01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	05.08.16	UPDATED DEVELOPMENT APPLICATION AMENDED APT G002

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. Seek clarification of inconsistencies or conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS MIRAMS (SYDNEY) PTY LTD

SCALE 1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	RM	5/08/2016	12032

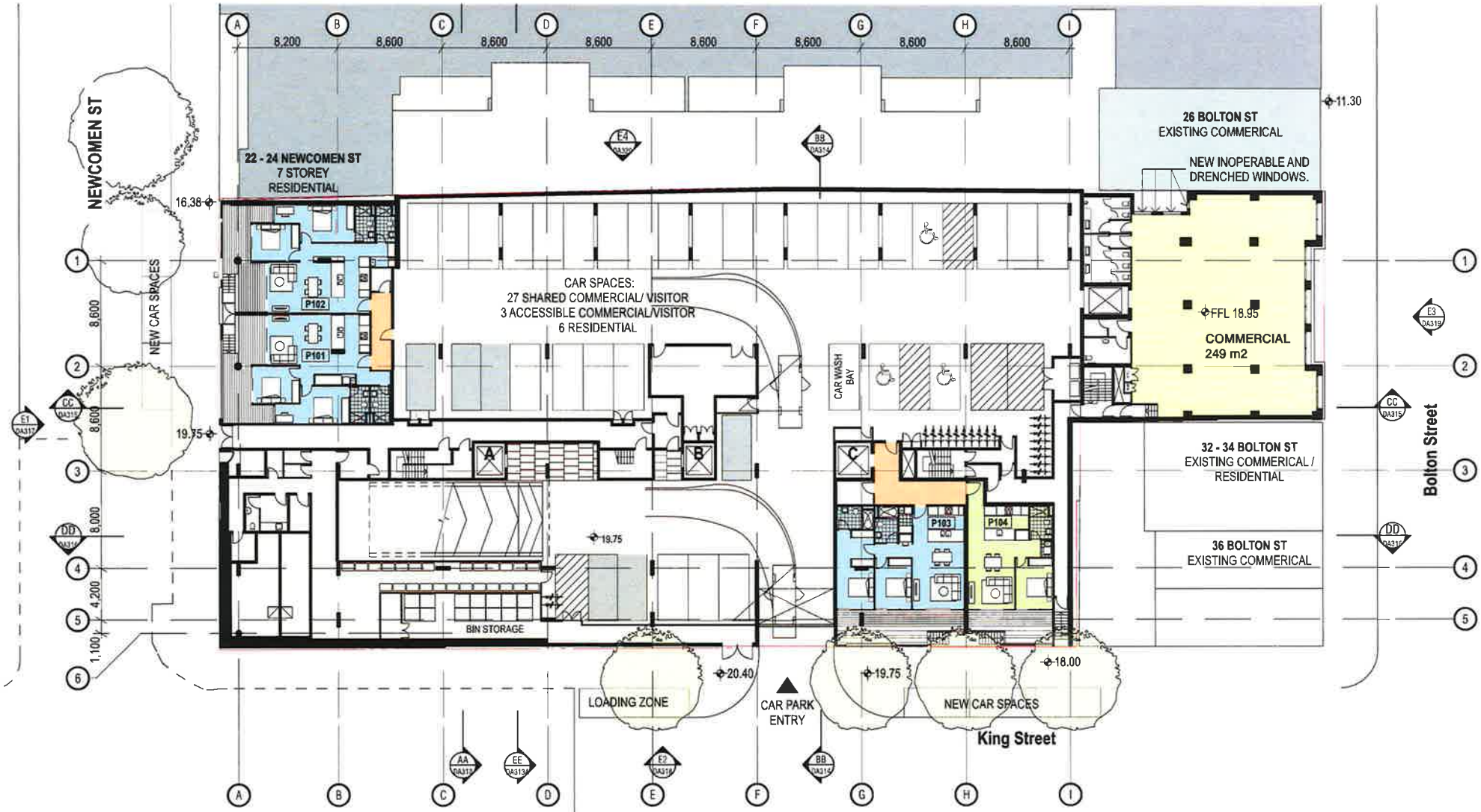
PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
GROUND FLOOR PLAN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 416 KENT STREET SYDNEY
2000 NEW SOUTH WALES AUSTRALIA
61 2 8215 3500 TELEPHONE
61 2 8215 3501 FACSIMILE

REVISION NUMBER 05 DEVELOPMENT APPLICATION

DA301



75 KING ST	71 KING ST	40 BOLTON ST
4 STORY RESIDENTIAL	3 STORY COMMERCIAL	2 STORY COMMERCIAL

REVISIONS		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Ventilation
- Commercial
- Services
- Landscaping
- Voids / Corridors

NOTES

Check and verify all information prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. Seek clarification of inconsistencies/conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS MIRAMS (STOMEC) PTY LTD

SCALE 1:300 @A3

DRAWN	DATE	CHECKED	DATE	APPROVED
MC	-	AM	30/03/2016	1:100

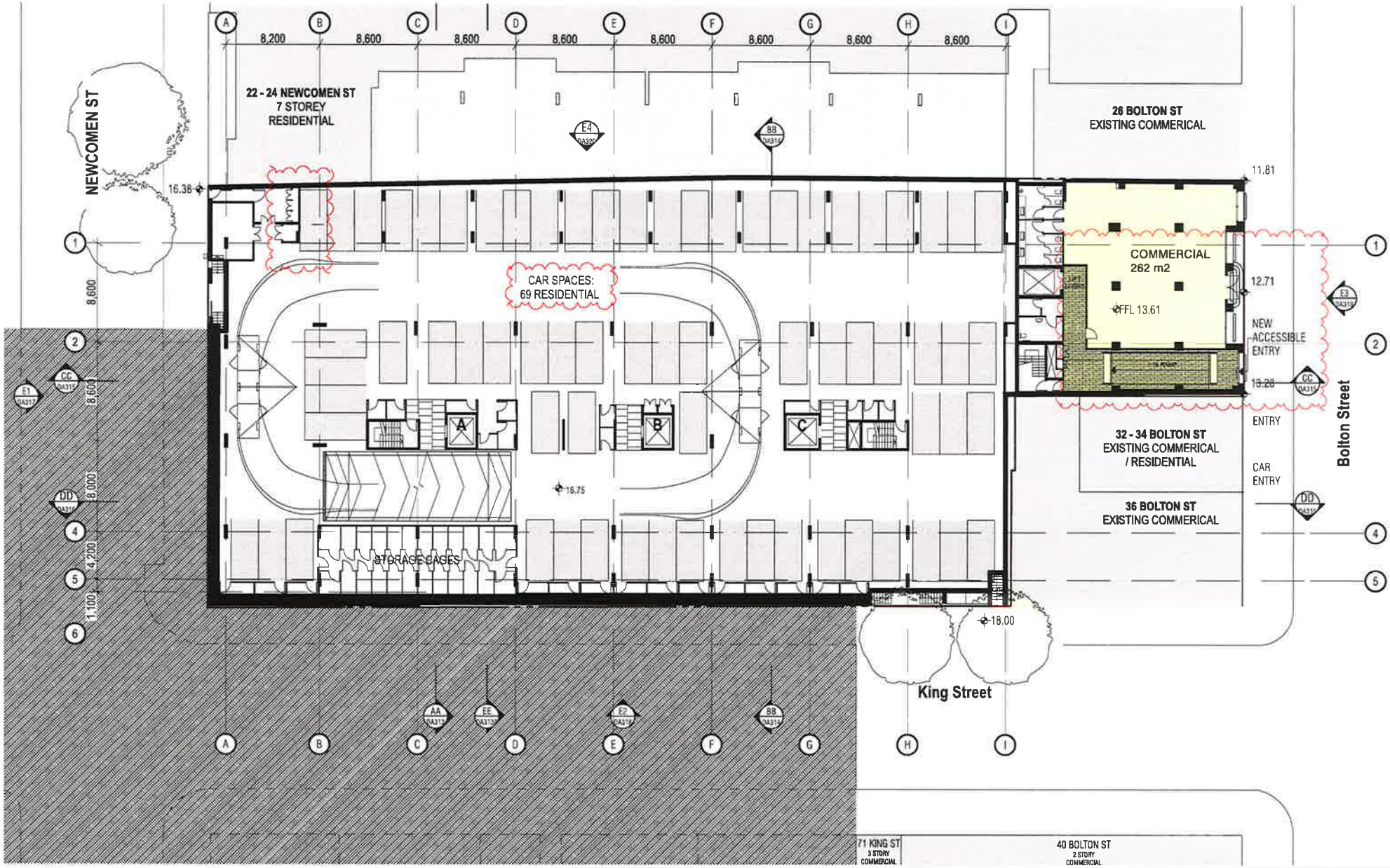
PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
BASEMENT 1

FENDER KATSALIDIS MIRAMS (STOMEC)
LEVEL 2 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 9216 3500 TELEPHONE
61 2 9216 3507 FACSIMILE

REVISED DRAWING No.
03 DEVELOPMENT APPLICATION

DA302



01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS

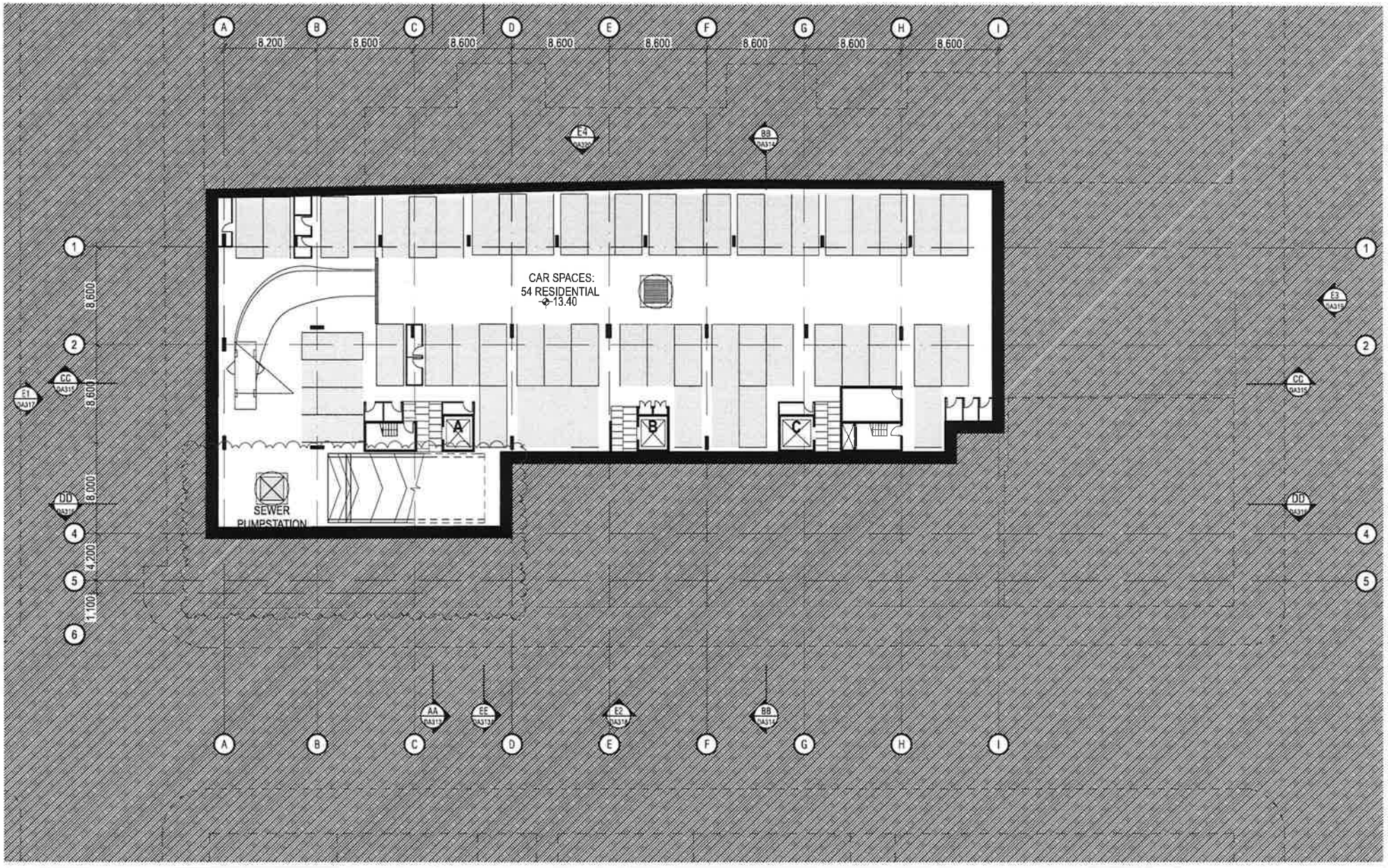
1:300 @A3

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
BASEMENT 2

04 DEVELOPMENT APPLICATION

DA303



REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS

LEGEND

- 1 bedroom / 1 bathroom
- 2 bedroom / 1 bathroom
- 2 bedroom / 2 bathrooms
- 3 bedroom / 2 bathrooms
- Variation
- Commercial
- Service
- Landscaping
- Gutter/Curb line

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. Seek clarification of inconsistencies/conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS ARCHITECTS (SYDNEY) PTY LTD

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MG	-	AM	20/05/2016	13000

SCALE

1:300 @A3

PROJECT

NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE

BASEMENT 3

FENDER KATSALIDIS ARCHITECTS (SYDNEY) PTY LTD
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
T 61 2 9261 3500 TELEPHONE
F 61 2 9261 3507 FACSIMILE

REVISED DRAWING NO.

04 DEVELOPMENT APPLICATION

DA304

01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	05.08.16	UPDATED DEVELOPMENT APPLICATION
		AMENDED APT B103

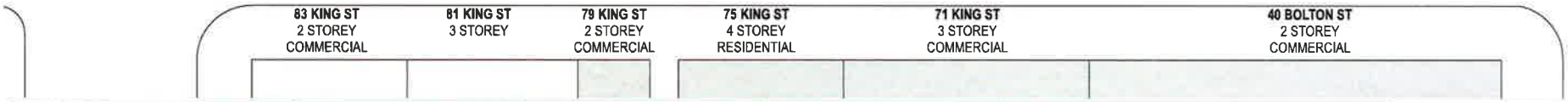
1:300 @A3

PROJECT: NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE: LEVEL 1 FLOOR PLAN

05 DEVELOPMENT APPLICATION

DA305



REVISION	DATE	DESCRIPTION
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

ISSUES

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 3 Bedroom / 2 Bedrooms
- 4 Bedroom / 3 Bathrooms
- Ventilation
- Commercial
- Services
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. Do not scale off drawing. Report discrepancies immediately. Take dimensions of neighbouring buildings from site. Report discrepancies. Do not scale off drawings.

The drawing is COPYRIGHT and must not be used for any purpose other than for the execution of the work covered by this drawing.

SCALE: 1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BAC	-	[illegible]	[illegible]	13033

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
LEVEL 2 FLOOR PLAN

REVISION: DRAWING No.
03 DEVELOPMENT APPLICATION

DA306

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3101 FACSIMILE

REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Variation
- Commercial
- Service
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. Each discrepancy or inconsistancies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS MIRAMS (SYDNEY) PTY LTD

SCALE 1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
MK	-	AM	20/05/2016	12032

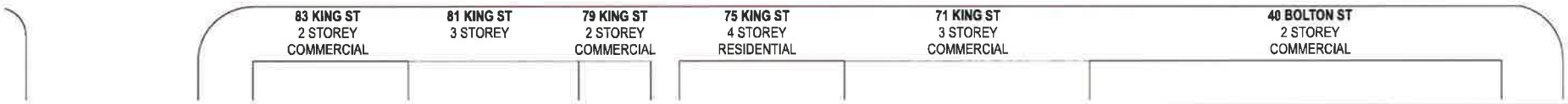
PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
LEVEL 3 FLOOR PLAN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 2 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 9211 3500 TELEPHONE
61 2 9211 9507 FACSIMILE

DEVELOPMENT APPROVAL NO.
04 DEVELOPMENT APPLICATION

DA307



REVISIONS		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	05.08.16	UPDATED DEVELOPMENT APPLICATION AMENDED APT C404

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Variable 1
- Commercial
- Services
- Landscaping
- Lobby / Corridors

NOTES

Check all dimensions on site prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including approved plans. Seek clarification of inconsistencies/conflicts. Figured dimensions shall take precedence to scaled dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	LOCK
MG	-	MM	5/08/2016	1:300

SCALE 1:300 @A3

PROJECT
NEWCOMBE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

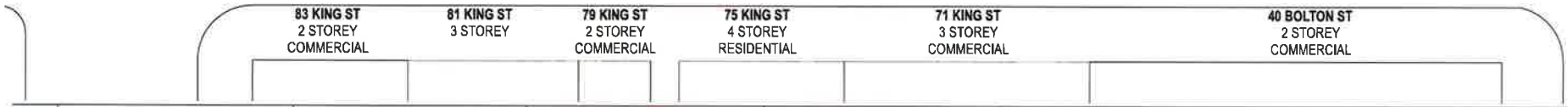
DRAWING TITLE
LEVEL 4 FLOOR PLAN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

REVISIONS DRAWN BY

05 DEVELOPMENT APPLICATION

DA308



REVISION	DATE	DESCRIPTION
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	05.08.16	UPDATED DEVELOPMENT APPLICATION AMENDED APT C504

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Terrace
- Commercial
- Service
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. Sub-dimensions or inconsistencies/conflicts in given dimensions shall take precedence to scaled dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	PAPER
RAS	-	RM	5/08/2016	1200d

SCALE 1:300 @A3

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
LEVEL 5 FLOOR PLAN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 6 616 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

PURPOSE: 05 DEVELOPMENT APPLICATION

DA309

REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	05.08.16	UPDATED DEVELOPMENT APPLICATION AMENDED APT C604

1 Bedroom / 1 Bathroom
2 Bedroom / 1 Bathroom
2 Bedroom / 2 Bathrooms
3 Bedroom / 2 Bathrooms
Ventilation
Commercial
Services
Landscaping
Lobby / Corridors

NOTES
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including sub-contractors. Work dimensions of manufacturers/suppliers shall take precedence to scaled dimensions.
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SCALE 1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAJ	-	RM	5/08/2016	13032

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
LEVEL 6 FLOOR PLAN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3, 61 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

DESIGNER DRAWING NO.
05 DEVELOPMENT APPLICATION
DA310

REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	05.08.16	UPDATED DEVELOPMENT APPLICATION
		AMENDED APT C604

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 3 Bedroom / 2 Bathrooms
- 4 Bedroom / 2 Bathrooms
- Variation
- Commercial
- Services
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. Side dimensions of incorporated/existing conditions. Figured dimensions shall take precedence to scaled dimensions.

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SCALE 1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	RM	5/08/2016	13030

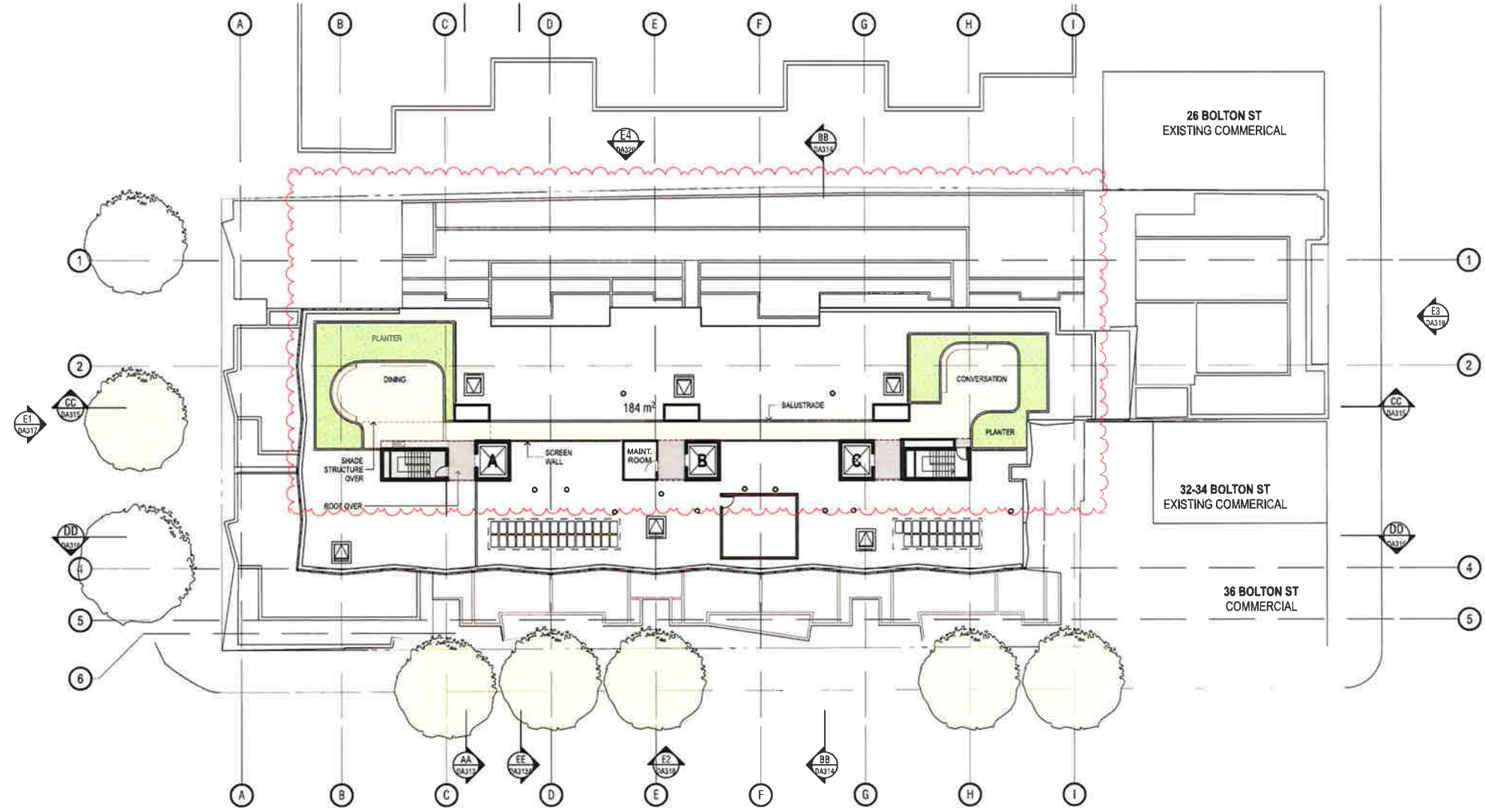
PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
LEVEL 7 FLOOR PLAN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 8 ... KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

REFERENCE DRAWING NO.
05 DEVELOPMENT APPLICATION

DA311



REVISIONS		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	13.05.16	URBAN DESIGN REVIEW - AMENDMENTS
05	20.05.16	URBAN DESIGN REVIEW - AMENDMENTS

KEYNOTES

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Ventilation
- Commercial
- Servicing
- Landscaping
- Lobby / Corridors

NOTES

Contractors to verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including spec illustrations. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

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SCALE: 1:300 @A3

NAME	DATE	NAME	DATE	NAME
FKS	-	RM	20/05/2016	13202

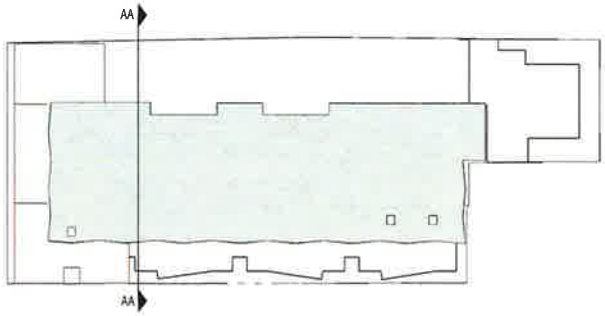
PROJECT: NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE: ROOF PLAN

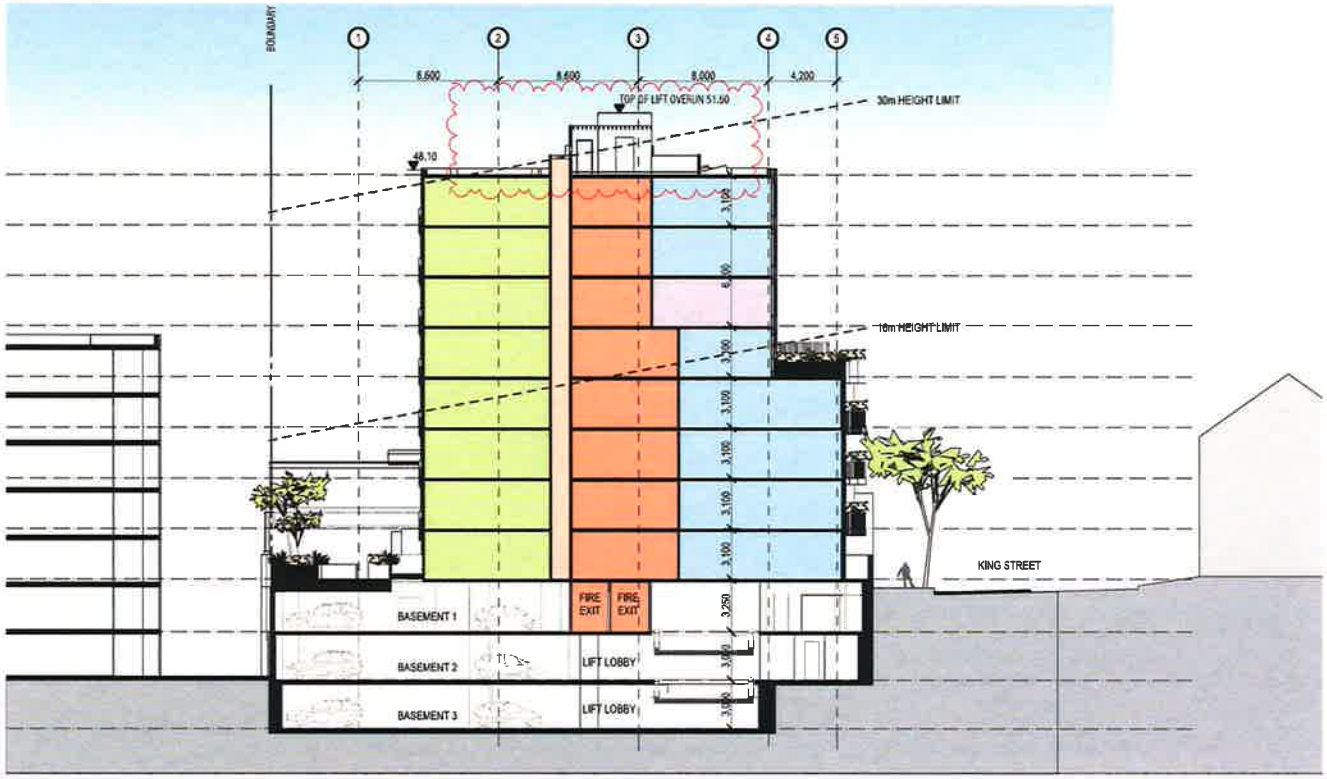
FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 6 416 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

REVISION NUMBER: 04 | DEVELOPMENT APPLICATION

DA312



KEY PLAN



REVISIONS		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Ventilation
- Commercial
- Services
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

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SCALE: 1:300 @A3

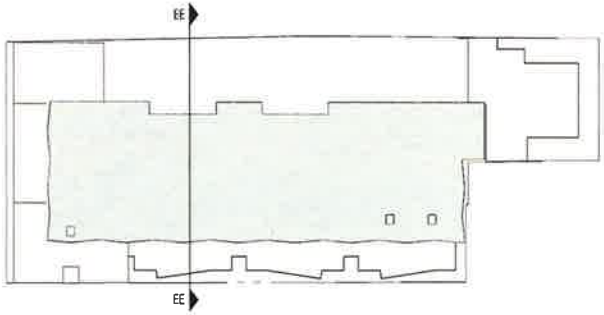
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	MM	30/03/2016	13031

PROJECT
NEWCASTLE APARTMENTS
26-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

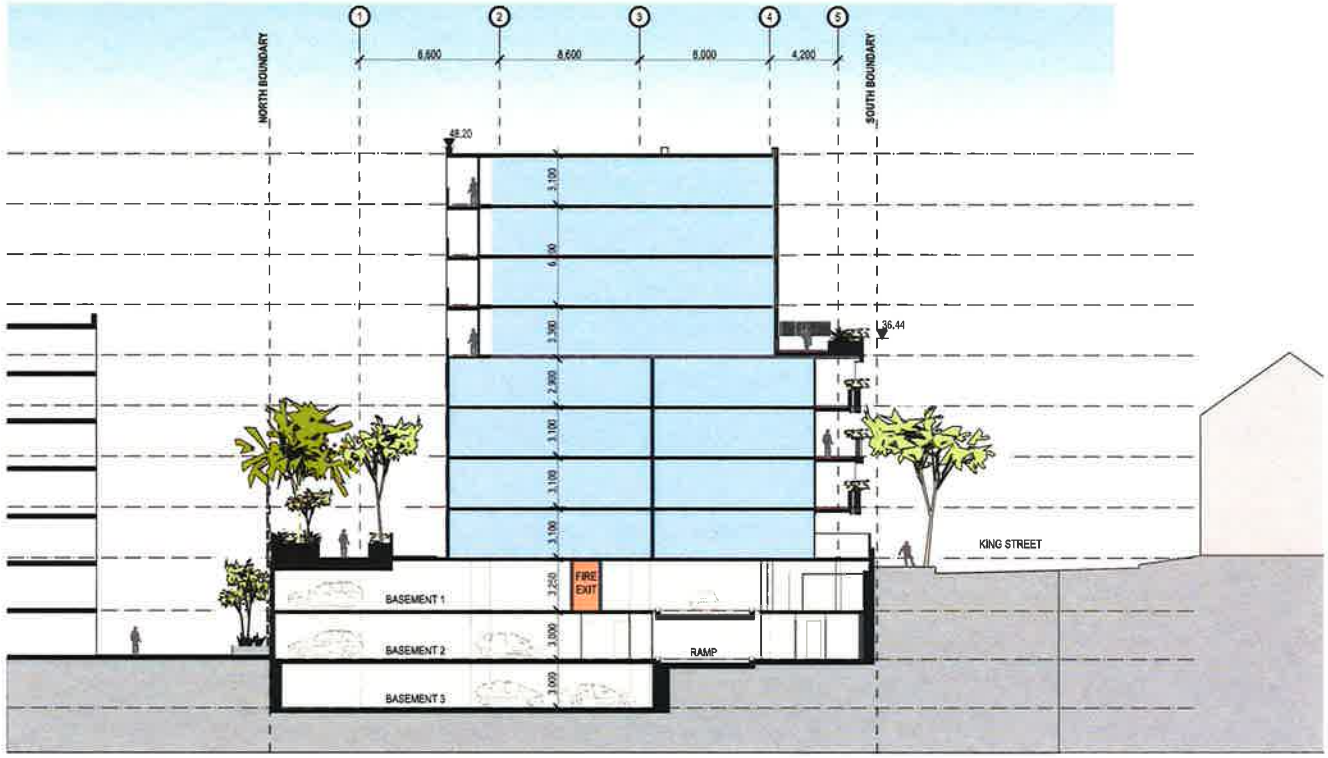
DRAWING TITLE
SECTION AA

FENDER KATSALIDIS MIRAML (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

REVISIONS DRAWING NO.
03 DEVELOPMENT APPLICATION
DA313



KEY PLAN



01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Ventilation
- Commercial
- Services
- Landscaping
- Lobby / Corridors

NOTES

Check all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including but not limited to other consultants and relevant specifications. Table distribution of inconsistencies/ conflicts. Figures to dimensions shall take precedence to scaled dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAL	-	RM	30/03/2016	13032

SCALE

1:300 @A3

PROJECT

NEWCASTLE APARTMENTS
26-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE

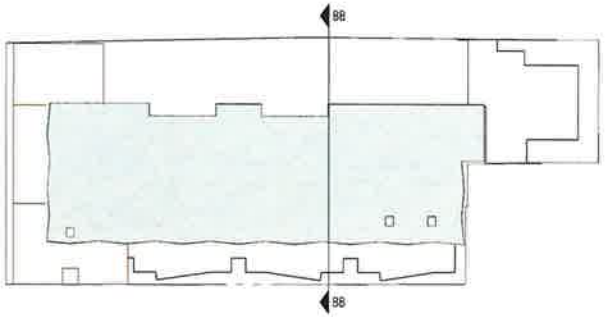
SECTION EE

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 3501 FACSIMILE

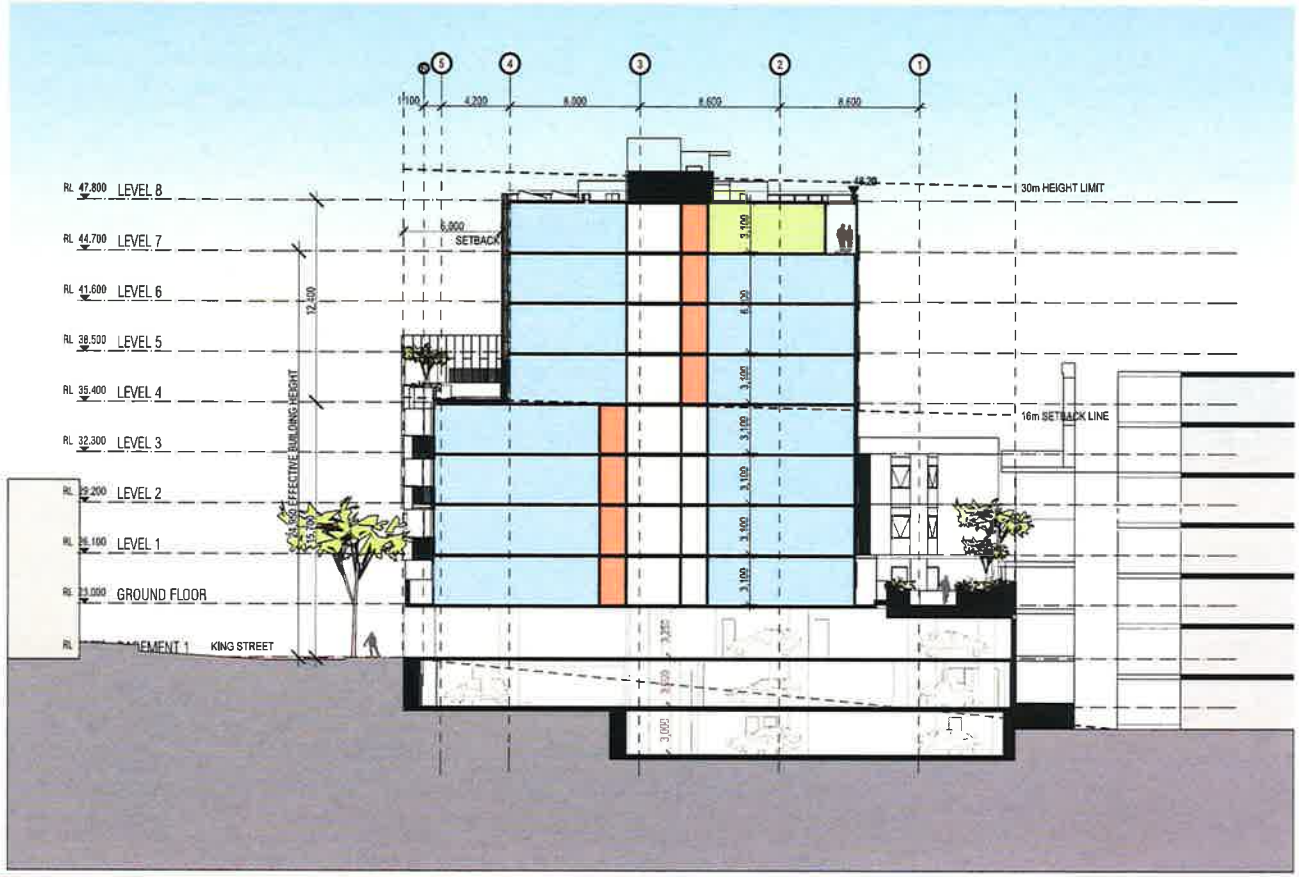
PROJECT/ DRAWING NO.

03 DEVELOPMENT APPLICATION

DA313A



KEY PLAN



REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathroom
- 3 Bedroom / 2 Bathroom
- Ventilation
- Commercial
- Services
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	RM	30/03/2016	13032

SCALE: 1:300 @A3

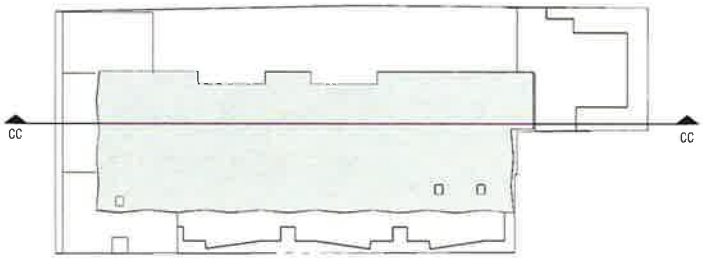
PROJECT: NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE: SECTION BB

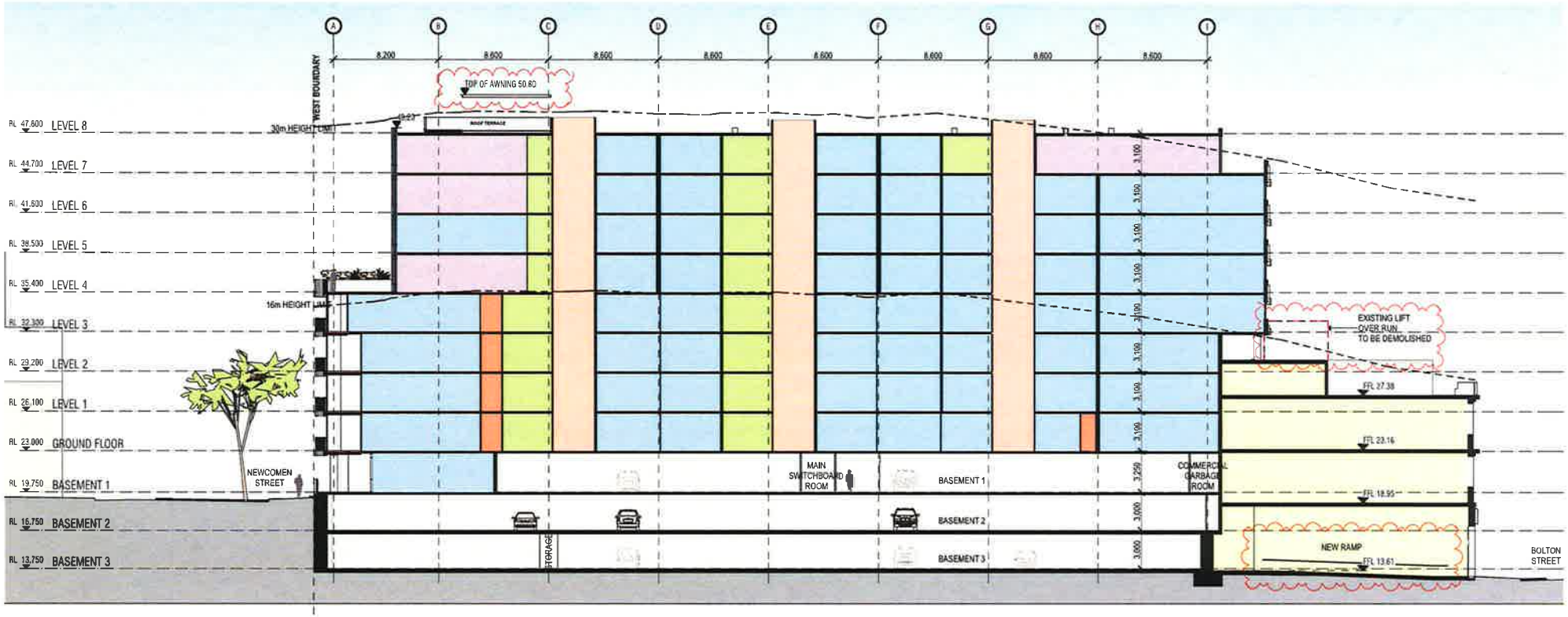
FENDER KATSALIDIS WIRAMS (SYDNEY)
LEVEL 3 416 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 9211 3500 TELEPHONE
61 2 9264 3501 FACSIMILE

REFERENCE DRAWING NO.: 03 DEVELOPMENT APPLICATION

DA314



KEY PLAN



REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Verandah
- Commercial
- Service
- Landscaping
- Lobby / Corridors

NOTES

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including such illustrative. Varied dimensions of an inconsistent nature conflicts. Figured dimensions shall take precedence to scaled dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	RM	30/03/2016	13032

SCALE: 1:300 @A3

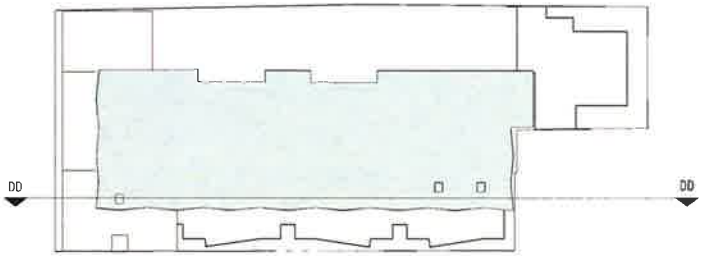
PROJECT: NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE: SECTION CC

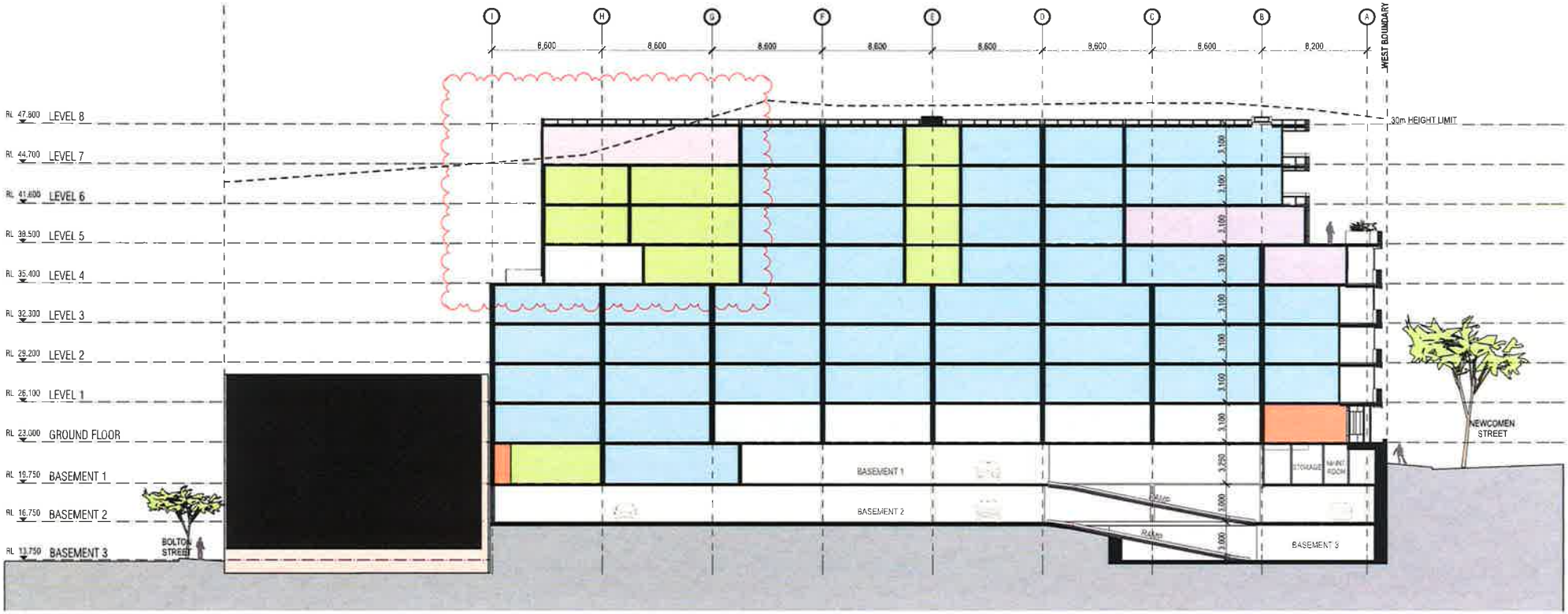
FENDER KATSALIDIS ARCHITECTS (SYDNEY)
LEVEL 4 44 KENT STREET SYDNEY 2000 NEW SOUTH WALES
TEL (02) 9299 9000 TELEPHONE
FAX (02) 9299 9007 FACSIMILE

REVISION NUMBER: 03 | DEVELOPMENT APPLICATION

DA315



KEY PLAN



REVISIONS		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

KEY

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 2 Bedroom / 2 Bathroom
- 3 Bedroom / 2 Bathroom
- Terrace
- Commercial
- Service
- Landscaping
- Lobby / Corridors

NOTES

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SCALE

1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	HM	30/03/2016	13032

PROJECT

NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE

SECTION DD

FEADER WATSAHIDIS MIGAMS (SYDNEY)
LEVEL 4 [illegible] KENT STREET SYDNEY
P O BOX [illegible] SYDNEY NSW AUSTRALIA
T [illegible] 9299 3500 TELEPHONE
F [illegible] 9299 3507 FACSIMILE

DRAWING NUMBER REV.

03 DEVELOPMENT APPLICATION

DA316

(C1) PRECAST CONCRETE (MOULDED)
(C2) PRECAST CONCRETE (GREY)
(C3) PRECAST CONCRETE (WHITE)
(C4) INSITU CONCRETE
(R1) RENDER (CHARCOAL)
(M1) COLOUR COATED METAL PANEL
(B1) METAL BALUSTRADE
(G1) GLAZING AND ALUMINIUM FRAME
(G2) COLOUR BACKED GLASS
(G3) GLAZING AND ALMUMINIUM FRAME
(A1) ALUMINIUM LOUVRES

01	20 11 15	DEVELOPMENT APPLICATION
02	16 02 16	URBAN DESIGN REVIEW PANEL
03	30 03 16	UPDATED DEVELOPMENT APPLICATION
04	02 06 16	UPDATED ELEVATIONS, REVISED LIFT OVERUNS REFLECTING UDRP ADVICE

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO
RAS		RM	2/06/2016	12032

SCALE: 1:300 @A3

PROJECT: NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE: PROPOSED NEWCOMEN STREET ELEVATION

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 4 L4 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 9216 5500 TELEPHONE
61 2 9216 5501 FACSIMILE

DRAWING NUMBER: 04 DEVELOPMENT APPLICATION

DA317

C1 PRECAST CONCRETE (MOULDED)
C2 PRECAST CONCRETE (GREY)
C3 PRECAST CONCRETE (WHITE)
C4 INSITU CONCRETE
R1 RENDER (CHARCOAL)
M1 COLOUR COATED METAL PANEL
B1 METAL BALUSTRADE
G1 GLAZING AND ALUMINIUM FRAME
G2 COLOUR BACKED GLASS
G3 GLAZING AND ALMUMINIUM FRAME
A1 ALUMINIUM LOUVRES

01	20 11 15	DEVELOPMENT APPLICATION
02	18 02 16	URBAN DESIGN REVIEW PANEL
03	30 03 16	UPDATED DEVELOPMENT APPLICATION
04	02 06 16	UPDATED ELEVATIONS, REVISED LIFT OVERUNS REFLECTING UDRP ADVICE

NOTES
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SCALE
1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
AAS		PM	2/06/2016	12022

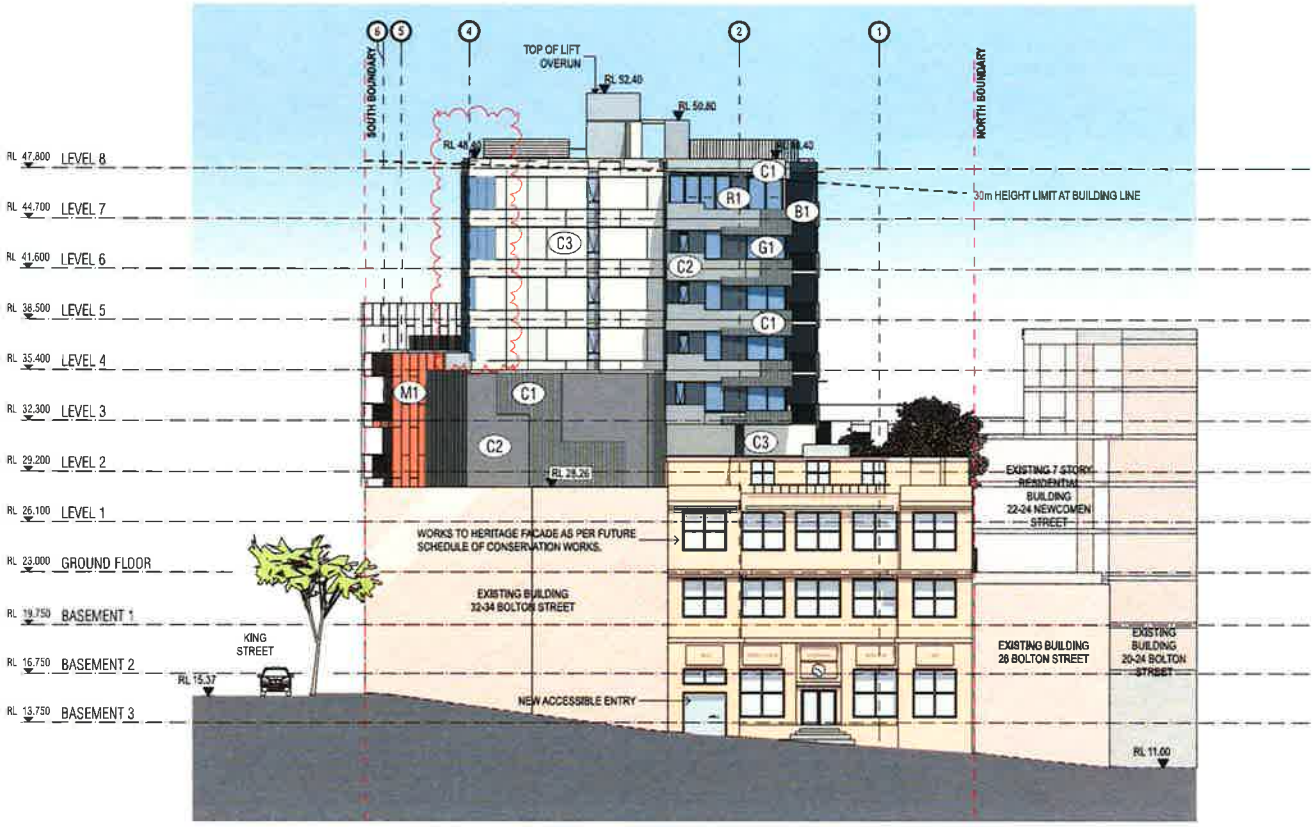
PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
PROPOSED KING STREET ELEVATION

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
61 2 8216 3500 TELEPHONE
61 2 8216 2501 FACSIMILE

SUBSEQUENT DRAWING NO.
04 DEVELOPMENT APPLICATION
DA318

C1	PRECAST CONCRETE (PATTERN)	M1	COLOUR COATED METAL PANEL
C2	PRECAST CONCRETE (GREY)	B1	METAL BALUSTRADE
C3	PRECAST CONCRETE (WHITE)	G1	GLAZING AND ALUMINIUM FRAME
C4	INSITU CONCRETE	G2	COLOUR BACKED GLASS
R1	RENDER (CHARCOAL)	G3	GLAZING AND ALMUMINIUM FRAME
		A1	ALUMINIUM LOUVRES



REVISIONS		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	02.06.16	UPDATED ELEVATIONS, REVISED LIFT OVERUNS REFLECTING UDRP ADVICE
05	05.08.16	UPDATED ELEVATIONS, REVISED GLAZING

NOTES
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SCALE 1:300 @A3

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RKS	-	RM	5/08/2016	13033

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
PROPOSED BOLTON STREET ELEVATION

FENDER KATSALIDIS ARCHITECTS (SYDNEY)
LEVEL 5 416 KENT STREET SYDNEY 2000 NSW AUSTRALIA
TELEPHONE 61 2 8215 3500
FACSIMILE 61 2 8215 3537

REVISION NUMBER 05 DEVELOPMENT APPLICATION

DA319

C1 PRECAST CONCRETE (PATTERN)	M1 COLOUR COATED METAL PANEL
C2 PRECAST CONCRETE (GREY)	B1 METAL BALUSTRADE
C3 PRECAST CONCRETE (WHITE)	G1 GLAZING AND ALUMINIUM FRAME
C4 INSITU CONCRETE	G2 COLOUR BACKED GLASS
R1 RENDER (CHARCOAL)	G3 GLAZING AND ALMUMINIUM FRAME
T1 TIMBER BATTENS	A1 ALUMINIUM LOUVRES

01	20.11.15	DEVELOPMENT APPLICATION
02	18.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION
04	02.06.16	UPDATED ELEVATIONS, REVISED LIFT OVERUNS REFLECTING UDRP ADVICE

NOTES
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SCALE 1:300 @A3

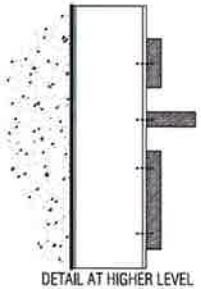
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RAS	-	RM	2/06/2016	13002

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

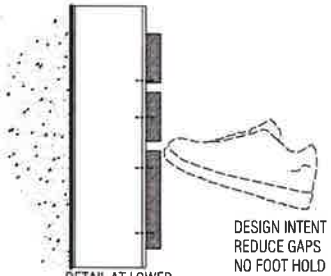
DRAWING TITLE
PROPOSED BOUNDARY ELEVATION

TENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NSW AUSTRALIA
T: 8216 3300 TELEPHONE
F: 9211 3321 FACSIMILE

DRAWING NUMBER
04 DEVELOPMENT APPLICATION
DA320



DETAIL AT HIGHER LEVEL



DETAIL AT LOWER LEVEL (FIRST 2 METERS)

DESIGN INTENT
REDUCE GAPS
NO FOOT HOLD
TO PREVENT CLIMBING

REVISION		
01	20.11.15	DEVELOPMENT APPLICATION
02	16.02.16	URBAN DESIGN REVIEW PANEL
03	30.03.16	UPDATED DEVELOPMENT APPLICATION

LEGEND

- 1 Bedroom / 1 Bathroom
- 2 Bedroom / 1 Bathroom
- 3 Bedroom / 2 Bathrooms
- 3 Bedroom / 2 Bathrooms
- Terrace
- Commercial
- Service
- Landscaping
- Lobby / Corridors

NOTES

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BAZ	-	RM	30/04/2016	13092

SCALE 1:100 @A3

PROJECT
NEWCASTLE APARTMENTS
28-30 BOLTON ST & 44-46 KING ST
NEWCASTLE 2300

DRAWING TITLE
NORTHERN BOUNDARY SCREEN

FENDER KATSALIDIS MIRAMS (SYDNEY)
LEVEL 3 414 KENT STREET SYDNEY
2000 NEW AUSTRALIA
61 2 8211 3333 TELEPHONE
61 2 8211 3337 FACSIMILE

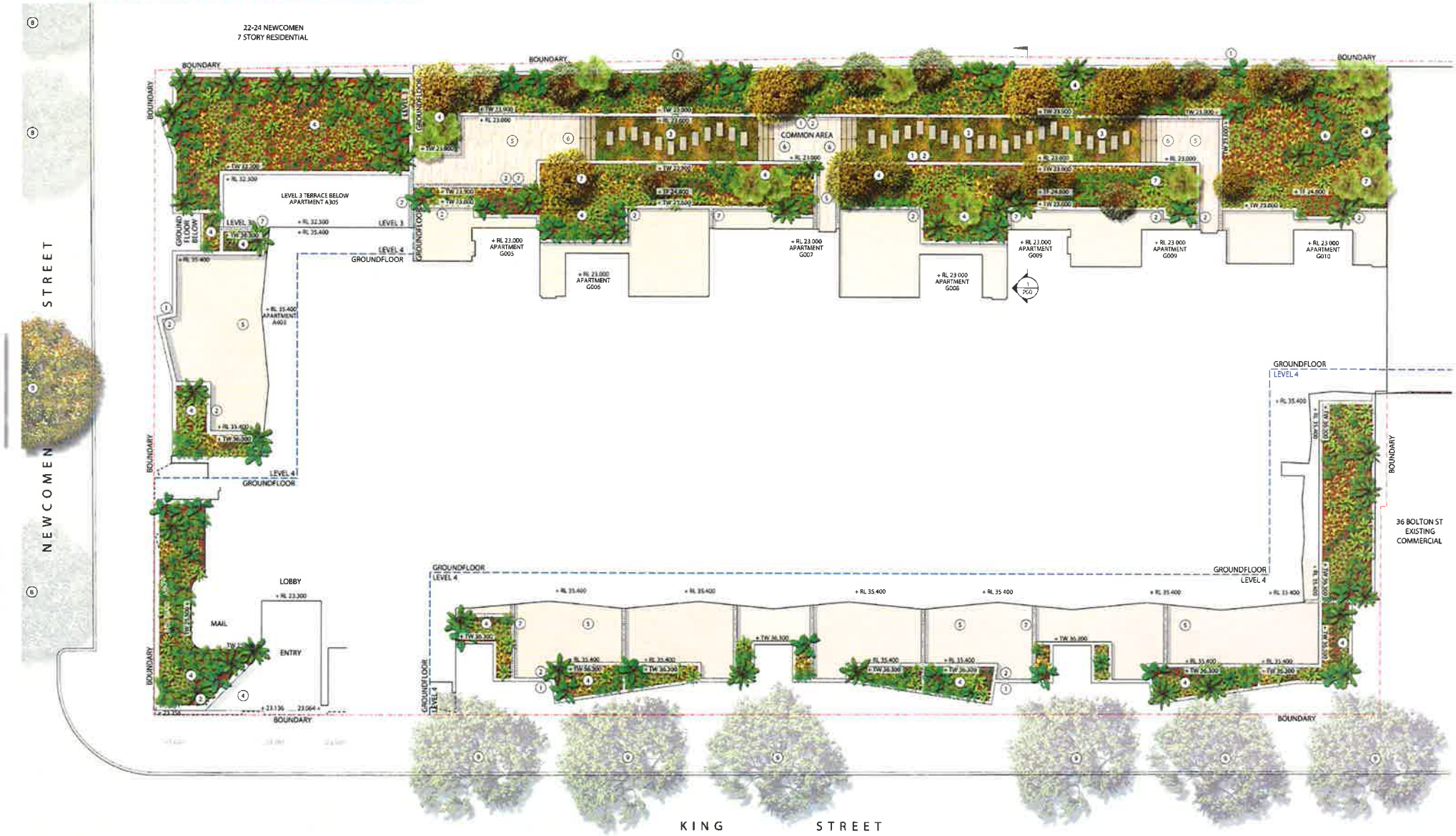
REVISION NUMBER 03 | DEVELOPMENT APPLICATION

DA321

01

GROUNDFLOOR, LEVEL 3 & 4 LANDSCAPE CONCEPT PLAN

1. CLADDING TO ARCHITECTS DETAIL
2. IN-SITU CONCRETE WALL TO ARCHITECTS DETAIL
3. STEPPING PADS
4. PLANTING, REFER PLANT SCHEDULE
5. FINISHED SURFACE TO ARCHITECTS DETAIL
6. STAIRS
7. PALISADE FENCING
8. EXISTING STREET TREES TO BE RETAINED AND PROTECTED
9. PROPOSED STREET TREES TO COUNCIL APPROVAL



A1

GROUND FLOOR LANDSCAPE & LEVEL 4 TERRACES CONCEPT PLAN

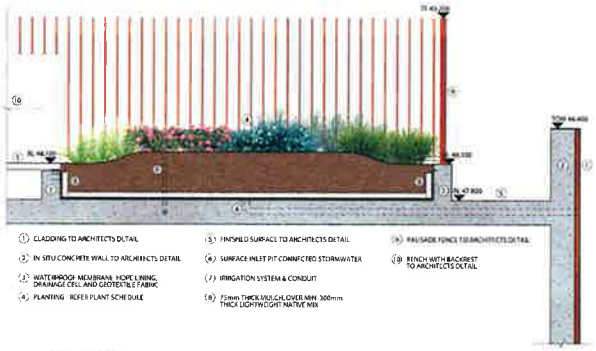
44-46 KING STREET, NEWCASTLE

0215-0809 LD 100 | D | BM | GG | 25.05.2016 | Tract

02 GROUNDFLOOR + LEVEL 8 ROOF TOP GARDEN DETAIL SECTIONS

1 GROUNDFLOOR COMMON AREA DETAIL SECTION

1:20 @ A1



2 LEVEL 8 ROOF TOP GARDEN DETAIL SECTION

1:20 @ A1

03

LEVEL 5 TERRACE & LEVEL 8 ROOF GARDEN LANDSCAPE CONCEPT PLANS

1. CLADDING TO ARCHITECTS DETAIL
2. IN-SITU CONCREYE WALL TO ARCHITECTS DETAIL
3. BENCH SEATING WITH BACKREST
4a. ROOF TOP PLANTING WITH LIGHT WEIGHT NATIVE MIX AND GEO-TEXTILE / DRAINAGE CELL OVER WATERPROOF MEMBRANE TO ARCHITECTS DETAIL. REFER PLANT SCHEDULE
4b. PLANTING REFER PLANT SCHEDULE
5. FINISHED SURFACE TO ARCHITECTS DETAIL
6. SCREENING FENCE TO ARCHITECTS DETAIL
7. PALISADE FENCING TO ARCHITECTS DETAIL
8. BALUSTRADE TO ARCHITECTS DETAIL
9. SHADE STRUCTURE TO ARCHITECTS DETAIL
10. BBQ FACILITIES
11. ROOFTOP MATERIAL / FINISH TO ARCHITECTS DETAIL

A1

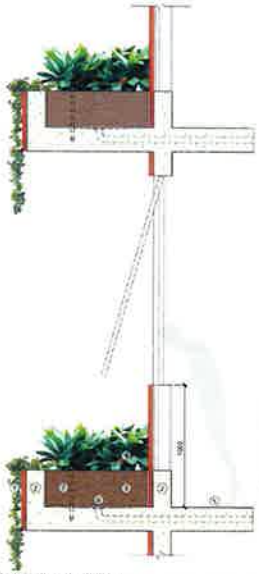
LEVEL 5 TERRACE & 8 ROOF GARDEN LANDSCAPE CONCEPT PLANS

44-46 KING STREET, NEWCASTLE

0215-0809 LD 300 | B | BM | GG | 25.05.2016 | Tract

04 LANDSCAPE DETAILS, SECTIONS + PLANT SCHEDULE

1 LEVEL GROUND, 1, 2 & 3 JULIET PLANTER DETAIL PLAN 1:50 @ A1



1. CLADDING TO ARCHITECTS DETAIL
2. IN SITU CONCRETE WALL TO ARCHITECTS DETAIL
3. MODULAR PLANTING SYSTEM
4. PLANTING - REFER PLANT SCHEDULE
5. FINISHED SURFACE TO ARCHITECTS DETAIL
6. SURFACE INLET PIT CONNECTED STORMWATER
7. IRRIGATION SYSTEM & CONDUIT

2 LEVEL GROUND, 1, 2 & 3 JULIET PLANTER DETAIL SECTION 1:20 @ A1

1. CLADDING TO ARCHITECTS DETAIL
2. IN SITU CONCRETE WALL TO ARCHITECTS DETAIL
3. MODULAR PLANTING SYSTEM (INCL GEOTEXTILE, SOIL MIX OR ETC)
4. PLANTING - REFER PLANT SCHEDULE
5. FINISHED SURFACE TO ARCHITECTS DETAIL
6. SURFACE INLET PIT CONNECTED STORMWATER
7. IRRIGATION SYSTEM & CONDUIT
8. REINFORCED GALVANISED STEEL SUPPORTS
9. PERFORATED GALVANISED STEEL PLATE

3 TYPICAL RAISED MODULAR PLANTER DETAIL DETAIL SECTION 1:20 @ A1

1. CLADDING TO ARCHITECTS DETAIL
2. IN SITU CONCRETE WALL TO ARCHITECTS DETAIL
3. WATERPROOF MEMBRANE, HDPE LINING, DRAINAGE CELL AND GEOTEXTILE FABRIC
4. PLANTING - REFER PLANT SCHEDULE
5. FINISHED SURFACE TO ARCHITECTS DETAIL
6. SURFACE INLET PIT CONNECTED STORMWATER
7. IRRIGATION SYSTEM & CONDUIT
8. 75mm THICK MULCH, OVER 300mm THICK SOIL MIX TYPE A, OVER SOIL MIX TYPE B

4 TYPICAL RAISED DEEP PLANTER DETAIL DETAIL SECTION 1:20 @ A1

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size at Installation	Size at Maturity (H x W)	Spacing
Ground Floor Common Areas and Private Terraces (412m²)					
Trees					
As	Acmena smithii var. Minor	Dwarf Lilly Pilly	2.4m (h), 50mm cal.	4.0 x 2.0m	As shown
Ca	Cupaniopsis anacardioides	Tuckeroo	2.4m (h), 50mm cal.	5.0-8.0 x 5.0-8.0m	As shown
Em	Eucalyptus eximundi	Eximundi gum/dong	2.4m (h), 50mm cal.	10.0 x 4.0m	As shown
Lc	Livistona australis	Cabbage Palm	3m, 5m, 7m Trunks	12.0 x 4.0m	As shown
Tl	Tristaniopsis laurina 'Luscious'	Watergum	2.4m (h), 50mm cal.	12.0 x 5.0m	As shown
Shrubs					
Mg	Michelia yunnanensis 'Scented Pearl'	Scented Pearl Magnolia	200mm pot	3.0 x 2.0m	1 / Lm
Px	Philodendron 'Xanadu'	Xanadu	200mm pot	1.0 x 1.2m	1 / sqm
Se	Syzygium australe 'Elite'	Lilly Pilly	200mm pot	2.0 x 1.5m	0.75 / Lm
Feature Plant					
Ag	Alpinia caerulea	Native Ginger	200mm pot	2.0 x .5m	3 / sqm
Ab	Alocasia calidora	Persian Palm	300mm pot	2.5 x 1.5m	1 / sqm
Md	Monstera deliciosa	Fruit Salad Plant	200mm pot	2.5 x 1.5m	1 / 2sqm
Sr	Strelitzia reginae	Bird of Paradise	200mm pot	1.2 x 1.2m	1 / sqm
Ferns					
An	Asplenium australasicum	Bird's Nest Fern	200mm pot	1.0 x 1.2m	1 / sqm
Bg	Blechnum gibbum	Silver Lady Fern	200mm pot	1.2 x 1.0m	1 / sqm
Do	Doodia aspera	Prickly Rasp Fern	200mm pot	0.4 x 0.6m	3 / sqm
Da	Dicksonia antarctica	Soft Tree Fern	200mm pot	4.0 x 3.0m	1 / 2sqm
Rr	Rhapis excelsa	Broadleaf Lady Palm	200mm pot	2.0 x 1.0m	1 / sqm
Ps	Polystichum setiferum	Soft Shield Fern	200mm pot	1.0 x 0.75m	1/0.75 sqm
Grasses and Groundcover					
Am	Acanthus mollis	Oyster Plant	150mm pot	0.7 x 1.0m	3 / sqm
Ao	Agapanthus orientalis 'Queen Mum'	Lily of the Nile	150mm pot	0.7 x 1.0m	3 / sqm
Ar	Ajuga reptans	Bugleweed	150mm pot	0.15 x 1.0m	4 / sqm
At	Arthropodium cirratum	Renga Renga Lily	150mm pot	0.5 x 0.5m	4 / sqm
Aa	Aspidistra elatior	Cast Iron Plant	150mm pot	0.6 x 0.6m	4 / sqm
Cx	Crinum asiaticum	Giant Crinum Lily	150mm pot	1.2 x 1.0m	3/sqm
Ds	Davallia solida var. pyxidata	Hare's Foot Fern	150mm pot	0.5 x 0.5m	5 / sqm
Lm	Liriope muscari 'Just Right'	Liriope Just Right	150mm pot	0.5 x 0.5m	6 / sqm
Vh	Viola hederacea	Native Violet	150mm pot	0.15 x 0.5m	7 / sqm
Turf					
Tg	New Turf - Tru Lawn 'Cool Plus' Synthetic Grass	Synthetic Grass	3.66m wide rolls	N/A	N/A

Symbol	Botanical Name	Common Name	Size at Installation	Size at Maturity (H x W)	Spacing
Level 1, 2 and 3 Juliet Raised Planter (16m²)					
Grasses and Groundcover					
Aa	Aspidistra elatior	Cast Iron Plant	150mm pot	0.6 x 0.6m	4 / sqm
Climber					
Pp	Pandorea pandorana 'Snowbells'	Wonga Wonga Vine	200mm pot / 1m leader	4.0 x 6.0m	2 / G.Bed

Symbol	Botanical Name	Common Name	Size at Installation	Size at Maturity (H x W)	Spacing
Level 2, 4 & 5 Private Terraces (216m²)					
Feature Plant					
Ag	Alpinia caerulea	Native Ginger	200mm pot	2.0 x .5m	3 / sqm
Ac	Alocasia calidora	Persian Palm	300mm pot	2.5 x 1.5m	1 / sqm
Px	Philodendron 'Xanadu'	Xanadu	200mm pot	1.0 x 1.2m	1 / sqm
Ferns					
Bg	Blechnum gibbum	Silver Lady Fern	200mm pot	1.2 x 1.0m	1 / sqm
Do	Doodia aspera	Prickly Rasp Fern	200mm pot	0.4 x 0.6m	3 / sqm
Rr	Rhapis excelsa	Broadleaf Lady Palm	200mm pot	2.0 x 1.0m	1 / sqm
Ps	Polystichum setiferum	Soft Shield Fern	200mm pot	1.0 x 0.75m	1/0.75 sqm
Grasses and Groundcover					
Am	Acanthus mollis	Oyster Plant	150mm pot	0.7 x 1.0m	3 / sqm
Ao	Agapanthus orientalis 'Queen Mum'	Lily of the Nile	150mm pot	0.7 x 1.0m	3 / sqm
Ar	Ajuga reptans	Bugleweed	150mm pot	0.15 x 1.0m	4 / sqm
At	Arthropodium cirratum	Renga Renga Lily	150mm pot	0.5 x 0.5m	4 / sqm
Aa	Aspidistra elatior	Cast Iron Plant	150mm pot	0.6 x 0.6m	4 / sqm
Cx	Crinum asiaticum	Giant Crinum Lily	150mm pot	1.2 x 1.0m	3/sqm
Ds	Davallia solida var. pyxidata	Hare's Foot Fern	150mm pot	0.5 x 0.5m	5 / sqm
Lm	Liriope muscari 'Just Right'	Liriope Just Right	150mm pot	0.5 x 0.5m	6 / sqm
Vh	Viola hederacea	Native Violet	150mm pot	0.15 x 0.5m	7 / sqm

Symbol	Botanical Name	Common Name	Size at Installation	Size at Maturity (H x W)	Spacing
Level 6 Roof Top Garden (100m²)					
Grasses and Groundcovers					
Bo	Banksia spinulosa 'Honey Pot'	Hairpin Banksia	150mm pot	0.6 x 1.0m	4 / sqm
Cq	Carpobrotus glaucescens 'Aussie Rambler'	Pig Face	150mm pot	0.2 x 2.0m	3 / sqm
Lm	Grevillea longiana 'Mt Tomborintha'	Spider Flower	150mm pot	0.4 x 1.5m	4 / sqm
Lm	Liriope muscari 'Just Right'	Liriope Just Right	150mm pot	0.5 x 0.5m	6 / sqm
Lt	Lomandra longifolia 'Tanika'	Tanika	150mm pot	0.7 x 0.7m	4 / sqm
Pv	Poa fabellata var. 'Eskdale'	Tussock Grass	150mm pot	0.6 x 0.5m	6 / sqm
Rs	Rhagodia spinescens 'Aussie Flat Bush'	Creeping Saltbush	150mm pot	0.4 x 1.0m	4 / sqm
Wf	Westringia fruticosa 'Mundi'	Coastal Rosemary	150mm pot	0.45 x 1.5m	3 / sqm
Climber					
Pp	Pandorea pandorana 'Snowbells'	Wonga Wonga Vine	200mm pot / 1m leader	6.0 x 6.0m	2 / Lm