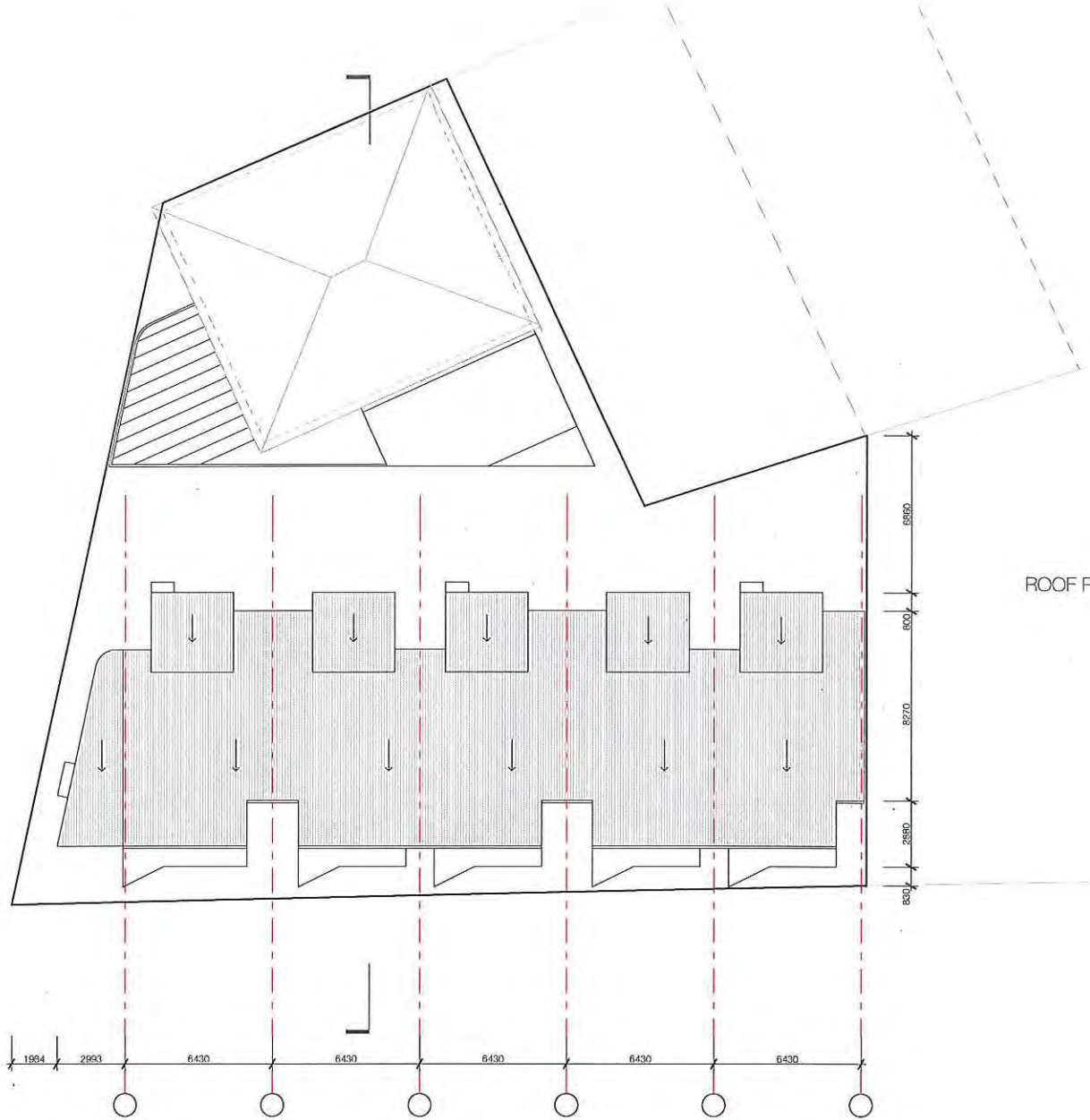
issue date

C  
 09/11/17  
 drawing phase scales ref  
 dwg no.

Level 2 Floor Plan  
 Development Application  
 1:200  
 1625-DA-07

07

Work is the property of Curious Practice. It is to be used only for the purposes for which it was prepared and is not to be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Curious Practice.



ROOF PLAN 1:200



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.
WH	WH	WH
CB		WH

project no.  
 site address

**HAMILTON FIRE STATION**  
**1625-DA**  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

client  
 address

GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue  
 date

C  
 09/11/17

drawing  
 phase  
 scales  
 ref

**Roof Plan**  
 Development Application  
 1:200  
 1625-DA-08

dwg no.

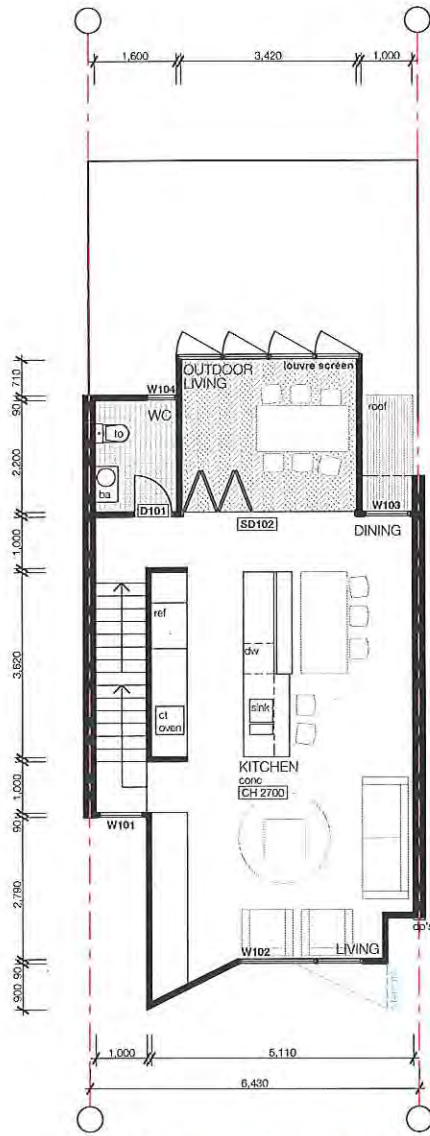
08



GROUND

UNIT LAYOUT (TYPE A)  
UNIT 2, UNIT 4  
UNIT 1, UNIT 3 - MIRRORED

1:100



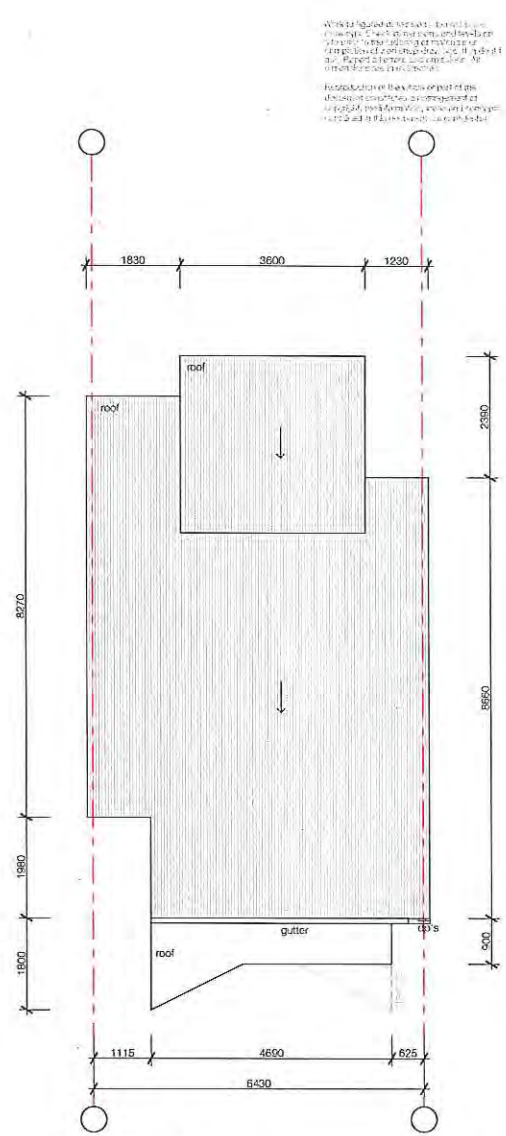
FIRST FLOOR



Certificate no.: 0002212780  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BD/AV/13/1491  
Certificate date: 24 November 2017  
Dwelling Address:  
9 Belford Street  
Broadmeadow, NSW  
2292  
[www.nathers.gov.au](http://www.nathers.gov.au)



SECOND FLOOR



ROOF PLAN

Where shown as a dashed line, the boundary of the site is not shown. The boundary of the site is shown as a solid line. The boundary of the site is shown as a solid line. The boundary of the site is shown as a solid line.



**CURIOUS PRACTICE**  
PO BOX 113  
Carrington, 2294  
Warren Haasnoot  
Architect NSW No.9852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

M  
E  
W

rev. date comment  
B 27/06/2017 Development Application 1  
C 09/11/2017 Development Application 2

drn. sgn. chk. project no. site address  
WH WH CB  
client address

**HAMILTON FIRE STATION**  
1625-DA  
Lot. 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292  
GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue date

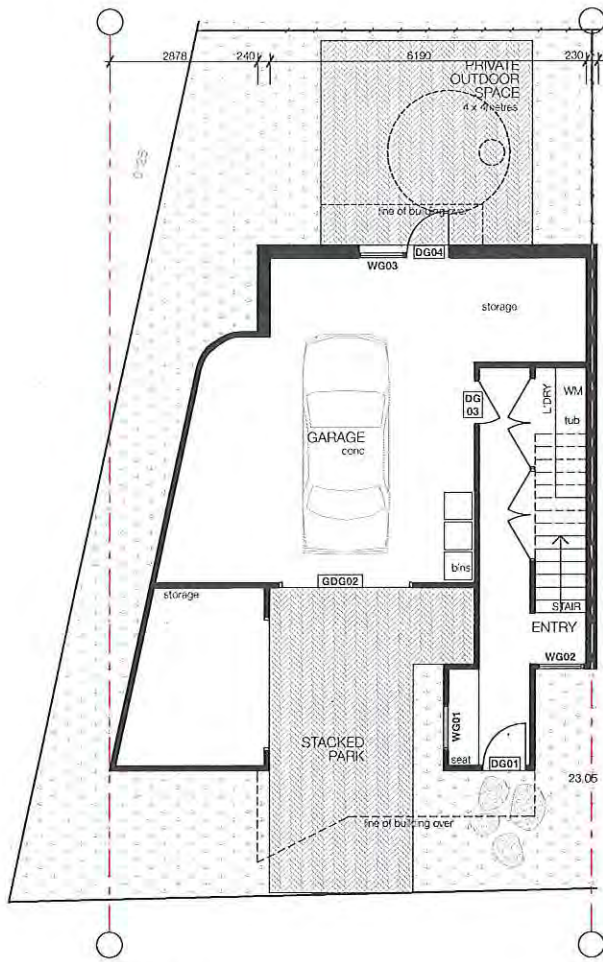
C 09/11/17

drawing phase scales ref  
dwg no.

**Unit Layout (type a)**  
Development Application  
1:100  
1625-DA-09

09

THIS DOCUMENT IS THE PROPERTY OF CURIOUS PRACTICE ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CURIOUS PRACTICE ARCHITECTS.



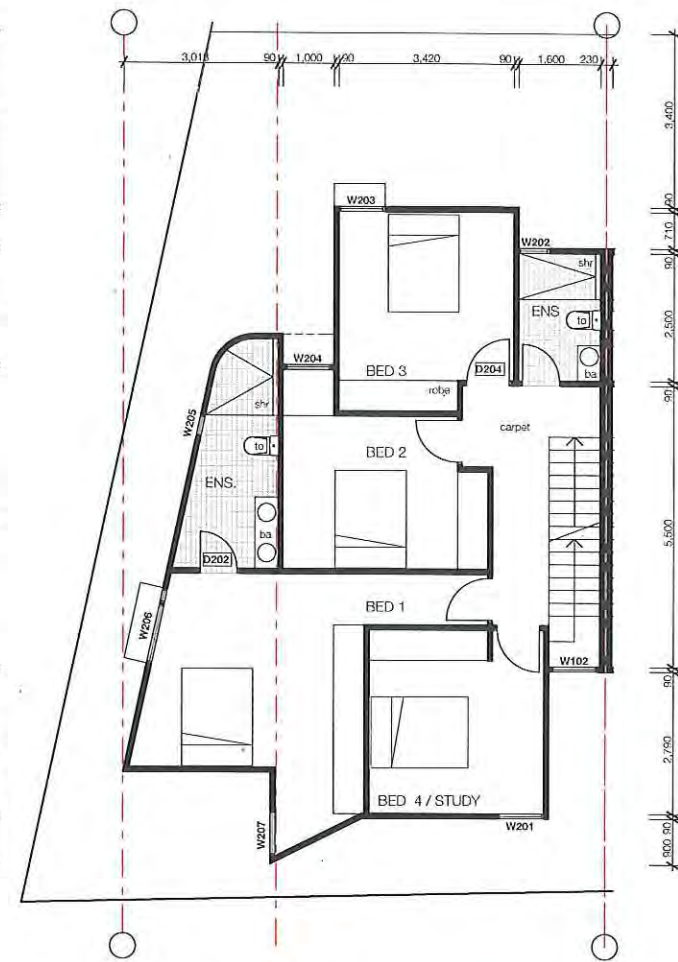
GROUND

UNIT LAYOUT (TYPE B)  
UNIT 5

1:100



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDAV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address: 9 Belford Street  
 Broadmeadow, NSW 2292  
[www.nathers.gov.au](http://www.nathers.gov.au)



M  
E  
W

**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.5852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev. date  
 B 27/06/2017  
 C 09/11/2017

comment  
 Development Application 1  
 Development Application 2

drn. sgn. chk.  
 WH WH WH  
 CB WH WH

project no.  
 site address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date

C  
 09/11/17

drawing phase scales ref  
 dwg no.

Unit Layout (type b)  
 Development Application  
 1:100  
 1625-DA-10

10

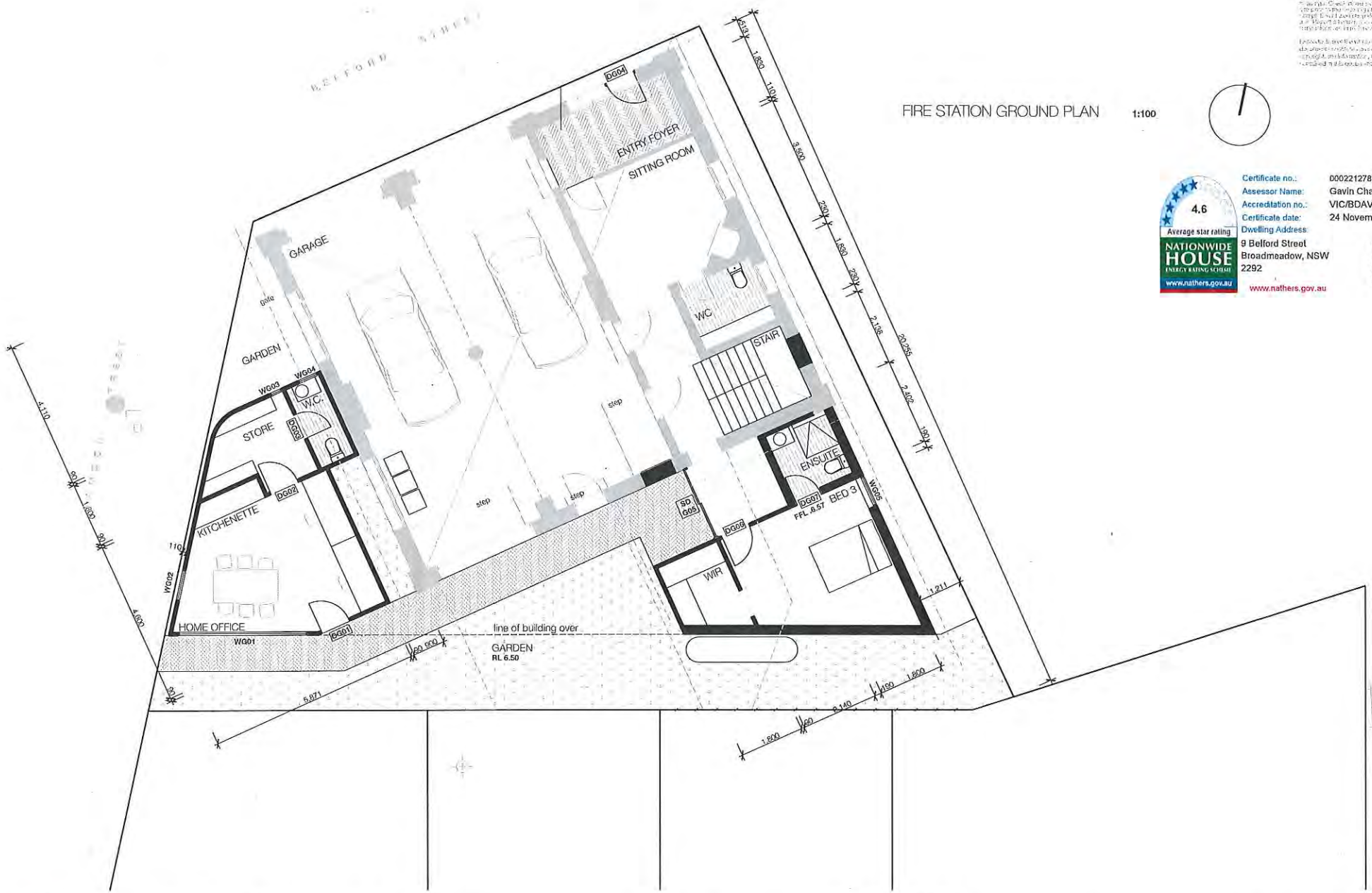
Watermark: This drawing is the property of Curious Practice. It is not to be used, copied, reproduced, or otherwise disseminated without the written consent of Curious Practice. All rights reserved.

BELFORD STREET

FIRE STATION GROUND PLAN 1:100



Certificate no.: D002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BD/AV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2292  
[www.nathers.gov.au](http://www.nathers.gov.au)



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasbroot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

dm.	sgn.	chk.	project no.
WH	WH	WH	1625-DA
CB	WH	WH	site address

client address

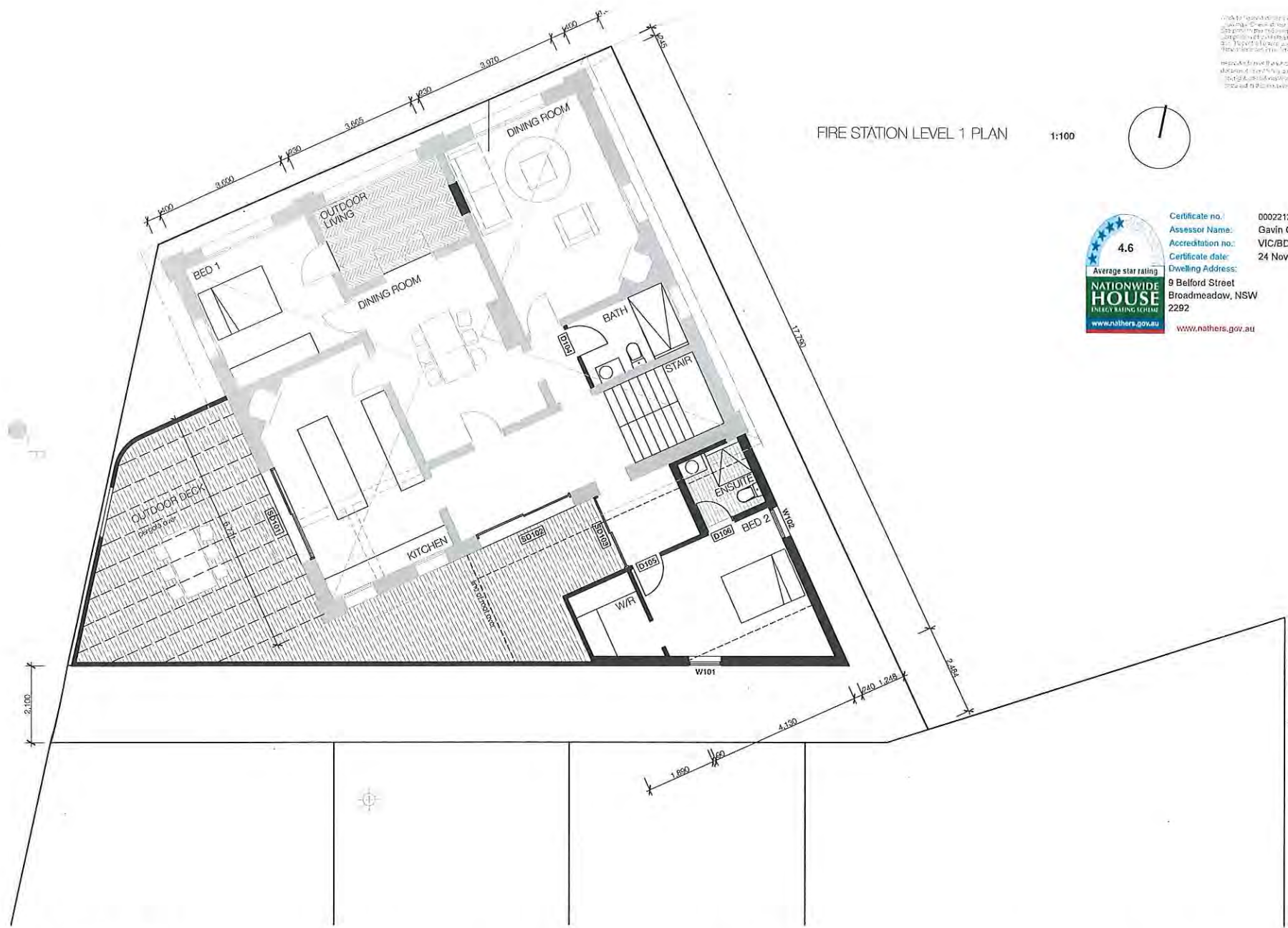
**HAMILTON FIRE STATION**  
 1625-DA  
 Lot 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date	phase	scales	ref
09/11/17	C		

dwg no.

**Fire Station Ground**  
 Development Application  
 1:100  
 ref 1625-DA-11

Check for compliance with the Building Code of Australia (BCA) and the relevant State or Territory Building Regulation. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.



FIRE STATION LEVEL 1 PLAN

1:100



Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDV13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2292  
 www.nathers.gov.au



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 8852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	1625-DA
CB	WH	WH	site address

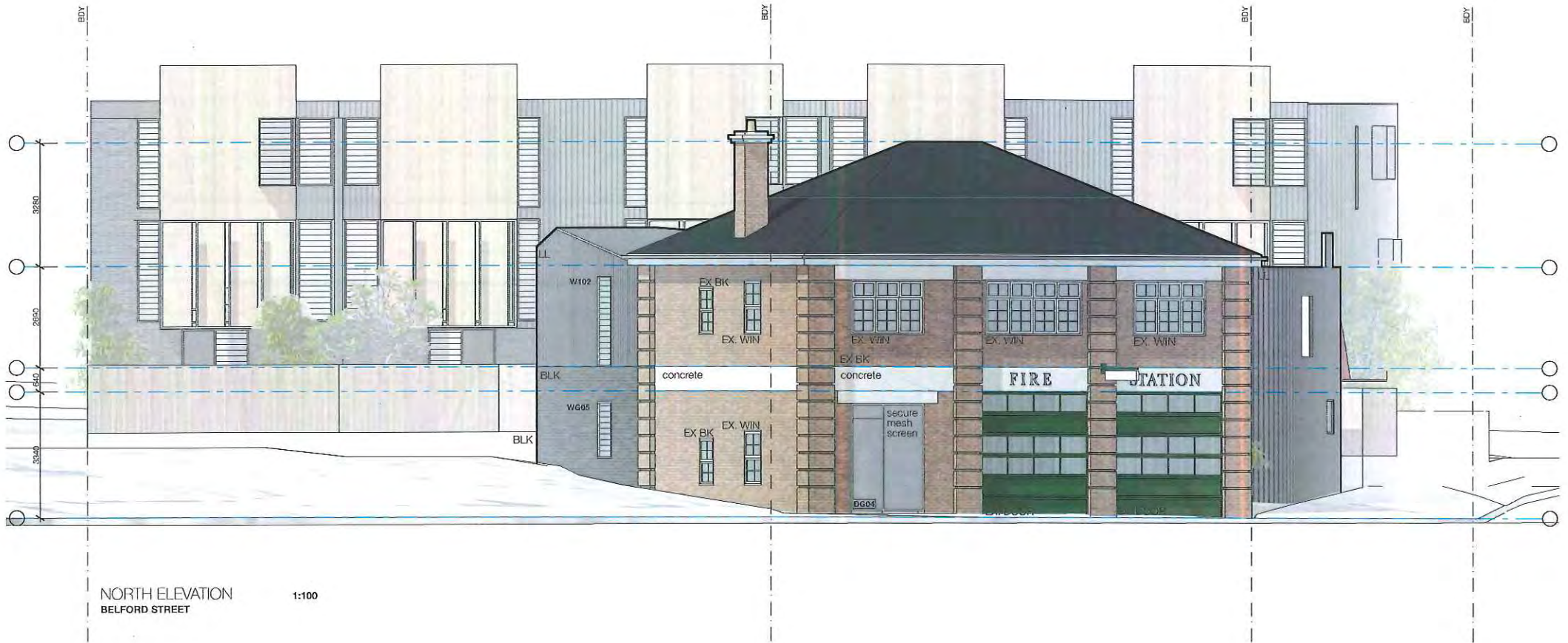
client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

issue date

C  
 09/11/17  
 drawing phase scales ref  
 dwg no.

**Fire Station Level 01**  
 Development Application  
 1:100  
 1625-DA-12



NORTH ELEVATION  
BELFORD STREET 1:100



Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDVAV/13/1491  
 Certificate date: 24 November 2017

Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2292

[www.nathers.gov.au](http://www.nathers.gov.au)



CURIOS PRACTICE

M  
E  
W

**CURIOS PRACTICE**  
 PO BOX 113  
 Carrington, 2294

Warren Haasnoot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.
WH	WH	WH
CB		WH

project no.  
site address

client  
address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue  
date

C  
09/11/17  
drawing  
phase  
scales  
ref

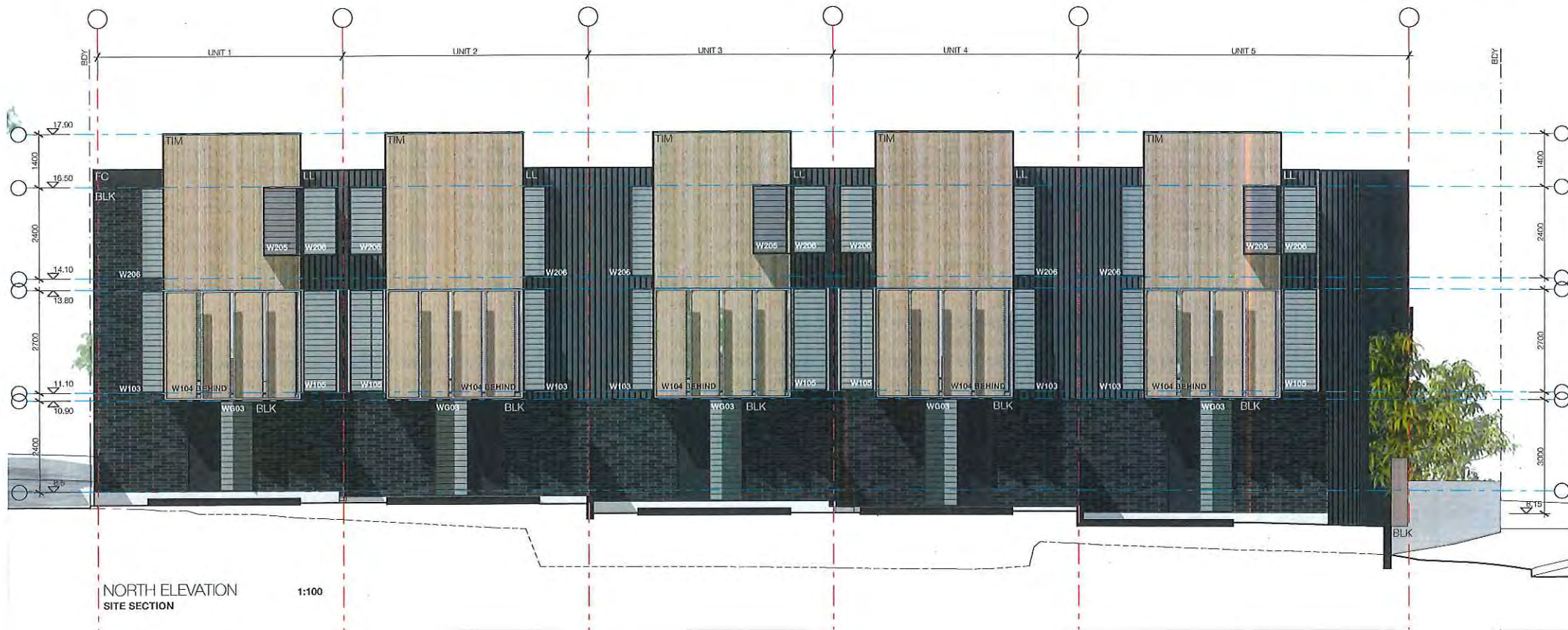
dwg no.

North Elevation  
 Development Application  
 1:100  
 1625-DA-13



Work designed in accordance with the Building Code of Australia (BCA) and the National Construction Code (NCC) 2012. This drawing is a technical drawing and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing.

Reproduction of this drawing in any form without the written consent of the architect is prohibited. The architect is not responsible for any errors or omissions in this drawing.



NORTH ELEVATION  
SITE SECTION 1:100

Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDAV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address: 9 Belford Street Broadmeadow, NSW 2292  
 www.nathers.gov.au

**4.6**  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME

www.nathers.gov.au




**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 9952  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH		WH	
CB		WH	

client address

**HAMILTON FIRE STATION**  
**1625-DA**  
 Lot 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date	scale	ref	dwg no.
09/11/17	1:100	1625-DA-14	

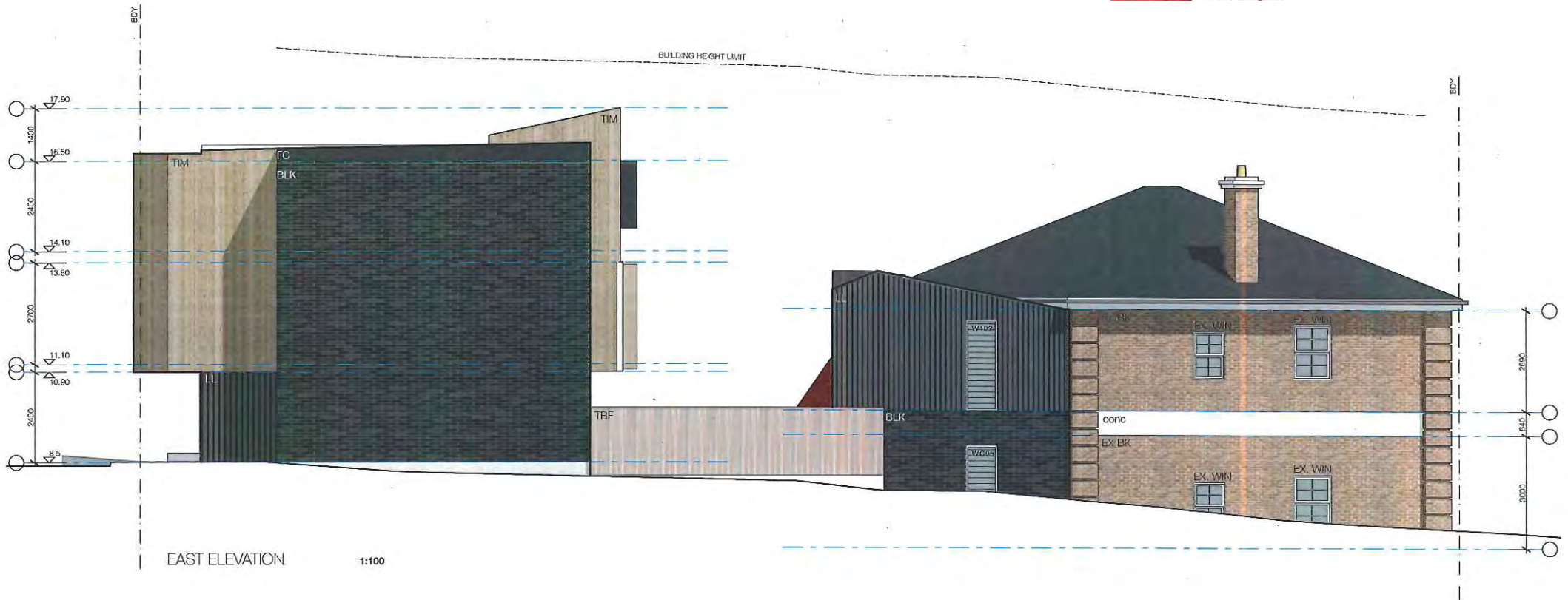
North Elevation  
 Development Application  
 1:100  
 1625-DA-14



Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2292  
 www.nathers.gov.au



With the highest energy rating, a 4.6 star rating, this house is designed to be more energy efficient and comfortable than most houses in the area. It is designed to be a good example of a modern, energy-efficient house.



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294

Warren Haasnoot  
 Architect NSW No. 9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

M  
 E  
 W

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.
WH	WH	WH
CB		WH

project no.	site address
1625-DA	Lot. 1, DP no. 77912, no. 9 Belford Street Broadmeadow, NSW, 2292

client address
GTS Unit Trust PO Box 4222, Edgeworth NSW 2285

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot. 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

issue date
09/11/17

drawing phase scales ref	dwg no.
C 09/11/17	

East Elevation Development Application 1:100
1625-DA-15

Work to be done in accordance with the Building Code of Australia (BCA) and the National Construction Code (NCC) and the relevant standards and specifications. The design is based on the information provided and is subject to change without notice. The design is based on the information provided and is subject to change without notice. The design is based on the information provided and is subject to change without notice.



SOUTH ELEVATION  
DIXON STREET  
1:100



CURIOUS PRACTICE

M  
E  
W

**CURIOUS PRACTICE**  
PO BOX 113  
Carrington, 2294  
Warren Haasnoot  
Architect NSW No.9852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.
WH	WH	WH
CB		WH

project no.  
site address

client  
address

**HAMILTON FIRE STATION**  
1625-DA  
Lot, 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292

GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2265

issue  
date



Certificate no.: 0002212780  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BD/AV/13/1491  
Certificate date: 24 November 2017

Dwelling Address:  
9 Belford Street  
Broadmeadow, NSW  
2292

www.nathers.gov.au



C  
09/11/17

drawing  
phase  
scales  
ref

dwg no.

South Elevation  
Development Application  
1:100

1625-DA-16

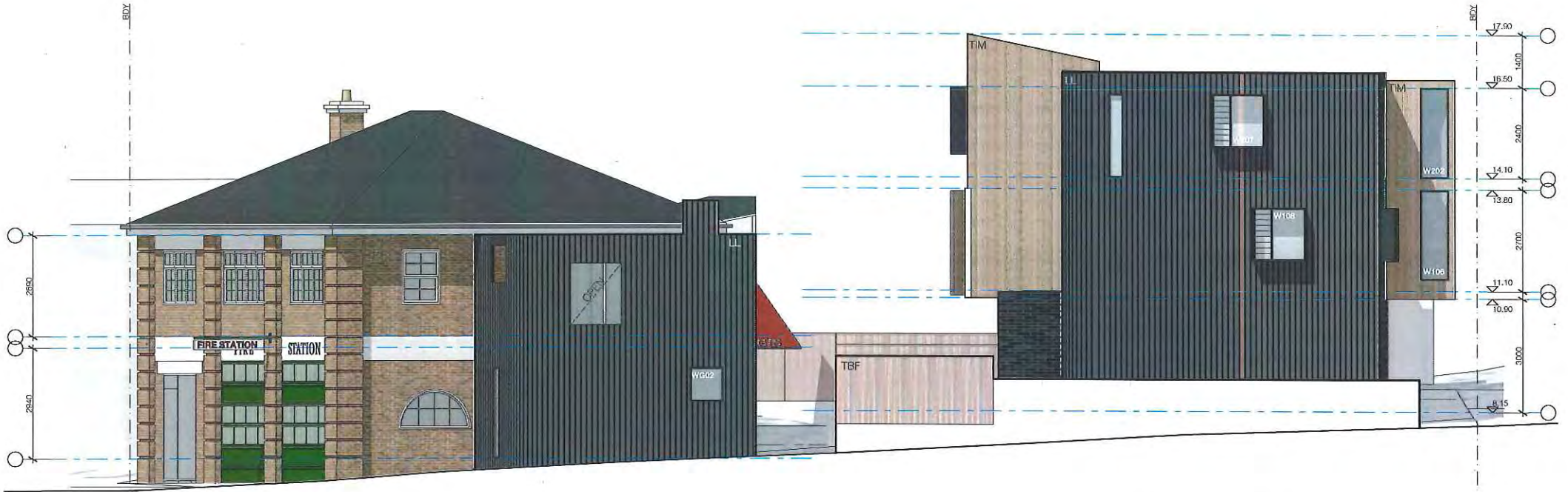
16



Certificate no: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no: VIC/BDAV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address: 9 Belford Street Broadmeadow, NSW 2292  
 www.nathers.gov.au



Works regulated at construction, design and construction stages. Compliance with the National Energy Rating Scheme (NERS) is required for all new buildings. All buildings must be registered with the National Energy Rating Scheme (NERS) and the National Energy Rating Scheme (NERS) must be displayed on the building.



WEST ELEVATION  
 SAMDON STREET 1:100



CURIOS PRACTICE

M  
E  
W

**CURIOS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	
CB	WH	WH	

client  
 address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue  
 date

C  
 09/11/17

drawing  
 phase  
 scales  
 ref  
 dwg no.

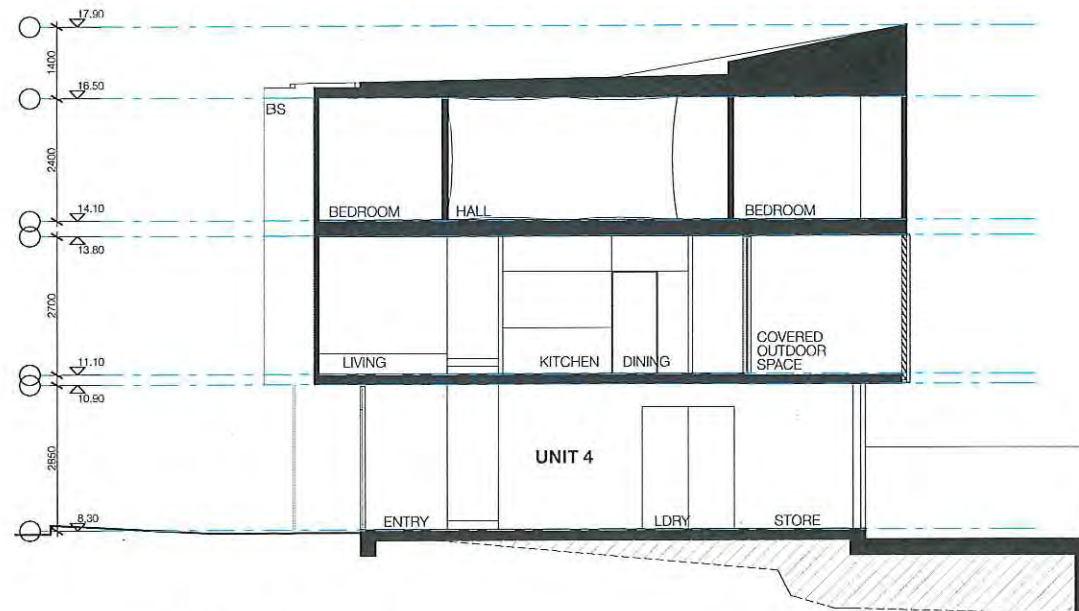
**West Elevation**  
 Development Application  
 1:100  
 1625-DA-17



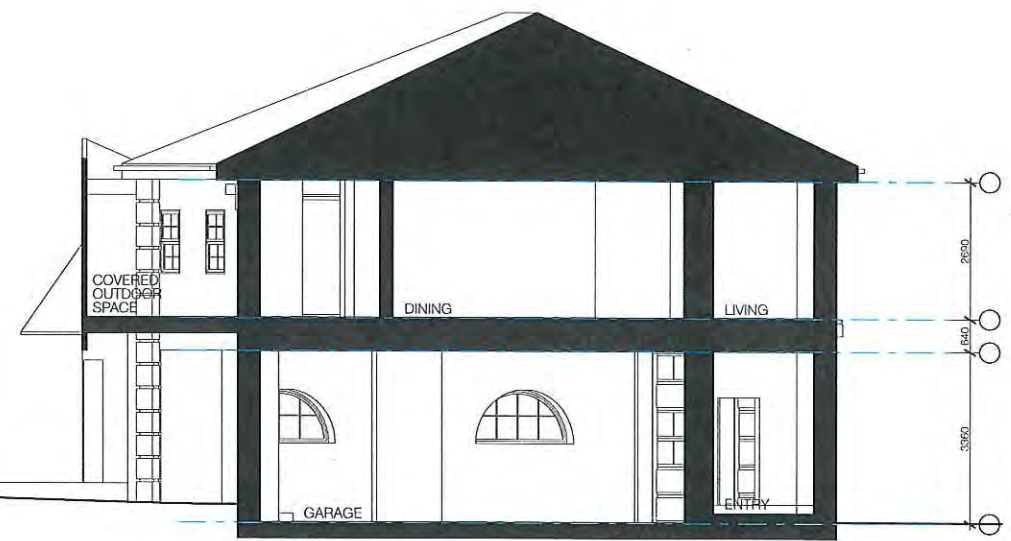
Certificate no.: 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no: VIC/BDAV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address: 9 Belford Street Broadmeadow, NSW 2292  
 www.nathers.gov.au



With the approval of this report, the assessor is certifying that the dwelling has been assessed in accordance with the National Energy Rating Scheme (NERS) and that the dwelling has achieved the stated energy rating. The assessor is not responsible for the design or construction of the dwelling.



SECTION 01 1:100  
SITE SECTION



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.8852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.
WH		WH
CB		WH

project no.  
 site address

client  
 address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue  
 date

C  
 09/11/17

drawing  
 phase  
 scales  
 ref  
 dwg no.

Section  
 Development Application  
 1:100  
 1625-DA-18

Window/Door Schedule

**BROADMEADOW FIRE STATION**

Dimensions in millimetres. Confirm dimensions on site prior to fabrication/installation.

All windows provide correct Movement of Moisture unless otherwise noted.

Windows										
Apartments 1 - 5										
No.	Room	Aspect	Height	Width	Area	Head	Type	Glass	Note	
WG01	Entry	E	1850	1100	11.65	2600	1 x fixed sash, 1 x frameless sliding (200 wide)		Low-e glass	
WG02	Entry	S	2400	900	2.16	2500	Frame window			
WG03	Garage	N	2400	900	2.16	2500	Frame window, 1450 window above 150 each unit 1-5			
W101	Stair	S	2100	800	4.59	2100	Frame window		Low-e glass to fixed panel	
W102	Living	S	2400	2700	6.48	2400	1 x fixed sash, 1 x frameless sliding (200 wide)			
W103	Living	N	2700	900	2.43	2650	Frame window			
W104	WC	N	2700	600	1.62	2700	Frame window			
W201	Bed 1	W	2400	750	1.8	2300	Fixed window		Low-e glass	
W202	Entrance	S	2400	600	1.44	2500	Expanded glazing			
W203	Bed 2	N	1650	900	1.02	2400	Frame window			
W204	Bed 3	E	1650	600	1.65	2400	Frame window			
W205	Bed 3	N	1650	950	1.752	2400	Frame window			
W206	Bath	N	1650	800	1.02	2400	Frame window			
Apartment 6										
No.	Room	Aspect	Height	Width	Area	Head	Type	Glass	Note	
WG01	Entry	W	1650	600	1.62	2000				
WG02	Stairs	S	2400	900	2.16	2400				
WG03	Garage	N	2400	900	2.7	2400				
W101	Living	S	2400	2400	5.76	2700	1 x fixed sash, 1 x frameless sliding (200 wide)		Low-e glass to fixed panel	
W102	Stair	S	5100	900	4.59	5100	Frame window			
W103	WC	N	2700	600	1.62	2700	Frame window			
W104	Living	N	2700	1400	3.78	2700	Frame window			
W105	Study	W	1420	1420	2.016	2200	1 x fixed sash, 1 x frameless sliding (500 wide)		Low-e glass to fixed panel	
W106	Study	S	1420	1420	2.016	2200	1 x fixed sash, 1 x frameless sliding (500 wide)		Low-e glass to fixed panel	
W107	Living	W	2400	750	1.8	2700	Fixed window		Low-e glass	
W201	Bed 4	S	2400	600	1.44	2400	Frame window			
W202	Entrance	N	2400	600	1.44	2400	Frame window			
W203	Bed 2	N	1650	950	1.752	2400	Frame window			
W204	Bed 2	N	1650	650	1.62	2400	Frame window			
W205	Entrance	W	2650	900	2.385	2700	Fixed window		Low-e glass	
W206	Bed 1	W	1420	1420	2.016	2200	1 x fixed sash, 1 x frameless sliding (500 wide)		Low-e glass to fixed panel	
W207	Bed 1	W	2400	750	1.8	2700	Fixed window		Low-e glass	
Fire Station										
No.	Room	Aspect	Height	Width	Area	Head	Type	Glass	Note	
WG01	Office	S	2000	3000	6	2500	1 x fixed sash, 1 x frameless sliding (200 wide)		Low-e glass	
WG02	Office	W	650	600	0.91	2400	Fixed window		Low-e glass	
WG03	Stor	N	2400	360	0.864	2400	Fixed window		Low-e glass	
WG04	WC	N	0	0	0	0			Low-e glass	
WG05	Bed 3	E	1650	600	1.35	2400	Frame window		Low-e glass	
W101	Bed 2	S	600	600	0.91	2400	Fixed window			
W102	Bed 2	E	2400	600	2.16	2400	Frame window			
Doors - Exposed										
No.	Room	Aspect	Height	Width	Area	Head	Type	Glass	Note	
SD101	Outch of Deck	SE	2400	2700	6.48	2400			Low-e glass	



CURIOS PRACTICE

PO BOX 113  
Carrington, 2294

Warren Haasnoot  
Architect NSW No. 9852

0412 086 882  
warren@curiouspractice.com

www.curiouspractice.com

rev. date comment  
B 27/06/2017 Development Application 1  
C 09/11/2017 Development Application 2

drn. sgn. chk.  
WH WH WH  
CB WH WH

project no.  
site address

HAMILTON FIRE STATION

1625-DA  
Lot, 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292

client  
address

GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue  
date

C  
09/11/17

drawing phase scales  
ref

dwg no.

Window Door Schedule  
Development Application

1625-DA-19

Work prepared by Curious Practice.  
Copyright Curious Practice, 2017. All rights reserved.  
This document is the property of Curious Practice. It is to be used for the project identified in the title block only. It is not to be distributed, copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Curious Practice.

© 2017 Curious Practice  
 All rights reserved. This document is the property of Curious Practice and is not to be distributed, copied, or reproduced in any form without the prior written consent of Curious Practice.  
 Curious Practice is a registered trademark of Curious Practice.  
 www.curiouspractice.com



Certificate no. 0002212780  
 Assessor Name: Gavin Chambers  
 Accreditation no. VIC/BDAV/13/1491  
 Certificate date: 24 November 2017  
 Dwelling Address:  
 9 Belford Street  
 Broadmeadow, NSW  
 2292  
 www.nalthers.gov.au



9 Belford Street Broadmeadow			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	30
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous	5 Star	
Cooling System	Living	3 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	3 Phase A/C Zoned	EER 2.5 - 3.0
Heating System	Living	3 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	3 Phase A/C Zoned	EER 2.5 - 3.0
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	As drawn	
Natural Lighting	Window/Skylight in Kitchen	As drawn	
	Window/Skylight in Bathrooms/Toilets	As drawn	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated No
	Number of Living/Dining rooms	1	Dedicated No
	Kitchen	No	Dedicated No
	All Bathrooms/Toilets	Yes	Dedicated No
	Laundry	No	Dedicated No
All Hallways	No	Dedicated No	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		

November 2017		BSA Reference: 12392	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Block Veneer & Lightweight		R2.0	
Cavity Brick (existing)		none	
Internal Wall Construction		Added Insulation	
Plasterboard on studs & 230 Brick		none	
Plasterboard on studs (units 1 to 5, to walls between garage & entry)		R2.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Colour	
Metal		Any	
Roofing Tile (existing)		Any	
Floor Construction		Covering	
Concrete & Timber		As drawn	
Concrete & Timber (unit 1 to 5)		As drawn	
Windows		Glass and frame type	U Value SHGC Area sq m
Single low-e in aluminium frames (new)		5.40 0.58	As noted on plans to units 1 to 5
Single clear in aluminium frames (new)			As noted on plans to units 1 to 5
Single low-e in aluminium frames (new)		5.40 0.58	To all new glazing on unit 6
Single Clear in timber frames (existing)			To unit 6 existing glazing on unit 6
Skylights		Glass and frame type	U Value SHGC Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.			
External Window Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren J Isaacs  
 Architect NSW No.8852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev. date comment  
 B 27/06/2017 Development Application 1  
 C 09/11/2017 Development Application 2

dm. sgn. chk. project no.  
 WH WH WH site address  
 CB WH WH

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

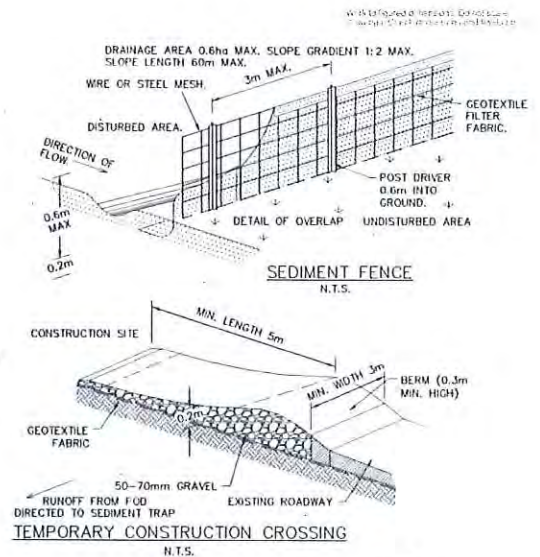
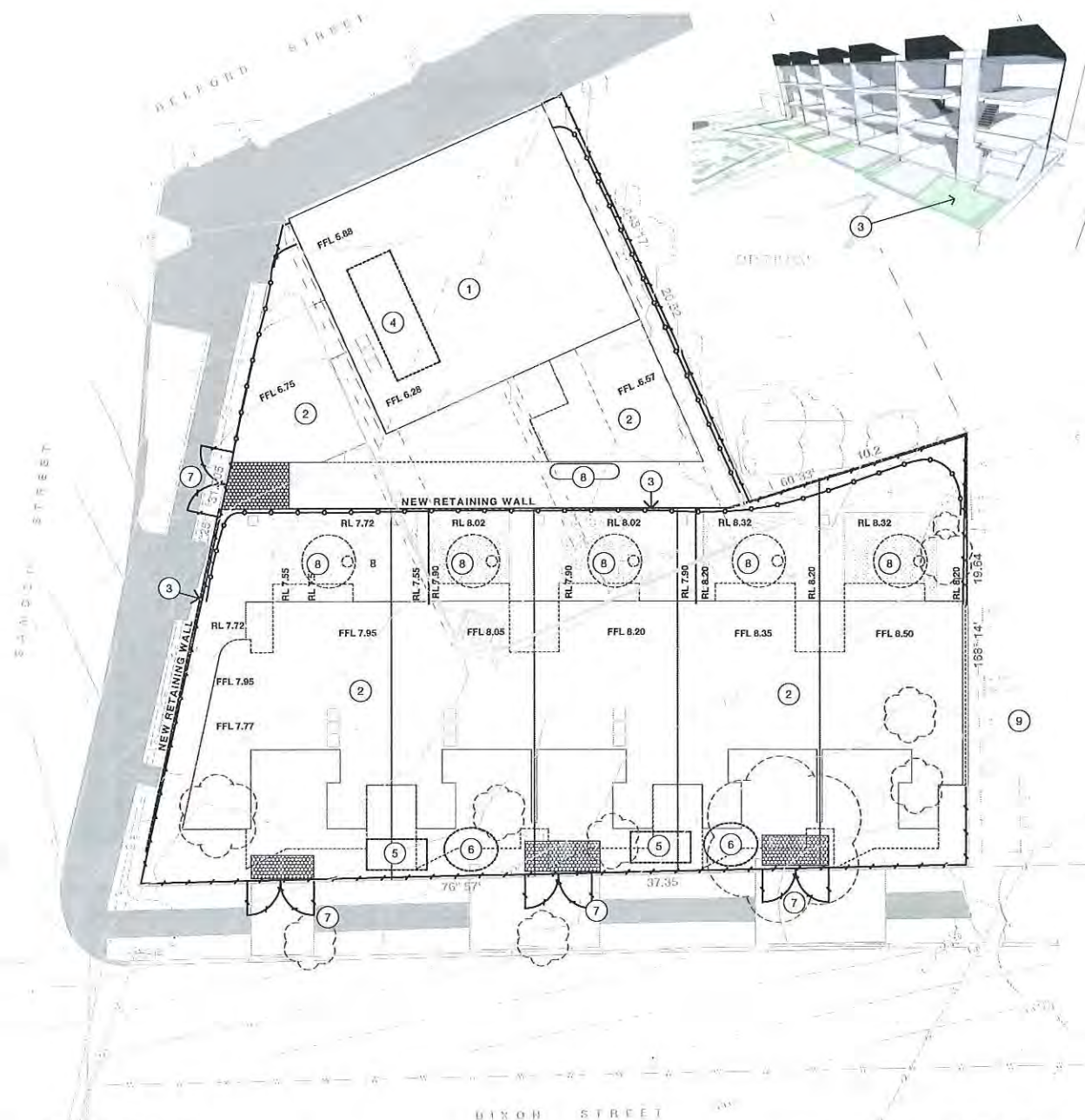
client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date

C 09/11/17 drawing phase scales ref dwg no.

BASIX Notes Development Application

1625-DA-20



### SEDIMENT CONTROL PLAN 1:200

**LEGEND**

- ① EXISTING 2 STOREY CAVITY BRICK FIRE STATION WITH TILED ROOF, REAR OF FIRE STATION DEMOLISHED SHOWN DASHED
- ② NEW TOWNHOUSES AND ADDITION TO FIRE STATION, BUILDING FOOTPRINT SHOWN, SLAB ON GROUND CONSTRUCTION
- ③ NEW RETAINING WALL TO ENGINEERS DETAILS, EXISTING RETAINING WALL REMOVED, COMPACTED FILL & LANDSCAPING
- ④ STOCKPILE AND TEMPORARY STORAGE AREA FOR BUILDING PRODUCTS & MATERIALS
- ⑤ WASTE CONTAINER FOR BUILDING WASTE
- ⑥ STOCKPILE FOR LOOSE BUILDING MATERIALS LIKE SOIL & SAND, ENSURE WELL COVERED WHEN NOT USED. IN ACCORDANCE WITH SD4-1 FROM NCC PLANNING FOR EROSION PREVENTION AND SEDIMENT CONTROL.
- ⑦ SECURE GATE ACCESS IN ACCORDANCE WITH STANDARD DESIGN SD6-B FROM NCC PLANNING FOR EROSION PREVENTION AND SEDIMENT CONTROL WITH PCA & CONTRACTORS DETAILS
- ⑧ 4000 L STORMWATER DETENTION TANK, CONNECT FIRST FLUSH, RETICULATED SYSTEM, CONNECT TO TOILETS, WASHING MACHINE & OUTDOOR IRRIGATION. 'NOT SUITABLE FOR DRINKING'
- ⑨ NEIGHBOURING DWELLINGS, MAINTAIN EXISTING LEVELS AT BOUNDARY, REDIRECT OR COLLECT ANY RUNOFF TO ANY NEIGHBOURING PROPERTY

- SEDIMENT CONTROL FENCE
- +— PROVIDE SECURE SITE FENCING
- ▨ STABILISE SITE ACCESS AND MAINTAIN THROUGHOUT THE COURSE OF PROJECT



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 8852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	
CB	WH	WH	

client address

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date	C	drawing phase	Sediment Control Plan
	09/11/17	scales	Development Application
		ref	1:200
		dwg no.	1625-DA-21

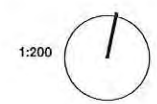


Work to figure dimensions, boundaries, areas, etc. will be done on the basis of the information provided and the accuracy of the information provided is not guaranteed. The Engineer is not responsible for the accuracy of the information provided.

Persons who use this information do so at their own risk. The Engineer is not responsible for any loss or damage caused by the use of this information.



SUBDIVISION PLAN



CURIOUS PRACTICE

M  
E  
W

**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No.9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drm.	sgn.	chk.
WH	WH	WH
CB	WH	WH

project no.	site address
-------------	--------------

client address
----------------

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date
------------

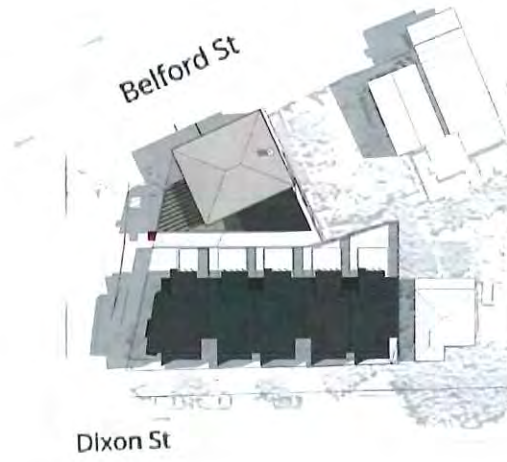
C
09/11/17

drawing phase
ref

dwg no.
---------

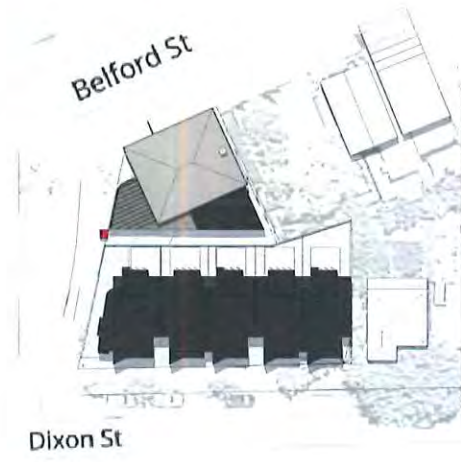
Subdivision Plan
Development Application
1:200
1625-DA-22

22



SHADOW DIAGRAM JAN 21 - 9am  
HAMILTON FIRE STATION

Di)



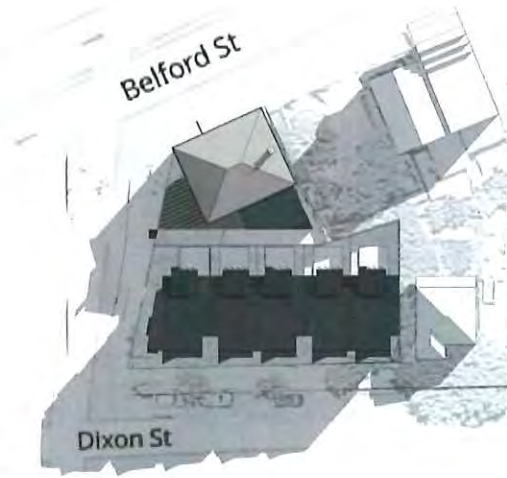
SHADOW DIAGRAM JAN 21 - 12pm  
HAMILTON FIRE STATION

Di)



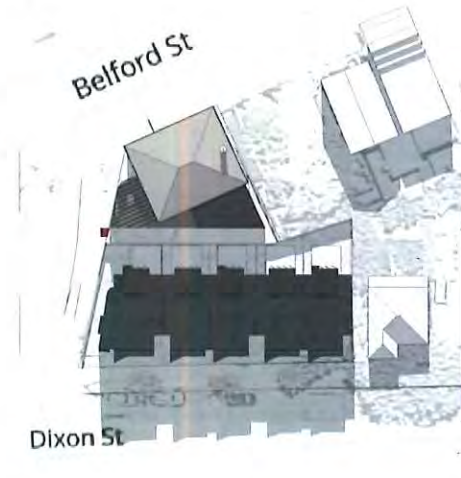
SHADOW DIAGRAM JAN 21 - 3pm  
HAMILTON FIRE STATION

Di)



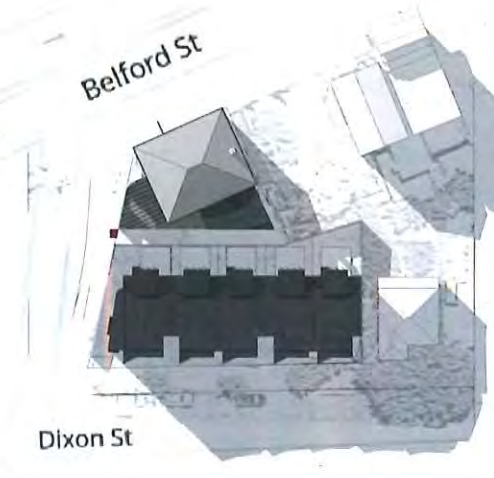
SHADOW DIAGRAM JUN 21 - 9am  
HAMILTON FIRE STATION

Di)



SHADOW DIAGRAM JUN 21 - 12pm  
HAMILTON FIRE STATION

Di)



SHADOW DIAGRAM JUN 21 - 3pm  
HAMILTON FIRE STATION

Di)



CURIOUS PRACTICE

**CURIOUS PRACTICE**  
PO BOX 113  
Carrington, 2294  
  
Warren Haasnoot  
Architect NSW No.9852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

M  
E  
W

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drm.	sgn.	chk.	project no.
WH	WH	WH	
CB	WH	WH	

site address  
  
client  
address

**HAMILTON FIRE STATION**  
1625-DA  
Lot, 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292  
  
GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

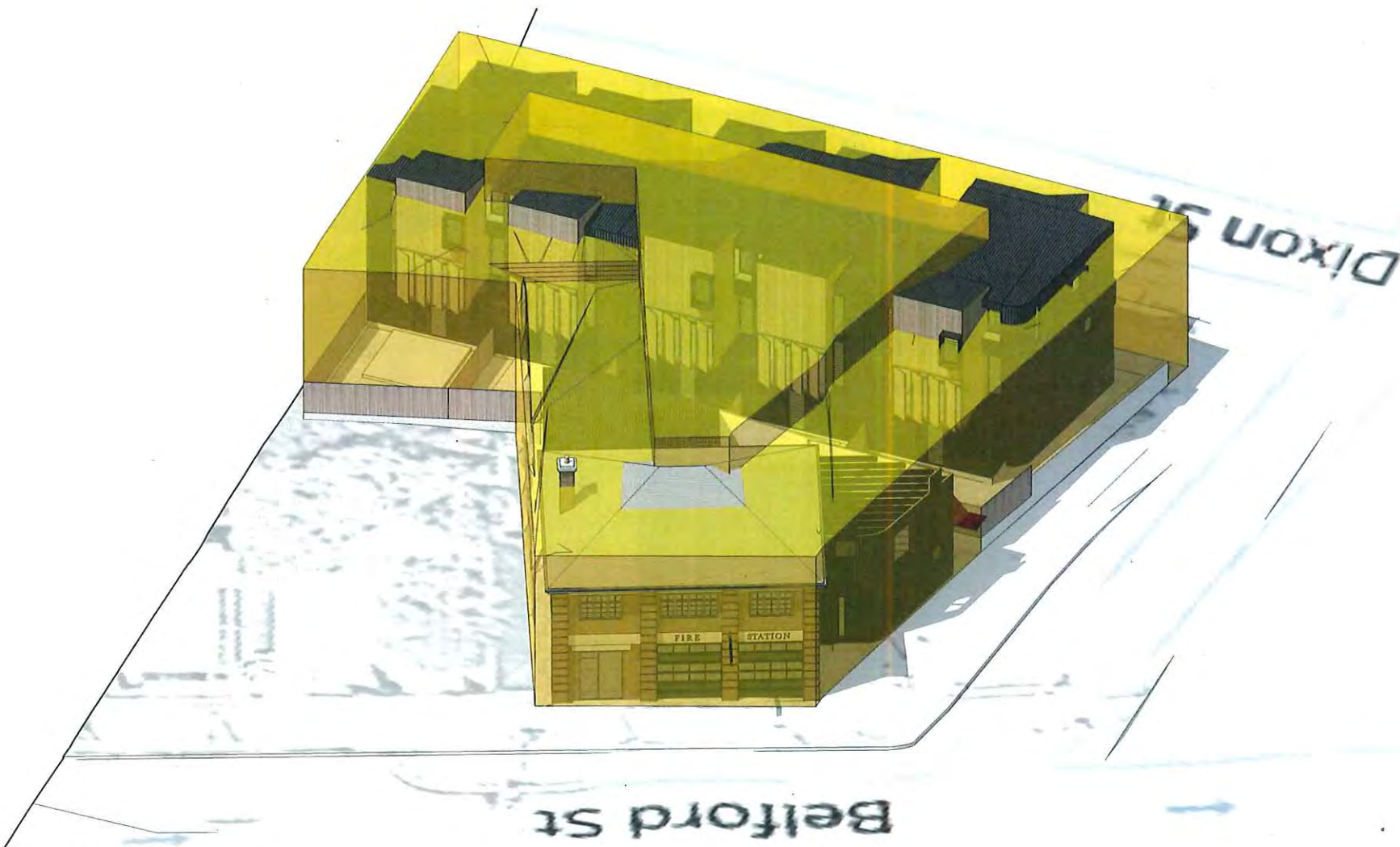
issue  
date

C  
09/11/17

drawing  
phase  
scales  
ref  
  
dvg no.

**Sun Shadow Diagrams**  
Development Application  
NTS  
1625-DA-23

Work is prepared for the purpose of providing a visual representation of the proposed development. It is not to be used for any other purpose. It is the responsibility of the client to ensure that the information provided is accurate and up-to-date. It is not to be used for any other purpose. It is the responsibility of the client to ensure that the information provided is accurate and up-to-date.



BUILDING ENVELOPE DIAGRAM  
HAMILTON FIRE STATION  
Zoning R4 High Density



**CURIOUS PRACTICE**  
FO BOX 113  
Carrington, 2294  
Warren Haasnoot  
Architect NSW No.9952  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

M  
E  
W

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	site address
CB	WH	WH	

**HAMILTON FIRE STATION**  
**1625-DA**  
Lot, 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292  
  
client  
address  
GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue date
---------------

C	drawing phase scales ref
09/11/17	
	dwg no.

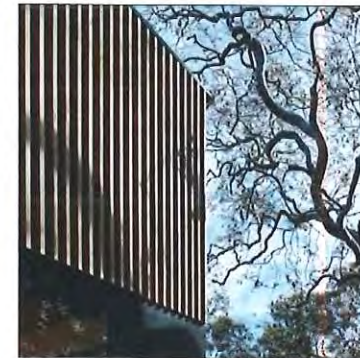
**Building Envelope**  
Development Application  
NTS  
1625-DA-24



**WALL CLADDING 1 - (LL)**  
LONGLINE 305@ Monument®



**WALL CLADDING 2 - (BLK)**  
Austral GB Honed Half Height concrete block 'porcelain'



**WALL CLADDING 3 - (TIM)**  
Timber batten detail



**WALL CLADDING 4 - (FC)**  
Hardies Scyon™ Matrix™ cladding



**EXTERNAL LOUVRES - (TIM)**  
Adjustable timber louvres



**WINDOWS**  
AWS MAGNUM suite Monument®



**WINDOW AWNINGS**  
Powdercoated 'white' mild steel



**EXISTING BRICKWORK - (EX BK)**  
Existing drypressed red brick



**TIMBER FENCE (TBF)**  
lap and cap rough sawn timber fence

With the approval of the Council, the Council is not responsible for the accuracy of the information contained in this document. The Council is not responsible for any loss or damage caused by the use of the information contained in this document.



CURIOUS PRACTICE

**CURIOUS PRACTICE**  
PO BOX 113  
Carrington, 2294  
Warren Haasnoot  
Architect NSW No. 9852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

rev. date  
B 27/06/2017  
C 09/11/2017

comment  
Development Application 1  
Development Application 2

drm. sgn. chk.  
WH WH WH  
CB WH WH

project no.  
site address

client  
address

**HAMILTON FIRE STATION**  
1625-DA  
Lot, 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292

GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue  
date

C  
09/11/17

drawing  
phase  
scales  
ref  
dwg no.

Materials  
Development Application

1625-DA-25

Work is required to be done to ensure that the site is suitable for the proposed development. The site is currently used as a car park and is surrounded by residential development. The site is located on Belford Street, Edgeworth NSW. The site is currently used as a car park and is surrounded by residential development. The site is located on Belford Street, Edgeworth NSW.



PERSPECTIVE  
BELFORD STREET



**CURIOUS PRACTICE**  
 PO BOX 113  
 Carrington, 2294  
 Warren Haasnoot  
 Architect NSW No. 9852  
 0412 086 882  
 warren@curiouspractice.com  
 www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.	project no.
WH	WH	WH	1625-DA
CB	CB	CB	1625-DA

**HAMILTON FIRE STATION**  
 1625-DA  
 Lot, 1, DP no. 77912, no. 9 Belford Street  
 Broadmeadow, NSW, 2292

client address  
 GTS Unit Trust  
 PO Box 4222, Edgeworth NSW 2285

issue date

C  
 09/11/17

drawing phase  
 scales ref  
 dwg no.

Photo Montage  
 Development Application

1625-DA-26

Work is prepared by the architect for the client. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The architect is not responsible for any delays or interruptions in the progress of the work. The architect is not responsible for any costs or expenses incurred by the client in connection with the work.



PERSPECTIVE  
DIXON STREET



CURIOS PRACTICE

M  
E  
W

**CURIOS PRACTICE**  
PO BOX 113  
Carrington, 2294

Warren Haasnoot  
Architect NSW No. 9852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

comment  
Development Application 1  
Development Application 2

drm.	sgn.	chk.
WH	WH	WH
CB	CB	WH

project no.  
site address

client  
address

**HAMILTON FIRE STATION**  
1625-DA  
Lot. 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292

GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue  
date

C  
09/11/17

drawing  
phase  
scales  
ref

dwg no.

**Photo Montage**  
Development Application

1625-DA-27

27

DA-rev.B

Work to be done in this part of the project is to be completed by the end of the project. The project is to be completed by the end of the project. The project is to be completed by the end of the project.



DA-rev.C

PERSPECTIVE  
BELFORD STREET



**CURIOS PRACTICE**  
PO BOX 113  
Carrington, 2294  
Warren Haasnoot  
Architect NSW No.5852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

rev. date	comment
B 27/06/2017	Development Application 1
C 09/11/2017	Development Application 2

drn. sgn. chk.	project no.
WH WH WH	site address
CB WH WH	

**HAMILTON FIRE STATION**  
**1625-DA**  
Lot, 1, DP no. 77912, no. 9 Belford Street  
Broadmeadow, NSW, 2292  
client address  
GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue date	C
	09/11/17

drawing phase scales ref	Perspective Development Application
dwg no.	1625-DA-28

DA-rev.B

Architectural rendering of the Hamilton Fire Station, showing the brick building and the modern extension. The drawing is a perspective view from the southeast.



DA-rev.C



CURIOS PRACTICE

M  
E  
W

**CURIOS PRACTICE**

PO BOX 113  
Carrington, 2294

Warren Haasnoot  
Architect NSW No.9852  
0412 086 882  
warren@curiouspractice.com  
www.curiouspractice.com

rev.	date	comment
B	27/06/2017	Development Application 1
C	09/11/2017	Development Application 2

drn.	sgn.	chk.
WH	WH	WH
CB		WH

project no.	site address

client address

**HAMILTON FIRE STATION**

1625-DA  
Lot, 1, DP no. 77912, no. 9 Bellford Street  
Broadmeadow, NSW, 2292

GTS Unit Trust  
PO Box 4222, Edgeworth NSW 2285

issue date

phase	ref
C	09/11/17

drawing scales

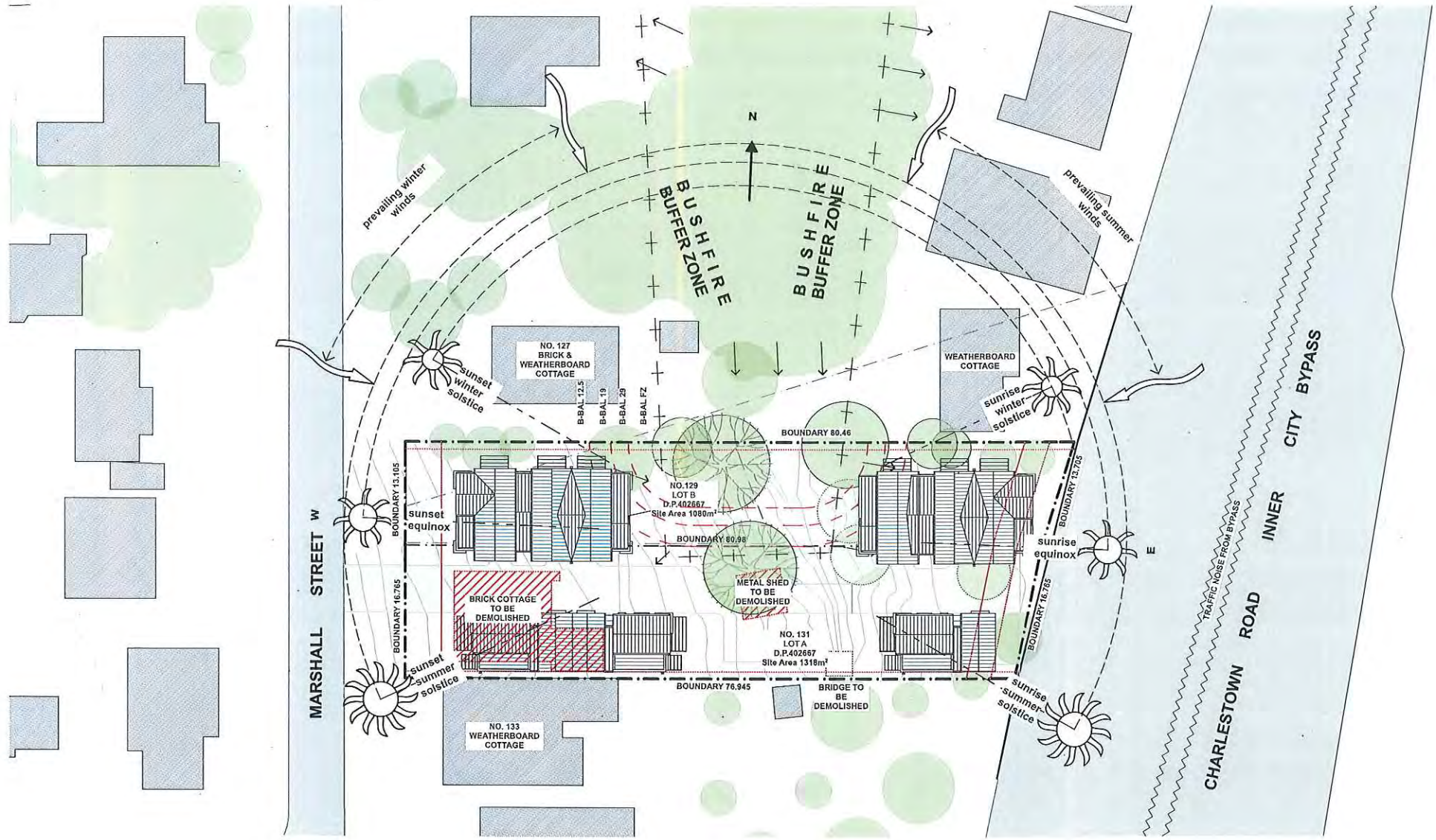
dwg no.

Perspective Development Application

1625-DA-29

29





01 Site Analysis  
SCALE 1:500 @ A3

**PUBLIC VOICE COMMITTEE MEETING**

**8 October 2019**

---

**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**REPORTS BY COUNCIL OFFICERS**

Item 2

**Attachment A - Plans**

**DA2018/00693 - 90-92 Brunner Road Broadmeadow**

**Demolition of existing dwellings and outbuildings,  
erection of four storey mixed use development and  
sixteen lot strata subdivision**

**DISTRIBUTED UNDER SEPARATE COVER**

# Mixed Use Development

## 90-92 Brunker Road

### Adamstown

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

01	Issue for Information	6/09/2017
02	Issue for Information	30/01/2018
03	Issue for Information	23/02/2018



SK00	Coversheet
SK01	Site Analysis Plan
SK02	Floor Plans
SK03	Floor Plans
SK03a	Roof Plan
SK04	Elevations
SK05	Sections
SK06	Concept Perspectives
SK07	Envelopes
SK08	Neighbours Shadow Diagrams
SK08a	Neighbours Shadow Diagrams
SK08b	Neighbours Shadow Diagrams
SK09	Shadow Diagrams
SK10	Shadow Diagrams

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunker Road, Adamstown

Drawing Title  
Coversheet

Job Number	Drawing Number	Issue
186	SK00	03

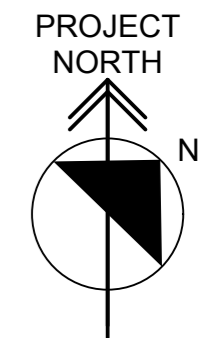
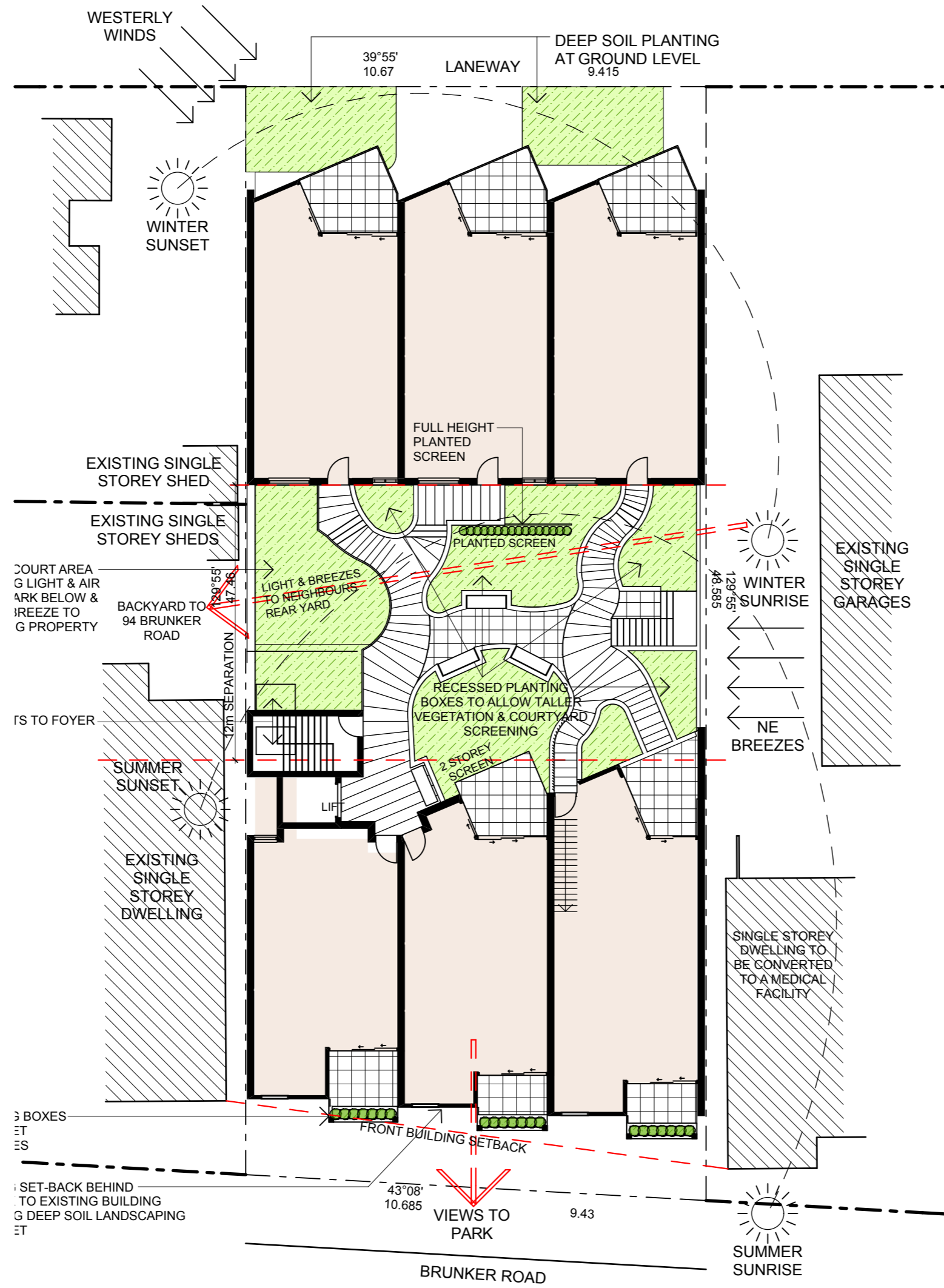
PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



DOCUMENTATION  
**Manns + Troup**

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

01	Issue for Information	30/01/2018
02	Issue for Information	23/02/2018
03	Issue for Information	3/04/2018



Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Bruncker Road, Adamstown

Drawing Title  
Site Analysis Plan

Job Number	Drawing Number	Issue
186	SK01	03

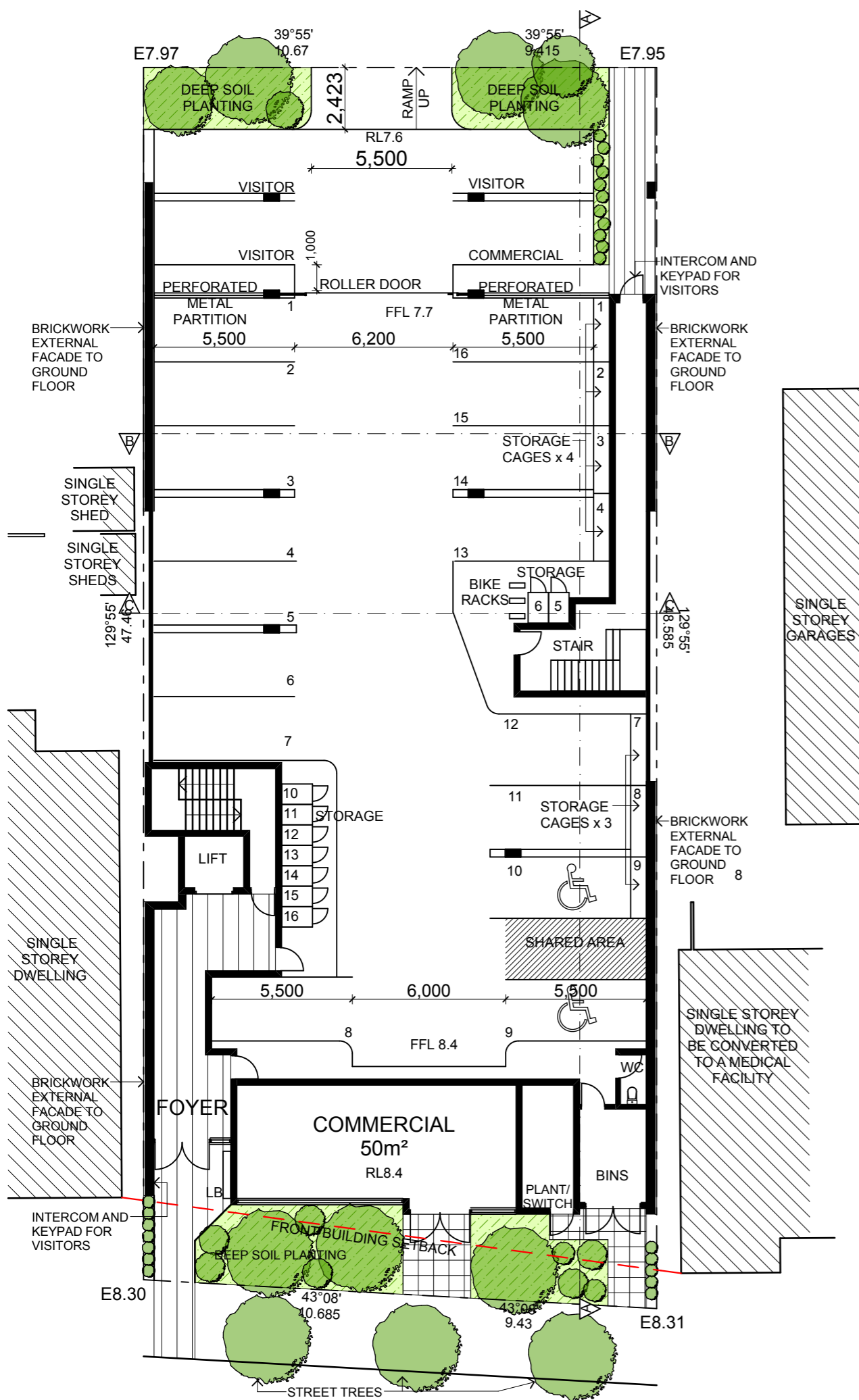
PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



DOCUMENTATION



Site Analysis Plan  
SCALE 1:200 @ A3

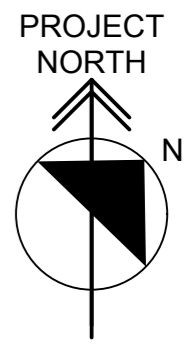


The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

05	Issue for Information	23/02/2018
06	Issue for Information	3/04/2018
07	Issue for Information	23/05/2019
08	Issue for Approval	20/06/2019

**AREAS (NET INTERNAL)**

UNIT 1	67 m <sup>2</sup>
UNIT 2	72 m <sup>2</sup>
UNIT 3	75 m <sup>2</sup>
UNIT 4	70 m <sup>2</sup>
UNIT 5	70 m <sup>2</sup>
UNIT 6	70 m <sup>2</sup>



Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunker Road, Adamstown

Drawing Title  
**Floor Plans**

Job Number	Drawing Number	Issue
186	SK02	08
PROJECT ARCHITECT MATT SAINSBURY B.Sc.Arch, B.Arch REGISTRATION NUMBER 4235		



The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

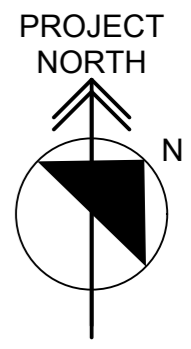
05	Issue for Information	23/02/2018
06	Issue for Information	3/04/2018
07	Issue for Information	23/05/2019
08	Issue for Approval	20/06/2019

**AREAS (NET INTERNAL)**

UNIT 7	67 m <sup>2</sup>
UNIT 8	72 m <sup>2</sup>
UNIT 9	75 m <sup>2</sup>
UNIT 10	70 m <sup>2</sup>
UNIT 11	70 m <sup>2</sup>
UNIT 12	71 m <sup>2</sup>

**AREAS (NET INTERNAL)**

UNIT 13	50 m <sup>2</sup>
UNIT 14	71 m <sup>2</sup>
UNIT 15	79 m <sup>2</sup>
UNIT 16	50 m <sup>2</sup>



Client  
Laurangel Pty Ltd

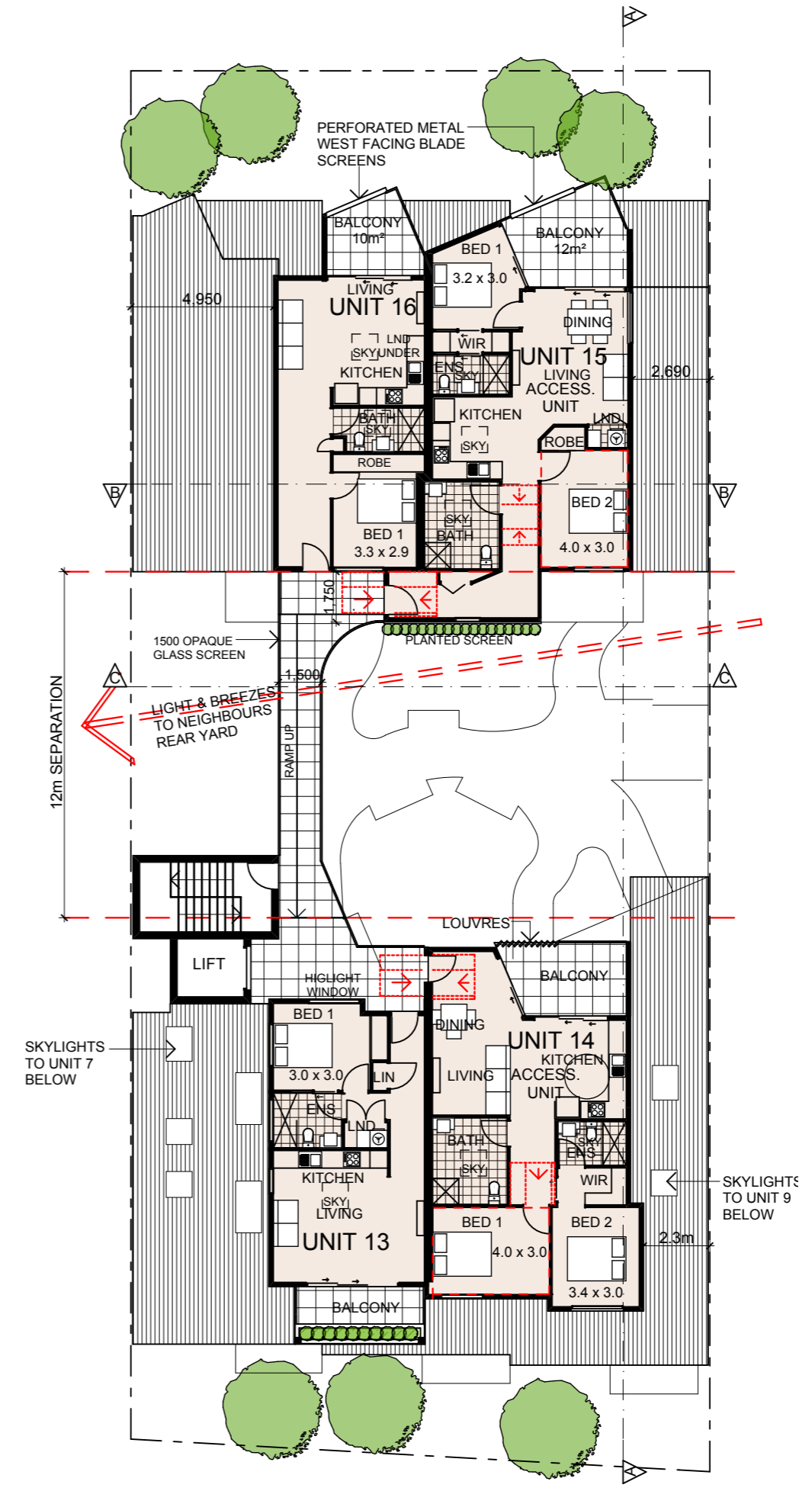
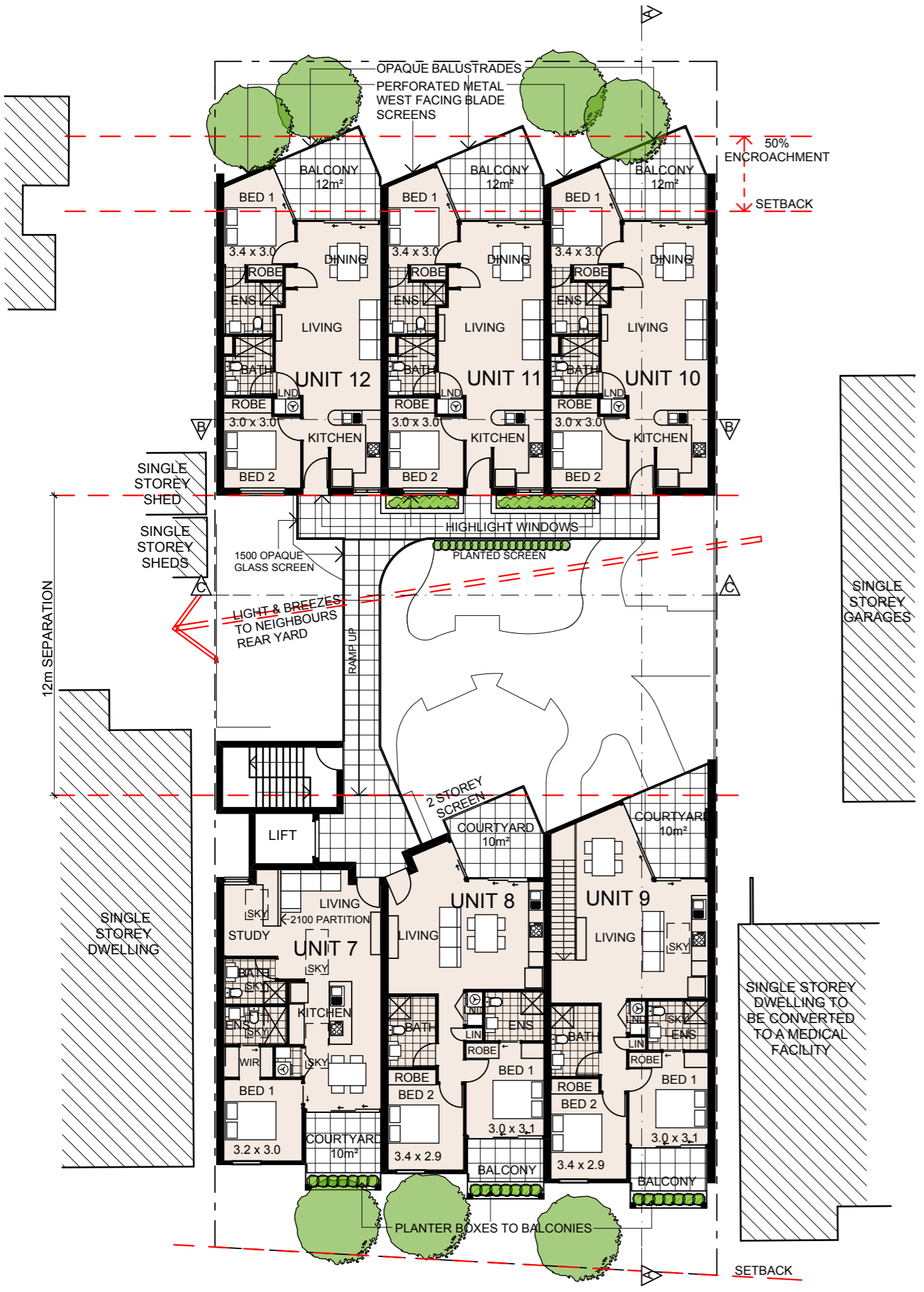
Project  
Mixed Use Development  
90-92 Brunker Road, Adamstown

Drawing Title  
**Floor Plans**

Job Number	Drawing Number	Issue
<b>186</b>	<b>SK03</b>	<b>08</b>
<b>PROJECT ARCHITECT</b>		
<b>MATT SAINSBURY</b>		
B.Sc.Arch, B.Arch		
REGISTRATION NUMBER 4235		



DOCUMENTATION

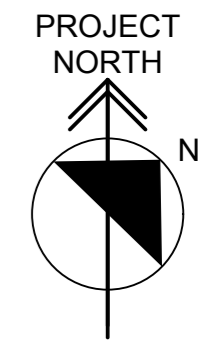
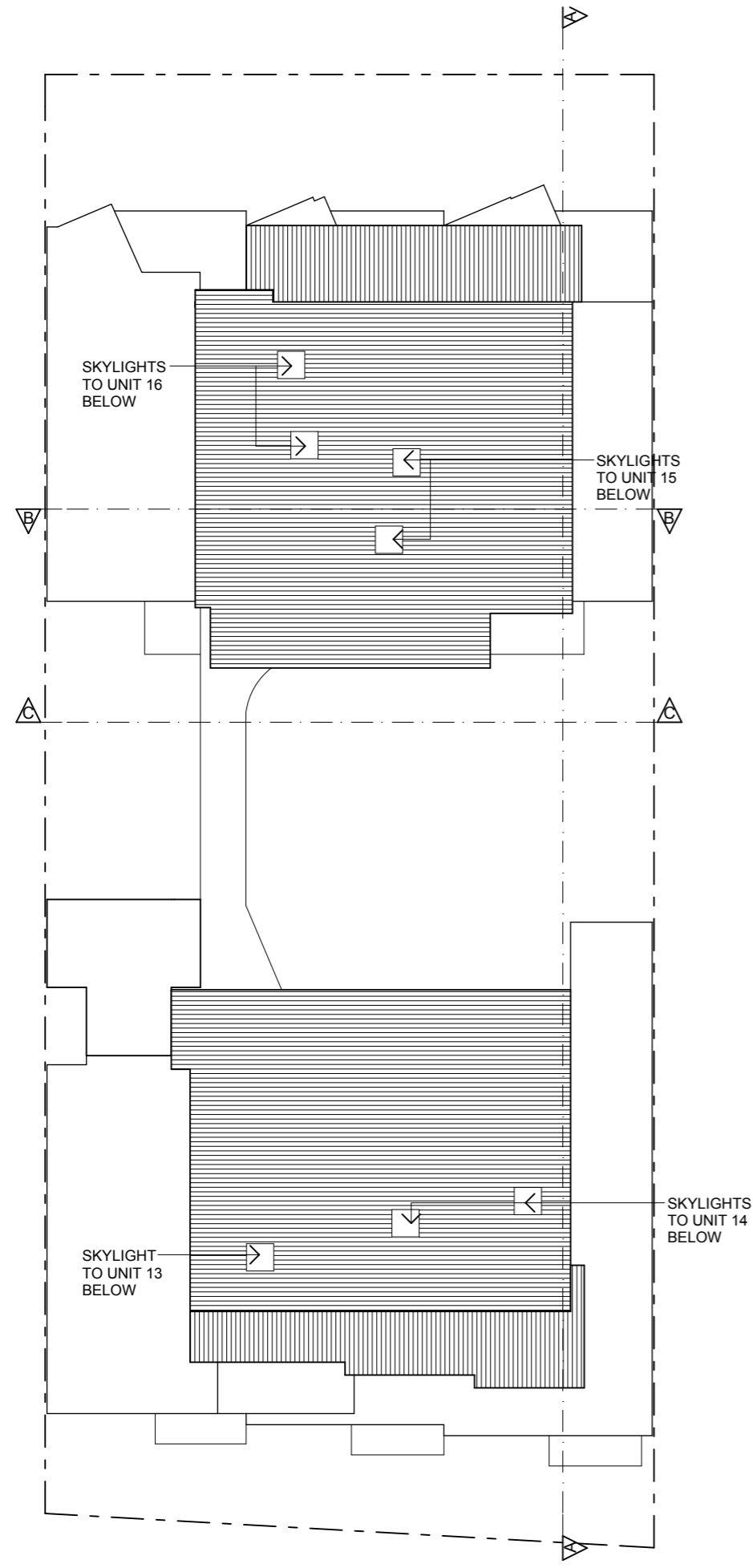


Second Floor  
SCALE 1:200 @ A3

Third Floor  
SCALE 1:200 @ A3

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

01 Issue for Approval 20/06/2019



Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

Drawing Title  
Roof Plan

Job Number	Drawing Number	Issue
186	SK03a	01

PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



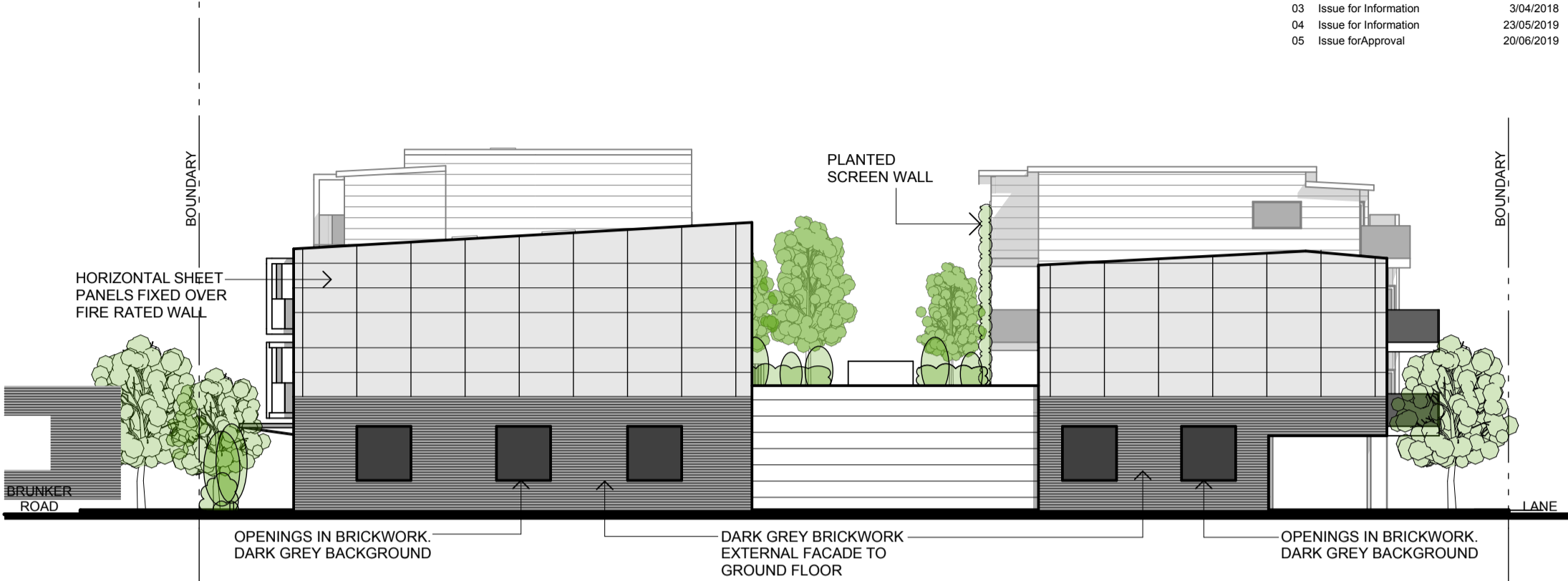
DOCUMENTATION

**Manns + Troup**

Roof Plan  
SCALE 1:200 @ A3

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

02	Issue for Information	23/02/2018
03	Issue for Information	3/04/2018
04	Issue for Information	23/05/2019
05	Issue for Approval	20/06/2019



**East Elevation**  
SCALE 1:200 @ A3

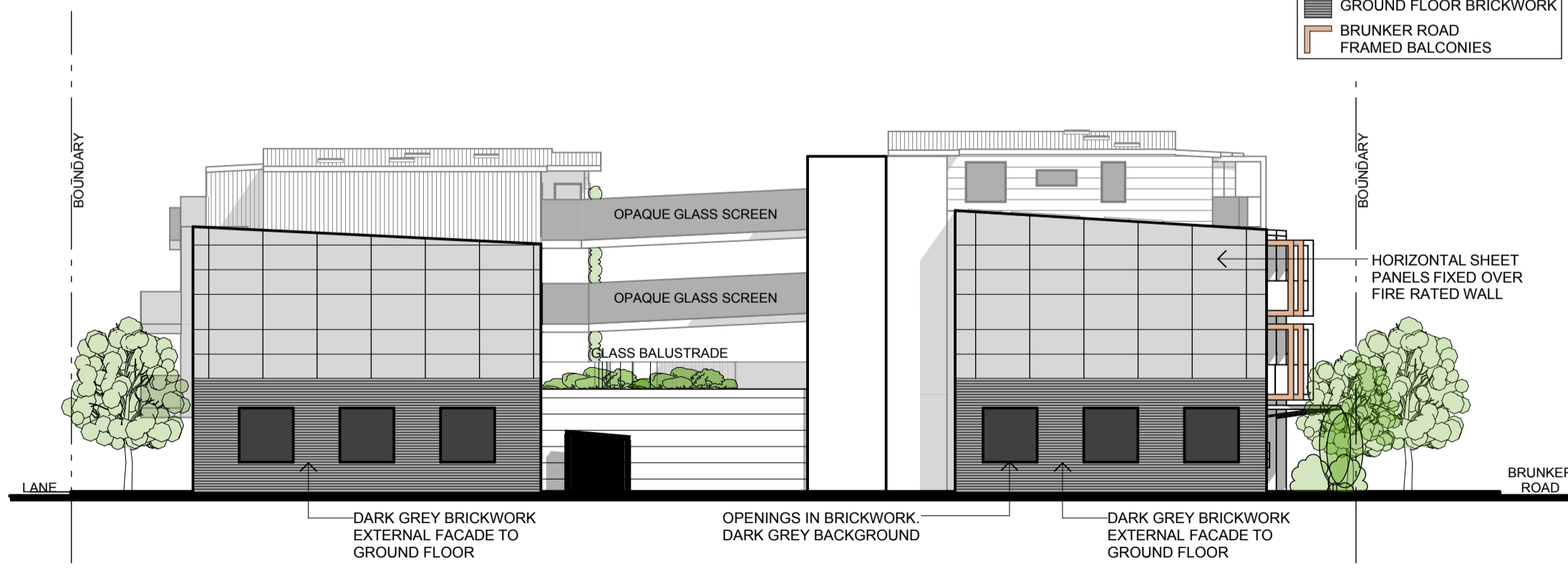


**South Elevation - Brunker Road**  
SCALE 1:200 @ A3



**North Elevation**  
SCALE 1:200 @ A3

[Pattern]	THIRD FLOOR CLADDING
[Pattern]	1ST & 2ND FLOOR CLADDING
[Pattern]	GROUND FLOOR BRICKWORK
[Pattern]	BRUNKER ROAD FRAMED BALCONIES



**West Elevation**  
SCALE 1:200 @ A3

Drawing Title  
**Elevations**

Client  
Laurangel Pty Ltd

Job Number Drawing Number Issue  
**186 SK04 05**

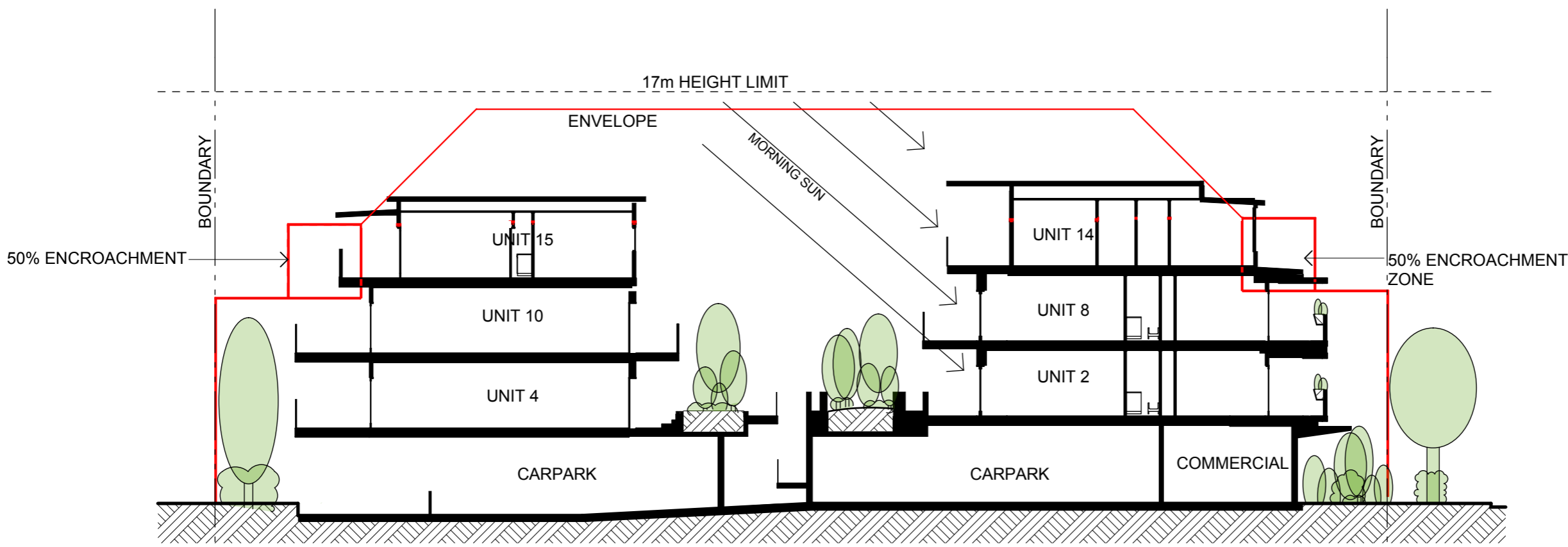
Project  
Mixed Use Development  
90-92 Brunker Road, Adamstown



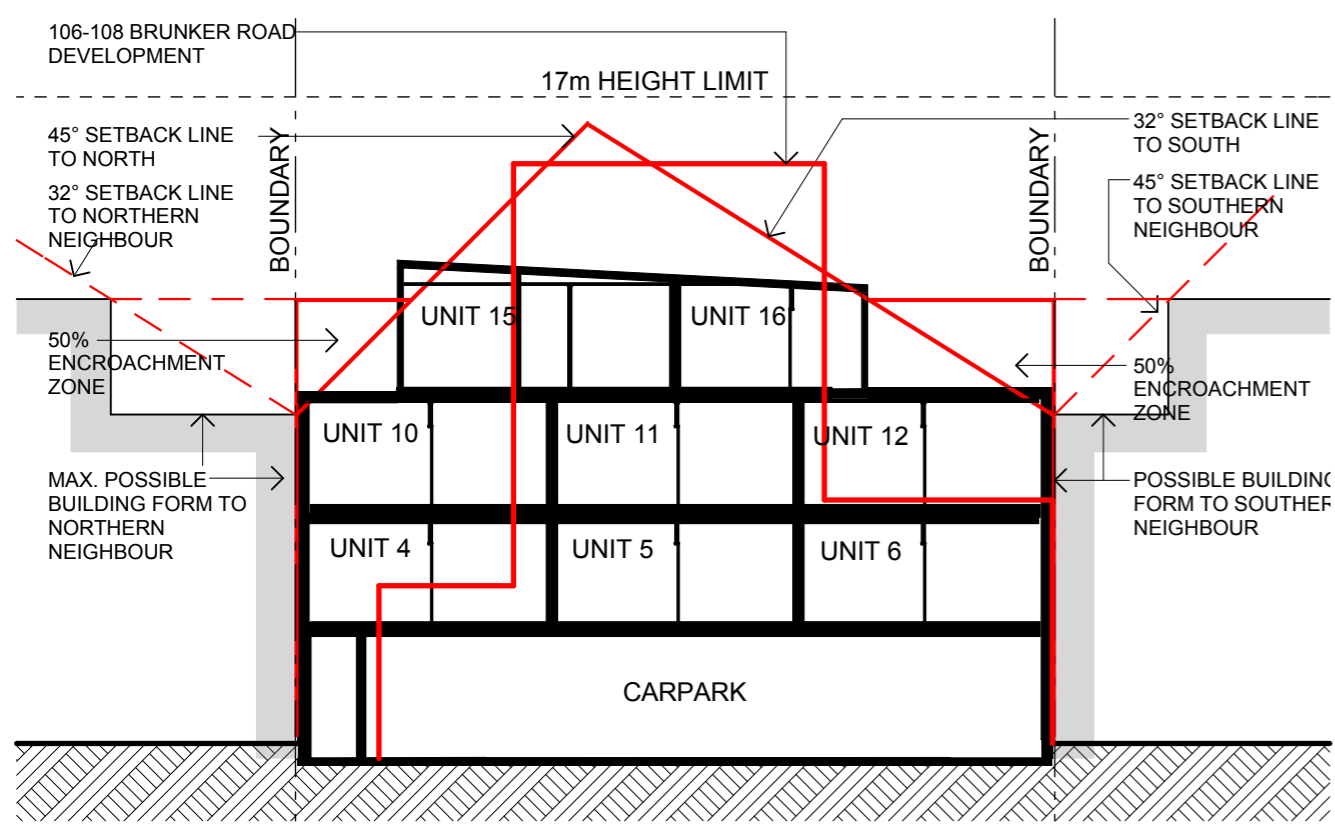


The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

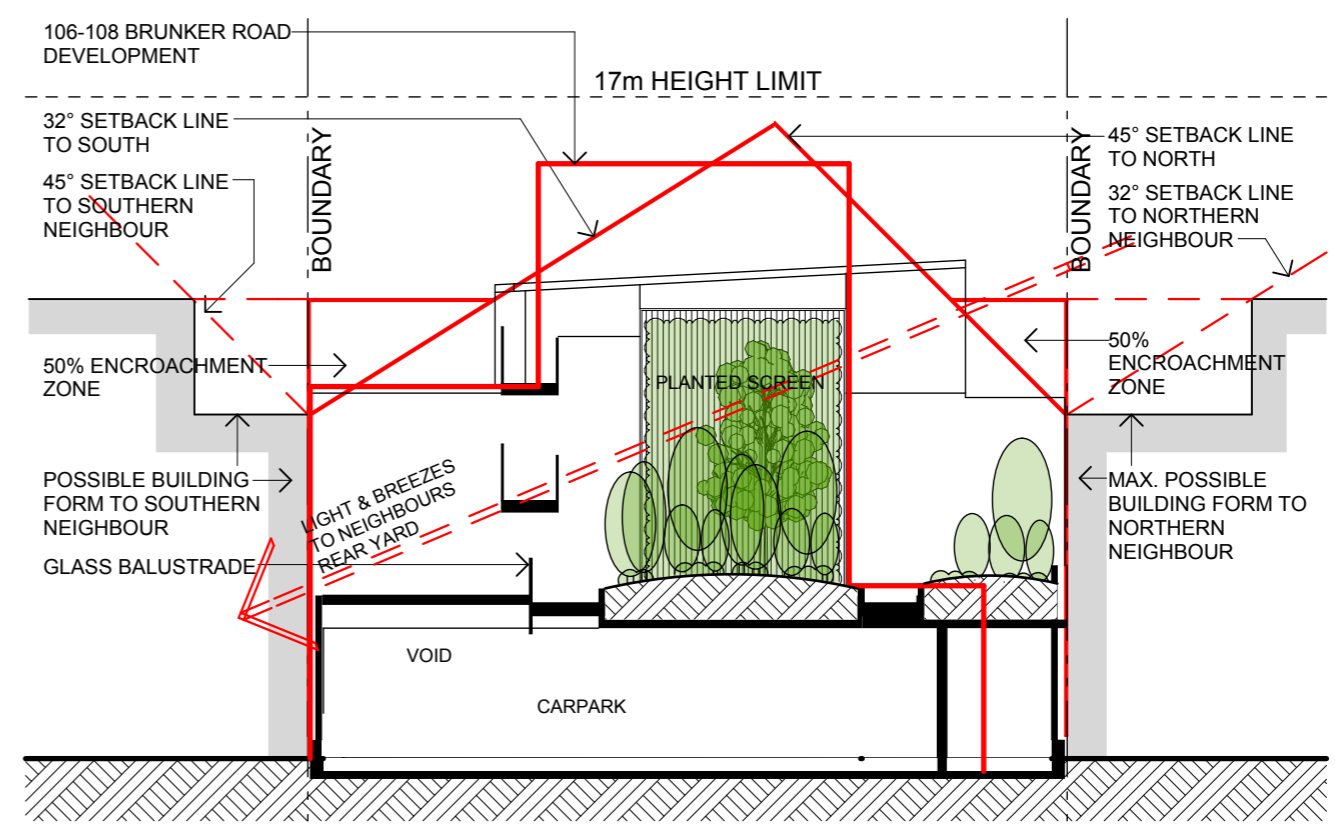
01	Issue for Information	30/01/2018
02	Issue for Information	23/02/2018
03	Issue for Information	3/04/2018
04	Issue for Information	14/12/2018



**A** Section AA  
SCALE 1:200 @ A3



**B** Section BB  
SCALE 1:200 @ A3



**C** Section CC  
SCALE 1:200 @ A3

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

Drawing Title  
**Sections**

Job Number	Drawing Number	Issue
<b>186</b>	<b>SK05</b>	<b>04</b>

PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

03	Issue for Information	6/09/2017
04	Issue for Information	30/01/2018
05	Issue for Information	23/02/2018
06	Issue for Information	3/04/2018



Streetfront Perspective  
SCALE 1:207.16 @ A3



North East Perspective  
SCALE 1:238.87 @ A3

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

Drawing Title  
Concept Perspectives

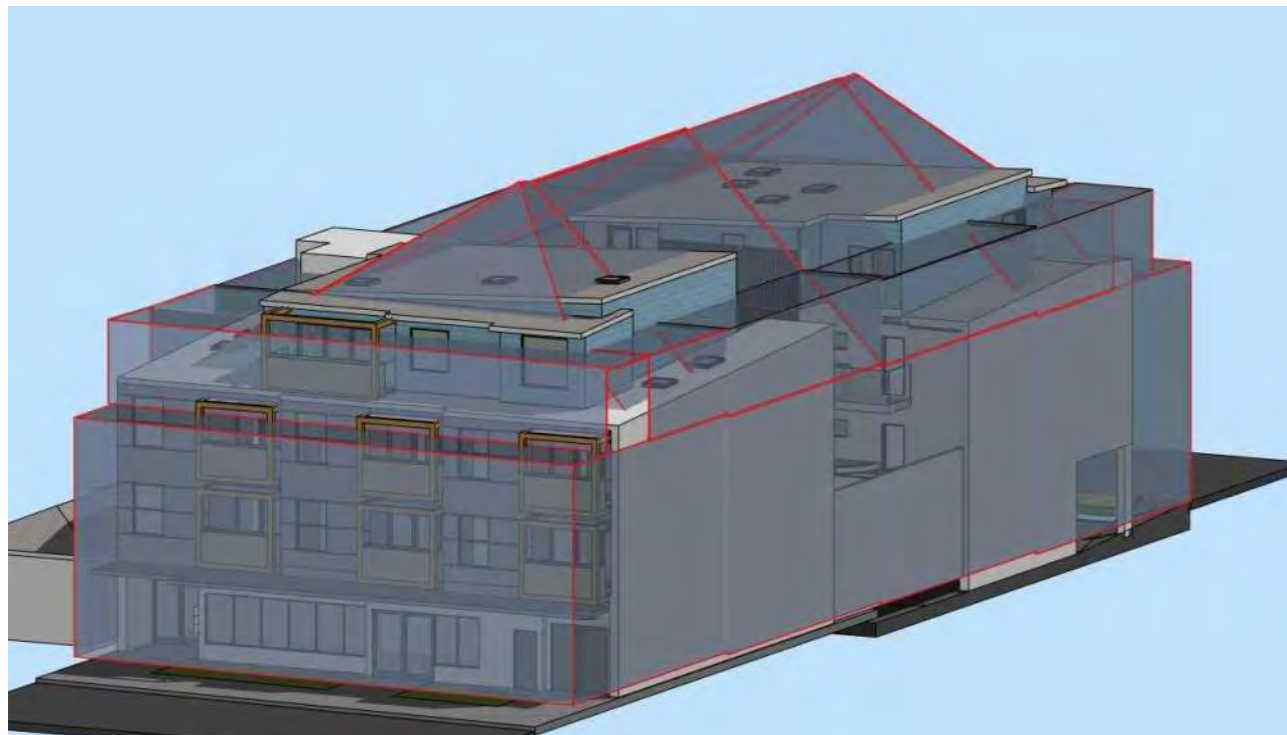
Job Number	Drawing Number	Issue
186	SK06	06

PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235

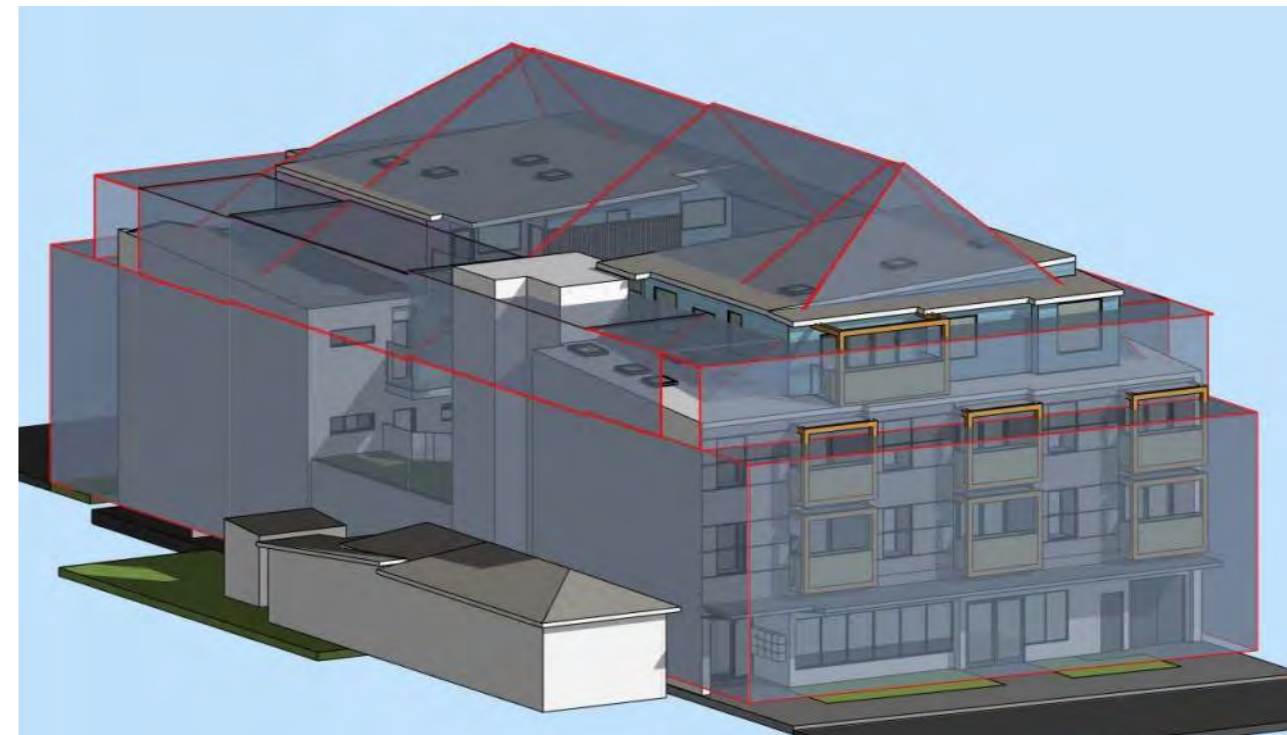


The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

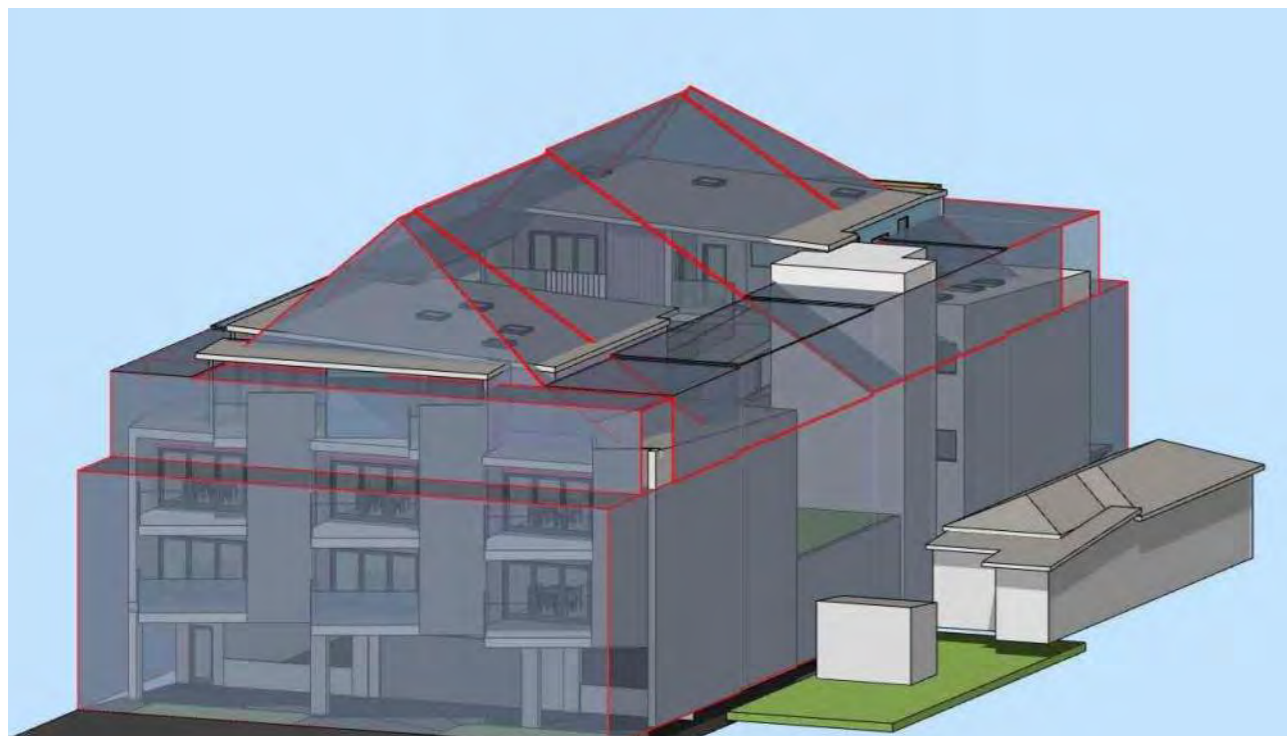
01	Issue for Information	3/08/2017
02	Issue for Information	30/01/2018
03	Issue for Information	23/02/2018
04	Issue for Information	3/04/2018



West Corner Envelope  
SCALE 1:258.26 @ A3



South Corner Envelope  
SCALE 1:258.26 @ A3



East Corner Envelope  
SCALE 1:258.26 @ A3



North Corner Envelope  
SCALE 1:279.20 @ A3

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

Drawing Title  
Envelopes

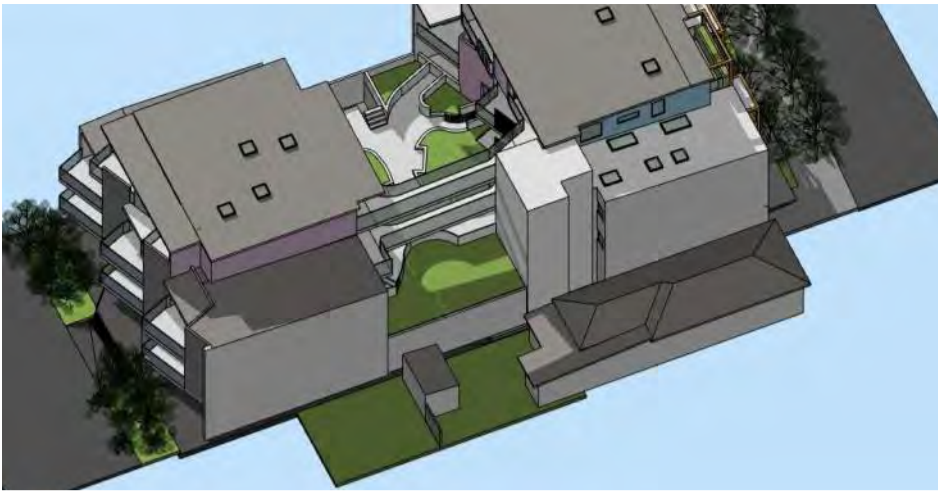
Job Number	Drawing Number	Issue
186	SK07	04

PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235

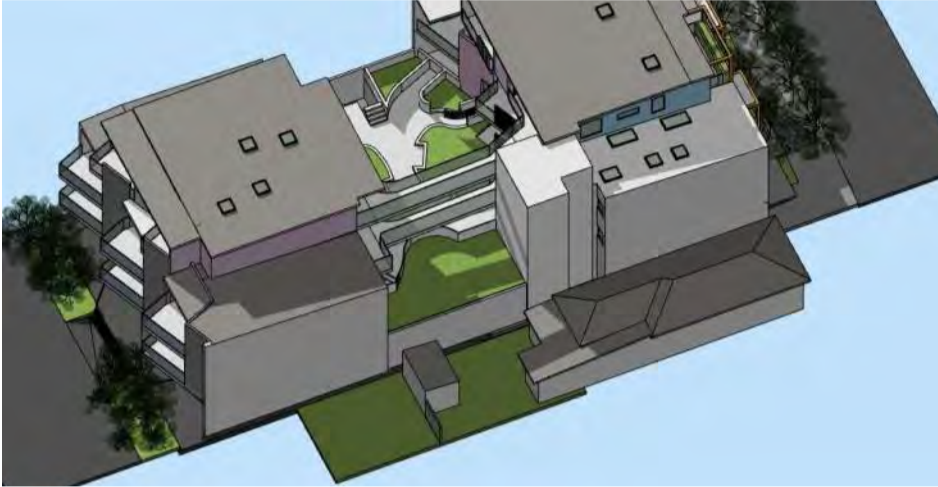


The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

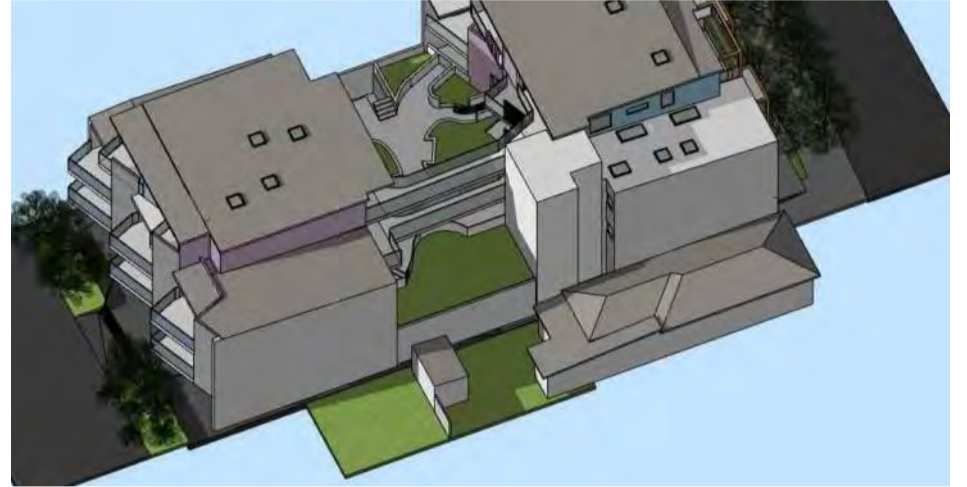
01	Issue for Information	30/01/2018
02	Issue for Information	23/02/2018
03	Issue for Information	14/12/2018
04	Issue for Approval	20/06/2019



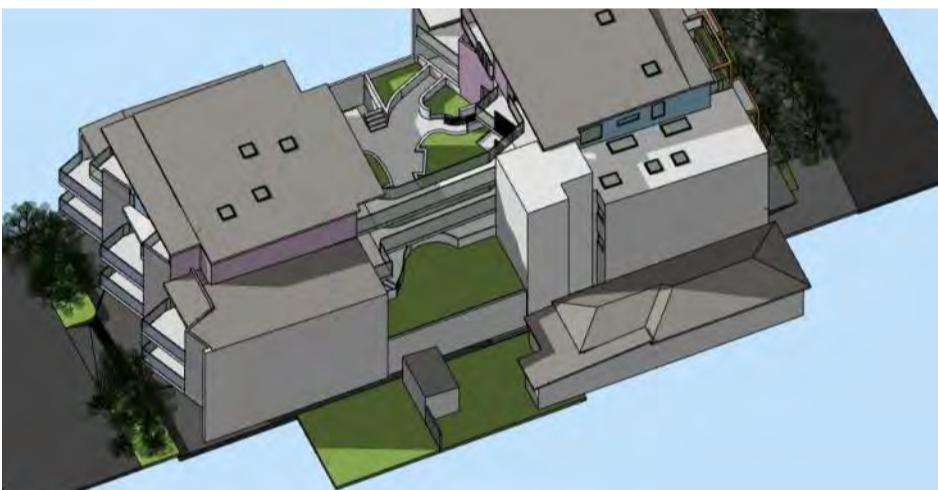
June 22nd 10am



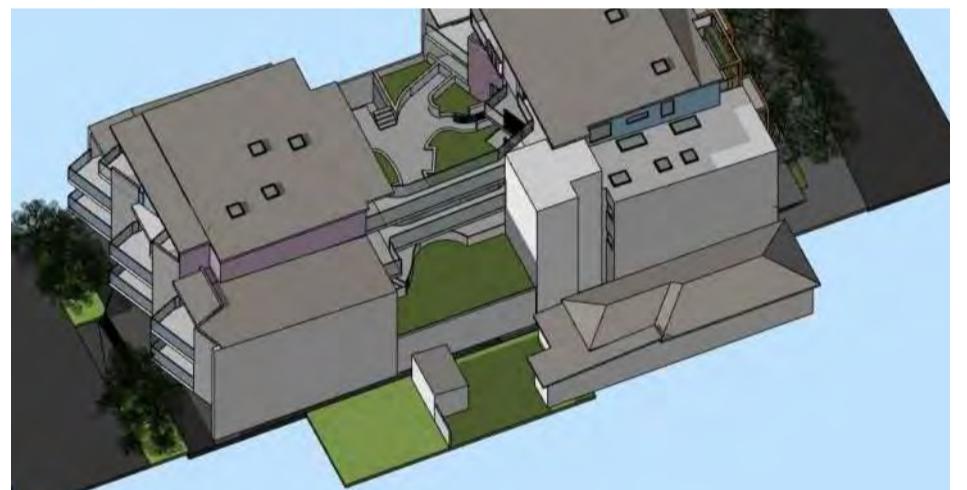
June 22nd 10:30am



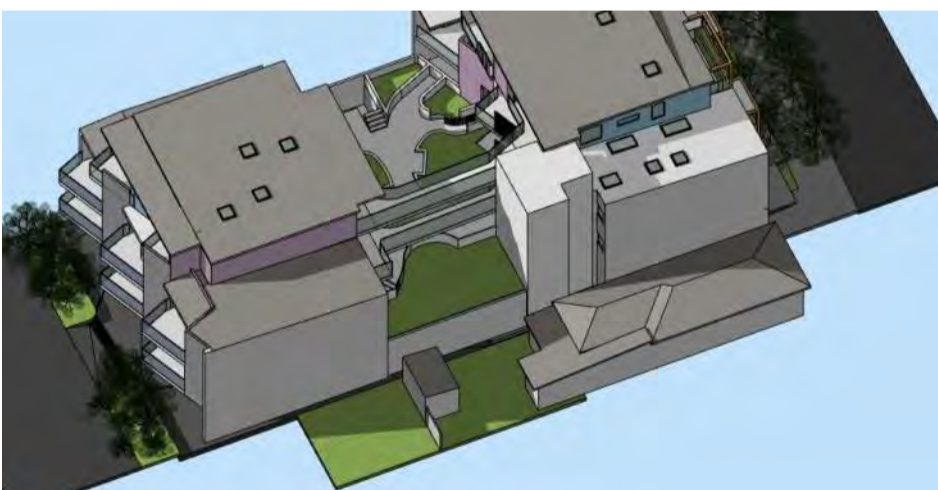
June 22nd 3pm



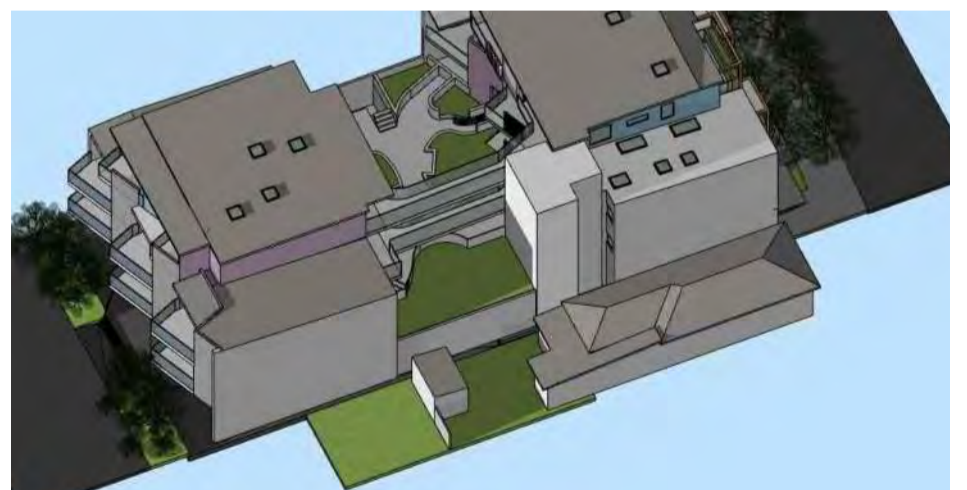
June 22nd 1:30pm



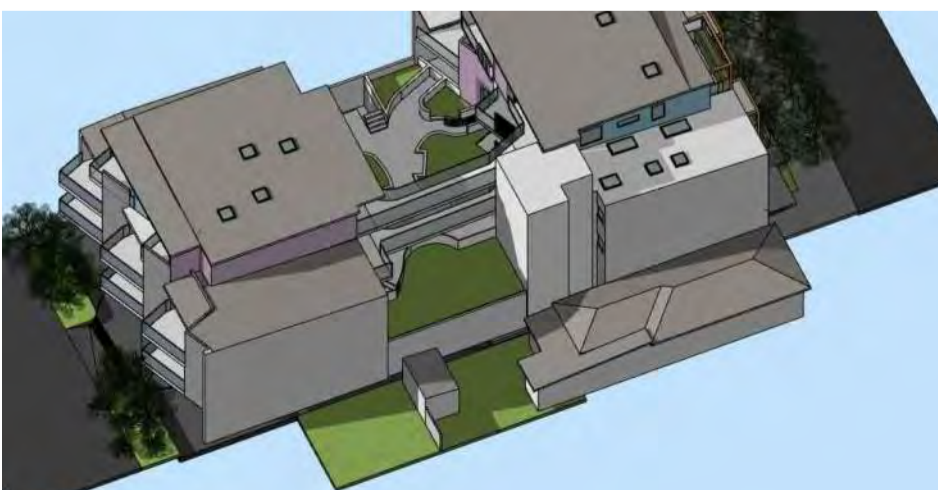
June 22nd 3:30pm



June 22nd 2pm



June 22nd 4pm



June 22nd 2:30pm

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

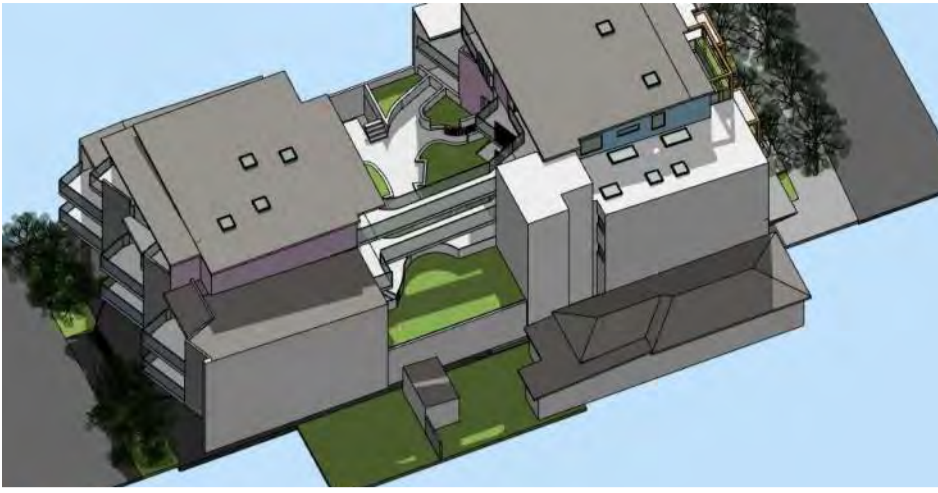
Drawing Title  
Neighbours Shadow Diagrams

Job Number	Drawing Number	Issue
186	SK08	04

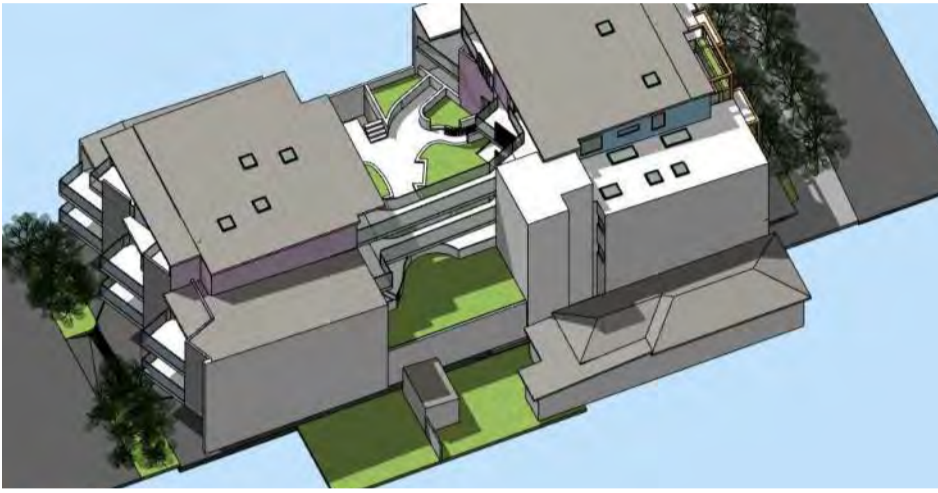


The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

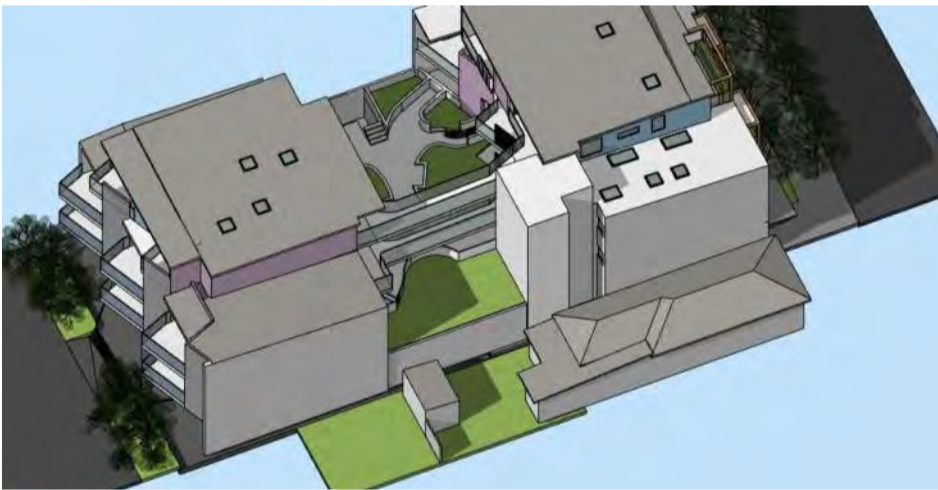
01	Issue for Information	14/12/2018
02	Issue for Approval	20/06/2019



March 9am



March 12pm



March 3pm

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

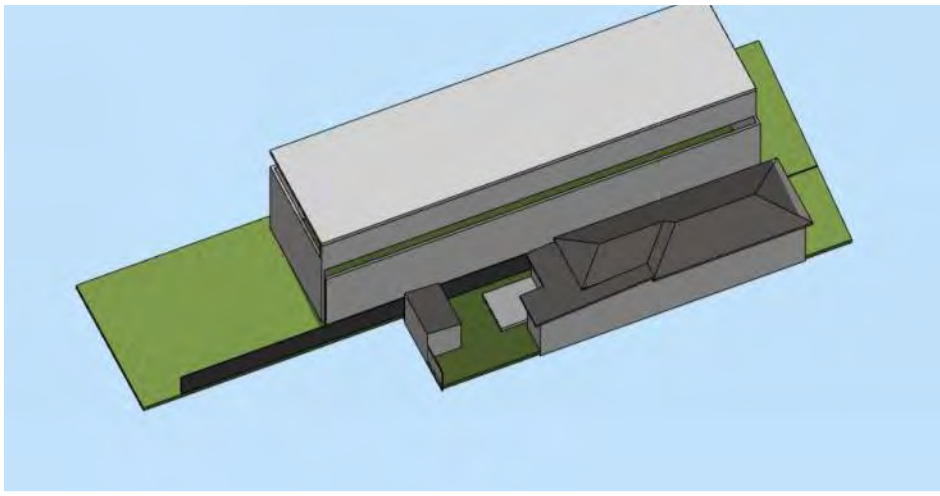
Drawing Title  
Neighbours Shadow Diagrams

Job Number	Drawing Number	Issue
186	SK08a	02



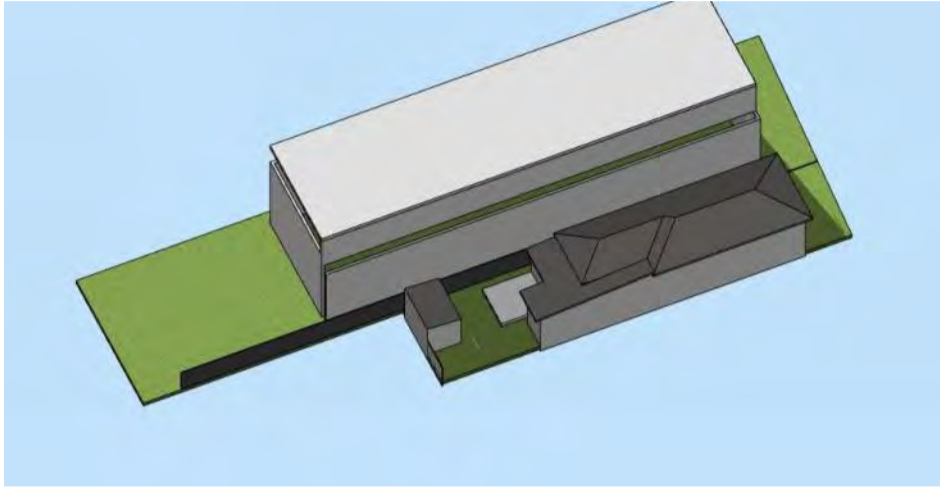
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

01	Issue for Information	14/12/2018
02	Issue for Information	13/03/2019
03	Issue for Information	19/06/2019

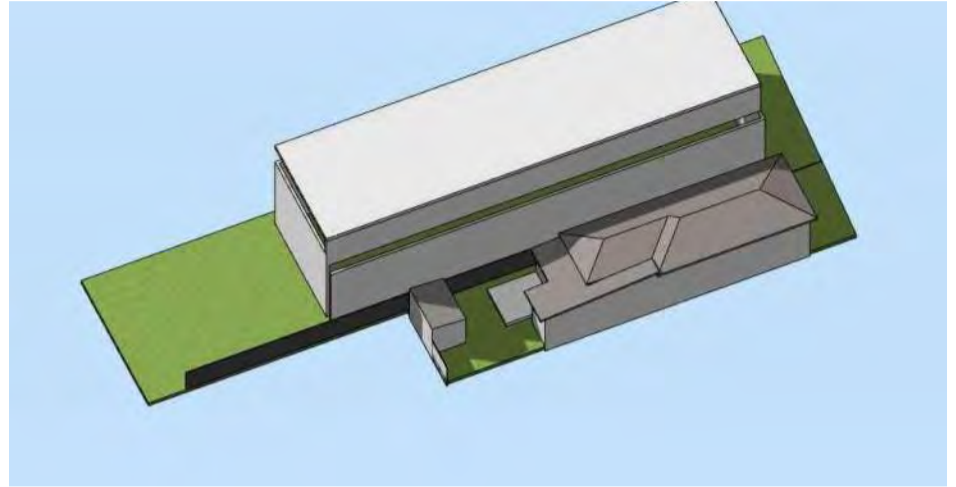


June 22nd 9am

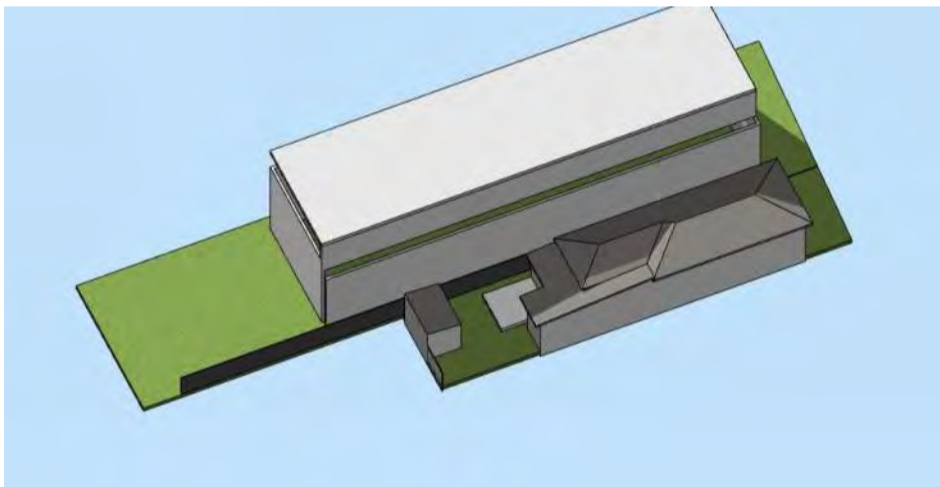
- 2 STOREY RESIDENCE SHOWN ON THE SITE WITH A FLAT ROOF & PARAPET WALLS.  
 - SIDE SETBACK 0.9m UP TO 5.5m HIGH, WITHIN 1:4 ENVELOPE UP TO 8.5m HEIGHT LIMIT



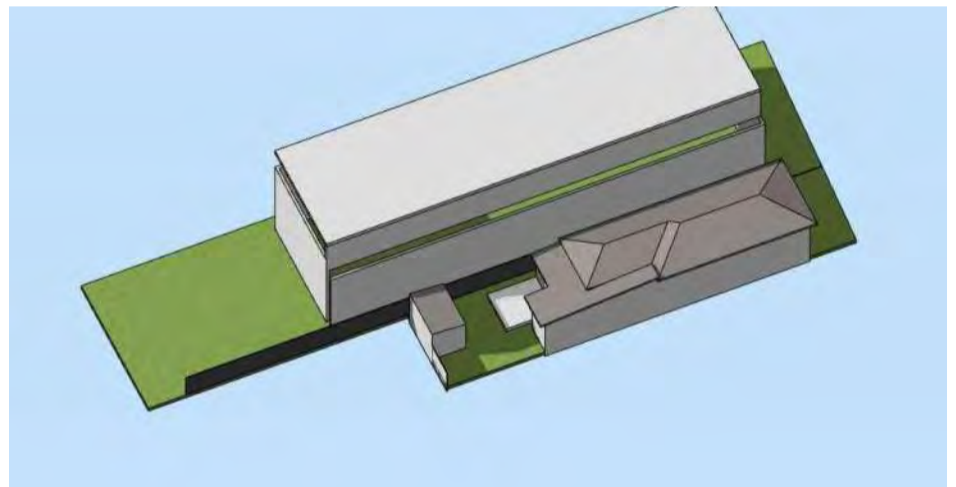
June 22nd 10am



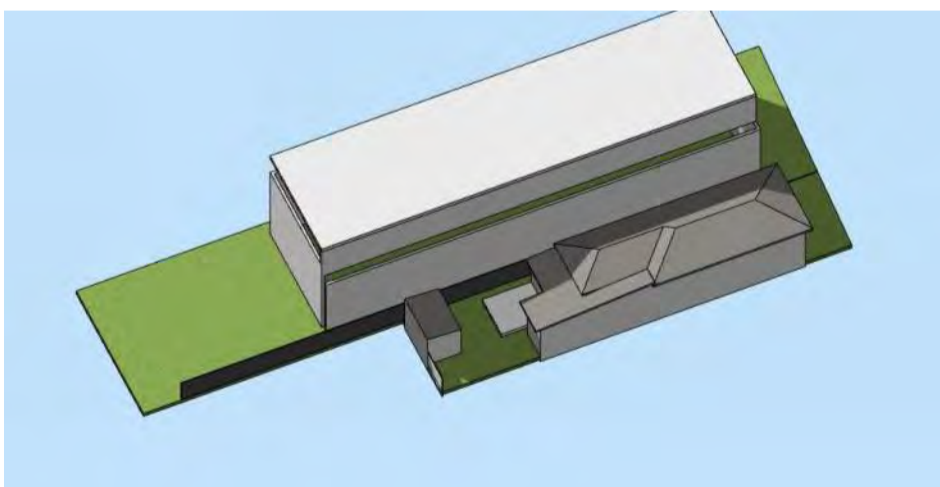
June 22nd 1pm



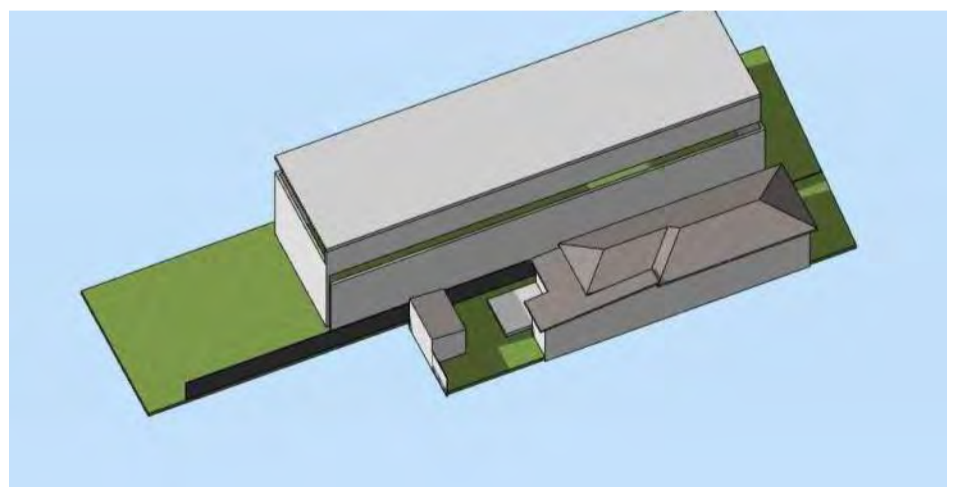
June 22nd 11am



June 22nd 2pm



June 22nd 12pm



June 22nd 3pm

Client  
 Laurangel Pty Ltd

Project  
 Mixed Use Development  
 90-92 Brunner Road, Adamstown

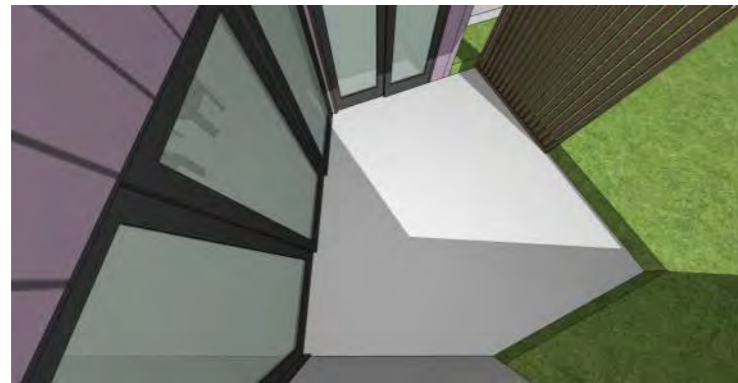
Drawing Title  
 Neighbours Shadow Diagrams

Job Number	Drawing Number	Issue
186	SK08b	03

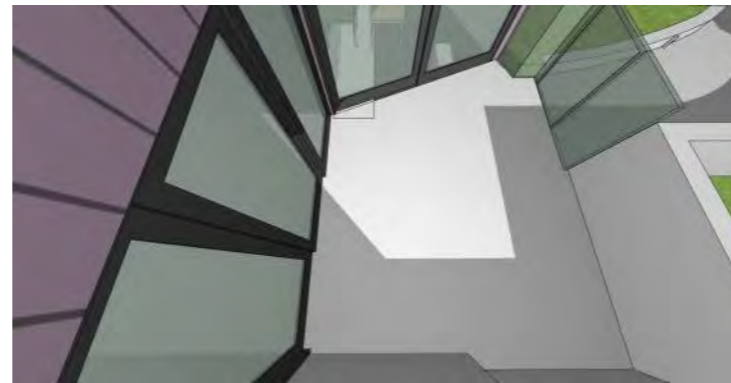


The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

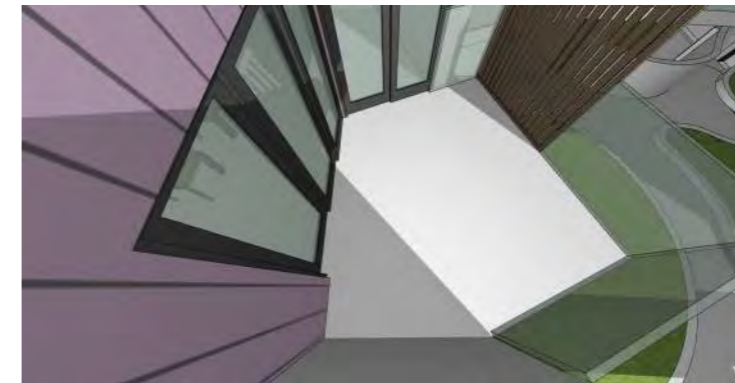
01	Issue for Information	15/08/2017
02	Issue for Information	6/09/2017
03	Issue for Information	30/01/2018
04	Issue for Information	23/02/2018



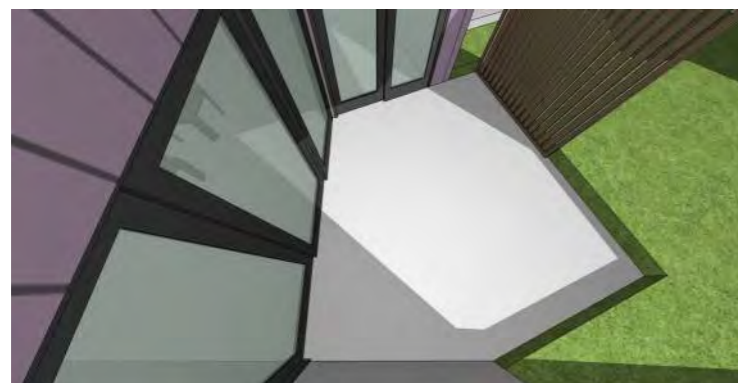
Unit 2 - 11:30am



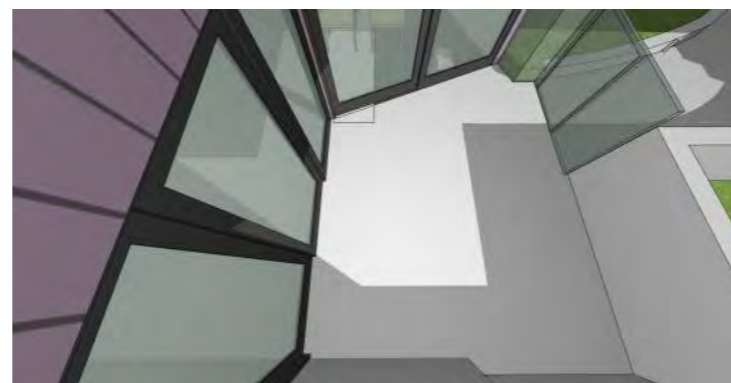
Unit 3 - 12pm



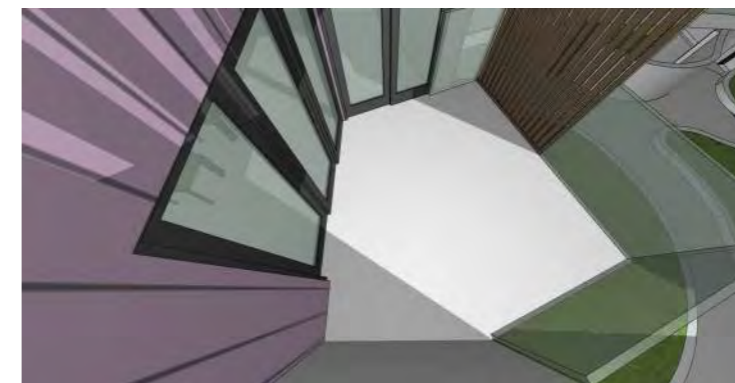
Unit 8 - 12pm



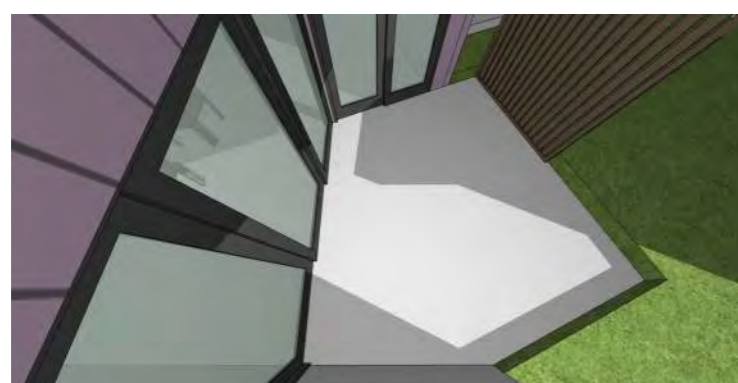
Unit 2 - 12:30pm



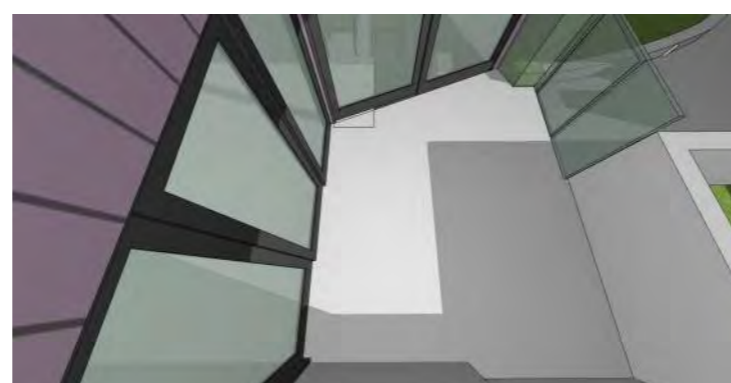
Unit 3 - 1pm



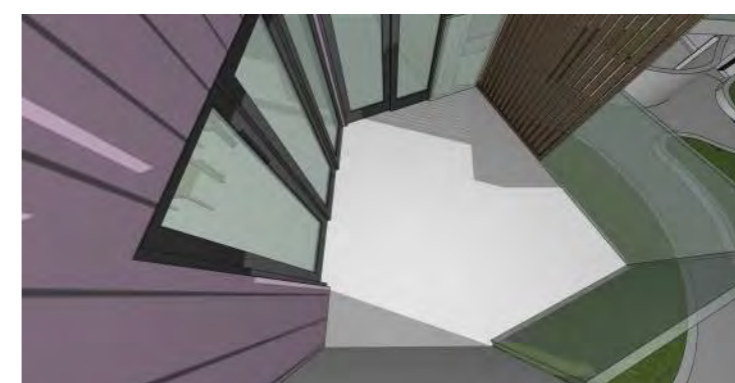
Unit 8 - 1pm



Unit 2 - 1:30pm



Unit 3 - 2pm



Unit 8 - 2pm

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

Drawing Title  
Shadow Diagrams

Job Number	Drawing Number	Issue
186	SK09	04

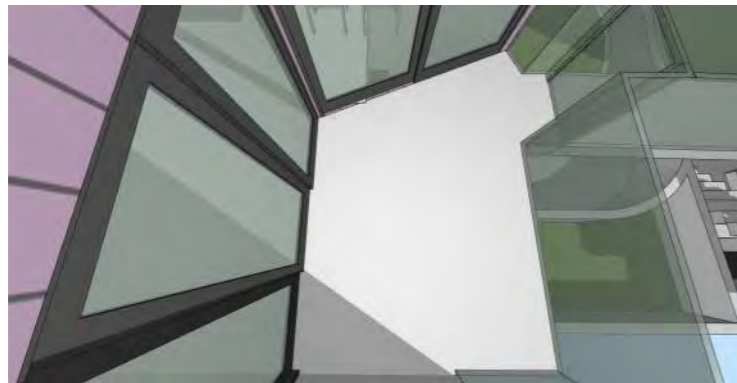
PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



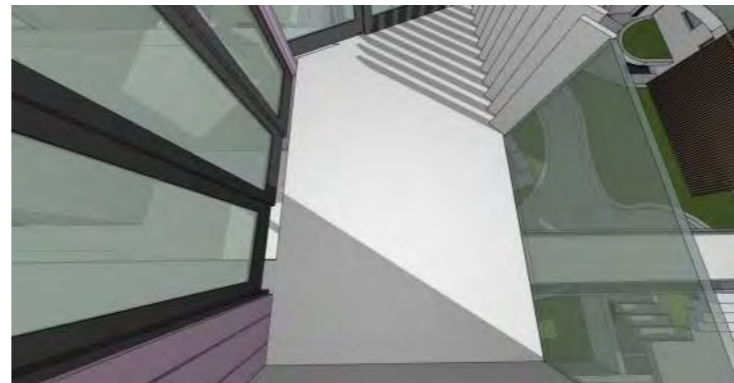
DOCUMENTATION  
**Manns + Troup**

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

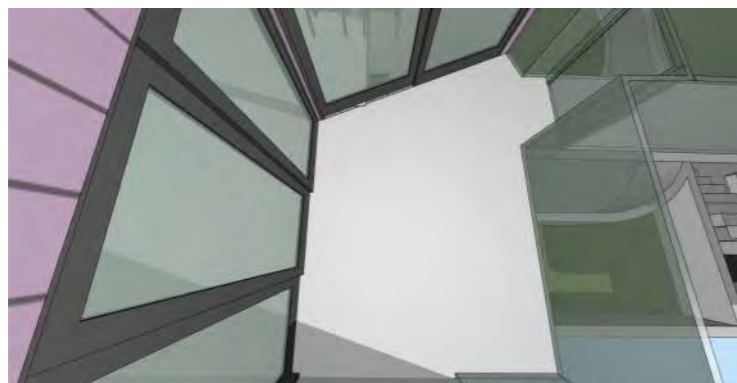
01	Issue for Information	15/08/2017
02	Issue for Information	6/09/2017
03	Issue for Information	30/01/2018
04	Issue for Information	23/02/2018



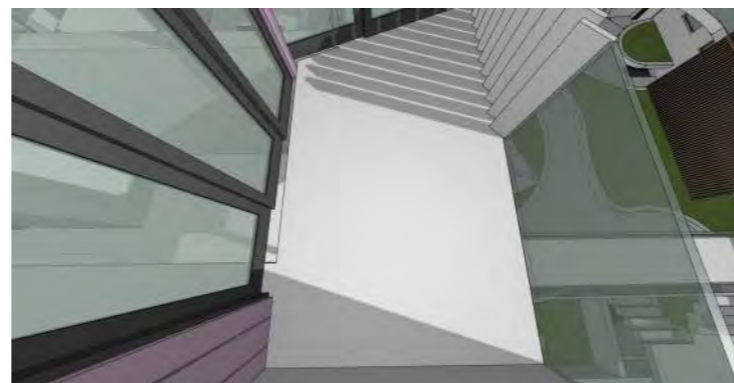
Unit 9 - 1pm



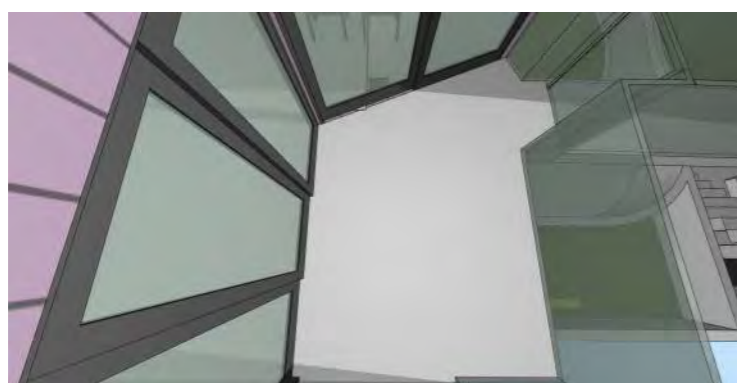
Unit 14 - 1pm



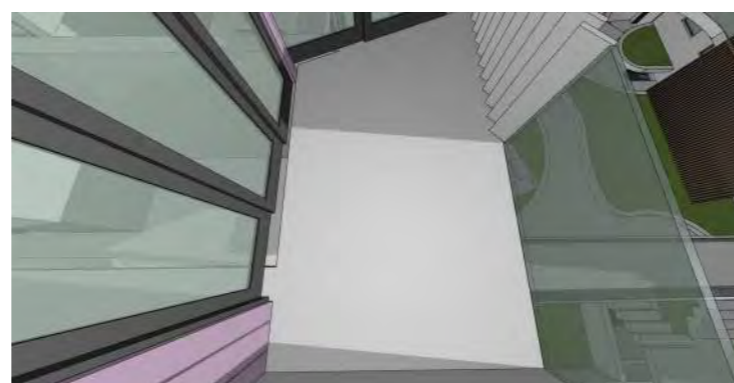
Unit 9 - 2pm



Unit 14 - 2pm



Unit 9 - 3pm



Unit 14 - 3pm

Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunner Road, Adamstown

Drawing Title  
Shadow Diagrams

Job Number	Drawing Number	Issue
186	SK10	04

PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



DOCUMENTATION  
**Manns + Troup**



The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. Manns & Troup cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

01 Issue for Approval 20/06/2019

NORTH FACING BALCONIES

LANE SETBACK TO COMPLIMENT 90-92

- POTENTIAL ACCOMMODATION:
- GROUND FLOOR COMMERCIAL & CARPARKING
  - PODIUM + 2ND FLOOR 16 UNITS
  - 3RD & 4TH FLOOR 12 UNITS

MELVILLE ROAD

GROUND FLOOR ENTRY & LOBBY

CIRCULATION CORRIDOR

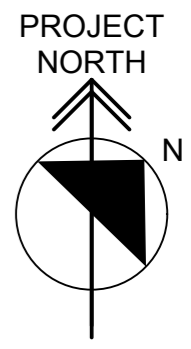
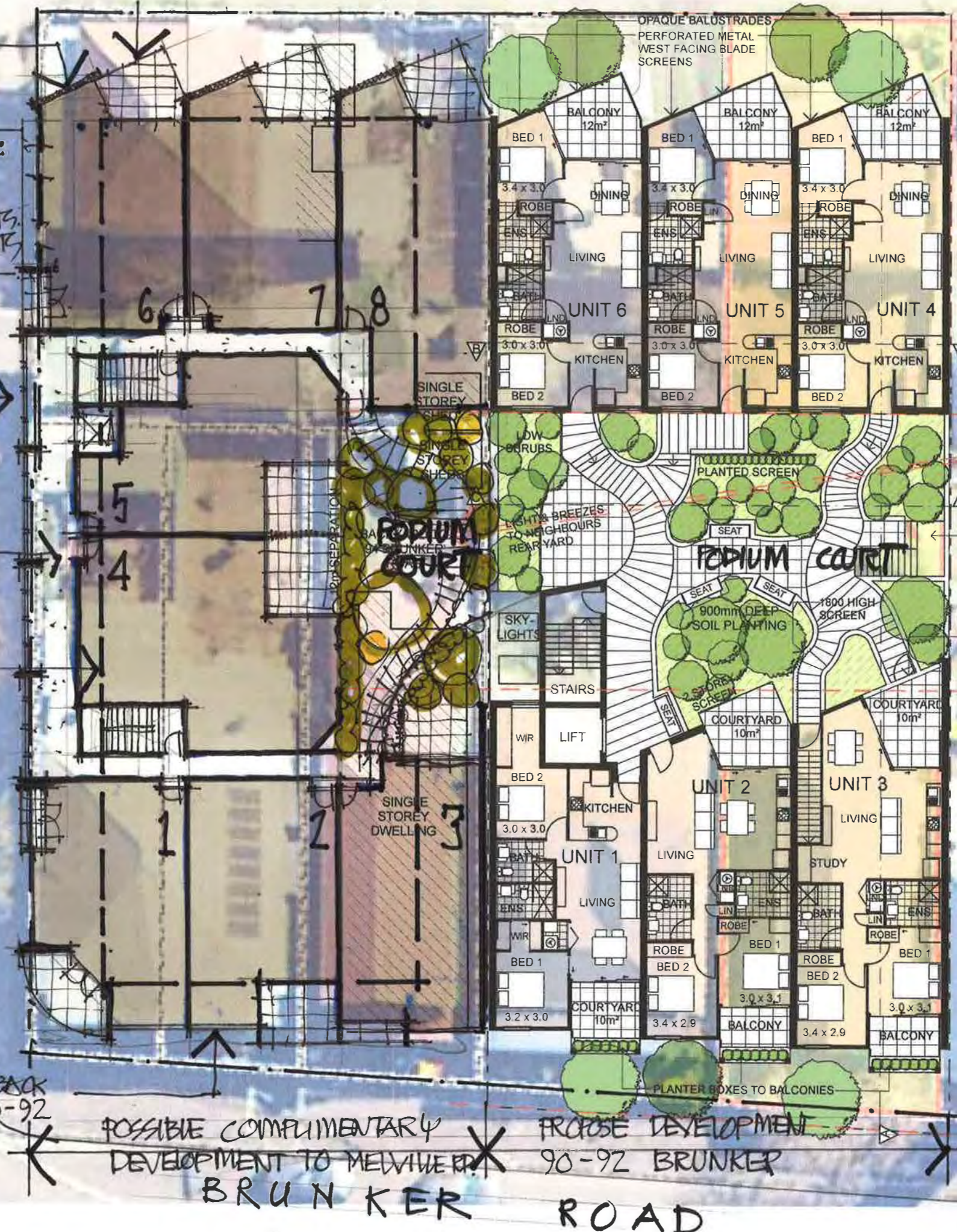
UPPER LEVEL SETBACK

FOOTPATH

BRUNKER ROAD SETBACK TO COMPLIMENT 90-92

POSSIBLE COMPLEMENTARY DEVELOPMENT TO MELVILLE RD. BRUNKER ROAD

PROPOSE DEVELOPMENT 90-92 BRUNKER



Client  
Laurangel Pty Ltd

Project  
Mixed Use Development  
90-92 Brunker Road, Adamstown  
Drawing Title  
Possible Future Development

Job Number	Drawing Number	Issue
186	SK11	01

PROJECT ARCHITECT  
MATT SAINSBURY  
BSc.Arch, B.Arch  
REGISTRATION NUMBER 4235



DOCUMENTATION  
Manns + Troup