

ADAPTIVE REUSE

258 HIGH STREET & 2 HUNTER STREET, MAITLAND

LOT 11 & 12 | DP 1172875

DRAWING SCHEDULE

DA0001	COVER PAGE
DA1001	NOTIFICATION PLAN
DA1003	SITE ANALYSIS / SITE PLAN
DA2101	DEMOLITION GROUND FLOOR PLAN
DA2102	DEMOLITION FIRST FLOOR PLAN
DA2103	PROPOSED GROUND FLOOR PLAN
DA2104	PROPOSED FIRST FLOOR PLAN
DA2105	PROPOSED SECOND FLOOR PLAN
DA3101	ELEVATIONS - BUILDING 1
DA3102	ELEVATIONS - BUILDING 2
DA3201	SECTIONS - BUILDING 1
DA3202	SECTIONS - BUILDING 2
DA9001	SHADOW DIAGRAMS

LEGEND

EXTERNAL CLADDING	
CMC	COLORBOND METAL CLADDING
CMR	CORRUGATED METAL ROOFING
RBK	RENDERED BRICKWORK
MMC	METAL MESH CLADDING

DOORS & WINDOWS

EXD	EXISTING DOOR
EXW	EXISTING WINDOW
D#	DOOR NUMBER
ED#	EXTERNAL DOOR NUMBER
W#	WINDOW NUMBER

SITE INFORMATION

COUNCIL	MAITLAND CITY COUNCIL
ZONE	B4 - MIXED USE
MAX HEIGHT	N/A
ACID SULFATE CLASS	CLASS 4 & 5
BUSHFIRE AREA	NO
FLOOD ZONE	YES
MINE SUBSIDENCE	NO
HERITAGE ZONE	LOCAL SIGNIFICANCE

AREA SCHEDULE

SITE AREA	2,239.4 m2
-----------	------------

BUILDING 1 (258 HIGH ST, MAITLAND)

EXISTING GROUND FLOOR AREA	729 m2
EXISTING FIRST FLOOR AREA	690 m2

PROPOSED GROUND FLOOR AREA	740 m2
PROPOSED FIRST FLOOR AREA	710 m2

BUILDING 2 (2 HUNTER ST, MAITLAND)

EXISTING GROUND FLOOR AREA	210 m2
EXISTING FIRST FLOOR AREA	110 m2

PROPOSED GROUND FLOOR AREA	400 m2
PROPOSED FIRST FLOOR AREA	380m2



CONSULTANTS

CONSULTANT Company Name T: 02 4989 1200	CONSULTANT Company Name T: 02 4989 1200	CONSULTANT Company Name T: 02 4989 1200
---	---	---

CLIENT NAME

Quicksilver Developments

SCALE

@A1

PROJECT NAME	Maitland Mercury - Adaptive Reuse
--------------	-----------------------------------

PROJECT ADDRESS	258 High St, Maitland NSW 2320
-----------------	--------------------------------

DRAWING TITLE

Cover Page

DRAWN	TW	APPROVED	MD
-------	----	----------	----

PROJECT NO.	NSW3359	DRAWING NO.	DA0001	REV.	H
-------------	---------	-------------	--------	------	---

NOTES

1. Dimensions shown are in millimetres unless otherwise noted.
2. Scale bar is for reference only. Work to given dimensions.
3. Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
4. Report all discrepancies & errors to the drawing owner.
5. This drawing is to be read in conjunction with the total documentation package.

This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

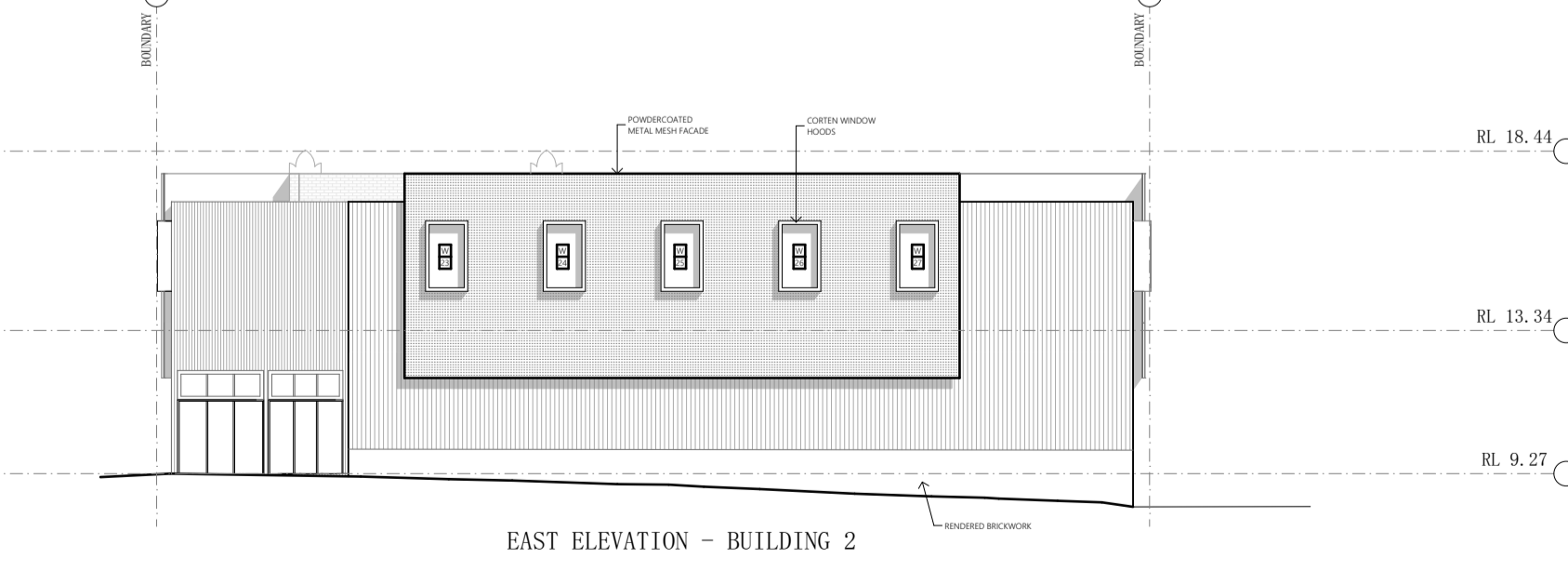
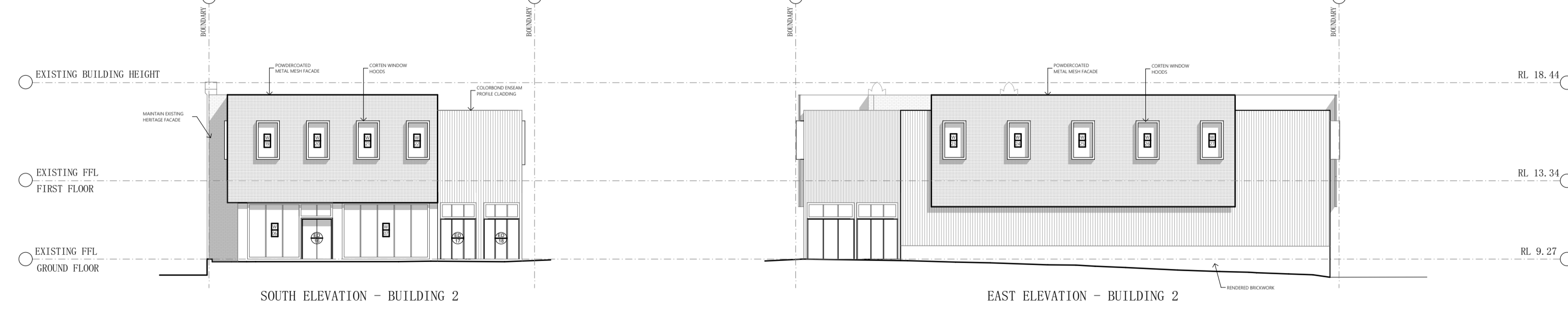
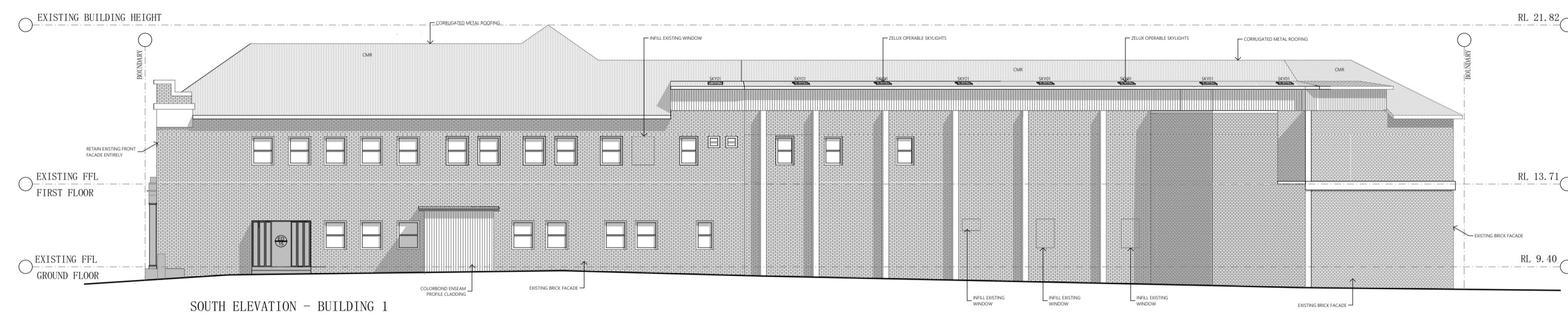
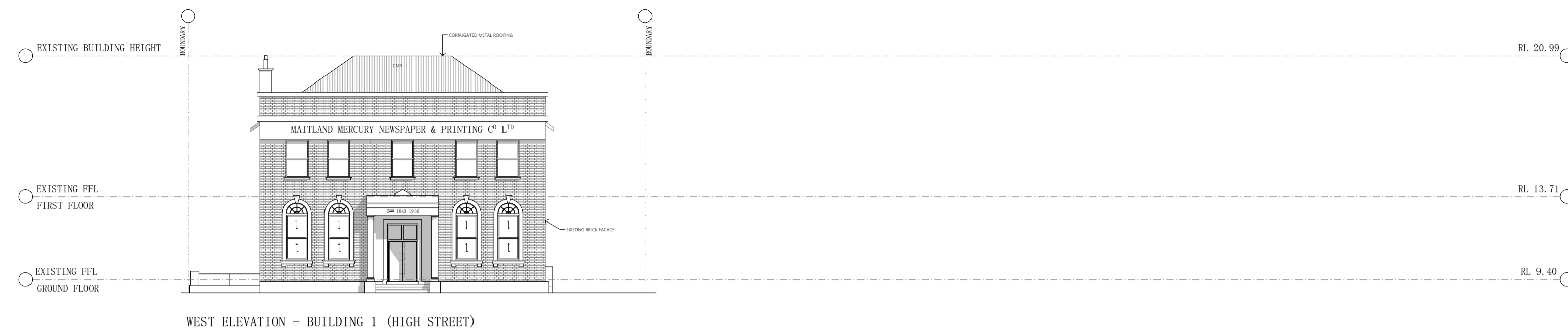
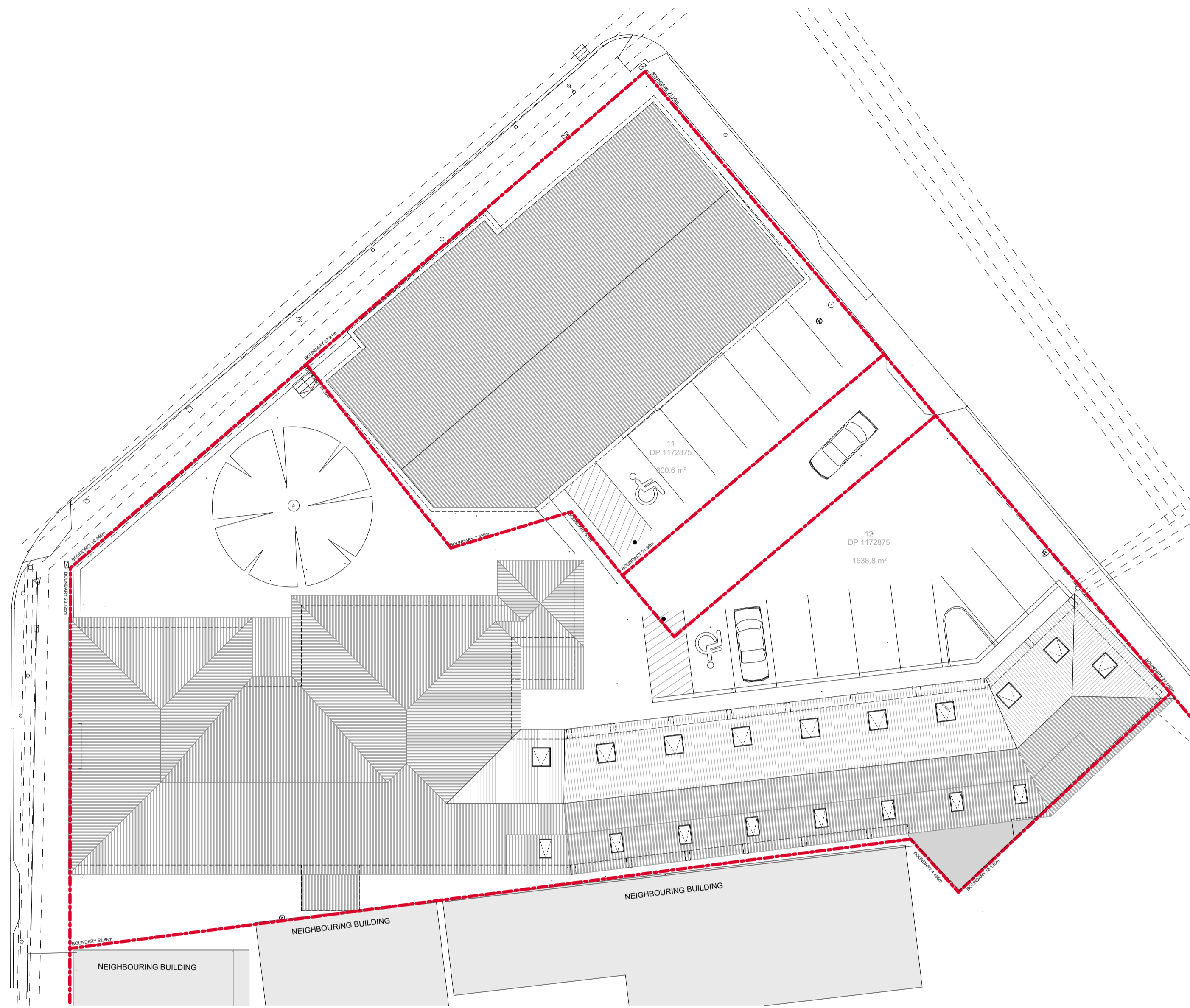
ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT
B	16.12.2021	CONCEPT
C	10.01.2022	CONCEPT
D	18.01.2022	CONCEPT
E	04.03.2022	CONCEPT
F	20.05.2022	DEVELOPMENT APPLICATION

ISSUE	DATE
G	03.06.2022
H	10.06.2022

SET NAME	DEVELOPMENT APPLICATION DRAFT 2
SET NAME	DEVELOPMENT APPLICATION



RTC Construction NSW Pty Ltd | ABN 63 112 869 557



CONSULTANTS

CONSULTANT Company Name
T: 02 4989 1200

CONSULTANT Company Name
T: 02 4989 1200

CONSULTANT Company Name
T: 02 4989 1200

CLIENT NAME
Quicksilver Developments

SCALE
0m 2 4 6 8 10 1:200 @A1

PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

DRAWING TITLE
Notification Plan

DRAWN TW
APPROVED MD

PROJECT NO. NSW3359
DRAWING NO. DA1001
REV. H

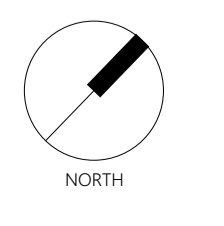
NOTES

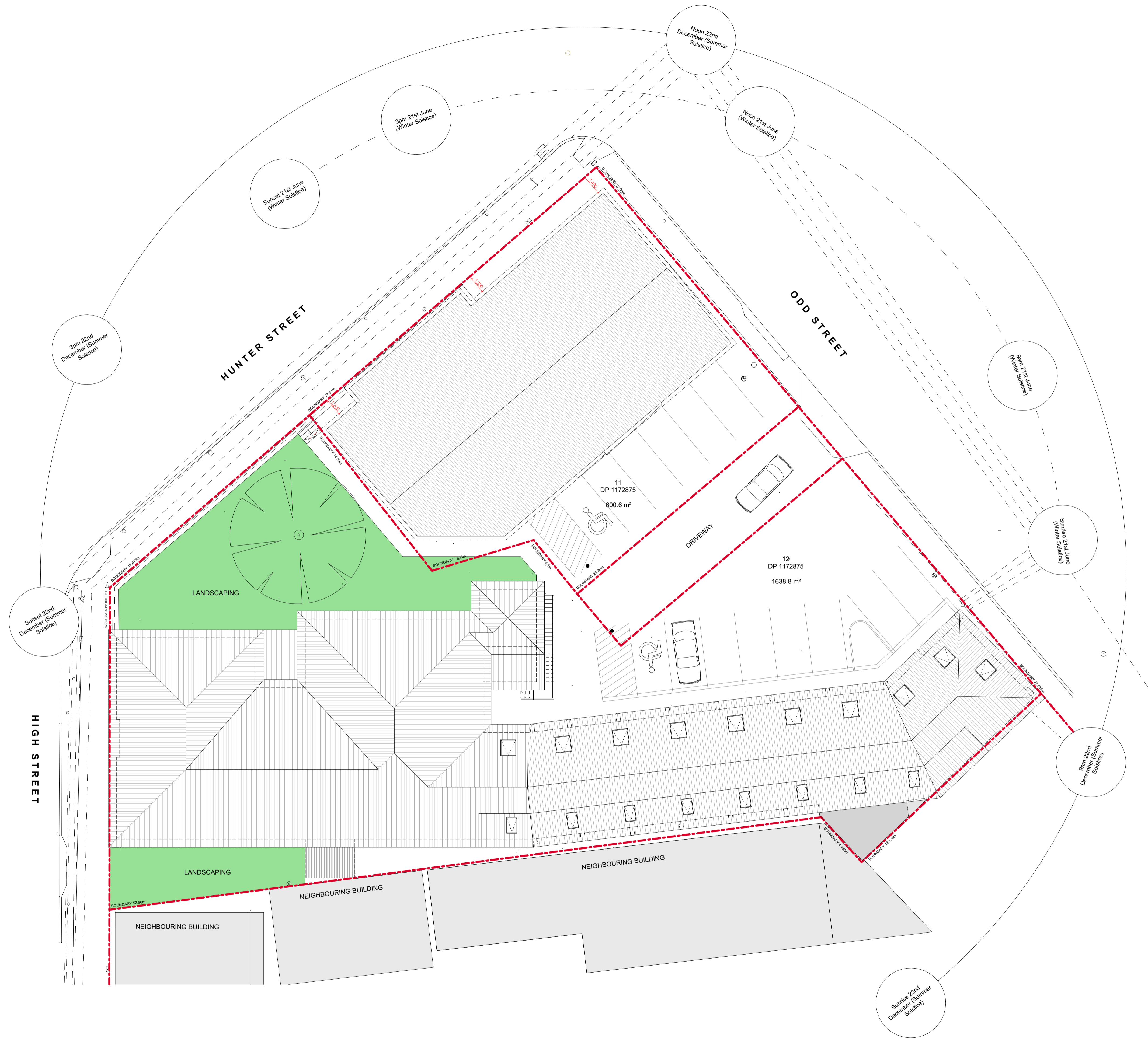
- Dimensions shown are in millimetres unless otherwise noted.
- Scale bar is for reference only. Work to given dimensions.
- Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
- Report all discrepancies & errors to the drawing owner.
- This drawing is to be read in conjunction with the total documentation package.

This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

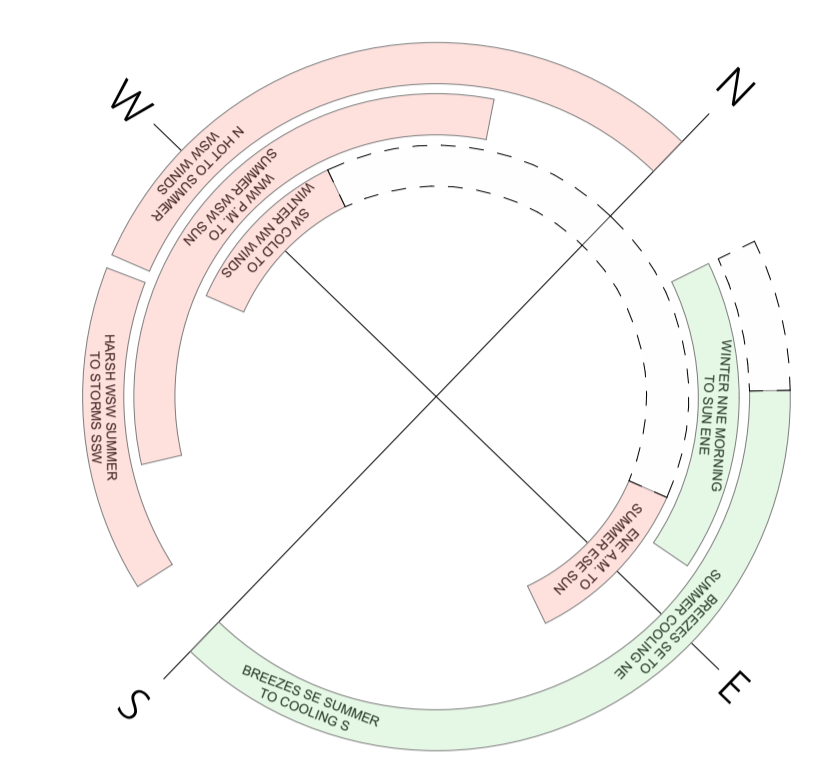
ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			





**SITE ANALYSIS DIAGRAM
CLIMATIC GUIDE**

- DESIREABLE
LIMIT SUMMER SUN ENTRY
PROMOTE WINTER SUN ENTRY
PROMOTE SUMMER BREEZES
- UNDESIREABLE
SCREEN SUMMER EAST SUN
ENTRY
SCREEN WINTER WEST SUN
- CONTROLLED
LIMIT SUMMER SUN ENTRY
PROMOTE WINTER SUN



CONSULTANTS

CONSULTANT Company Name T. 02 4989 1200

CONSULTANT Company Name T. 02 4989 1200

CONSULTANT Company Name T. 02 4989 1200

CLIENT NAME
Quicksilver Developments

SCALE
0m 1 2 3 4 5 1:150 @A1

PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

DRAWING TITLE
Site Analysis / Site Plan

DRAWN TW **APPROVED** MD

PROJECT NO. NSW3359 **DRAWING NO.** DA1003 **REV.** H

NOTES

- Dimensions shown are in millimetres unless otherwise noted.
- Scale bar is for reference only. Work to given dimensions.
- Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
- Report all discrepancies & errors to the drawing owner.
- This drawing is to be read in conjunction with the total documentation package.

This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			



RTCGROUP
Setting the standard

RTC Construction NSW Pty Ltd | ABN 63 112 869 557

NORTH



LEGEND

-  EXISTING WALL
-  ITEM TO BE DEMOLISHED

HUNTER STREET

ODD STREET

HIGH STREET



NOTE: ALL DEMOLITION WORKS TO BE INSPECTED & ASSESSED BY STRUCTURAL ENGINEER PRIOR TO BEGINNING ON SITE.

CONSULTANTS

CONSULTANT Company Name T: 02 4989 1200

CONSULTANT Company Name T: 02 4989 1200

CONSULTANT Company Name T: 02 4989 1200

CLIENT NAME
Quicksilver Developments

SCALE
1:100 @A1

PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

DRAWING TITLE
Demolition First Floor Plan

DRAWN TW APPROVED MD

PROJECT NO. NSW3359 DRAWING NO. DA2102 REV. H

NOTES

- Dimensions shown are in millimetres unless otherwise noted.
- Scale bar is for reference only. Work to given dimensions.
- Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
- Report all discrepancies & errors to the drawing owner.
- This drawing is to be read in conjunction with the total documentation package.

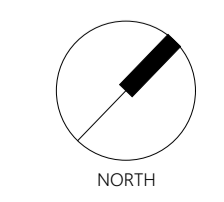
This documentation is for Development Application purposes only - Not for construction.

ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			

ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			





RTC Construction NSW Pty Ltd | ABN 63 112 869 557



NORTH

Drawing and design © RTC Group. The original content of this drawing is held by RTC Group.

LEGEND

-  EXISTING WALL
-  PROPOSED WALL



HIGH STREET

HUNTER STREET

ODD STREET

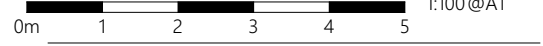
NEIGHBOURING BUILDING

CONSULTANTS

CONSULTANT Company Name T: 02 4989 1200	CONSULTANT Company Name T: 02 4989 1200	CONSULTANT Company Name T: 02 4989 1200
---	---	---

CLIENT NAME
Quicksilver Developments

SCALE
1:100@A1



PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

DRAWING TITLE
Proposed First Floor Plan

DRAWN: TW
APPROVED: MD

PROJECT NO. DRAWING NO. REV.
NSW3359 DA2104 H

NOTES

- Dimensions shown are in millimetres unless otherwise noted.
- Scale bar is for reference only. Work to given dimensions.
- Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
- Report all discrepancies & errors to the drawing owner.
- This drawing is to be read in conjunction with the total documentation package.

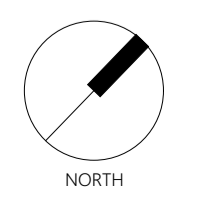
This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL



ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			



RTC Construction NSW Pty Ltd | ABN 63 112 869 557



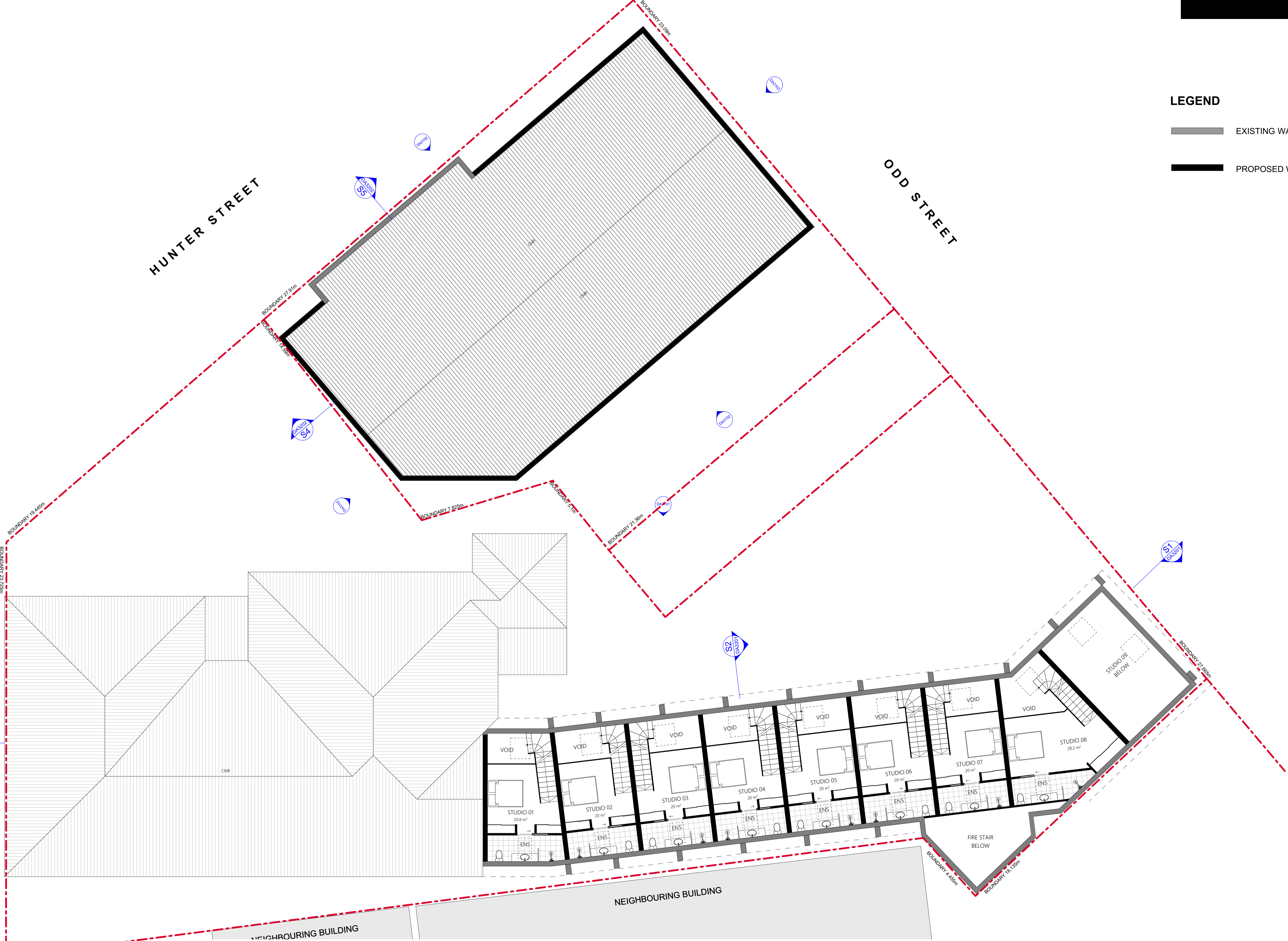
LEGEND

-  EXISTING WALL
-  PROPOSED WALL

HUNTER STREET

ODD STREET

HIGH STREET



CONSULTANTS

CONSULTANT Company Name T: 02 4989 1200

CONSULTANT Company Name T: 02 4989 1200

CONSULTANT Company Name T: 02 4989 1200

CLIENT NAME
Quicksilver Developments

PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

SCALE
1:100 @ A1

0m 1 2 3 4 5

DRAWING TITLE
Proposed Second Floor Plan

DRAWN TW APPROVED MD

PROJECT NO. NSW3359 DRAWING NO. DA2105 REV. H

NOTES

- Dimensions shown are in millimetres unless otherwise noted.
- Scale bar is for reference only. Work to given dimensions.
- Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
- Report all discrepancies & errors to the drawing owner.
- This drawing is to be read in conjunction with the total documentation package.

This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

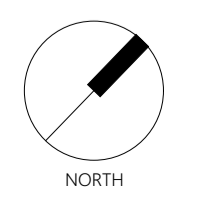
ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			

SET NAME
DEVELOPMENT APPLICATION DRAFT 2

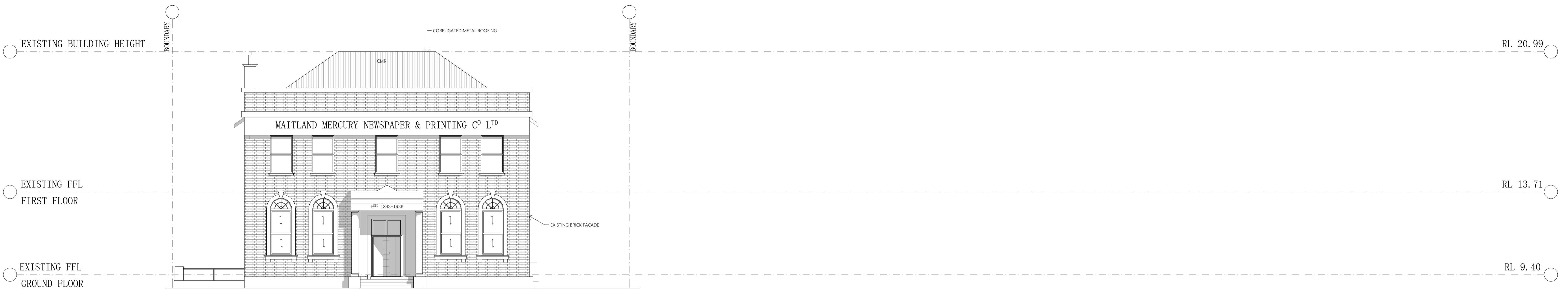
DEVELOPMENT APPLICATION



RTC Construction NSW Pty Ltd | ABN 63 112 869 557



DA2105/2022/258 High St (Maitland) - Drawing and design © RTC Group. The original content of this drawing is held by RTC Group.



WEST ELEVATION - BUILDING 1 (HIGH STREET)



SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1

CONSULTANTS
 CONSULTANT Company Name
 T: 02 4989 1200

CLIENT NAME
 Quicksilver Developments

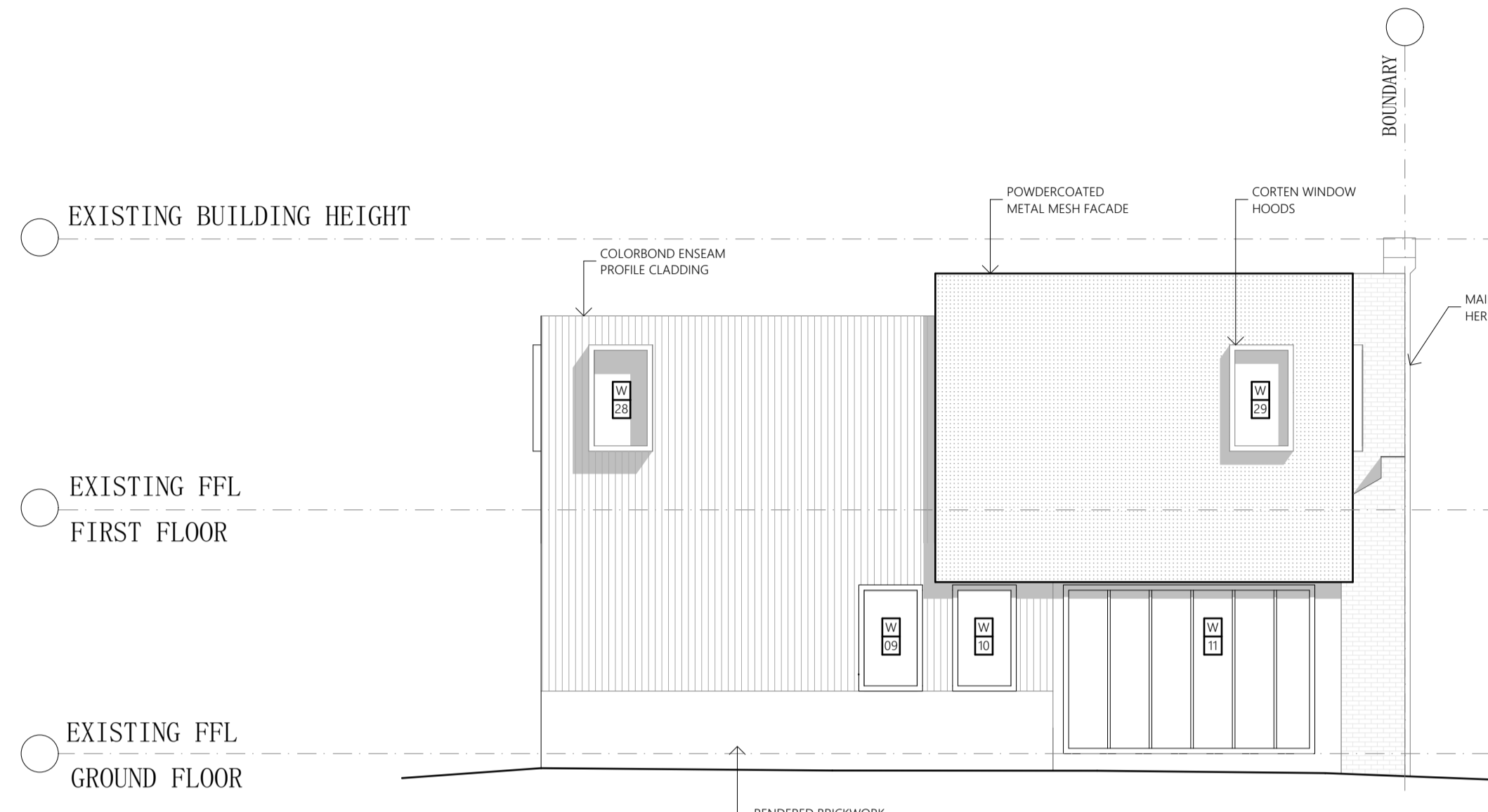
SCALE
 0m 1 2 3 4 5 1:100@A1
 PROJECT NAME
 Maitland Mercury - Adaptive Reuse
 PROJECT ADDRESS
 258 High St, Maitland NSW 2320

DRAWING TITLE
 Building 1 (258 High St) Elevations
 DRAWN APPROVED
 PROJECT NO. DRAWING NO. REV.
 NSW3359 DA3101 H

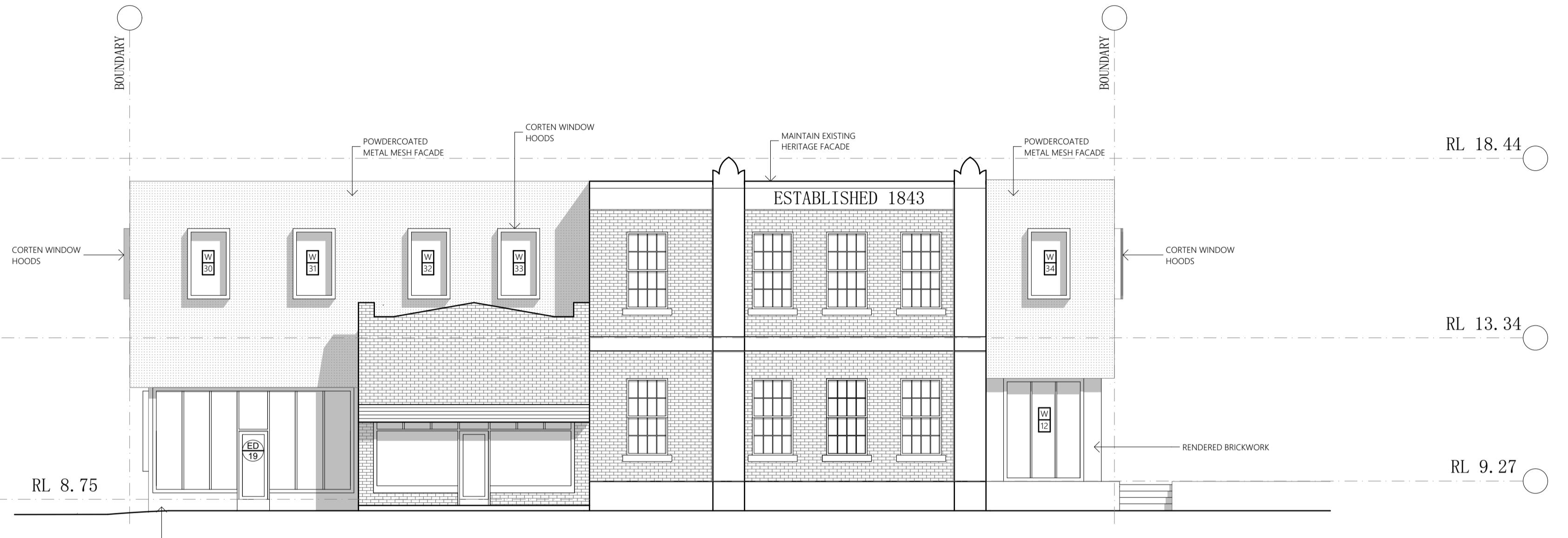
NOTES
 1. Dimensions shown are in millimetres unless otherwise noted.
 2. Scale bar is for reference only. Work to given dimensions.
 3. Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
 4. Report all discrepancies & errors to the drawing owner.
 5. This drawing is to be read in conjunction with the total documentation package.
 This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL		SET NAME		ISSUE		DATE	
ISSUE	DATE	CONCEPT	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2	DEVELOPMENT APPLICATION
A	10.12.2021	CONCEPT	CONCEPT	H	10.06.2022		
B	16.12.2021	CONCEPT	CONCEPT				
C	10.01.2022	CONCEPT	CONCEPT				
D	18.01.2022	CONCEPT	CONCEPT				
E	04.03.2022	CONCEPT	CONCEPT				
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1					

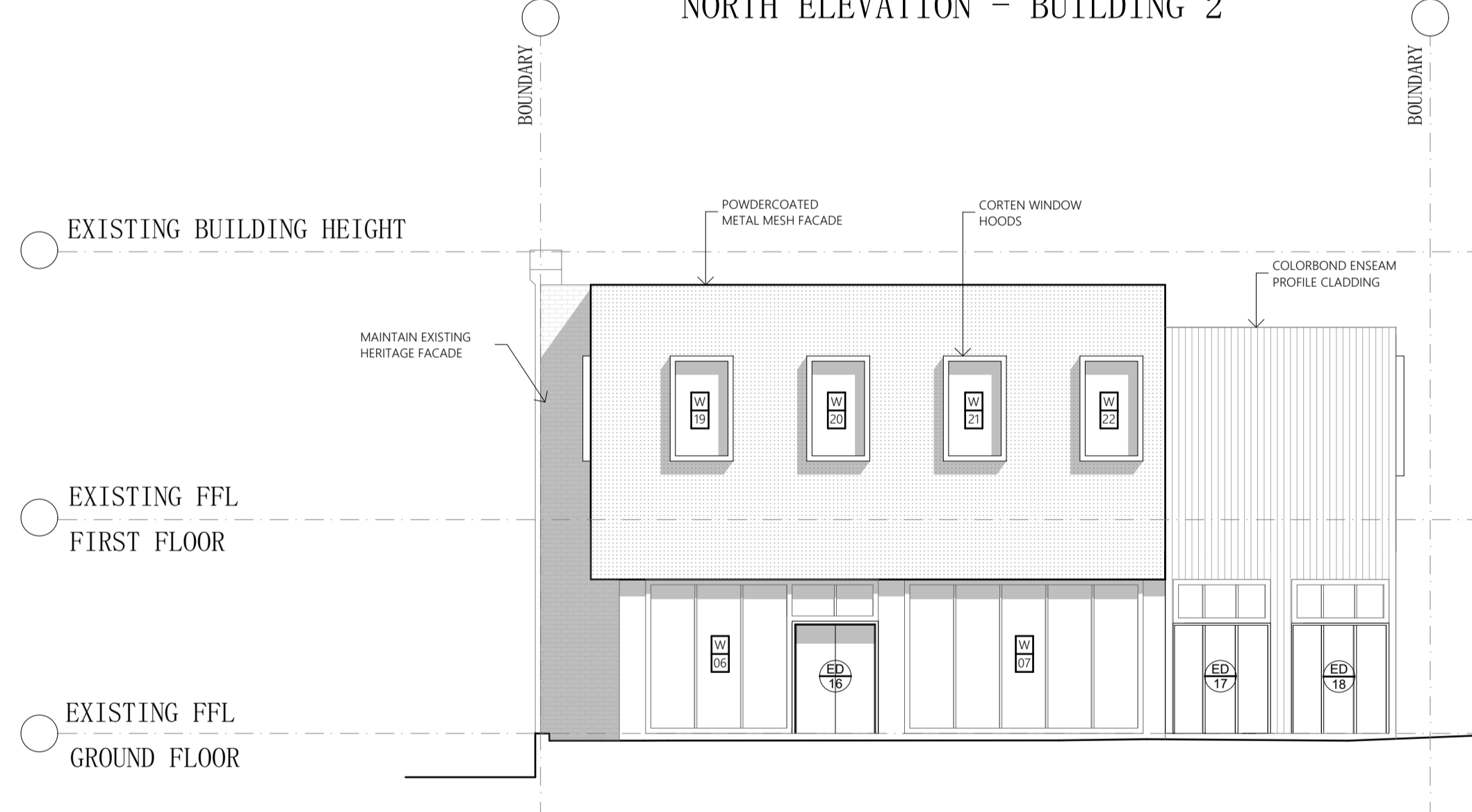




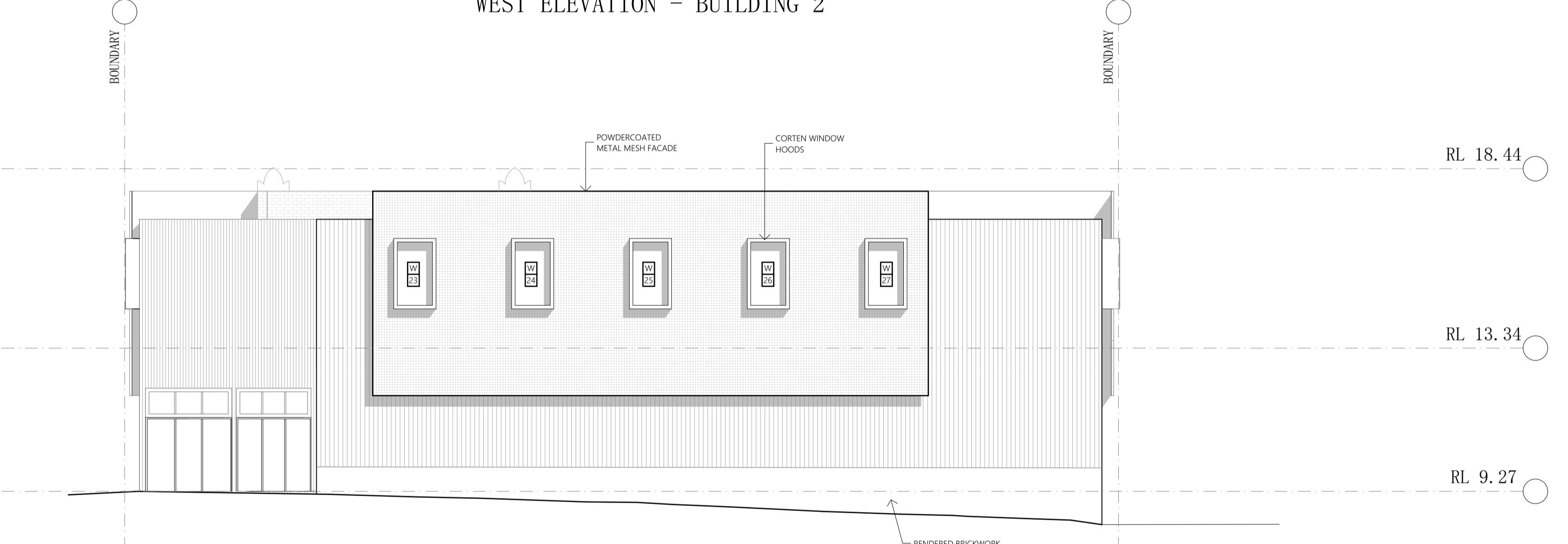
NORTH ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2

CONSULTANTS

CONSULTANT Company Name T: 02 4989 1200

CONSULTANT Company Name T: 02 4989 1200

CONSULTANT Company Name T: 02 4989 1200

CLIENT NAME
Quicksilver Developments

SCALE
0m 1 2 3 4 5 1:100@A1

PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

DRAWING TITLE
Building 2 (2 Hunter St) Elevations

DRAWN _____ APPROVED _____

PROJECT NO. DRAWING NO. REV.
NSW3359 DA3102 H

NOTES

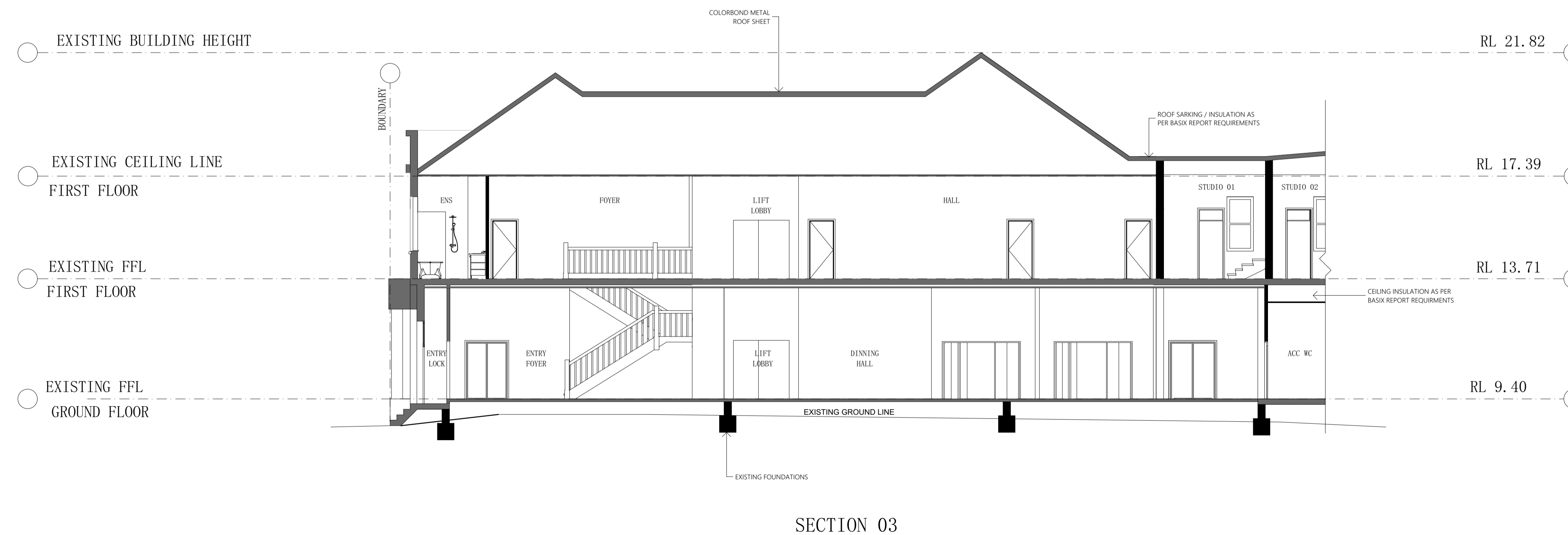
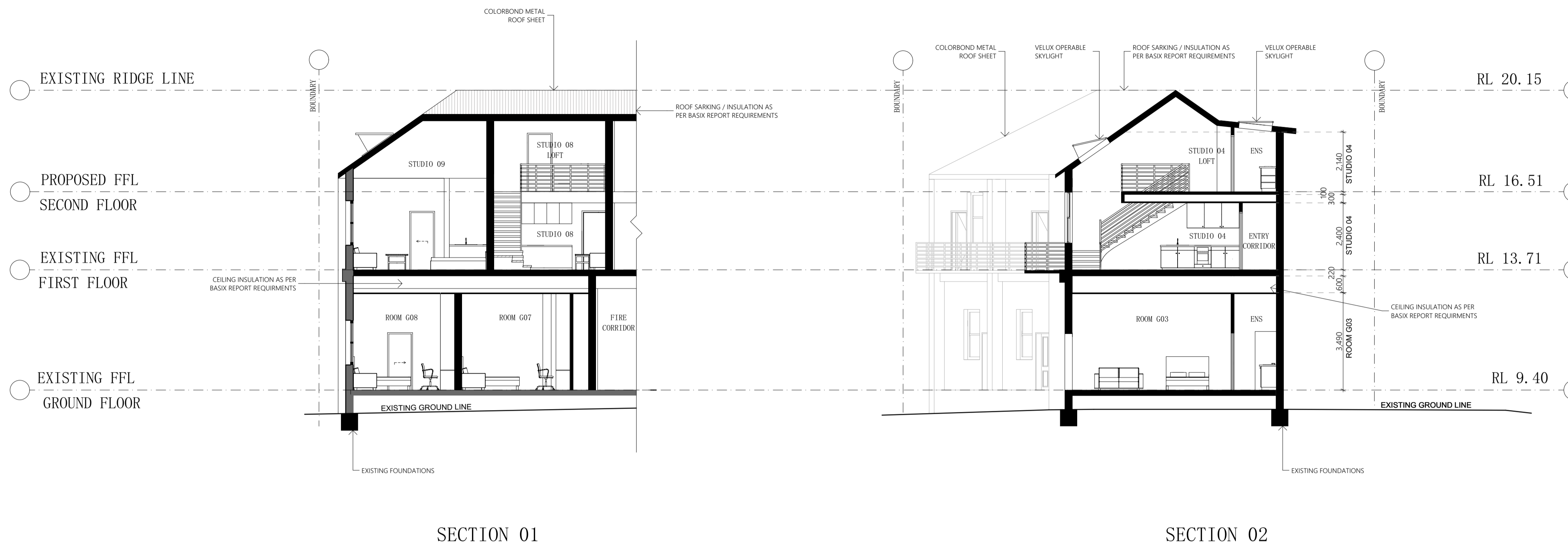
1. Dimensions shown are in millimetres unless otherwise noted.
2. Scale bar is for reference only. Work to given dimensions.
3. Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
4. Report all discrepancies & errors to the drawing owner.
5. This drawing is to be read in conjunction with the total documentation package.

This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL		ISSUE		SET NAME	
ISSUE	DATE	ISSUE	DATE	SET NAME	SET NAME
A	10.12.2021	G	03.06.2022	CONCEPT	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	H	10.06.2022	CONCEPT	DEVELOPMENT APPLICATION
C	10.01.2022			CONCEPT	
D	18.01.2022			CONCEPT	
E	04.03.2022			CONCEPT	
F	20.05.2022			DEVELOPMENT APPLICATION DRAFT 1	



RTC Construction NSW Pty Ltd | ABN 63 112 869 557



CONSULTANTS

CONSULTANT Company Name T: 02 4989 1200
 CONSULTANT Company Name T: 02 4989 1200
 CONSULTANT Company Name T: 02 4989 1200

CLIENT NAME
 Quicksilver Developments

SCALE
 0m 1 2 3 4 5 1:100 @A1
 PROJECT NAME
 Maitland Mercury - Adaptive Reuse
 PROJECT ADDRESS
 258 High St, Maitland NSW 2320

DRAWING TITLE
 Building 1 (258 High St) Sections
 DRAWN APPROVED
 TW MD
 PROJECT NO. DRAWING NO. REV.
 NSW3359 DA3201 H

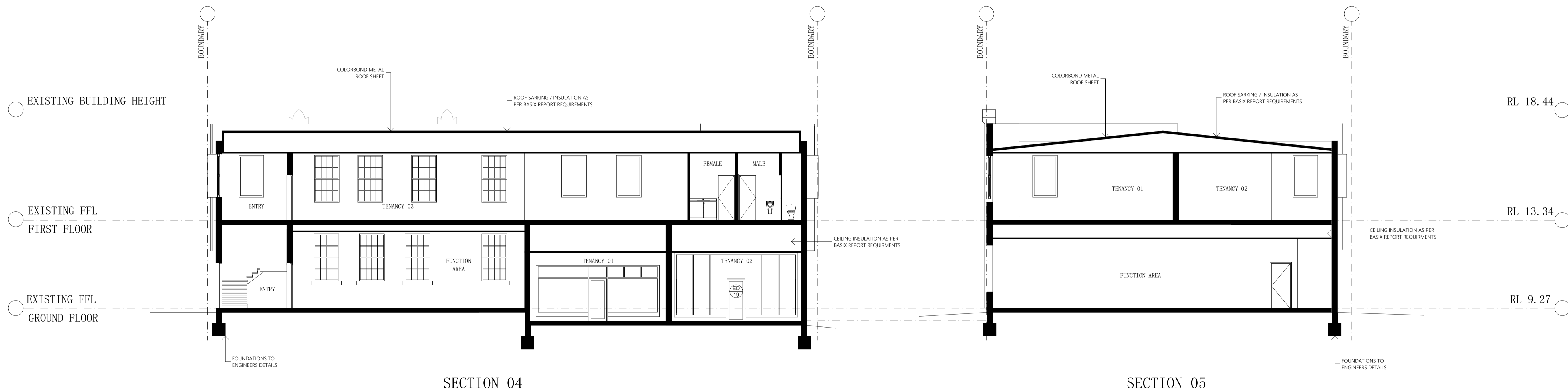
NOTES
 1. Dimensions shown are in millimetres unless otherwise noted.
 2. Scale bar is for reference only. Work to given dimensions.
 3. Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
 4. Report all discrepancies & errors to the drawing owner.
 5. This drawing is to be read in conjunction with the total documentation package.
 This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			



RTC Construction NSW Pty Ltd | ABN 63 112 869 557



SECTION 04

SECTION 05

CONSULTANTS

CONSULTANT Company Name T. 02 4989 1200
 CONSULTANT Company Name T. 02 4989 1200
 CONSULTANT Company Name T. 02 4989 1200

CLIENT NAME
 Quicksilver Developments

SCALE
 0m 1 2 3 4 5 1:100 @A1
 PROJECT NAME
 Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
 258 High St, Maitland NSW 2320

DRAWING TITLE
 Building 2 (2 Hunter St) Sections

DRAWN APPROVED

PROJECT NO. DRAWING NO. REV.
 NSW3359 DA3202 H

NOTES

- Dimensions shown are in millimetres unless otherwise noted.
- Scale bar is for reference only. Work to given dimensions.
- Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
- Report all discrepancies & errors to the drawing owner.
- This drawing is to be read in conjunction with the total documentation package.

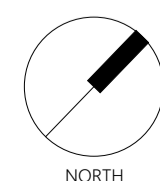
This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

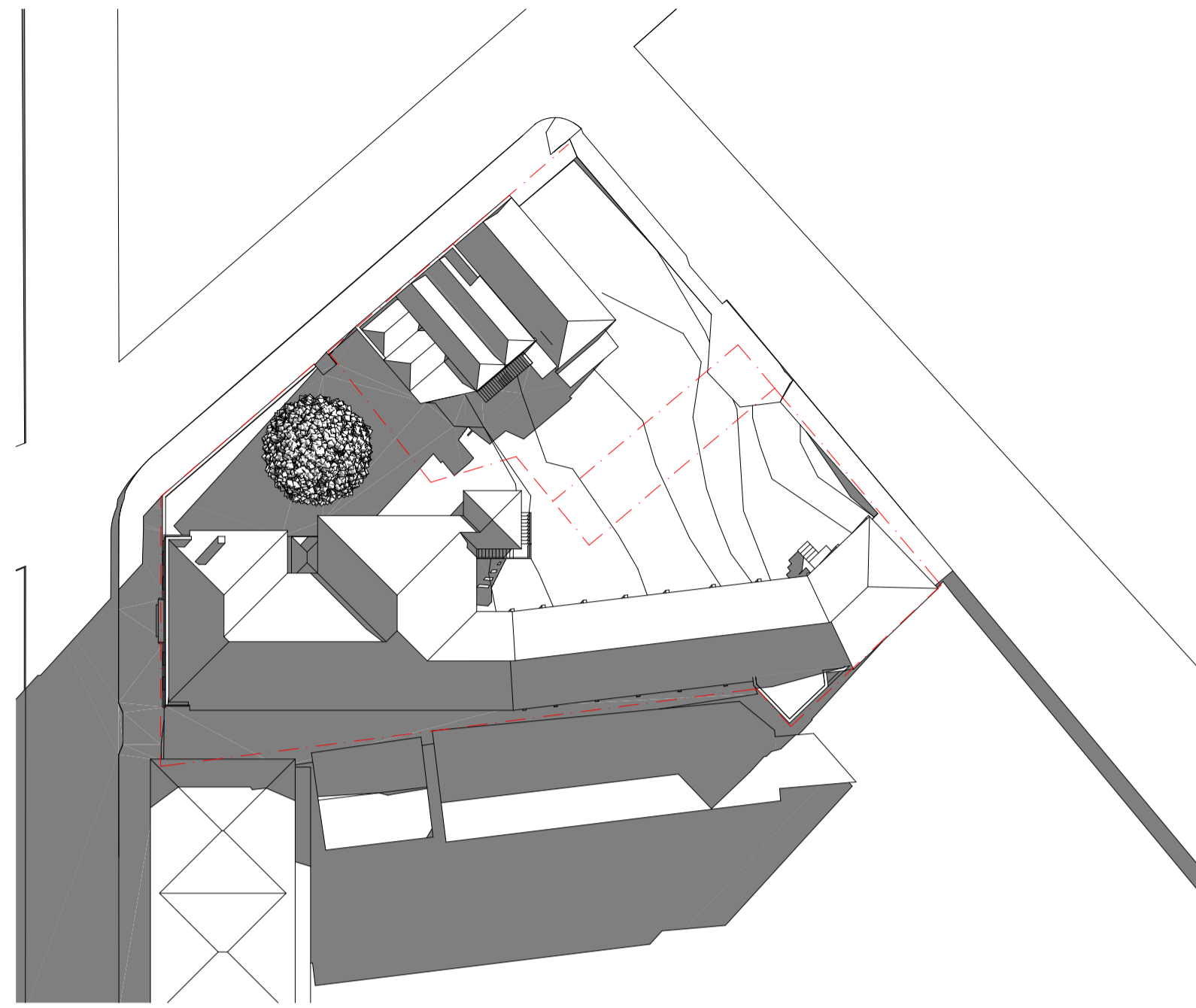
ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			



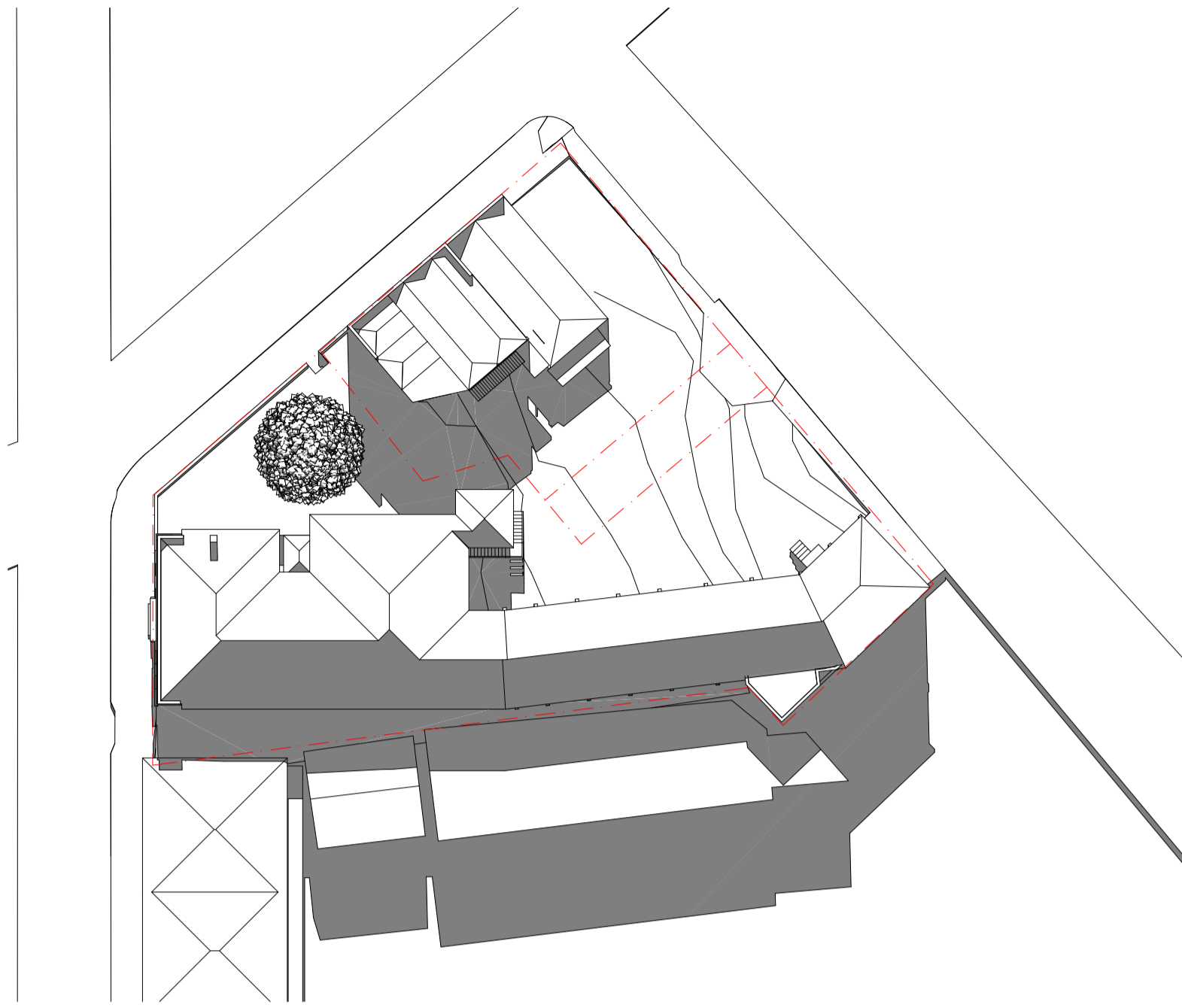
RTC Construction NSW Pty Ltd | ABN 63 112 869 557



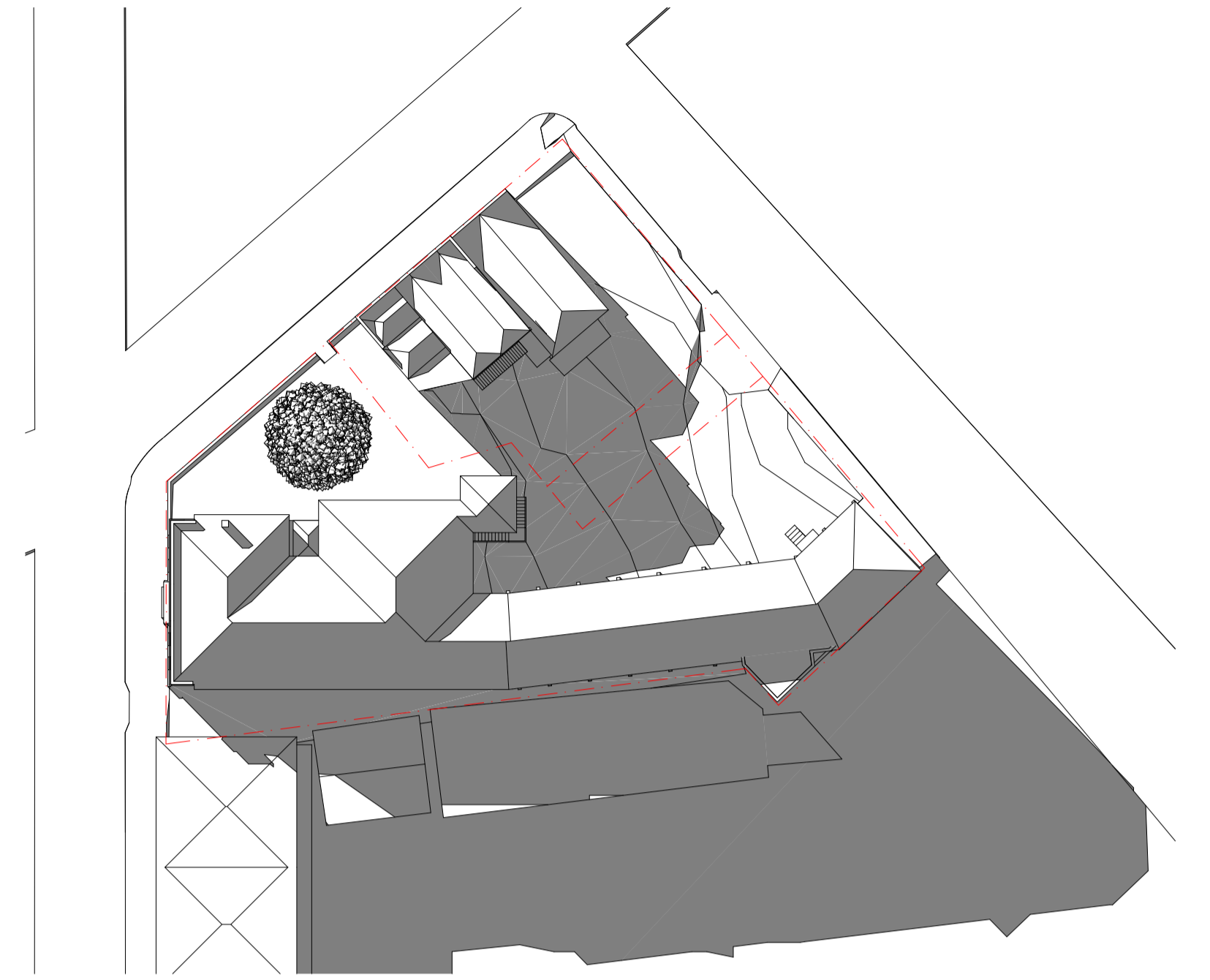
NORTH



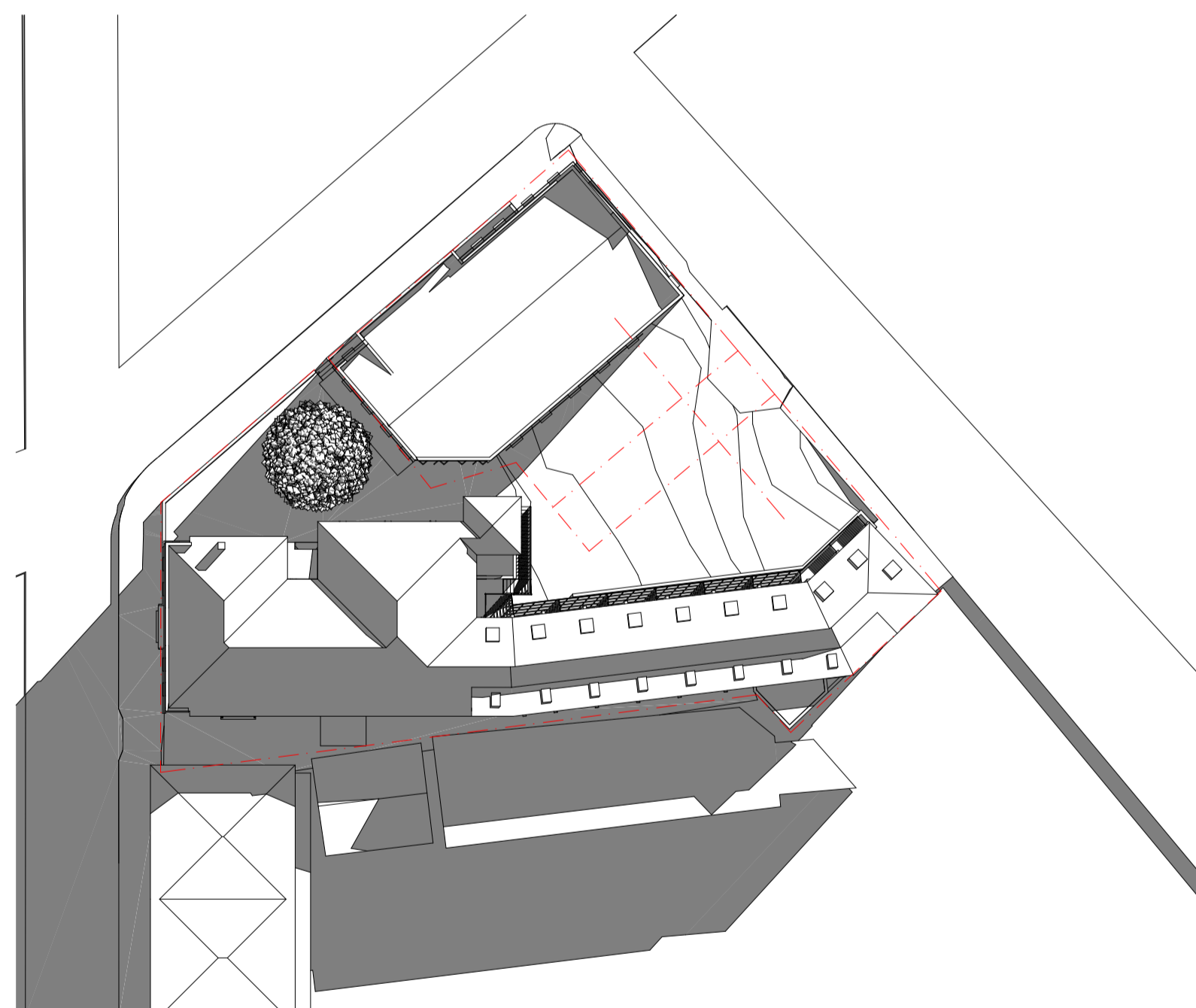
EXISTING - 21ST JUNE 9AM



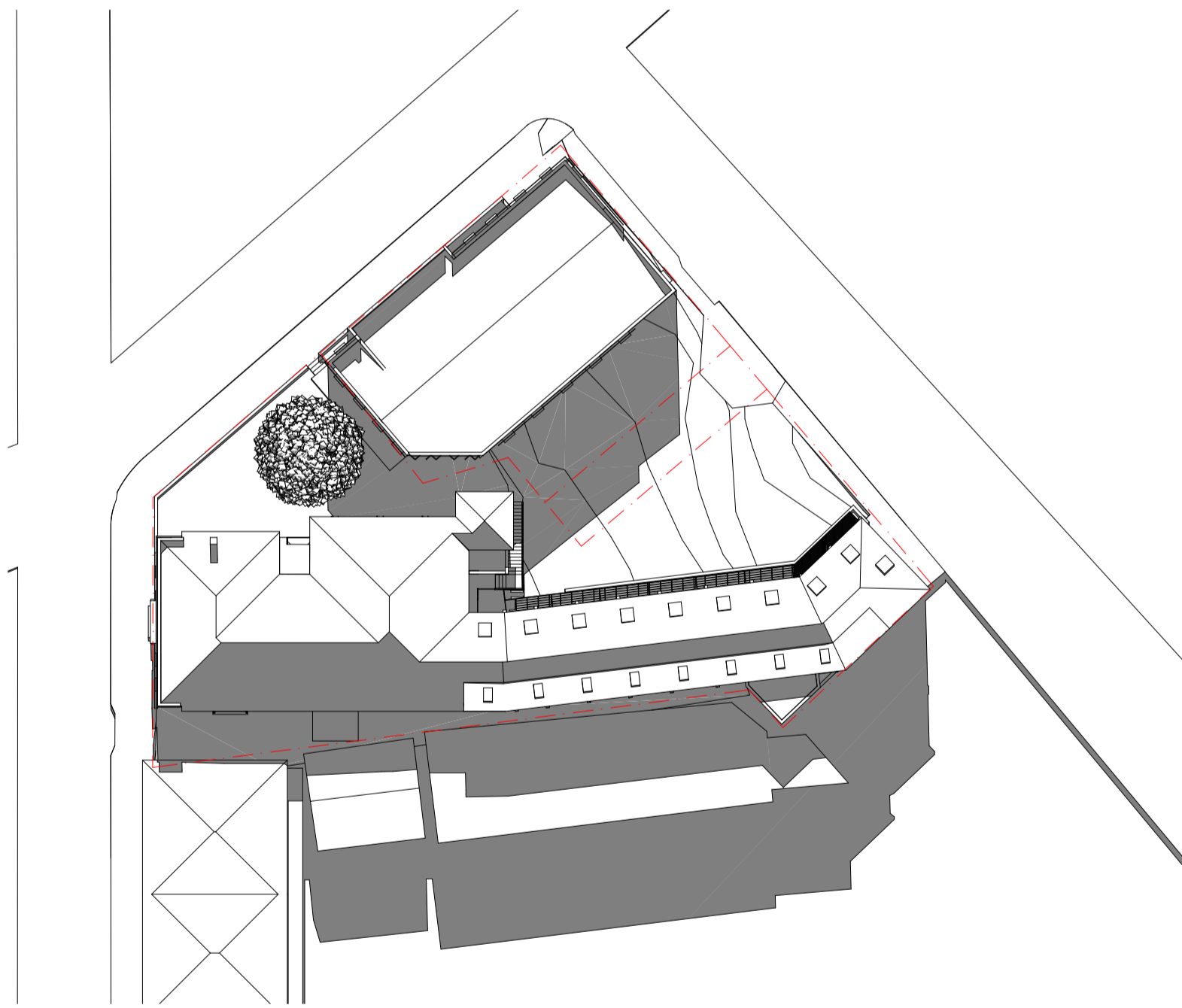
EXISTING - 21ST JUNE 12PM



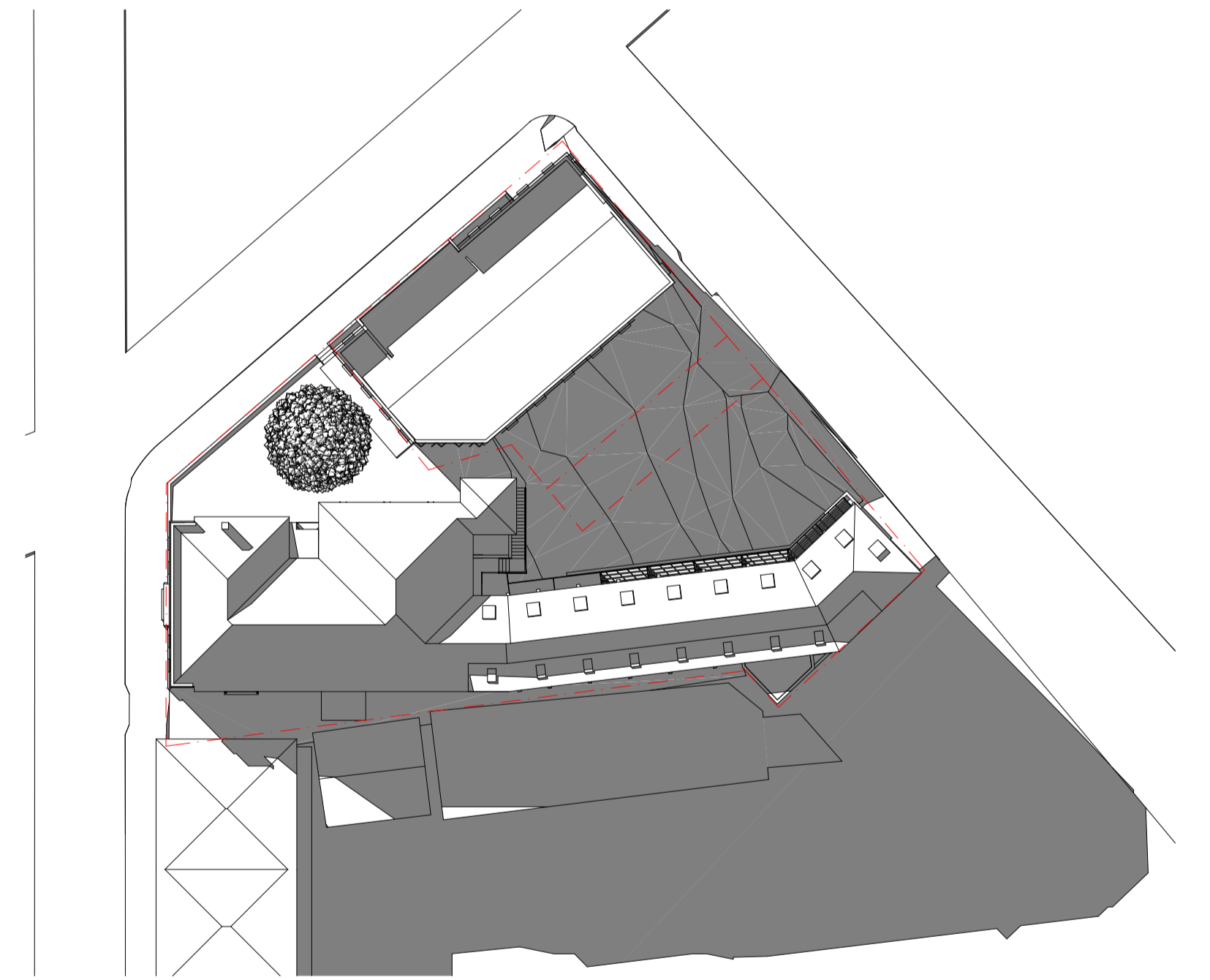
EXISTING - 21ST JUNE 3PM



PROPOSED - 21ST JUNE 9AM



PROPOSED - 21ST JUNE 12PM



PROPOSED - 21ST JUNE 3PM

CONSULTANTS

CONSULTANT
Company Name
T: 02 4989 1200

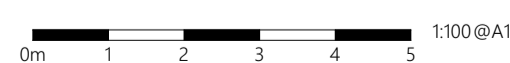
CONSULTANT
Company Name
T: 02 4989 1200

CONSULTANT
Company Name
T: 02 4989 1200

CLIENT NAME

Quicksilver Developments

SCALE



PROJECT NAME
Maitland Mercury - Adaptive Reuse

PROJECT ADDRESS
258 High St, Maitland NSW 2320

DRAWING TITLE

Shadow Diagrams

DRAWN APPROVED

PROJECT NO. DRAWING NO. REV.
NSW3359 DA9001 H

NOTES

1. Dimensions shown are in millimetres unless otherwise noted.
2. Scale bar is for reference only. Work to given dimensions.
3. Check dimensions and levels on site prior to ordering of material or undertaking work shop drawings.
4. Report all discrepancies & errors to the drawing owner.
5. This drawing is to be read in conjunction with the total documentation package.

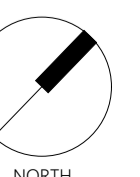
This documentation is for Development Application purposes only - Not for construction.

TRANSMITTAL

ISSUE	DATE	SET NAME	ISSUE	DATE	SET NAME
A	10.12.2021	CONCEPT	G	03.06.2022	DEVELOPMENT APPLICATION DRAFT 2
B	16.12.2021	CONCEPT	H	10.06.2022	DEVELOPMENT APPLICATION
C	10.01.2022	CONCEPT			
D	18.01.2022	CONCEPT			
E	04.03.2022	CONCEPT			
F	20.05.2022	DEVELOPMENT APPLICATION DRAFT 1			



RTC Construction NSW Pty Ltd | ABN 63 112 869 557



NORTH