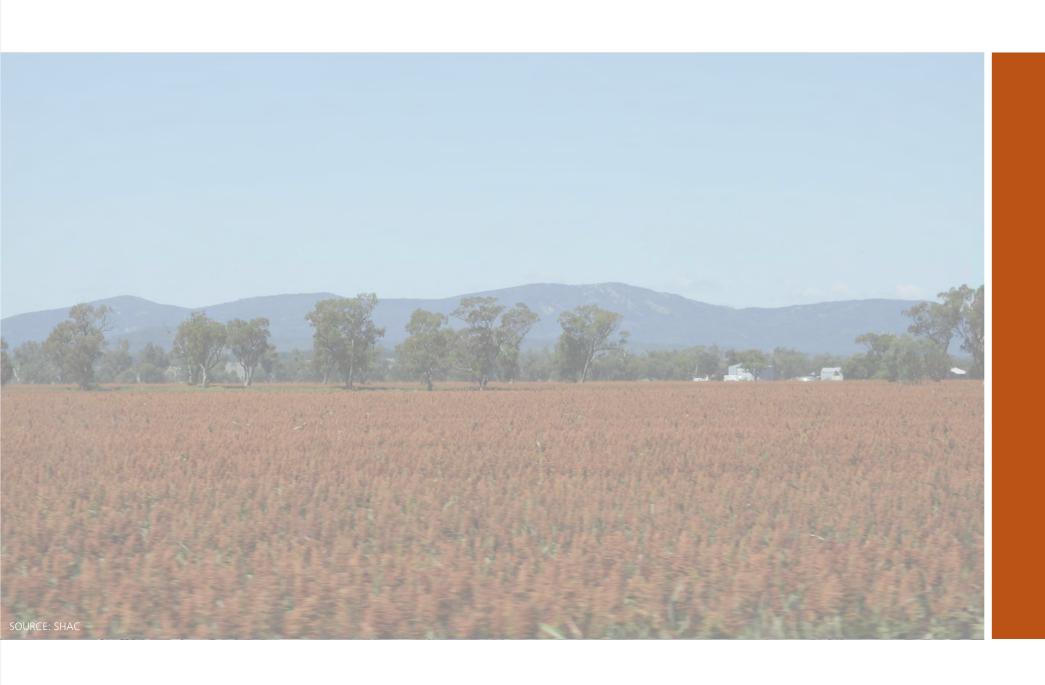
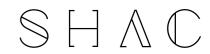
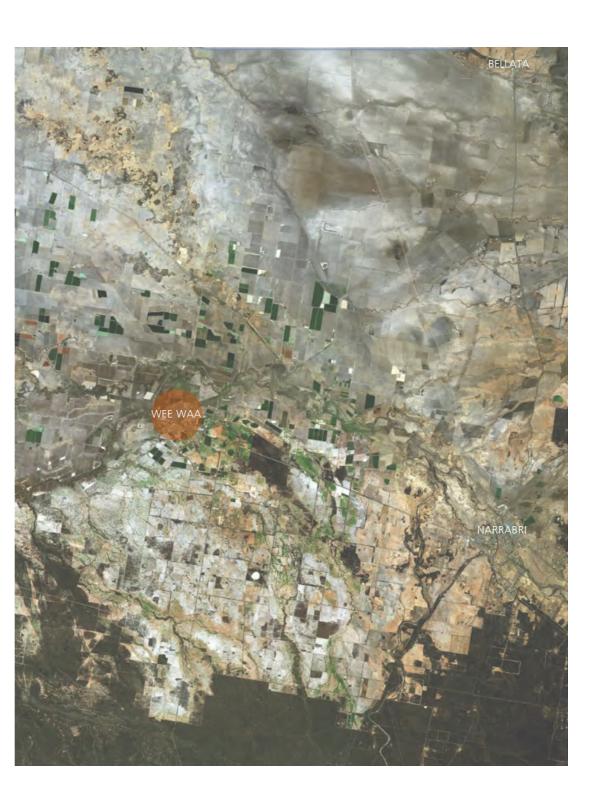
Appendix C – Architectural Drawings Set



Site Considerations Drawing Schedule

Drawing	Rev
Location Plan	
Context Analysis Plan	G
Existing Site Plan	
Existing Site Analysis Plan	
Opportunities and Constraints	D
Site Context Photos	Е
Purcell Avenue Site Photos	Е
Mitchell St Site Photos	Е
Existing Traffi c Analysis	В
	Location Plan Context Analysis Plan Existing Site Plan Existing Site Analysis Plan Opportunities and Constraints Site Context Photos Purcell Avenue Site Photos Mitchell St Site Photos







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 Work to given dimensions. Do not scale from drawing.
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 Bring any discrepancies to the attention of the proprietor & architect.

KEY POINTS

LOCALITY

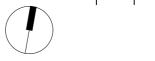
The Aboriginal meaning of Wee Waa is "Fire for Roasting" from the language of the Kamilaroi people. With the Kamilaroi peoples' enduring connection with the land and their deep understanding of the natural environment they are known as one of Australia's largest and most significant Aboriginal First Nations.

SHAC acknowledges the Gamilaraay and Kamilaroi people as the traditional custodians of this land. We pay respect to the Elders both past, present and emerging, and we honour Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society. To that end, all of our work seeks to uphold the idea that if we care for Country, it will care for us.

Wee Waa is renowned as the oldest settlement along the meandering length of the Namoi River, bearing a history as unique and diverse as the area it encompasses. Although Wee Waa now sustains a diverse and powerful agricultural industry, the town initially grew out of the need for a centre of

From as far back as 1846 Wee Waa serviced its locality and the greater region in all court and judicial matters. This was a role Wee Waa fulfilled for more than ten years before court proceedings were moved to nearby Narrabri and farther west to Walgett as more of the surrounding region became settled. Today it is widely recognised that cotton and the Namoi Valley go hand in hand, earning Wee Waa its well deserved standing as the Cotton Capital of Australia.

https://weewaa.com/Home/History.aspx https://https://narrabricourier.com.au/2020/01/14/award-winning-kamilaroi-documentary-2/





LEGEND



- SUBJECT SITES



- SURROUNDING SCHOOLS / EDUCATION CENTRES



- RETAIL / COMMERCIAL CENTRES - RECREATION / OPEN SPACE



- MAIN ROADS / TRANSPORT CORRIDOR



- RAILWAY TRACKS - PEDESTRIAN





- WATER COURSE

- ASSUMED IRRIGATION DRAINAGE CHANNELS

KEY POINTS

Wee Waa is settled along the meandering Namoi River, bearing a history as unique and diverse as the area it encompasses.

In the 2016 Census, there were 2,080 people in Wee Waa and Aboriginal and/or Torres Strait Islander people made up 16.8% of the population. In Wee Waa 35.3% of people were attending an educational institution. Of these, 25.0% were in primary school, 17.5% in secondary school and 5.2% in a tertiary or technical institution.

The town currently has three primary schools, and one high school (subject high school currently co-located on the Public School site). Dangar park is located close to the proposed site and to the town's commercial centre. Other facilities include a Hospital, community centre, museums and racecourse/sporting complex.

Narrabri is the closest town to Wee Waa (42km), accessible by car or public bus via the Kamilaroi Highway. Narrabri is the nearest options for the Wee Waa community for most health care and tertiary education facilities such as TAFE.



4474 **CD1002** RevJ 28.10.21

Context Analysis Plan

Wee Waa High School 105-107 Mitchell St, Wee Waa NSW 2388







LEGEND - SURROUNDING LOTS - EXISTING SITE

KEY POINTS

Wee Waa High School

LOT / DP NUMBERS:

1. Lot 125 DP 757125 2. Lot 124 DP 757125 3. Lot 2 DP 550633 4. Lot 1 DP 577294

SITE ADDRESS: 105-107 Mitchell Street, Wee Waa NSW 2388.

SITE AREA: APPROX. 6.03ha

ZONING: R1 Residential CAR PARKING: N/A

NOTES

SITE BOUNDARIES ARE NOMINAL AND ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR.





4474 CD1003 RevF 12.10.21

Existing Site Plan Wee Waa High School 105-107 Mitchell St, Wee Waa NSW 2388

EXPOSED/HARSH

LOCAL 'BLACK-SOIL' HIGHLY REACTIVE GROUND REQUIRES GEOTECHNICAL + CIVIL ADVICE.

EXISTING TABLE DRAINS AND LOW-LYING LANDS. GEOTECHNICAL & CIVIL INVESTIGATIONS REQUIRED.

BUSY ROAD WITH B-DOUBLE GRAIN + CATTLE ROAD TRAINS. SAFETY CONCERNS REGARDING CAR + BUS PICKUP / DROP-OFF PARKING. REQUIRES CAREFUL



90% Concept Design

Dimensions are in millimetres unless otherwise shown.
 Work to given dimensions. Do not scale from drawing.
 Work to given dimensions. Do not scale from drawing.

LEGEND



- EXISTING BUILDINGS



- OPEN PLAY SPACE - HARDSTAND PLAY SPACE



- CAR PARKING/BUS BAY





- PRIMARY ROAD (TRAFFIC AND NOISE ISSUES)



- PRIVACY CONCERNS (OVERLOOKING AND NOISE ISSUES)



- WATER COURSE / DRAINAGE CHANNEL

KEY POINTS

The site is flat and sits at an elevation of 192m AHD (based on Mecone Mosaic data dated 12 November 2020).

BUSHFIRE PRONE LAND

The site is not mapped as bushfire prone land on the NSW Rural Fire Service register and SEED mapping. In addition, surrounding sites are not mapped as bushfire prone.

The site is not mapped as a flood planning area or subject to flooding or groundwater. However the 'Wee Waa Levee Risk Management Plan and Study Report' (dated December 2019), identifies the site as flood affected.

CLIMATE ANALYSIS

WIND SPEED AND DIRECTION: MOREE WEATHER STATION







SUMMER JANUARY 9am

SUMMER JANUARY 3PM

WINTER JULY 9AM JULY 3PM

TEMPERATURE RANGE: WEE WAA

MEAN MAXIMUM TEMP RANGE: 20-35°C

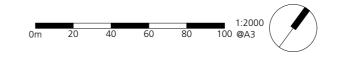
MEAN MINIMUM TEMP RANGE: 4-18°C

4474 CD1004

RevF 12.10.21

Existing Site Analysis Plan Wee Waa High School 105-107 Mitchell St, Wee Waa NSW 2388

SIDE STREET USED BY SCHOOL FOR REVERSE PARKING.



EXISTING STAND OF MATURE **EUCALYPTUS TREES IDEAL TO** RETAIN FOR SHADE. REFER TO

NEIGHBOUR USES EXISTING

TRACK TO ACCESS SIDE GATES SHEDS. REQUIRES LIASON.

ARBORIST.





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 Work to place dimensions. Do not scale from drawing.
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 Reign any discrepancies to the attention of the proprietor & architect.





- OPPORTUNITIES
- CONSTRAINTS

KEY POINTS

- DEPARTMENT OF EDUCATION OWNED LAND.
- ESTABLISHED STAND OF MATURE EUCALYPTUS TREES IDEAL TO RETAIN FOR SHADE AND ESTABLISHING A CONNECTION TO THE LANDSCAPE FOR STAFF, STUDENTS AND VISITORS.
- CLOSE PROXIMITY TO EXISTING PRIMARY SCHOOL SITE (AND TEMPORARY HS SITE) MAINTAINS CONNECTION BOTH PHYSICALLY AND EDUCATIONALLY; ESTABLISHING AN EDUCATIONAL HUB FOR THE COMMUNITY OF WEE WAA.
- OPEN, UNIMPEDED LAND PROVIDES AN OPPORTUNITY FOR PLAYING/ SPORTING FIELDS, AGRICULTURAL AND ENVIRONMENTAL LEARNING, AND OTHER COMMUNITY ASPECTS.
- OPPORTUNITY TO ESTABLISH A CONNECTION TO THE LANDSCAPE AND COMMUNITY VALUE OF DANGAR PARK, AND EXTEND THE 'GREEN BELT / POCKET' FOR THE COMMUNITY OF WEE WAA. THIS IS FURTHER SUPPORTED BY BOTH THE PARK'S AND THE PROPOSED SITE'S CENTRAL LOCATION FOR ACCESSIBILITY FOR THE COMMUNITY.

CONSTRAINTS

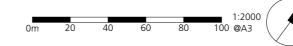
- EXISTING STORMWATER DRAINAGE CHANNELS ACROSS THE SITE NEED TO BE CONSIDERED.
- MITCHELL STREET / KAMILAROI HIGHWAY FRONTAGE NEEDS TO APPROPRIATELY MANAGE TRAFFIC, TRANSPORT AND STAFF/STUDENT/VISITOR ROAD SAFETY.
- TWO LOTS OWNED BY THE CROWN
- NEIGHBOURING RESIDENCES NEED TO BE CONSIDERED DURING THE DEVELOPMENT OF THE MASTERPLAN, INCLUDING NOISE MANAGEMENT, PRIVACY, FOR EXAMPLE.
- NEIGHBOURING / CLOSEST RESIDENCE TO THE PROPOSED SCHOOL MASTERPLAN NEEDS TO BE CONSIDERED, INCLUDING NOISE MANAGEMENT, PRIVACY, DEVELOPMENT ALONG THE SHARED BOUNDARY, AND ENSURING THIS NEIGHBOUR IS ABLE TO MAINTAIN ACCESS TO FARM SHEDS OR ALTERNATE SOLUTION.
- VISUAL AND ACOUSTIC PRIVACY NEEDS TO BE MAINTAINED FOR NEIGHBOURS.
- VISUAL AND ACOUSTIC PRIVACY NEEDS TO BE MAINTAINED FOR 12.
 - ALTHOUGH THE EXISTING EUCALYPTUS STAND OF TREES IS AN OPPORTUNITY TO PROVIDE A STRONG CONNECTION TO THE EXISTING LANDSCAPE IT PROVIDES A CONSTRAINT TO THE DEVELOPABLE AREA OF



4474 CD1005 RevD 12.10.21

Wee Waa High School

Opportunities and Constraints 105-107 Mitchell St, Wee Waa NSW 2388







Dimensions are in millimetres unless otherwise sho
 Work to given dimensions. Do not scale from draw.

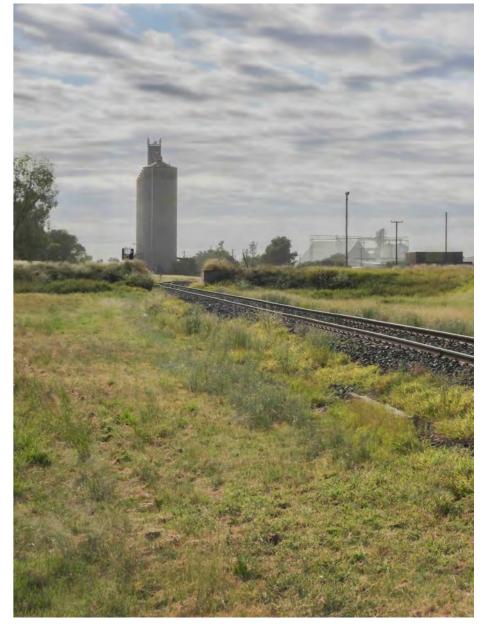
Check all dimensions on site prior to construction and fabrication
 Reign and disconnection to the attention of the proprietor 8 architecture.

















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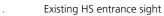












Existing HS entrance sight
Existing HS brick buildings
Existing HS concrete framed structure
Existing HS Ag shed
Existing HS Dance shed
Existing HS Aboriginal Education Module
Existing HS Storeage shed
Existing HS science modular
Existing HS COLA
Existing HS Ag shed
Existing HS Ag vege plot

10.

4474 CD1007 RevE 12.10.21

Purcell Avenue Site Photos Wee Waa High School

105-107 Mitchell St, Wee Waa NSW 2388



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- Kamilariou Highway / Mitchell Street " looking west
- Black soil cracks
- Proposed site opposite Public School including drainage swale
 View South to Public School Site

- Existing habitat trees
 Neighbouring farms









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LEGEND



- EXISTING BUILDINGS

- OPEN PLAY SPACE



- HARDSTAND PLAY SPACE
- CAR PARKING / ACCESS
- BUS PARKING / BAY
- PEDESTRIAN CIRCULATION ROUTES / ACCESS



- PRIMARY ROAD (TRAFFIC AND NOISE ISSUES)

KEY POINTS

The following findings are based on 'Wee Waa High School and Primary School' Traffic Report conducted by TTW:

PEDESTRIAN

- Students from all directions within Wee Waa. 11% traveeling from NW, 38% from NE, 28% from SW, 23% from SE.
- 77 WWHS students required to cross Mitchell Street now and 153 predicted in future.
- Connections required along the length of the site
- Defined access points required

MITCHELL STREET / KAMILAROI HIGHWAY

- Need for safe connection across Mitchell Street
- Peak road train movements during harvest, otherwise relatively evenly
- spread road train movements every 10-15 minutes during morning peak Harvester and oversize vehicles require access through Mitchell Street
- Requirement for a secured site during schooling hours to prevent
- students - running onto Mitchell Street

BUS AND LAYOVER

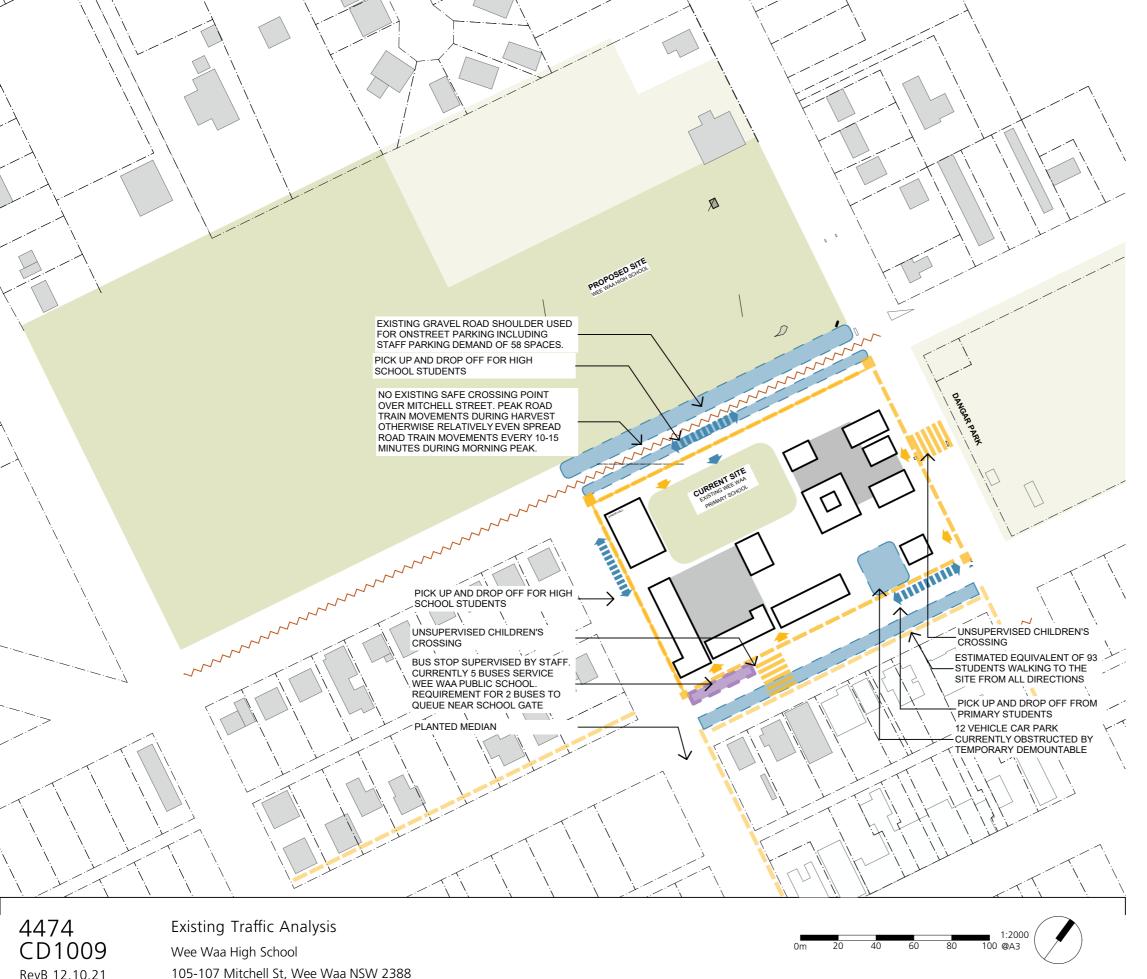
- Current arrangement has both schools' bus stops located at Cowper
- Requirement for 2 bus vehicles to queue near to school gate
- Currently 5 bus services that travel to Wee Waa to drop students off with flexible routes. Maintain 5 bus services, with scope to increase by 1 bus if
- After WWPS, buses generally stop at St Joseph's Primary School
- Bus stop manned to ensure students are entering the school when getting off the bus

- PICK UP AND DROP OFF
 Currently disjointed Drop-off and Pick-up
- Need for close access to the school gate to ensure students enter
- Need for out of peak hour pick up and drop off within the school
- Needs to be secured from Mitchell Street

LOADING AND DELIVERIES

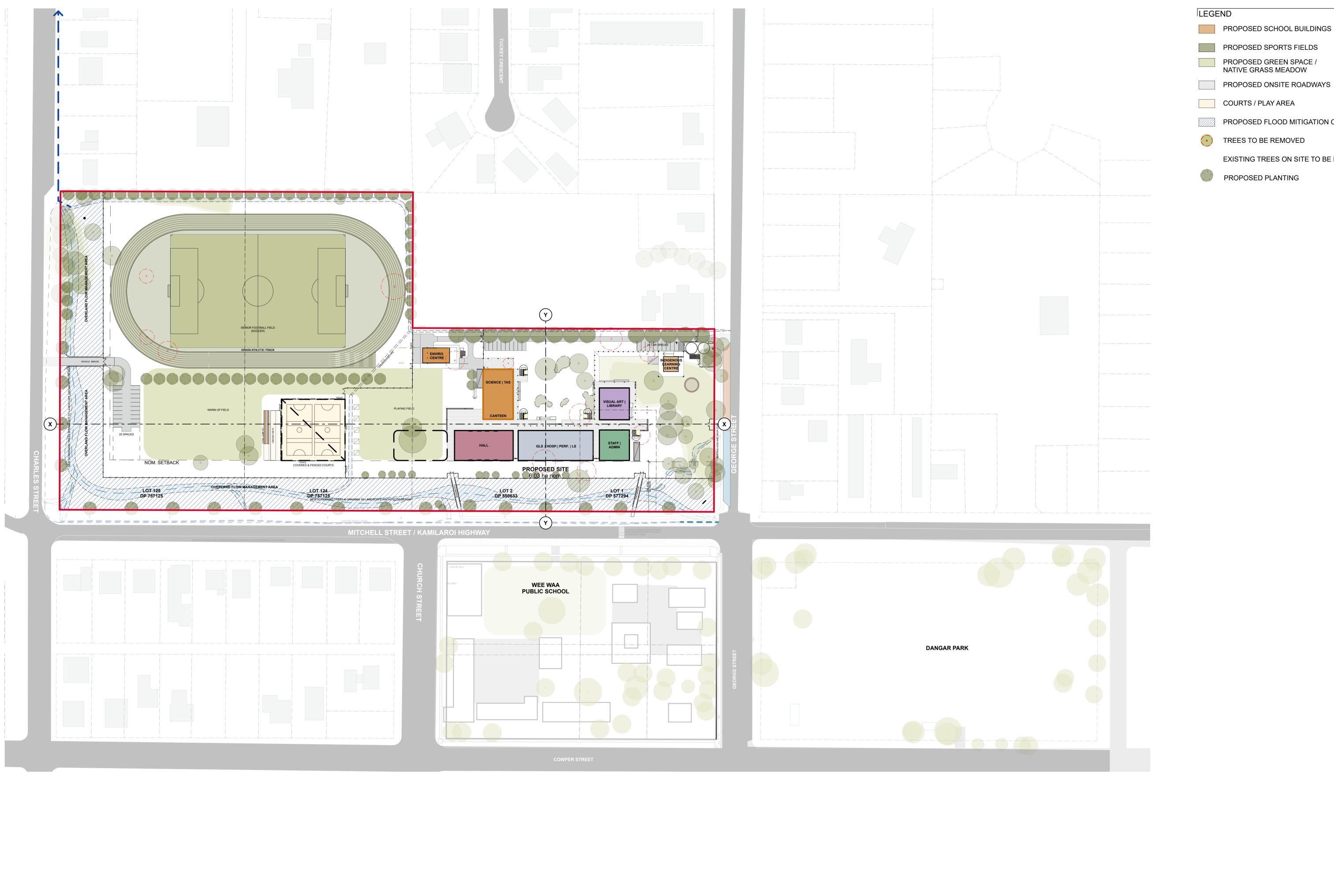
- Need for gas vehicle (approximately 8.8m) to access the site Need for agricultural vehicles to access the ag plot
- Need for secure out of hours parking
- Carpooling can be common among staff





RevB 12.10.21

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846



 No
 Drn
 Chk
 Date
 Comment

 ZL
 RT
 JH
 15.10.21
 Revised EIS

ZM RT JH 28.10.21 Revised EIS

AMENDMENTS

 No
 Drn
 Chk
 Date
 Comment

 D
 RT / GM
 JH
 16.06.21
 Issue to Client - Early Contractor Involvement

H RT JH 04.08.21 90% (pending client approval)

I RT JH 06.09.21 Town Planner

 No
 Drn
 Chk
 Date
 Comment

 J
 RT
 JH
 07.09.21
 Town Planner

K RT JH 09.09.21 Revised site plan

ZG RT JH 23.09.21 Consultant Issue

ZH RT JH 28.09.21 Consultant Issue

ZI RT JH 07.10.21 EIS Submisison

ZE RT JH 15.09.21 Consultant coordination
ZF RT JH 22.09.21 Urban Planning Issue

ZJ RT JH 08.10.21 Consultant coordination

ZK RT JH 12.10.21 Revised EIS submission

CLIENT NAME

School Infrastructure NSW

Education
School Infrastructure

PROJECT NAME AND ADDRESS

RT

Wee Waa High School 105-107 Mitchell St, Wee Waa NSW 2388

DRAWING TITLE

Proposed Site Plan - Option 1A

4474 CD1101 ZM

PROJECT NO. DRAWING NO.

Dimensions are in millimetres unless otherwise shown.
 Work to given dimensions. Do not scale from drawing. Check all dimensions on site prior to construction and.

fabrication.

4. Bring any discrepancies to the attention of the proprietor &

CONSULTANTS

CONSULTANT AREA

Company Name T 4927 5566



PROPOSED SPORTS FIELDS

PROPOSED GREEN SPACE / NATIVE GRASS MEADOW

COURTS / PLAY AREA

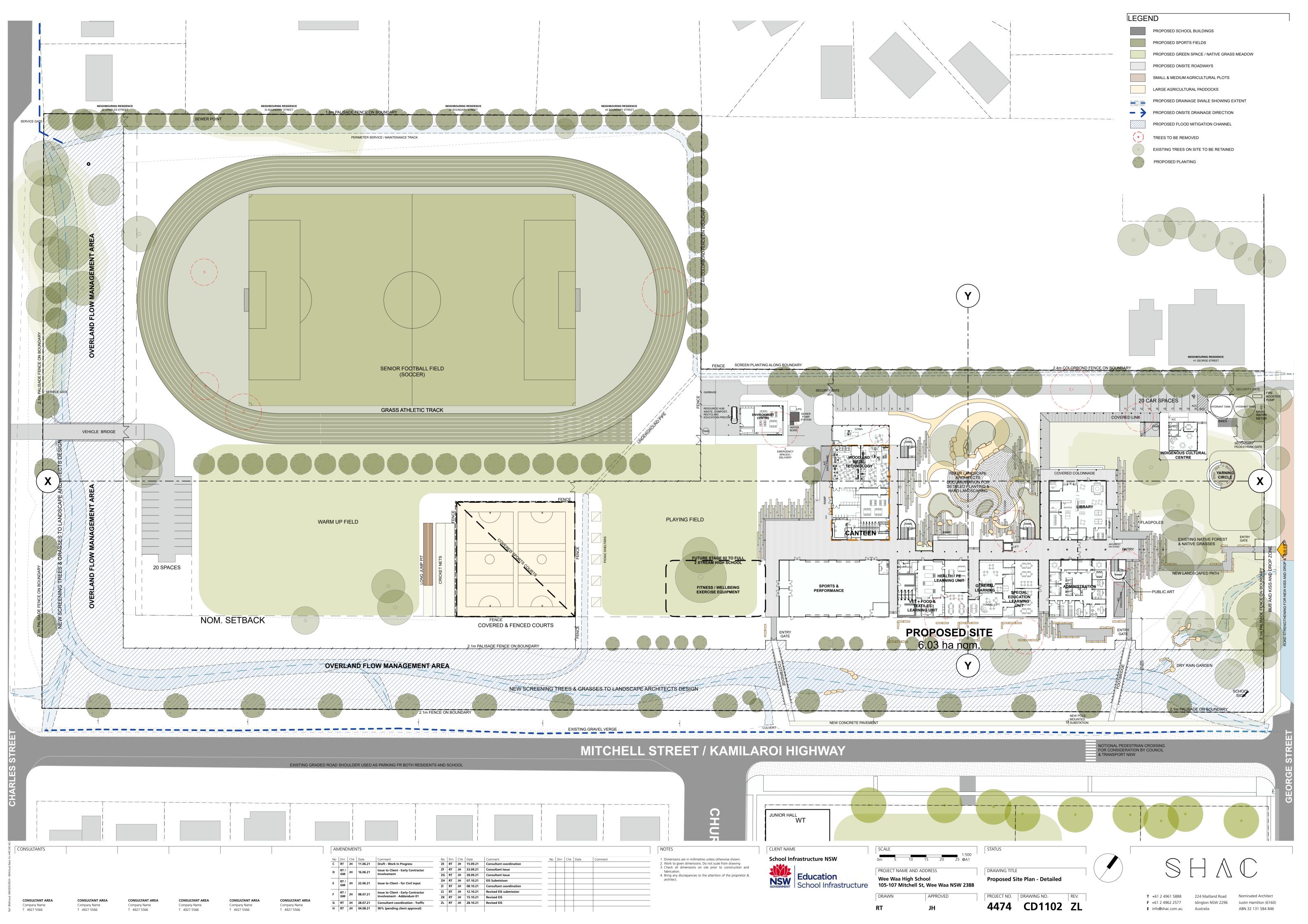
TREES TO BE REMOVED

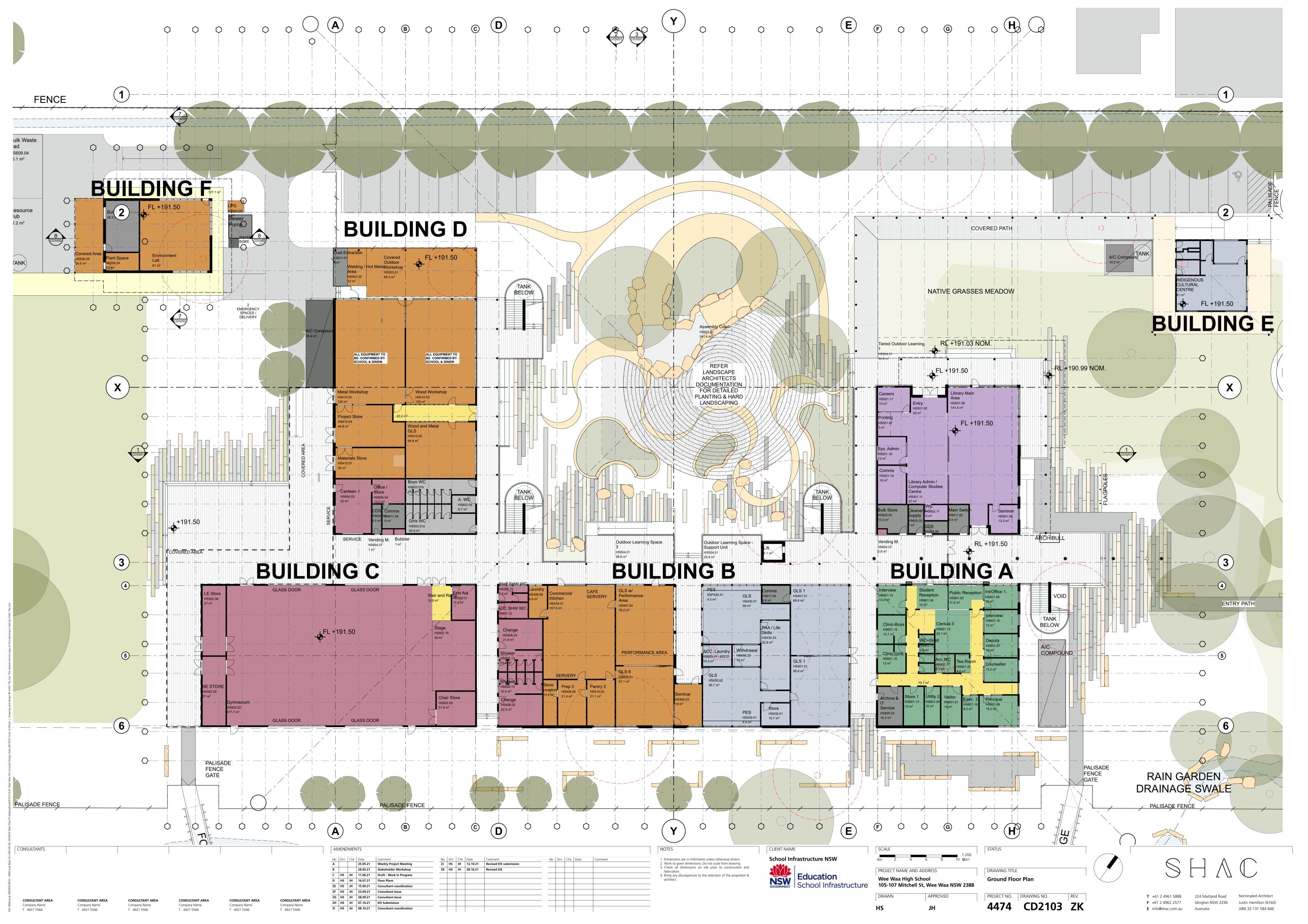
PROPOSED PLANTING

PROPOSED ONSITE ROADWAYS

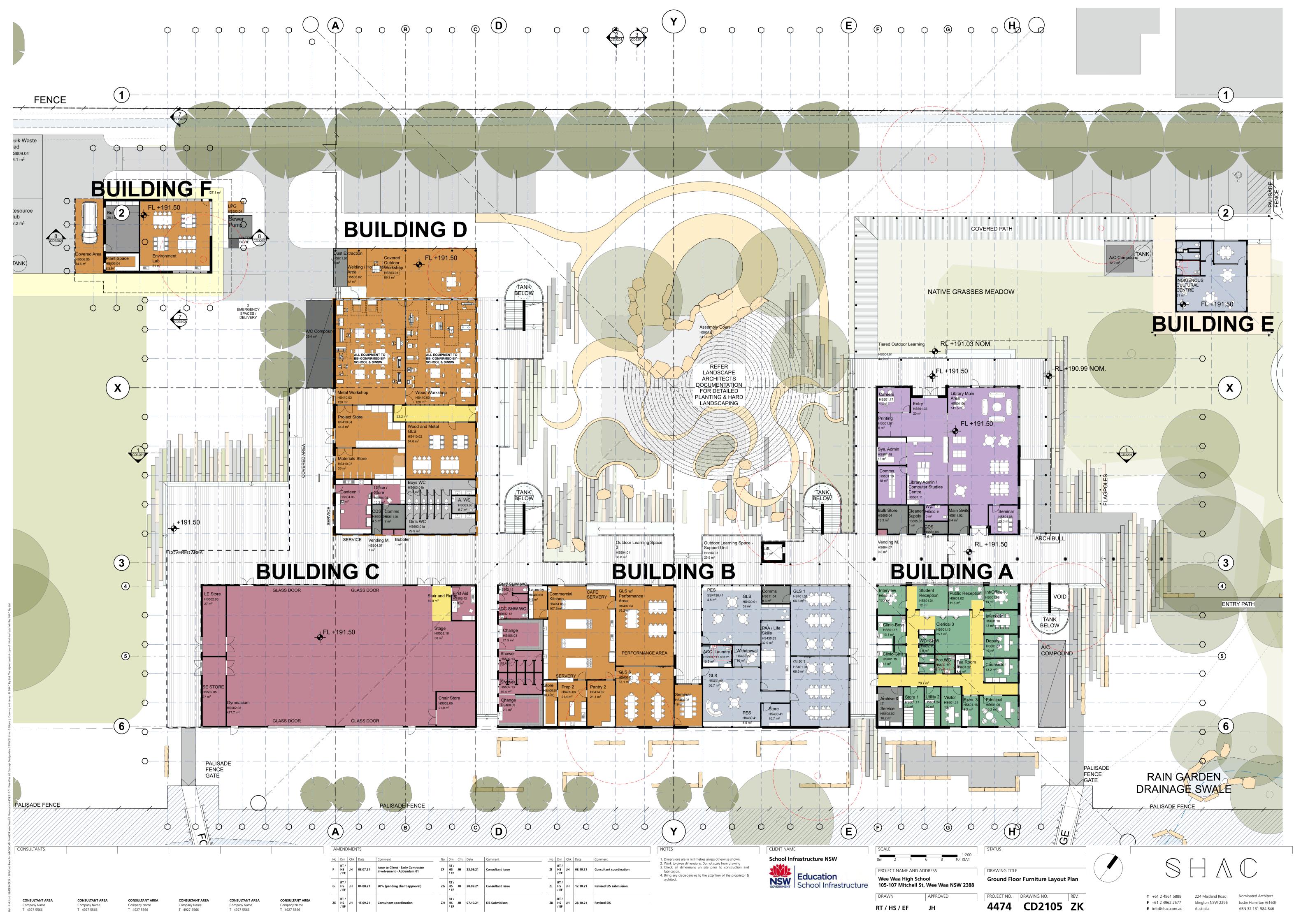
PROPOSED FLOOD MITIGATION CHANNEL

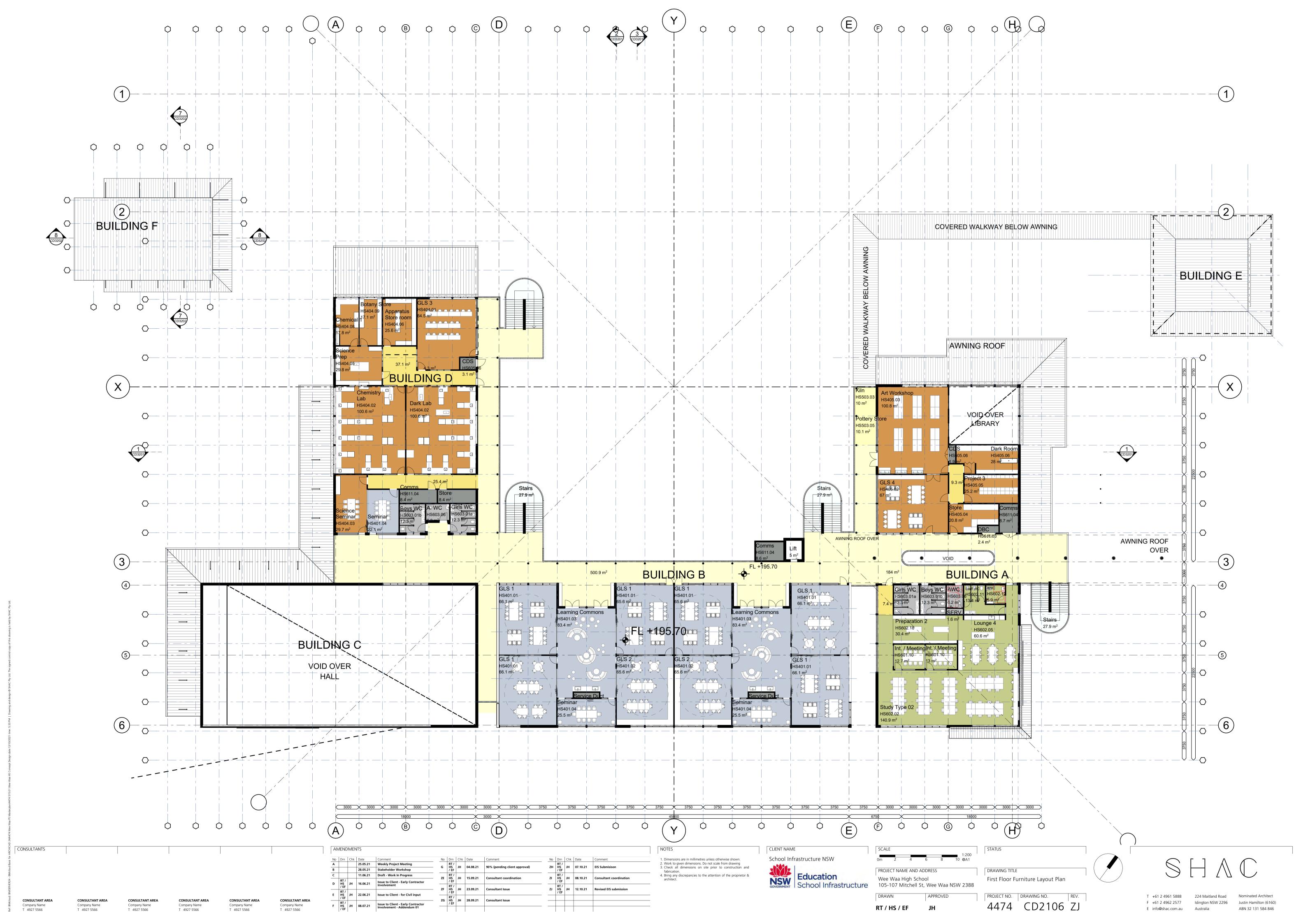
EXISTING TREES ON SITE TO BE RETAINED

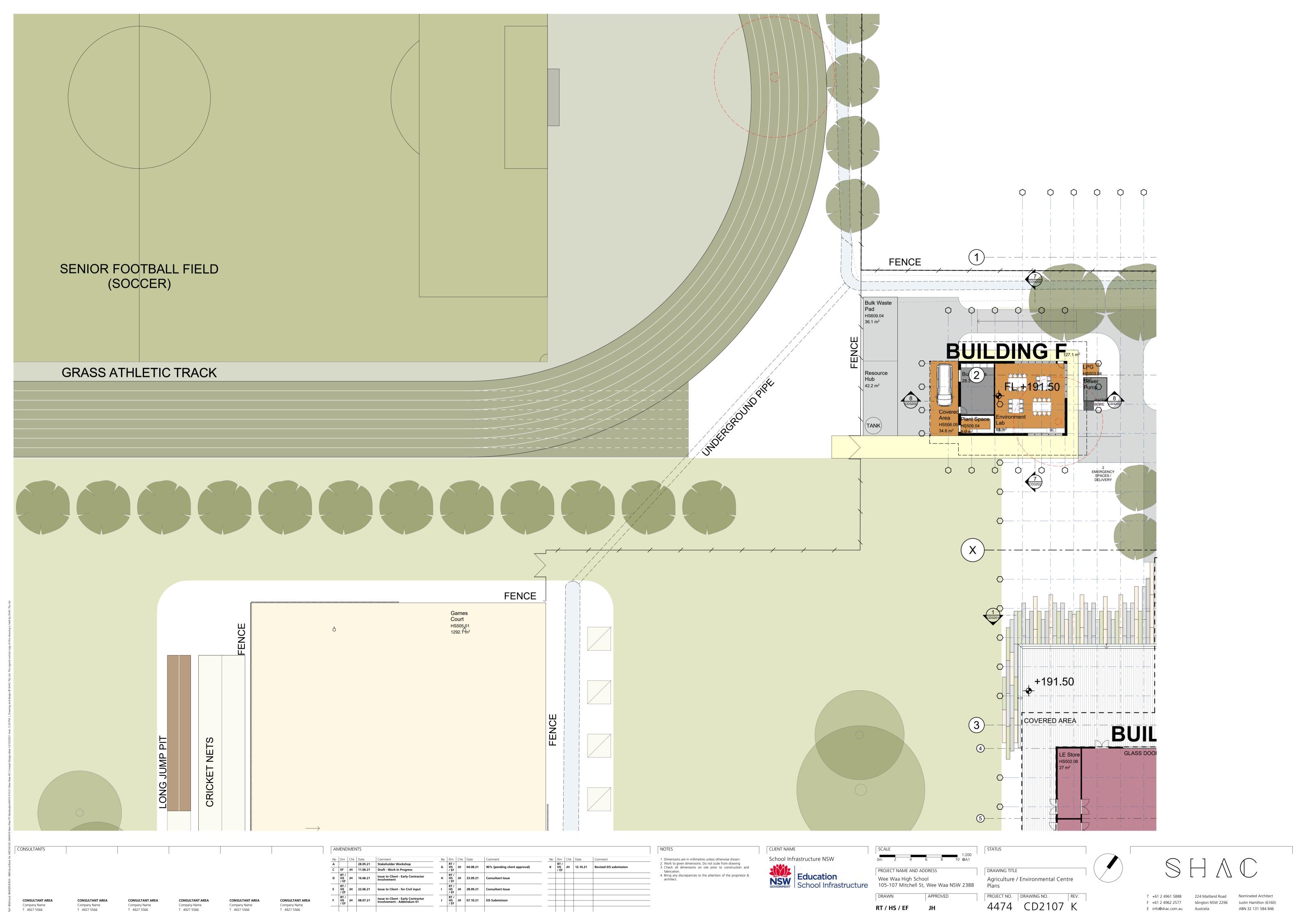


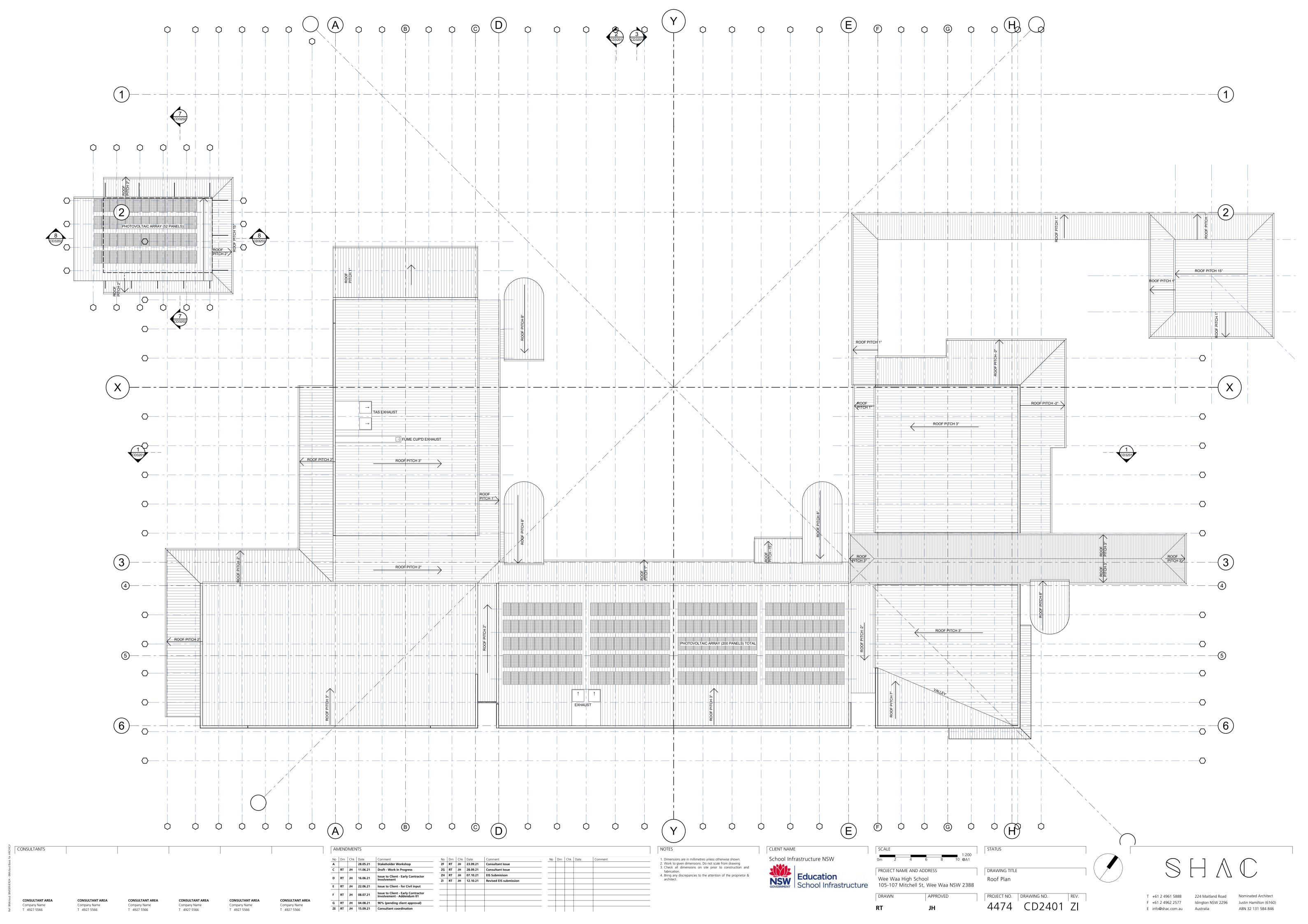


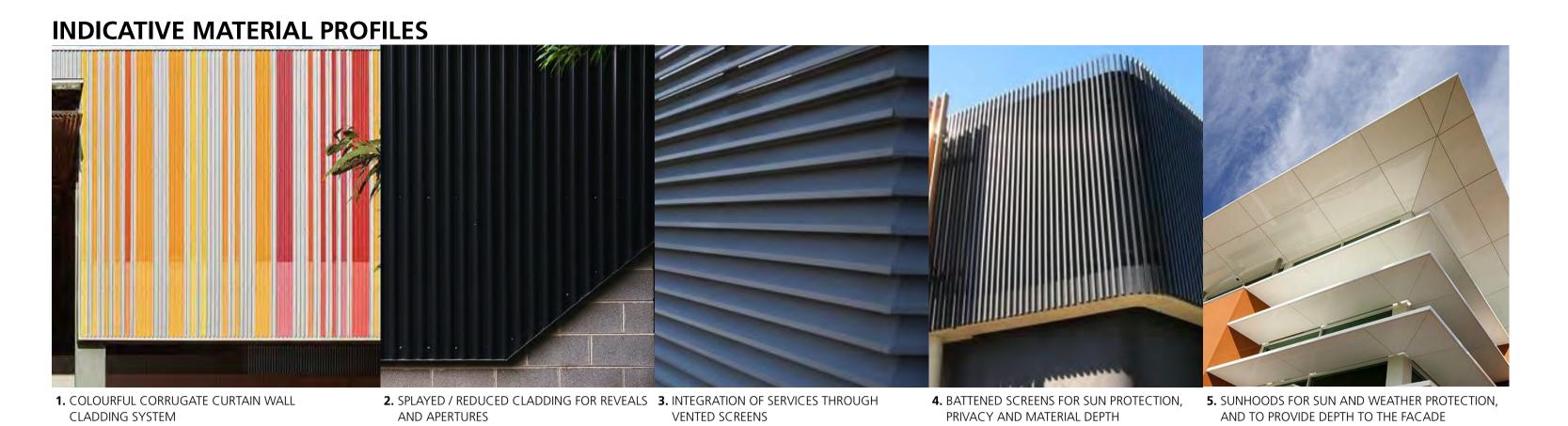


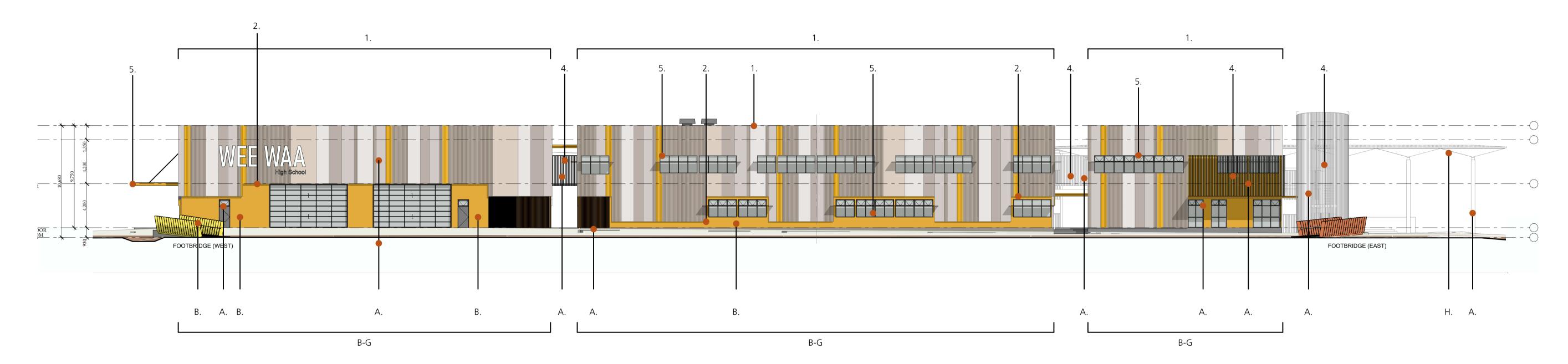










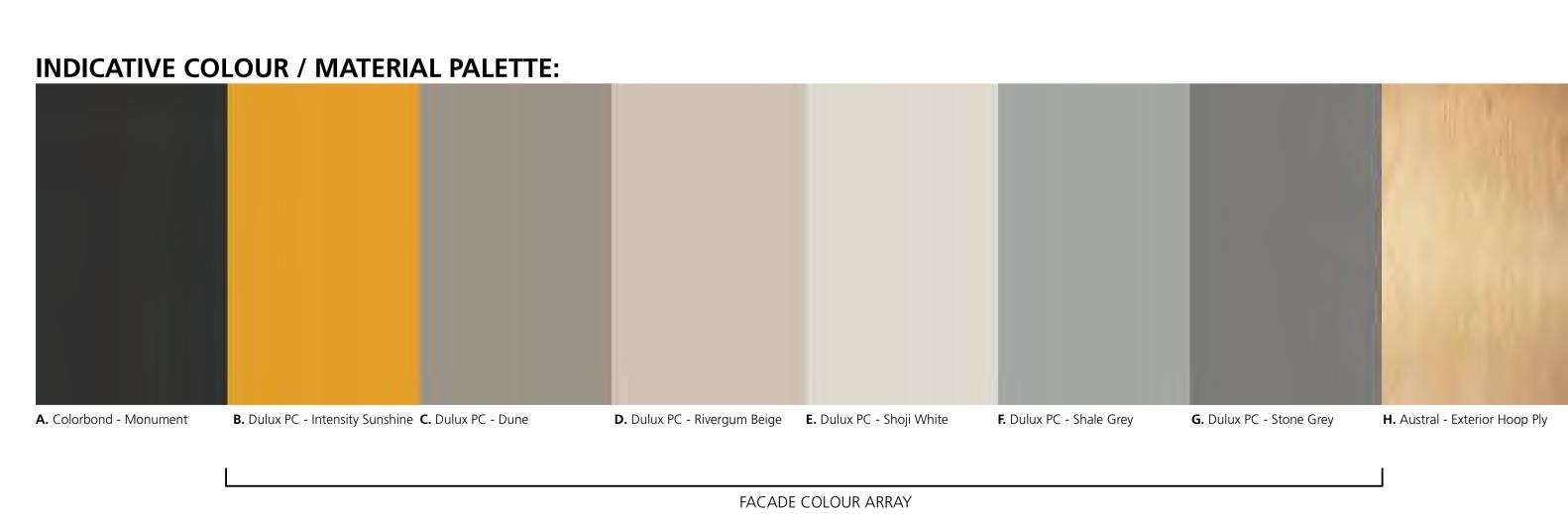


NOTES

Company Name T 4927 5566

CONSULTANTS

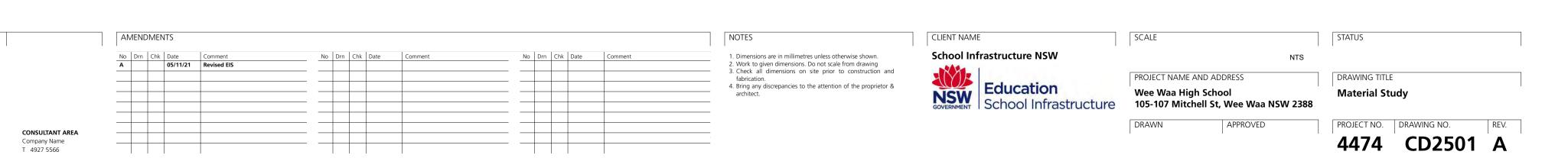
Further investigation of façade and wall systems to comply with BCA will occur once the ECI Contractor is appointed. The intended facade system is a curtain wall solution.



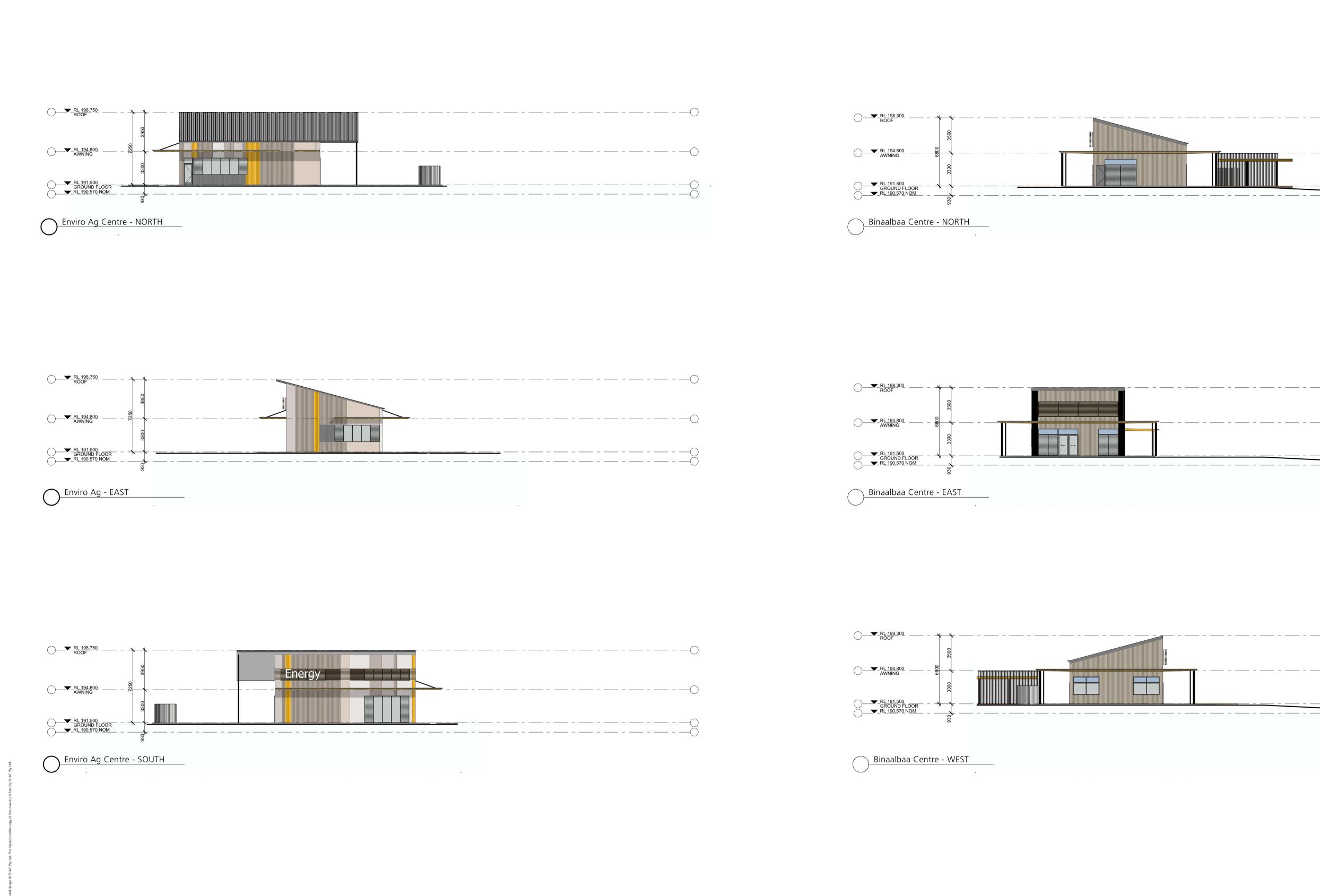
F +61 2 4962 2577

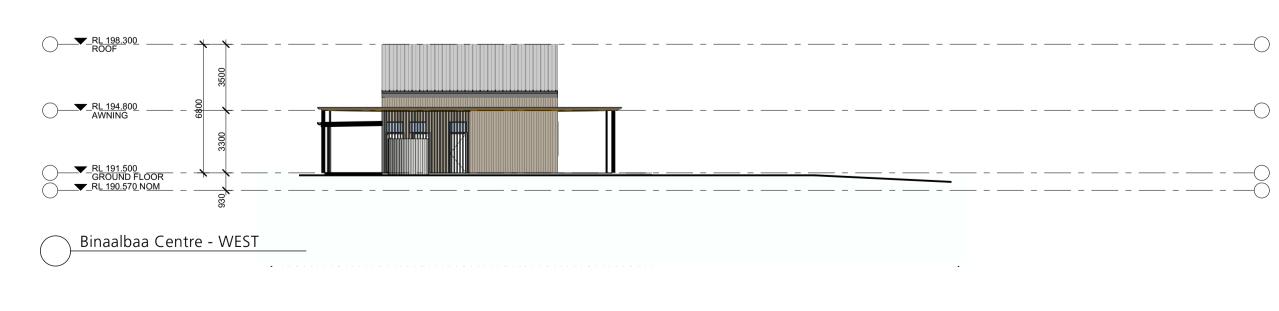
E info@shac.com.au

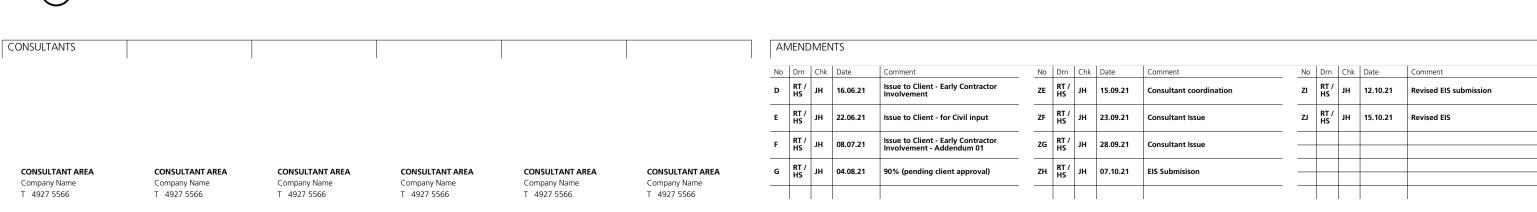
Islington NSW 2296 Justin Hamilton (6160)





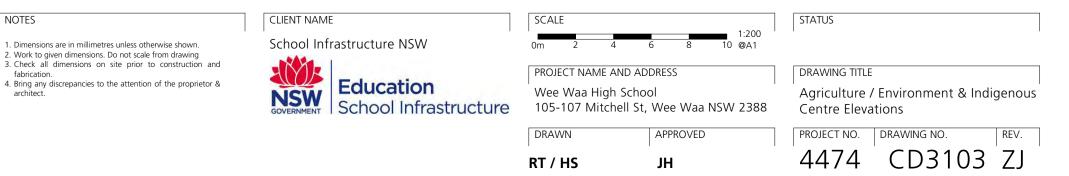




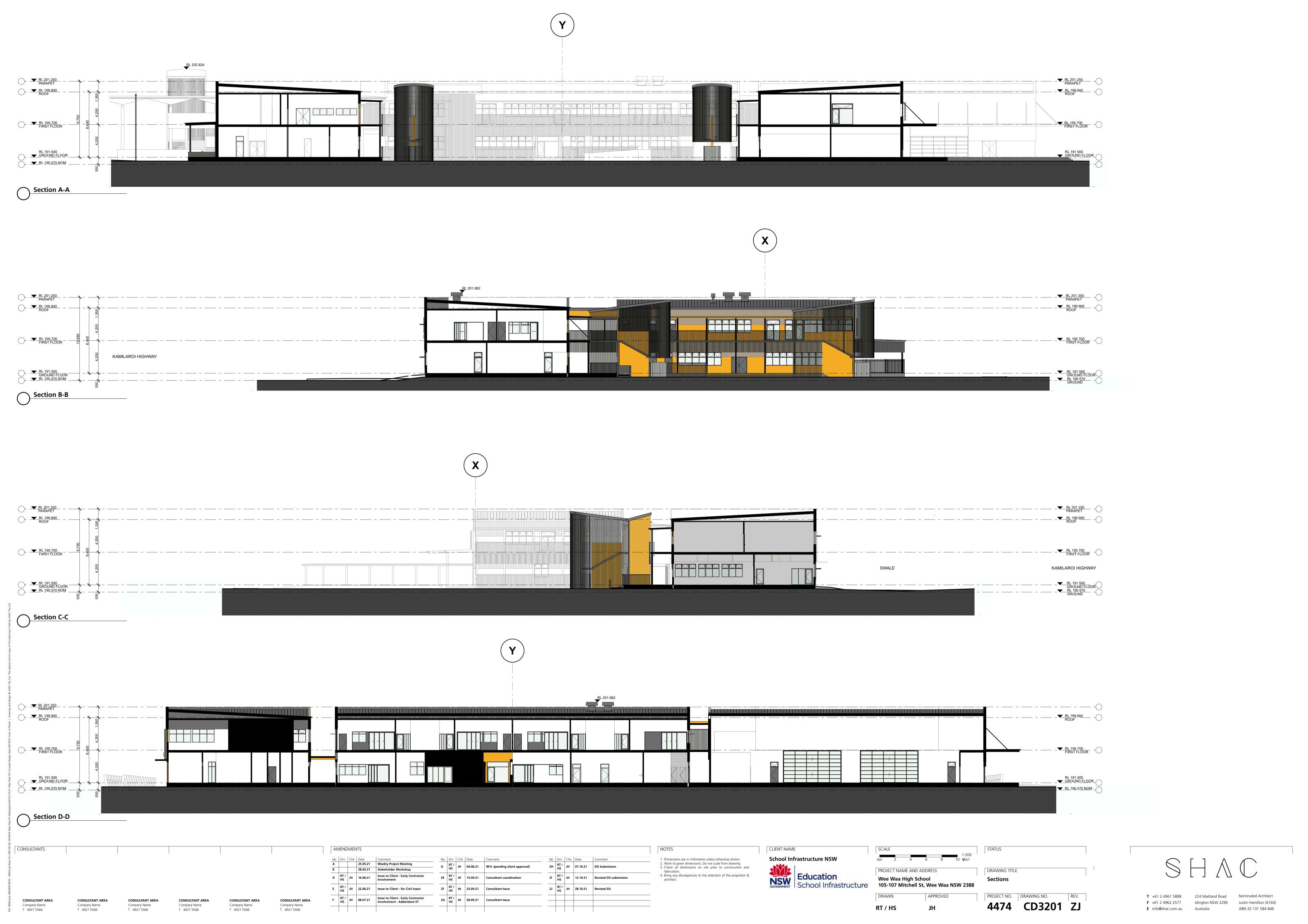


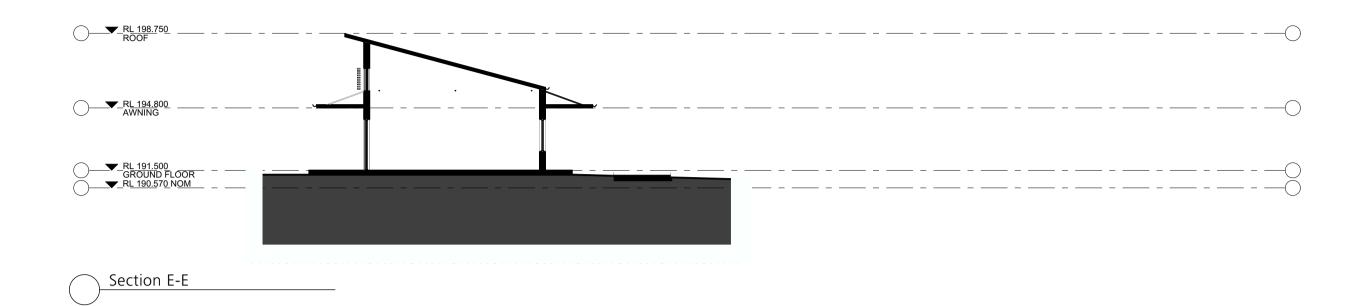
▼_RL 191.500 GROUND FLOOR ▼_RL 190.570 NOM

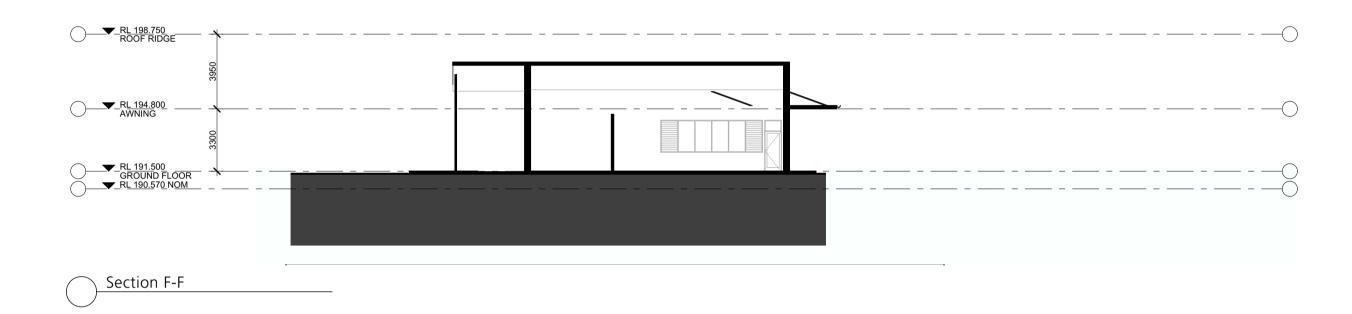
Enviro Ag Centre - WEST











CONSULTANTS

CONSULTANT AREA

Company Name T 4927 5566

CONSULTANT AREA

Company Name T 4927 5566

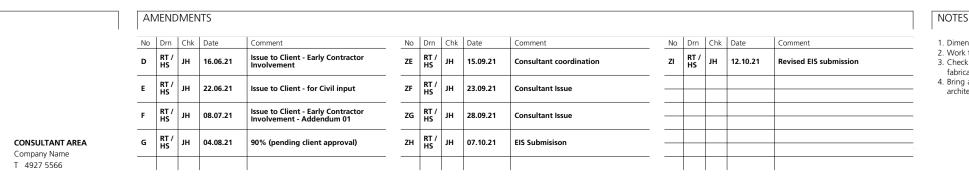
Company Name T 4927 5566

CONSULTANT AREA

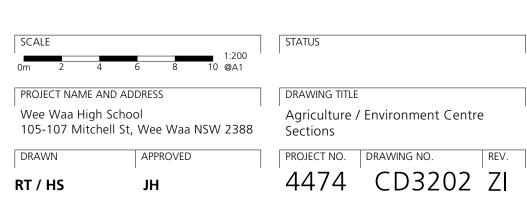
Company Name T 4927 5566

CONSULTANT AREA

Company Name T 4927 5566









T +61 2 4961 5888 224 Maitland Road Nominated Architect F +61 2 4962 2577 Islington NSW 2296 Justin Hamilton (6160) E info@shac.com.au Australia