

PRECINCT DRAWINGS

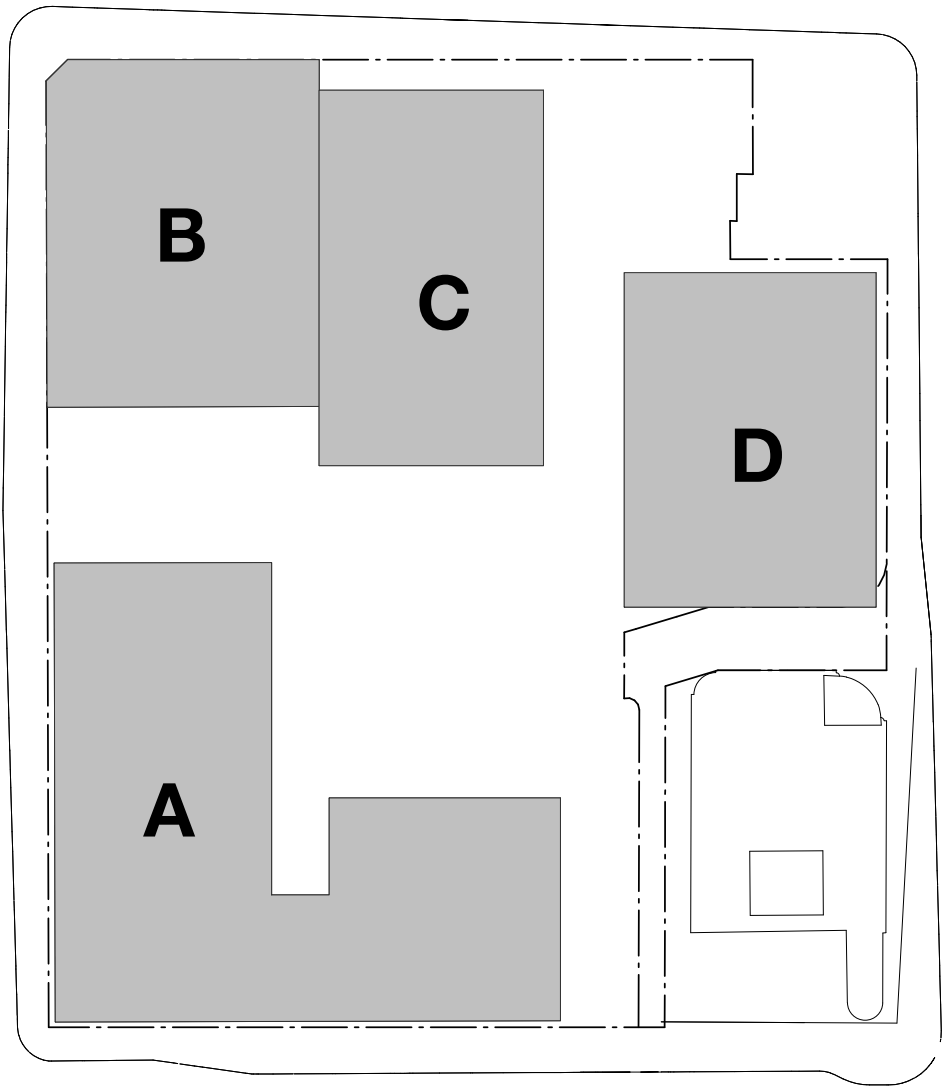
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NEWCASTLE EAST END

Project Number: 5589
Date: 19.05.2017
Client: IRIS CAPITAL



KEY PLAN



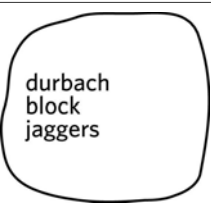
EXECUTIVE ARCHITECT
BUILDING A+B



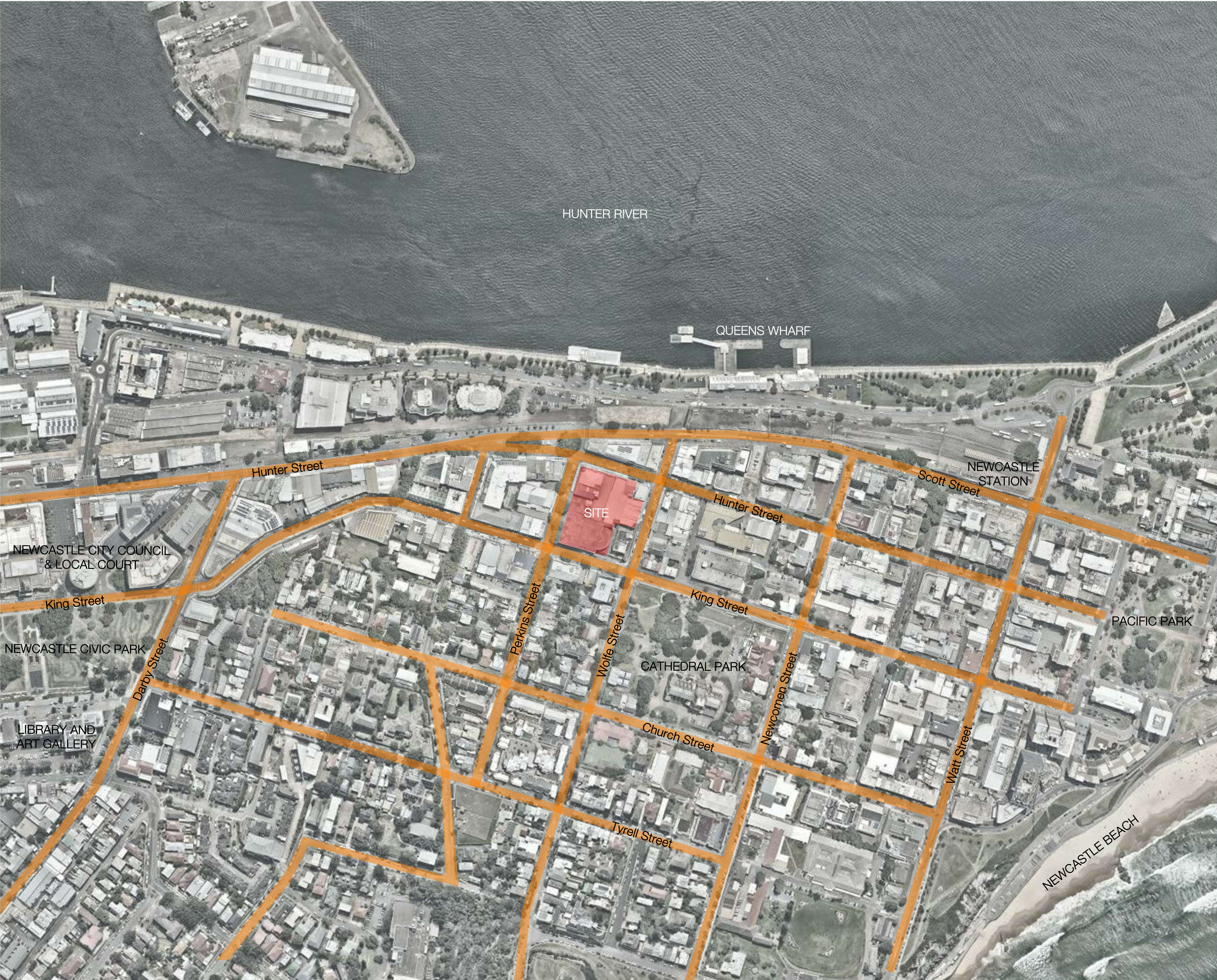
ARCHITECT
BUILDING C

tonkinzulaikhagreer ARCHITECTS

ARCHITECT
BUILDING D



PUBLIC DOMAIN

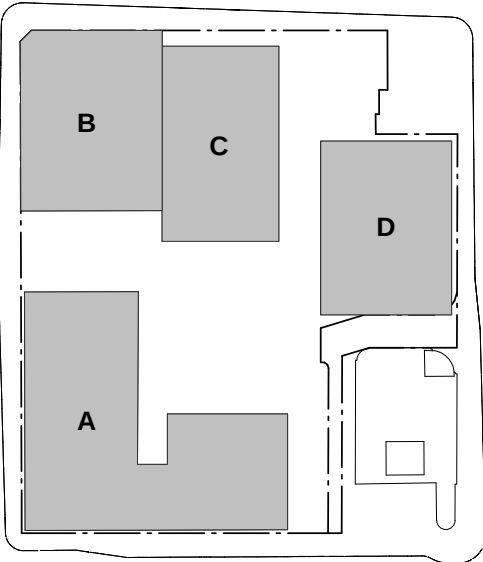


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Executive Architect + Building A+B
SJB Architects

Building C - Hunter St
Tonkin Zulaikha Greer Architects

Building D - Wolfe St
Durbach Block Jaggers

Town Planning
SJB Planning

Structural Engineer
Northrop

Services Engineer
ADP Consulting

BCA Consultant
City Plan Services

Geotech Engineer
Douglas Partners

Landscape Architect
ASPECT

Access Consultant
City Plan Services

ESD Consultant
ADP Consulting

Heritage Consultant
City Plan Services

Traffic Engineer
GTA Consultants

Client

IRIS Capital

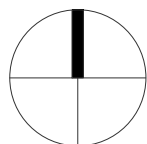
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Project

Newcastle East End - Stage 1
163 & 169-185 Hunter St
Newcastle NSW

Drawing Name

CONTEXT PLAN



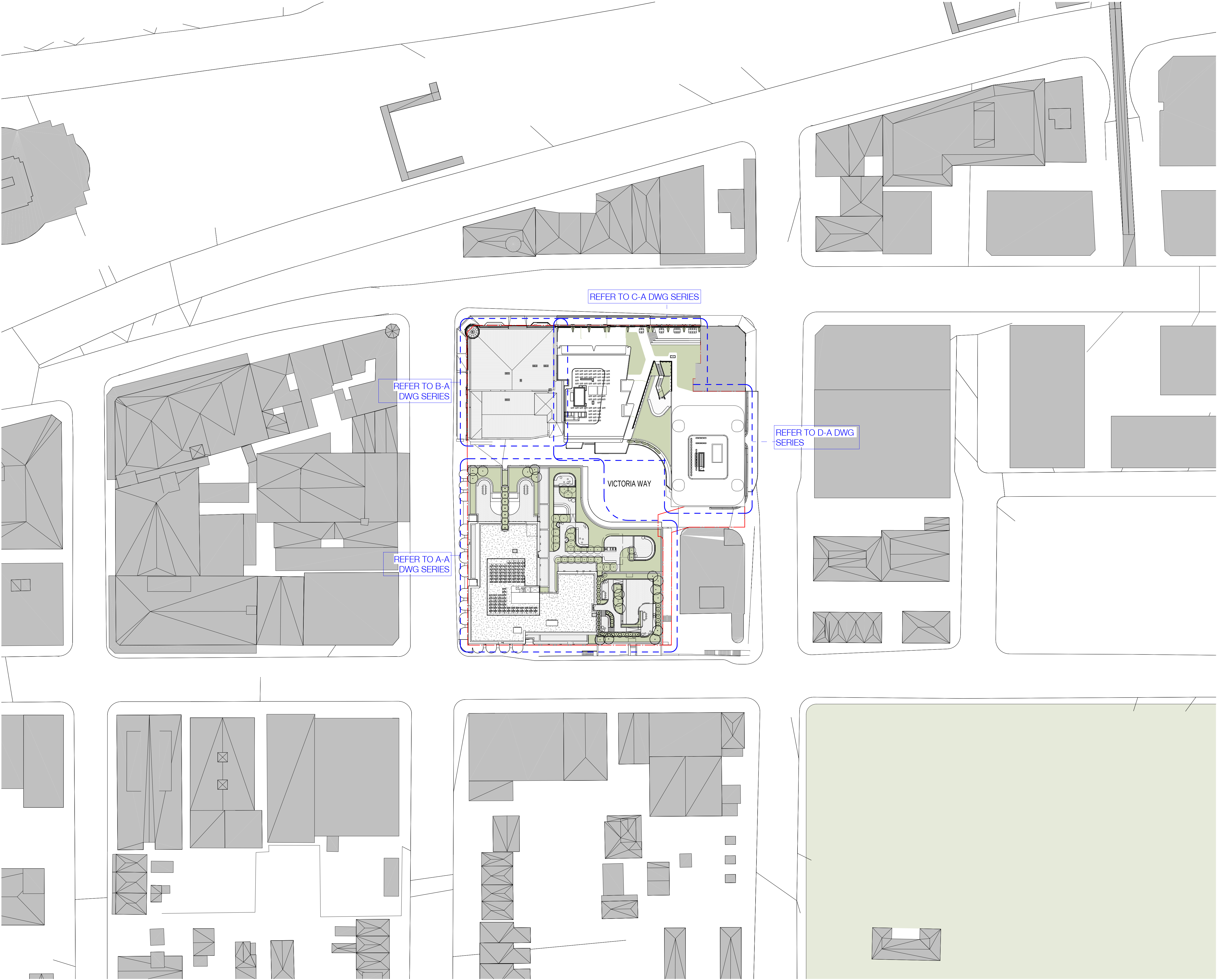
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Drawn	Chk.
RD	ML

Job No.	Drawing No.	Revision
5589	P-A-0101 / 14	

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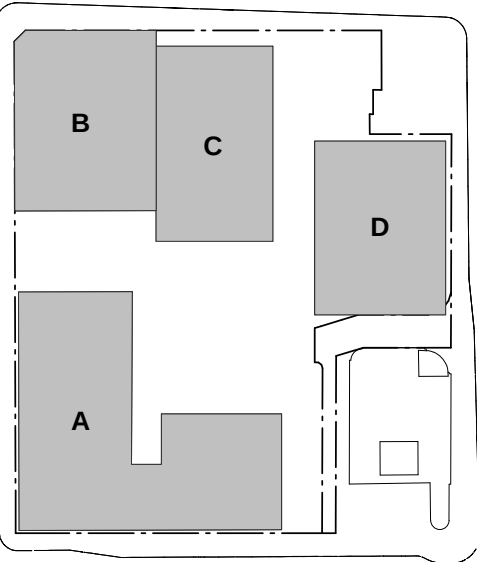


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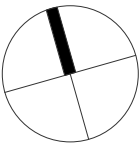
- Executive Architect + Building A+B
SJB Architects
- Building C - Hunter St
Tonkin Zulaikha Greer Architects
- Building D - Wolfe St
Durbach Block Jaggers
- Town Planning
SJB Planning
- Structural Engineer
Structural Design Solutions
- Services Engineer
ADP Consulting
- BCA Consultant
City Plan Services
- Geotech Engineer
Douglas Partners
- Landscape Architect
ASPECT
- Access Consultant
City Plan Services
- ESD Consultant
ADP Consulting
- Heritage Consultant
City Plan Services
- Traffic Engineer
GTA Consultants
- Client

IRIS Capital

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Project
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Drawing Name
SITE PLAN



Date
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Sheet Size
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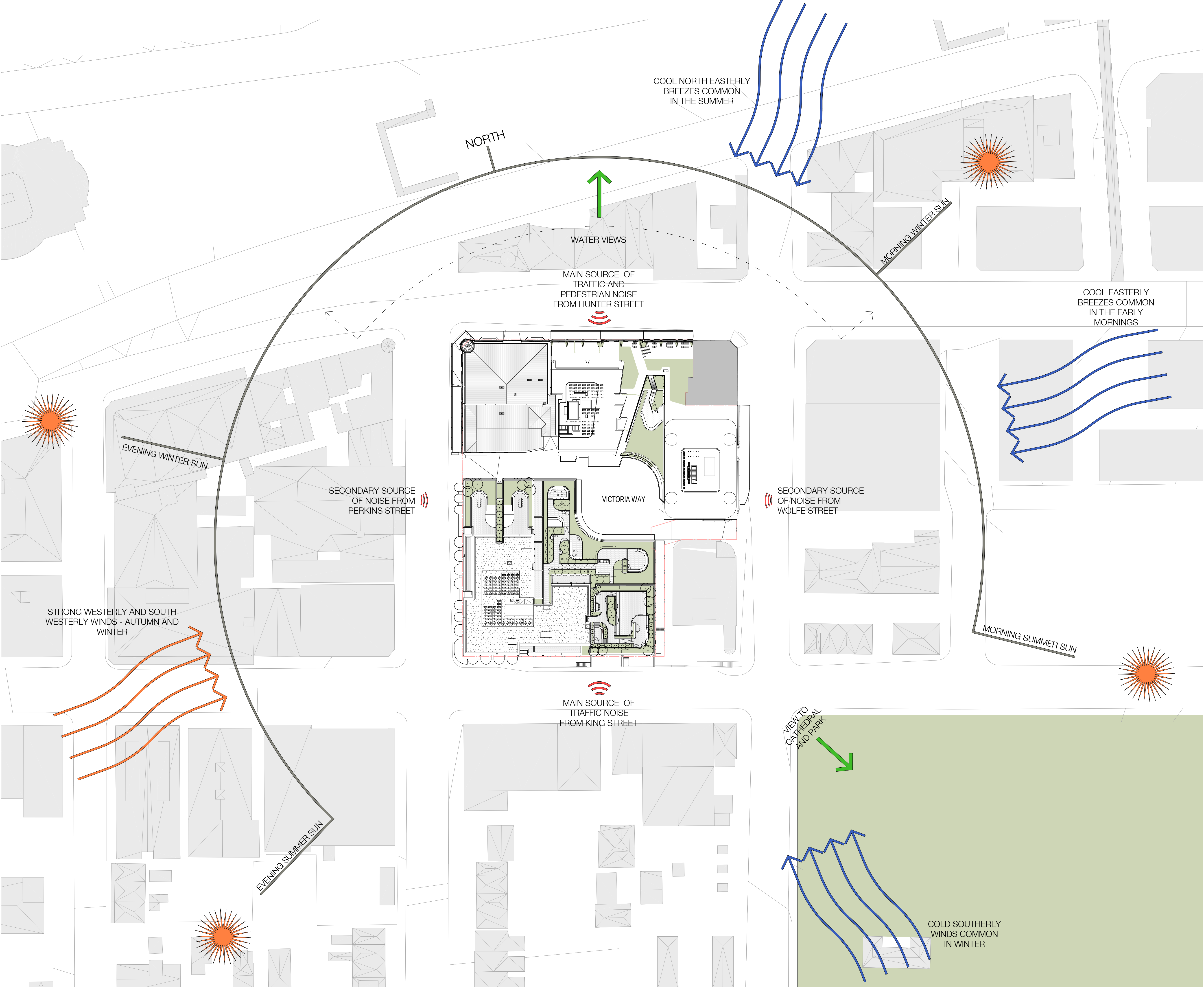
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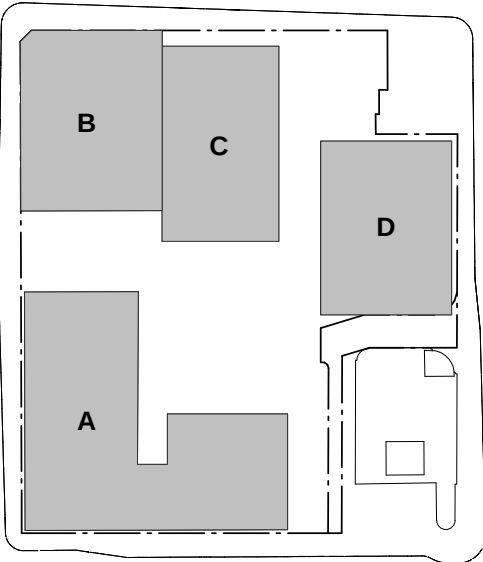


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Executive Architect + Building A+B
SJB Architects

Building C - Hunter St
Tonkin Zulaikha Greer Architects

Building D - Wolfe St
Durbach Block Jaggers

Town Planning
SJB Planning

Structural Engineer
Structural Design Solutions

Services Engineer
ADP Consulting

BCA Consultant
City Plan Services

Geotech Engineer
Douglas Partners

Landscape Architect
ASPECT

Access Consultant
City Plan Services

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ADP Consulting

Heritage Consultant
City Plan Services

Traffic Engineer
GTA Consultants

Client

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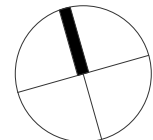
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Newcastle NSW

Drawing Name

SITE ANALYSIS



Date	Scale	Sheet Size
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RD	ML

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5589	P-A-0103 / 14	

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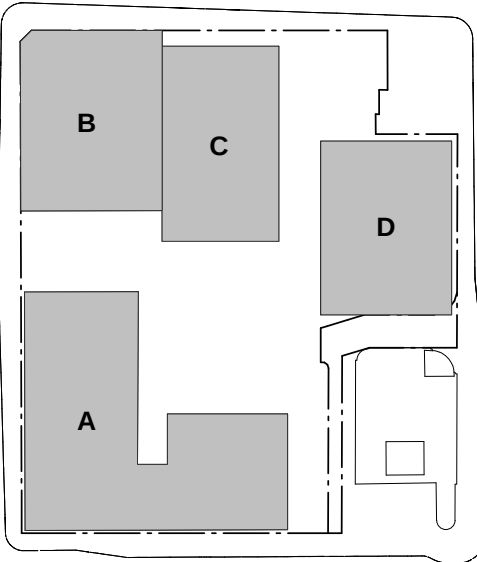


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Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

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Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 01

Date
09.11.2017

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1 : 200

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Job No.
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P-A-0201 / 16

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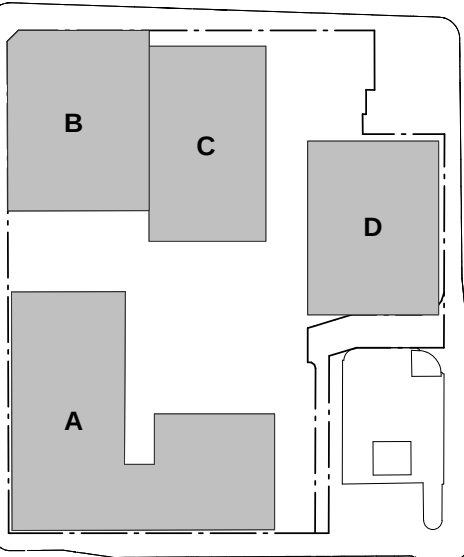


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Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

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Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 02

Date
09.11.2017

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Drawing No.
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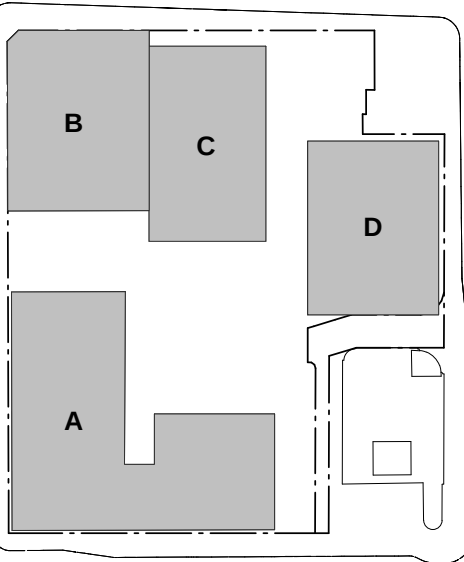
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Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 03

Date
09.11.2017

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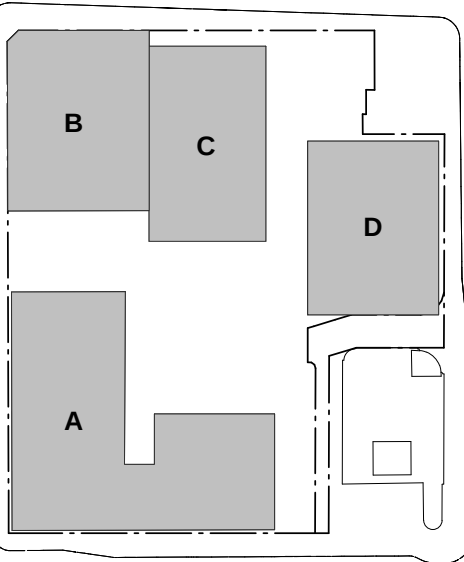
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Executive Architect + Building A+B

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Building D - Wolfe St

Durbach Block Jaggers

Town Planning

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Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

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City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 04

Date
09.11.2017

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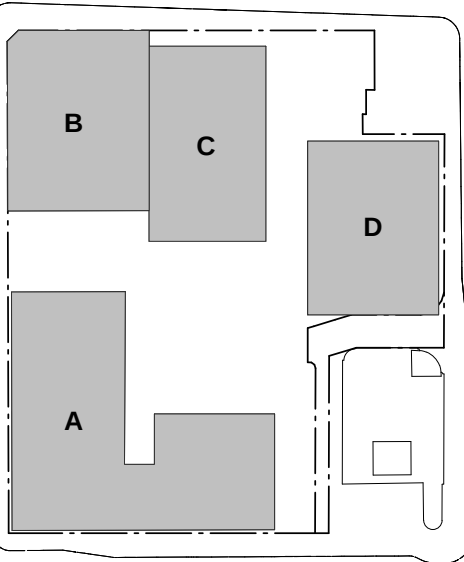
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Executive Architect + Building A+B

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Durbach Block Jagers

Town Planning

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Structural Engineer

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ASPECT

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City Plan Services

ESD Consultant

ADP Consulting

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IRIS Capital

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Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

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Drawing Name

LEVEL 05

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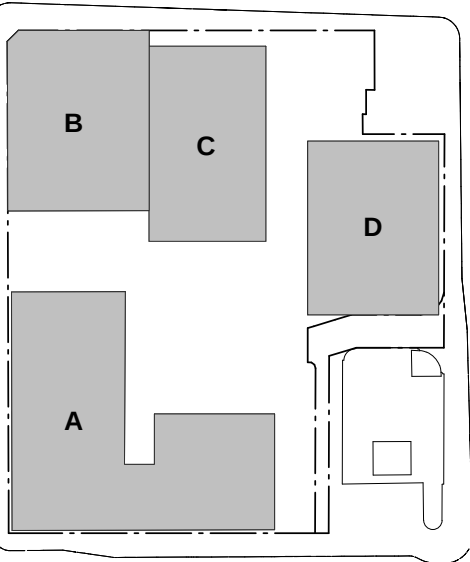
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

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2	06.03.2017	Consultant Issue		
3	10.03.2017	Client Issue		
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12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 06

Date
09.11.2017

Scale
1 : 200

Sheet Size
@ A1

Drawn
RD

Chk.
ML

Job No.
5589

Drawing No.
P-A-0206 / 16

Revision

SJB Architects
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490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
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REFER TO B-A DWG SERIES

REFER TO C-A DWG SERIES

REFER TO D-A DWG SERIES

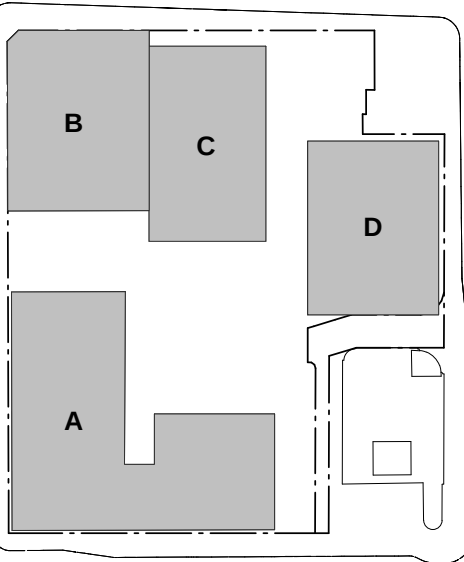
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 07

Date
09.11.2017

Scale
1 : 200

Sheet Size
@ A1

Drawn
RD

Chk.
ML

Job No.
5589

Drawing No.
P-A-0207 / 16

Revision

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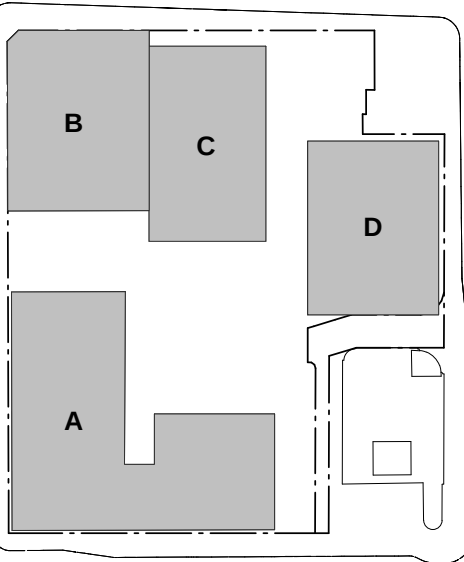
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Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 08

Date
09.11.2017

Scale
1 : 200

Sheet Size
@ A1

Drawn
RD

Chk.
ML

Job No.
5589

Drawing No.
P-A-0208 / 16

Revision

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2010 Australia
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REFER TO A-A DWG SERIES

REFER TO C-A DWG SERIES

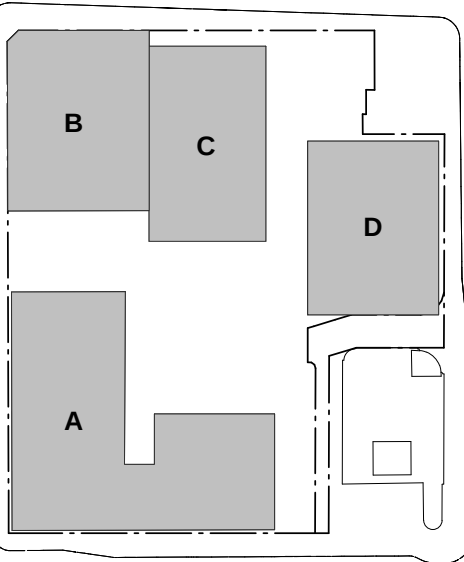
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14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 09

Date
09.11.2017

Scale
1 : 200

Sheet Size
@ A1

Drawn
RD

Chk.
ML

Job No.
5589

Drawing No.
P-A-0209 / 16

Revision

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2010 Australia
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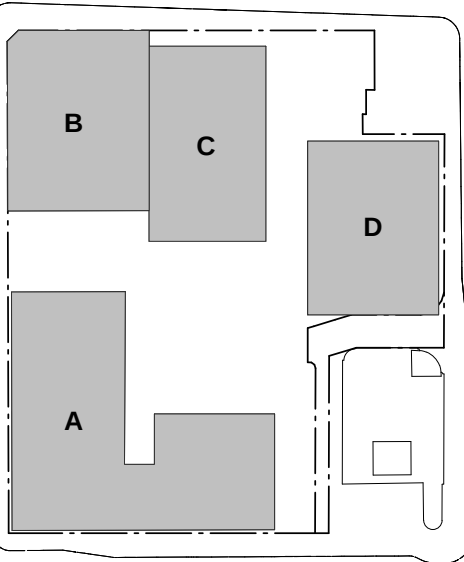
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12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggars

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 10

Date 09.11.2017 Scale 1 : 200 Sheet Size @ A1

Drawn RD Chk. ML

Job No. 5589 Drawing No. P-A-0210 / 16 Revision

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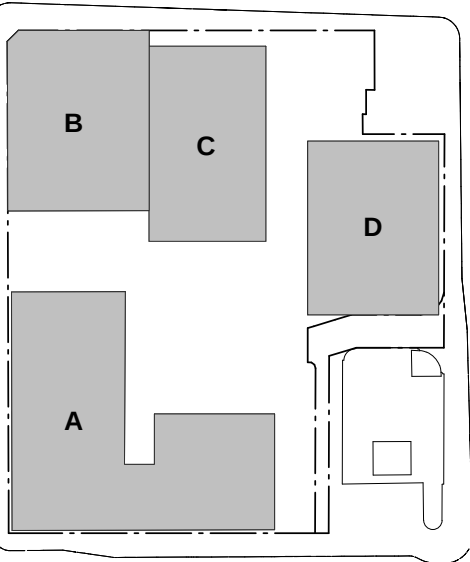
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13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

LEVEL 11

Date
09.11.2017

Scale
1 : 200

Sheet Size
@ A1

Drawn
RD

Chk.
ML

Job No.
5589

Drawing No.
P-A-0211 / 16

Revision

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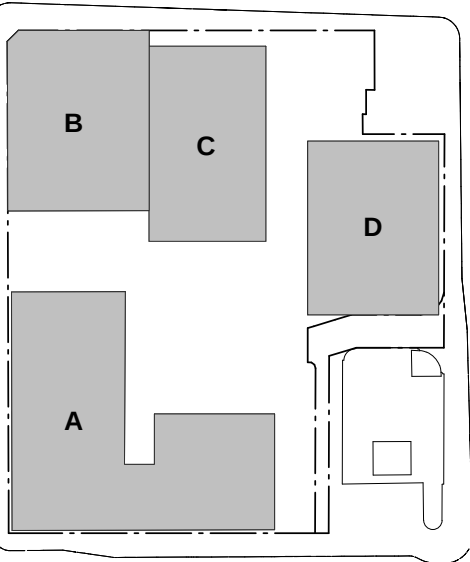


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Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jagers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

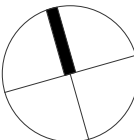
Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

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Drawn	Chk.
RD	ML

Job No.	Drawing No.	Revision
5589	P-A-0212 / 16	

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2010 Australia
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CARPARKING - BY LEVEL		
Level	Count	Description

BASEMENT 02	13	ADAPTABLE
BASEMENT 02	7	MOTORCYCLE
BASEMENT 02	127	STANDARD
BASEMENT 02: 147	147	

BASEMENT 01	10	ADAPTABLE
BASEMENT 01	30	COMMERCIAL
BASEMENT 01	10	MOTORCYCLE
BASEMENT 01	48	STANDARD
BASEMENT 01	43	VISITOR
BASEMENT 01	1	VISITOR ACCESSIBLE
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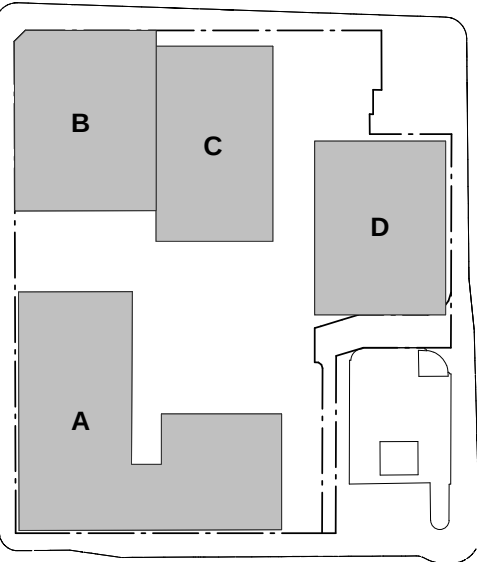
ADAPTABLE	23
COMMERCIAL	30
MOTORCYCLE	17
STANDARD	175
VISITOR	43
VISITOR ACCESSIBLE	1
VISITOR COMPACT	1
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggars

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

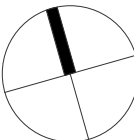
Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

BASEMENT 01



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Drawn	Chk.
RD	ML

Job No.	Drawing No.	Revision
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CARPARKING - BY LEVEL		
Level	Count	Description

BASEMENT 02	13	ADAPTABLE
BASEMENT 02	7	MOTORCYCLE
BASEMENT 02	127	STANDARD
BASEMENT 02: 147	147	

BASEMENT 01	10	ADAPTABLE
BASEMENT 01	30	COMMERCIAL
BASEMENT 01	10	MOTORCYCLE
BASEMENT 01	48	STANDARD
BASEMENT 01	43	VISITOR
BASEMENT 01	1	VISITOR ACCESSIBLE
BASEMENT 01	1	VISITOR COMPACT
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CARPARKING - BY TYPE	
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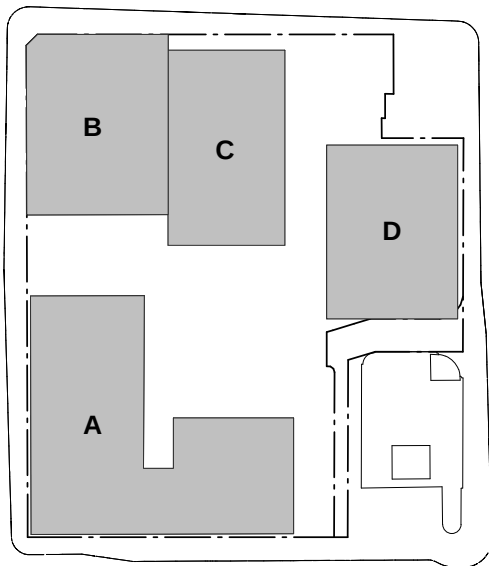
ADAPTABLE	23
COMMERCIAL	30
MOTORCYCLE	17
STANDARD	175
VISITOR	43
VISITOR ACCESSIBLE	1
VISITOR COMPACT	1
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14	19.05.2017	ISSUED FOR DA		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

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Landscape Architect

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City Plan Services

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ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

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iris

Project

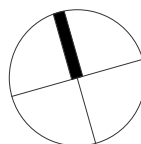
Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

BASEMENT 02



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Drawn	Chk.
RD	ML

Job No.	Drawing No.	Revision
5589	P-A-0214 / 14	

SJB Architects

Level 2

490 Crown Street

Surry Hills NSW

2010 Australia

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F 61 2 9380 9922

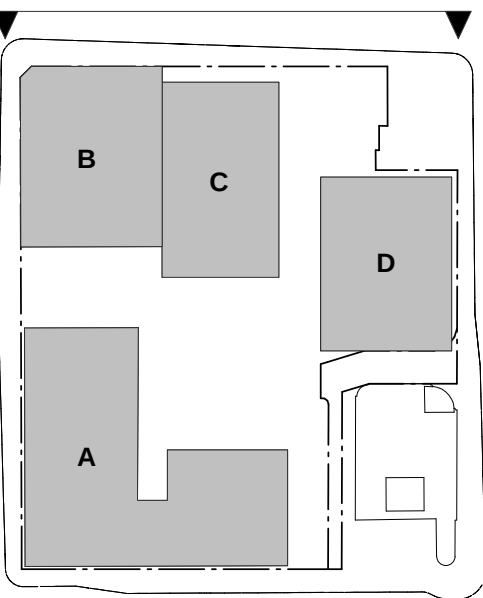
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	02.02.2017	Client Issue		
2	06.03.2017	Consultant Issue		
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Structural Design Solutions

Services Engineer

ADP Consulting

BCA Consultant

City Plan Services

Geotech Engineer

Douglas Partners

Landscape Architect

ASPECT

Access Consultant

City Plan Services

ESD Consultant

ADP Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

GTA Consultants

Client

IRIS Capital

iris

Project

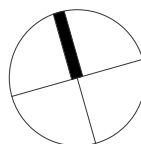
Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

PRECINCT ELEVATION NORTH



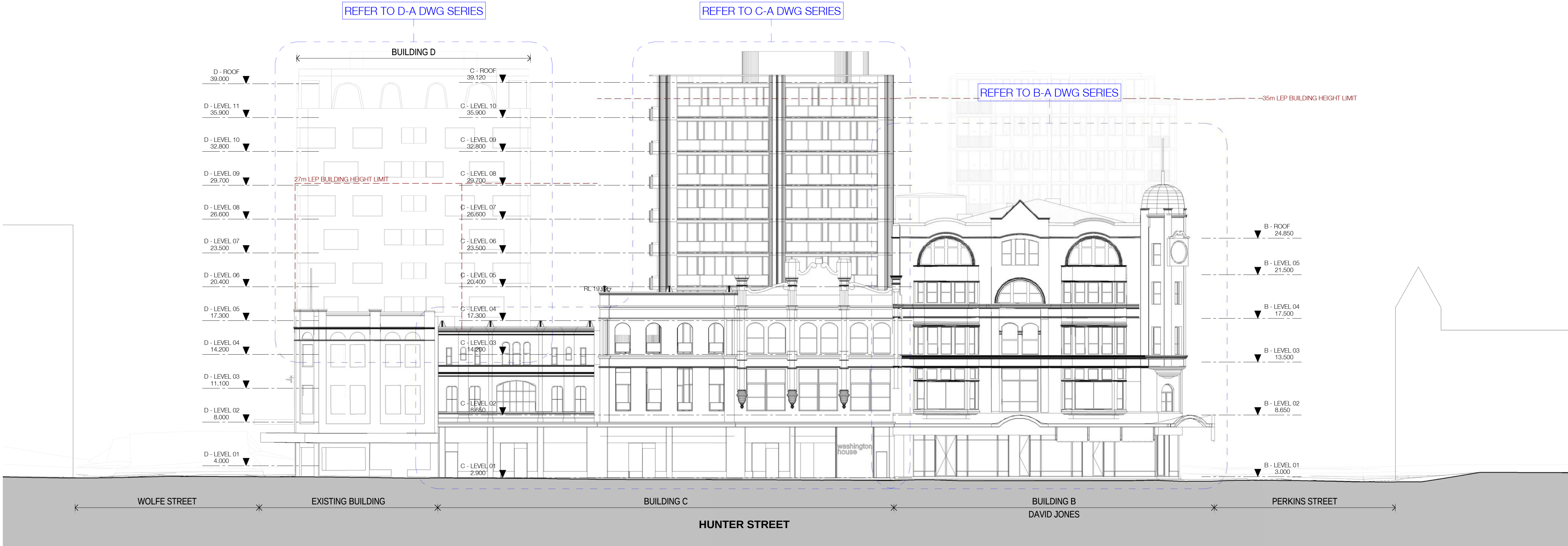
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Drawn	Chk.
RD	ML

Job No.	Drawing No.	Revision
5589	P-A-0501 / 14	

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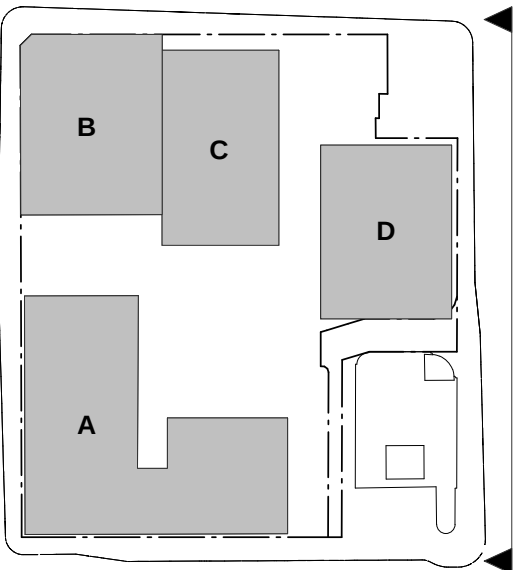
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P-A-0201
PRECINCT - ELEVATION - NORTH
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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Executive Architect + Building A+B

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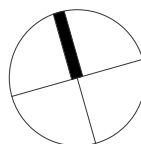
Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

PRECINCT ELEVATION EAST



Date	Scale	Sheet Size
19.05.2017	1 : 200	@ A1

Drawn	Chk.
RD	ML

Job No.	Drawing No.	Revision
5589	P-A-0502 / 14	

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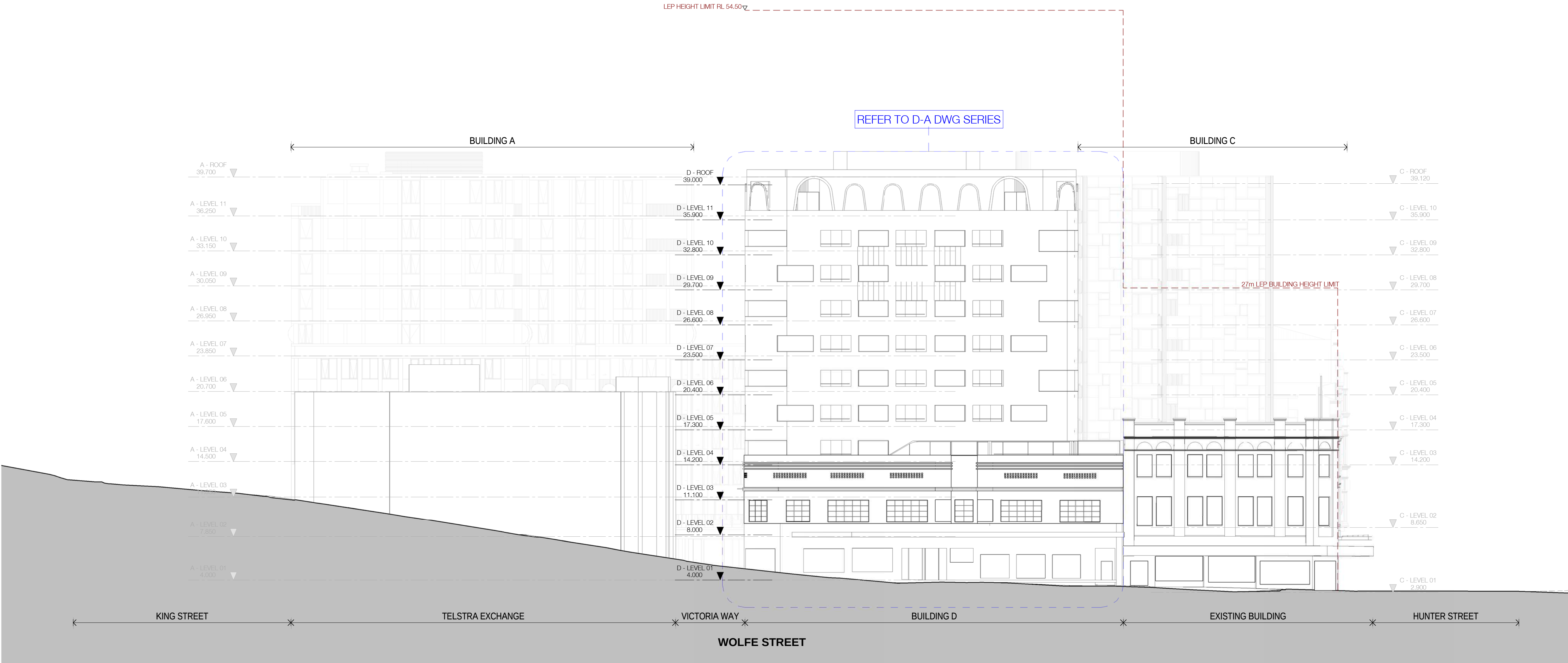
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LEP HEIGHT LIMIT RL 64.50

REFER TO D-A DWG SERIES

27m LEP BUILDING HEIGHT LIMIT



1
P-A-0201

PRECINCT - ELEVATION - EAST

1 : 200@A1