

THE CITY ADMINISTRATION CENTRE

DESIGN REPORT
FOR MAITLAND CITY COUNCIL



ISSUE CONTROL

ISSUE	DATE	FOR
A	29.03.19	DRAFT FOR DA
B	03.04.19	FOR DA
C	03.04.19	FOR DA
D	05.04.19	FOR DA



CONTENTS

INTRODUCTION	5
THE SITE	9
REGIONAL PLAN.....	10
TOWN PLAN.....	11
CONTEXT ORTHOMAP.....	12
SITE ORTHOMAP.....	13
CONTEXT PLAN.....	14
PRECINCT PLAN.....	15
DESIGN CONCEPT.....	16
DESIGN STATEMENT.....	18
SITE TIMELINE.....	20
VIEW FROM WEST.....	22
VIEW OF ENTRY.....	23
BUILDING ARTICULATION.....	24
VIEW FROM EAST.....	26
MATERIALITY.....	27
HERITAGE STRATEGY	28
LANDSCAPE STRATEGY.....	33
APPENDIX.....	37
DA DRAWINGS	39



INTRODUCTION



INTRODUCTION

This report outlines the design approach to the new City Administration Centre for Maitland City Council. The intent of this project is to provide office accommodation and supporting facilities for the Council to enable them to continue to deliver services to the community. The current facility is too small and no longer fit for purpose for a growing organisation.

The new Administration Centre provides:

- Office accommodation for Council Staff with a high level of amenity
- Refurbishment and integration of the c.1860 'Town Hall Cafe' at 273 High St into an integral part of the new facility
- Universal accessibility to the 1890 Town Hall and 1930's annex across all levels, including to the Council Chamber
- A new lobby connecting High Street to the parking area to the south of the site, suitable to act as Council's 'front door' to the community and as a foyer for events held in the Supper Room or Main Hall
- A new accessible ante-chamber to the Chambers with publicly accessible toilets and an external terrace.
- New on-grade car parking
- Upgrades to the Main Hall back-of-house and loading facilities
- Removal of unsympathetic additions to the 1930's annex building
- New kitchen and storage areas to serve the entire complex
- A new central air-conditioning plant to serve the entire complex, greatly improving amenity and energy efficiency

The architectural approach to the design of the facility is to link the various eras of buildings on the site via a new community 'heart'. This multi-function space connects the various functional elements together and visually links the various spaces together. It represents Maitland's rich history and optimistic future. The new building is designed to have its own character in the streetscape whilst recognising the pre-eminence of the Town Hall.

The new building is lower than the Clock Tower and is of similar height to the Walter Vernon designed Technical College (now part of the Maitland Regional Art Gallery) opposite. The new building is of durable construction with face brickwork in keeping with other major buildings on High Street - in essence, it is designed as part of the evolving character of High Street.



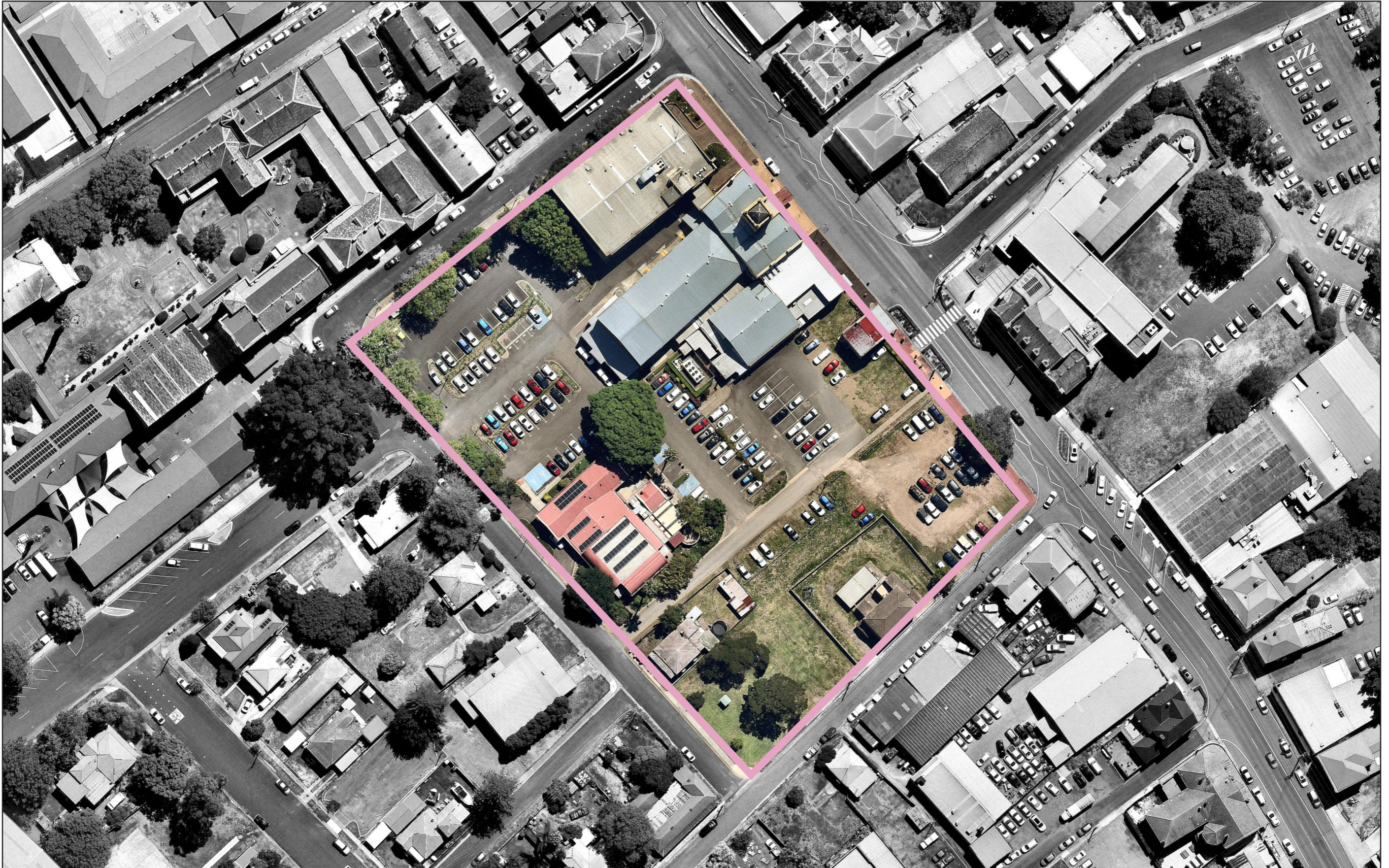


THE SITE









CONTEXT PLAN



PRECINCT PLAN





DESIGN CONCEPT



DESIGN STATEMENT

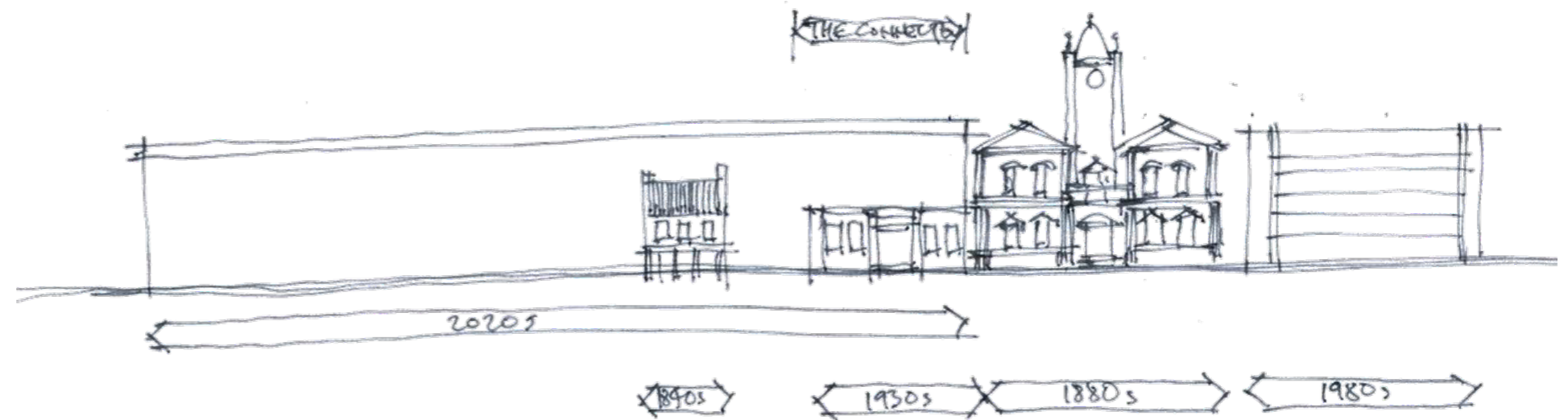
Maitland has a rich history of being an active, energetic and engaged urban place. Part of this history is the High Street streetscape, which runs from the retail hub to the civic hub - knitting together the town. The street is characterised by a series of grand buildings built to the footpath with very minor setbacks. This historic approach to important buildings on High Street has been continued with the new City Administration Centre, helping connect it to Maitland's history.

The elevation of the site to High Street is an eclectic mix of buildings of different eras, ranging from the c.1860 shop to the early 1980s existing Administration Building. The elevation is currently dominated by the 1890 Town Hall, with its grand clock tower. Between the Town Hall and the proposed new building is the 1930s annex building, which itself has an addition from the 1960s. The proposal knits together this mix of buildings through:

- A simple building form that is broken down into vertical elements. These are of a similar scale to the wings flanking the Town Hall Clock Tower and the gables to the Technical College opposite
- Reducing the mass of the new building behind the 1840s shop, recognising it without overly prioritising it in the composition, as it was always designed to be part of a continuous streetscape
- Making the Administration Centre a solid, masonry, grounded building. This recognises its importance in the civic and cultural life of the community and represents the ideas of permanence and presence. A masonry screen wraps behind the 1840s shop, signifying entry and framing the small public forecourt

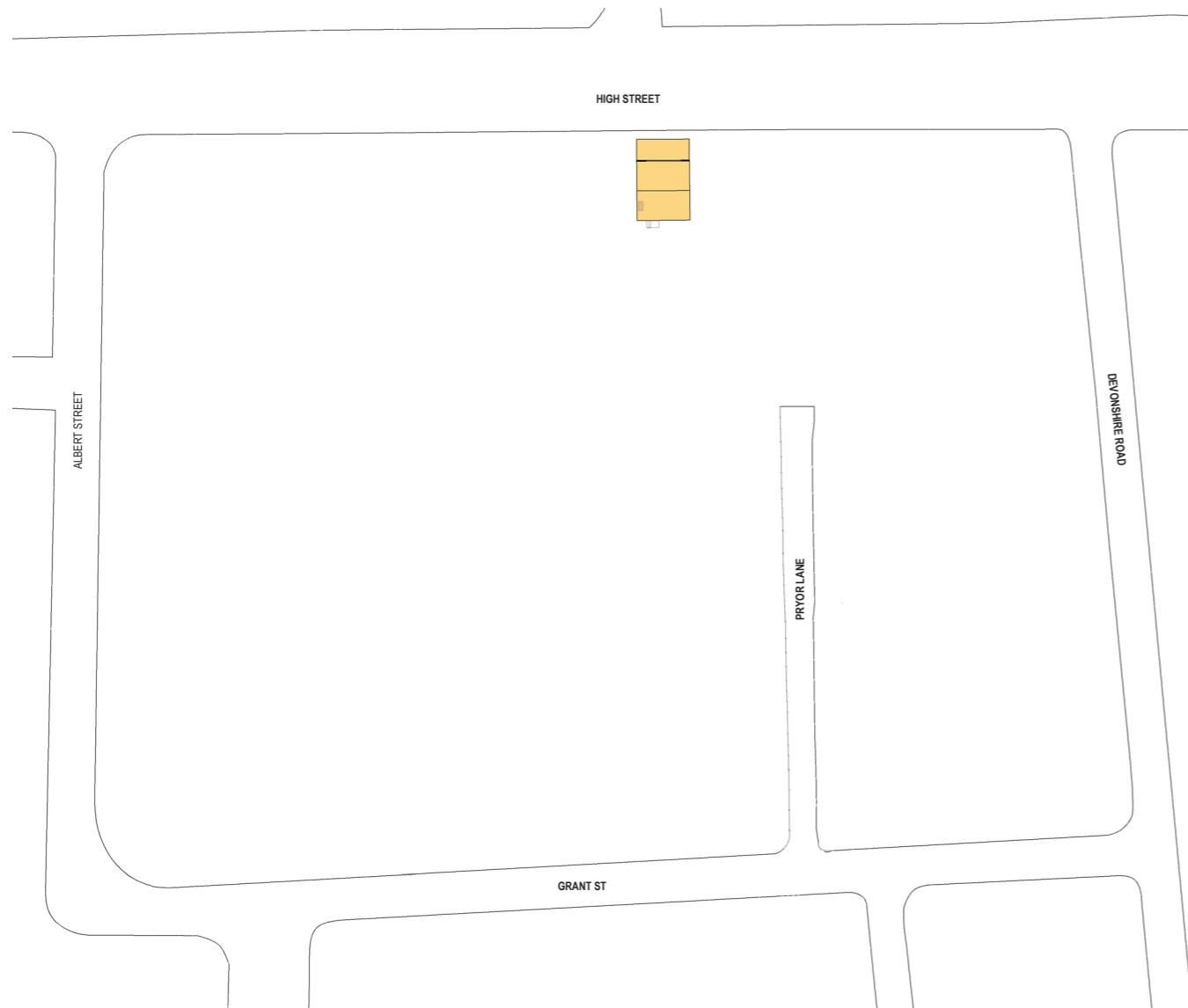
The new Administration building seeks to create a new workplace with a high level of amenity and sustainability for staff and visitors. Extensive areas of sun-protected glazing and a large clerestory skylight provide abundant natural light deep into the office environment. A large atrium within the office space allows for staff connection and an internal stair provides mobility without having to use the lifts - promoting interaction between staff.

The block has been re-planned to provide improved pedestrian access, tree coverage, loading/servicing facilities and on-grade parking. At the rear of the Main Hall, subtle interventions improve its back-of-house and create a central plant area.

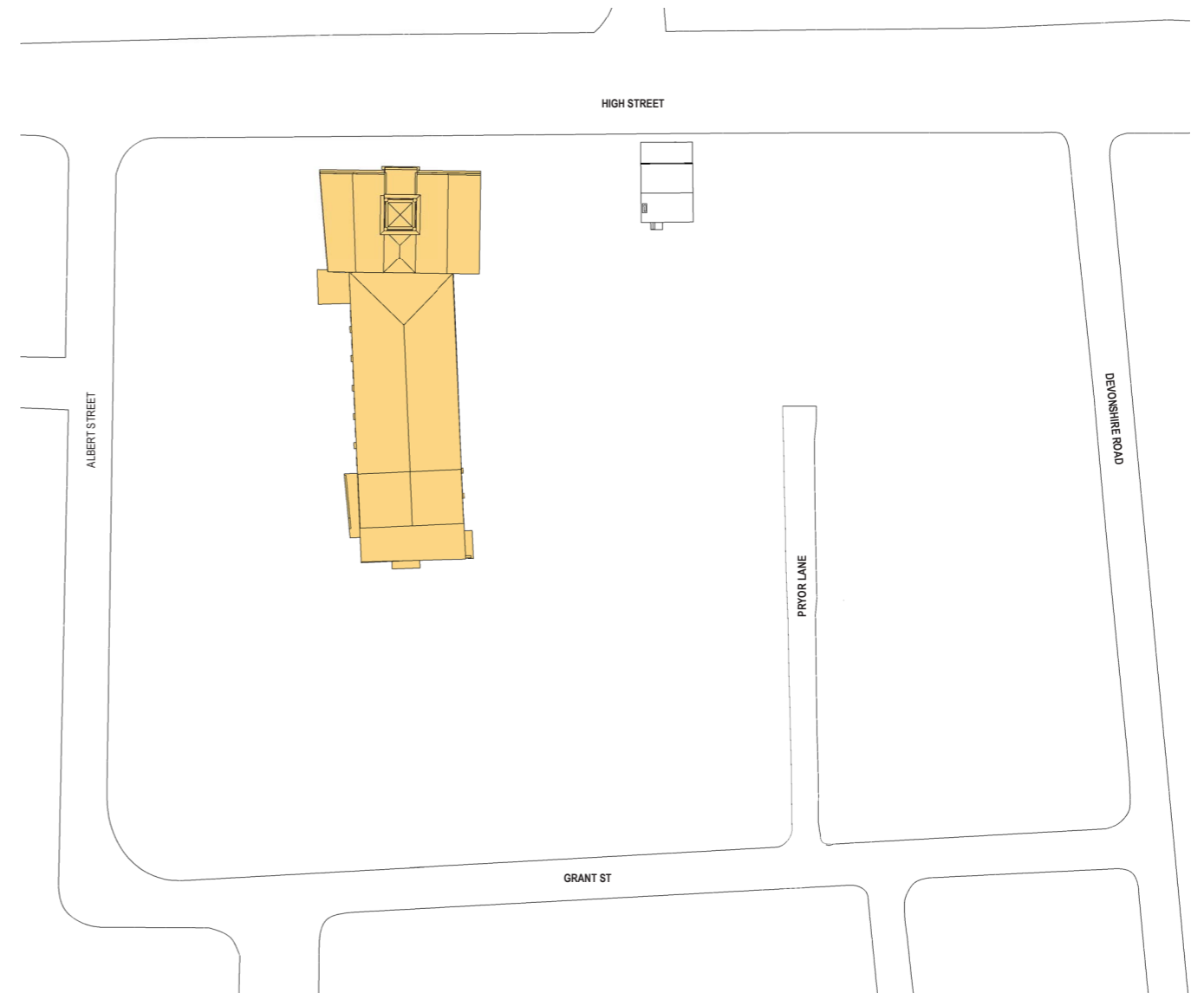


SITE TIMELINE

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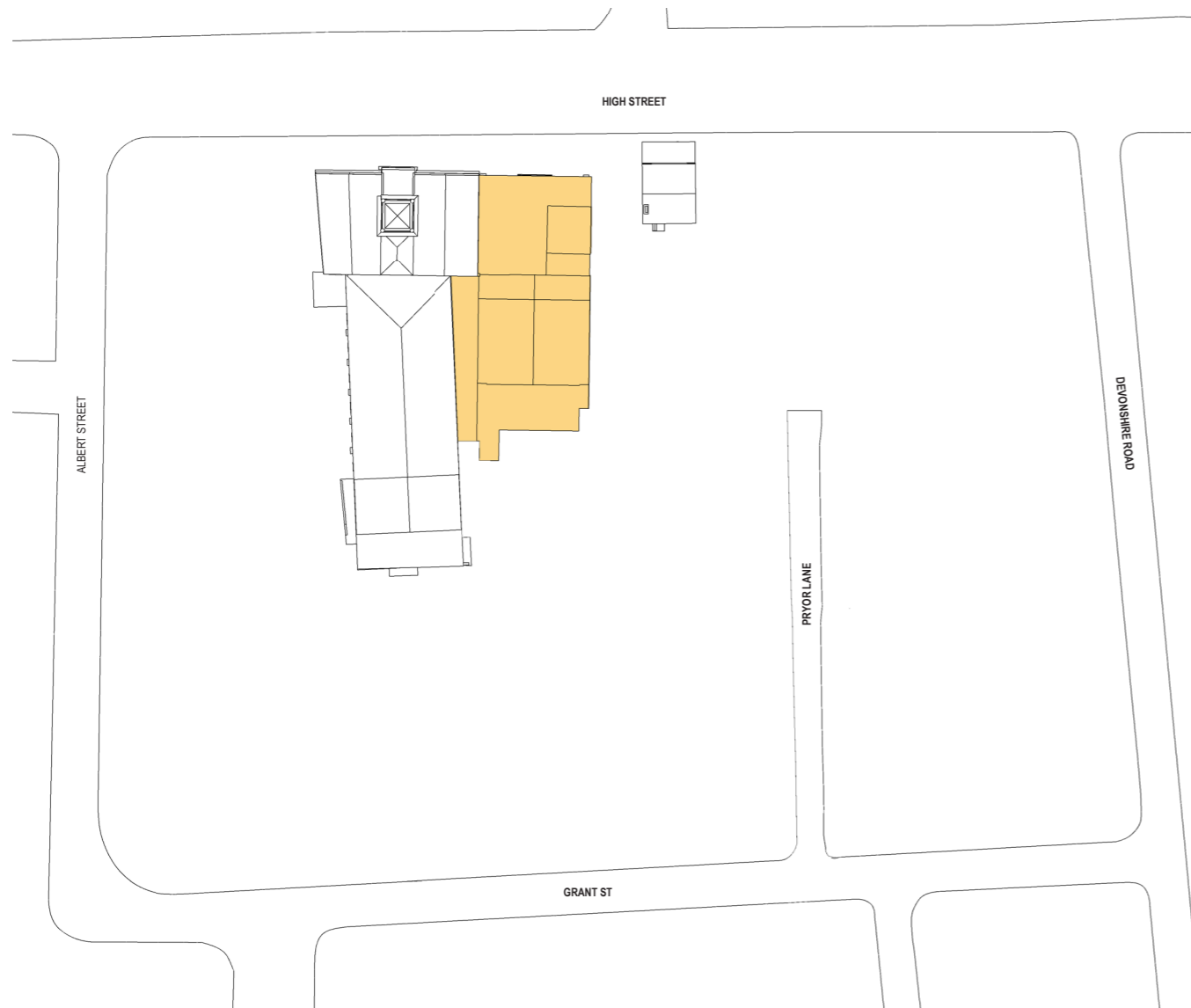


c.1860: Construction of 'Town Hall Cafe' at 273 High Street

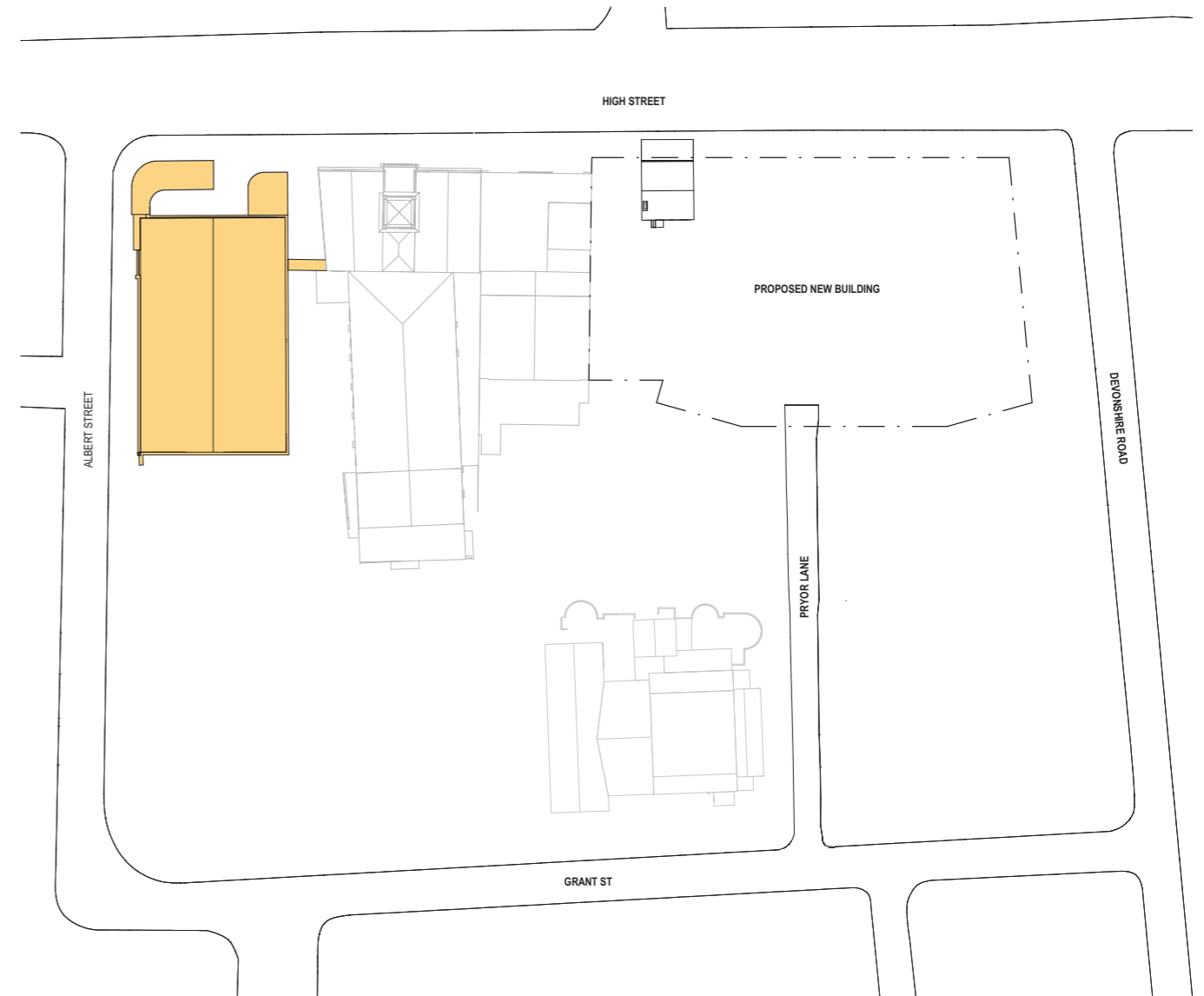


1890s: Construction of Town Hall

SITE TIMELINE



1930s: Construction of Annex



1980s: Construction of Administration Building

VIEW FROM WEST

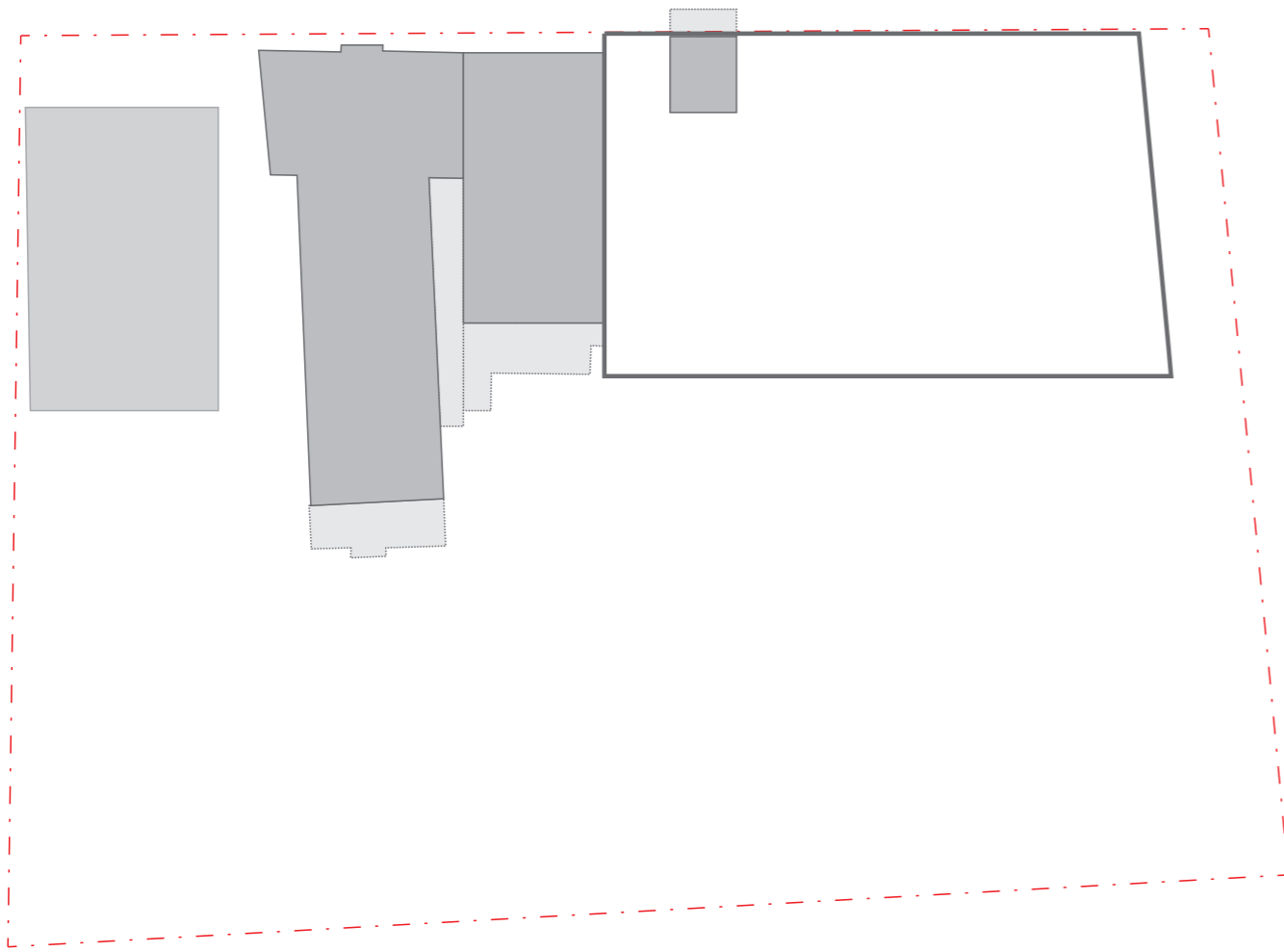


VIEW OF ENTRY

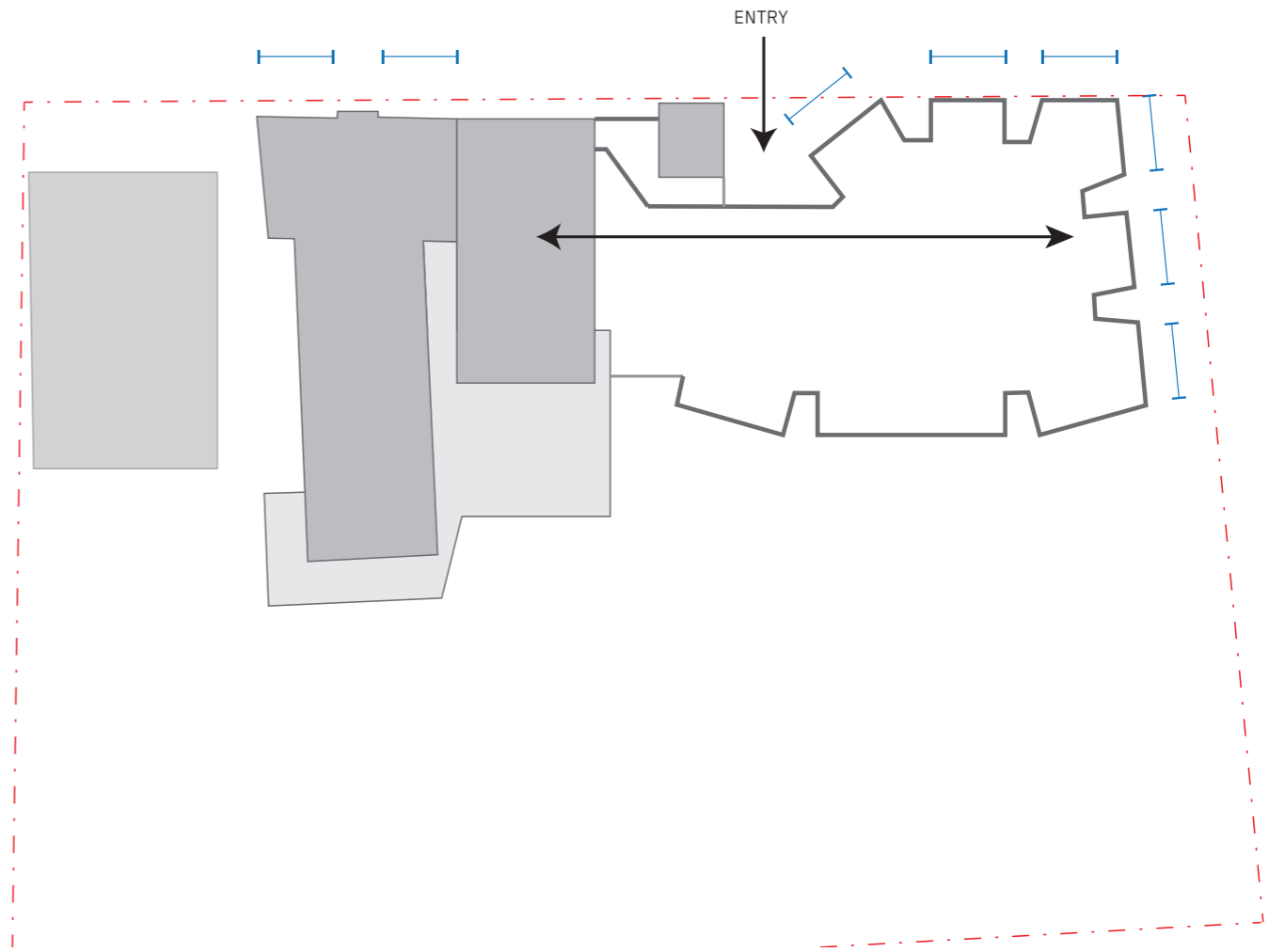


BUILDING ARTICULATION

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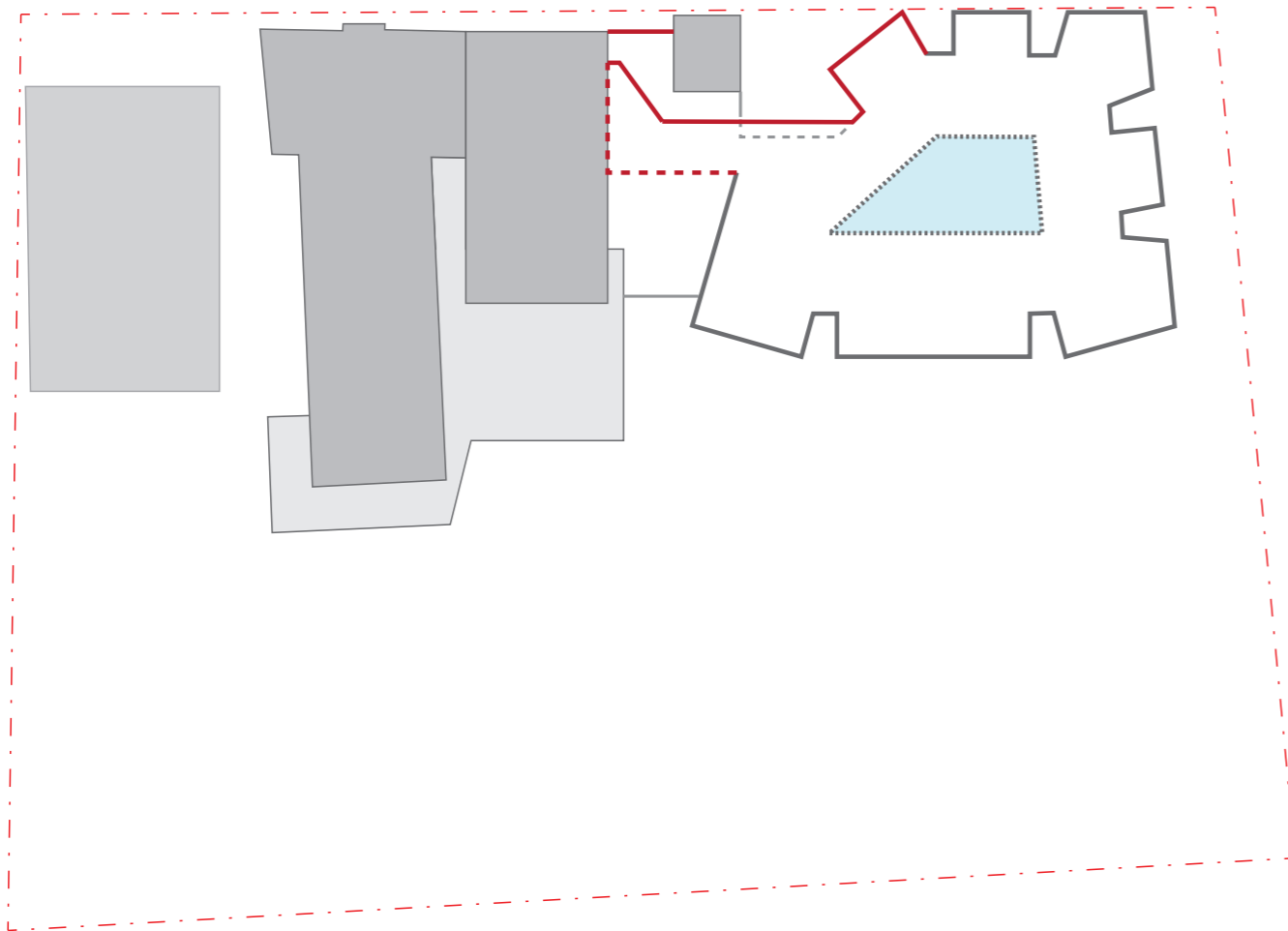
1) Locate mass for Administration Centre



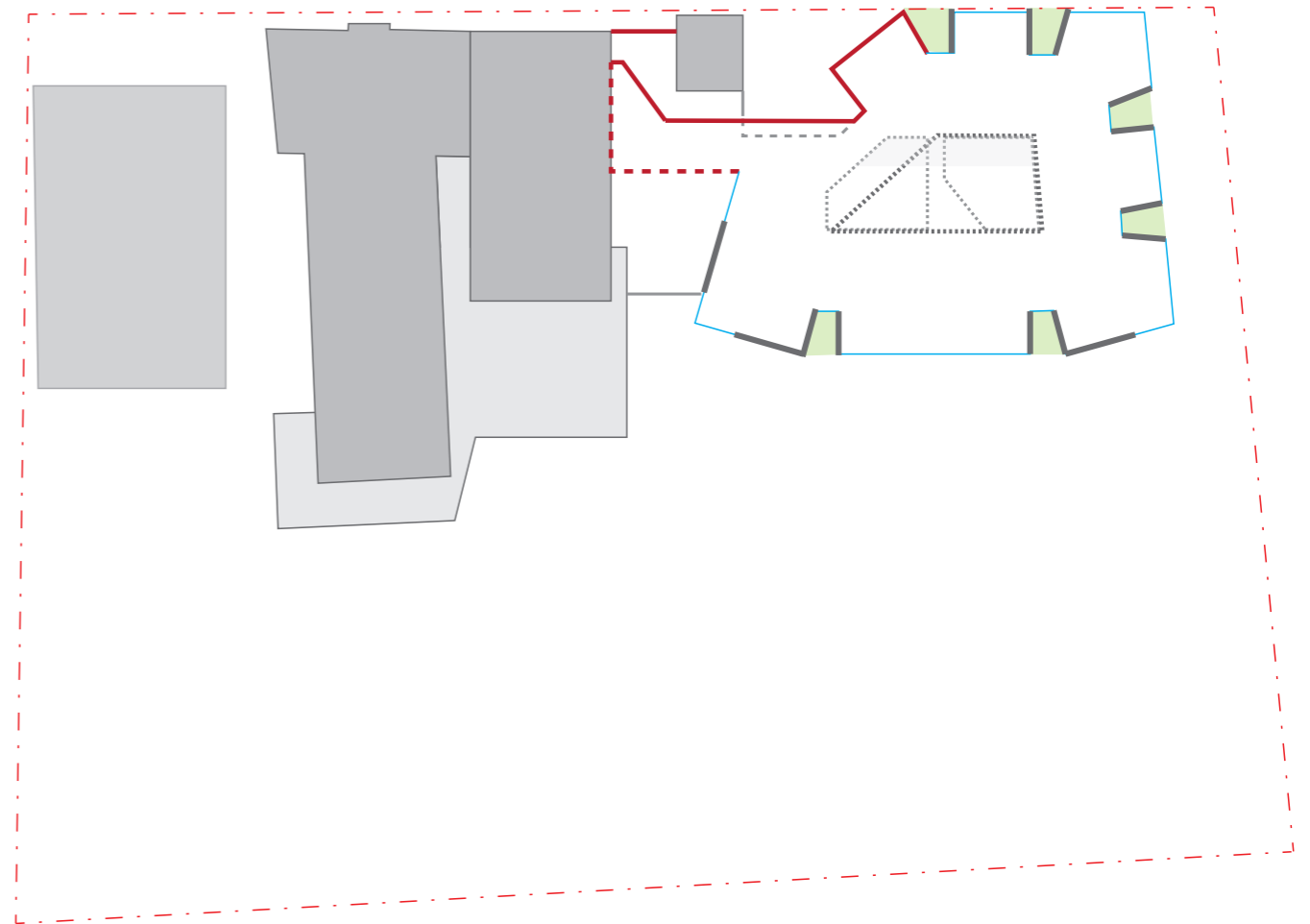
2) Articulate Massing to High St with proportions drawn from Town Hall

- define accessible circulation link between buildings
- create space around Town Hall Cafe
- define entry to new Administration Centre

BUILDING ARTICULATION



3) Create central atrium & express facade link between different building eras



4) Articulate facade & establish landscaped pockets

- carve out voids to floorplates to bring light from skylight into office space

VIEW FROM EAST

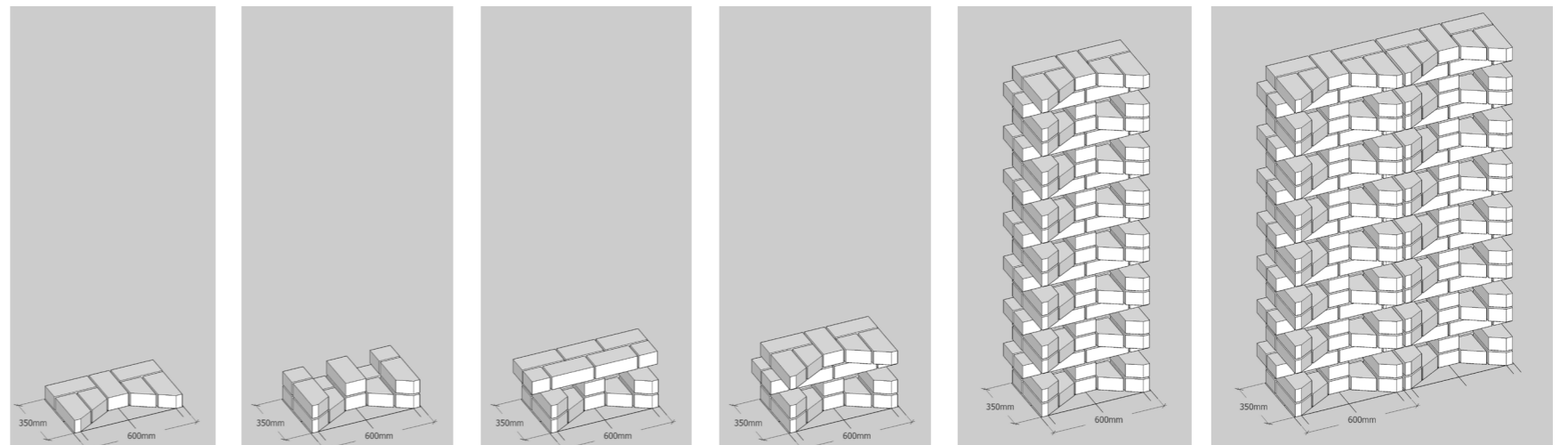
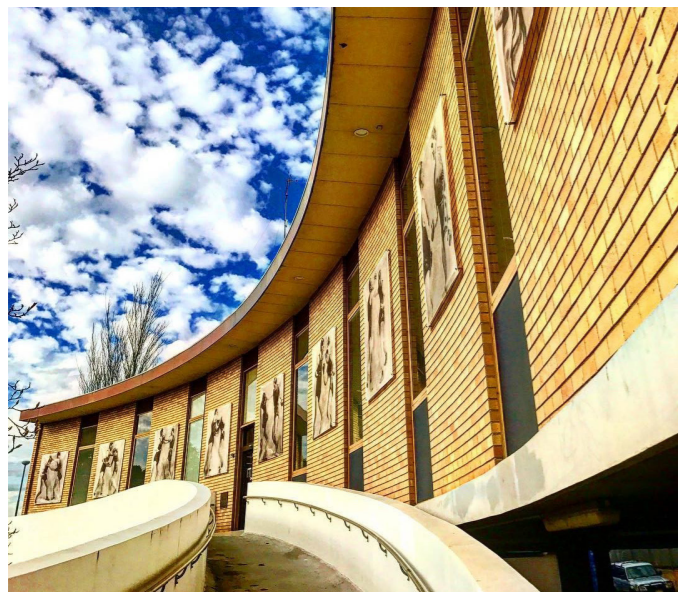
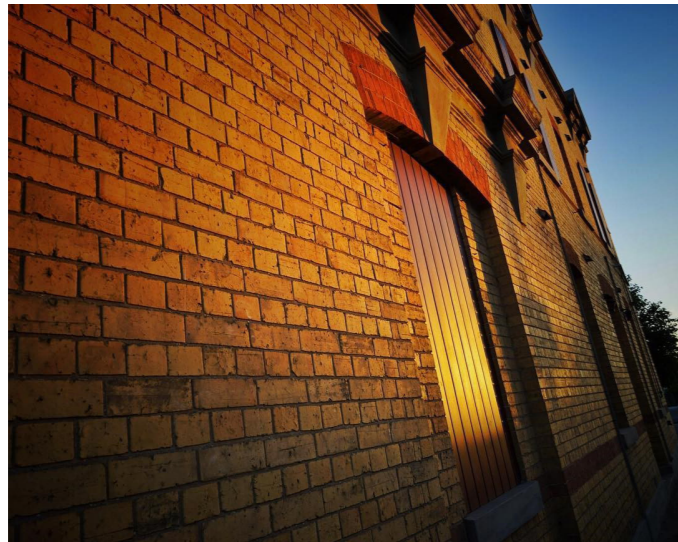


MATERIALITY

The new Administration Centre is a solid, grounded masonry building. The materials proposed for the building have been selected for their robustness and ability to withstand the test of time.

Maitland has a rich history of building in brick: the Annex and Maitland Technical College opposite the site are immediate exemplars of grand brick buildings, whose colours inform the perforated brick screen proposed to wrap across the new facade, knitting together the various buildings.

The proposed brick screen allows through-views and dappled light via perforations where required - such as to the level 2 staff terrace- while also presenting as a solid facade where this better suits the spaces within. The brick screen is designed as a modular element, to simplify the construction process.



Top: Maitland Technical College opposite the site
Bottom: Proposed brick screen construction is modular in nature
Left: Brick along The Levee & at Maitland Library



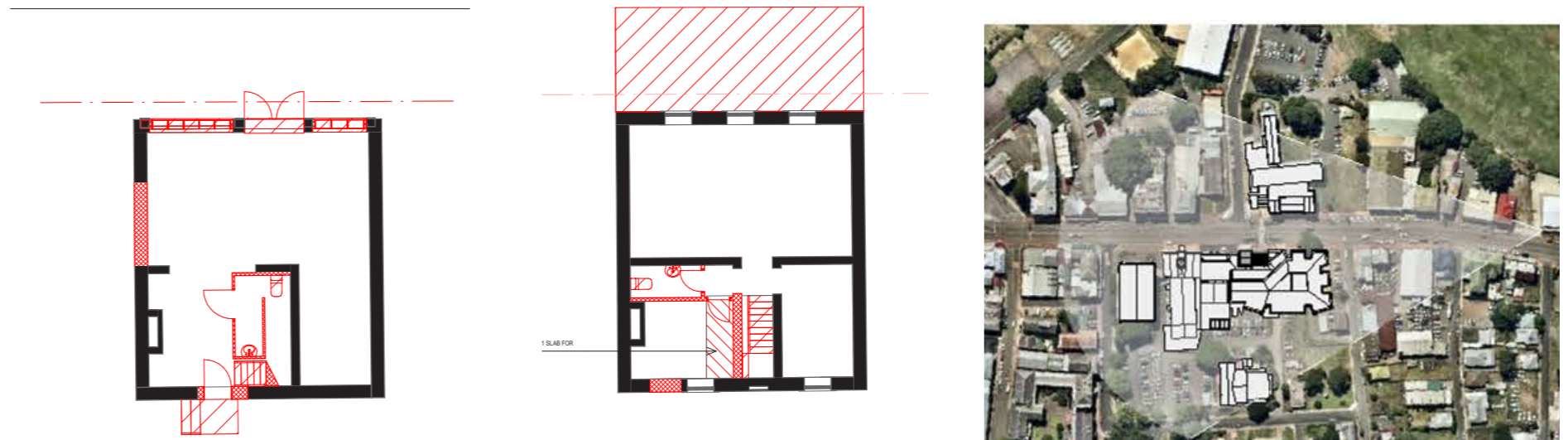
HERITAGE STRATEGY

HERITAGE STRATEGY

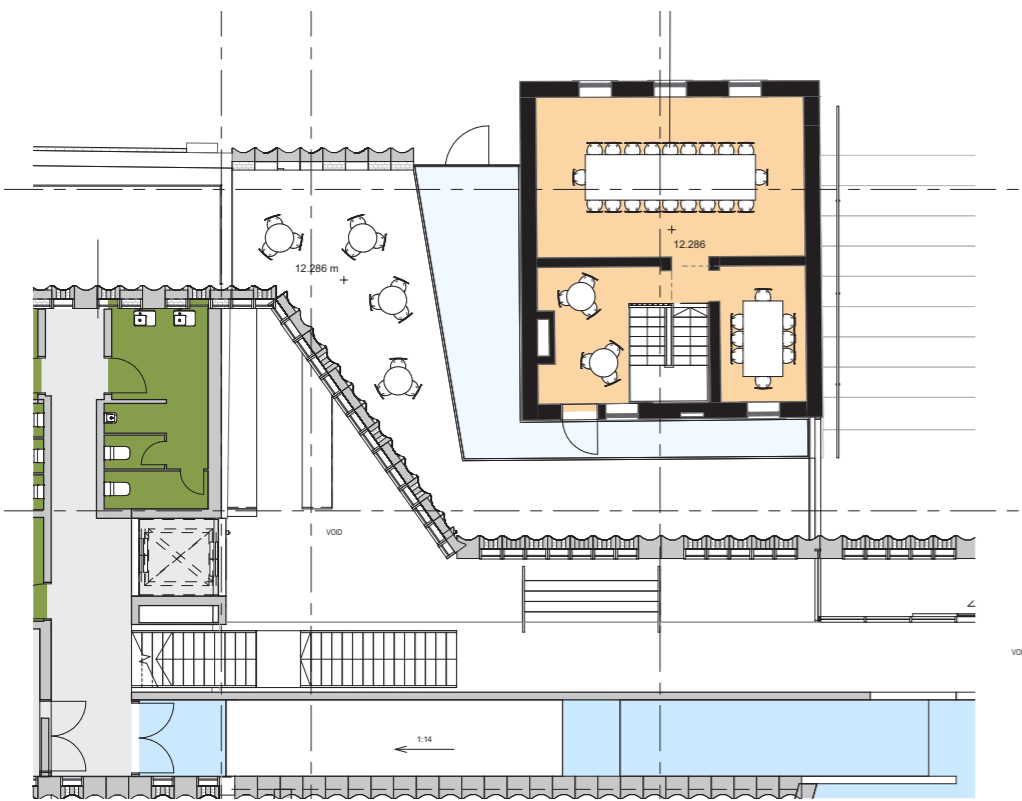
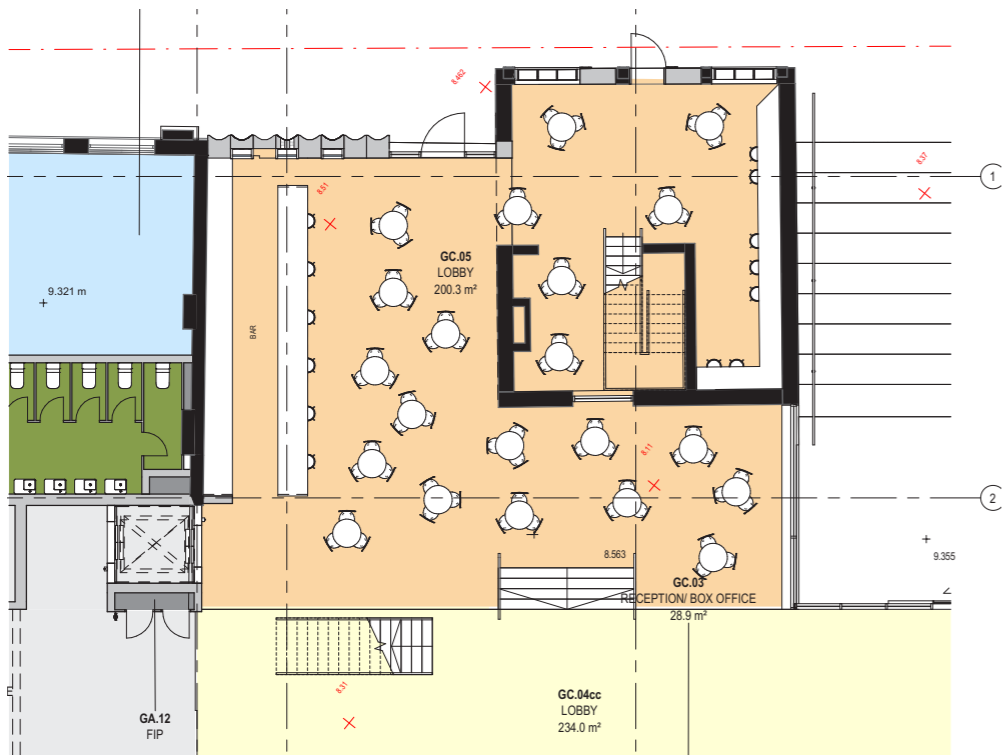
The new City Administration Centre is respectful of the heritage buildings in its vicinity. The design of the new City Administration Centre:

- maintains the Town Hall Clocktower as the tallest structure on the site and in the vicinity; it remains visible from the east of High St as a wayfinding element in Maitland.
- integrates with the existing Town Hall complex
- removes the intrusive upper level of the Annex, while retaining the original ground floor
- retains the Town Hall Cafe at 273 High St, removing the awning to restore its original Georgian character
- repurposes the interior of the Town Hall Cafe as an extension of the public lobby which is able to accommodate a range of complementary activities.
- creates an entry forecourt that integrates the Town Hall Cafe

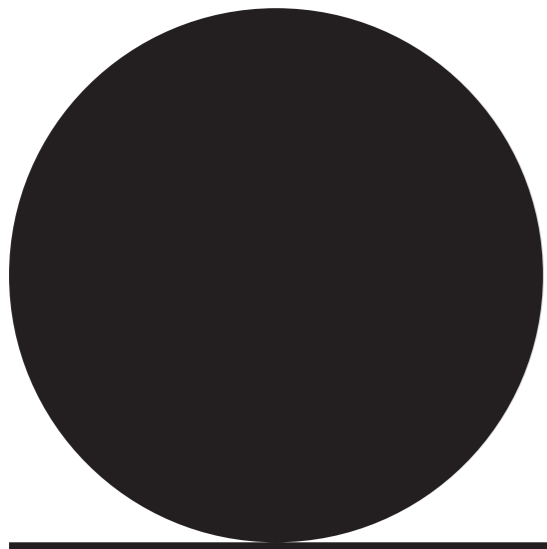
Please refer to the Heritage Report prepared by Matt Devine & Co. for a detailed explanation of the site's Heritage Strategy.



Clockwise from Top Right
 3D View from East along High St
 Location in plan of 3D View from East along High St
 Proposed Demo works to L1 of Town Hall Cafe
 Proposed Demo works to GL of Town Hall Cafe



Clockwise from Top Left:
 Proposed Ground Level Plan in and around 273 High St
 View from Entry
 View from Bar towards Entry
 Proposed L1 Plan in and around 273 High St



LANDSCAPE STRATEGY

LANDSCAPING



LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
REFER PLANTING PLAN
- PROPOSED TREES
JACARANDA MIMOSIFOLIA
(JACARANDA)
- PROPOSED TREES
TRISTANIOPSIS LAURINA
(WATER GUM)
- PROPOSED TREES
LAGERSTROEMIA INDICA
(CREPE MYRTLE)
- SRZ - STRUCTURAL ROOT ZONE
REFER ARBORIST REPORT
- EXISTING TREES TO BE REMOVED
REFER ARBORIST REPORT
- GARDEN BED
- LAWN

HARDSCAPE MATERIALS:

- ASPHALT (TO CARPARK)
- INSITU CONCRETE
(WITH CONCRETE KERB)
- PAVING UNIT (WITH RE-USED
EXISTING SANDSTONE KERB OR
GRANITE KERB) TO BE
DETERMINED WITH FUTURE
PUBLIC DOMAIN PLAN
- POROUS PAVING

ON GRADE LEVELS:

- PROPOSED LEVELS
- EXISTING LEVELS

34

MCC /03 APRIL 2019 / ISSUE B

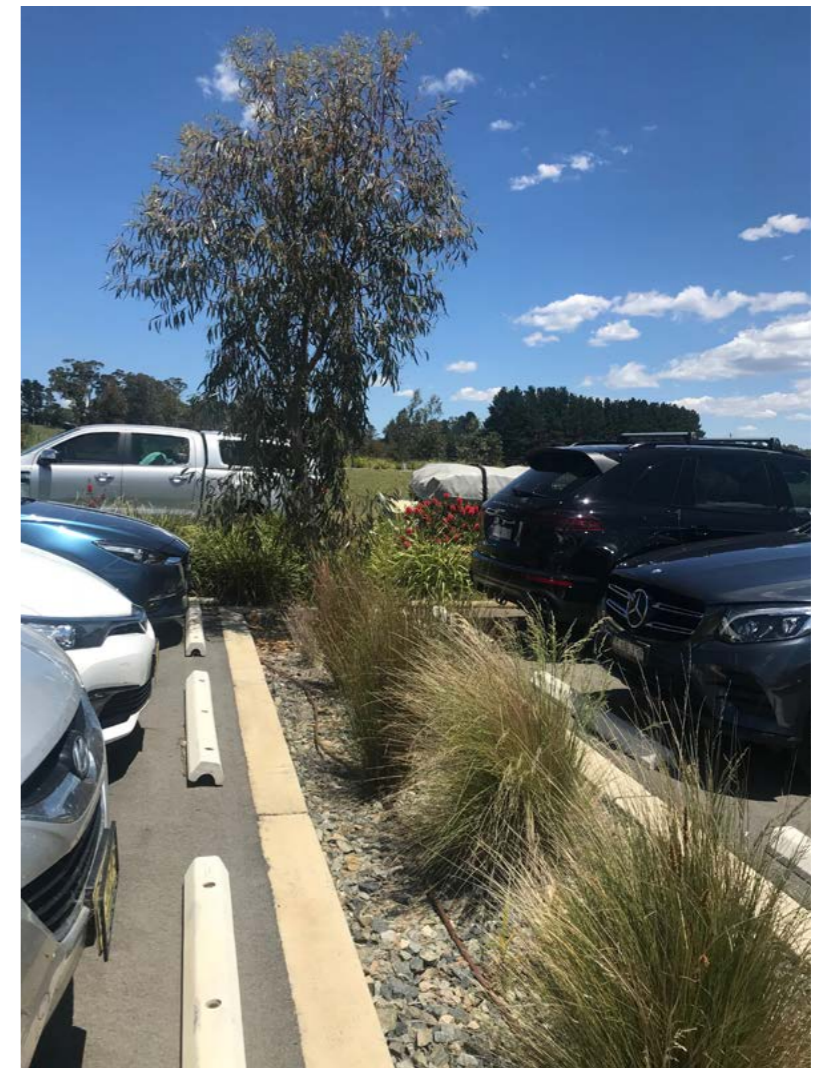
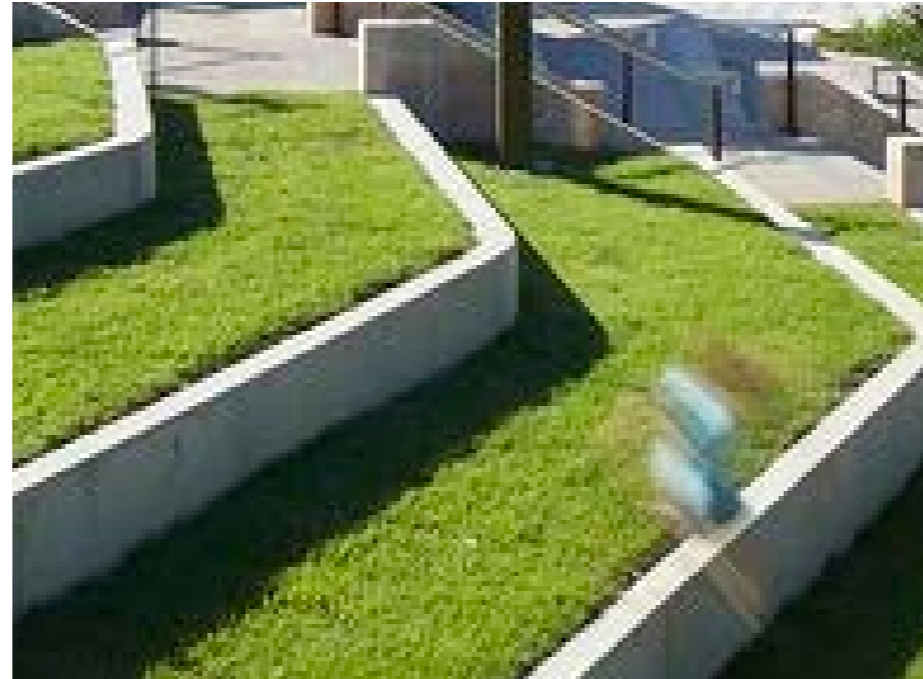
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LANDSCAPE STRATEGY

Landscaping is an integral part of the new Administration Centre. The proposal:

- includes a landscaped carpark, with tree coverage to provide shading
- maintains major trees, including the Jacaranda adjacent the Senior Citizens' Building, and the London Plane tree along High St.
- incorporates pockets of vertical greenery along the building's elevations, visible from within the building.
- incorporates grassed steps for casual meeting and relaxation at the entry forecourt.
- continues the planters adjacent the southern entrance into the building lobby
- allows for planters to the level 2 staff terrace.

Please refer to the Landscape Design Report prepared by Urbis for a detailed explanation of the site's Landscape Strategy.





APPENDIX - DA DRAWINGS

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THE CITY ADMINISTRATION CENTRE
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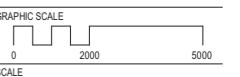
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THE CITY ADMINISTRATION CENTRE

A-01-SHEET LIST			
SHEET NUMBER	SHEET NAME	ISSUE DATE	REVISION
A - INTRODUCTORY			
A-XX-00	COVER SHEET	2/04/18	B
A-XX-01	EXISTING SITE PLAN	2/04/19	B
A-XX-02	PROPOSED SITE PLAN	2/04/19	B
B - FLOOR & ROOF PLANS			
B-XX-00	FLOOR PLAN LV 00	2/04/19	C
B-XX-01	FLOOR PLAN LV 01	29/03/19	B
B-XX-02	FLOOR PLAN LV 02	29/03/19	B
B-XX-04	FLOOR PLAN ROOF	29/03/19	B
B-XX-05	FLOOR PLAN LV B1	2/04/19	C
C - EXTERNAL ELEVATIONS			
C-XX-00	NORTH AND SOUTH ELEVATION	2/04/19	C
C-XX-01	WEST AND EAST ELEVATION	29/03/19	C

A-01-SHEET LIST			
SHEET NUMBER	SHEET NAME	ISSUE DATE	REVISION
D - SECTIONS			
D-XX-01	CROSS SECTIONS	29/03/19	C
D-XX-04	LONG SECTIONS	29/03/19	C
R - MISCELLANEOUS			
R-XX-02	GFA AREAS	29/03/19	B
R-XX-04	SHADOW DIAGRAMS - SUMMER	29/03/19	B
R-XX-05	SHADOW DIAGRAMS - WINTER	29/03/19	B
R-XX-17	FINISHES BOARD	29/03/19	B
U - DEMOLITION			
U-XX-00	DEMOLITION PLAN LV 00	2/04/19	C
U-XX-01	DEMOLITION PLAN LV 01	29/03/19	B
U-XX-02	DEMOLITION PLAN LV ROOF	29/03/19	B
U-XX-03	DEMOLITION PLAN LV B1	29/03/19	B



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TRUE NORTH PROJECT NORTH



GRAPHIC SCALE



SCALE

1:500@A1

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EXISTING SITE PLAN

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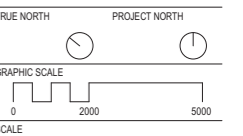
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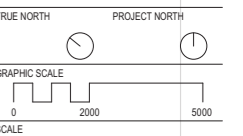
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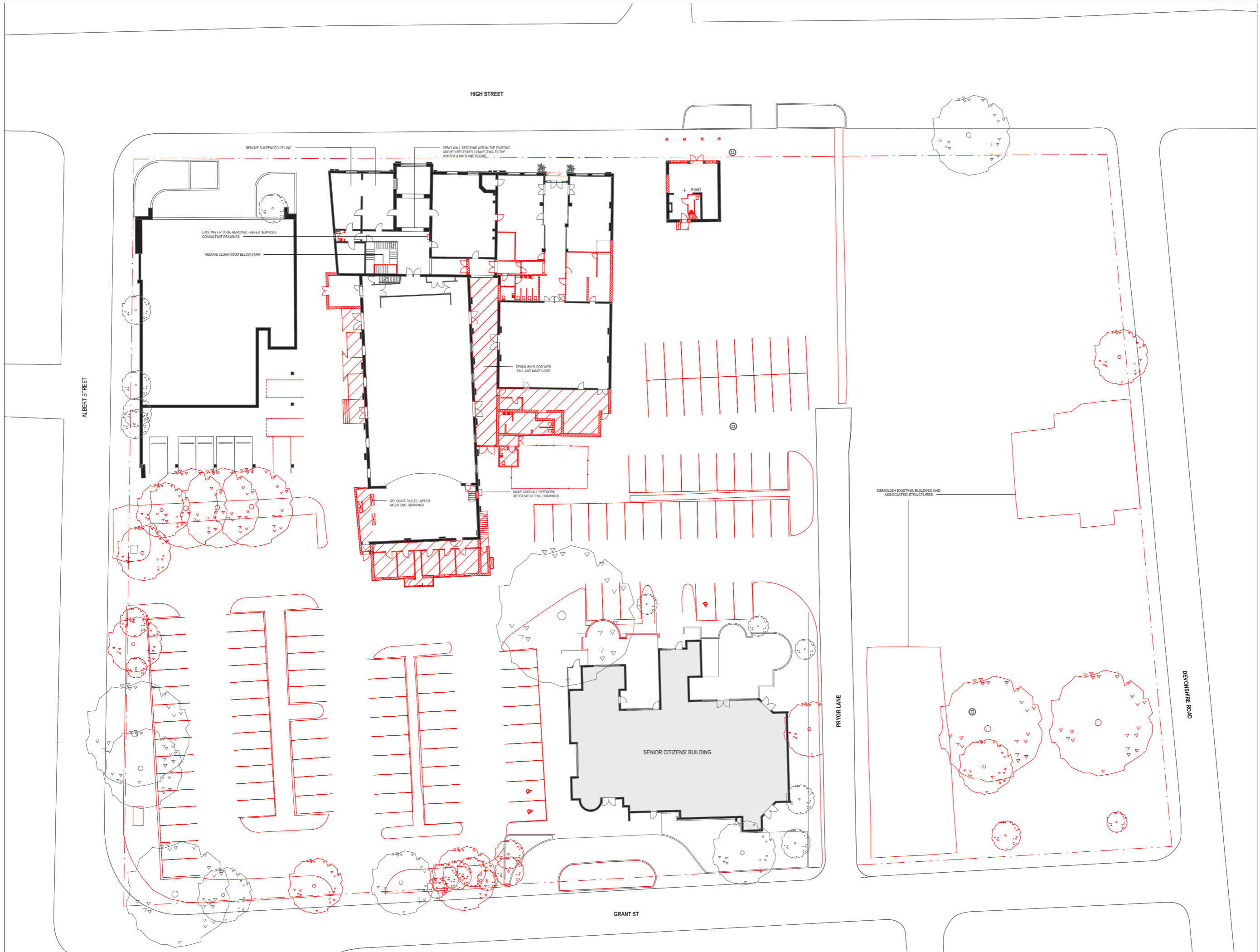


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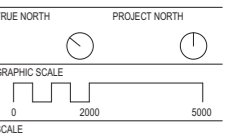
CLIENT

maitland
city council
MAITLAND CITY COUNCIL
CLIENT NUMBER

1508005.000
PROJECT

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320
BVM PROJECT NUMBER

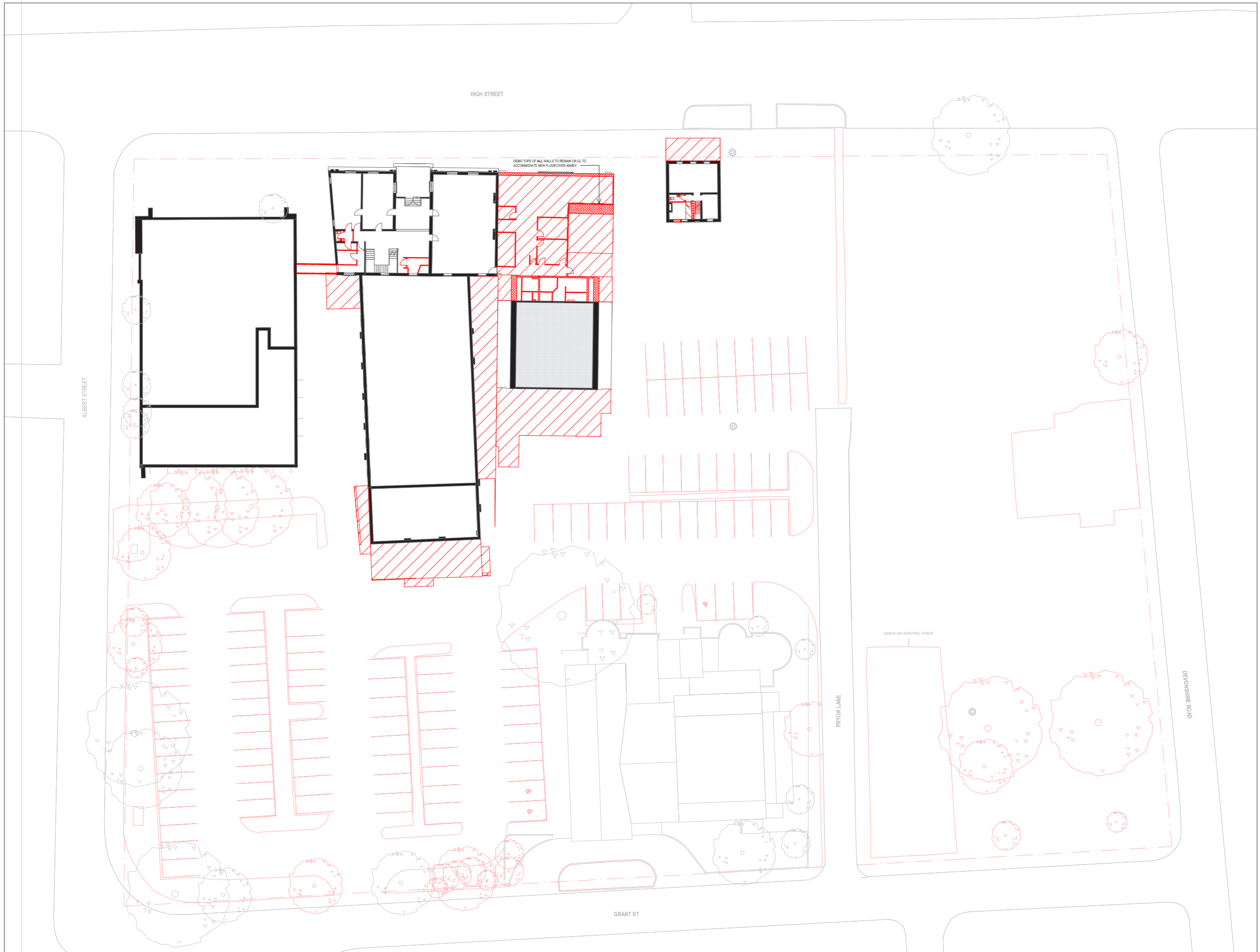
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ISSUE
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TRUE NORTH PROJECT NORTH



GRAPHIC SCALE



SCALE

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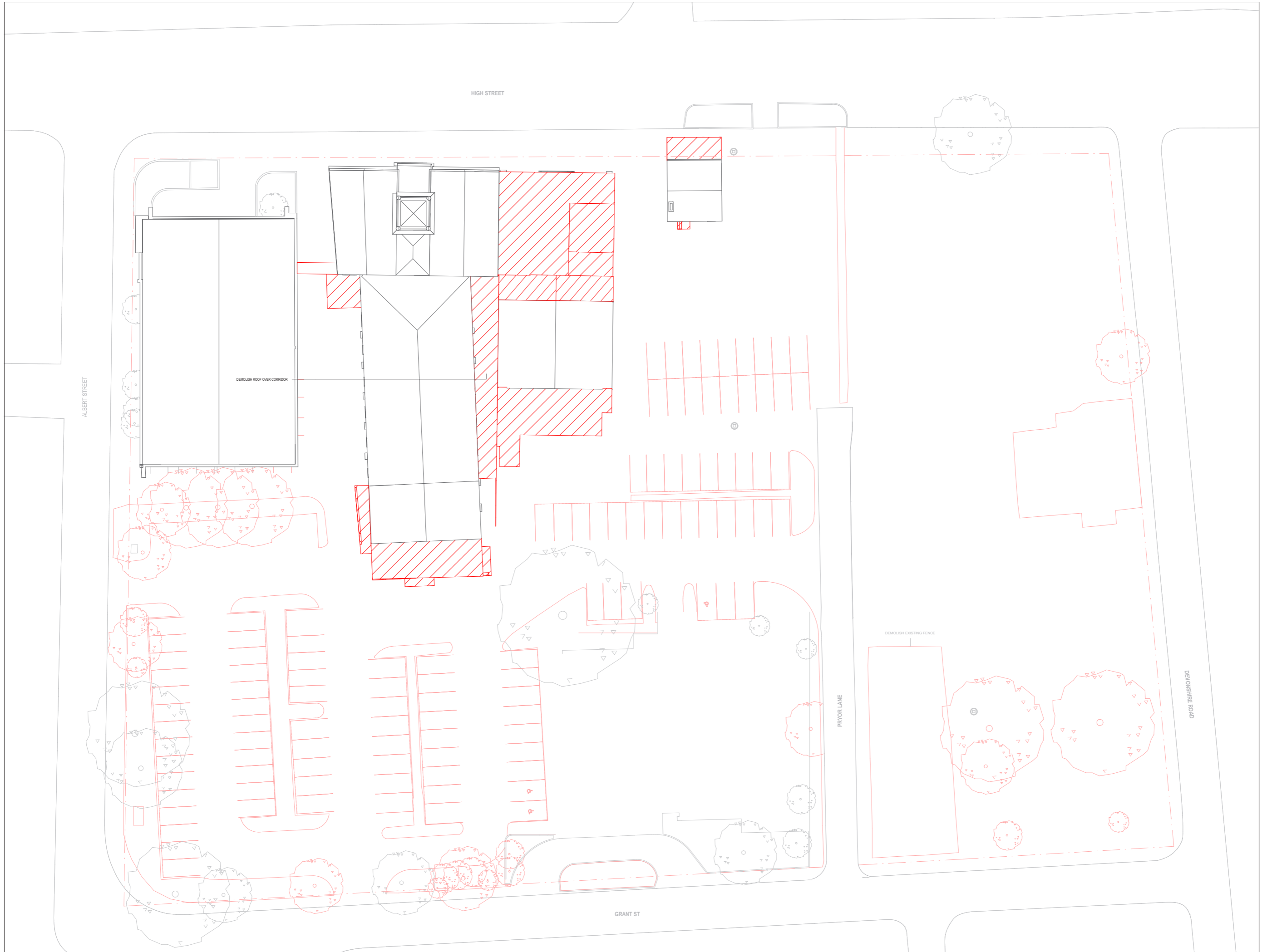
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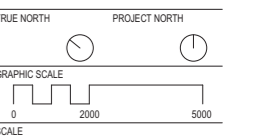
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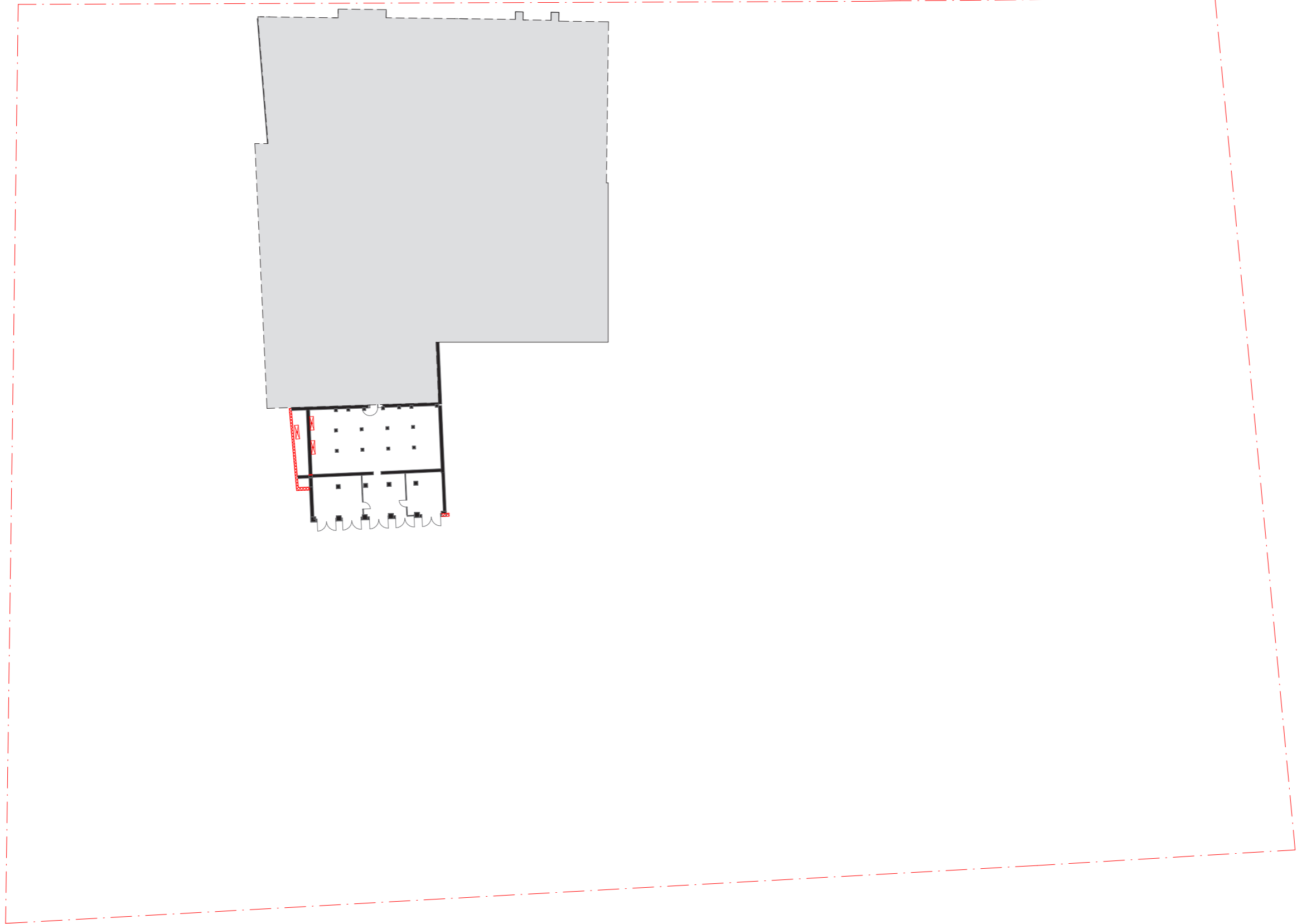


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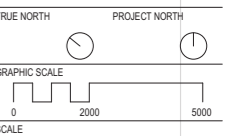
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THE CITY ADMINISTRATION CENTRE
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DEVELOPMENT APPLICATION
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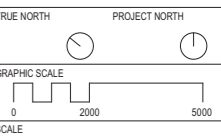
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THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
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BVM PROJECT NUMBER

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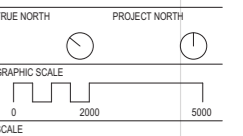
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MAITLAND CITY COUNCIL
CLIENT NUMBER

1508005.000
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THE CITY ADMINISTRATION CENTRE
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DEVELOPMENT APPLICATION
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CLIENT NUMBER

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PROJECT

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320
BVN PROJECT NUMBER

1508005.000

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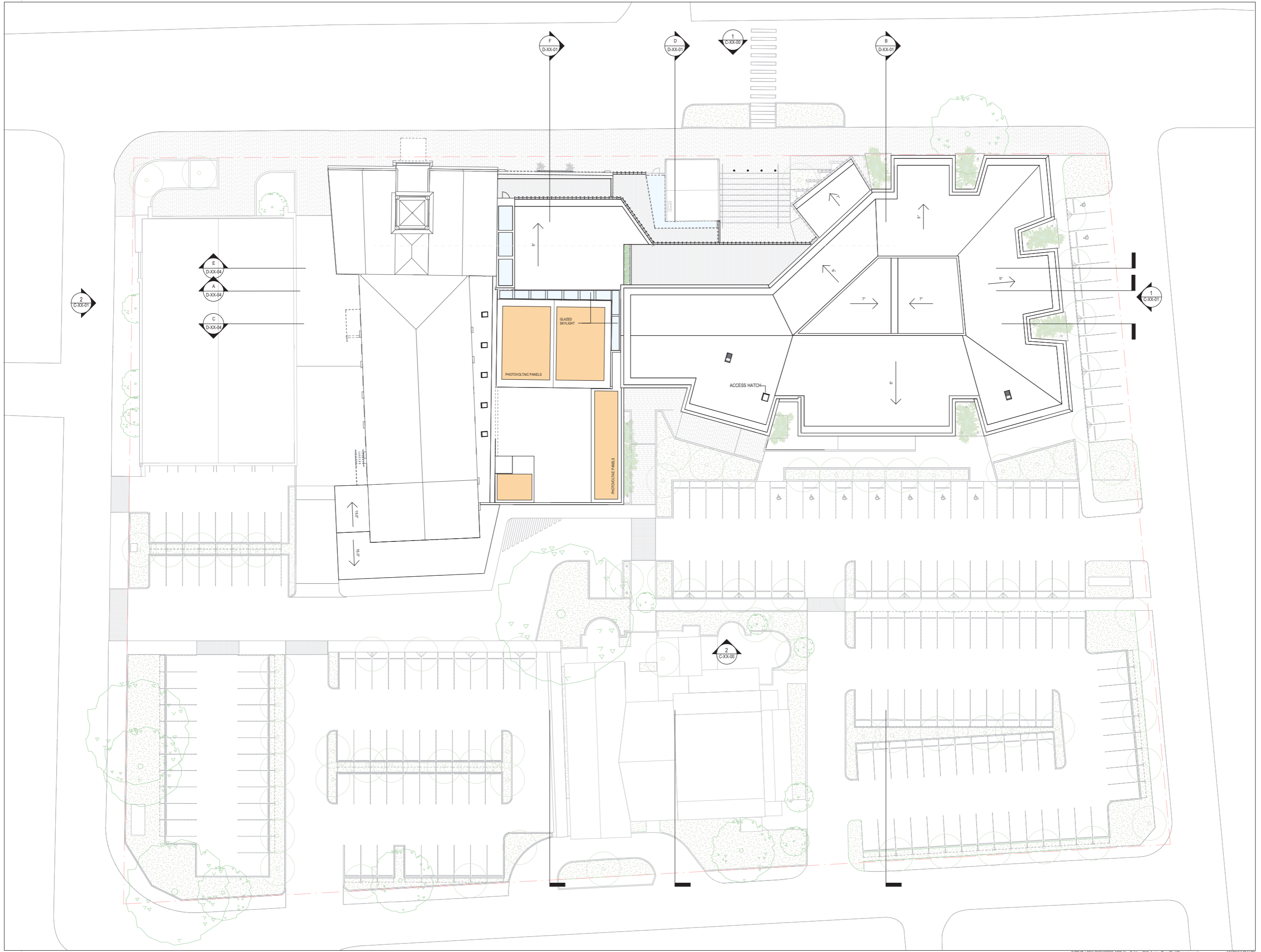
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THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
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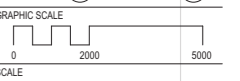
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TRUE NORTH PROJECT NORTH



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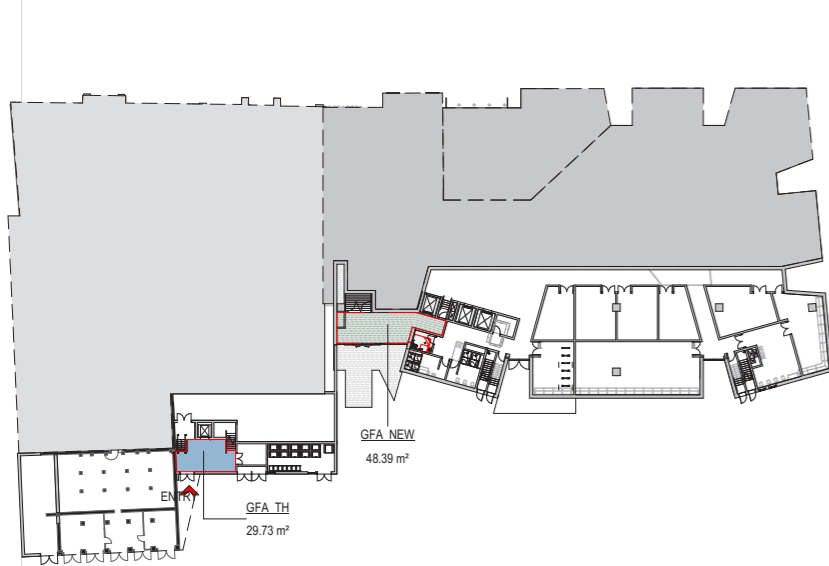
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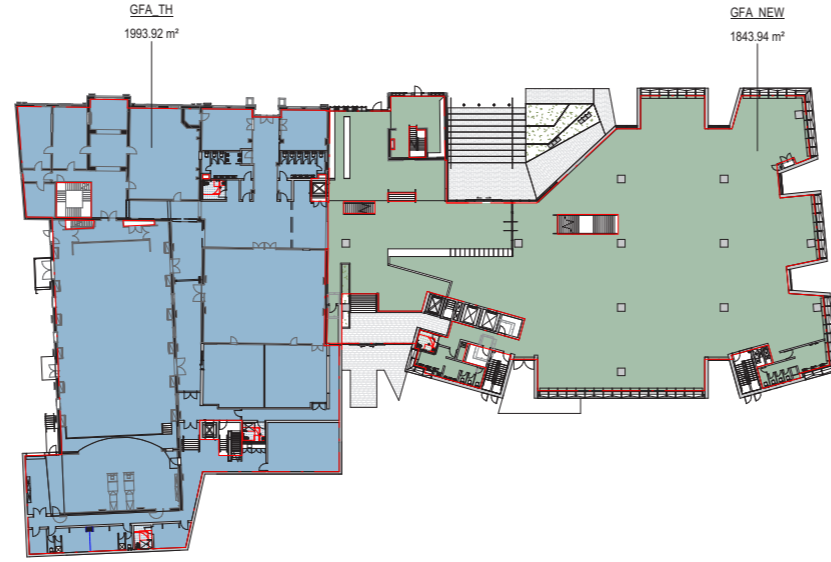
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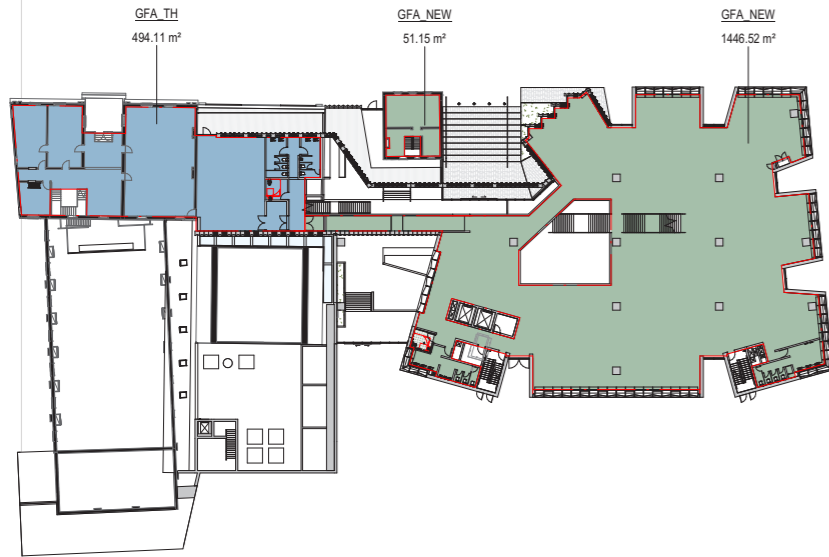
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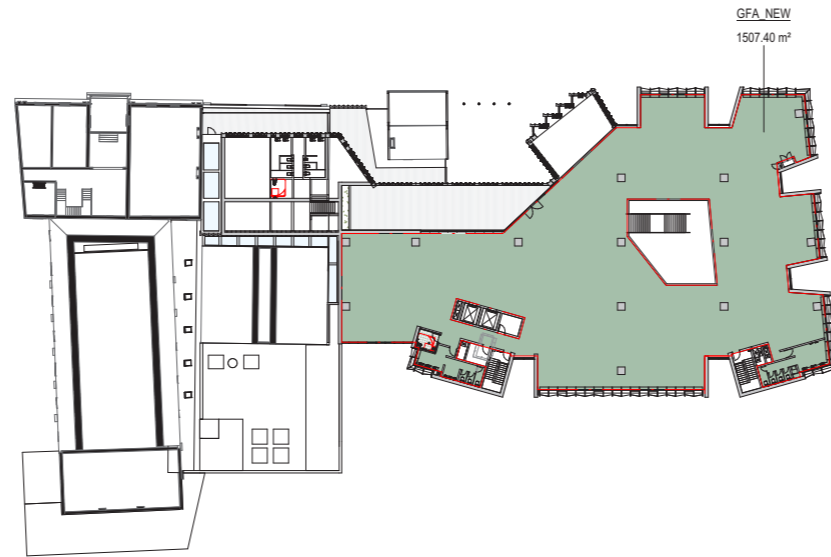
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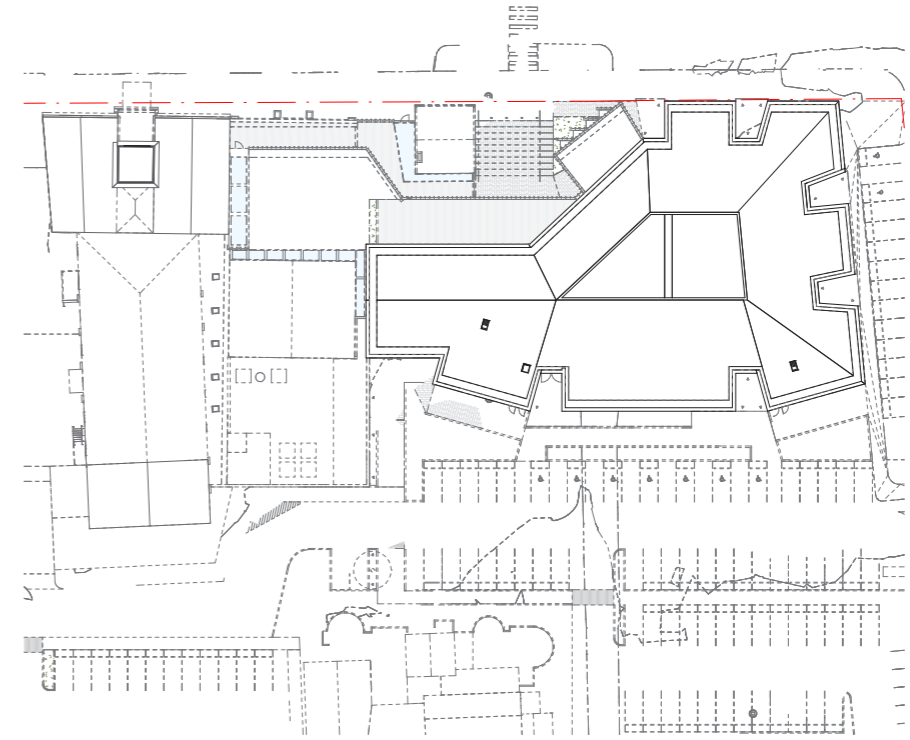
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3 GFA LEVEL 01
C-XX-00



4 GFA LEVEL 02
C-XX-00



6 GFA - ROOF
C-XX-00

GFA NEW BUILDING	
Level	AREA
GFA_NEW	
LEVEL B1	48.39 m ²
LEVEL 00	1843.94 m ²
LEVEL 01	1497.67 m ²
LEVEL 02	1507.40 m ²
Grand total	4897.40 m ²

GFA_TH & ANNEX	
Level	AREA
GFA_TH	
LEVEL B1	29.73 m ²
LEVEL 00	1993.92 m ²
LEVEL 01	494.11 m ²
Grand total	2517.75 m ²

GFA_NEW & TH & ANNEX	
Level	AREA
LEVEL B1	78.11 m ²
LEVEL 00	3837.86 m ²
LEVEL 01	1991.78 m ²
LEVEL 02	1507.40 m ²
	7415.15 m ²

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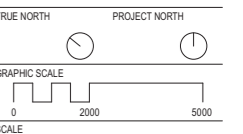
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Maitland City Council
CLIENT NUMBER
1508005.000

PROJECT
1508005.000

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320
BMV PROJECT NUMBER
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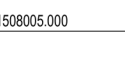
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CLIENT NUMBER
1508005.000

PROJECT
THE CITY ADMINISTRATION CENTRE
283-283 HIGH ST,
MAITLAND, NSW 2320

BVN PROJECT NUMBER
1508005.000

PROJECT NORTH


GRAPHIC SCALE
0 2000 5000

SCALE
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STATUS
DEVELOPMENT APPLICATION
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ISSUE
AR-C-XX-00 C

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1 NORTH ELEVATION
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2 SOUTH ELEVATION
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CLIENT



MAITLAND CITY COUNCIL

CLIENT NUMBER

1508005.000

PROJECT

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320

BVN PROJECT NUMBER

1508005.000

TRUE NORTH PROJECT NORTH



GRAPHIC SCALE



SCALE

1 : 250@A1

STATUS

DEVELOPMENT APPLICATION

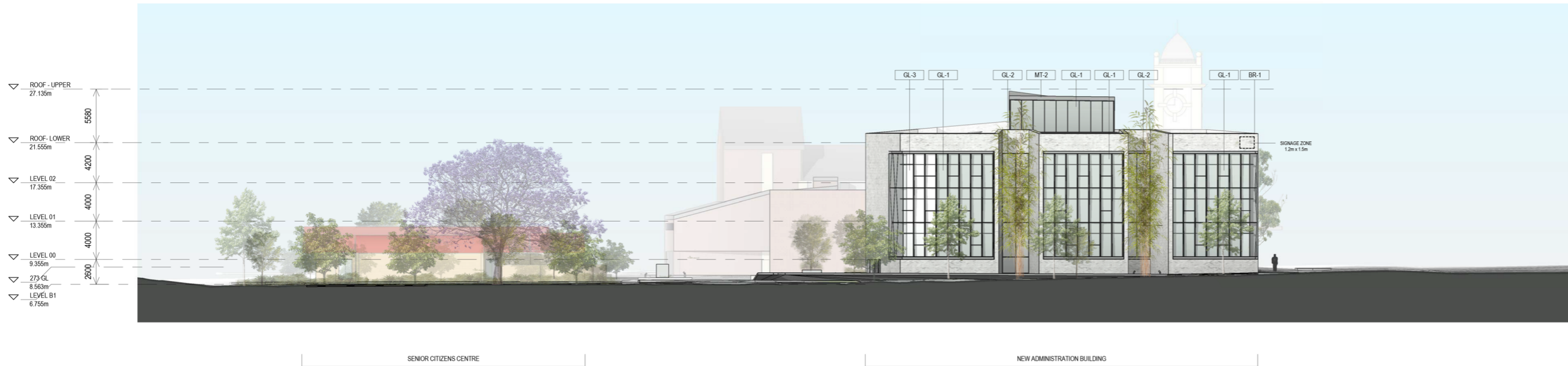
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WEST AND EAST ELEVATION

ISSUE

AR-C-XX-01

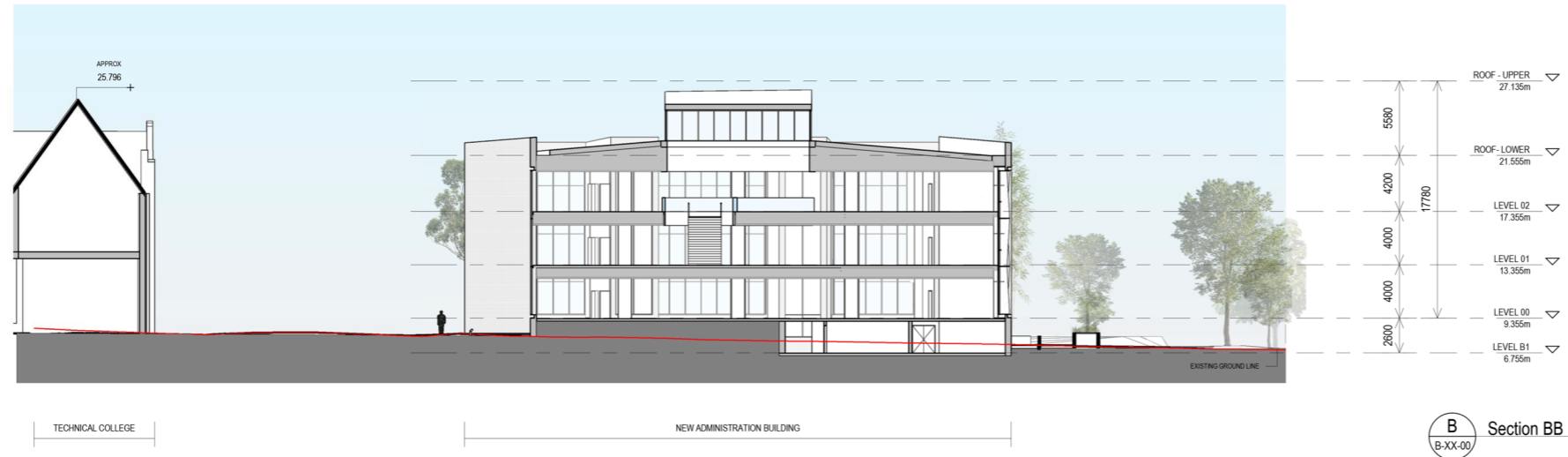
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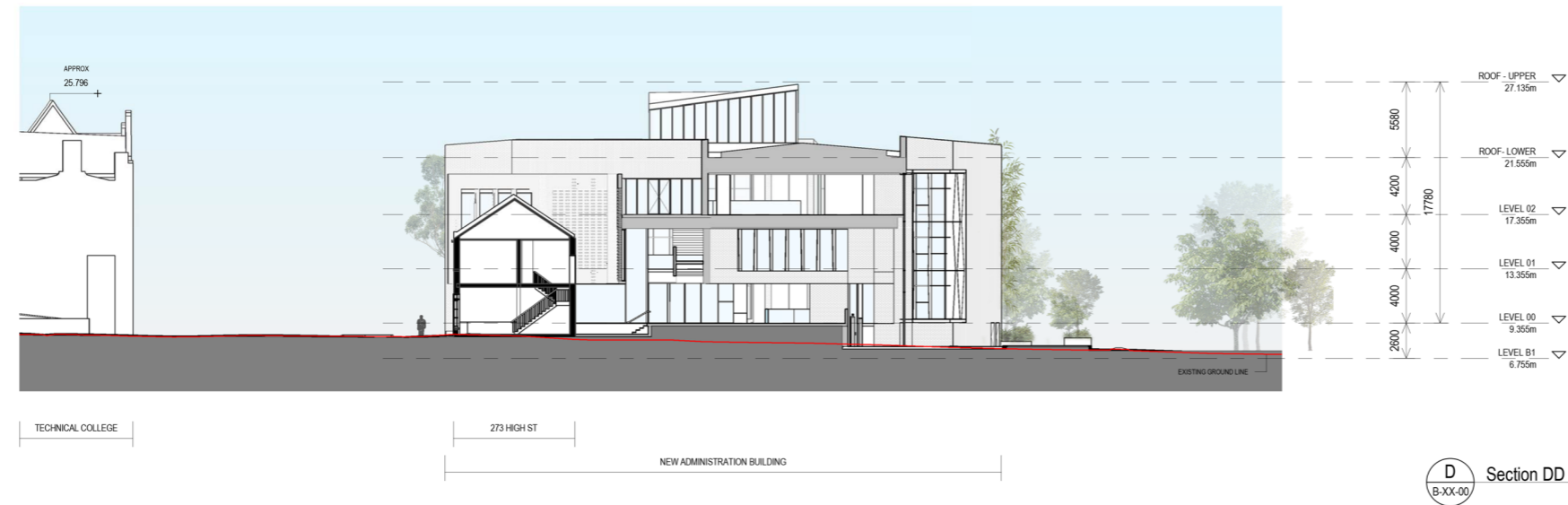


2 WEST ELEVATION
B-XX-00



TECHNICAL COLLEGE

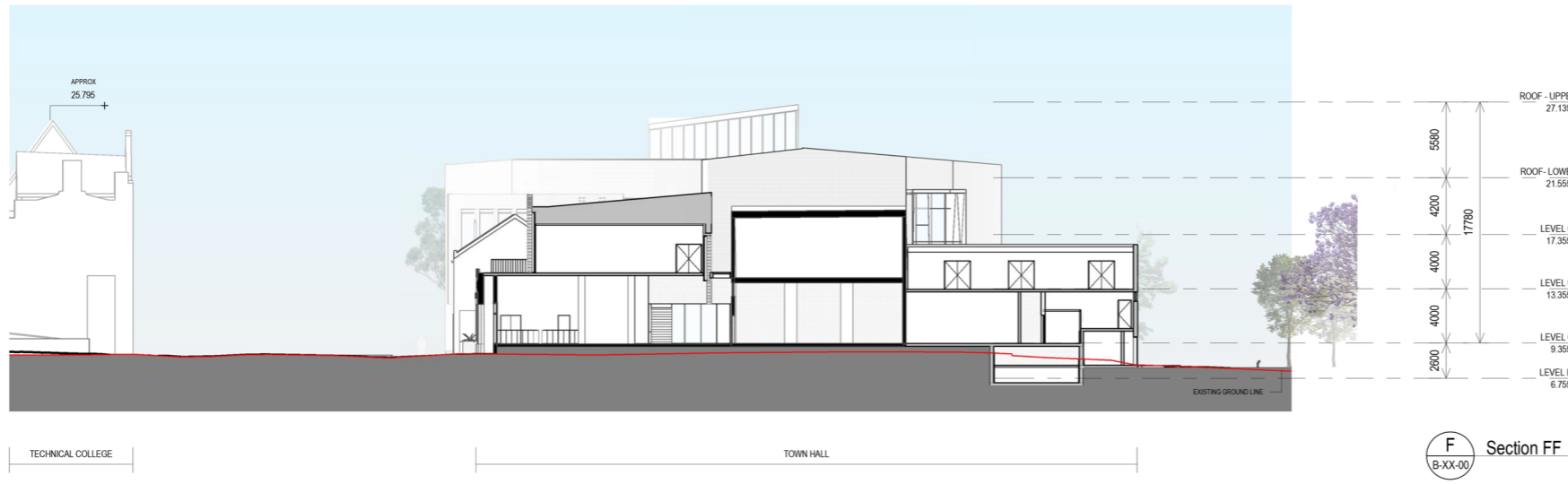
NEW ADMINISTRATION BUILDING



TECHNICAL COLLEGE

273 HIGH ST

NEW ADMINISTRATION BUILDING



TECHNICAL COLLEGE

TOWN HALL

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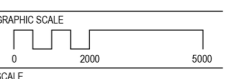
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MAITLAND CITY COUNCIL
CLIENT NUMBER

1508005.000
PROJECT

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320
BVM PROJECT NUMBER

1508005.000



1:250@A1
STATUS

DEVELOPMENT APPLICATION
DRAWING

CROSS SECTIONS

ISSUE
AR-D-XX-01
C

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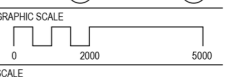
MAITLAND CITY COUNCIL
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PROJECT

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320
BVM PROJECT NUMBER

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TRUE NORTH PROJECT NORTH



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STATUS

DEVELOPMENT APPLICATION
DRAWING

LONG SECTIONS

ISSUE
AR-D-XX-04
C



E Section EE
B-XX-00



A Section AA
B-XX-00



C Section CC
B-XX-00

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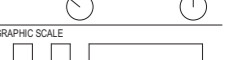
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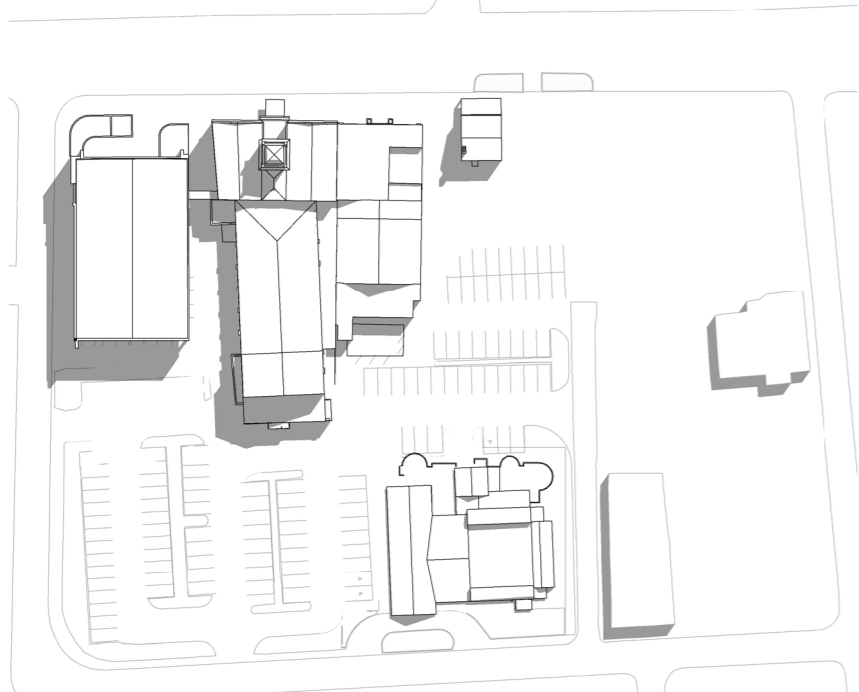
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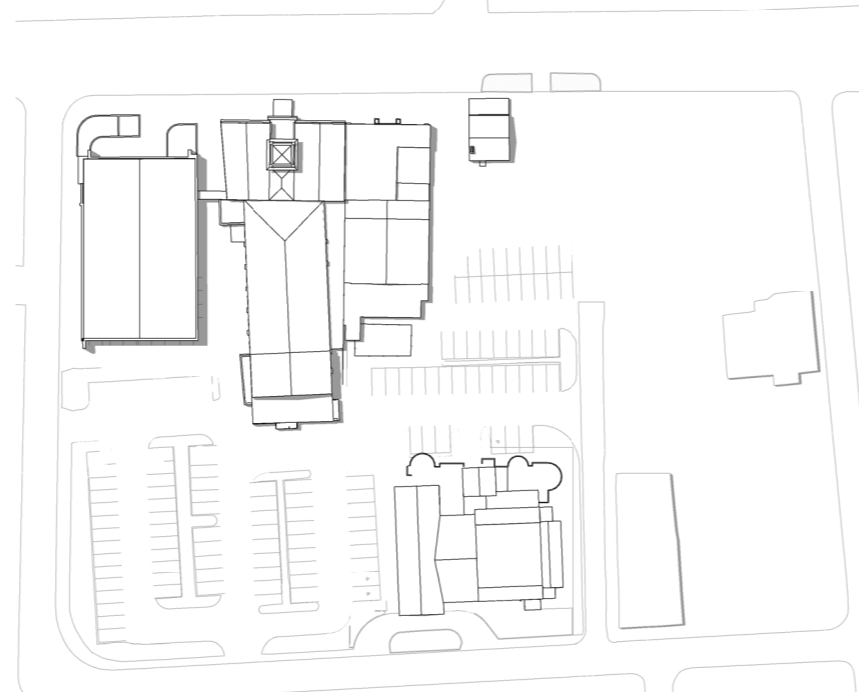
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SHADOW DIAGRAMS -
SUMMER

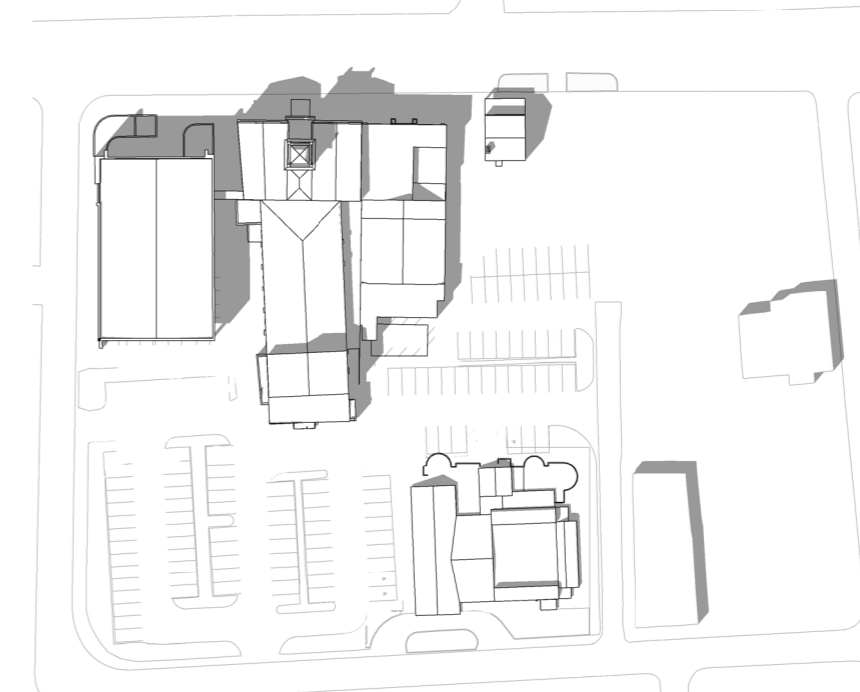
ISSUE
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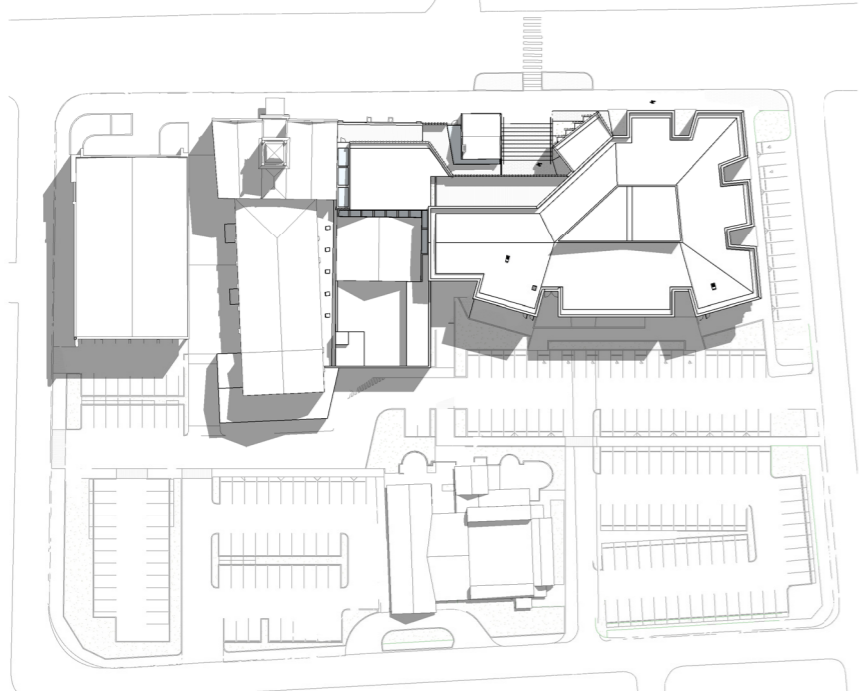
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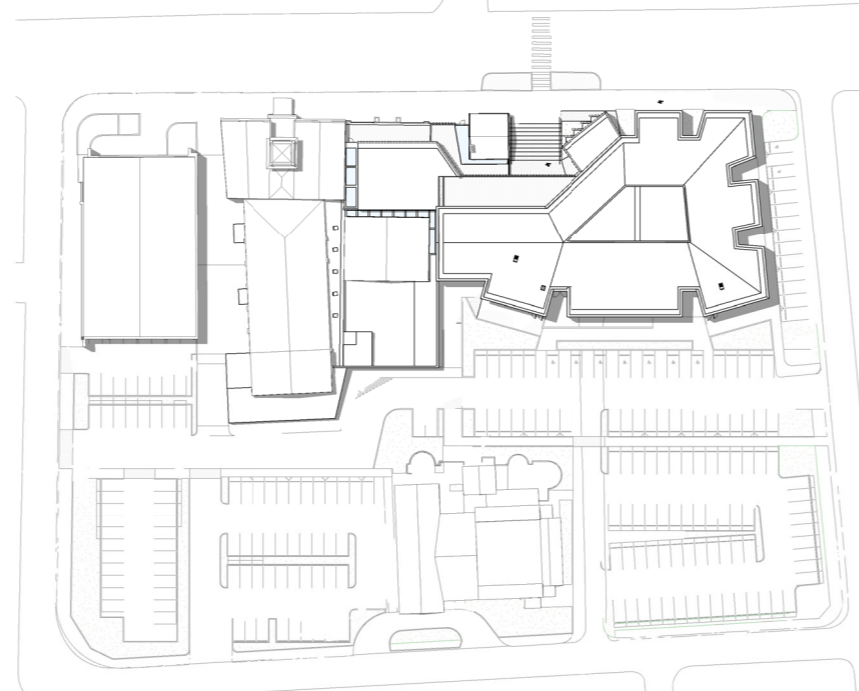
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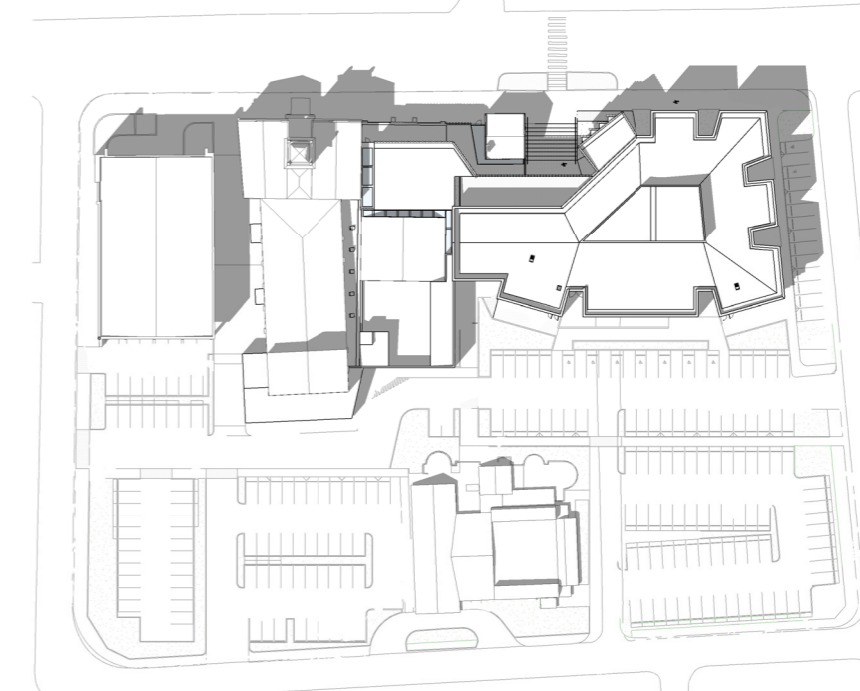
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6 DECEMBER 21 9AM
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1 DECEMBER 21 12PM
C-XX-00



2 DECEMBER 21 3PM
C-XX-00

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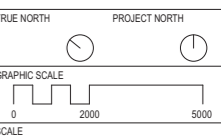
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MAITLAND CITY COUNCIL
CLIENT NUMBER

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PROJECT

THE CITY ADMINISTRATION CENTRE
263-283 HIGH ST,
MAITLAND, NSW 2320
BVN PROJECT NUMBER

1508005.000



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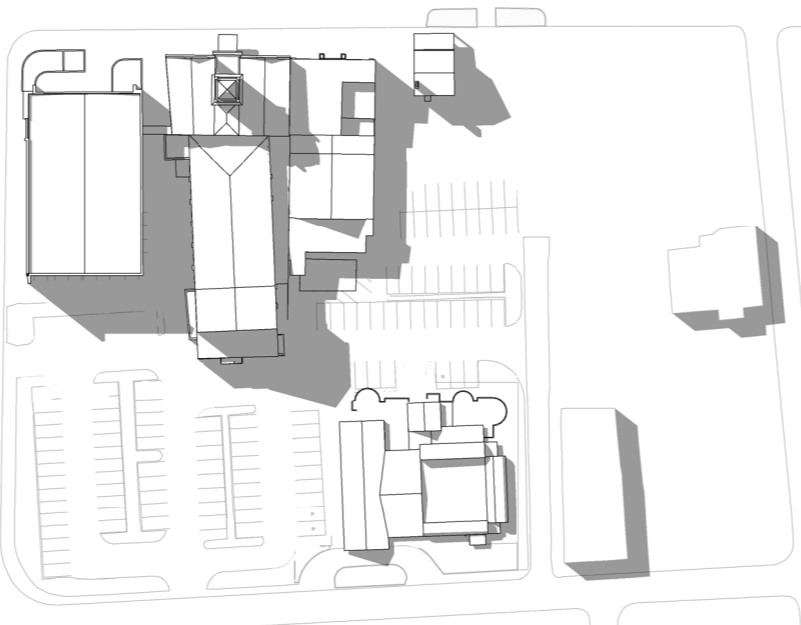
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DRAWING

SHADOW DIAGRAMS -
WINTER

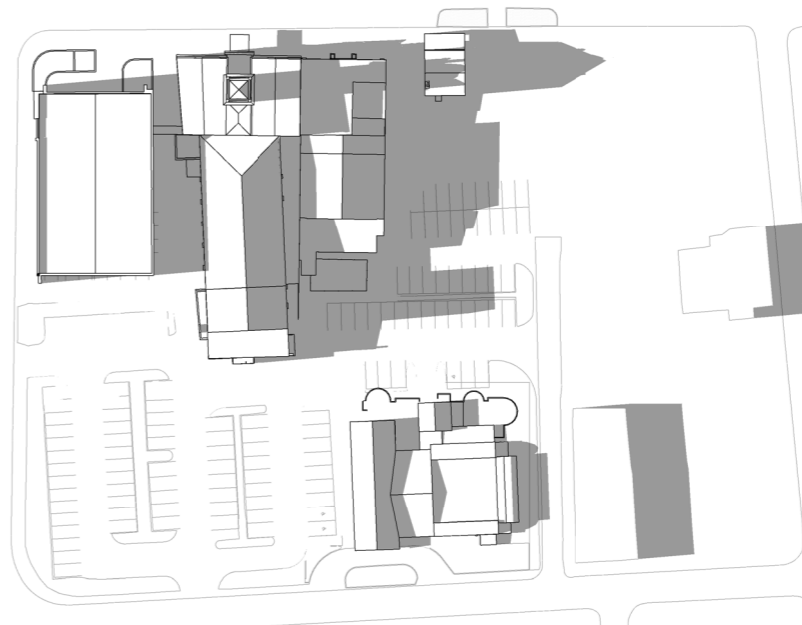
ISSUE
AR-R-XX-05 B



1 JUNE 21 9AM EXISTING
C-XX-00



2 JUNE 21 12PM EXISTING
C-XX-00



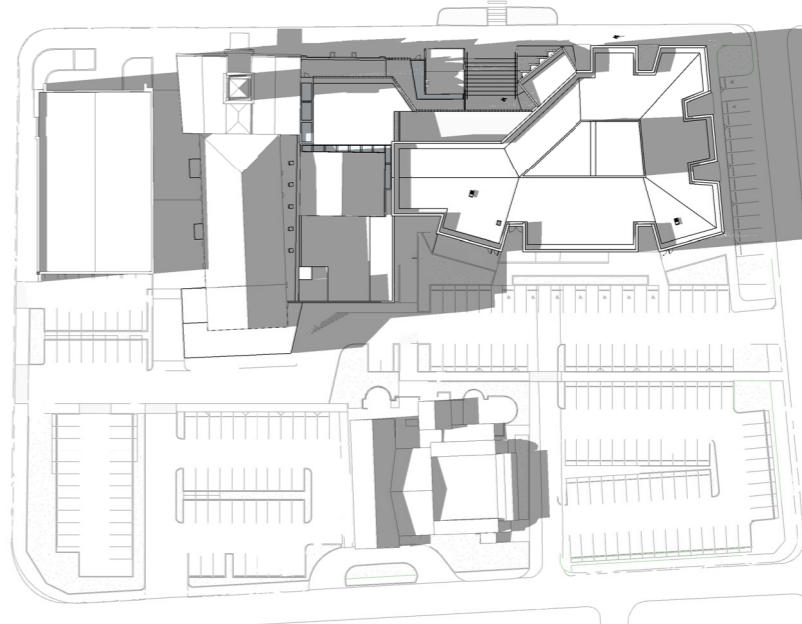
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C-XX-00



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C-XX-00



4 JUNE 21 12PM
C-XX-00



6 JUNE 21 3PM
C-XX-00

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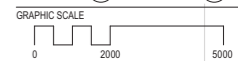
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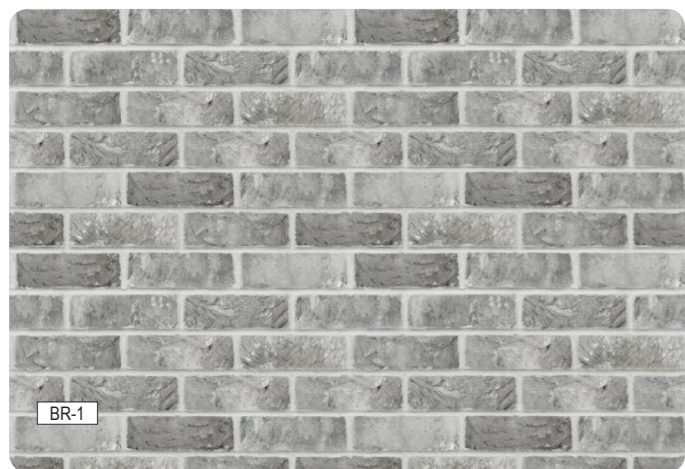


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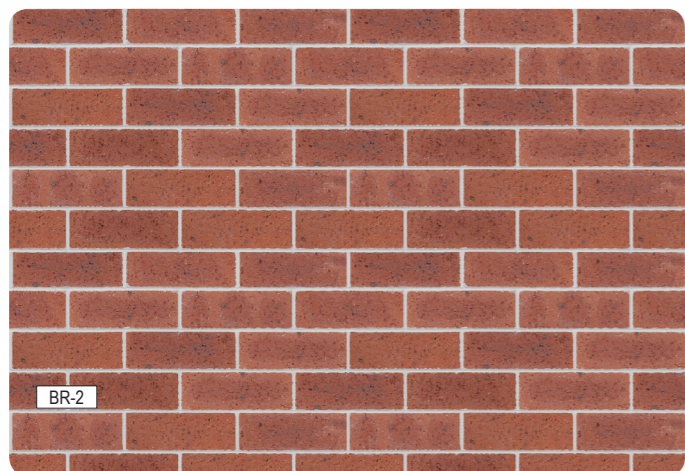
DEVELOPMENT APPLICATION
DRAWING

FINISHES BOARD

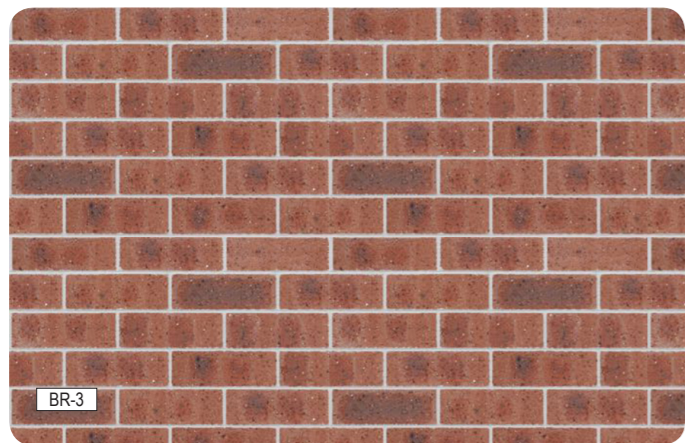
ISSUE
AR-R-XX-17
B



BR-1



BR-2



BR-3



LVR

MT-1



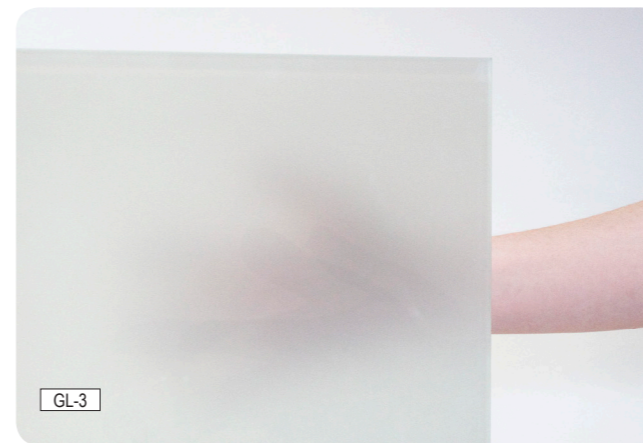
MT-2



GL-1



GL-2



GL-3

LEGEND

BR-1 SMOKED BRICK, MIX OF 'CLOUDY SILVER', 'OPAQUE SLATE' AND 'GREY CASHMERE'

BR-2 DRY PRESSED BRICK, MIX OF 'EMBASSY RED' & 'CAPITOL RED' (TO MATCH HUES OF MAITLAND TECHNICAL COLLEGE BUILDING)

BR-3 DRY PRESSED BRICK, SIMILAR TO 'BOWRAL BROWN' (TO MATCH EXISTING TOWN HALL BOH)

MT-1 METAL - CLADDING, MULLIONS, SHADES

MT-2 METAL - ROOF

LVR LOUVRES, METAL

GL-1 GLAZING - TRANSPARENT

GL-2 GLAZING - REFLECTIVE

GL-3 GLAZING - TRANSLUCENT

