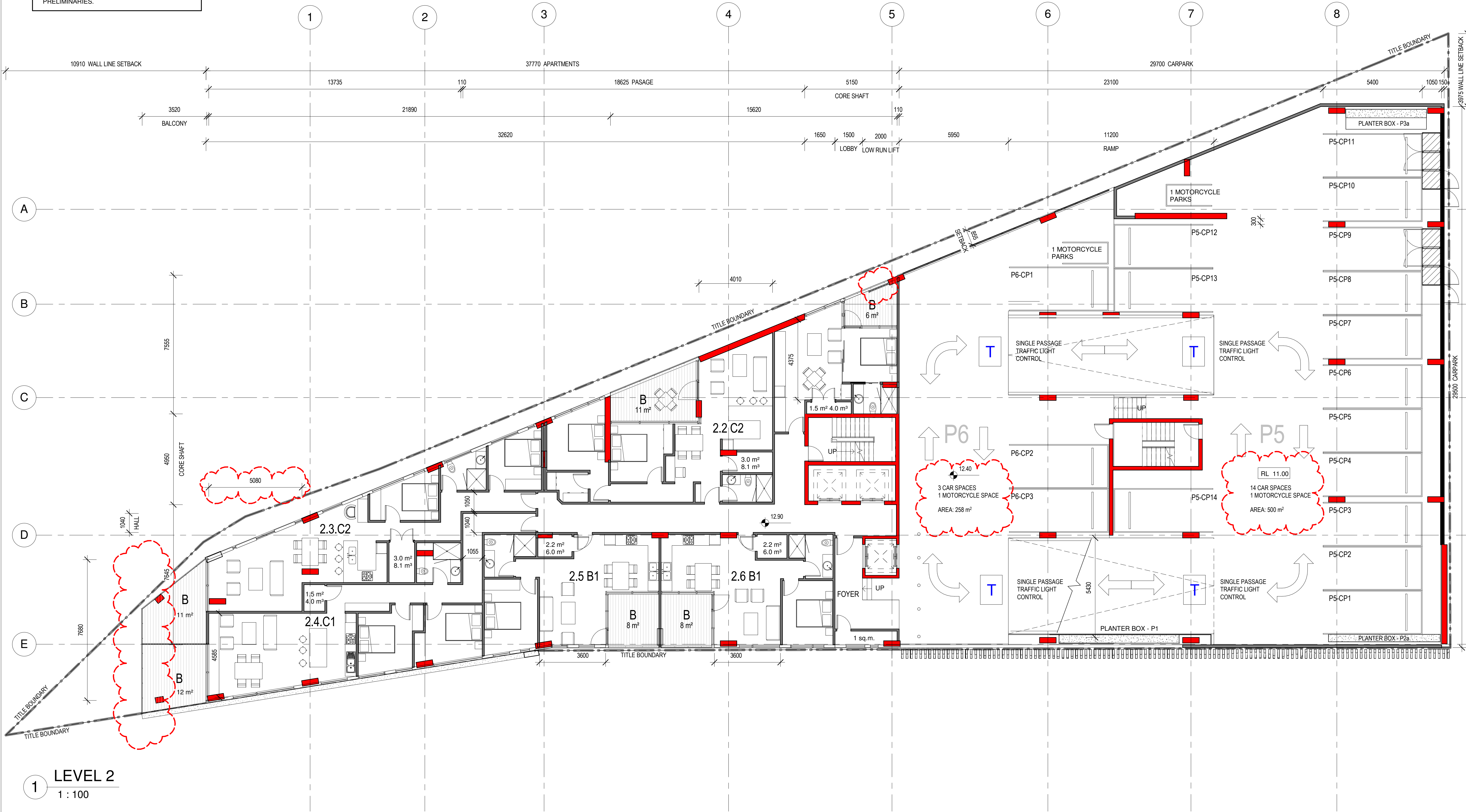



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1 LEVEL 2  
1 : 100

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ACN 001 151 216  
88 Tope Street, South Melbourne 3205  
Ph 03 9645 9635 Fax 03 9686 4084  
Email admin@mcararchitect.com.au

DEVELOPMENT APPLICATION

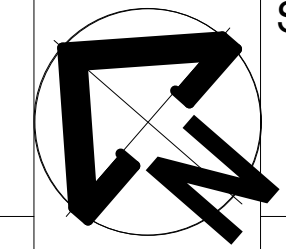
DA5	26/05/17	APARTMENTS AND ELEVATIONS REVISED	PC/TW/KW
DA4	22/11/16	REVISED APARTMENT LAYOUT WITH RECESSED BUILDING BOUNDARY	KW
DA3	06/10/16	ADDITIONAL STAIRS, CARPARK AND APARTMENT ADJUSTMENTS	EE
DA2	27/04/16	Screen & spandrels	EE
DA1	08/04/16	Amendments to design	BY
REV	DATE	AMENDMENT	

CLIENT:  
**BRANCOURT NOMINEES  
P/L PROPOSED MIXED USE  
DEVELOPMENT**

PROJECT:  
**990 HUNTER STREET,  
NEWCASTLE WEST, 2302,  
N.S.W.**

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

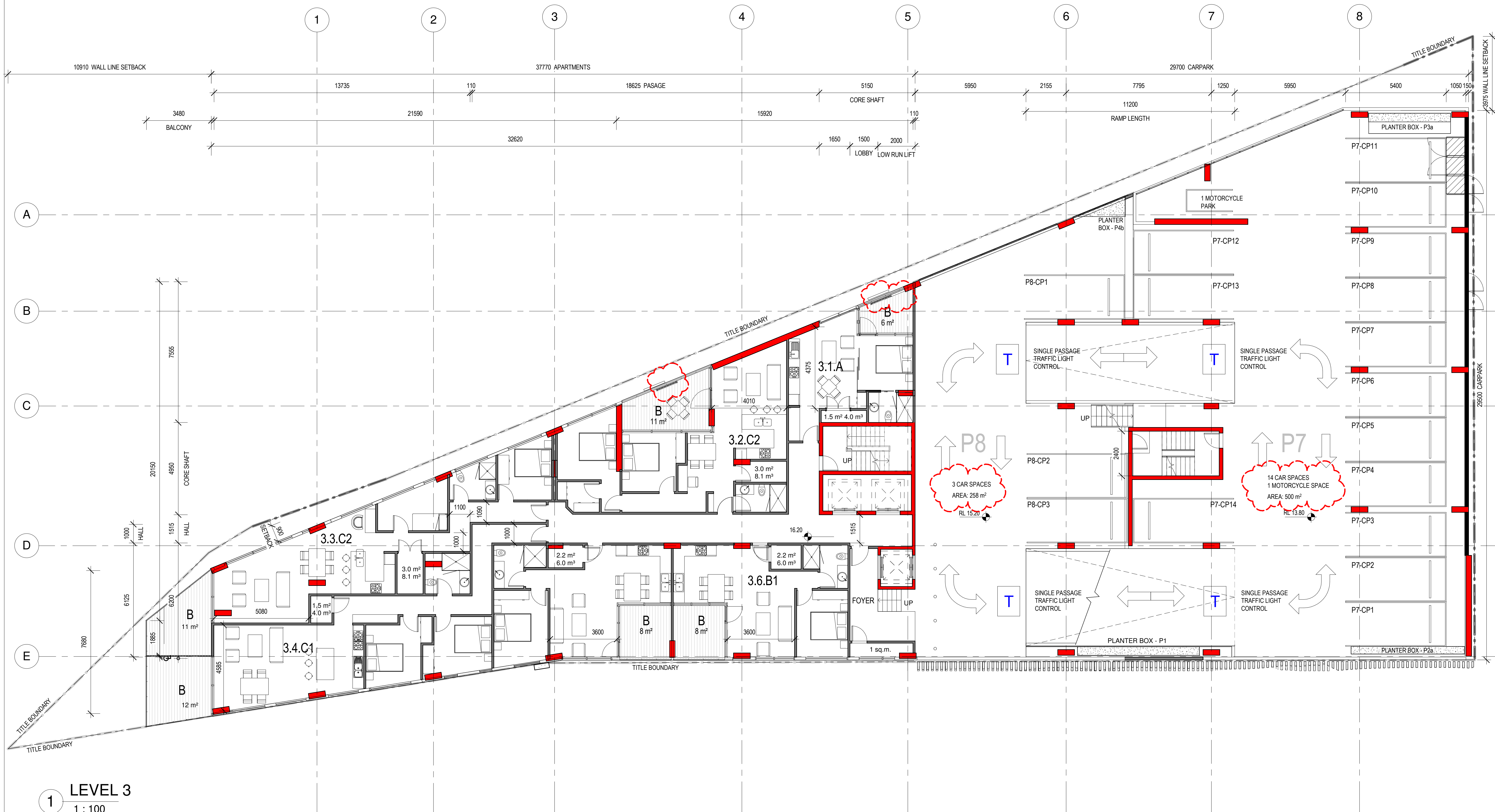
DRAWING TITLE:  
**SECOND FLOOR PLAN**



SCALE: 1 : 100	PROJECT NUMBER: <b>14067</b>
DRAWN BY: TV/MI/DS/EE	DRAWING No: <b>A2-04</b>
DATE: 09.06.16	REV: <b>DA5</b>
CHECKED BY: MC	

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1 LEVEL 3  
1 : 100

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DEVELOPMENT  
APPLICATION

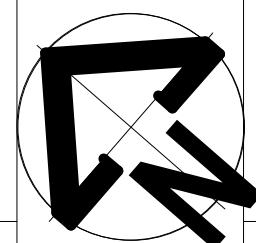
DA5	26/05/17	APARTMENTS AND ELEVATIONS REVISED
DA4	03/05/17	APARTMENTS AND CARPARKS REVISED WITH NEW SETBACK
DA3	06/10/16	ADDITIONAL STAIRS, CARPARK AND APARTMENT ADJUSTMENTS
DA2	27/04/16	Screen & spandrels
DA1	08/04/16	Amendments to design
REV	DATE	AMENDMENT

PC/TW/KW  
TV/PC  
KW  
EE  
EE  
BY

CLIENT:  
**BRANCOURT NOMINEES  
P/L PROPOSED MIXED USE  
DEVELOPMENT**

PROJECT:  
**990 HUNTER STREET,  
NEWCASTLE WEST, 2302,  
N.S.W.**

APPROVED: DATE:



DRAWING TITLE:  
**THIRD FLOOR PLAN**

SCALE:  
1 : 100  
DRAWN BY:  
TV/MI/DS/EE  
DATE:  
09.06.16  
CHECKED BY:  
MC

PROJECT NUMBER:  
**14067**

DRAWING No:  
**A2-05**

REV:  
**DA5**



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April 2016 BSA Reference: 10779

Building Sustainability Assessments Ph: (02) 4962 3439

enquiries@buildingsustainability.net.au www. buildingsustainability.net.au

**Important Note for Development Applicants**

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.

Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Building Sustainability Assessments.

This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been simulated.

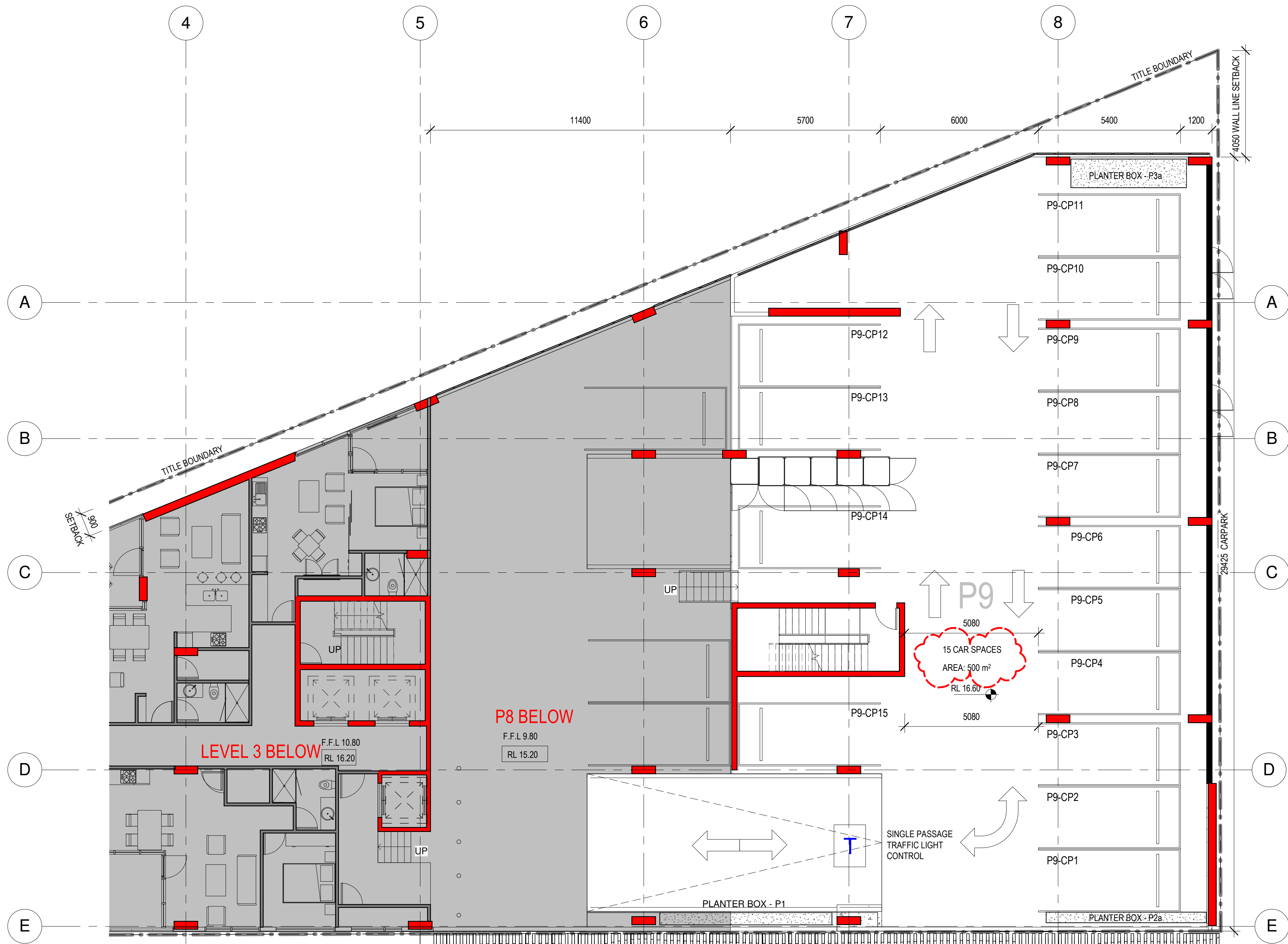
Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Concrete		R1.0	Any		
Lightweight		R2.0	Any		
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs & Concrete		none			
Plasterboard on studs		R2.0 to walls adjacent to carpark, lobbies, starwells and liftwells			
Ceiling Construction		Insulation	Detail		
Plasterboard		R3.0 to ceilings adjacent to roof and decks above			
Roof Construction		Insulation	Colour (Solar Absorptance)		Detail
Concrete		none	Any		
Floor Construction		Insulation	Covering		Detail
Concrete		none	As drawn (if not noted default values used)		
Concrete		R1.0 to floors adjacent to carparks below			
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Performance glazing with the following values			3.74	0.47	As drawn
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.					
External Window Cover		Detail			
As drawn					
Fixed shading - Eaves		Width includes guttering, offset is distance above windows			
Width: as drawn		Offset: as drawn		Nominal only, refer to plan for detail	
Fixed shading - Other		Verandahs, Pergolas (type and description)			
Shaded areas and shade devices as drawn					

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

**HOT WATER SUPPLY**

EACH UNIT IS TO BE PROVIDED WITH AN INDIVIDUALLY METERED ELECTRIC INSTANTANEOUS HOT WATER SERVICE



1 CARPARK LEVEL 4 P9

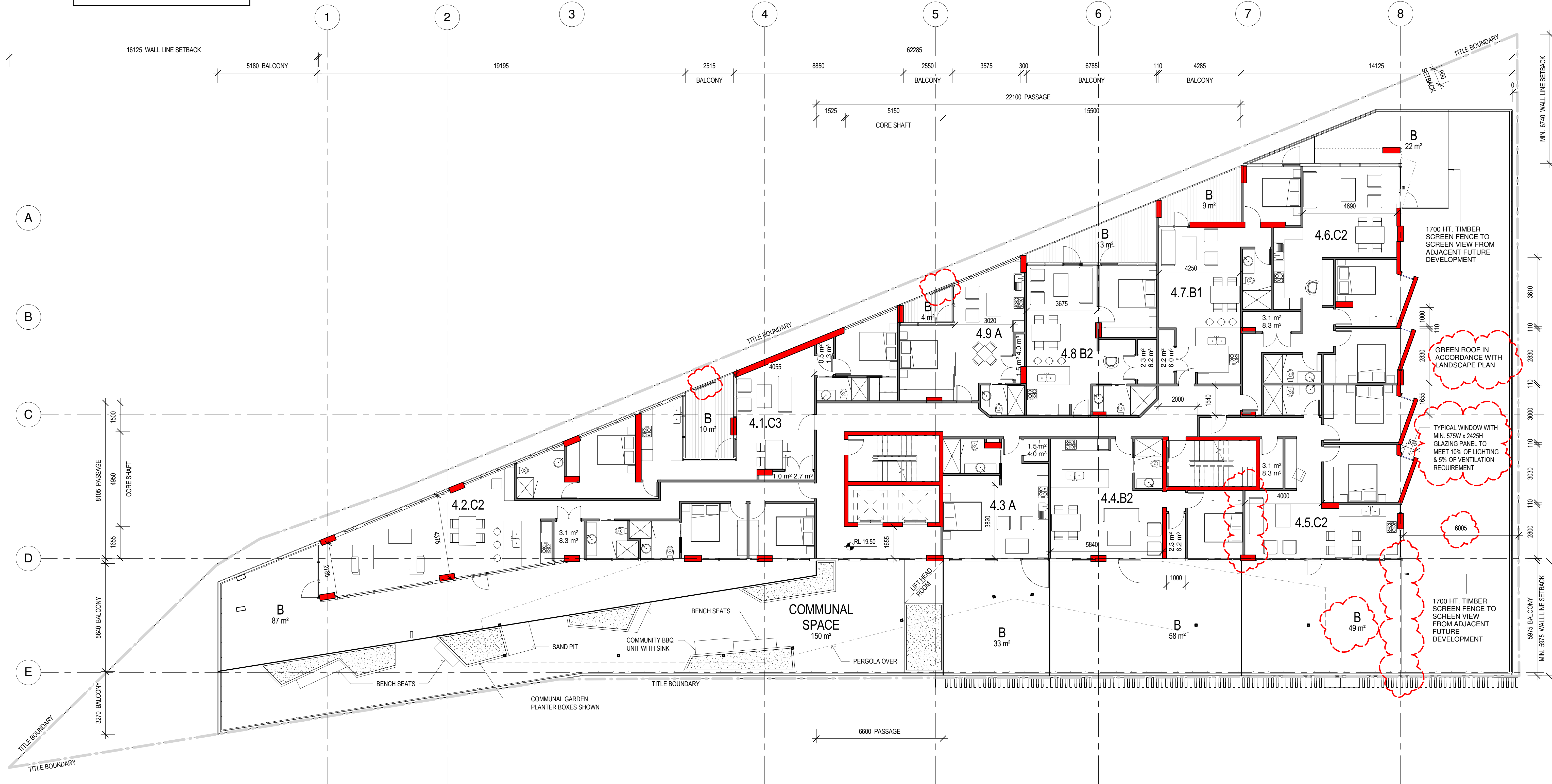
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1 LEVEL 4  
1 : 100

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ACN 001 151 218  
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DEVELOPMENT  
APPLICATION

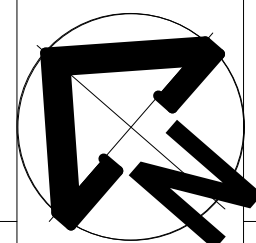
REV	DATE	AMENDMENT
DA6	26/05/17	APARTMENTS AND ELEVATIONS REVISED
DA5	03/05/17	APARTMENTS REVISED WITH NEW SETBACK
DA4	28/10/16	COMMUNAL BALCONIES, APARTMENTS UPDATED
DA3	06/10/16	ADDITIONAL STAIRS, CARPARK AND APARTMENT ADJUSTMENTS
DA2	27/04/16	Screen & spandrels
DA1	08/04/16	Amendments to design

BY

CLIENT:  
**BRANCOURT NOMINEES  
P/L PROPOSED MIXED USE  
DEVELOPMENT**

PROJECT:  
**990 HUNTER STREET,  
NEWCASTLE WEST, 2302,  
N.S.W.**

APPROVED: DATE:



DRAWING TITLE:  
**FOURTH FLOOR PLAN**

SCALE:  
1 : 100  
DRAWN BY:  
TV/MI/DS/EE  
DATE:  
09.06.16  
CHECKED BY:  
MC

PROJECT NUMBER:  
**14067**

DRAWING No:  
**A2-07**

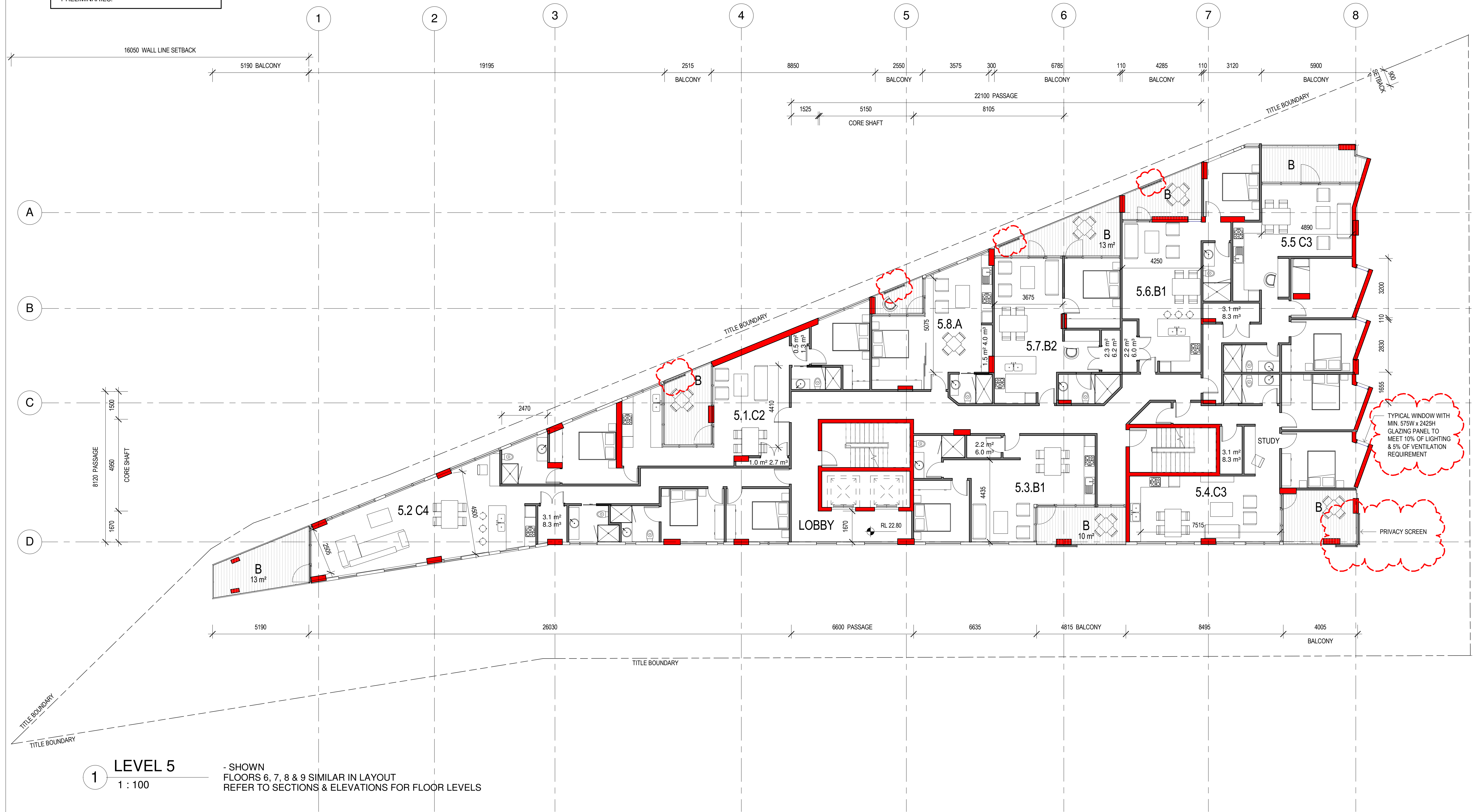
REV:  
**DA6**



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1 LEVEL 5  
1 : 100

- SHOWN FLOORS 6, 7, 8 & 9 SIMILAR IN LAYOUT  
REFER TO SECTIONS & ELEVATIONS FOR FLOOR LEVELS

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DEVELOPMENT  
APPLICATION

DA6	26/05/17	APARTMENTS AND ELEVATIONS REVISED
DA5	03/05/17	APARTMENTS REVISED WITH NEW SETBACK
DA4	31/10/16	REVISED BUILDING FACADE AND APARTMENTS
DA3	06/10/16	ADDITIONAL STAIRS, CARPARK AND APARTMENT ADJUSTMENTS
DA2	27/04/16	Screen & spandrels
DA1	08/04/16	Amendments to design
REV	DATE	AMENDMENT

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BY

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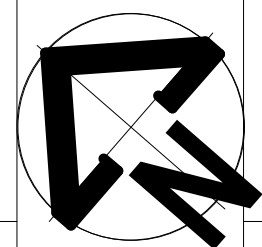
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P/L PROPOSED MIXED USE  
DEVELOPMENT

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DATE:



DRAWING TITLE:

FIFTH FLOOR TO NINTH FLOOR  
PLANS

SCALE:

1 : 100

DRAWN BY:

TV/MI/DS/EE

DATE:

09.06.16

CHECKED BY:

MC

PROJECT NUMBER:

14067

DRAWING No:

A2-08

REV:

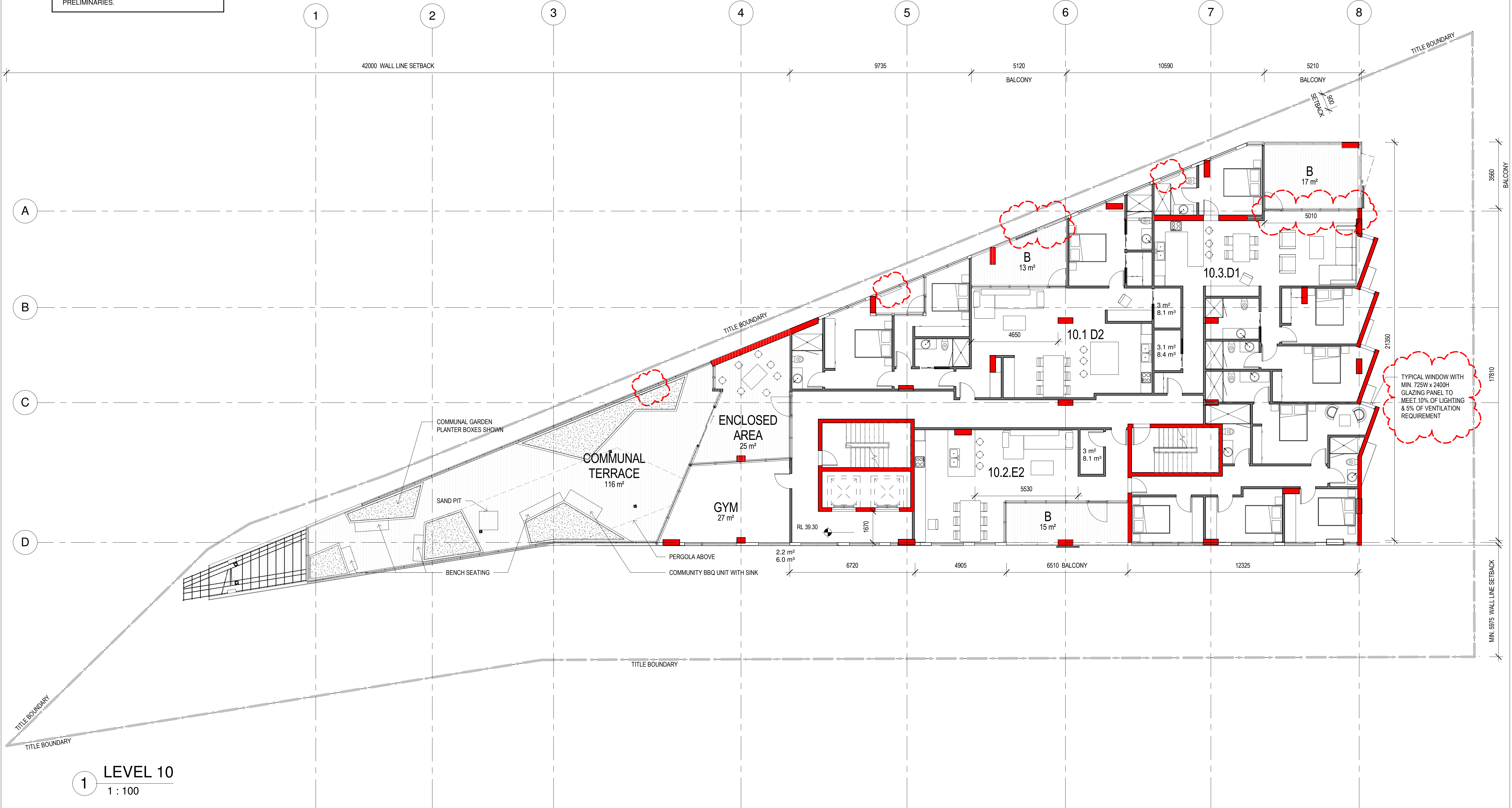
DA6



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DEVELOPMENT  
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DA4	28/10/16	COMMUNAL BALCONIES, APARTMENTS UPDATED
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DA1	08/04/16	Amendments to design
REV	DATE	AMENDMENT

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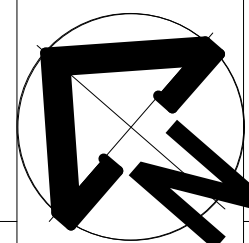
BRANCOURT NOMINEES  
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DEVELOPMENT

PROJECT:

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DRAWING TITLE:

TENTH FLOOR PLAN

SCALE:

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DRAWN BY:

TV/MI/DS/EE

DATE:

09.06.16

CHECKED BY:

MC

PROJECT NUMBER:

14067

DRAWING No:

A2-09

REV:

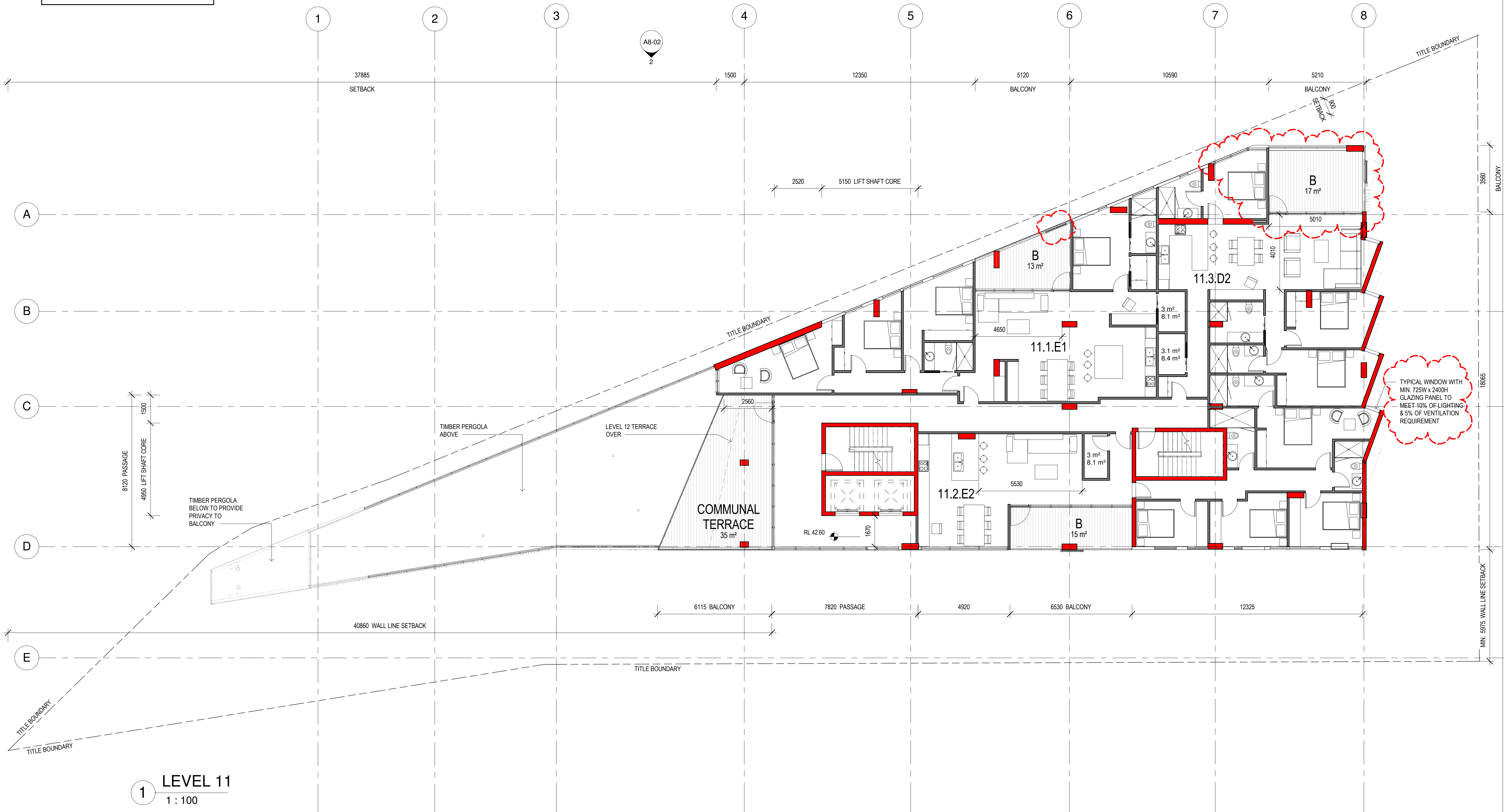
DA6



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1 LEVEL 11  
1 : 100

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DEVELOPMENT  
APPLICATION

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DA1	08/04/16	Amendments to design
REV	DATE	AMENDMENT

BY

CLIENT:

BRANCOURT NOMINEES  
P/L PROPOSED MIXED USE  
DEVELOPMENT

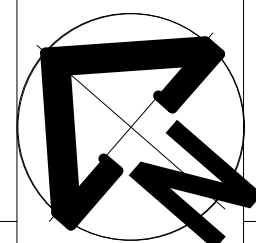
PO/TW/KW  
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PROJECT:

990 HUNTER STREET,  
NEWCASTLE WEST, 2302,  
N.S.W.

APPROVED:

DATE:



DRAWING TITLE:

ELEVENTH FLOOR PLAN

SCALE:

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DRAWN BY:

TV/MI/DS/EE

DATE:

09.06.16

CHECKED BY:

MC

PROJECT NUMBER:

14067

DRAWING No:

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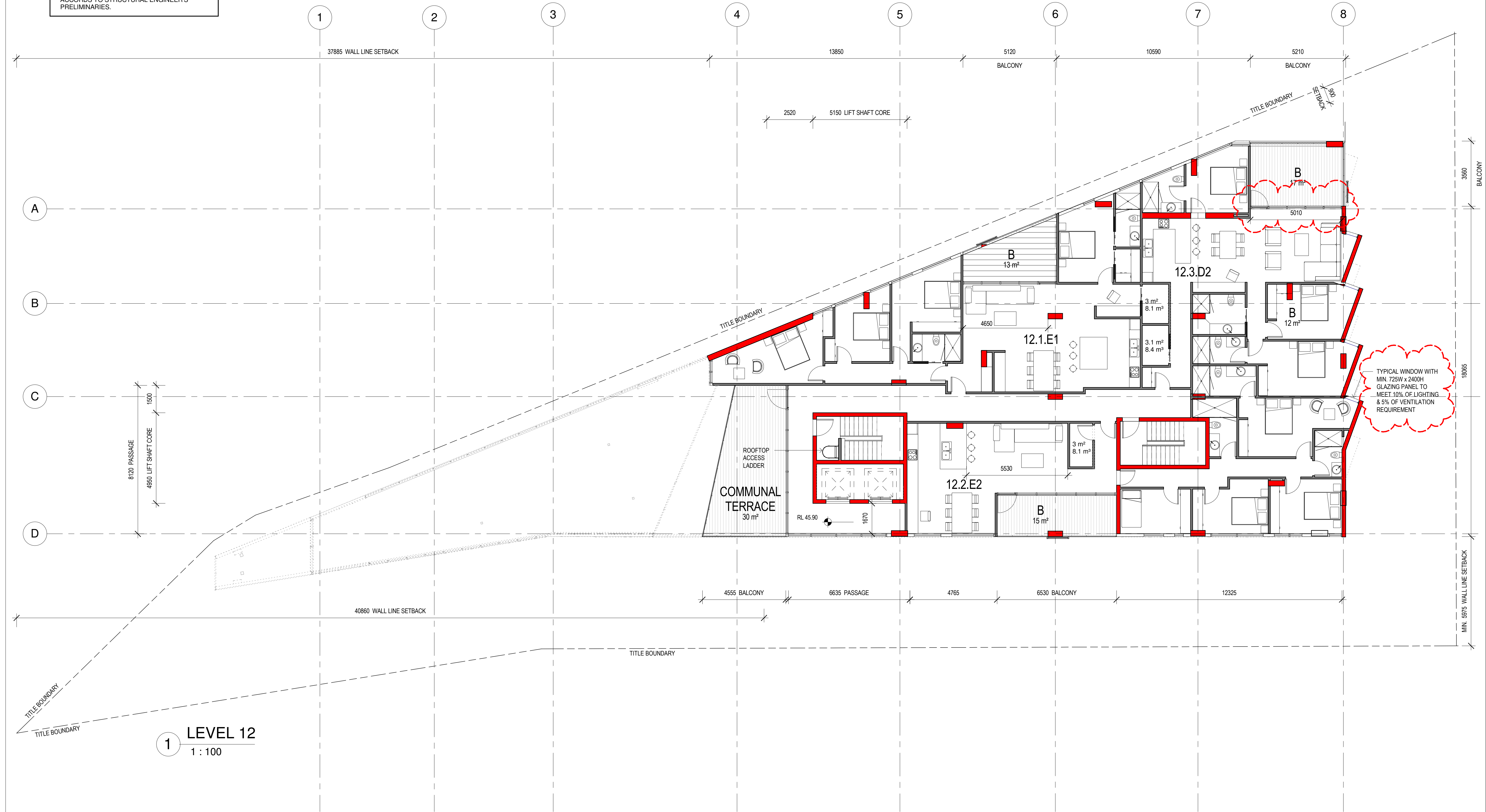
DA6



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1 LEVEL 12  
1 : 100

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DEVELOPMENT  
APPLICATION

DA6	26/05/17	APARTMENTS AND ELEVATIONS REVISED
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DA1	08/04/16	Amendments to design
REV	DATE	AMENDMENT

BY

CLIENT:

BRANCOURT NOMINEES  
P/L PROPOSED MIXED USE  
DEVELOPMENT

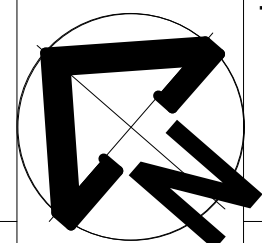
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TV/PC  
KW  
KW  
EE  
EE

PROJECT:

990 HUNTER STREET,  
NEWCASTLE WEST, 2302,  
N.S.W.

APPROVED:

DATE:



DRAWING TITLE:

TWELFTH FLOOR PLAN

SCALE:

1 : 100

DRAWN BY:

TV/M/DS/EE

DATE:

09.06.16

CHECKED BY:

MC

PROJECT NUMBER:

14067

DRAWING No:

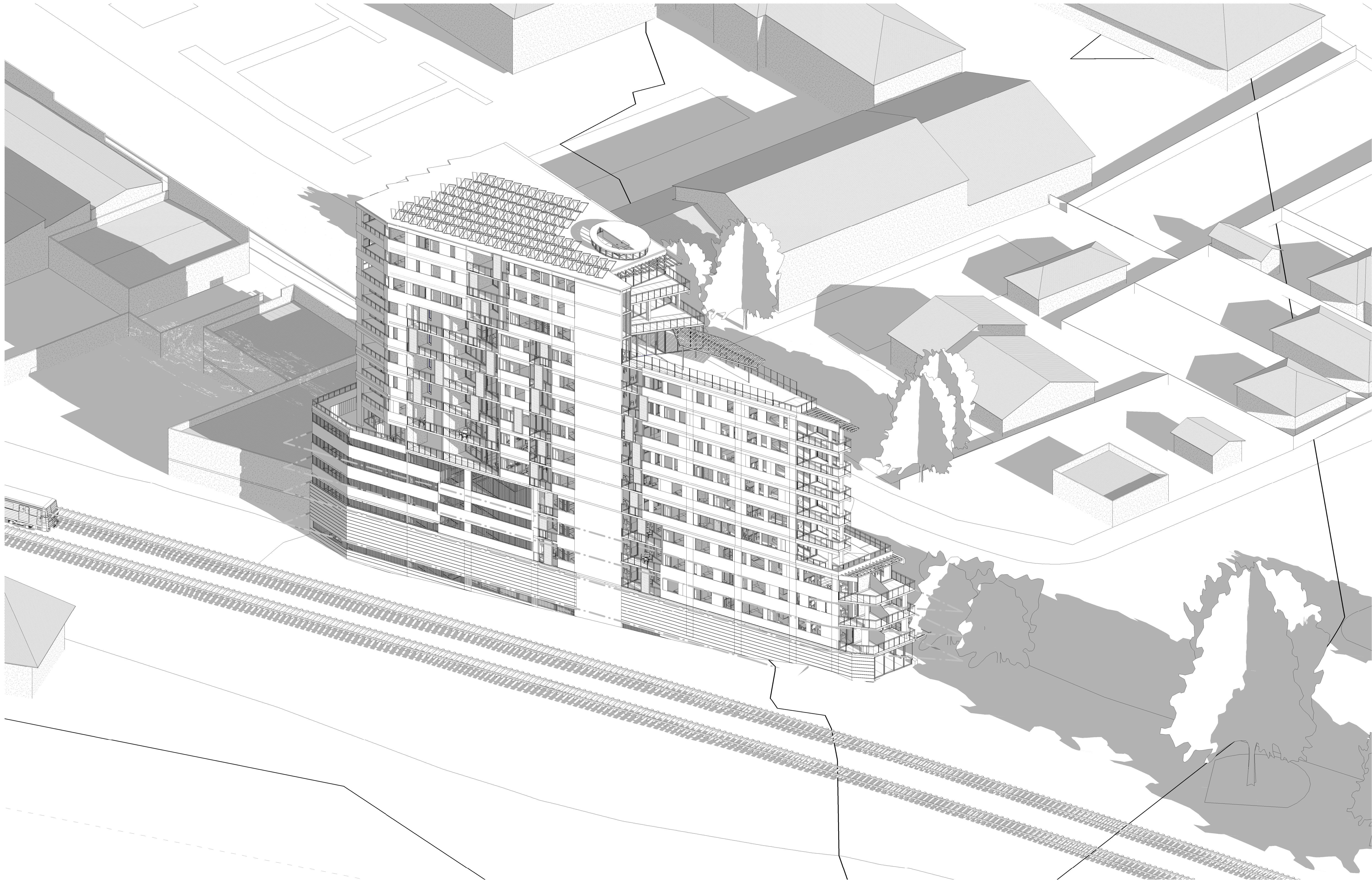
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REV:

DA6

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DEVELOPMENT  
APPLICATION

DA3  
DA2  
DA1  
REV

26/05/17  
27/04/16  
08/04/16  
DATE

SETBACK REVISED  
Screen & spandrels  
Amendments to design

AMENDMENT

PC/TV/KW  
EE  
EE  
BY

CLIENT:

BRANCOURT NOMINEES  
P/L PROPOSED MIXED USE  
DEVELOPMENT

PROJECT:

990 HUNTER STREET,  
NEWCASTLE WEST, 2302,  
N.S.W.

APPROVED:

DATE:

DRAWING TITLE:

AXONOMETRIC VIEW

SCALE:

DRAWN BY:  
TV/MI/DS/EE

DATE:  
09.06.16

CHECKED BY:  
MC

PROJECT NUMBER:

14067

DRAWING No:

A6-01

REV:

DA3