1 SITE PLAN
1 : 100

SITE COVERAGE CALCULATION	
SITE AREA	797.03m2
SITE COVERAGE	662.573m2 - 83%
UN-BUILT AREA	134.457m2 - 17%
FLOOR AREA CALCULATION	
FLOOR AREA	525m2

LOCATION MAP : 73 BULWER STREET, MAITLAND NSW 2323
(SOURCE : NEARMAP)

CARPARKING LEGEND:

1. 5500 X 2700
2. 5500 X 2700
3. 5500 X 2700 (DISABILITY PARKING TO AS2629.6-2009)
4. 5500 X 2700

GENERAL NOTES:

- ARCHITECTURAL PLANS PREPARED BY HOOVER GROUP PTY LTD MUST BE READ IN CONJUNCTION WITH THE FOLLOWING REPORTS:
  1. STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY HOOVER GROUP PTY LTD (PROJECT REF. NUMBER: CATERED-202401)
  2. ACCESS REPORT AND PERFORMANCE BASED DESIGN BRIEF PREPARED BY FORWARD ACCESS (PROJECT REF. NUMBER: 202401.1 & 202401.2)
  3. BCA BUILDING REPORT PREPARED BY ACROCERT (REPORT NO. 2024-0529)
  4. BCA REPORT - FIRE SAFETY PREPARED BY NATIONAL BCA (PROJECT REF. NUMBER: 24119)
  5. NOISE IMPACT ASSESSMENT AND ACOUSTIC ADVICE LETTER PREPARED BY BENBOW ENVIRONMENTAL (PROJECT REF. NUMBER: 241132_NIA_REV.2)
  6. HERITAGE IMPACT STATEMENT PREPARED BY HERITAS (PROJECT REF: GISSING'S DISTRIBUTERS)
  7. NCC2022 SECTION J DESIGN INTENT STSATEMENT J4-J9 PREPARED BY BUILDING SUSTAINABILITY SOLUTIONS (PROJECT REF. NUMBER: 20560)
- UPON CHANGE OF USE, THE BUILDING WILL BE CONSIDERED A CLASS 9b BUILDING AND WILL HAVE A CLASS 3 CONSTRUCTION. ALL CONSTRUCTION WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE AND THE BCA
- MEASUREMENTS TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCEMENT
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE. CONTOURS ARE IN METERS.
- AS PER THE BCA REPORT - FIRE SAFETY REPORT PREPARED BY NATIONAL BCA SECTION 10.0 RECOMMENDATIONS, THE BUILDING IS TO BE UPGRADED IN ACCORDANCE WITH THE WORK SPECIFCIATION TOGETHER WITH SECTION 7.0 OF THE BCA REPORT. THE WORK SPECIFICATION INCORPORATED IN THE PLANS AND SPECIFICATION OF THE CONSTRUCTION CERTIFICATE.
- REFER TO ACOUSTIC REPORT FOR BCA PART F7 SOUND TRANSMISSION AND INSULATION

HOOVERGROUP
DESIGN & DEVELOPMENT

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITED
BUILDING DESIGNER

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Sheet Issue Date: 01.11.2024

No.	Description	Date
A	ISSUED FOR APPROVAL	06.09.2024
B	ISSUED FOR APPROVAL	01.11.2024

CATERED SUPPORTS
PROPOSED CHANGE OF USE
73 BULWER STREET
MAITLAND NSW 2320

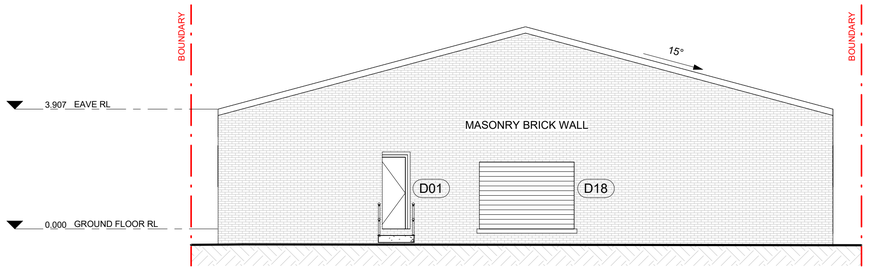
SHEET DA03
SITE PLAN

Project number	CATERED-202401
Project Issue Date	01.11.2024
Drawn by	ET
Checked & Approved by	H GROUP
CATERED-202401	
Scale	1 : 100

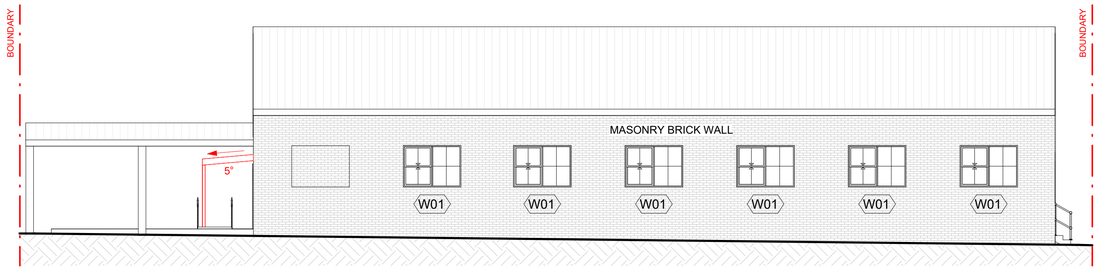
Door Schedule			
Mark	Height	Width	Comments
D01	2340	1720	DOUBLE HINGE DOOR
D02	1981	1840	DOUBLE HINGE DOOR
D03	1981	1840	DOUBLE HINGE DOOR
D04	2360	2635	GLASS SLIDING DOOR
D05	2040	800	HINGE DOOR
D06	2040	800	HINGE DOOR
D07	2040	800	HINGE DOOR
D08	2040	870	HINGE DOOR
D09	2040	800	HINGE DOOR

Door Schedule			
Mark	Height	Width	Comments
D10	2040	825	HINGE DOOR
D11	2040	825	HINGE DOOR
D12	2040	850	HINGE DOOR
D13	2040	850	HINGE DOOR
D14	2040	800	HINGE DOOR
D15	2040	825	HINGE DOOR
D16	2040	820	HINGE DOOR
D17	2040	4500	GLASS SLIDING DOOR
D18	2180	3090	ROLLER DOOR

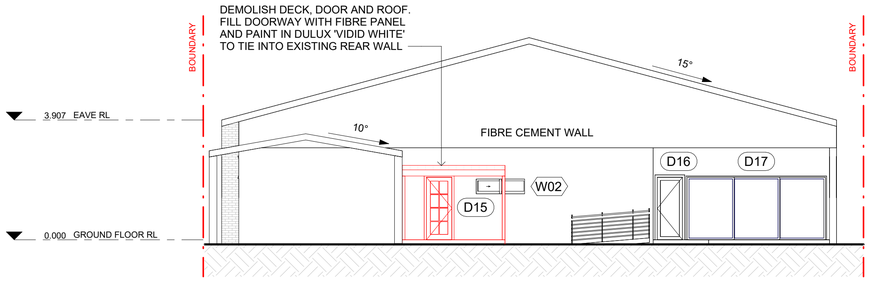
Window Schedule			
Mark	Height	Width	Comments
W01	1350	1880	DOUBLE BAY DOUBLE HUNG
W02	480	1580	SLIDING
W03	737	905	FIXED



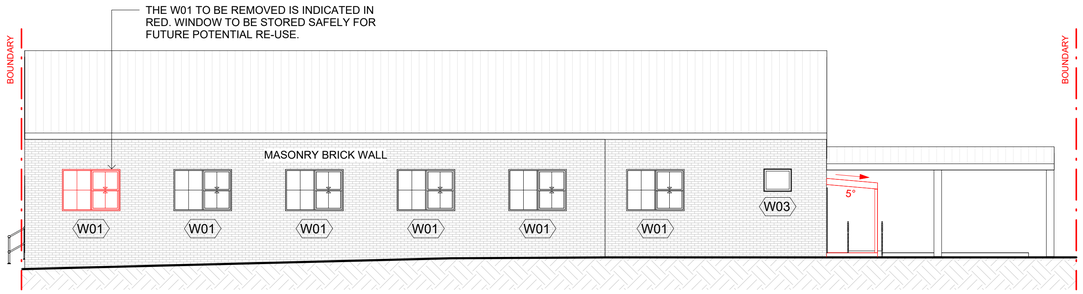
2 EXISTING SOUTH ELEVATION
1 : 100



4 EXISTING WEST ELEVATION
1 : 100



1 EXISTING NORTH ELEVATION
1 : 100



3 EXISTING EAST ELEVATION
1 : 100

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CATERED SUPPORTS
PROPOSED CHANGE OF USE
73 BULWER STREET
MAITLAND NSW 2320

SHEET DA05
EXISTING ELEVATIONS

Project number CATERED-202401

Project Issue Date 01.11.2024

Drawn by ET

Checked & Approved by H GROUP

CATERED-202401

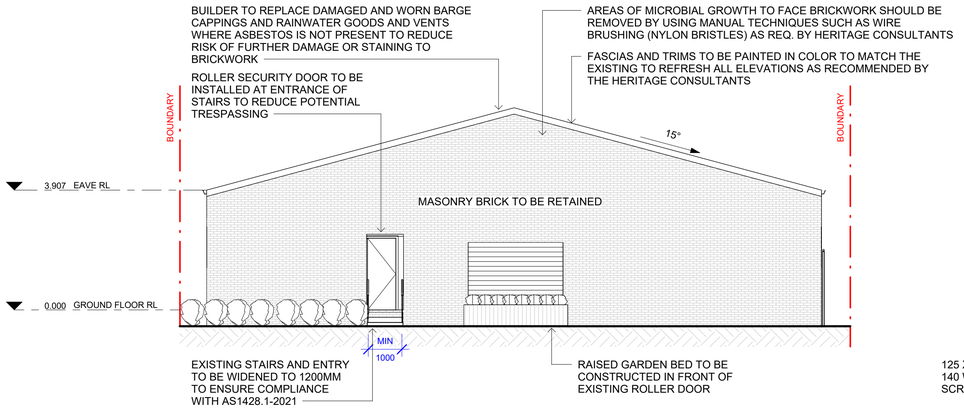
Scale 1 : 100

Door Schedule			
Mark	Height	Width	Comments
D01	2340	1840	DOUBLE GLASS HINGE DOOR
D02	1981	1840	DOUBLE HINGE DOOR
D03	1981	1840	DOUBLE HINGE DOOR
D06	2040	920	HINGE DOOR (MIN 850 CLEAR)
D07	2040	920	HINGE DOOR (MIN 850 CLEAR)

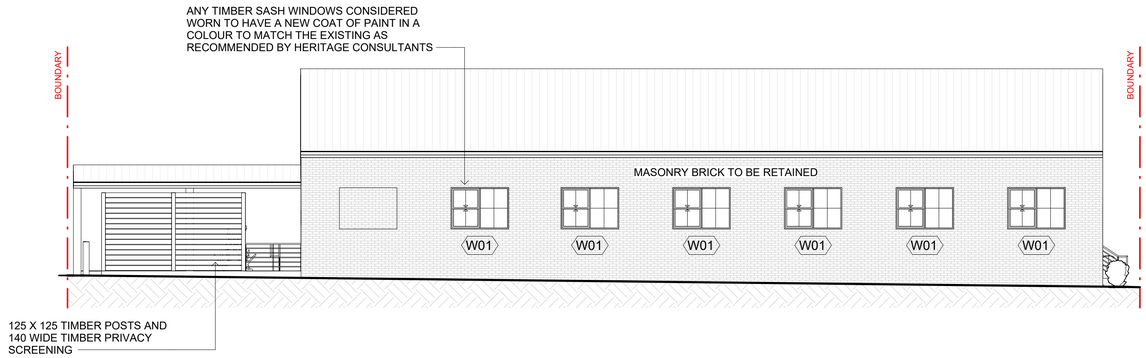
Door Schedule			
Mark	Height	Width	Comments
D08	2040	920	HINGE DOOR (MIN 850 CLEAR)
D09	2040	920	HINGE DOOR (MIN 850 CLEAR)
D10	2040	920	HINGE DOOR (MIN 850 CLEAR)
D11	2040	920	HINGE DOOR (MIN 850 CLEAR)
D12	2040	920	HINGE DOOR (MIN 850 CLEAR)

Door Schedule			
Mark	Height	Width	Comments
D13	2040	800	HINGE DOOR
D14	2040	800	HINGE DOOR
D16	2040	920	HINGE DOOR (MIN 850 CLEAR)
D17	2040	4500	GLASS SLIDING DOOR
D18	2040	800	HINGE DOOR
D19	2040	920	HINGE DOOR (MIN 850 CLEAR)
D20	2180	3090	ROLLER DOOR

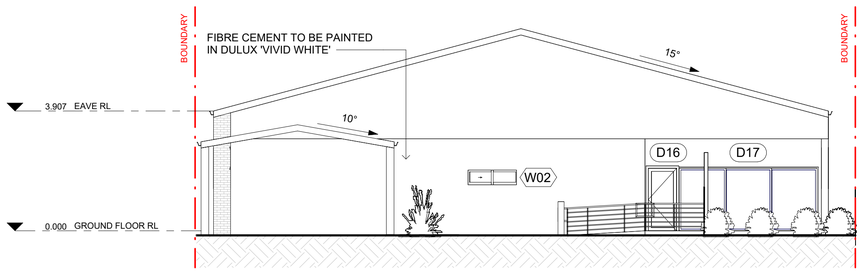
Window Schedule			
Mark	Height	Width	Comments
W01	1350	1880	DOUBLE BAY DOUBLE HUNG
W02	480	1580	SLIDING
W03	737	905	FIXED
W04	2180	3090	FIXED / LOUVRE COMBINATION



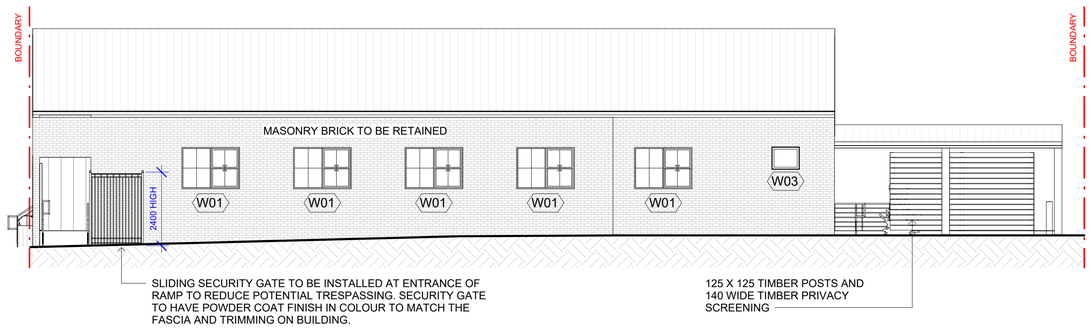
2 PROPOSED SOUTH ELEVATION
1 : 100



4 PROPOSED WEST ELEVATION
1 : 100



1 PROPOSED NORTH ELEVATION
1 : 100



3 PROPOSED EAST ELEVATION
1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

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CATERED SUPPORTS
PROPOSED CHANGE OF USE
73 BULWER STREET
MAITLAND NSW 2320

SHEET DA08
PROPOSED ELEVATIONS

Project number	CATERED-202401
Project Issue Date	01.11.2024
Drawn by	ET
Checked & Approved by	H GROUP
	CATERED-202401
Scale	1 : 100