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M E M B E R
THE ROYAL AUSTRALIAN

Michael Carr Architect Pty. Ltd.

88 Tope Street, South Melbourne 3205 Ph 03 9645 5635 Fax 03 9686 4084 Email admin@mcarchitect.com.au DEVELOPMENT APPLICATION

 DA3
 03/05/17
 APARTMENTS REVISED WITH NEW SETBACK

 DA2
 27/04/16
 Screen & spandrels

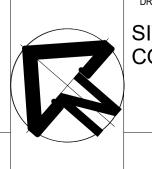
 DA1
 08/04/16
 Amendments to design

 REV
 DATE
 AMENDMENT

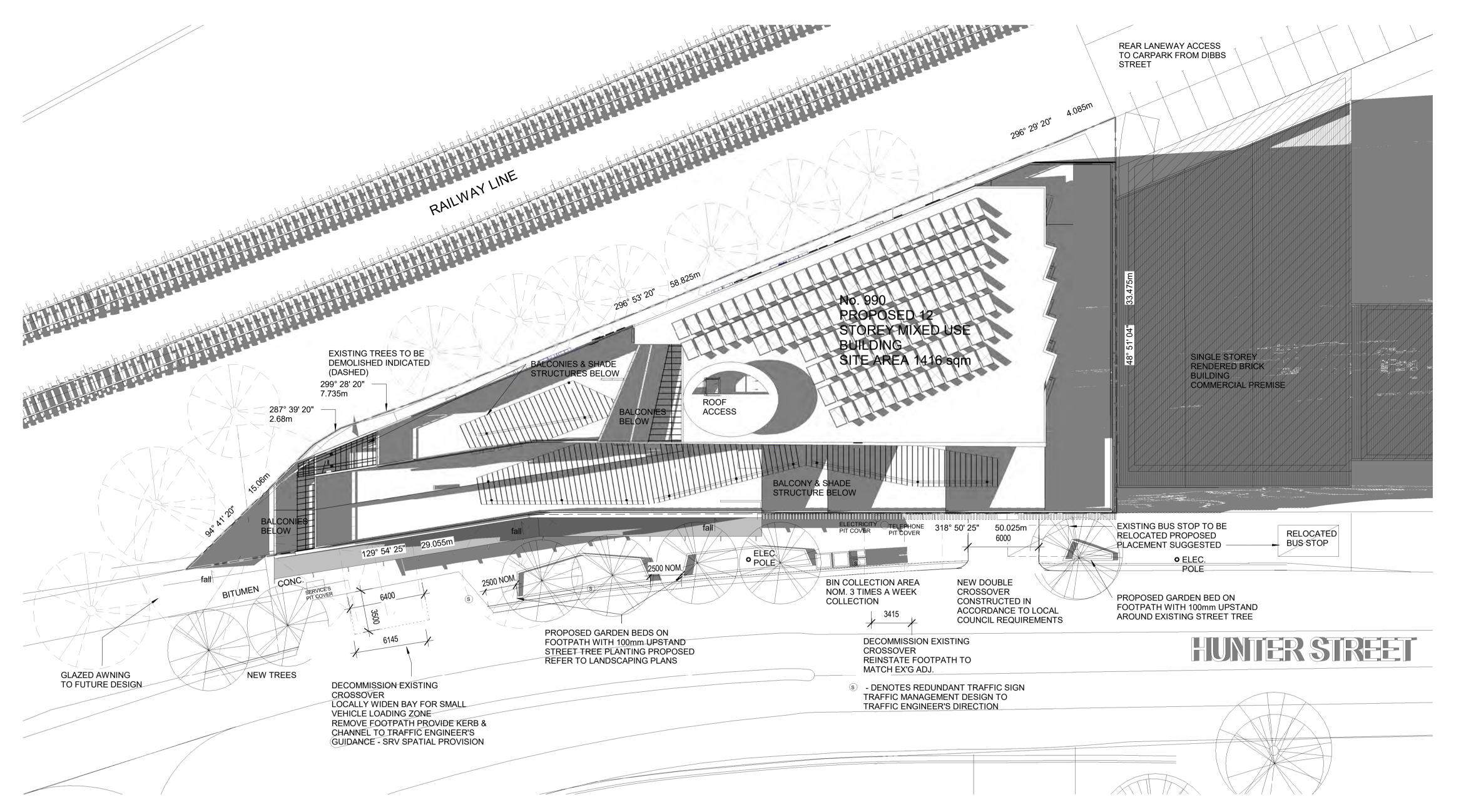
BRANCOURT NOMINEES P/L PROPOSED MIXED USE DEVELOPMENT

TV/PC EE EE BY 990 HUNTER STREET, NEWCASTLE WEST, 2302, N.S.W.

APPROVED: DATE:



SITE ANALYSIS - EXISTING CONDITIONS



SITE ANALYSIS - EXISTING CONDITIONS DA3 A1 SITE PLAN - PROPOSED DA6 A1 **BASEMENT** DA7 A1 DA7 A1 **GROUND FLOOR** FIRST FLOOR PLAN DA7 A1 SECOND FLOOR PLAN DA7 A1 THIRD FLOOR PLAN DA7 A1 DA7 A1 P9 CAR PARK FOURTH FLOOR PLAN DA8 A1 FIFTH FLOOR TO NINTH FLOOR PLANS DA8 A1 TENTH FLOOR PLAN DA8 A1 ELEVENTH FLOOR PLAN DA8 A1 TWELFTH FLOOR PLAN DA8 A1 **ROOF PLAN** DA4 A1 DA6 A1 **BUILDING ELEVATIONS** DA7 A1 BUILDING ELEVATIONS **BUILDING ELEVATIONS** DA6 A1 DA6 A1 BUILDING ELEVATIONS BUILDING ELEVATIONS CLEARANCES TO DA1 ADJOINING BUILDING BUILDING SECTIONS DA4 A1 DA5 A1 **BUILDING SECTIONS** BUILDING SECTIONS DA4 A1 DA4 A1 BUILDING SECTIONS DA4 A1 DRIVEWAY DETAIL DA4 A1 SHADOW DIAGRAMS DA1 SHADOW DIAGRAMS AXONOMETRIC VIEW DA3 A1 DA3 A1 AXONOMETRIC VIEW AREA PLAN - BASEMENT DA5 A1 AREA PLAN - GROUND FLOOR DA5 A1 AREA PLAN - FIRST FLOOR DA5 A1 AREA PLAN - SECOND FLOOR DA6 A1 DA4 A1 AREA PLAN - THIRD FLOOR DA5 A1 AREA PLAN - FOURTH FLOOR AREA PLANS - FIFTH TO NINTH FLOORS DA5 A1 AREA PLAN - TENTH FLOOR DA5 A1 AREA PLAN - ELEVENTH FLOOR DA5 A1 AREA PLAN - TWELFTH FLOOR DA5 A1 DEVELOPMENT APPLICATOIN -DA2 A1 NOTIFICATION PLANS - SITE PLAN DEVELOPMENT APPLICATION -DA2 A1 NOTIFICATION PLANS - ELEVATIONS DEVELOPMENT APPLICATION -DA2 A1 **NOTIFICATION PLANS - ELEVATIONS DEVELOPMENT APPLICATION -**DA2 A1 NOTIFICATION PLANS - ELEVATIONS DEVELOPMENT APPLICATION -DA2 A1 NOTIFICATION PLANS - ELEVATIONS A9-01 | SCHEDULE OF FINISHES DA3 A1 **DEVELOPMENT SUMMARY**

DRAWING REGISTER

Sheet Name

Dwg.

Number

Dwg.

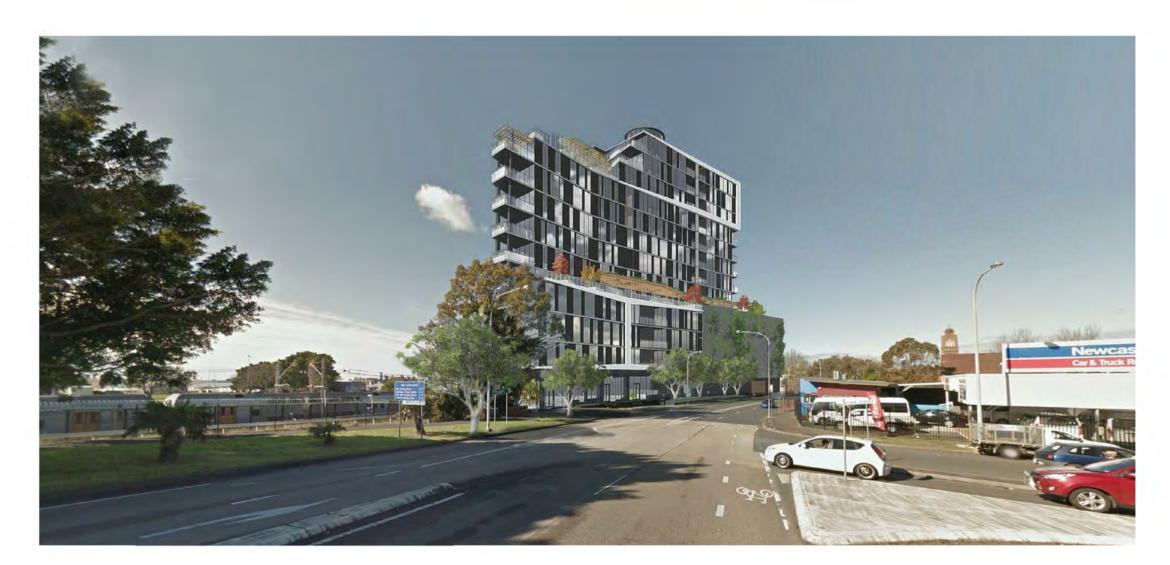
Rev. Size

SITE PLAN

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DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS OR

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	EXISTING	PROPOSED					
USE STOREYS CAR SPACES MOTORCYCLE BICYCLE	COMMERCIAL TWO 5 -	MIXED - COMMERCIAL & RESIDENTIAL TWELVE 100 6 87					
SITE AREA 1416 sqm							
PROPOSED AREAS							
	MERCIAL TENANC IDENTIAL APARTM						
		= - 4					
AREA OF CARPAR	RK	4636 sqm					
	OPEN SPACE E COMMUNAL OPE DED PRIVATE OPEI						
PERMISSIBLE F	SR 6:1 AC	TUAL FSR 5.3:1					
MAX. BLDG. HT.	. 00111	ACTUAL MAX. BLDG. HT. 44.8m (Above ground level at street frontage)					

VIEW FROM HUNTER STREET - NORTH-WEST SIDE TOWARD SITE

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DEVELOPMENT APPLICATION

PLANNING AMENDMENTS PLANNING AMENDMENTS AD/EM SETBACK REVISED, NOTES ADDED PC/TV/KW TV/PC APARTMENTS AND CARPARKS REVISED WITH NEW SETBACK 03/05/17 27/04/16 Screen & spandrels EE 08/04/16 Amendments to design

BRANCOURT NOMINEES P/L PROPOSED MIXED USE DEVELOPMENT

VIEW FROM HUNTER STREET - SOUTH SIDE TOWARD SITE

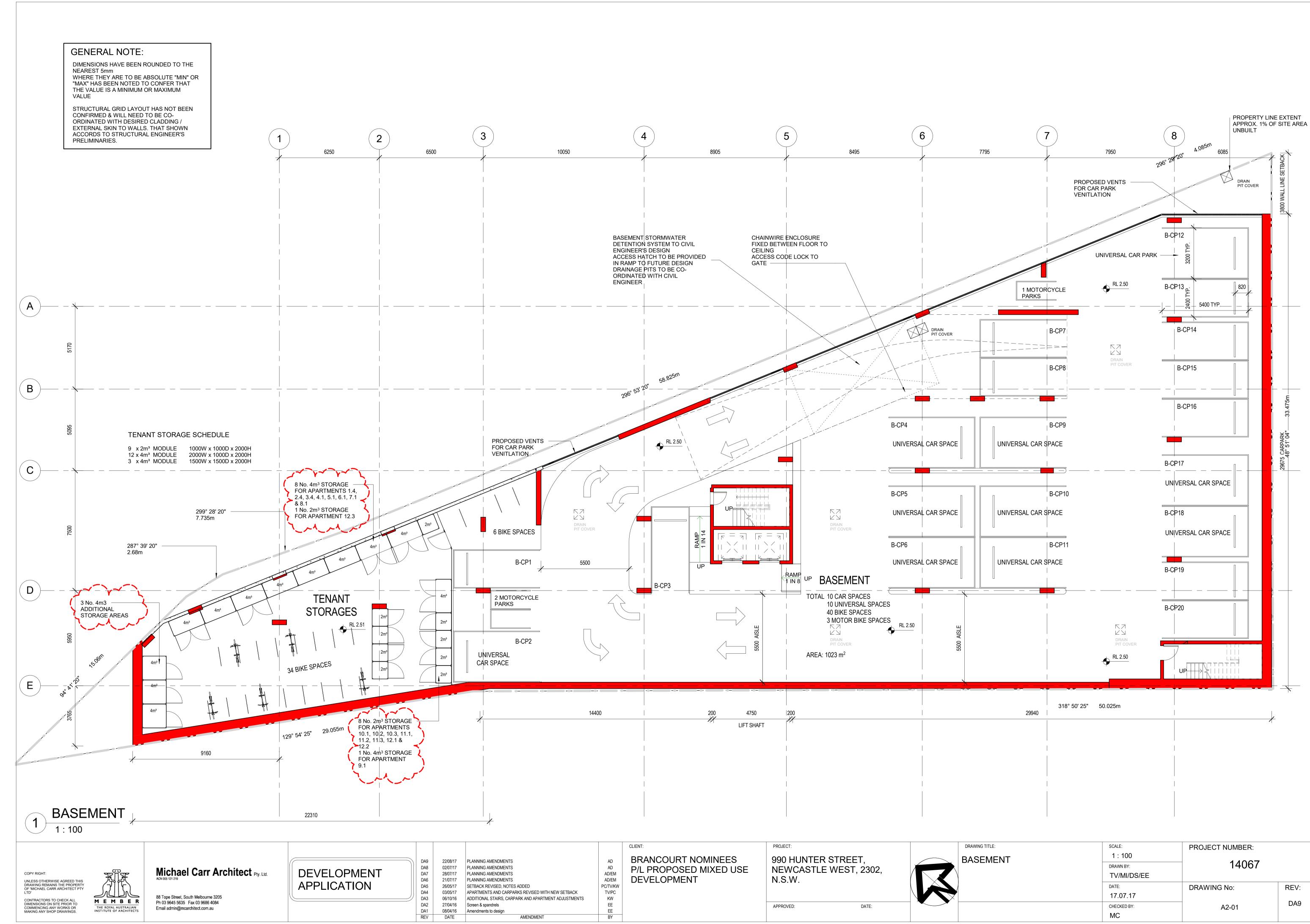
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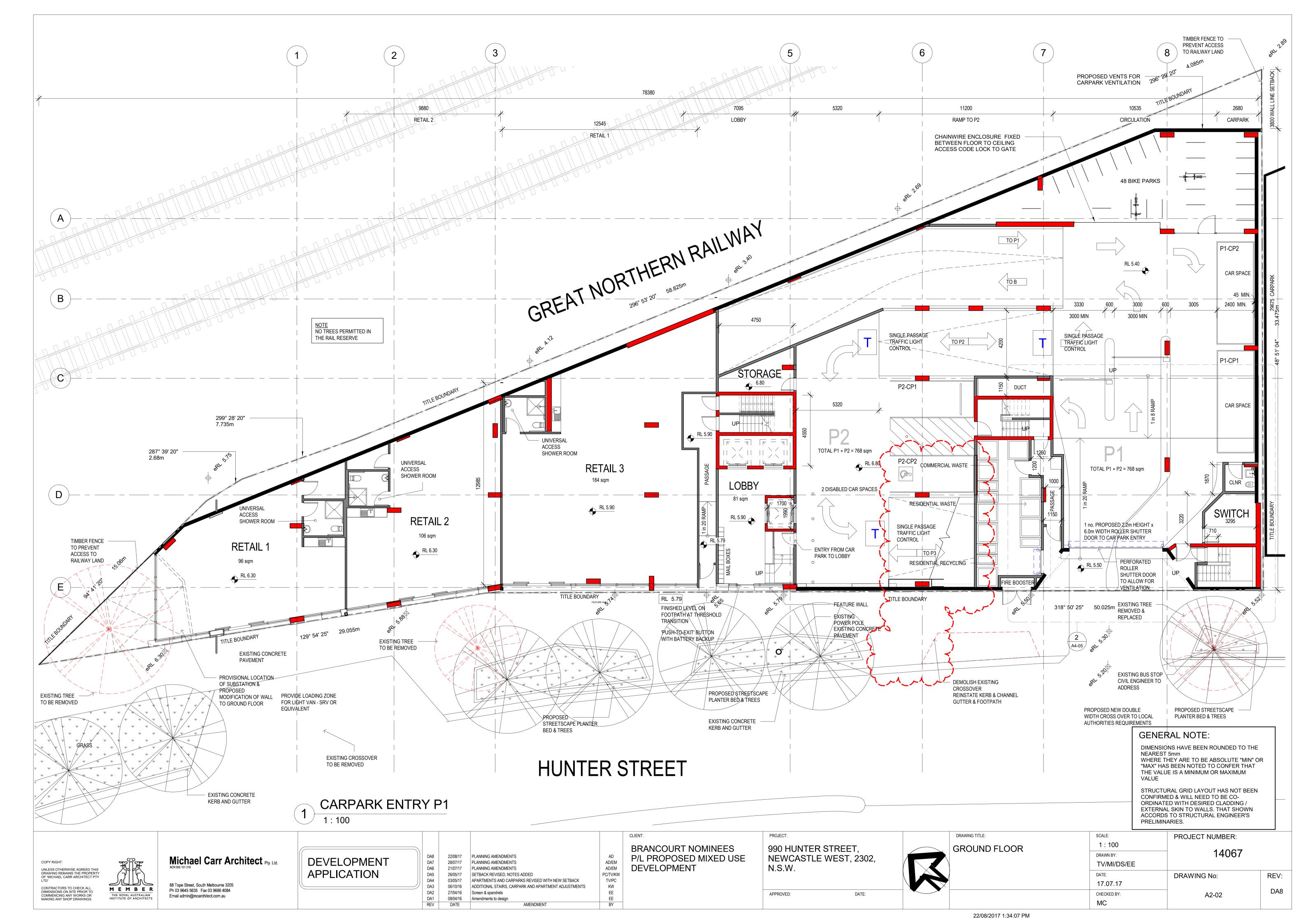
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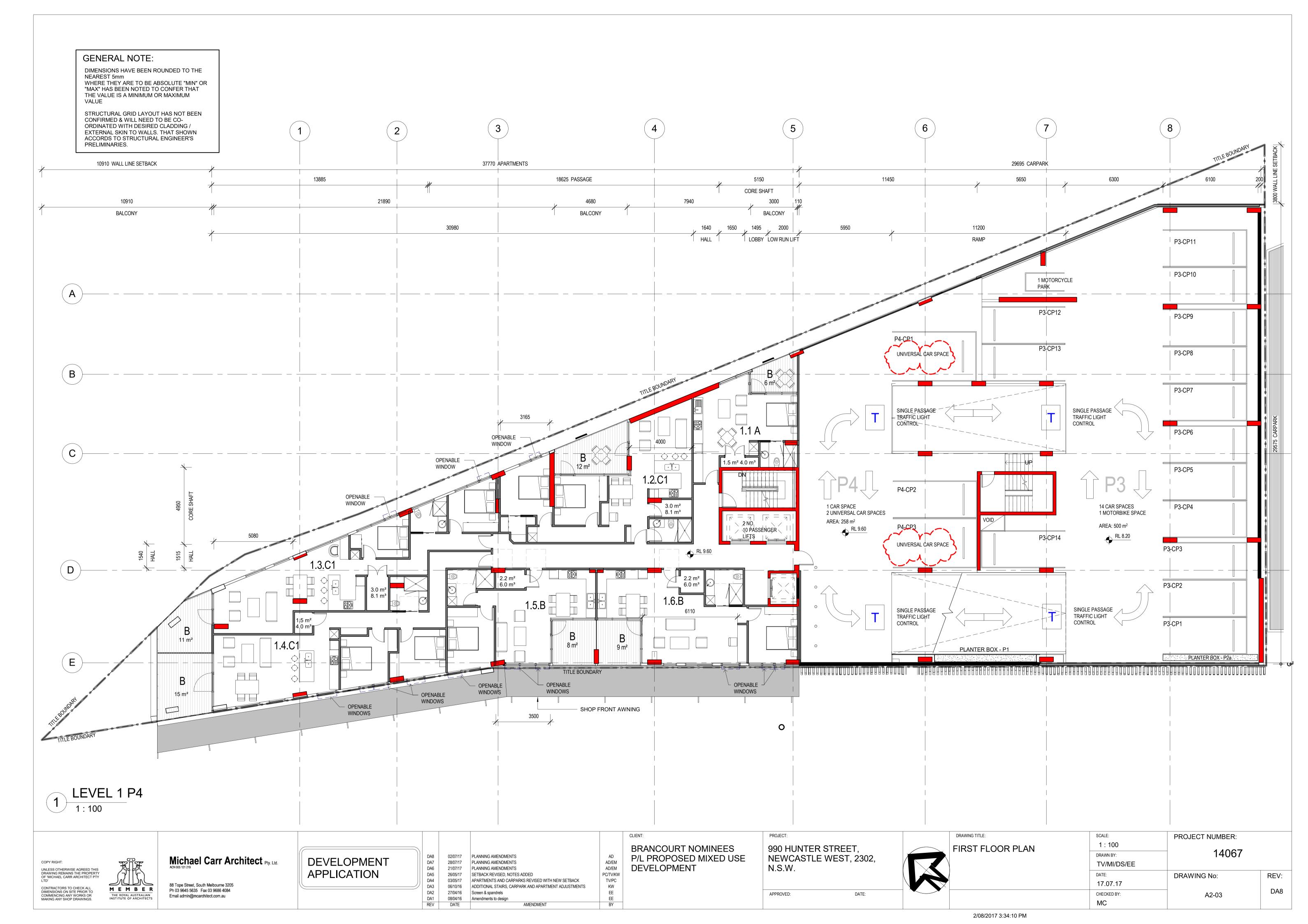
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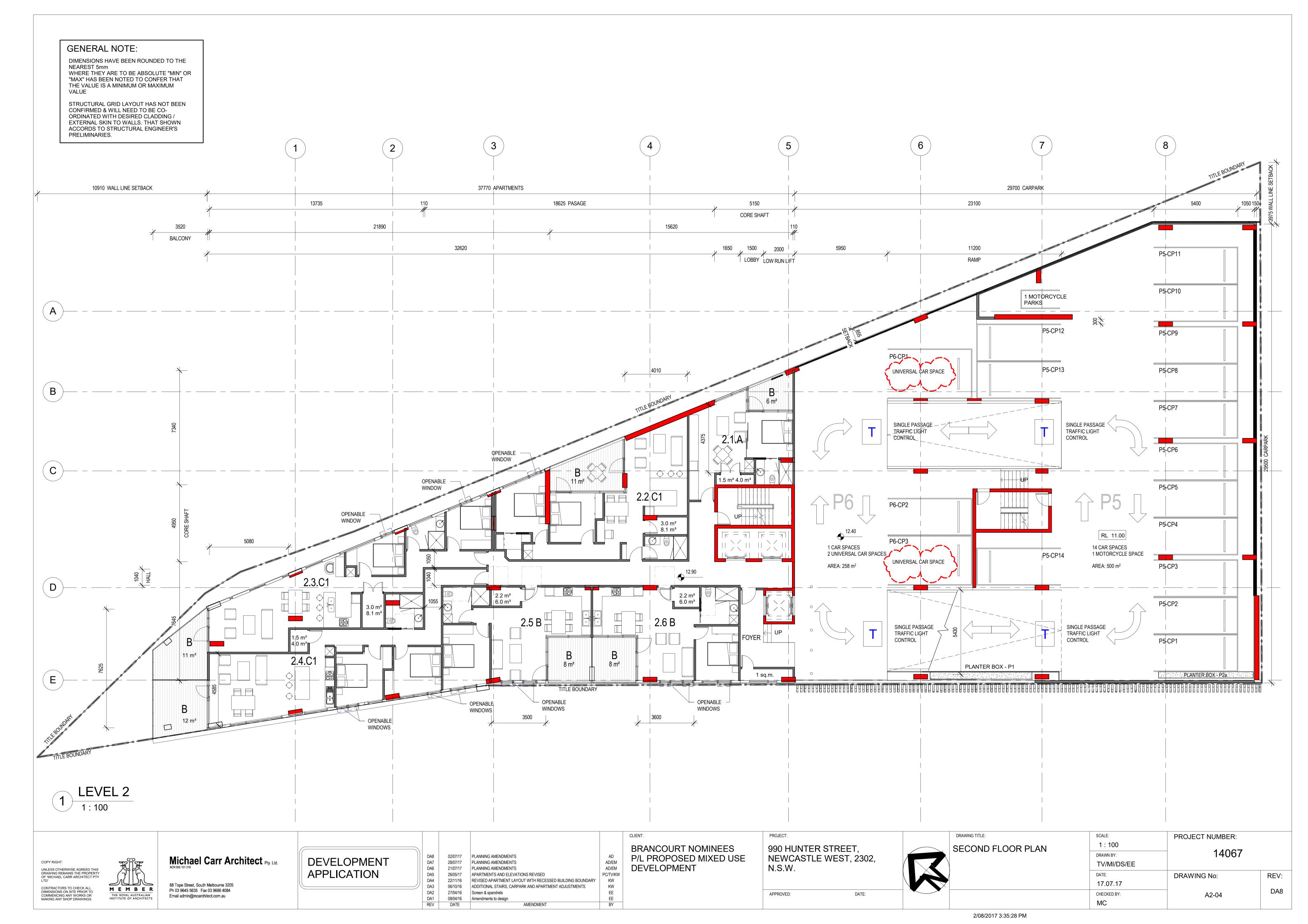
DRAWING TITLE: SITE PLAN - PROPOSED

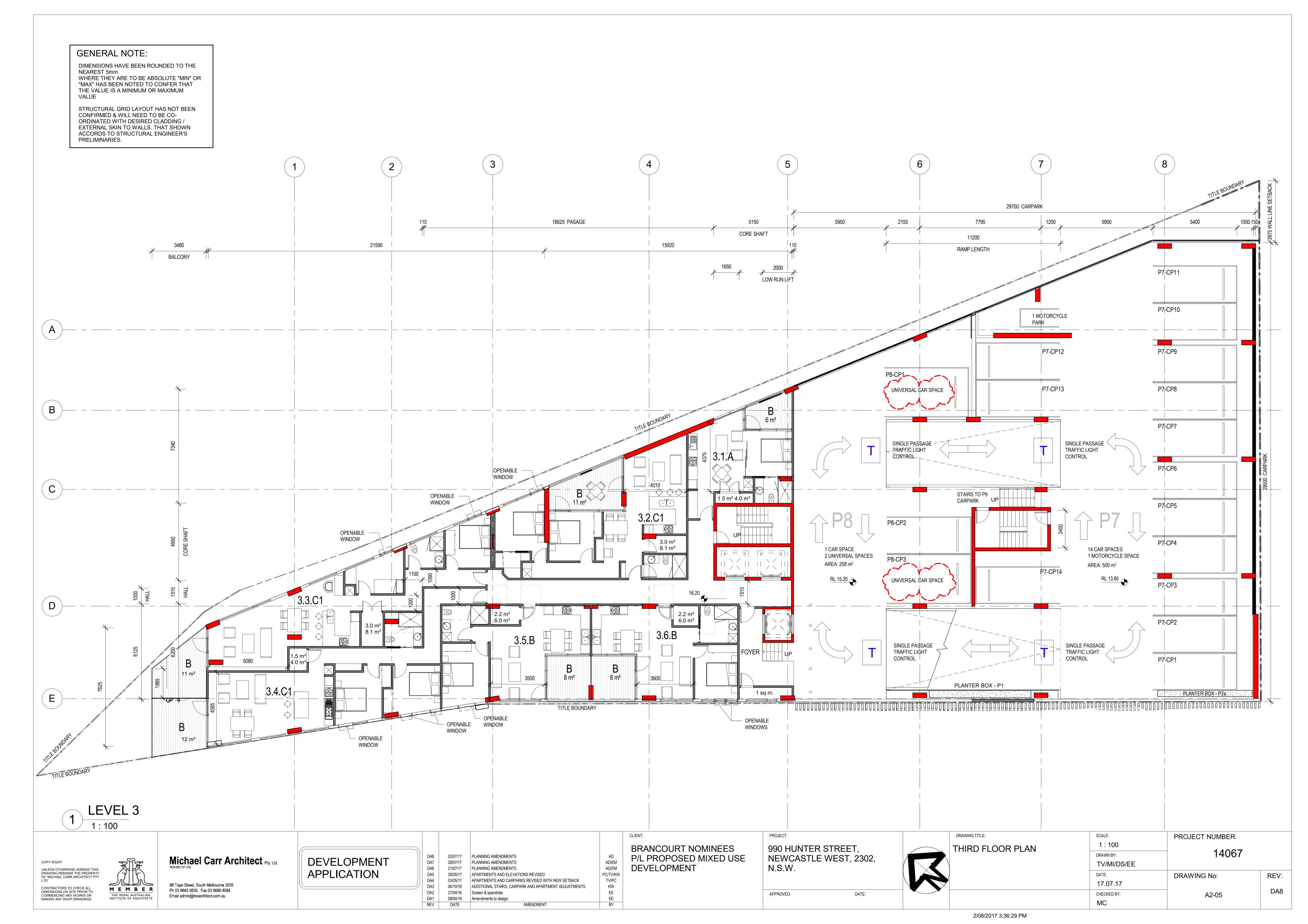
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GENERAL NOTE:

DIMENSIONS HAVE BEEN ROUNDED TO THE WHERE THEY ARE TO BE ABSOLUTE "MIN" OR "MAX" HAS BEEN NOTED TO CONFER THAT THE VALUE IS A MINIMUM OR MAXIMUM

STRUCTURAL GRID LAYOUT HAS NOT BEEN CONFIRMED & WILL NEED TO BE CO-ORDINATED WITH DESIRED CLADDING / EXTERNAL SKIN TO WALLS. THAT SHOWN ACCORDS TO STRUCTURAL ENGINEER'S PRELIMINARIES.

BSA Reference: 10779 April 2016 Ph: (02) 4962 3439 **Building Sustainability Assessments** www. buildingsustainability.net.au enquiries@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 coiling populations has been simulated

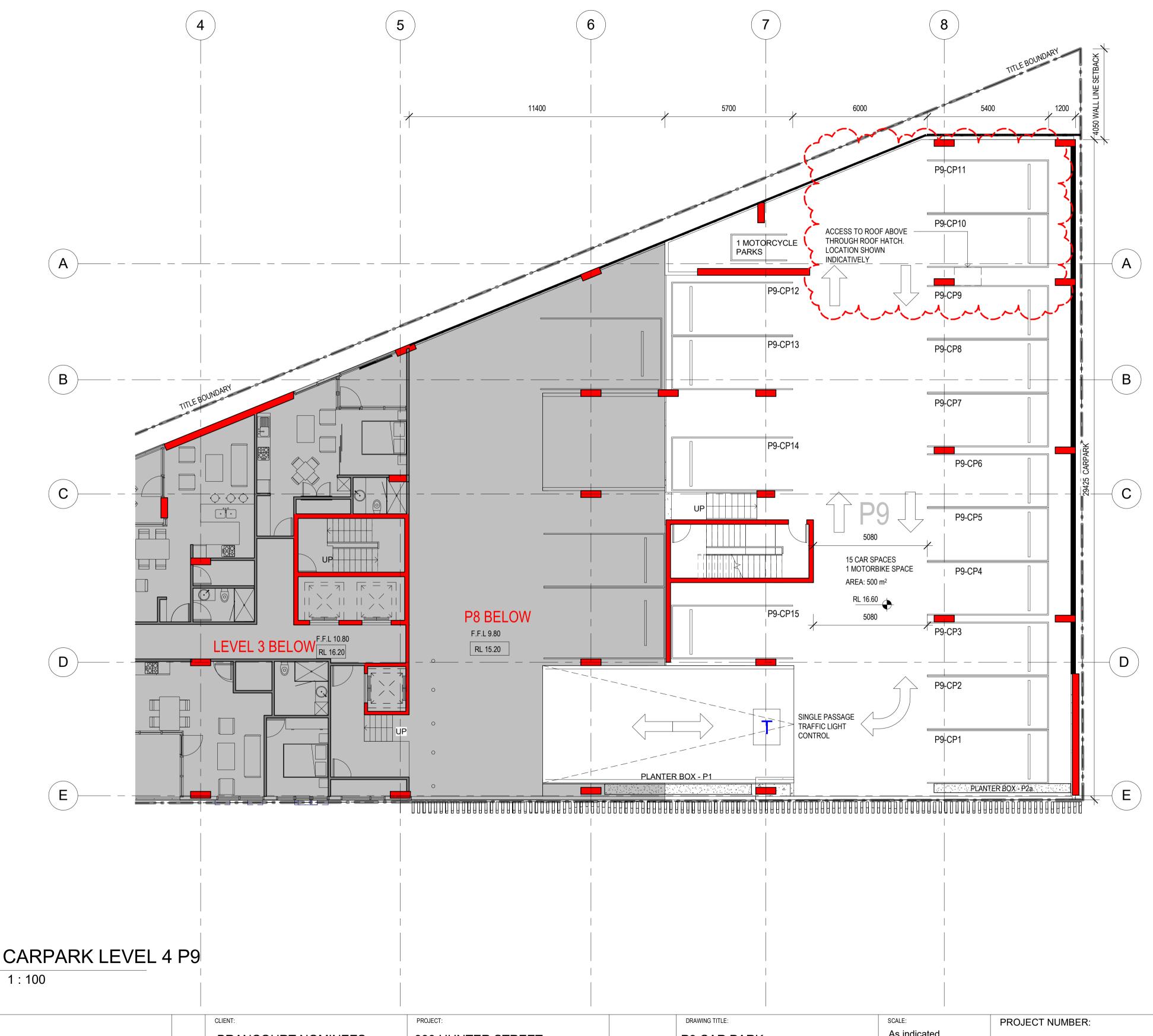
with at construction. No loss of	f insulation arisi	ng from ce	eiling pene	etrations has be	en simulated.	
The	ermal Perform	ance Spe	cification	S		
External Wall Construction		tion Col	Colour (Solar Absorptance)		Detail	
Concrete			Any			
Lightweight	R2.0		Any			
Internal Wall Construction	Insula	tion De	Detail			
Plasterboard on studs & Concrete						
Plasterboard on studs	R2.0 to walls a	djacent to	carpark, lo	obbies, starwell	s and liftwells	
Ceiling Construction		Insulation Detail				
Plasterboard	R3.0 t	o ceilings	adjacent t	o roof and deck	s above	
Roof Construction		sulation Colour (Solar Absorptance)		Detail		
Concrete	none		,	Any		
Floor Construction	Insula	tion Cov	ering /		Detail	
Concrete	none	As d	rawn (if no	ot noted default	values used)	
Concrete	R1.0 to floors adjacent to carparks below					
Windows Glass and fram	e type	U	SHGC	Area sq m	Detail	
Performance glazing with the	following values	s 3.74	0.47	As drawn		
Skylights Glass and fram	e type U	SHGC	Area sq r	n	Detail	
U and SHGC values are accor	rding to NFRC.	Alternate	products r	nay be used if t	he U	
value is lower and the SHGC i	s less than 10%	6 higher or	lower tha	n the above fig	ures.	
External Window Cover	Detail					
As drawn						
Fixed shading - Eaves	Width incl	udes gutte	ering, offse	et is distance al	ove windows	
Width: as drawn Offset: as	s drawn	Nomina	l only, refe	er to plan for de	tail	
Fixed shading - Other Verandahs, Pergolas (type and description)						
Shaded areas and shade devi	ces 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



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DEVELOPMENT APPLICATION

DA8 DA7 DA6 DA5 DA4 PLANNING AMENDMENTS PLANNING AMENDMENTS 21/07/17 PLANNING AMENDMENTS 26/05/17 PRELIMINARY APARTMENTS AND CARPARKS REVISED WITH NEW SETBACK ADDITIONAL STAIRS, CARPARK AND APARTMENT ADJUSTMENTS 06/10/16 DA2 DA1 27/04/16 Screen & spandrels 08/04/16 Amendments to design DATE AMENDMENT

BRANCOURT NOMINEES P/L PROPOSED MIXED USE DEVELOPMENT

AD/EM

PC/TV/KW

TV/PC

KW

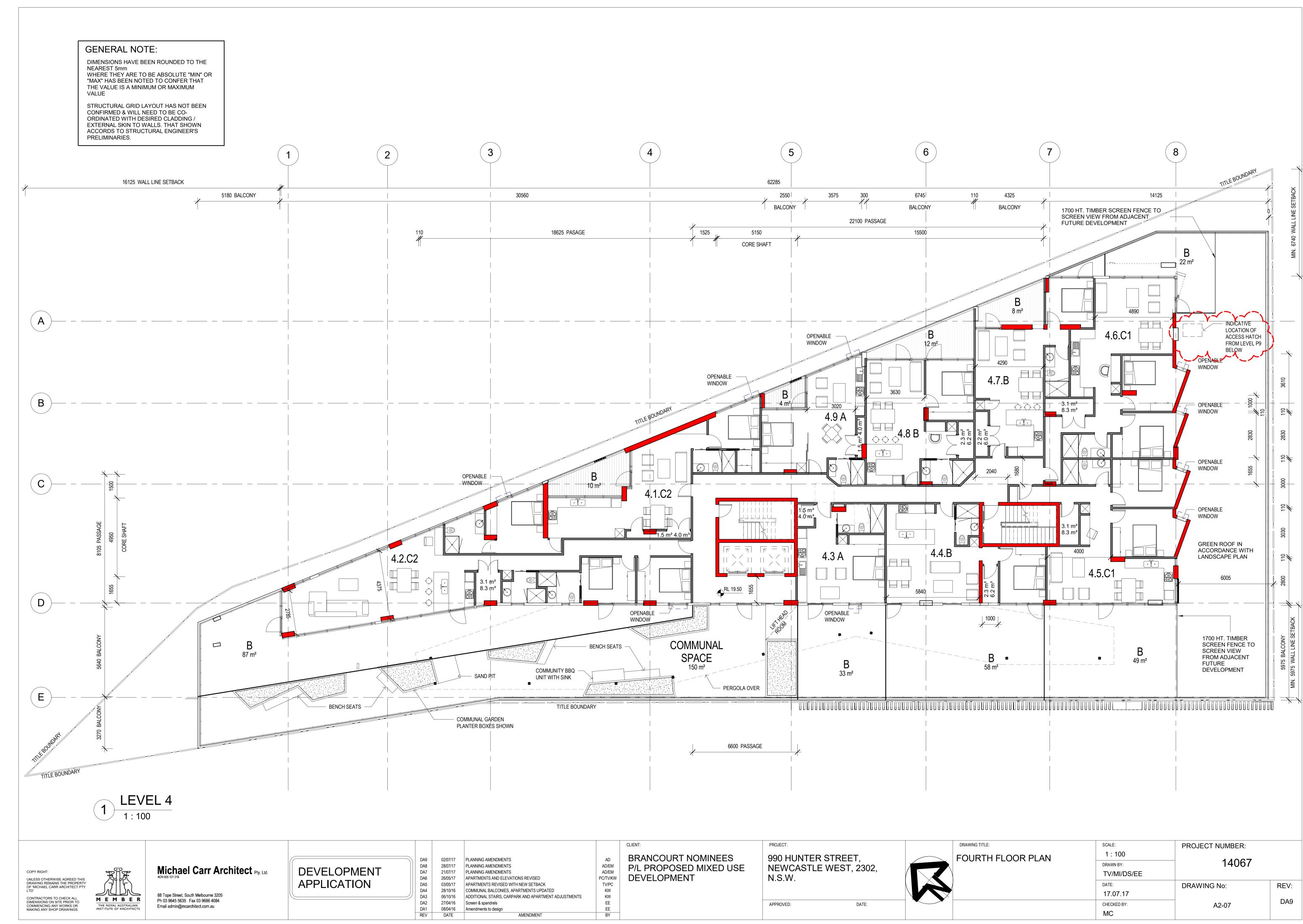
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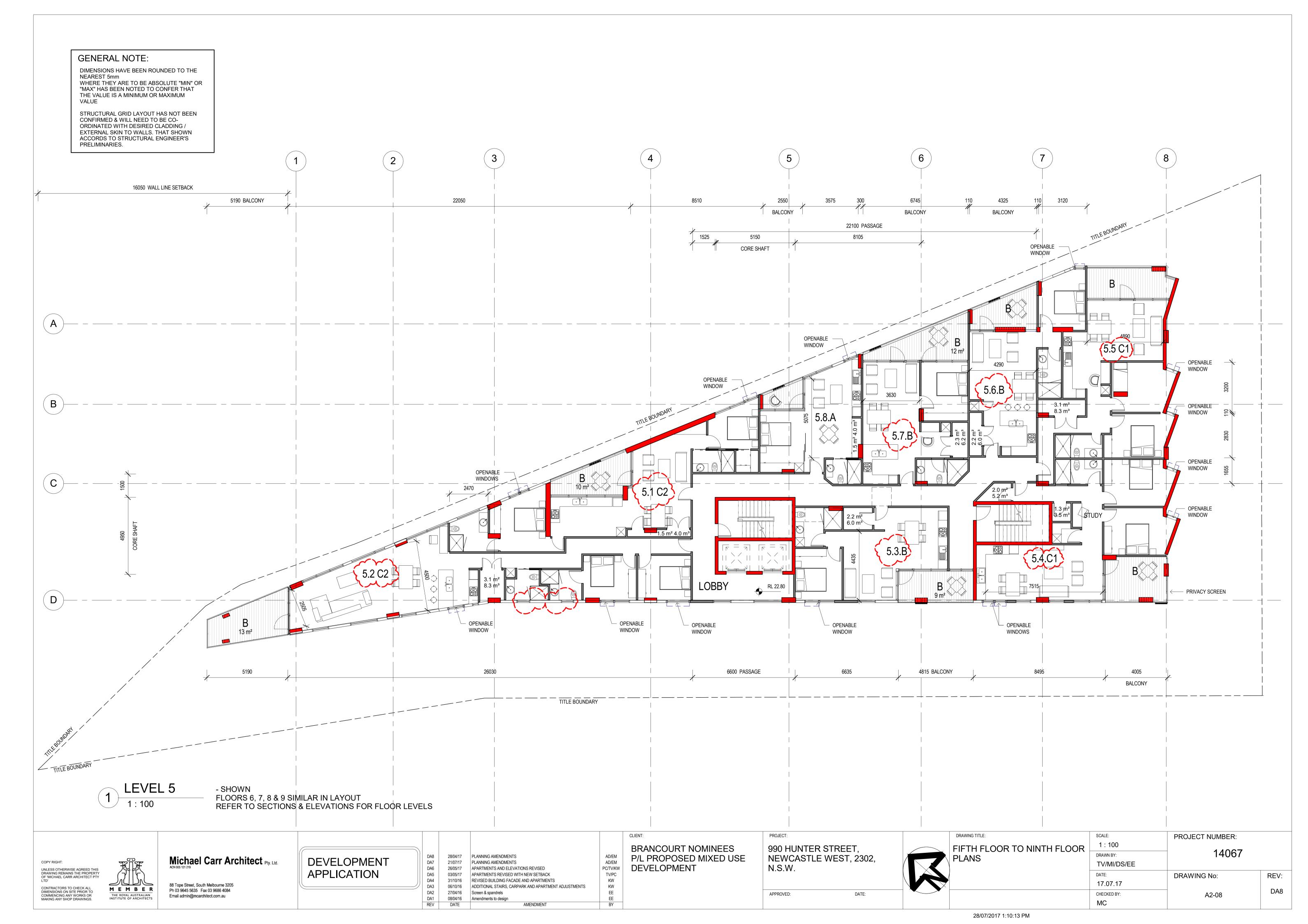
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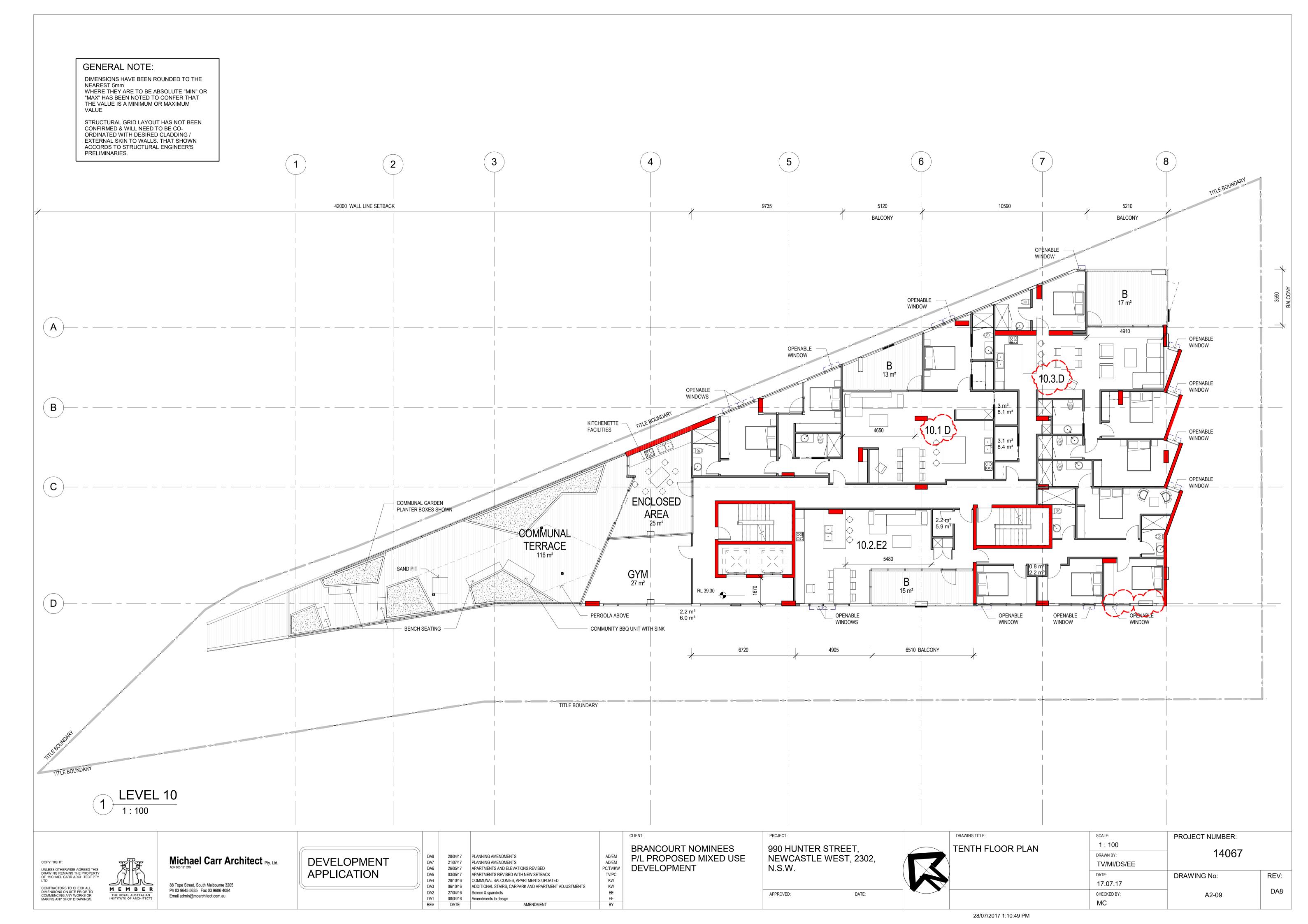
P9 CAR PARK

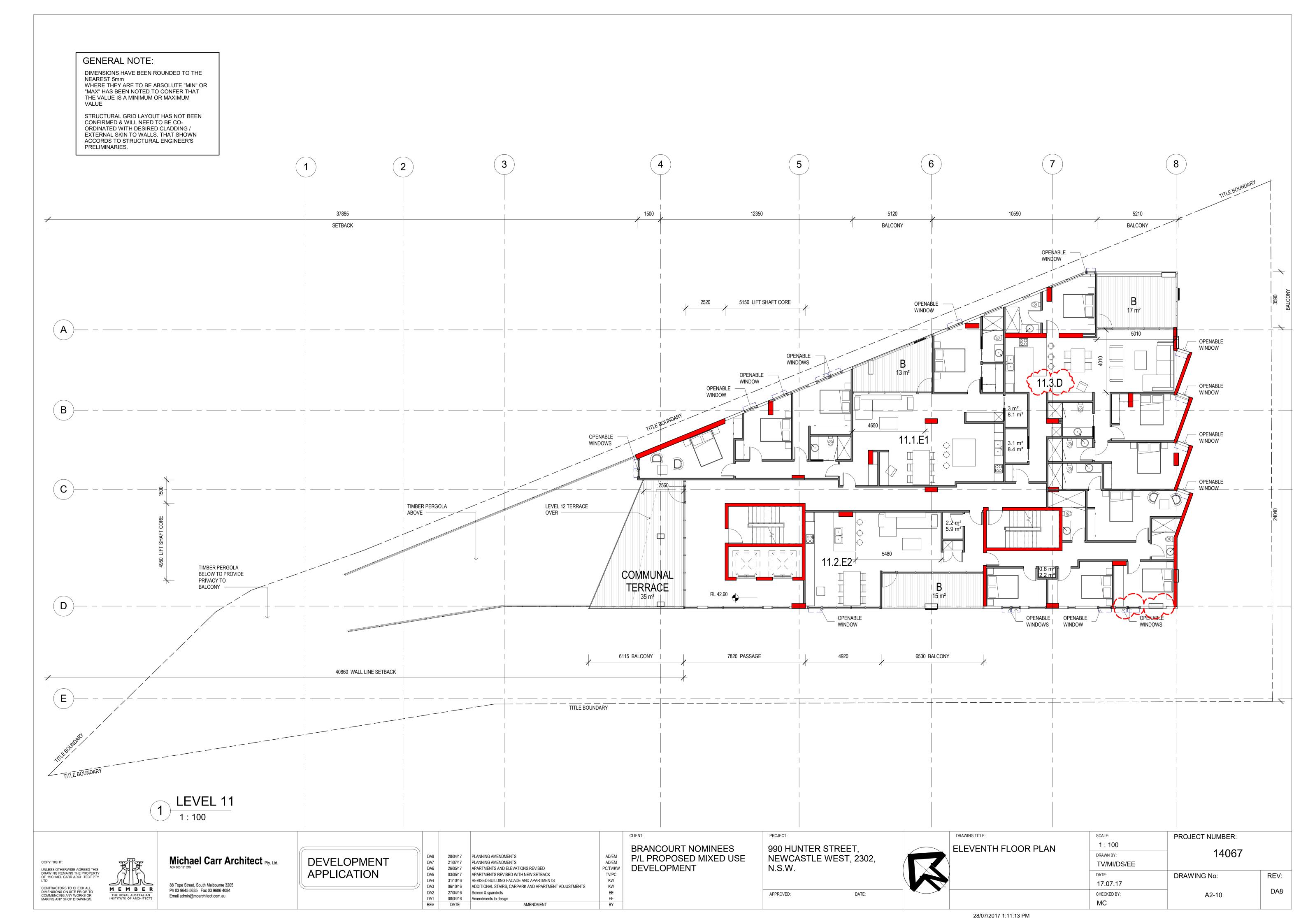
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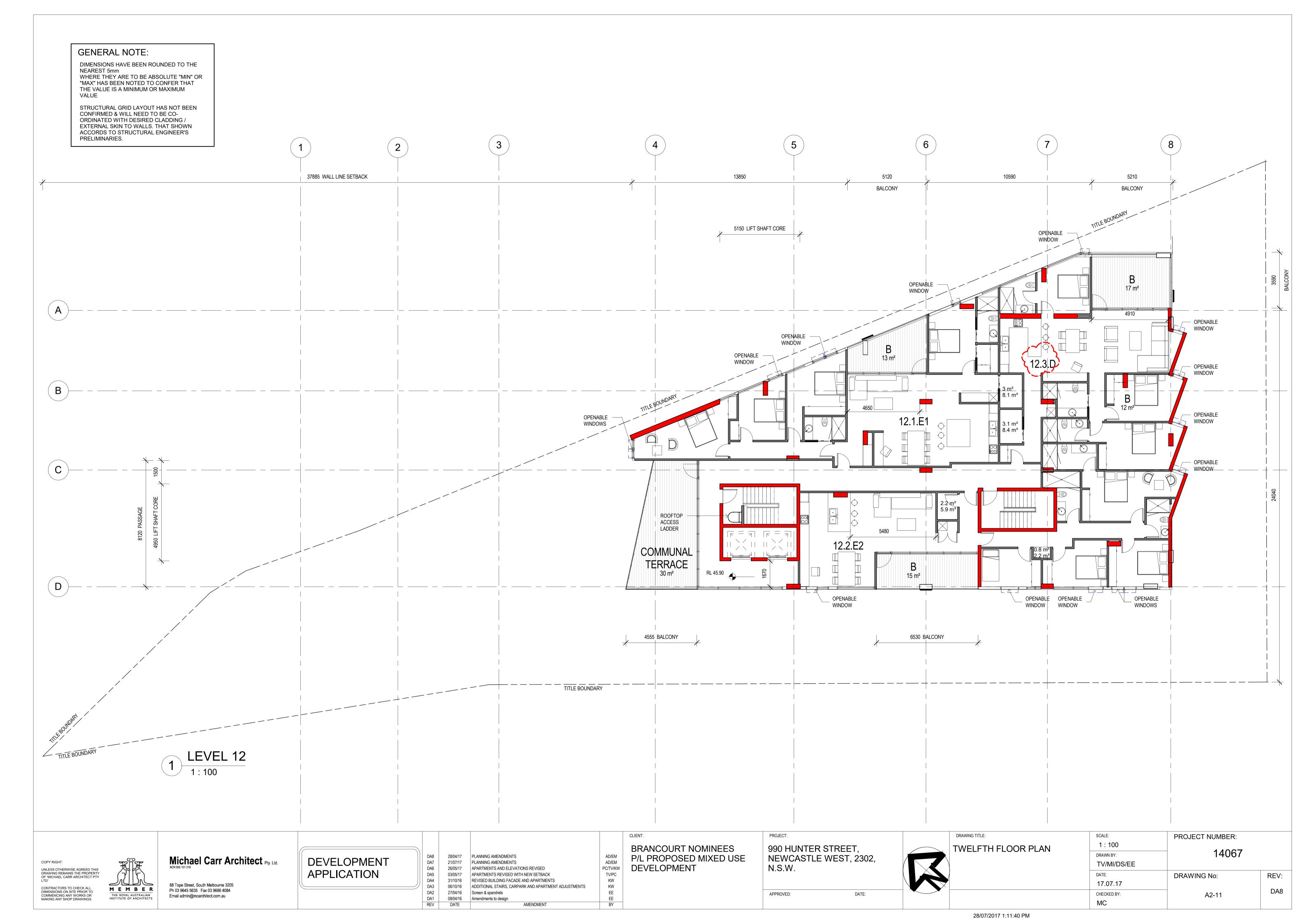


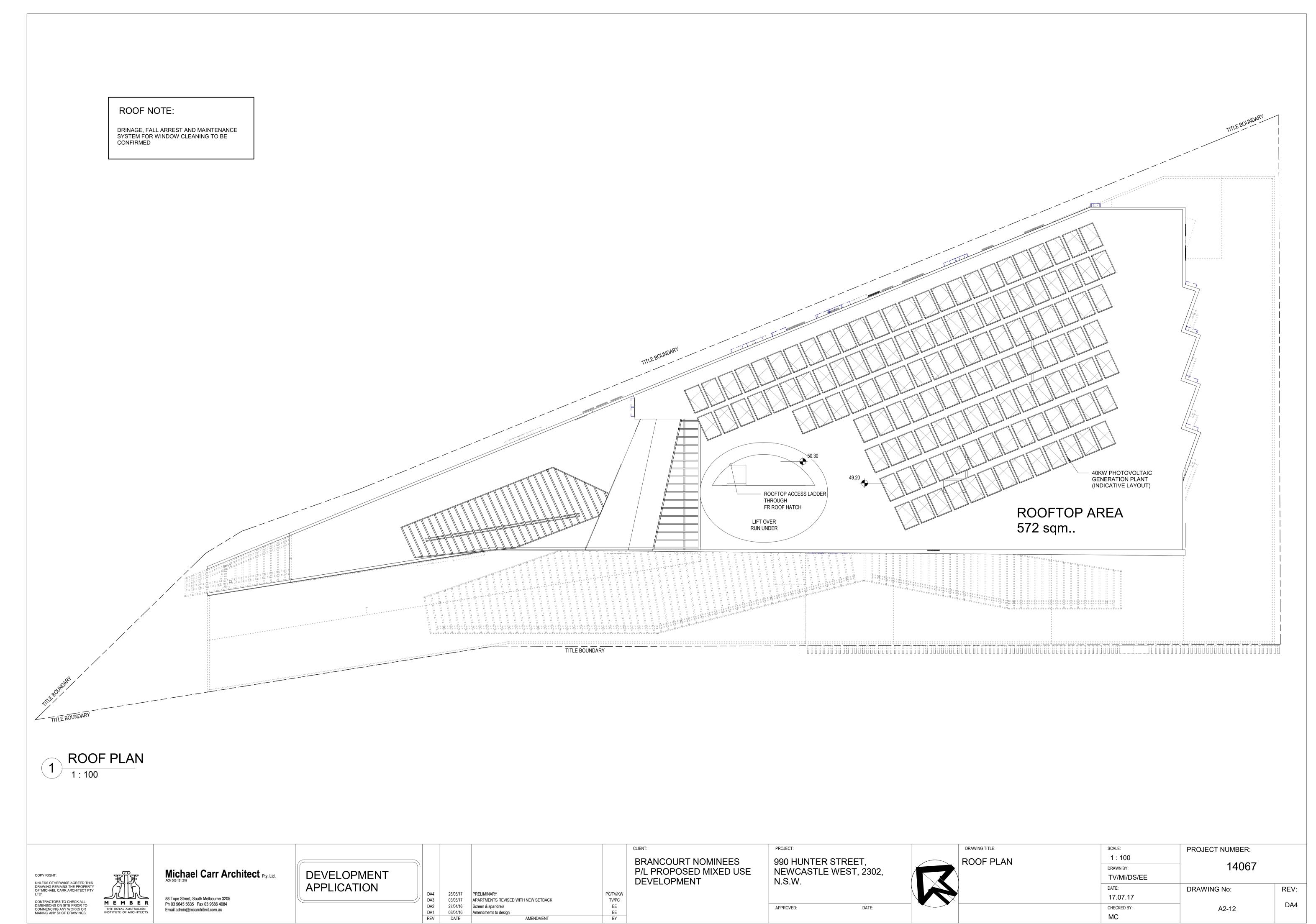
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