



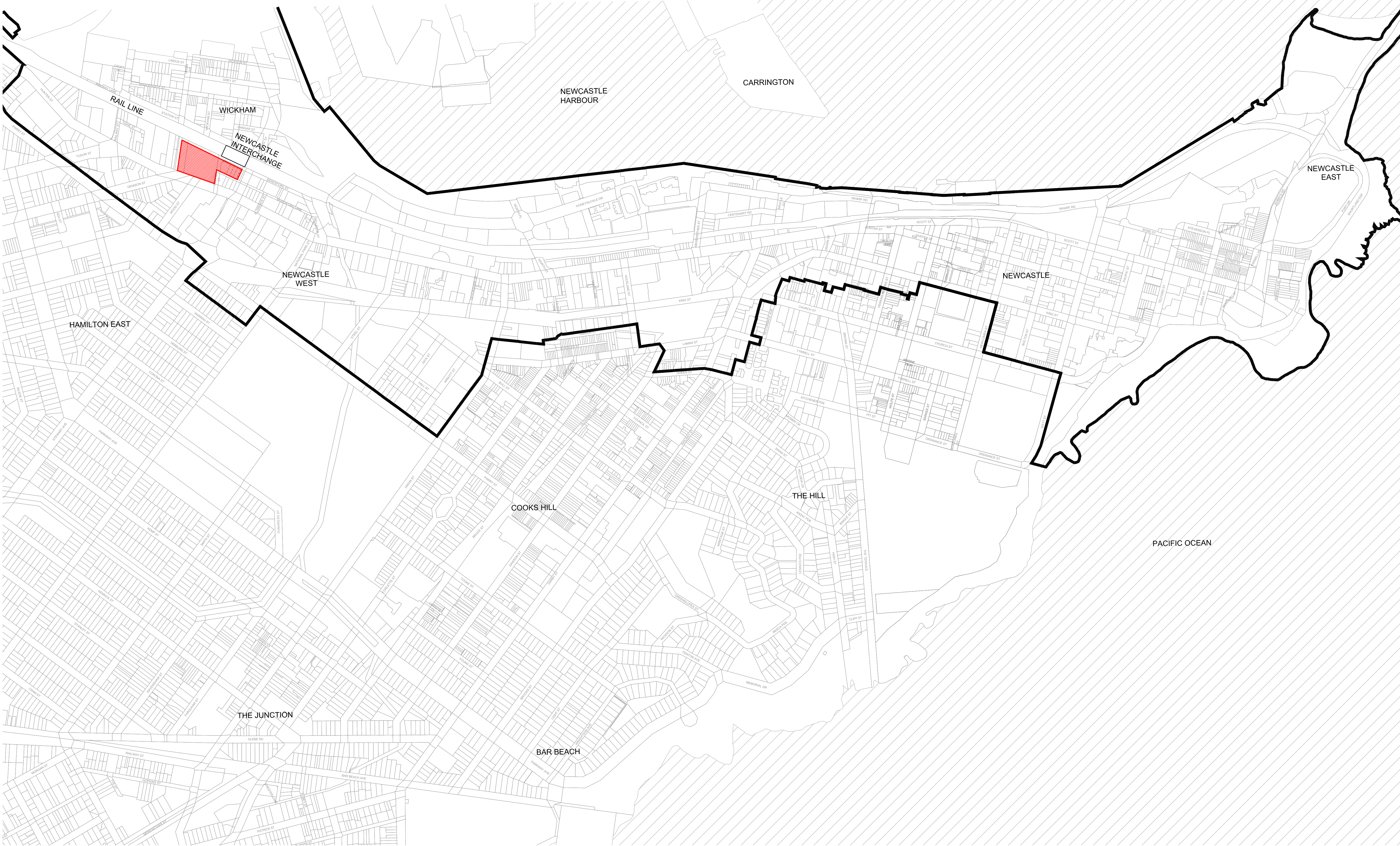
APPENDIX A ARCHITECTURAL DRAWINGS

DRAWING SET FOR COMMERCIAL BUILDING DEVELOPMENT APPLICATION

Drawing No	Drawing	Scale	Revision
A00.C.000	Cover Sheet	NTS	A
A01.C.000	Location Plan	1:5000 at A1	A
A01.C.001	Site Plan	1:500 at A1	A
A01.C.002	Site Analysis Plan	1:500 at A1	A
A03.C.000	Ground Plan	1:100 at A1	A
A03.C.001	Level 01	1:100 at A1	A
A03.C.002	Level 02 - 03	1:100 at A1	A
A03.C.004	Level 04	1:100 at A1	A
A03.C.005	Level 05 - 07	1:100 at A1	A
A03.C.008	Level 08 - 11	1:100 at A1	A
A03.C.012	Level 12 Plant	1:100 at A1	A
A03.C.100	Basement Level 01 Plan	1:100 at A1	A
A07.C.000	North Elevation	1:250 at A1	A
A07.C.001	East Elevation	1:250 at A1	A
A07.C.002	South Elevation	1:250 at A1	A
A07.C.003	West Elevation	1:250 at A1	A
A08.C.000	Section AA	1:250 at A1	A
A08.C.001	Section BB	1:250 at A1	A
A11.C.000	Facade Type A - North	1:20 at A1	A
A11.C.001	Facade Type B - East/West	1:20 at A1	A
A11.C.002	Facade Type C - South	1:20 at A1	A
A12.C.000	Solar Analysis Winter	NTS	A
A12.C.001	Solar Analysis Equinox	NTS	A
A12.C.002	Solar Analysis Summer	NTS	A
A12.C.100	Area Schedule	NTS	A
A12.C.200	Perspective 1	NTS	A



6 STEWART AVENUE, NEWCASTLE
S12133



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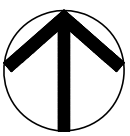
A	13.09.18	Development Application	ML	SS
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
Location Plan

DOMA

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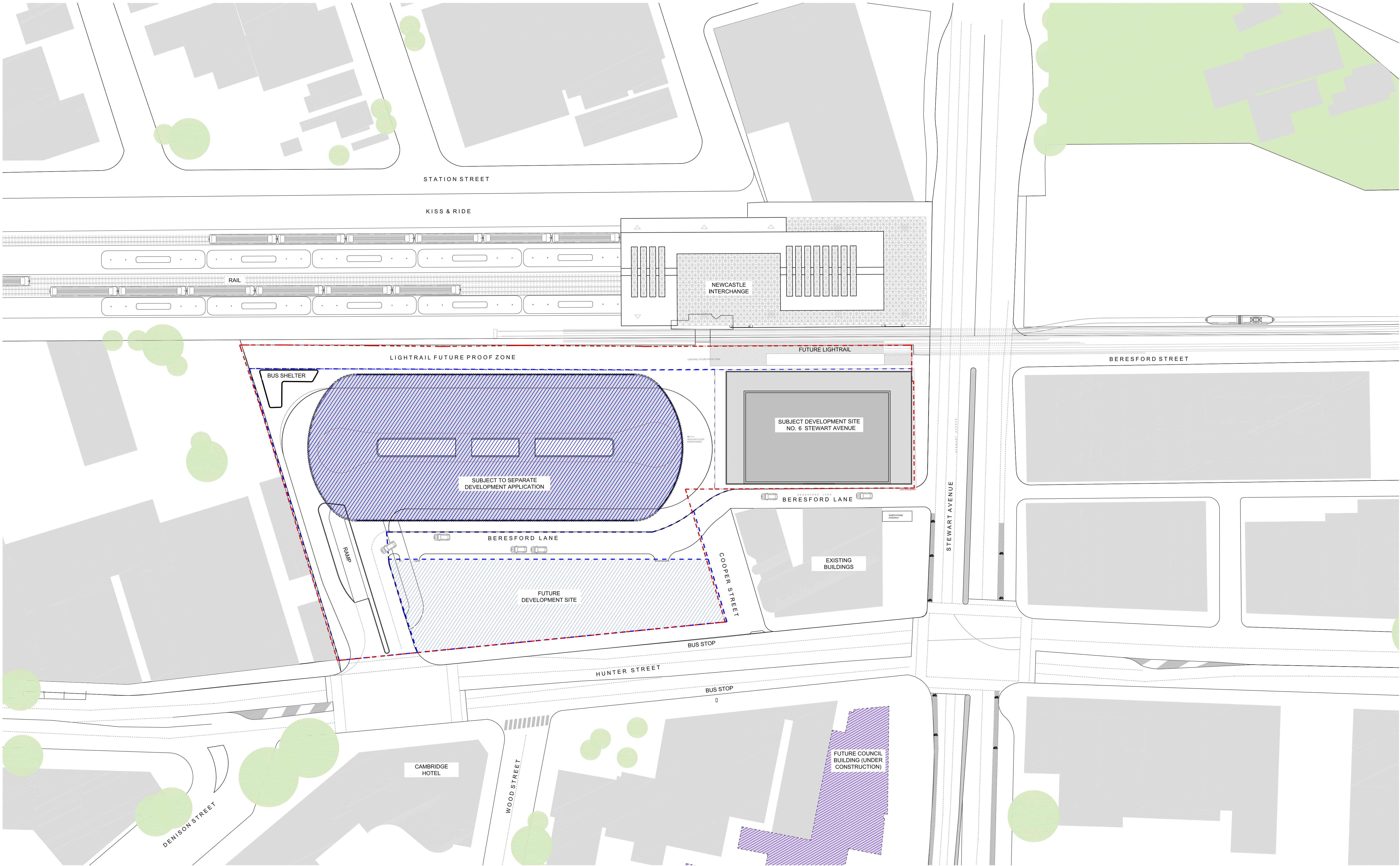
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Drawing No.	A01.C.000	(Revision)	A

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- CARPARK DA SITE (SEPARATE APPLICATION)
- FUTURE DEVELOPMENT SITE
- FUTURE COUNCIL BUILDING (UNDER CONSTRUCTION)

A	13.09.18	Development Application	KM	BD	
Revision	Date	Description	Initial	Checked	

Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
Site Plan

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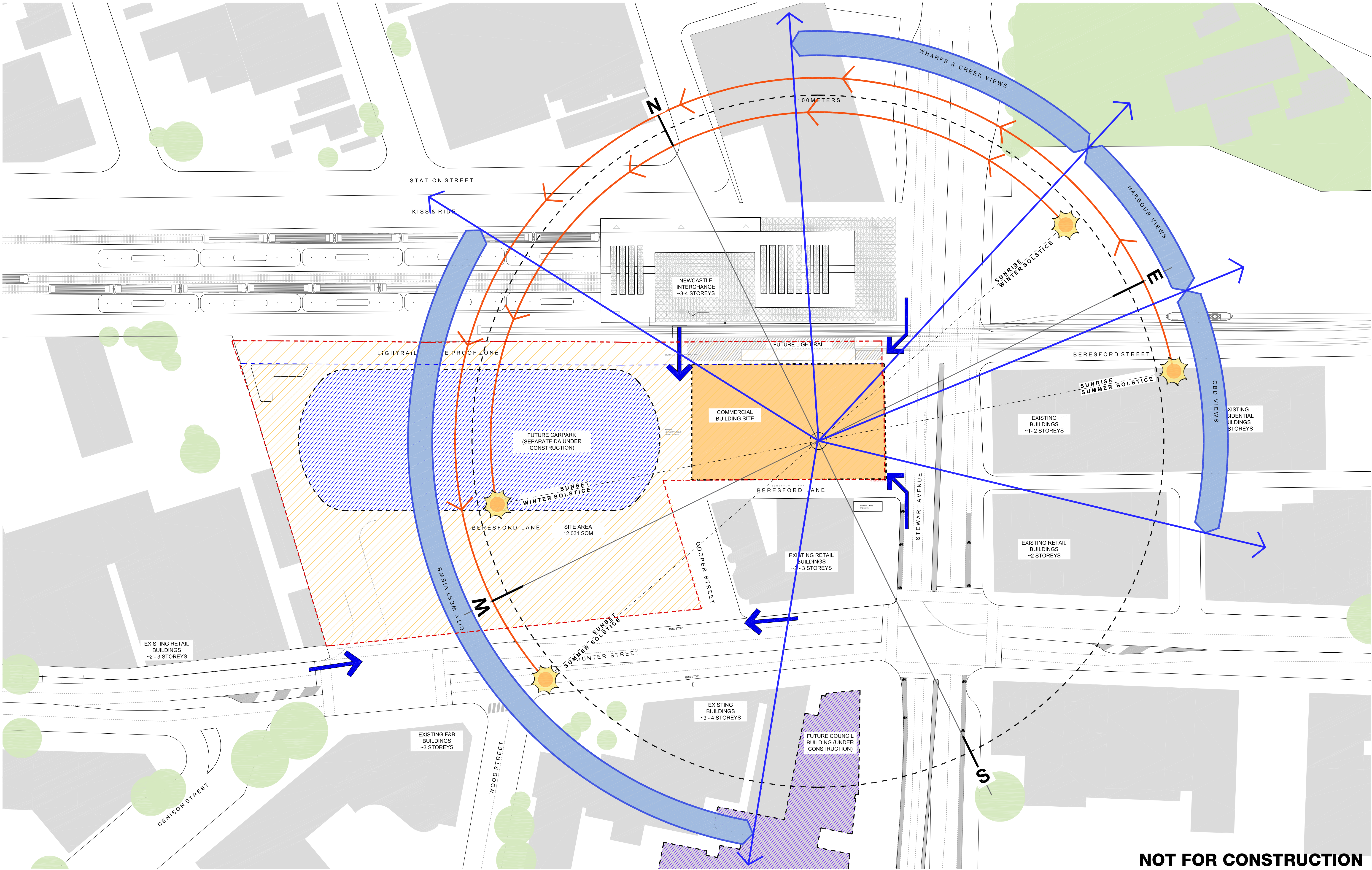
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[Revision]	A

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- CARPARK DA SITE (SEPARATE APPLICATION)
- FUTURE COUNCIL BUILDING (UNDER CONSTRUCTION)
- MAJOR SITE ENTRIES

A	13.09.18	Development Application	CVV	BD	
Revision	Date	Description	Initial	Checked	

Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
Site Analysis



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Drawing No.	A01.C.002	[Revision]	A

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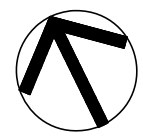
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6 Stewart Avenue
Newcastle
Commercial Building
Level 00 - Ground Floor Plan



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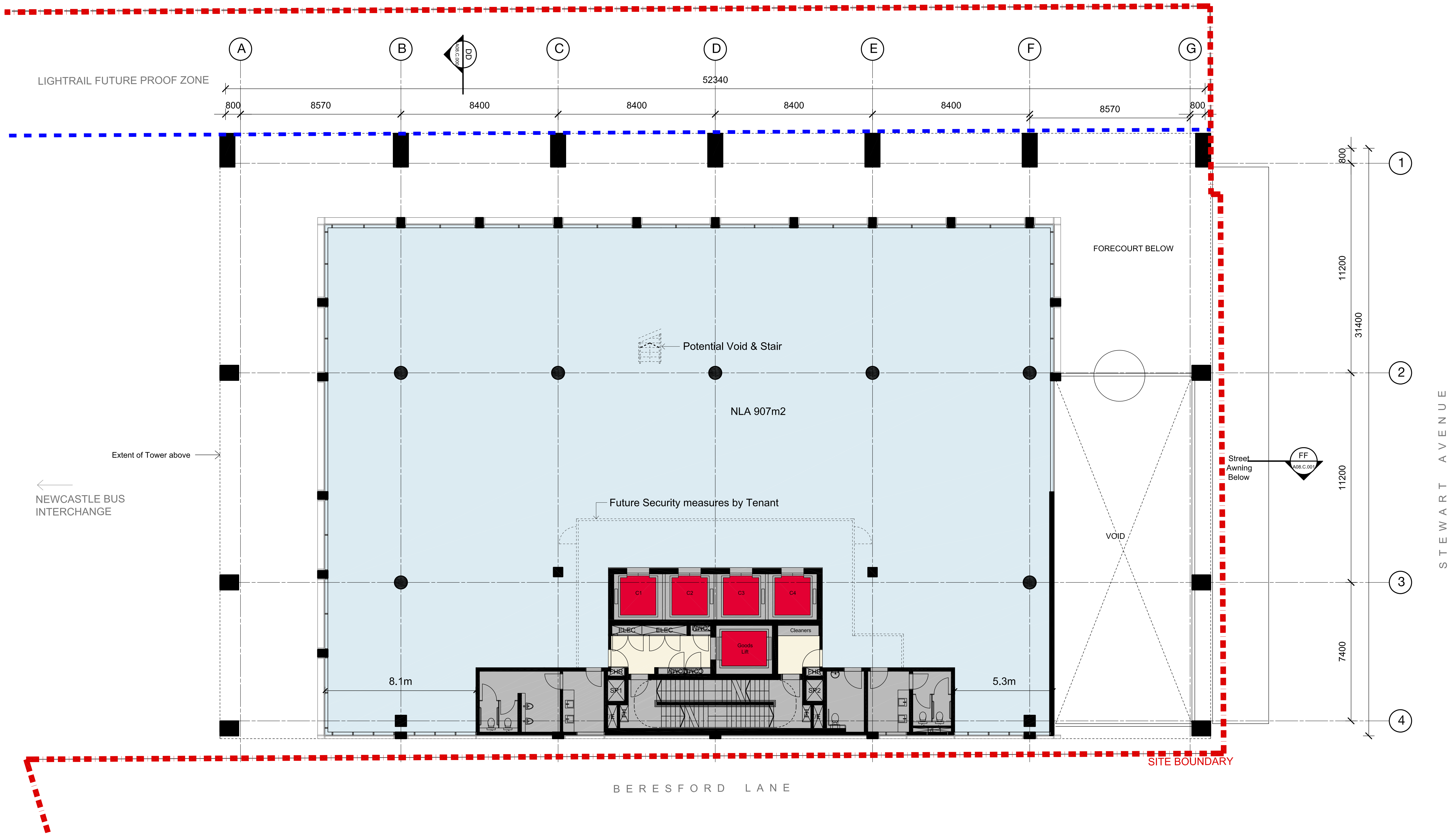
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Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
Commercial Building
Level 01 Plan

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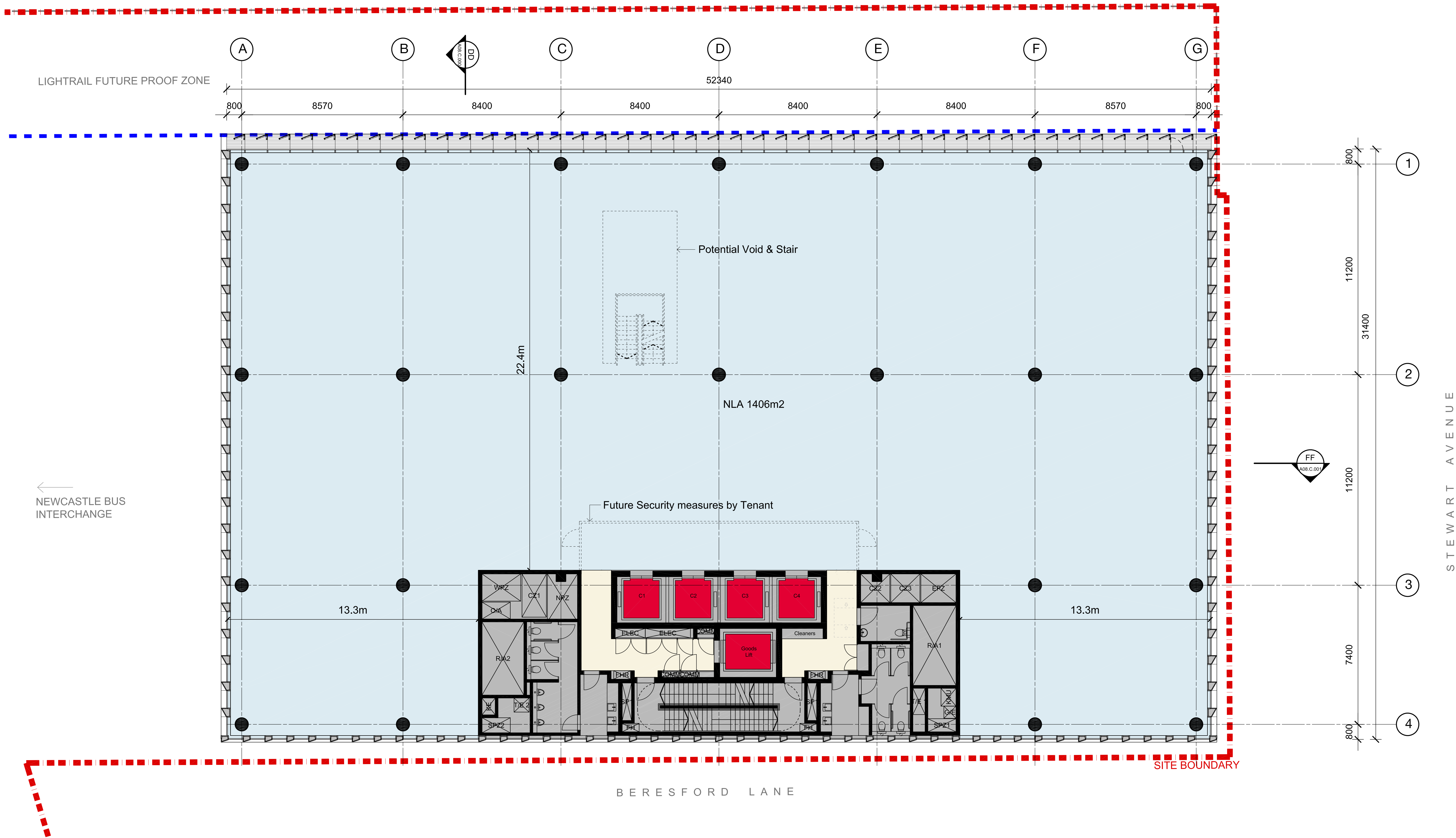
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6 Stewart Avenue
Newcastle
Commercial Building
Level 02-03 Plan

DOMA

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A03.C.002

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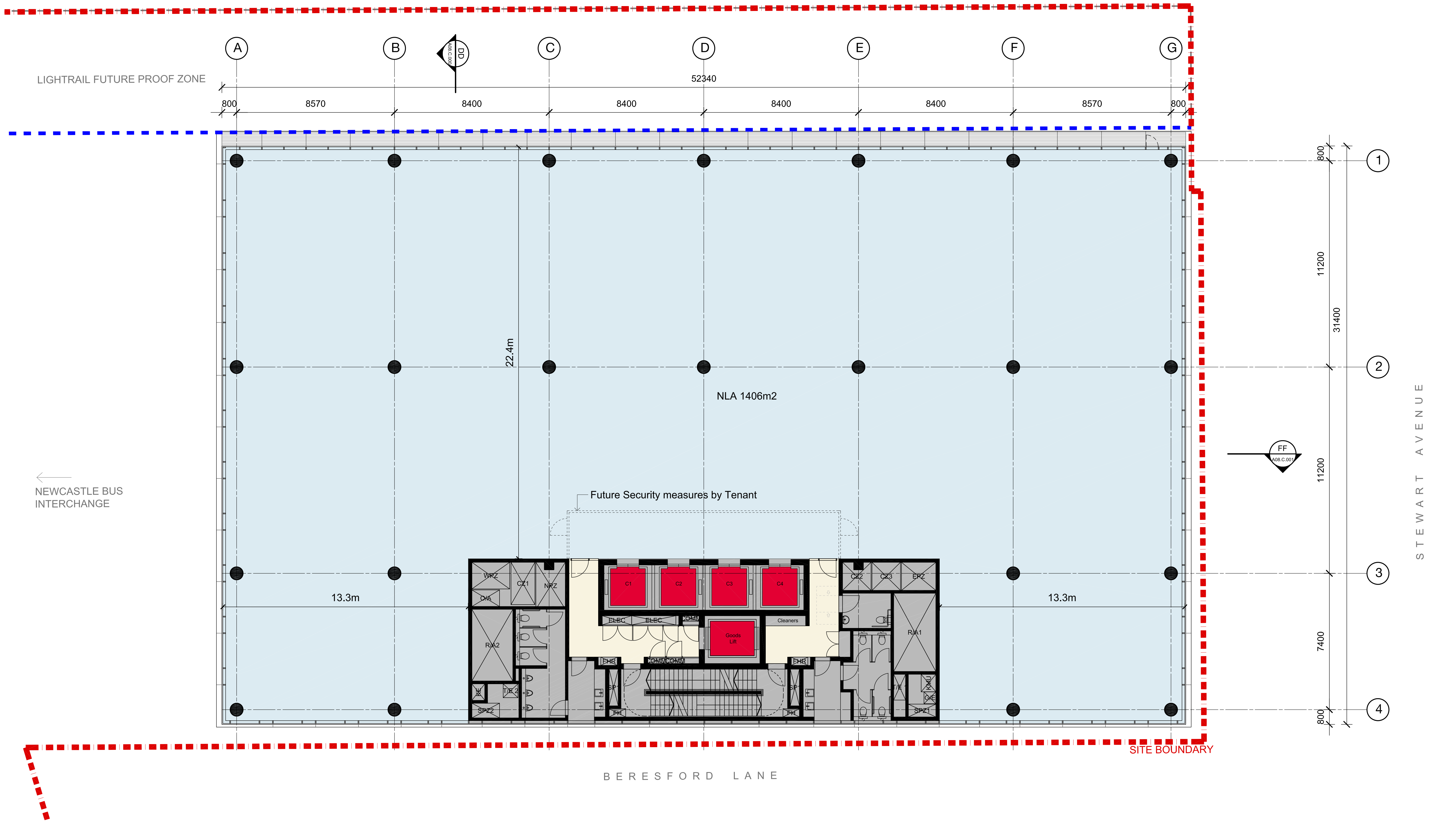
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6 Stewart Avenue
Newcastle
Commercial Building
Level 04 Plan

DOMA

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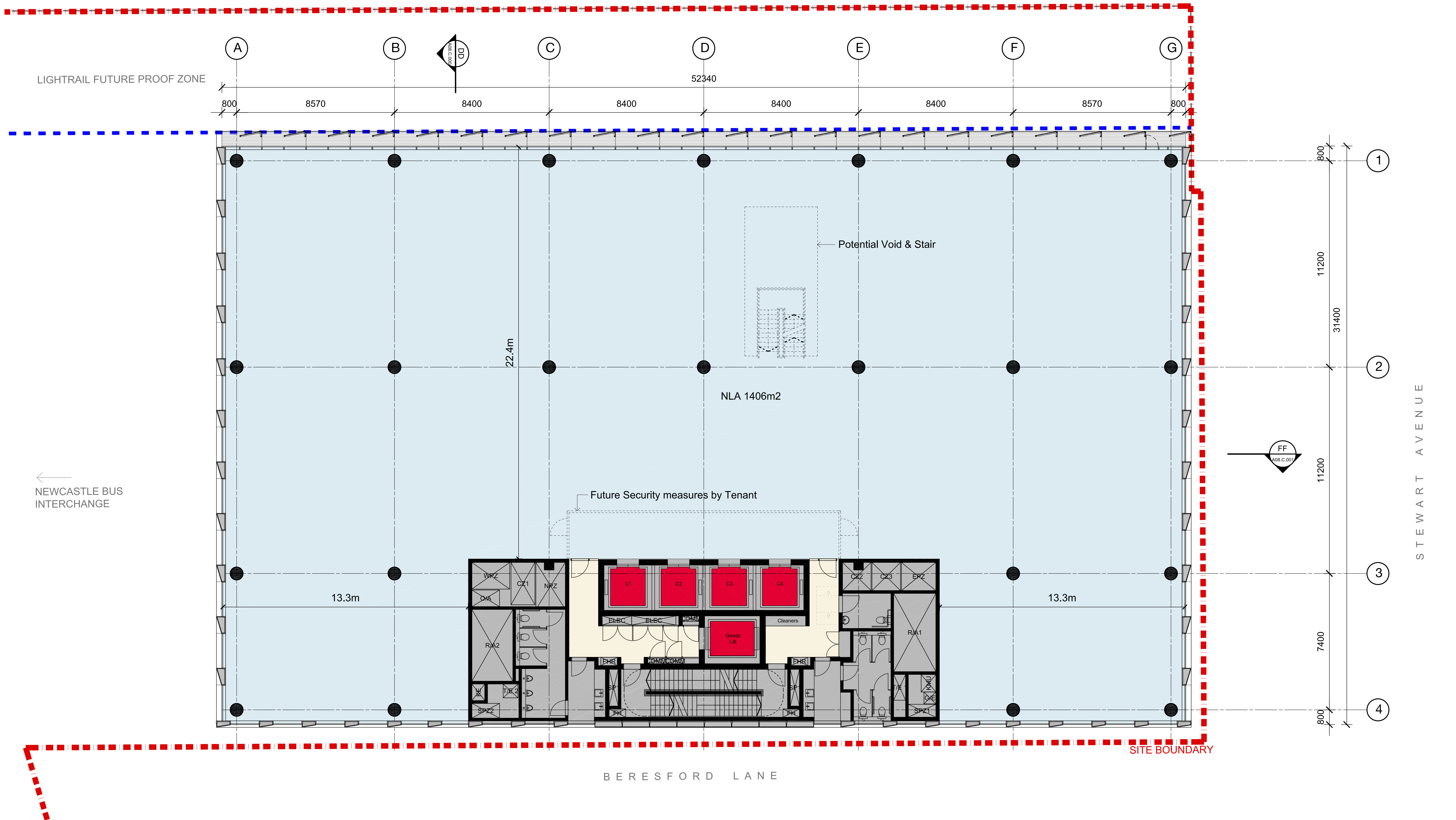
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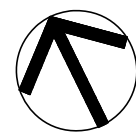
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A	13.09.18	Development Application	KM	BD

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6 Stewart Avenue
Newcastle
Commercial Building
Level 05 - 07 Plan



DOMA

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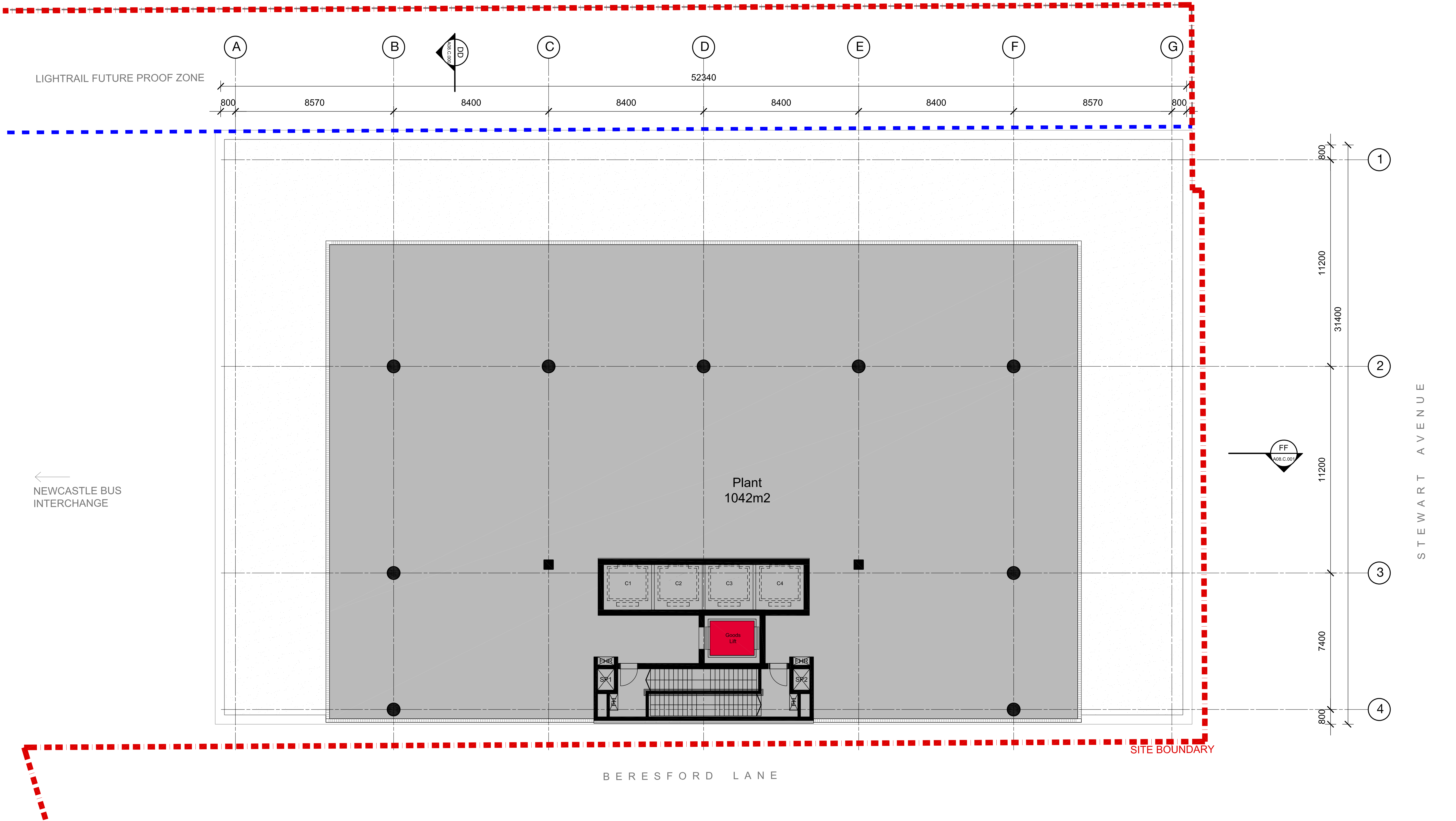
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A	13.09.18	Development Application	KM	BD

Revision	Date	Description	Initial	Checked



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6 Stewart Avenue
Newcastle
Commercial Building
Level 12 Plan - Roof Plant

DOMA

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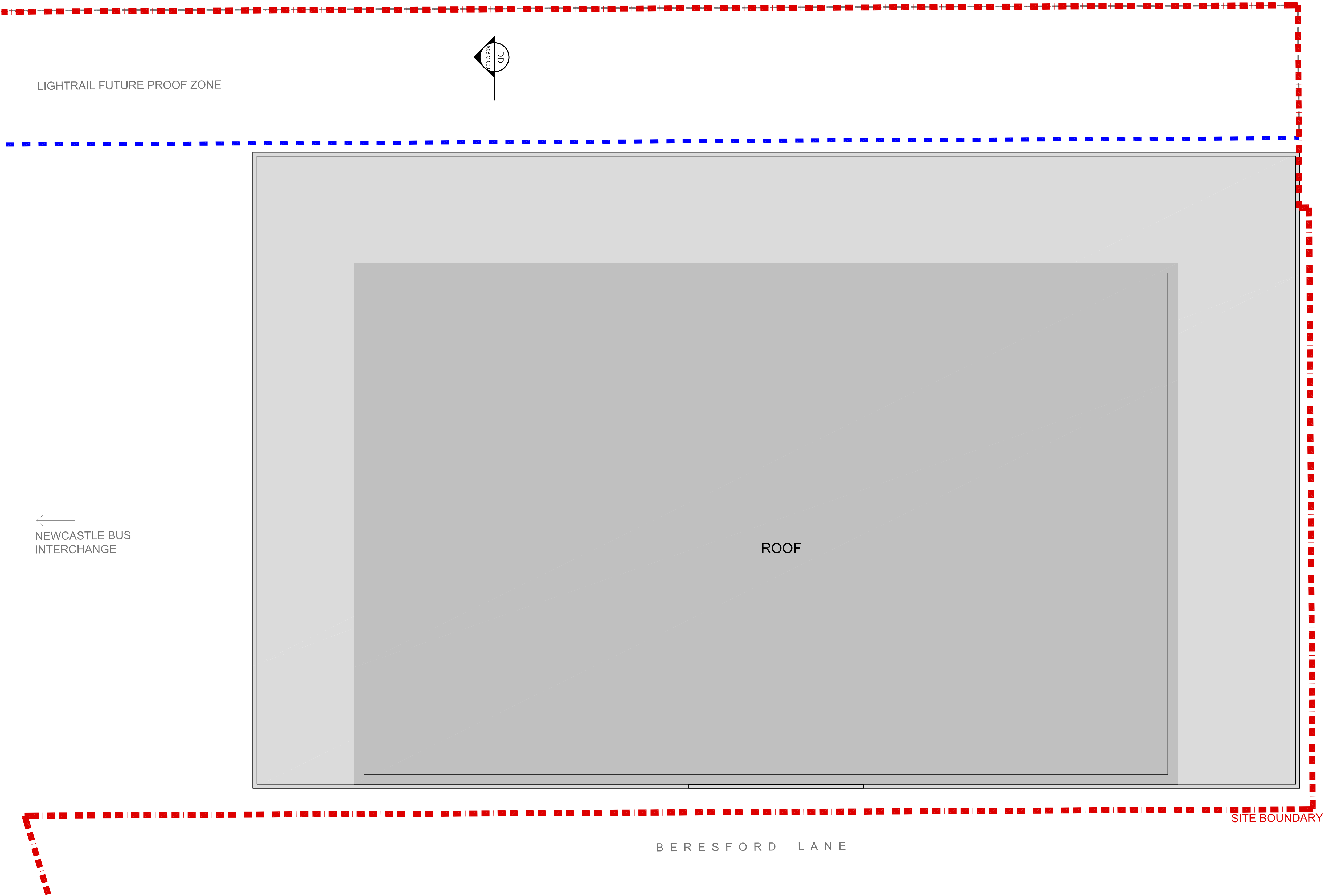
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NEWCASTLE BUS
INTERCHANGE

BERESFORD LANE

STEWART AVENUE

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6 Stewart Avenue
Newcastle
Commercial Building
Level 13 Plan - Roof Level

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A03.C.013

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Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
Commercial Building
Level B1 - Basement Level 01 Plan

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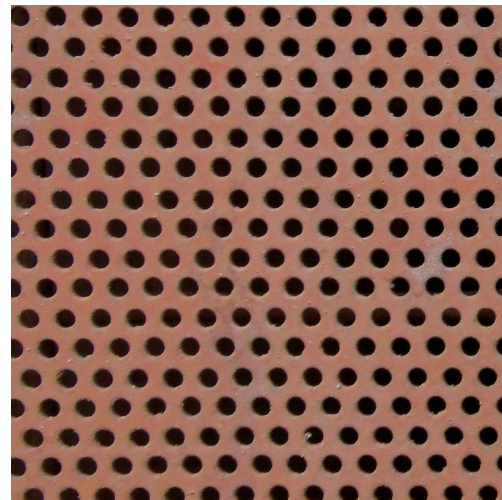
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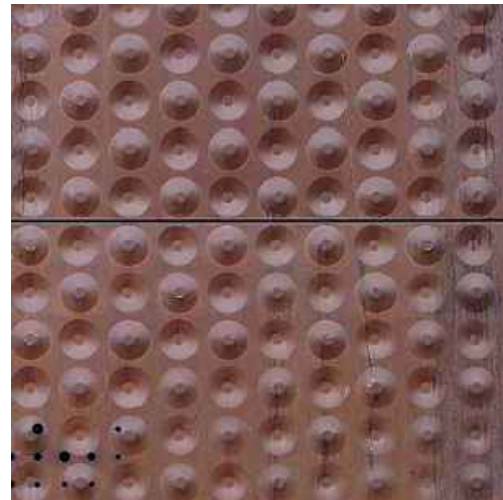
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1. PERFORATED ALUMINIUM SCREEN



2. DIMPLE TEXTURE ALUMINIUM FACADE



3. DGU GLAZING



4. DGU WITH MESH INTERLAYER



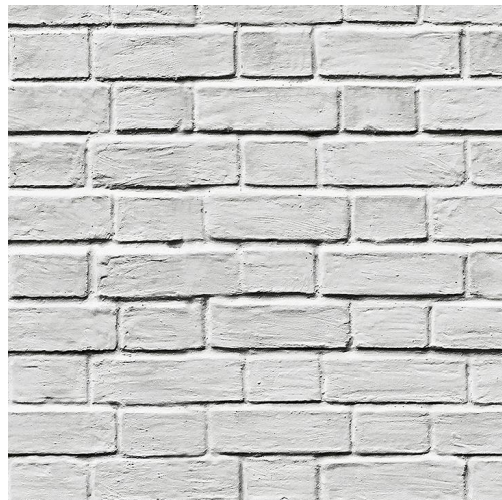
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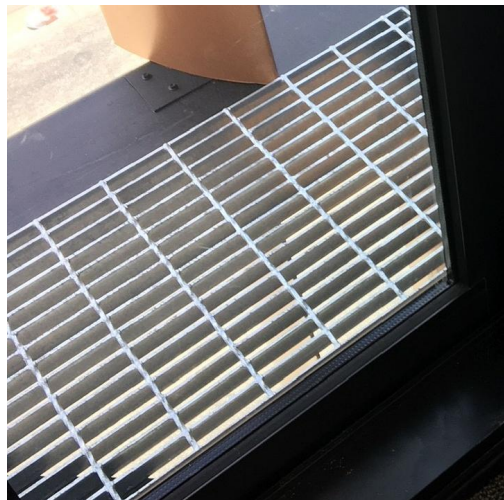
6. METAL CLAD COLUMNS



7. HORIZONTAL SOLID ALUMINIUM REVEAL



8. MASONRY



9. EXTERNAL ACCESS MAINTENANCE



10. ALUMINIUM LOUVRES

NOT FOR CONSTRUCTION

A	13.08.18	Development Application	FLB	BD
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
North Elevation

DOMA

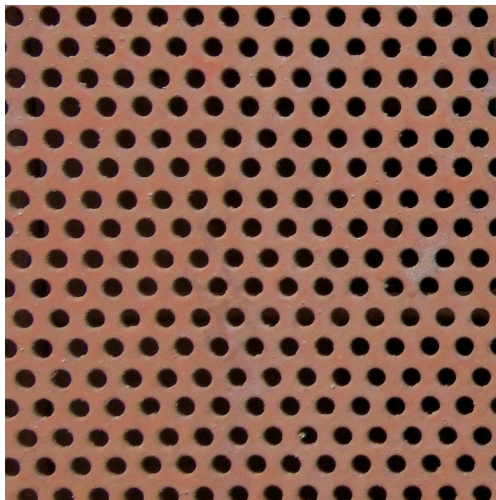
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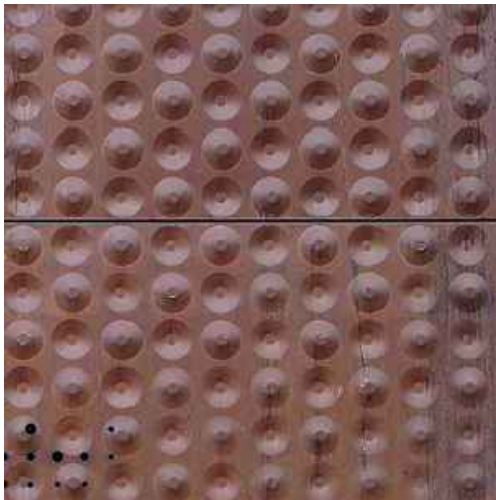
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1. PERFORATED ALUMINIUM SCREEN



2. DIMPLE TEXTURE ALUMINIUM FACADE



3. DGU GLAZING



4. DGU WITH MESH INTERLAYER



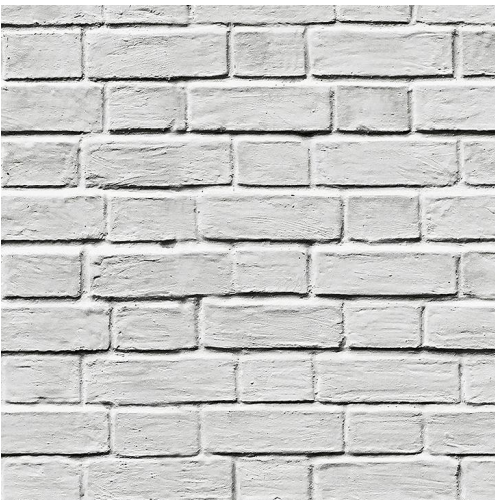
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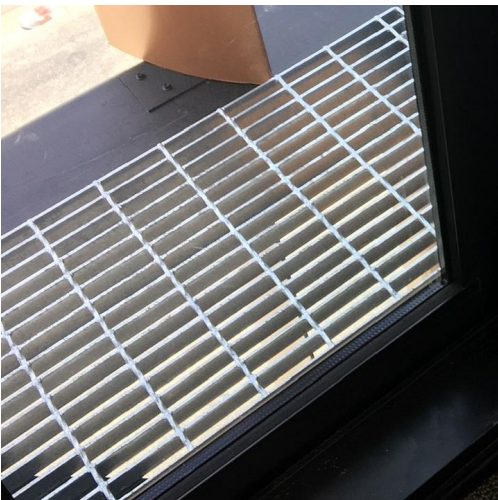
6. METAL CLAD COLUMNS



7. HORIZONTAL SOLID ALUMINIUM REVEAL



8. MASONRY



9. EXTERNAL ACCESS MAINTENANCE



10. ALUMINIUM LOUVRES

NOT FOR CONSTRUCTION

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Revision	Date	Description	Initial	Checked
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6 Stewart Avenue
Newcastle
East Elevation

DOMA

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BATESSMART

SITE BOUNDARY

SITE BOUNDARY

7.6m

FUTURE CARPARK
(SEPARATE DA UNDER ASSESSMENT)

10

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8

10

RL 56.4

RL 55.4

ROOF RL 55.4

PLANT RL 49.9

L11 RL 46.1

L10 RL 42.3

L09 RL 38.5

L08 RL 34.7

L07 RL 30.9

L06 RL 27.1

L05 RL 23.3

L04 RL 19.5

L03 RL 15.7

L02 RL 11.9

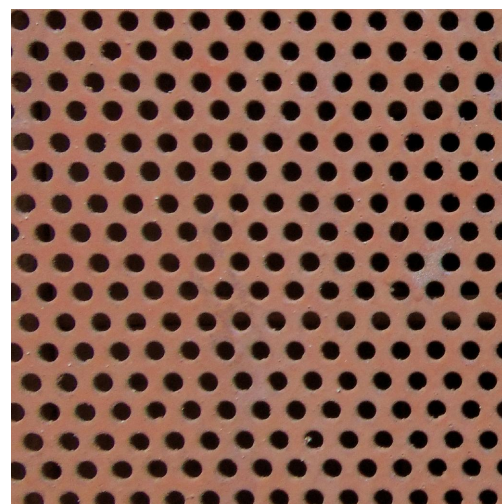
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G RL 3.10

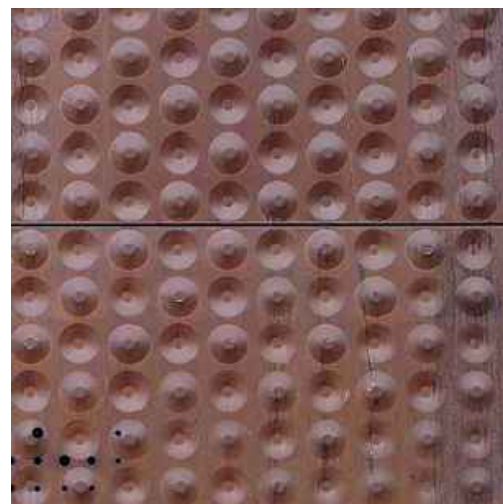
LB1 RL -0.1

ROLLER DOOR

ROLLER DOOR



1. PERFORATED ALUMINIUM
SCREEN



2. DIMPLE TEXTURE ALUMINIUM
FACADE



3. DGU GLAZING



4. DGU WITH MESH INTERLAYER



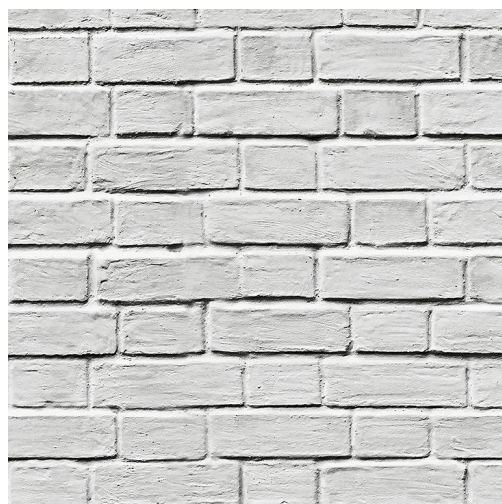
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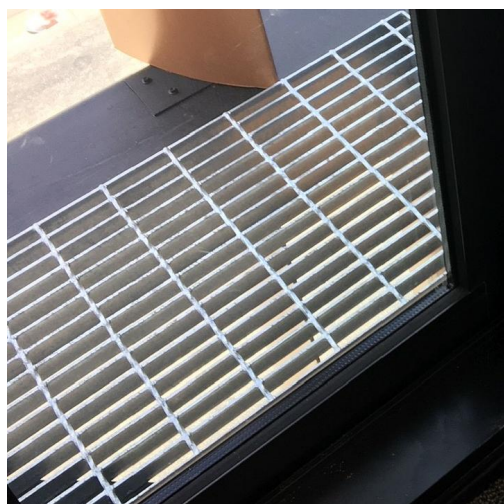
6. METAL CLAD COLUMNS



7. HORIZONTAL SOLID ALUMINIUM
REVEAL



8. MASONRY



9. EXTERNAL ACCESS
MAINTENANCE



10. ALUMINIUM LOUVRES

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6 Stewart Avenue
Newcastle

South Elevation

DOMA

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Drawn	FLB	Checked	BD
Project No.	S12133		
Status	DEVELOPMENT APPLICATION		
Plot Date	8/28/2017 2:56 PM		
Plot File	C:\Users\mial\appdata\local\temp\AcPublish_9452\A07_C.002.dwg		
Drawing No.		[Revision]	

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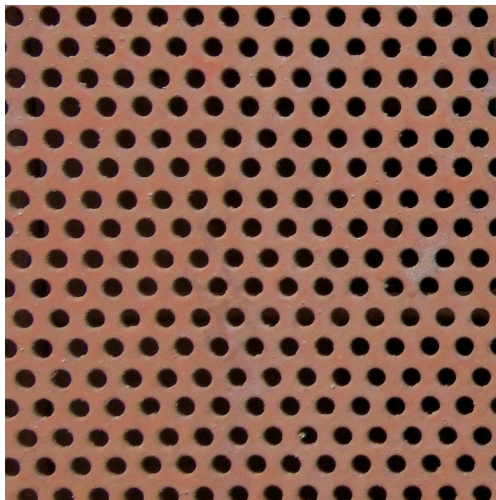
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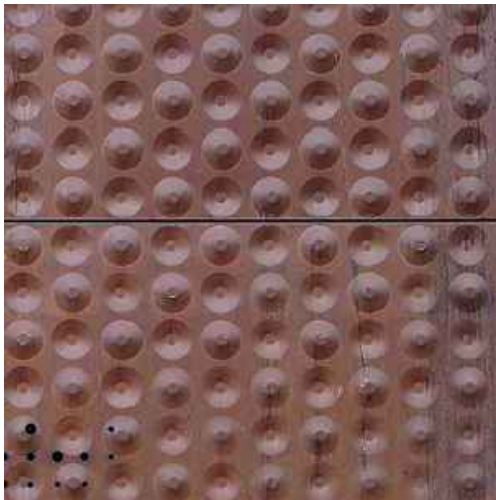
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A	13.08.18	Development Application	FLB	BD	
Revision	Date	Description	Initial	Checked	

Revision	Date	Description	Initial	Checked	



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2. DIMPLE TEXTURE ALUMINIUM FACADE



3. DGU GLAZING



4. DGU WITH MESH INTERLAYER



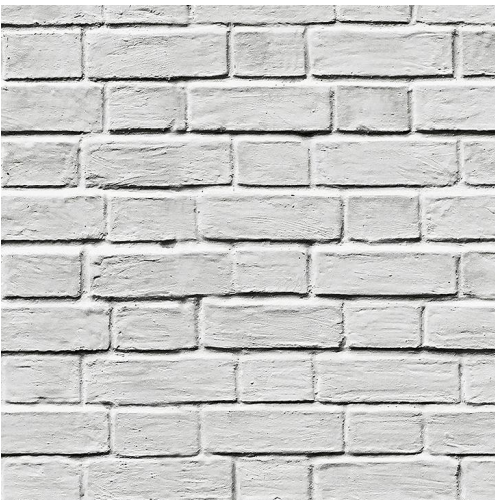
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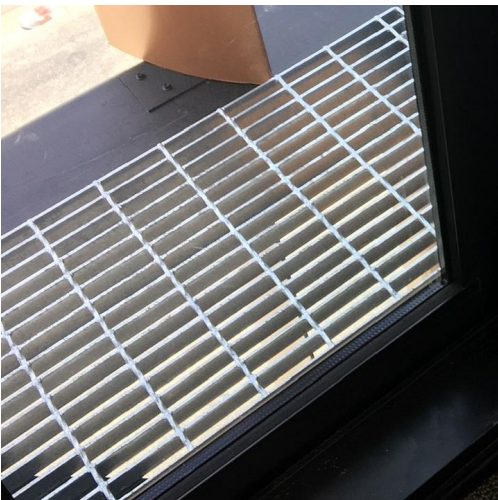
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7. HORIZONTAL SOLID ALUMINIUM REVEAL



8. MASONRY



9. EXTERNAL ACCESS MAINTENANCE



10. ALUMINIUM LOUVRES

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A	13.09.18	Development Application	FLB	BD
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked	

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Newcastle
West Elevation

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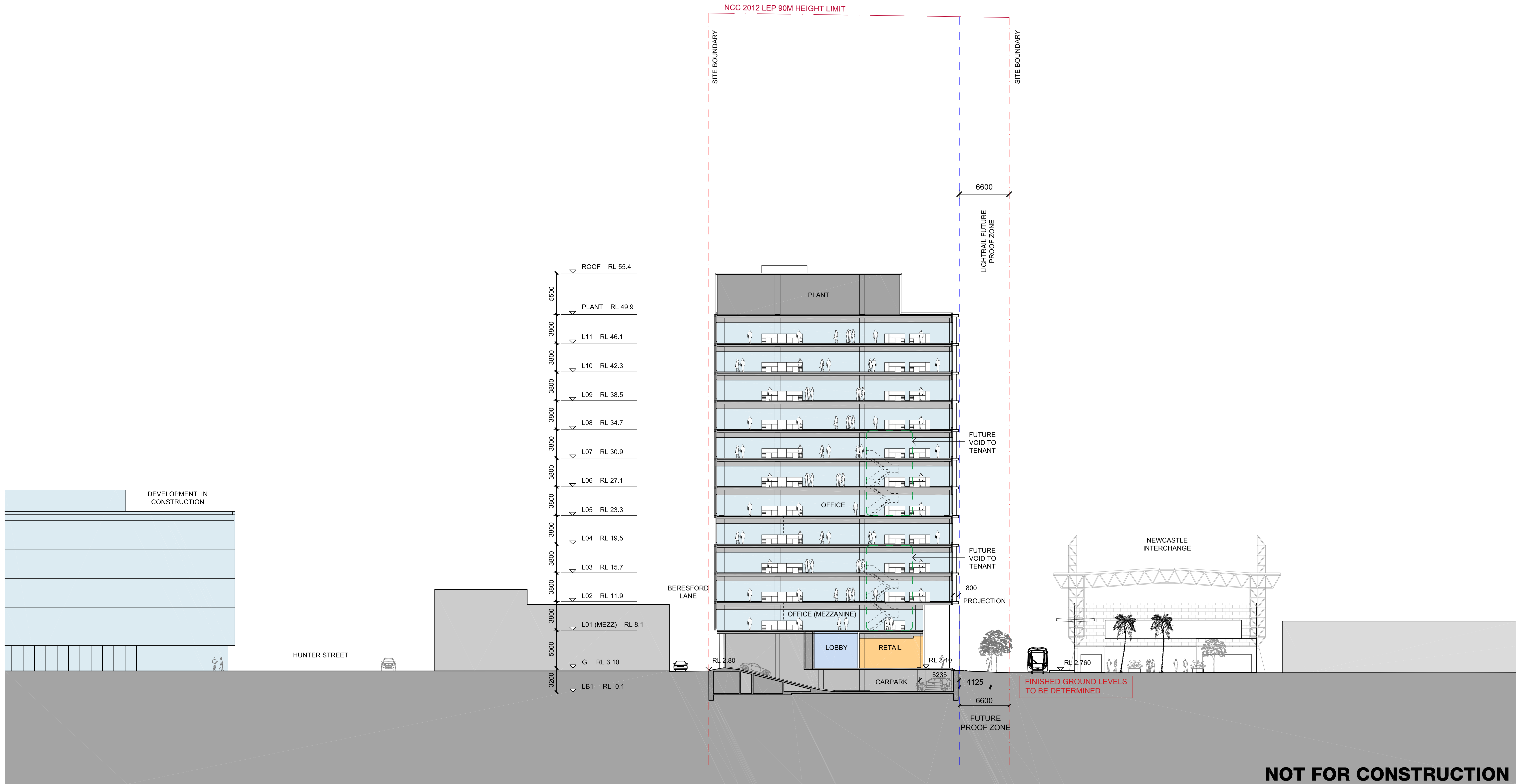
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A	13.09.18	Development Application	FLB	BD	
Revision	Date	Description	Initial	Checked	

Revision	Date	Description	Initial	Checked	

6 Stewart Avenue
Newcastle
Section DD
South/North section through office tower

DOMA

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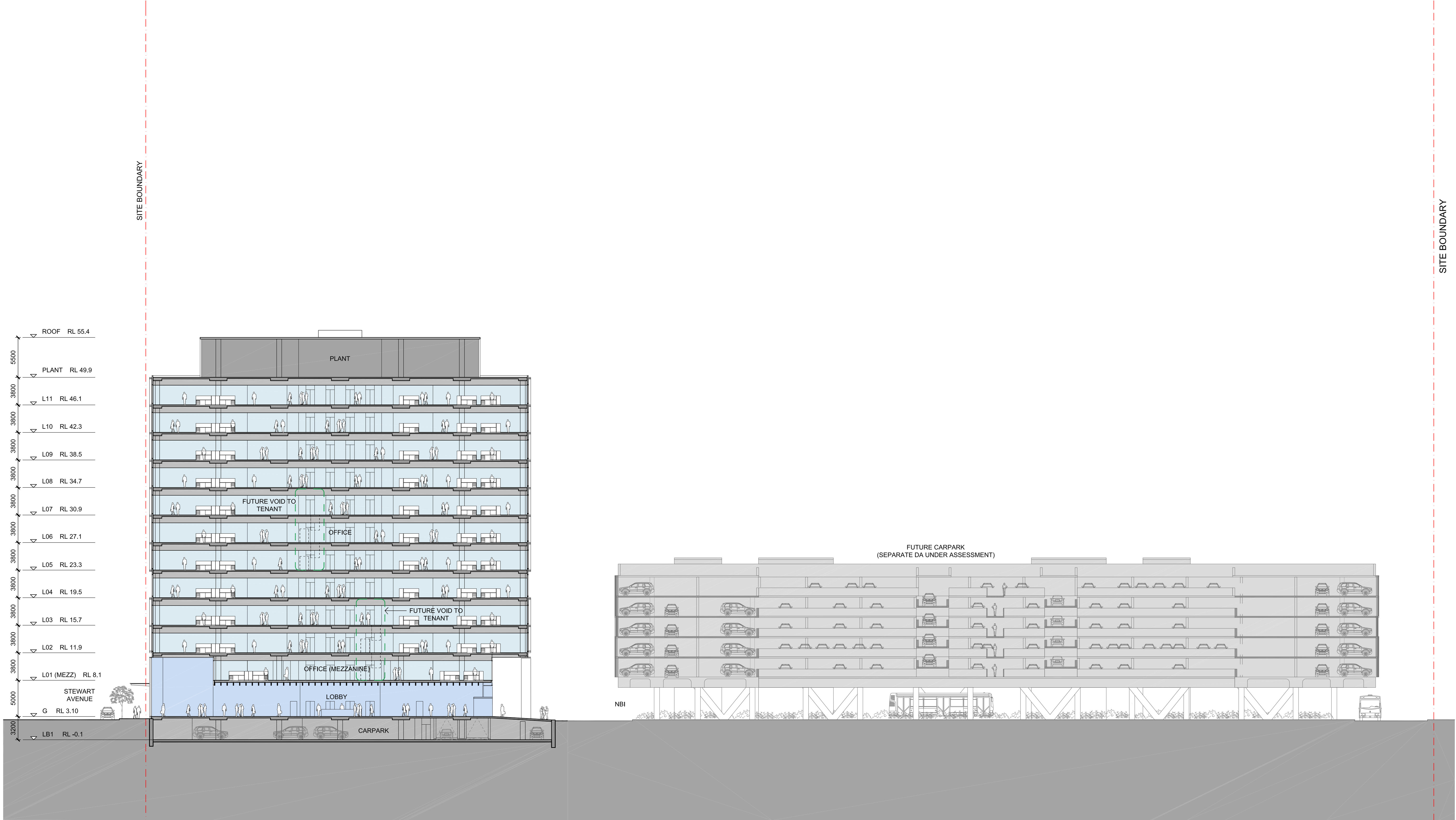
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Drawing No.	A08.C.000

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Revision Date Description Initial Checked

Revision Date Description Initial Checked

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Newcastle

Section FF
East/West section through office tower

DOMA

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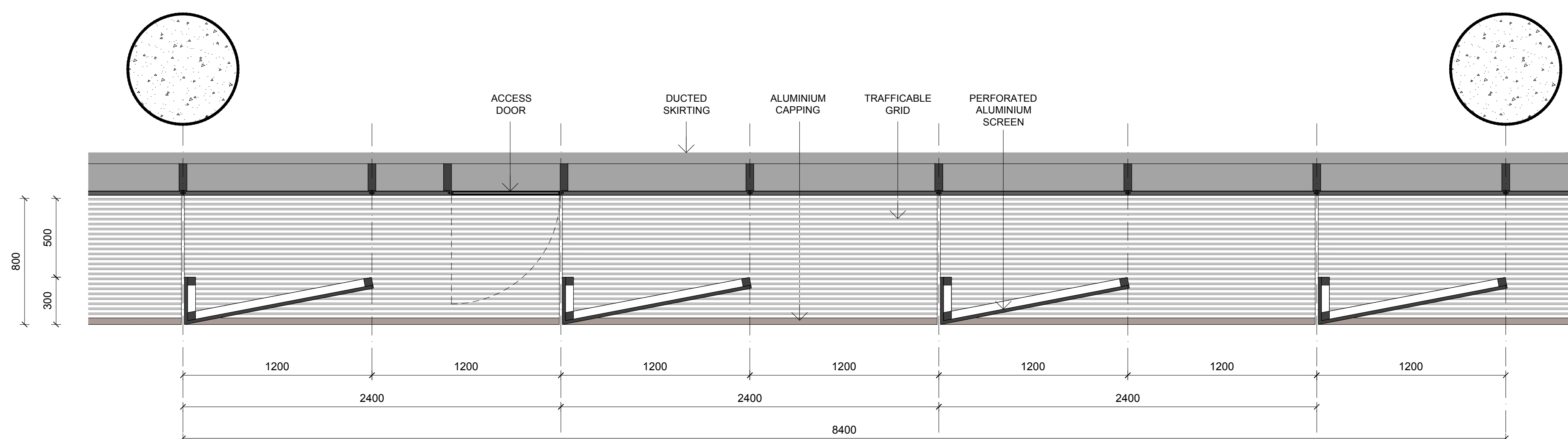
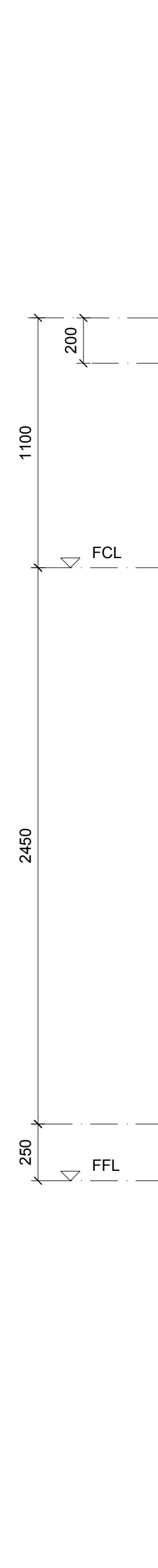
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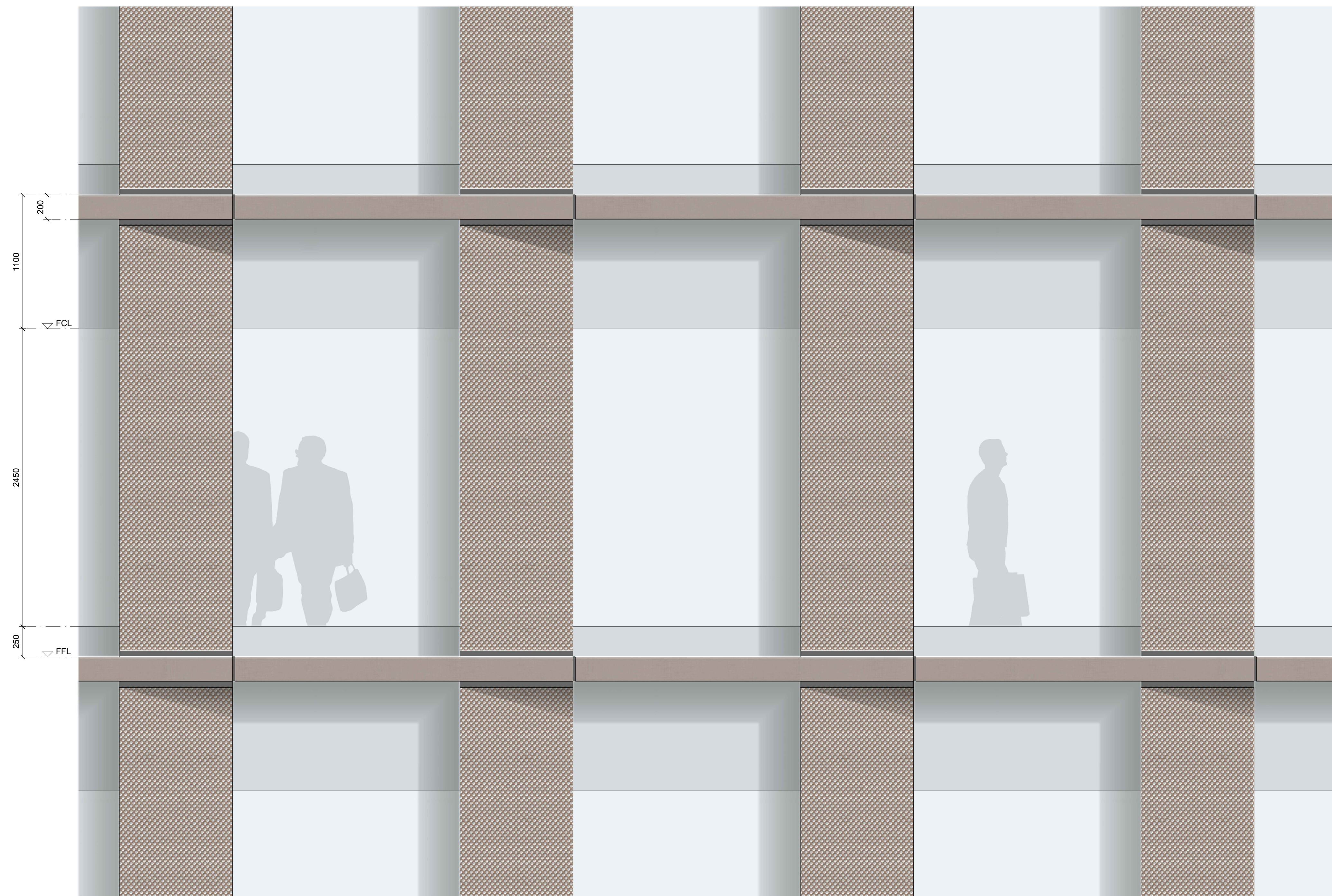
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Revision	Date	Description	Initial	Checke

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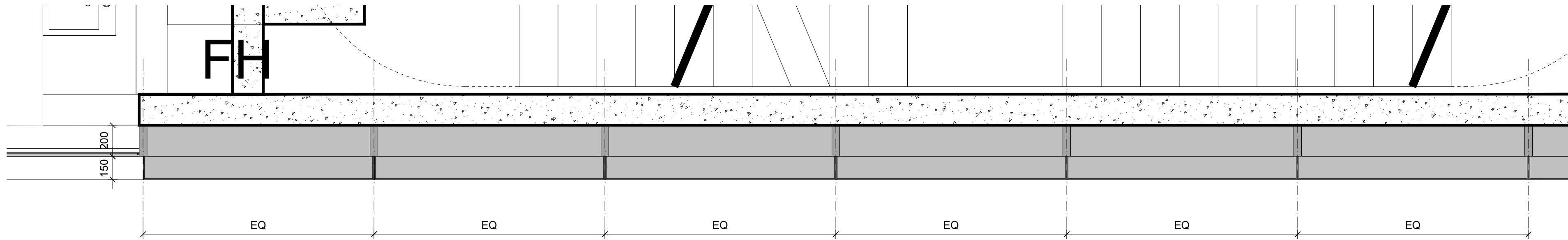
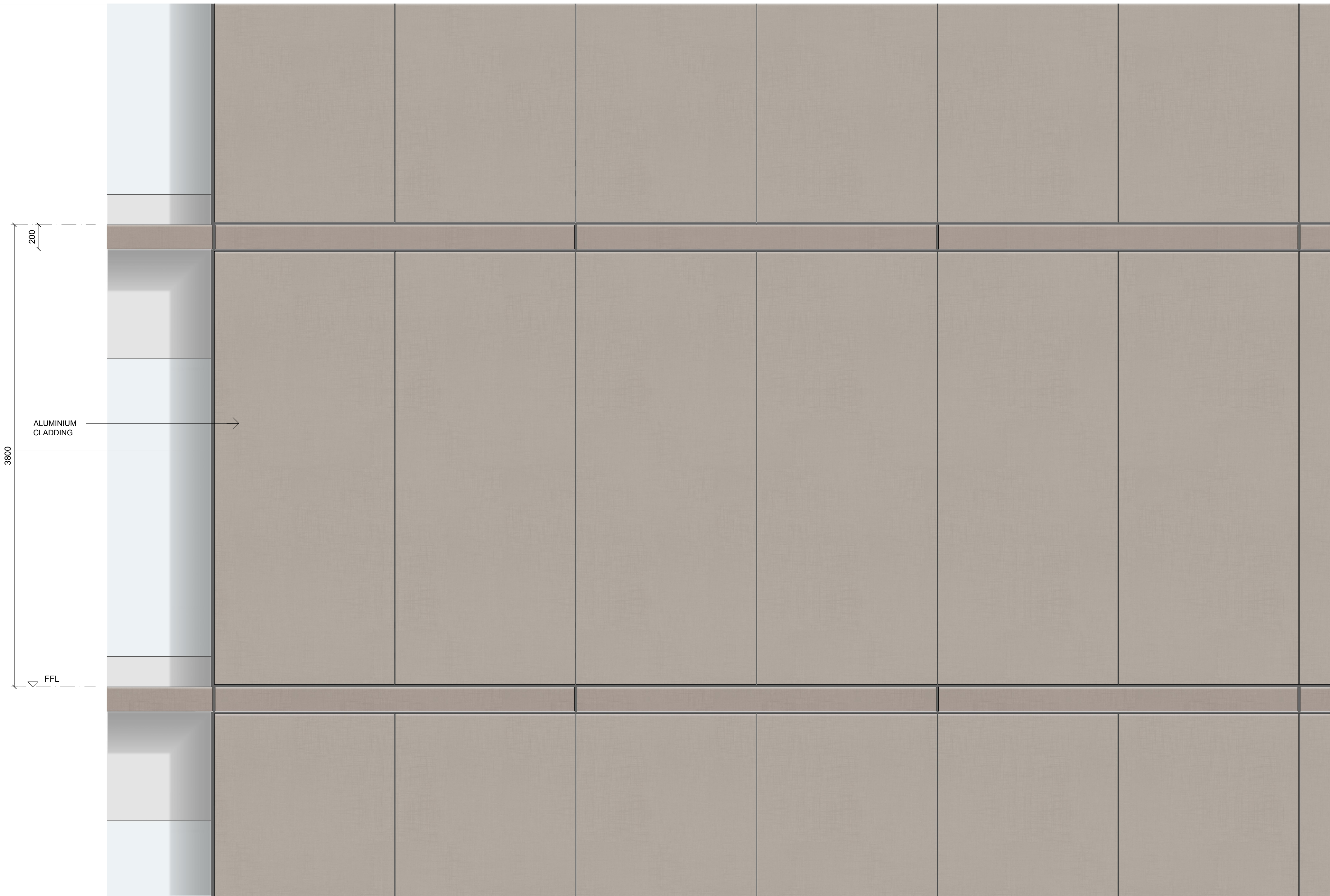
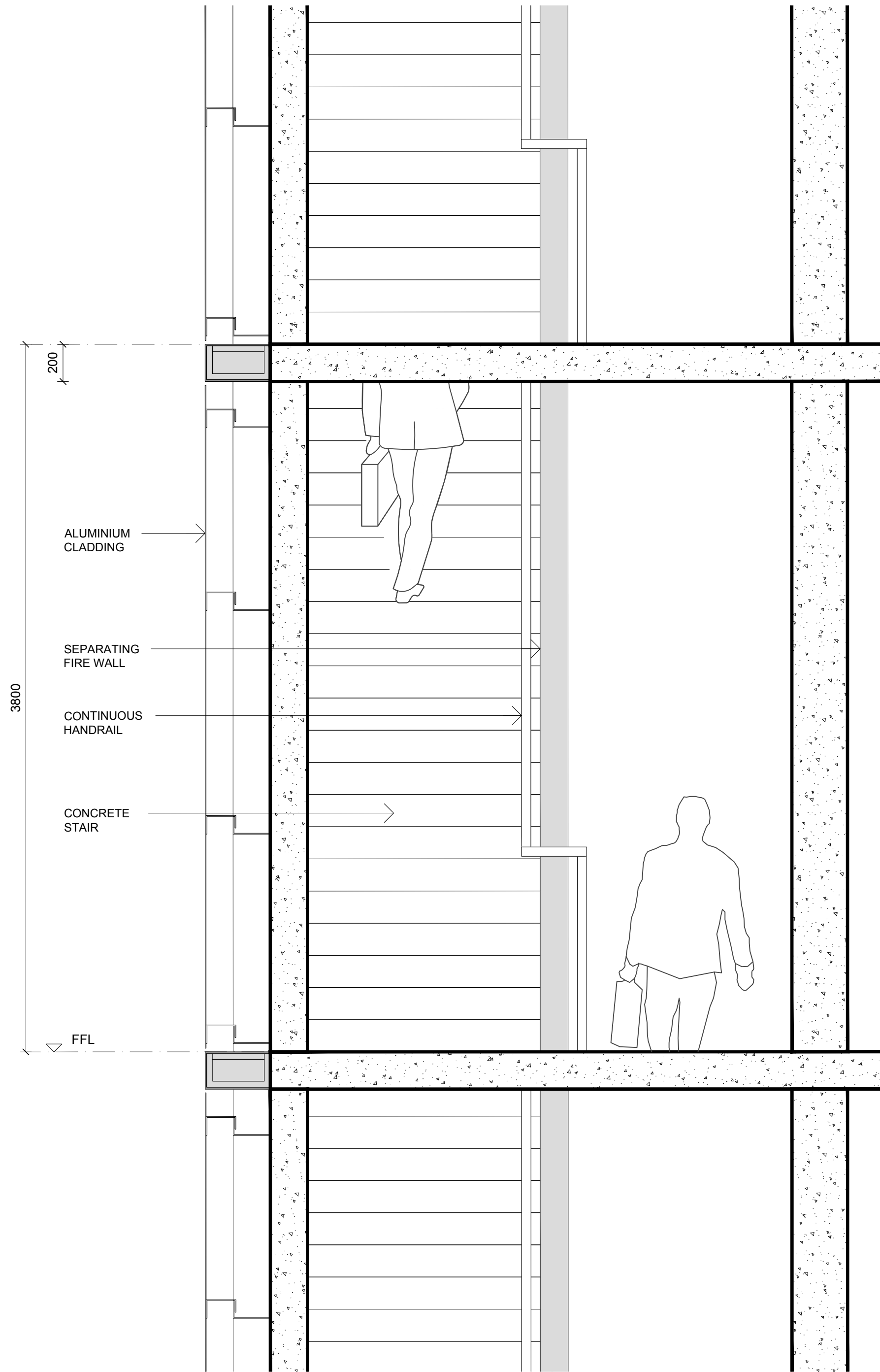
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Revision	Date	Description	Initial	Checked	

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Newcastle
Facade Type C - South

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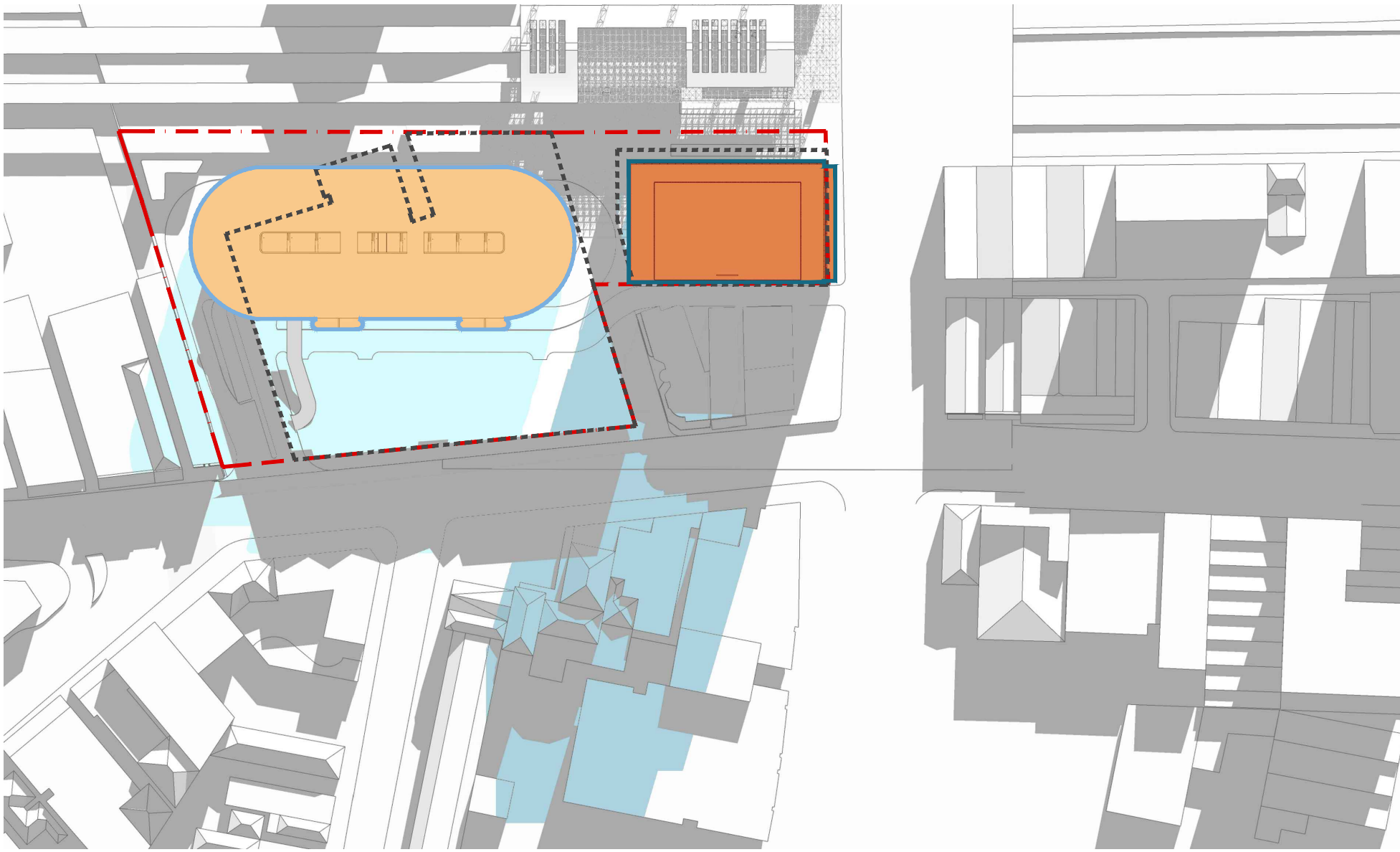
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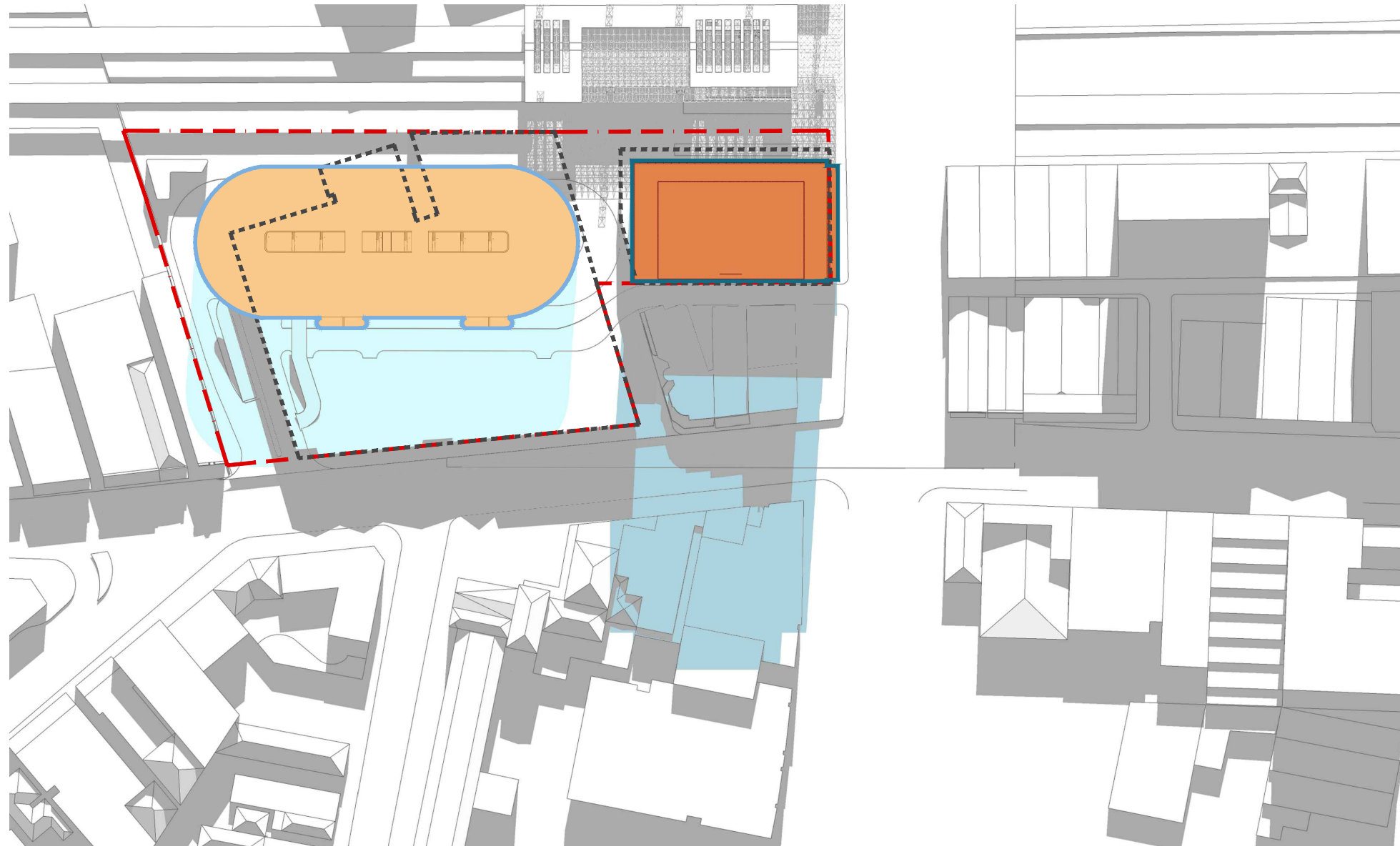
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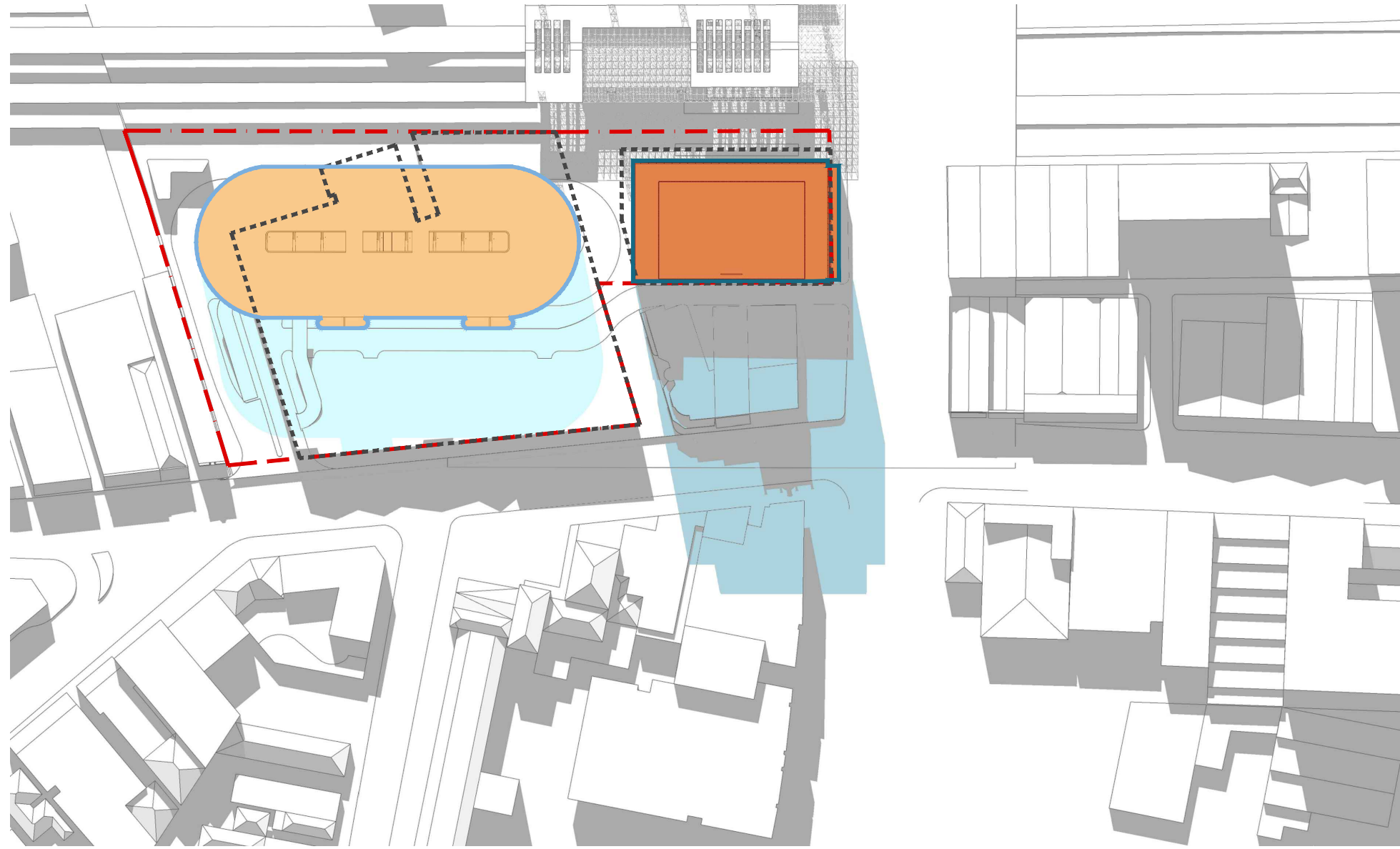
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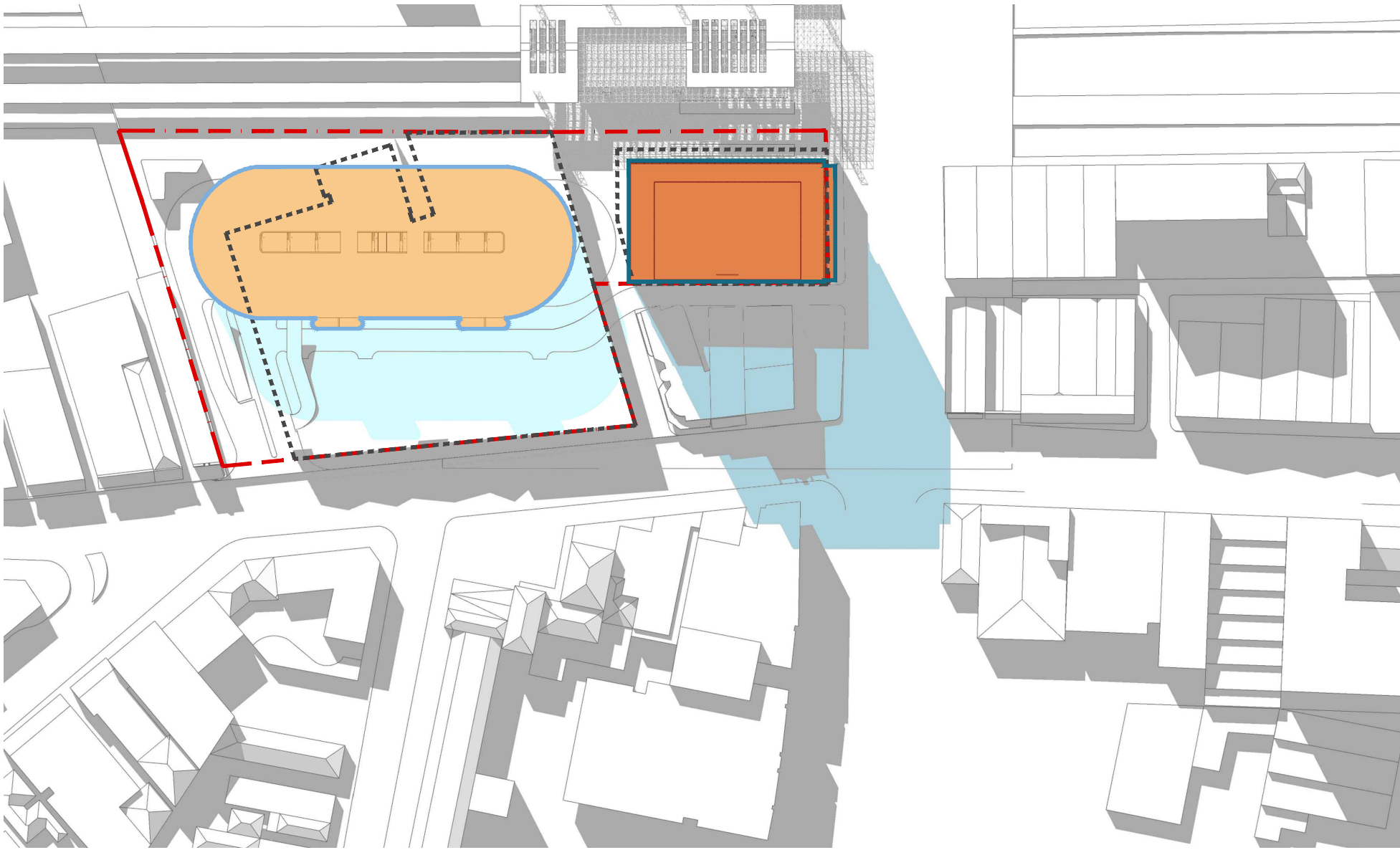
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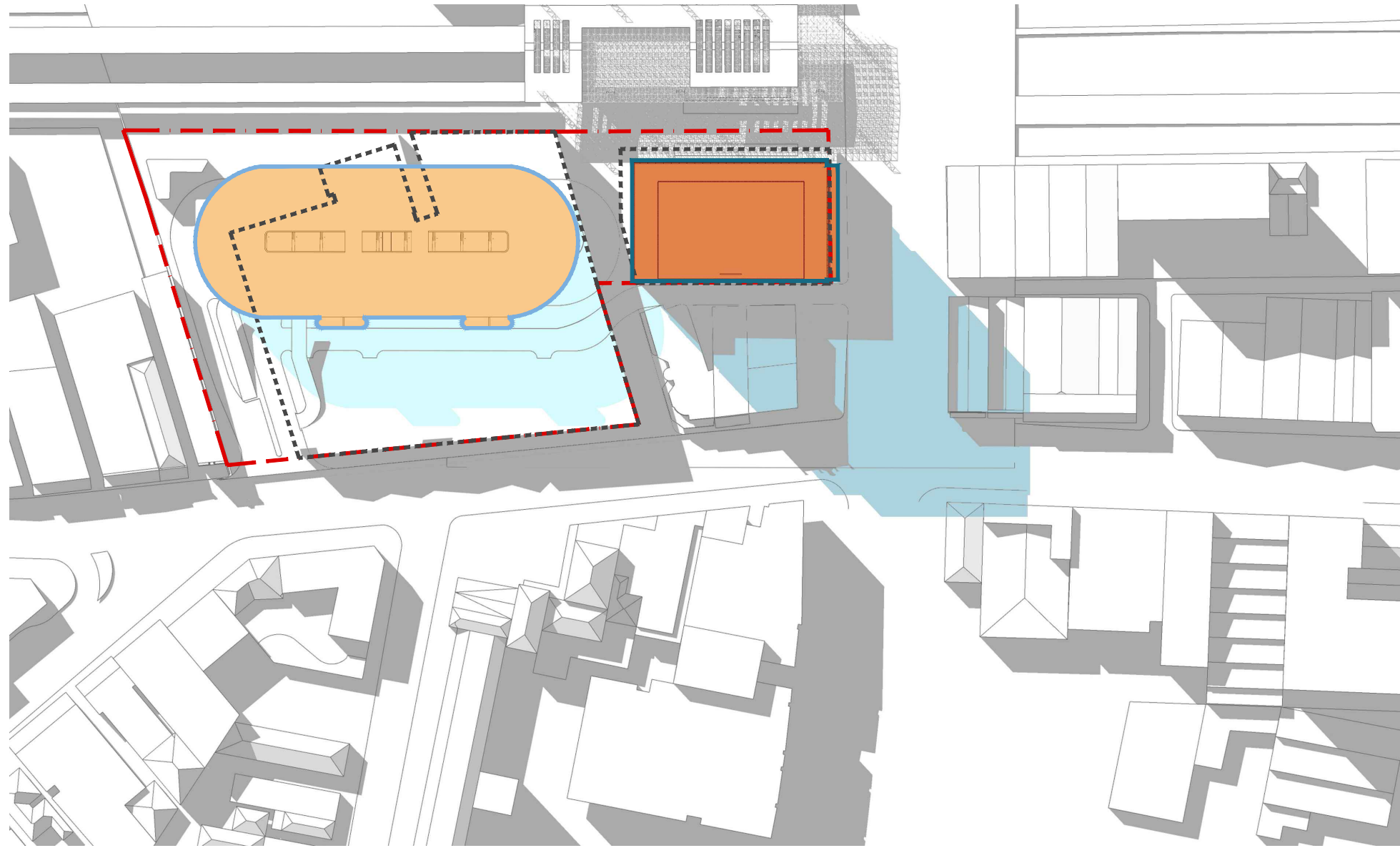
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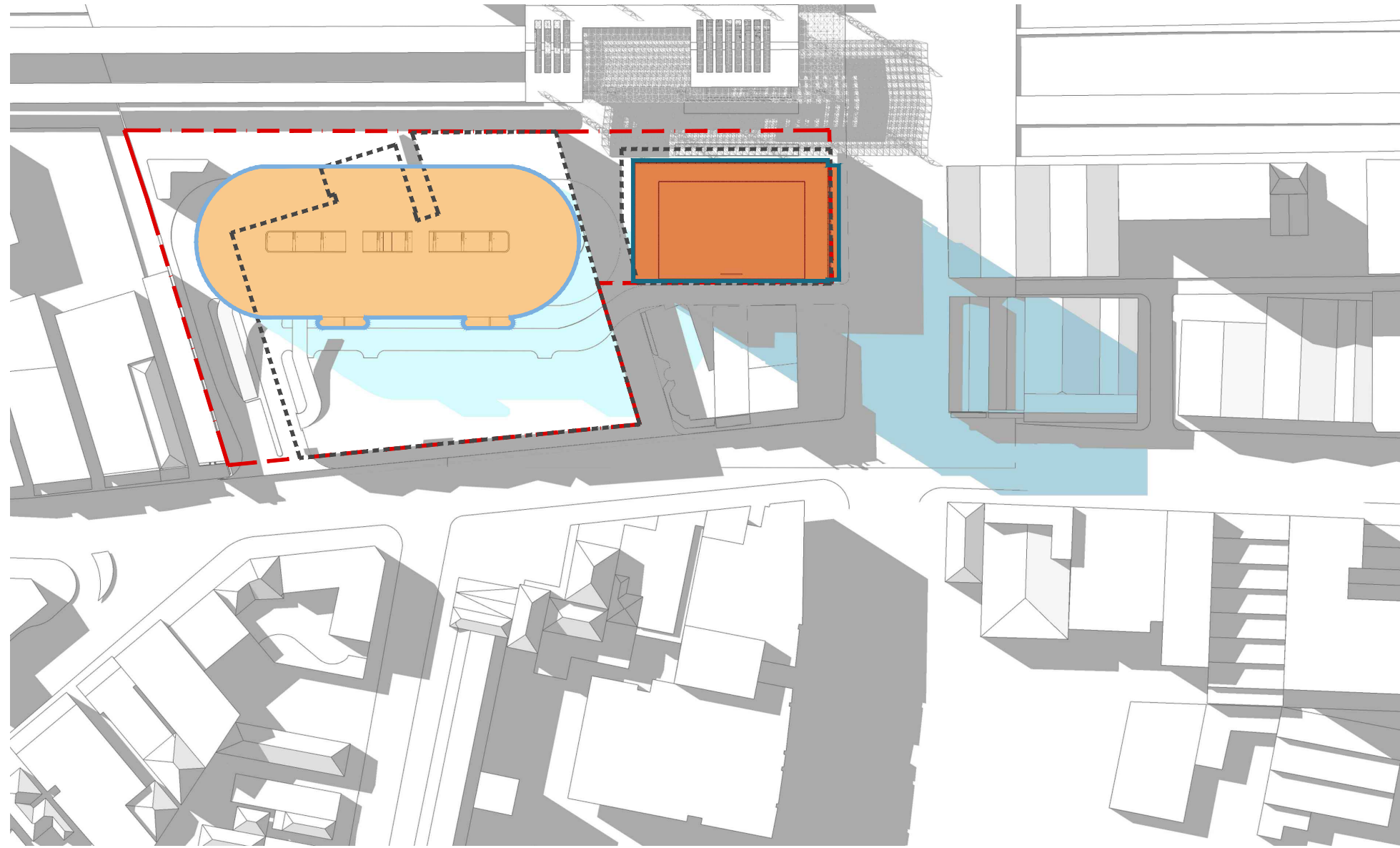
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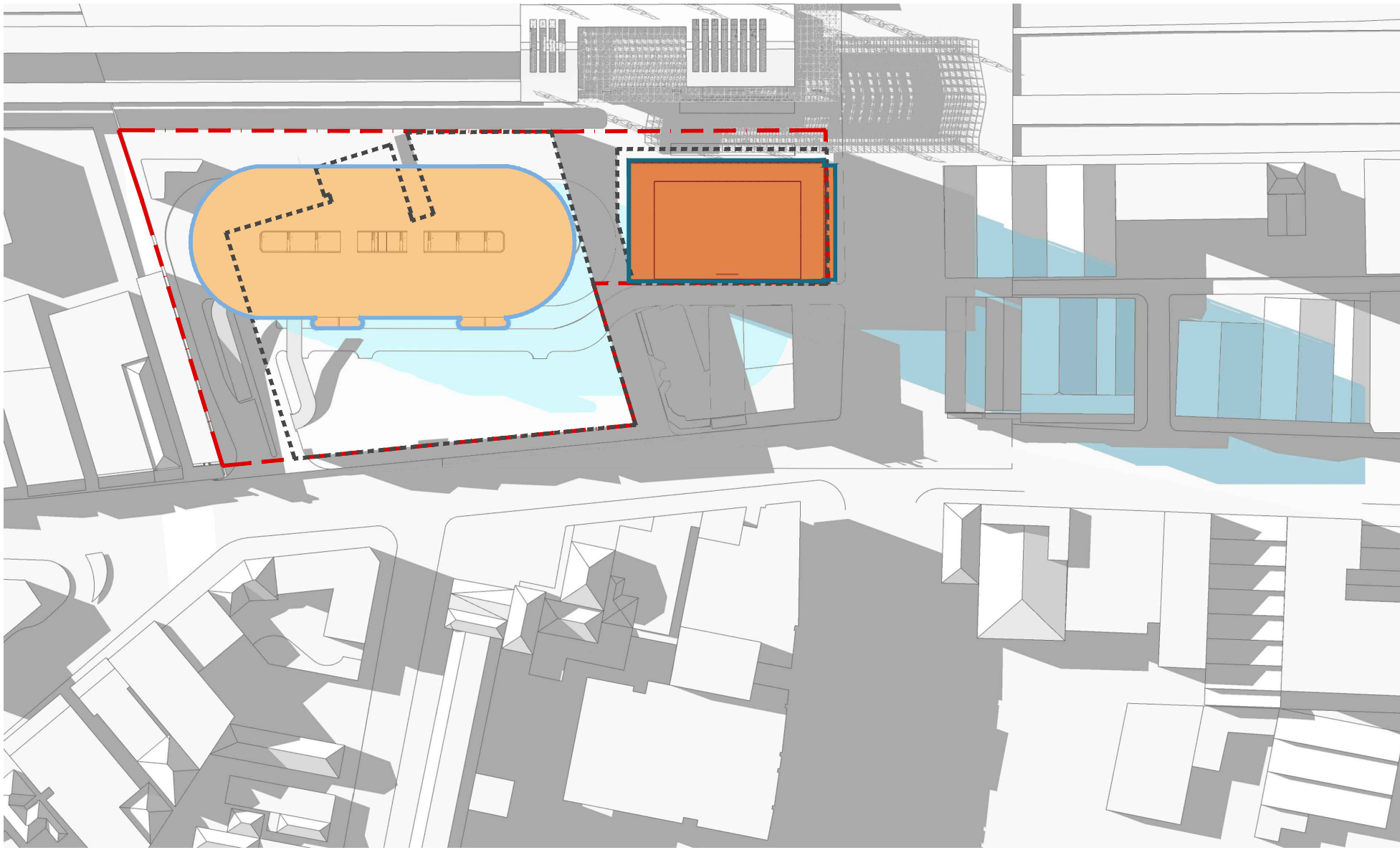
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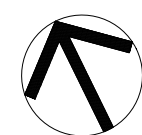
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- EXISTING BUILDINGS
- EXISTING SHADOWS
- FOOTPRINT OF PROPOSED CARPARK (REFER TO DA DA2018/00879)
- SHADOWS CAST BY PROPOSED CARPARK (REFER TO DA DA2018/00879)
- FOOTPRINT OF PROPOSED COMMERCIAL BUILDING
- SHADOWS CAST BY PROPOSED COMMERCIAL BUILDING

A	13.09.18	Development Application	FLB	BD
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked

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Solar Analysis Winter



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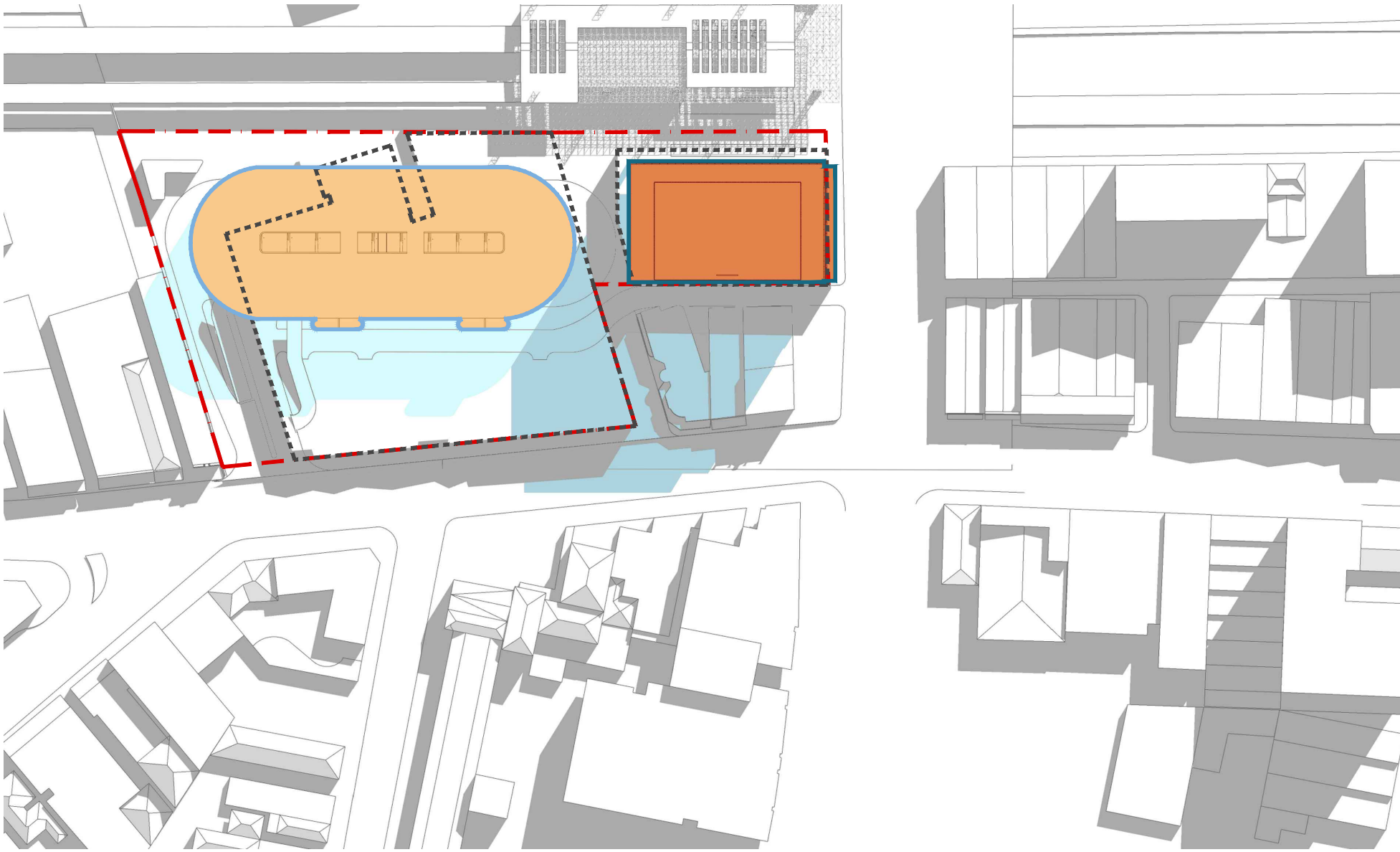
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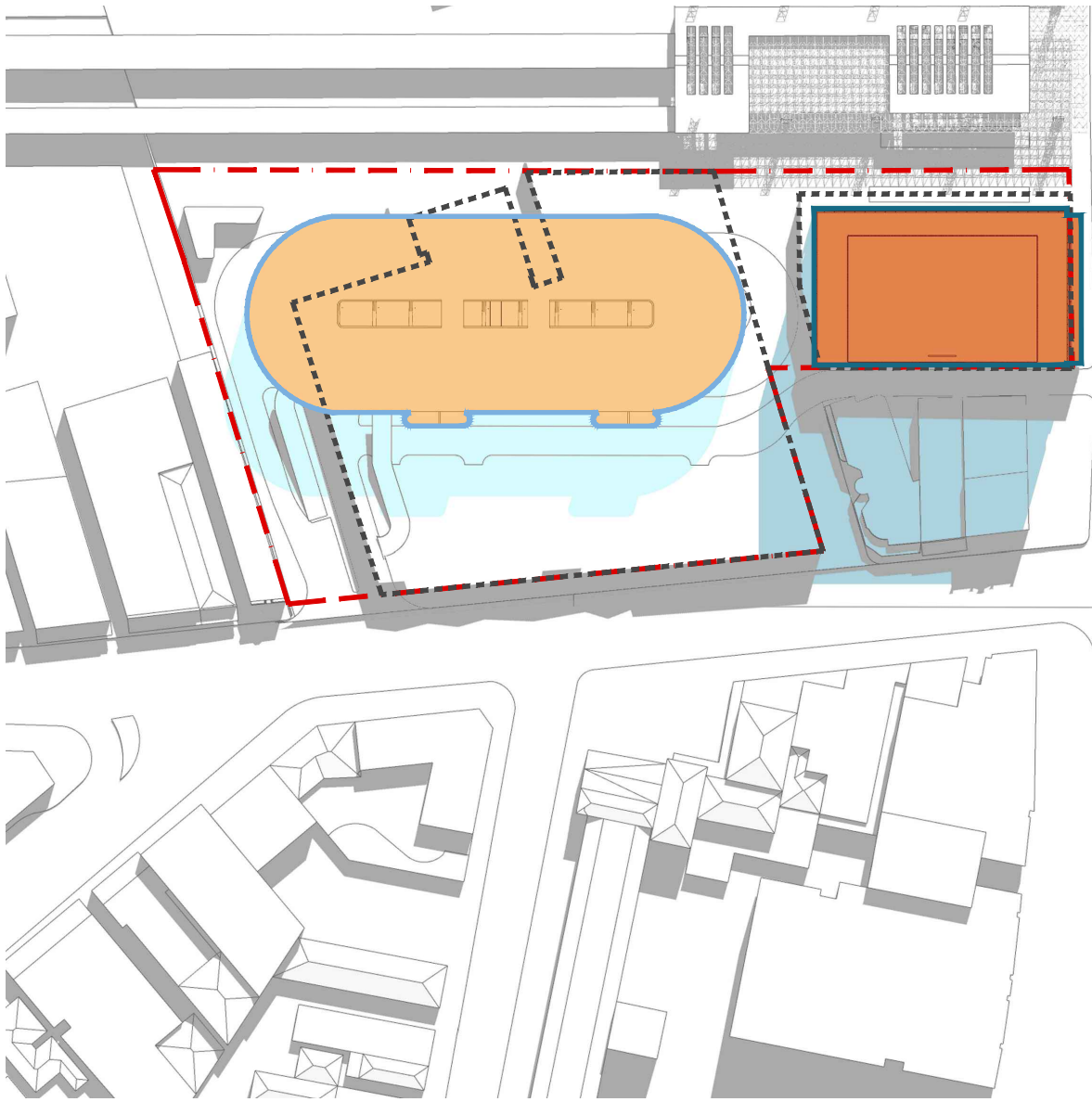
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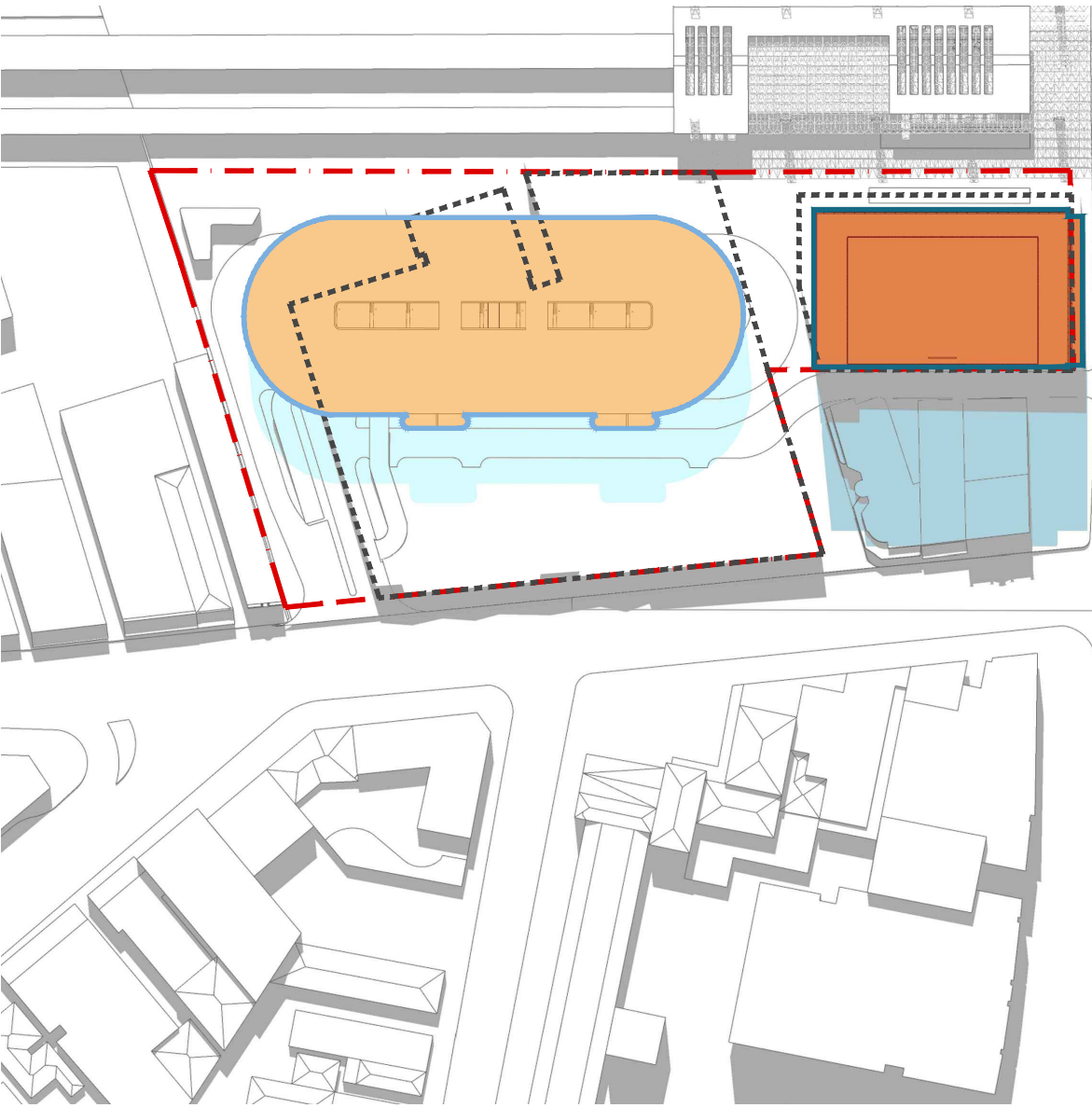
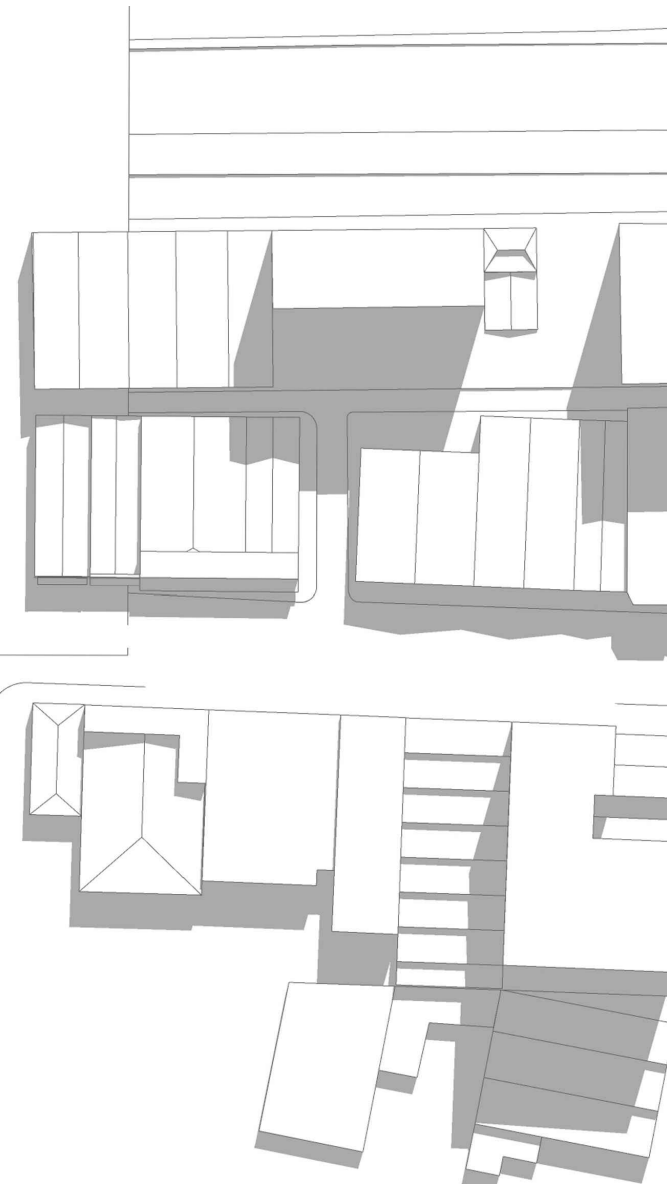
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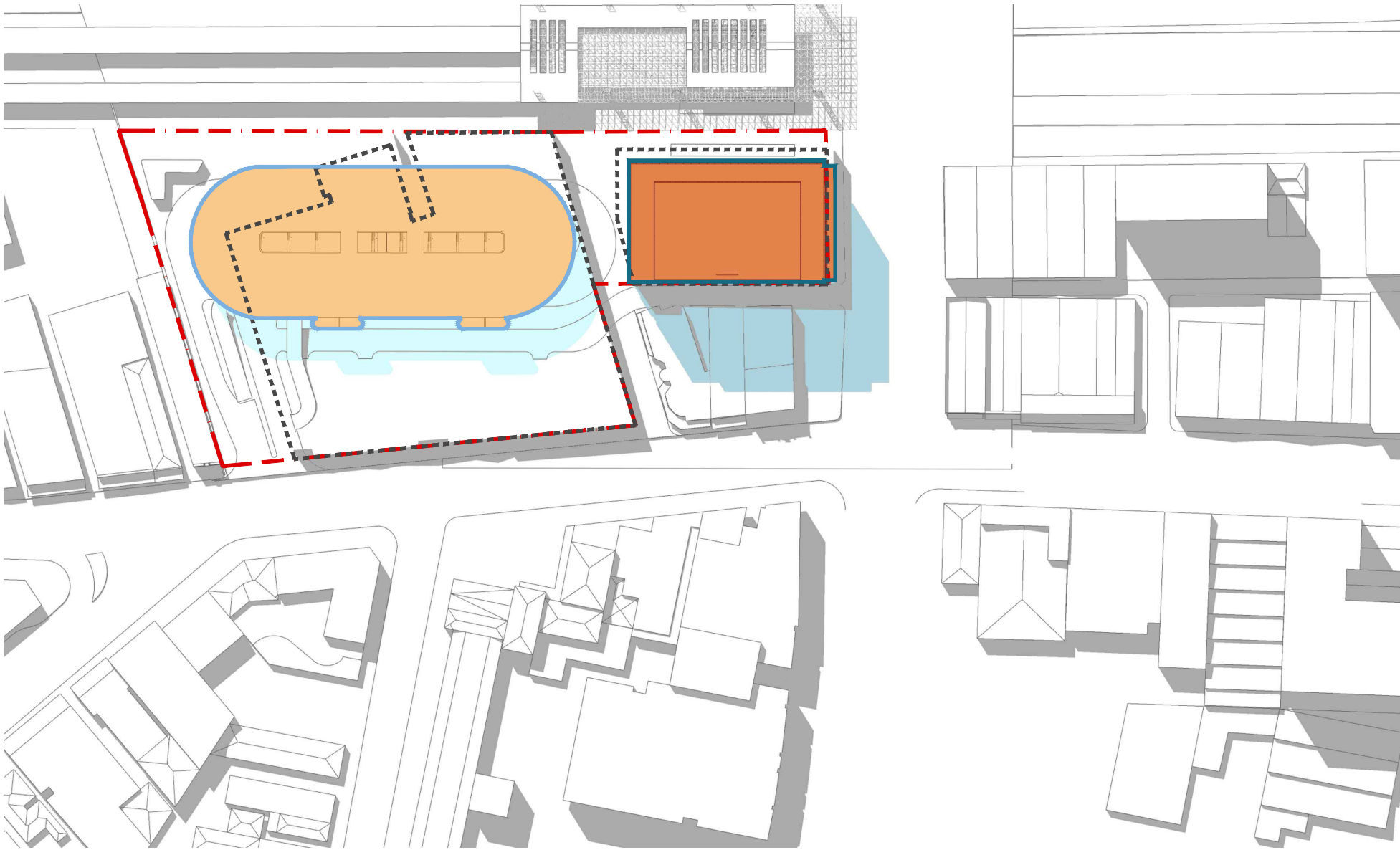
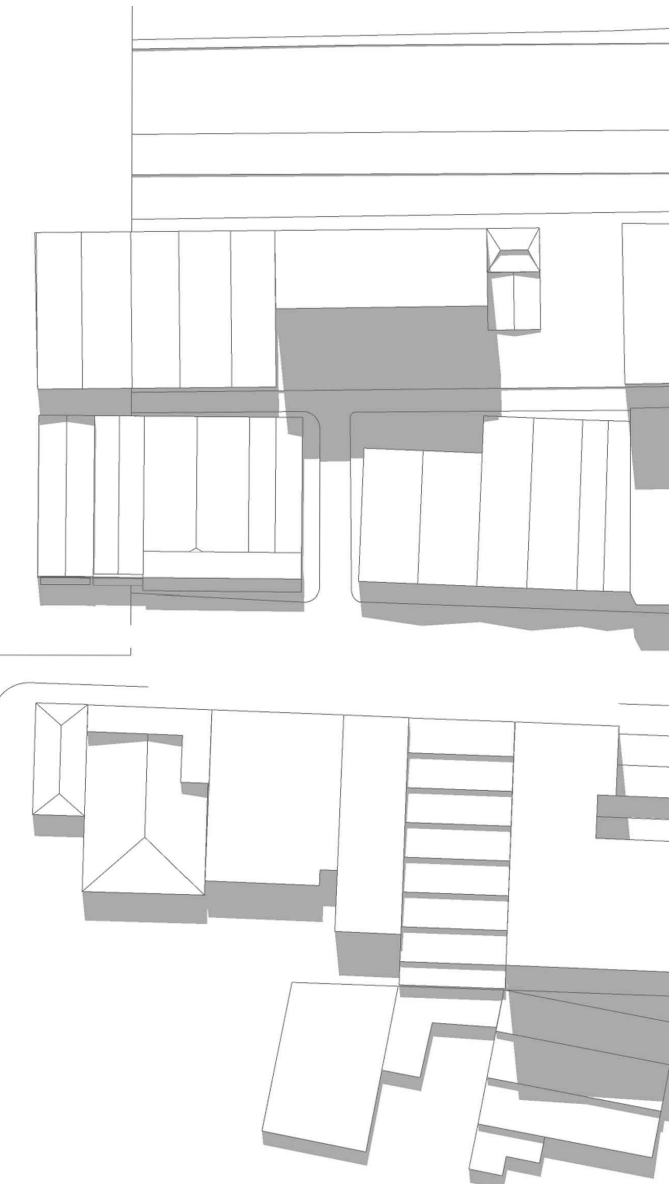
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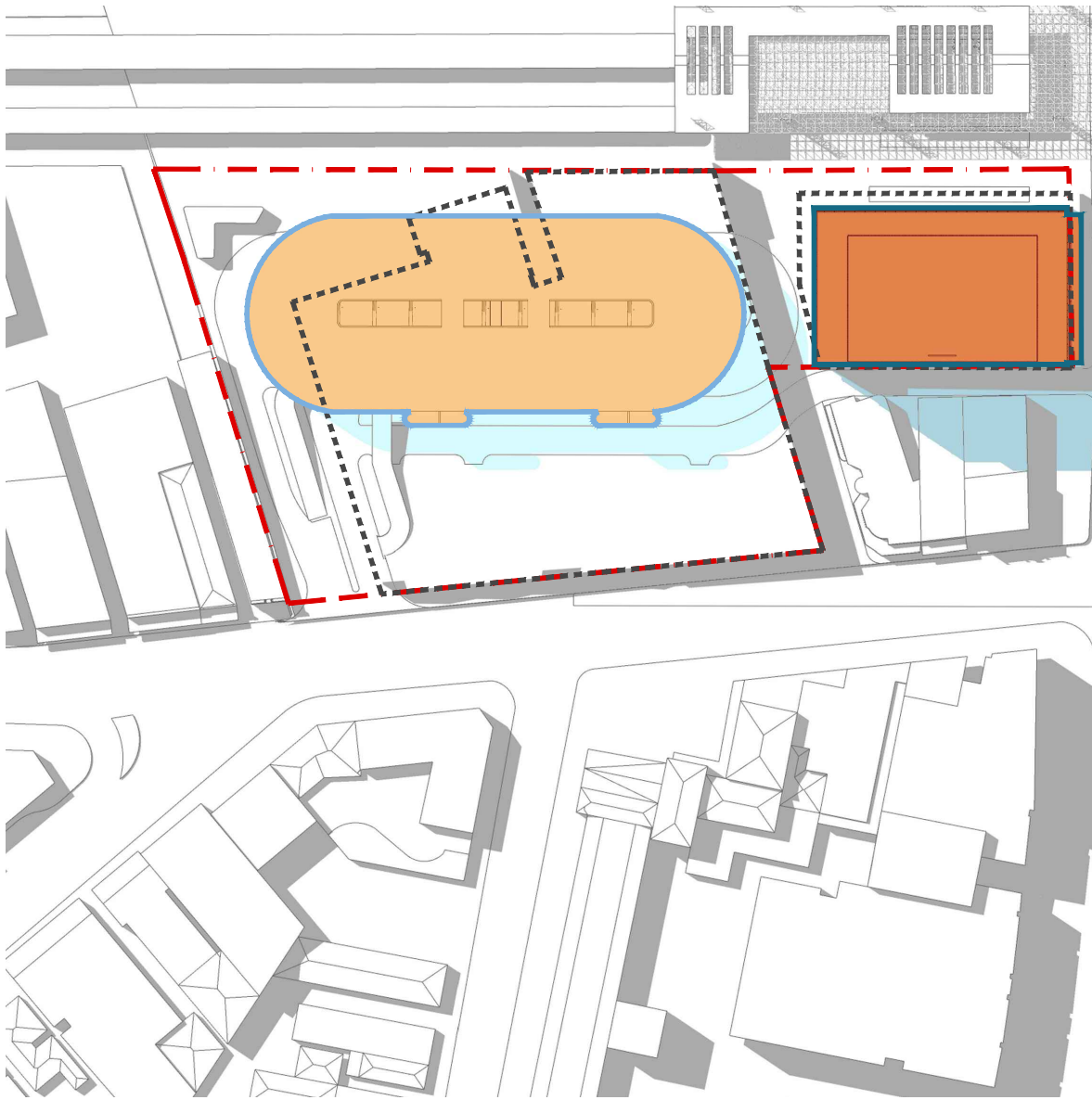
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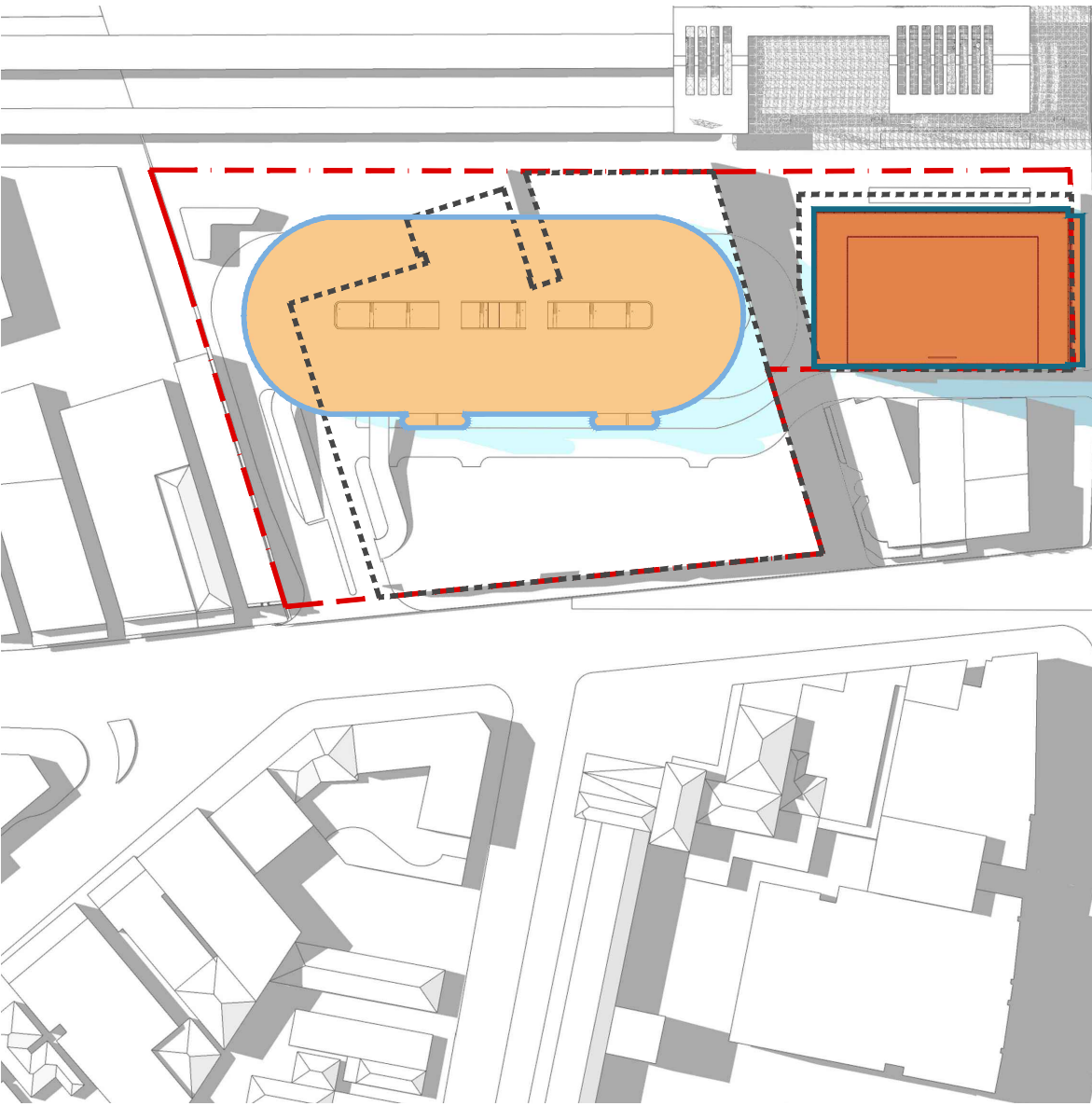
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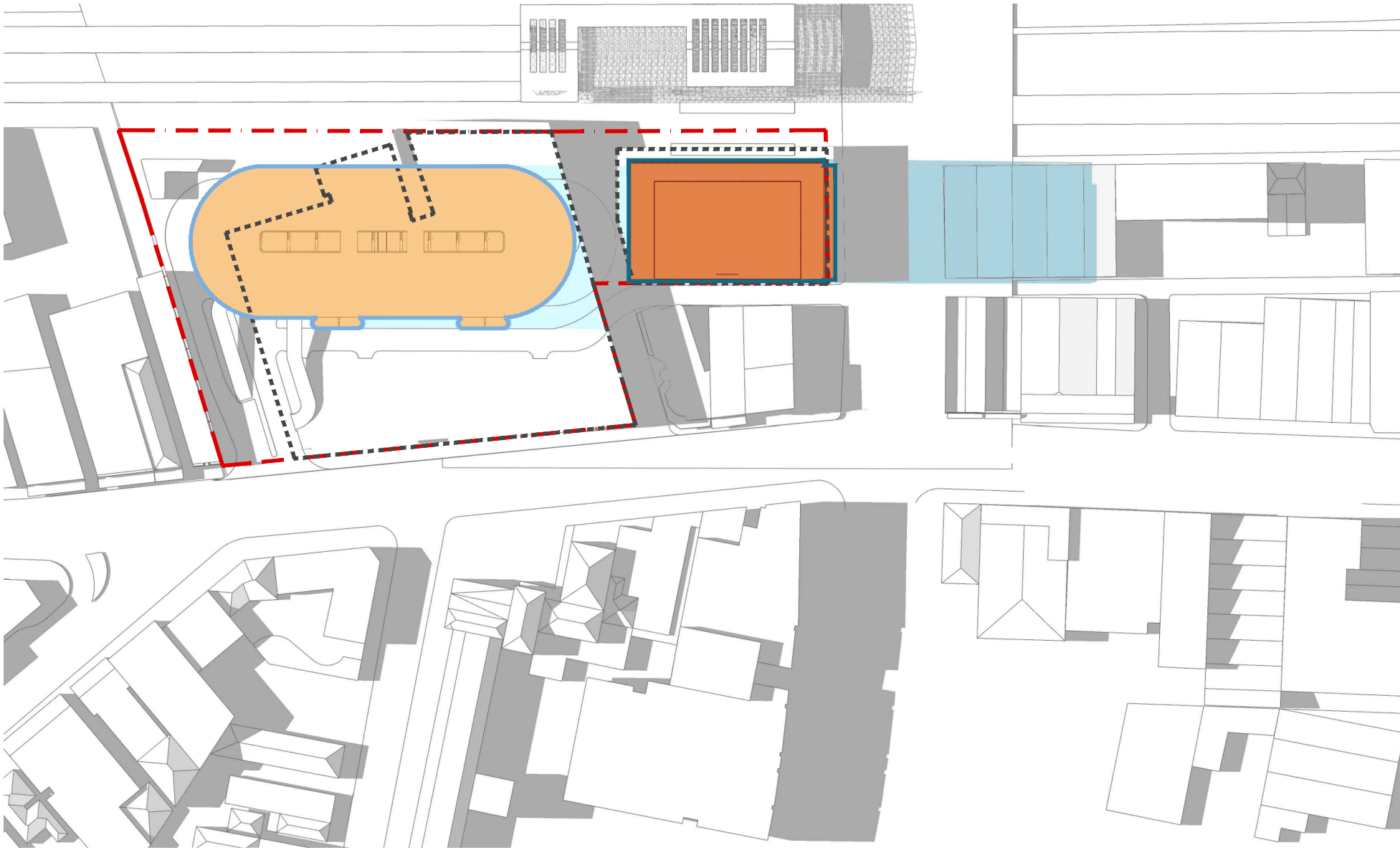
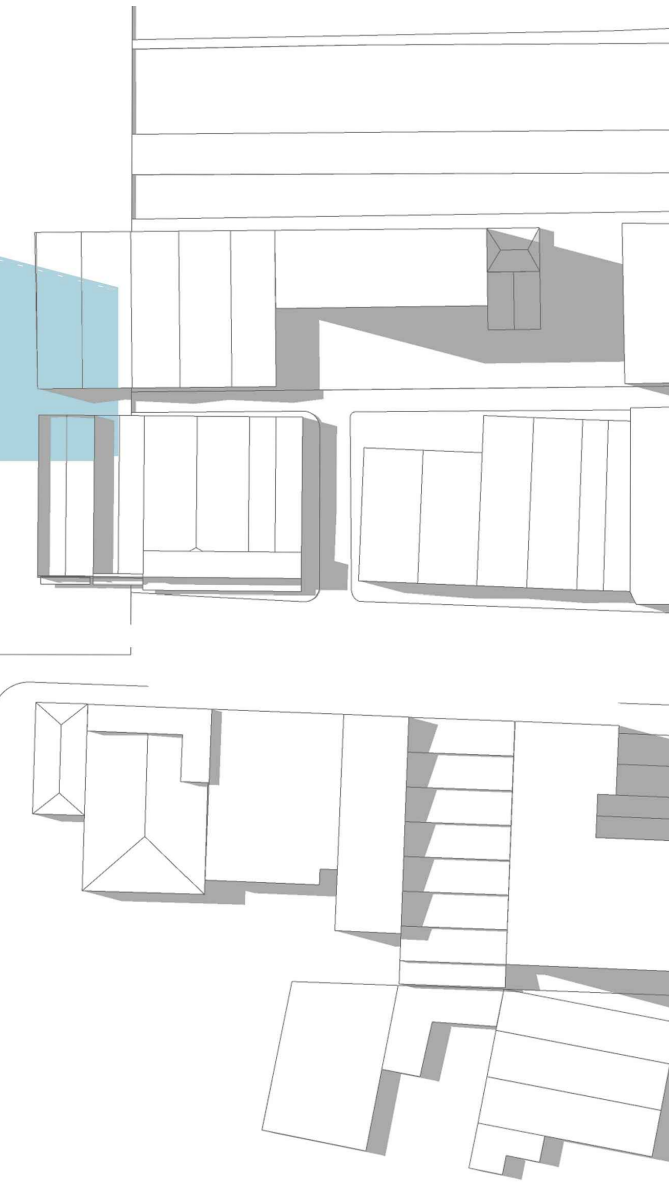
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1 PM



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- EXISTING BUILDINGS
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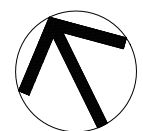
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Revision	Date	Description	Initial	Checked

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Solar Analysis Equinox

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Drawing No.	[Revision]		

A12.C.001

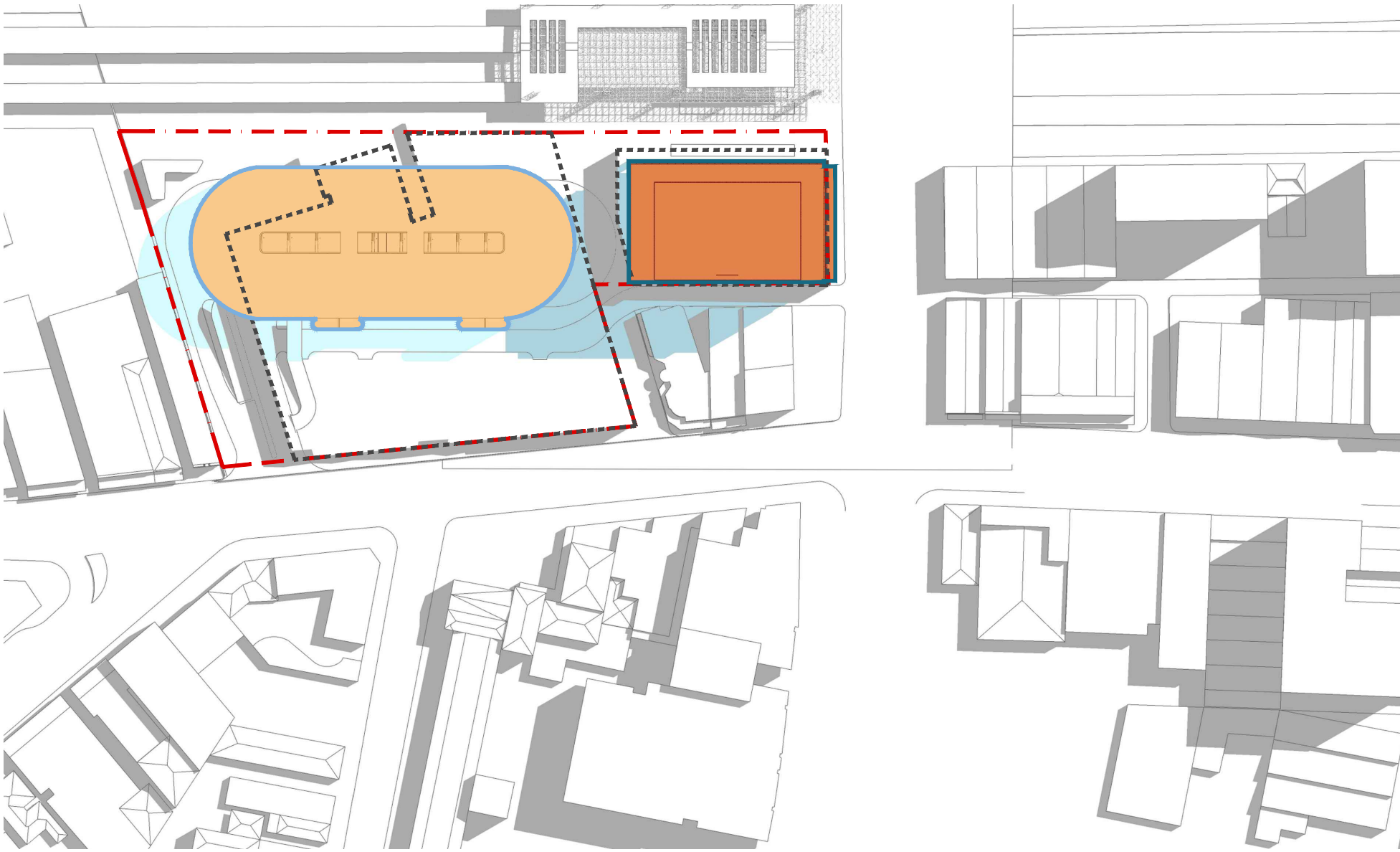
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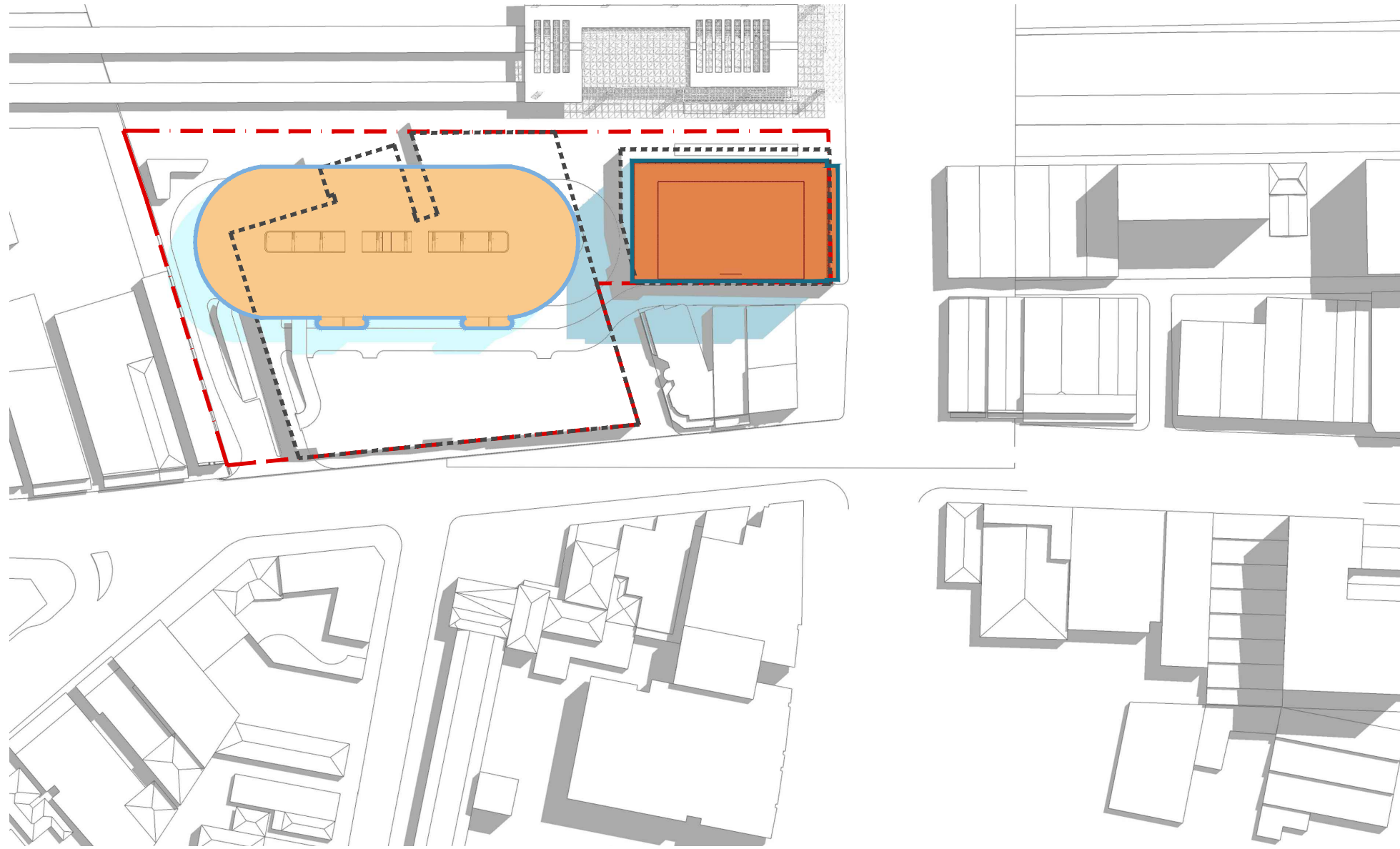
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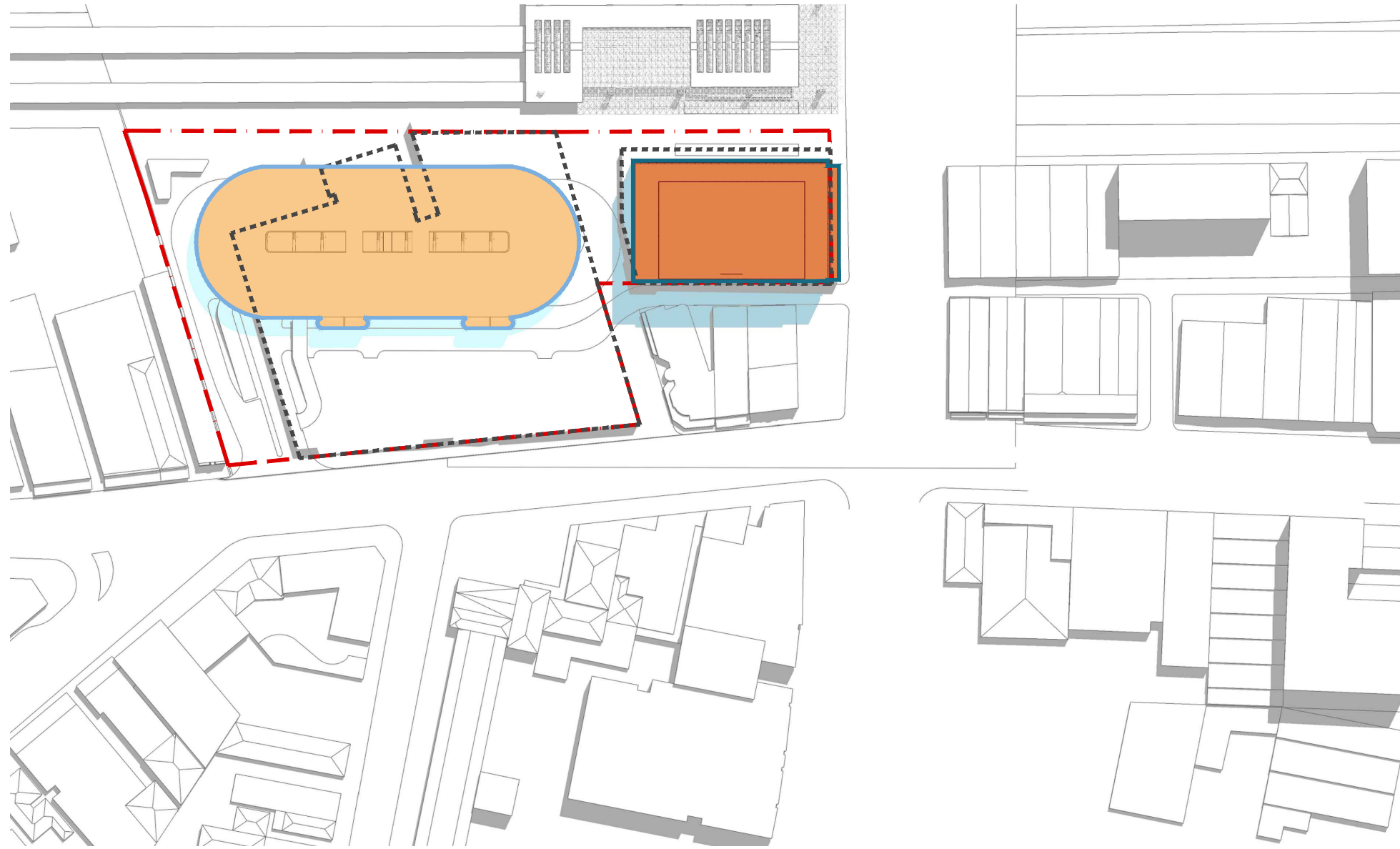
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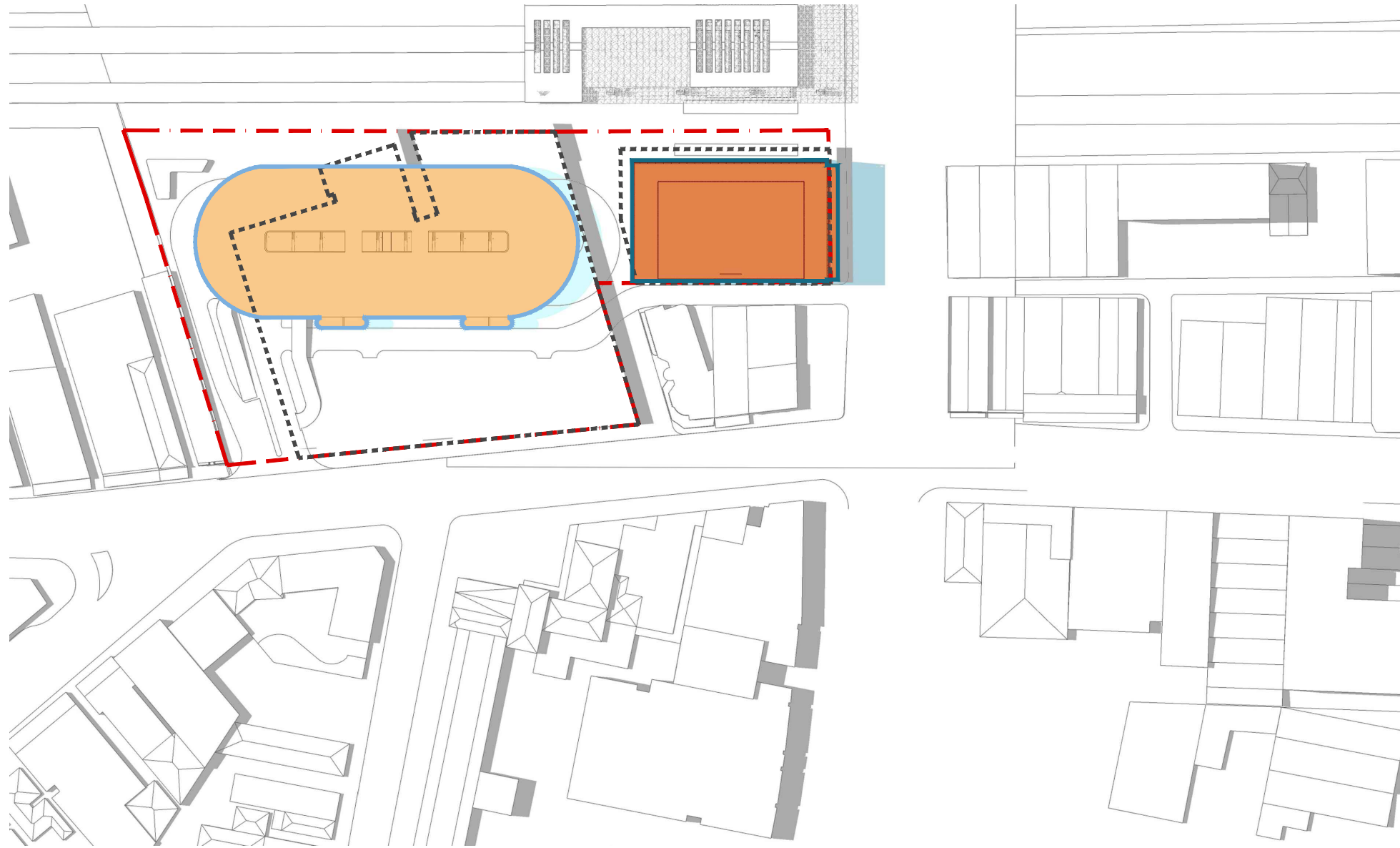
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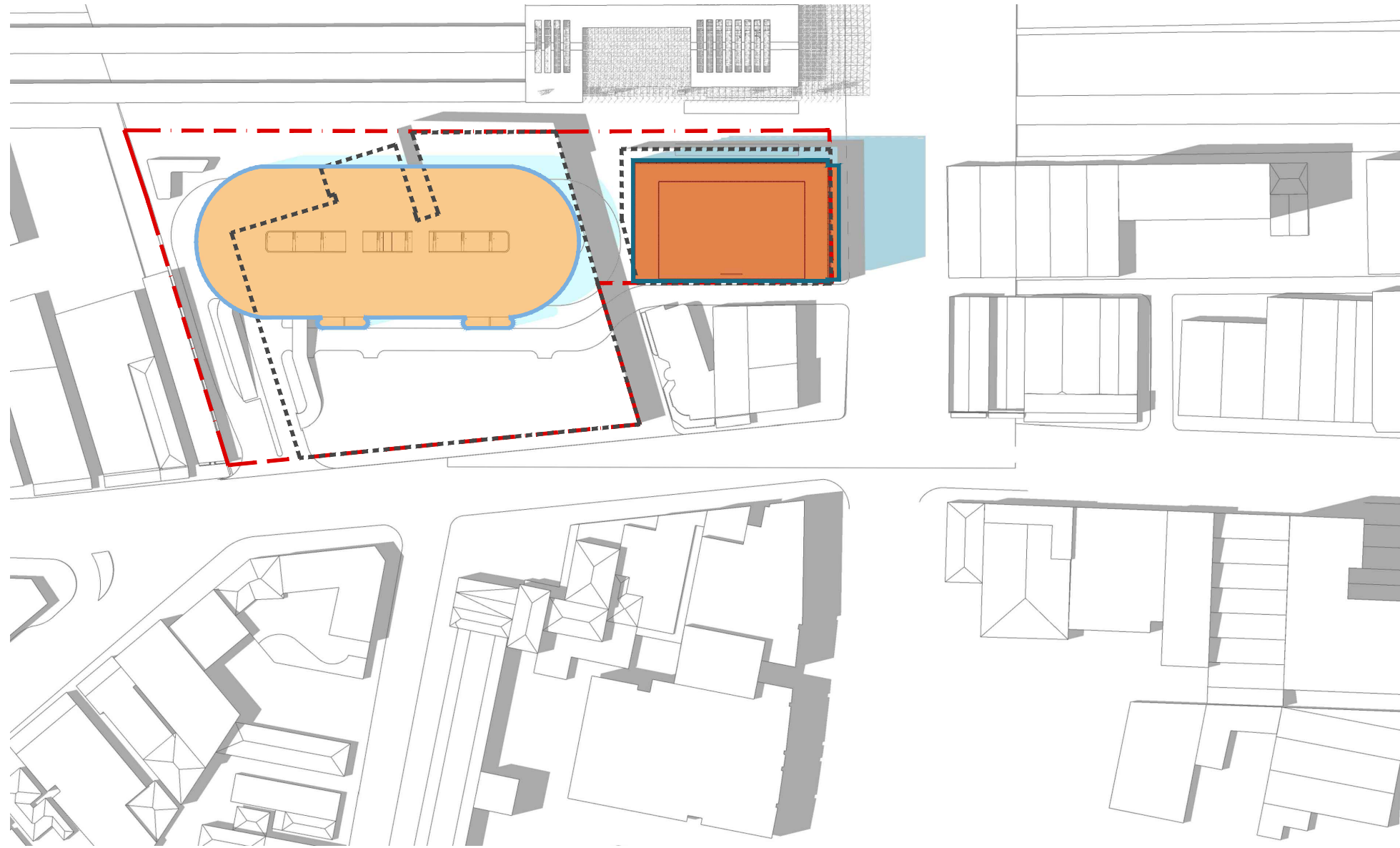
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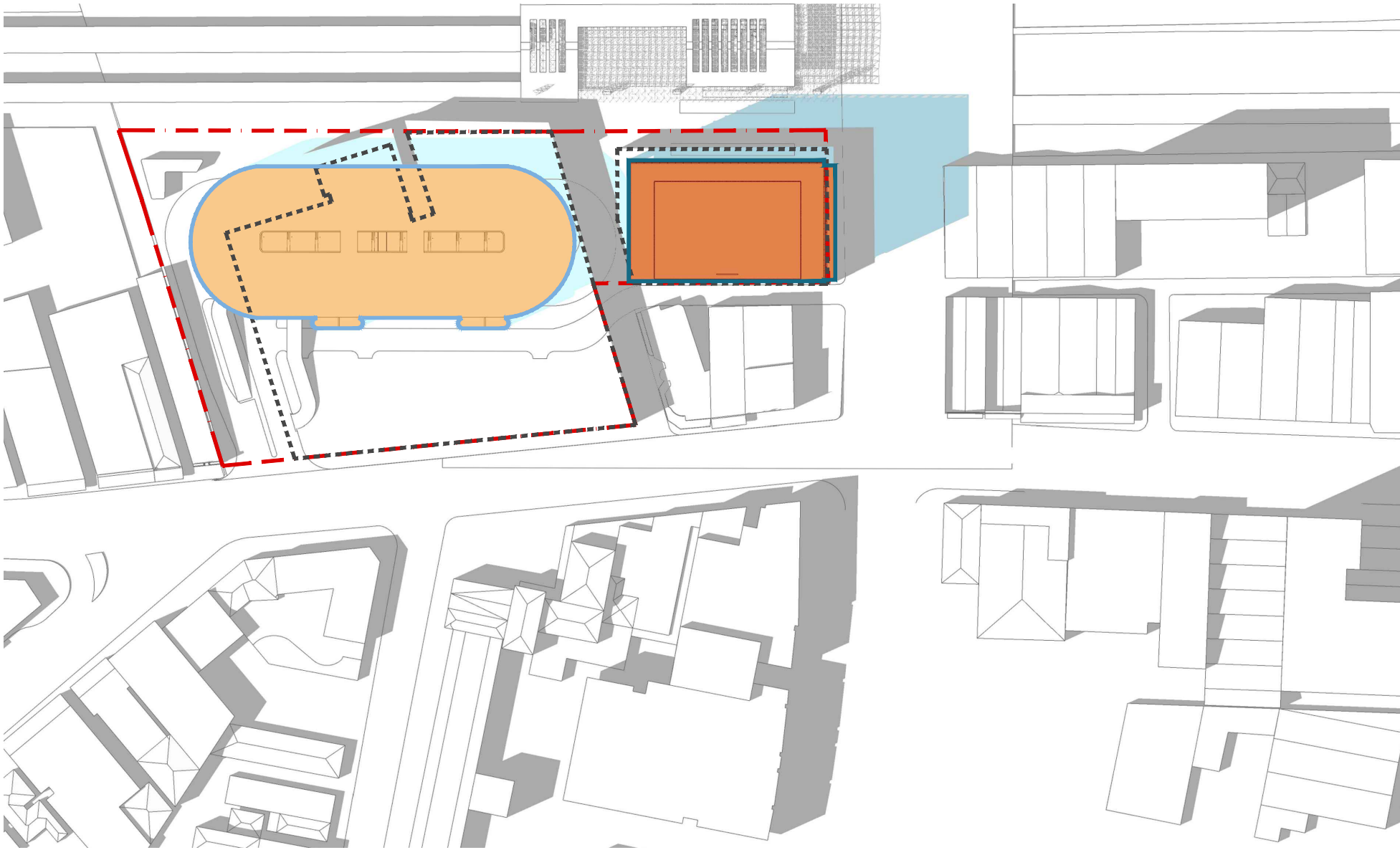
12 PM



1 PM



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3 PM

- EXISTING BUILDINGS
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- FOOTPRINT OF PROPOSED COMMERCIAL BUILDING
- SHADOWS CAST BY PROPOSED COMMERCIAL BUILDING

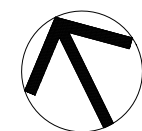
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Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked

6 Stewart Avenue
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Solar Analysis Summer

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Drawing No.	[Revision]		

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THE STORE NEWCASTLE
COMMERCIAL - AREA SCHEDULE
13-Sep-18
Job No: S12133

Commercial - Development Summary										
Site area		12,031 sqm								
Total Proposed GFA		16,689 sqm								
Proposed FSR		1.39 :1								
Total Proposed GBA		21,559 sqm								
Total Proposed NLA		14,967 sqm								
Total Proposed GLAR		318 sqm								
Total Commercial Carpark							40	nos.		

COMMERCIAL (C1)										
LEVEL	USE	RL(m)	Height	FFL (m)	GBA	GFA	NLA (Comm)	NLA (Ground)	GLAR (Retail)	Cars
ROOF		55.4		52.3						
L12	Roof Plant	49.9	5.5	46.8	1042					
L11	Office	46.1	3.8	43	1643	1482	1406			
L10	Office	42.3	3.8	39.2	1643	1482	1406			
L9	Office	38.5	3.8	35.4	1643	1482	1406			
L8	Office	34.7	3.8	31.6	1643	1482	1406			
L7	GPNSW	30.9	3.8	27.8	1643	1482	1406			
L6	GPNSW	27.1	3.8	24	1643	1482	1406			
L5	GPNSW	23.3	3.8	20.2	1643	1482	1406			
L4	GPNSW	19.5	3.8	16.4	1643	1482	1406			
L3	GPNSW	15.7	3.8	12.6	1643	1482	1406			
L2	GPNSW	11.9	3.8	8.8	1643	1482	1406			
L1(Mezz)	GPNSW	8.1	3.8	5	1076	1070	907			
G	Lobby / Retail	3.1	5	0	1205	721		403	318	
B01	Parking	0.0	3.1		1806	78				40
TOTAL				52.3	21,559	16,689	14,967	403	318	

NOT FOR CONSTRUCTION

A	13.09.18	Development Application	KM	BD			
Revision	Date	Description	Initial	Checked	Revision	Date	Description
				Initial	Checked		

6 Stewart Avenue
Newcastle
Area Schedule



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	NTS		
Drawn	KM	Checked	BD
Project No.	S12133		
Status	DEVELOPMENT APPLICATION		
Plot Date	8/28/2017 2:56 PM		
Plot File	C:\Users\mial\appdata\local\temp\AcPublish_9452\A12.C.100.dwg...		
Drawing No.	[Revision]		

A12.C.100

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Bates Smart Pty Ltd ABN 70 004 999 400





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A	13.08.18	Development Application	KM	BD
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
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6 Stewart Avenue
Newcastle
Perspective 01

DOMA

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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Scale	NTS		
Drawn	KM	Checked	BD
Project No.	S12133		
Status	DEVELOPMENT APPLICATION		
Plot Date	8/28/2017 2:56 PM		
Plot File	C:\Users\mial\appdata\local\temp\AcPublish_9452\A12.C.200.dwg ...		
Drawing No.	[Revision]		

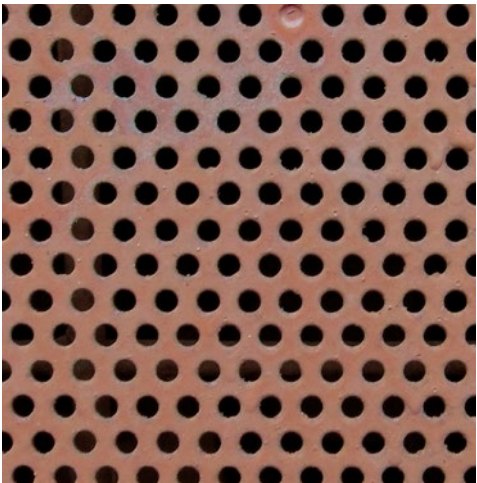
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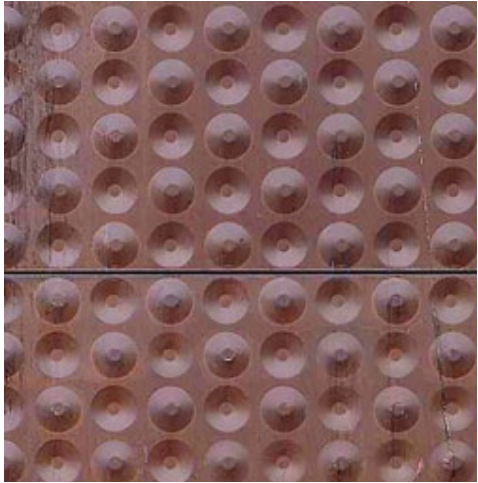
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BATESSMART

10.0 MATERIALS SCHEDULE



1. PERFORATED ALUMINIUM SCREEN



2. DIMPLE TEXTURED ALUMINIUM FACADE



3. DGU GLAZING



4. MESH INTERLAYER GLASS



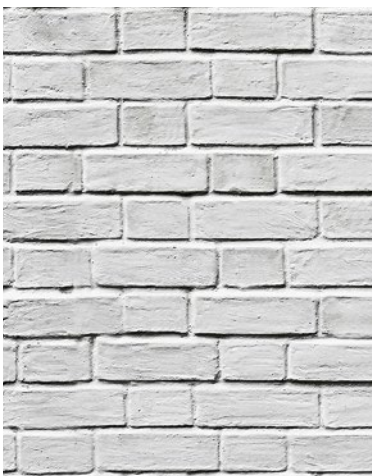
5. CLEAR GLAZING



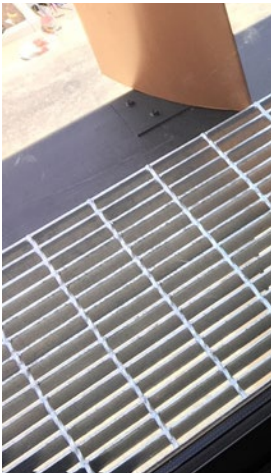
6. METAL CLADDED COLUMNS



7. HORIZONTAL SOLID ALUMINIUM REVEAL



8. MASONRY



9. EXTERNAL ACCESS MAINTENANCE



10. ALUMINIUM LOUVRES