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S12133

854 HUNTER STREET, NEWCASTLE

Drawing List - DA/RFI Drawing Set

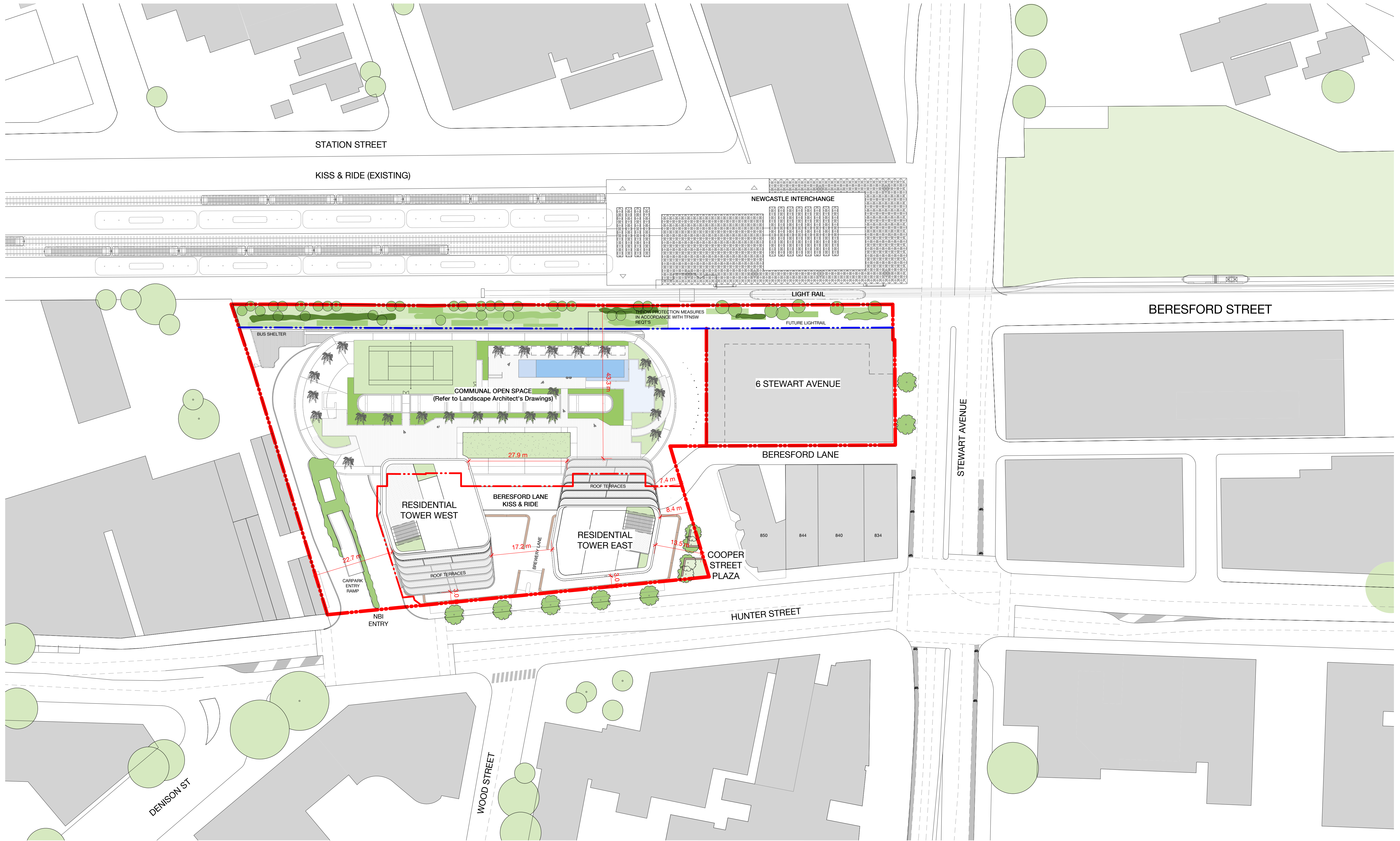
Drawing Number	Drawing
DA.01.01	Site Plan
DA.01.02	Site Analysis Plan
DA.03.00	Level 00 Plan
DA.03.01	Level 01 Plan
DA.03.02	Level 02 Plan
DA.03.03	Level 03 Plan
DA.03.04	Level 04 Plan
DA.03.05	Level 05 Plan
DA.03.05M	Level 05 Mezzanine Plan
DA.03.06	Typical Low Rise Plan
DA.03.16	Typical Mid Rise Plan
DA.03.19	Typical High rise Plan
DA.03.23	Level 23 Plan
DA.03.24	Level 24 Plan
DA.03.25	Level 25 Plan
DA.03.26	Level 26 Plan
DA.03.27	Level 27 Plan
DA.03.28	Level 28 Plan
DA.03.29	Level 29 Plan
DA.03.30	Level 30 Plan
DA.03.31	Level 31 Plan
DA.09.00	Hunter Street Context Elevation
DA.09.01	Hunter Street Elevation
DA.09.02	Beresford Lane Elevation
DA.09.03	Northern Elevation
DA.09.04	Western Elevation - West Tower
DA.09.05	Eastern Elevation - East Tower
DA.09.06	Western Elevation - East Tower
DA.09.07	Eastern Elevation - West Tower
DA.10.01	Section AA
DA.10.02	Section BB
DA.10.03	Section CC
DA.22.01	GFA Plans Sheet 1
DA.22.02	GFA Plans Sheet 2



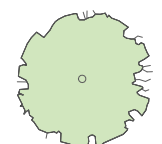
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854 HUNTER STREET, NEWCASTLE



1 DA_Site Plan - _DA
1 : 500



PROPOSED TREE (REFER LANDSCAPE DWG FOR DETAIL)

Revision	Date	Description	Initial	Checked
1	03/06/22	COUNCIL RFI	MH	SZ

THE STORE 854 HUNTER STREET, NEWCASTLE

Site Plan

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Coordination with relevant consultants has not been undertaken



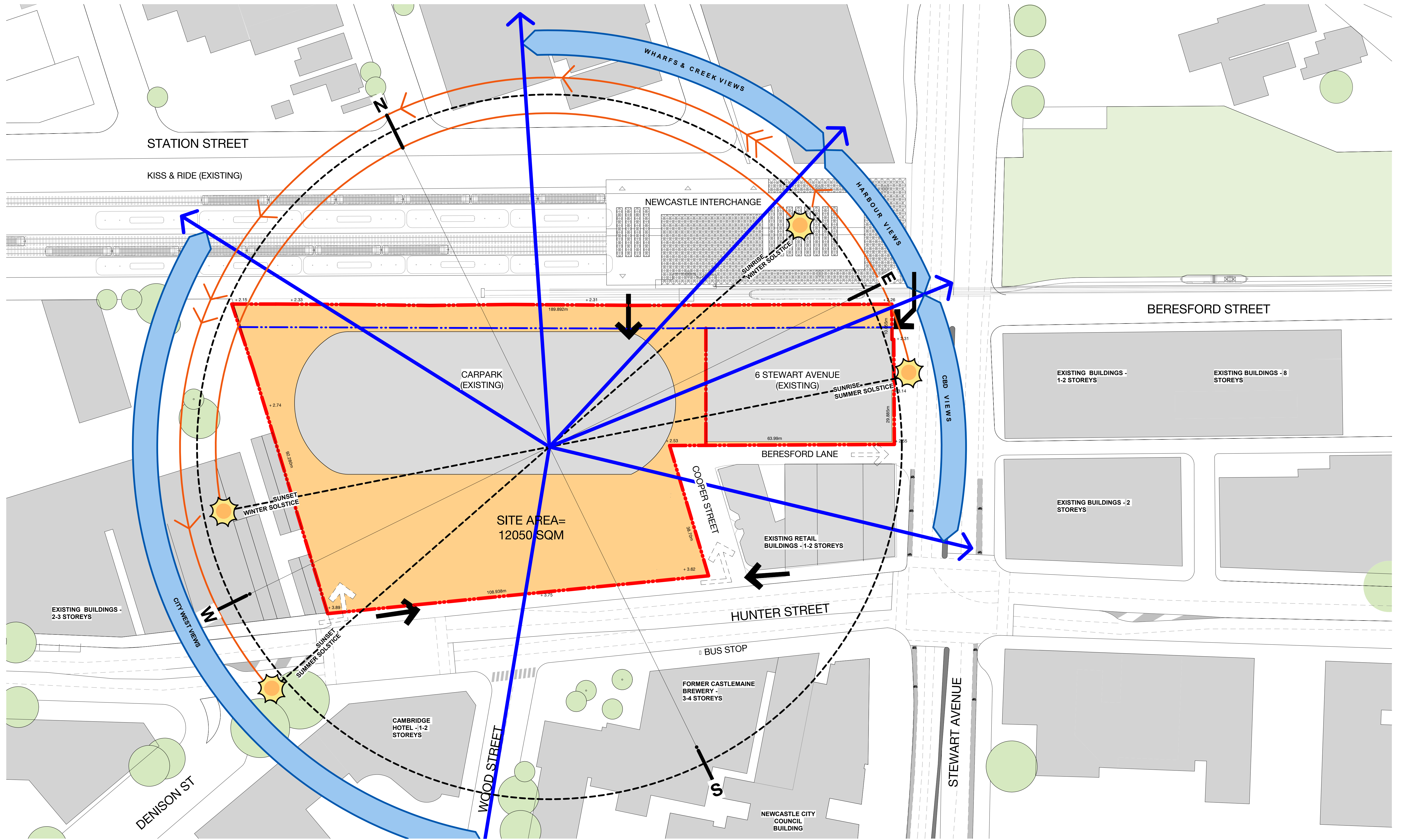
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Drawing no.	DA.01.01	Revision	1

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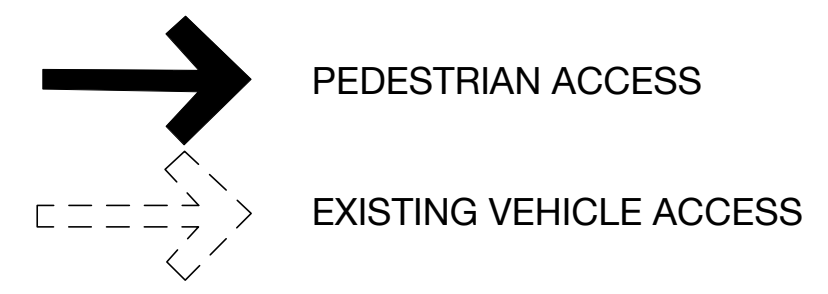
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1 DA_Site Analysis New - _DA
1: 500



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Site Analysis Plan

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1	03.06.22	COUNCIL RFI	MH	SZ



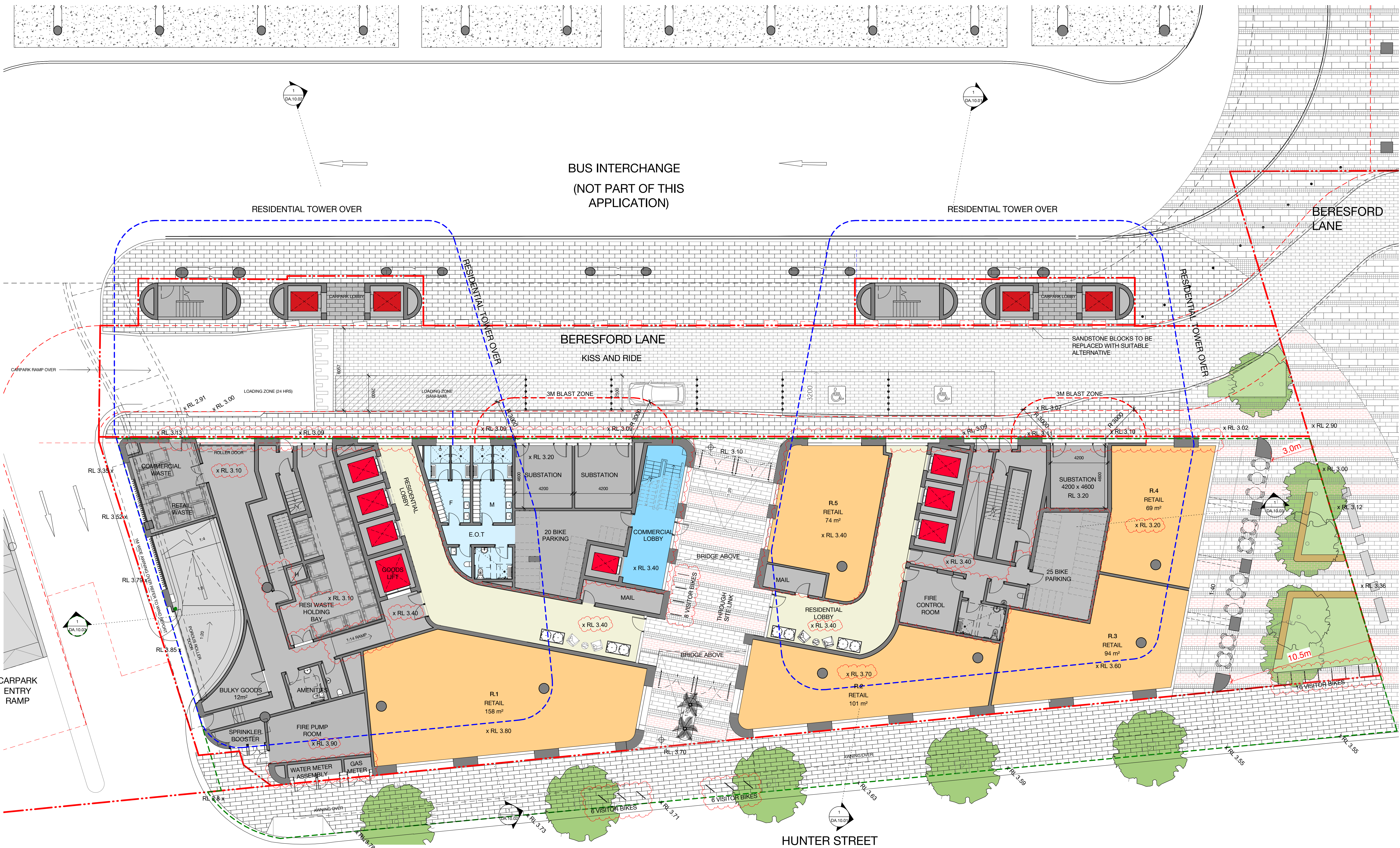
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Level 00 Plan



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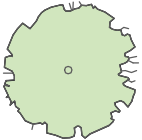
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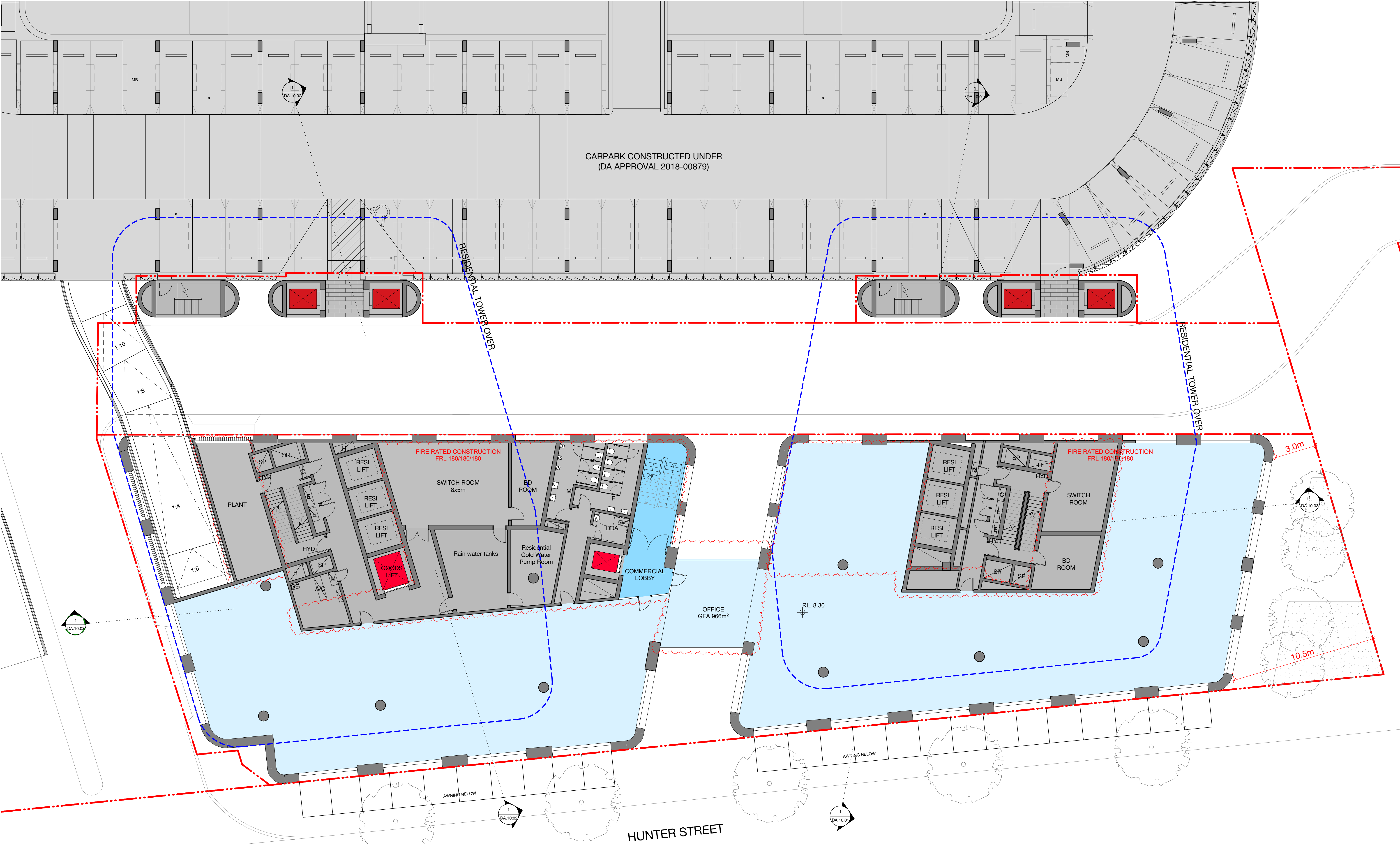
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PROPOSED TREE (REFER LANDSCAPE DWG FOR DETAIL)

Revision	Date	Description	Initial	Checked
1	13.04.22	COUNCIL BRI		



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Level 01 Plan



Revision	Date	Description	Initial	Checked
6	19.04.22	COUNCIL RFI		
5	22.10.21	DA ISSUE		
4	21.09.21	FOR COORDINATION		
3	06.07.21	FOR COORDINATION		
2	17.06.21	FOR COORDINATION		
1	04.06.21	FOR COORDINATION		

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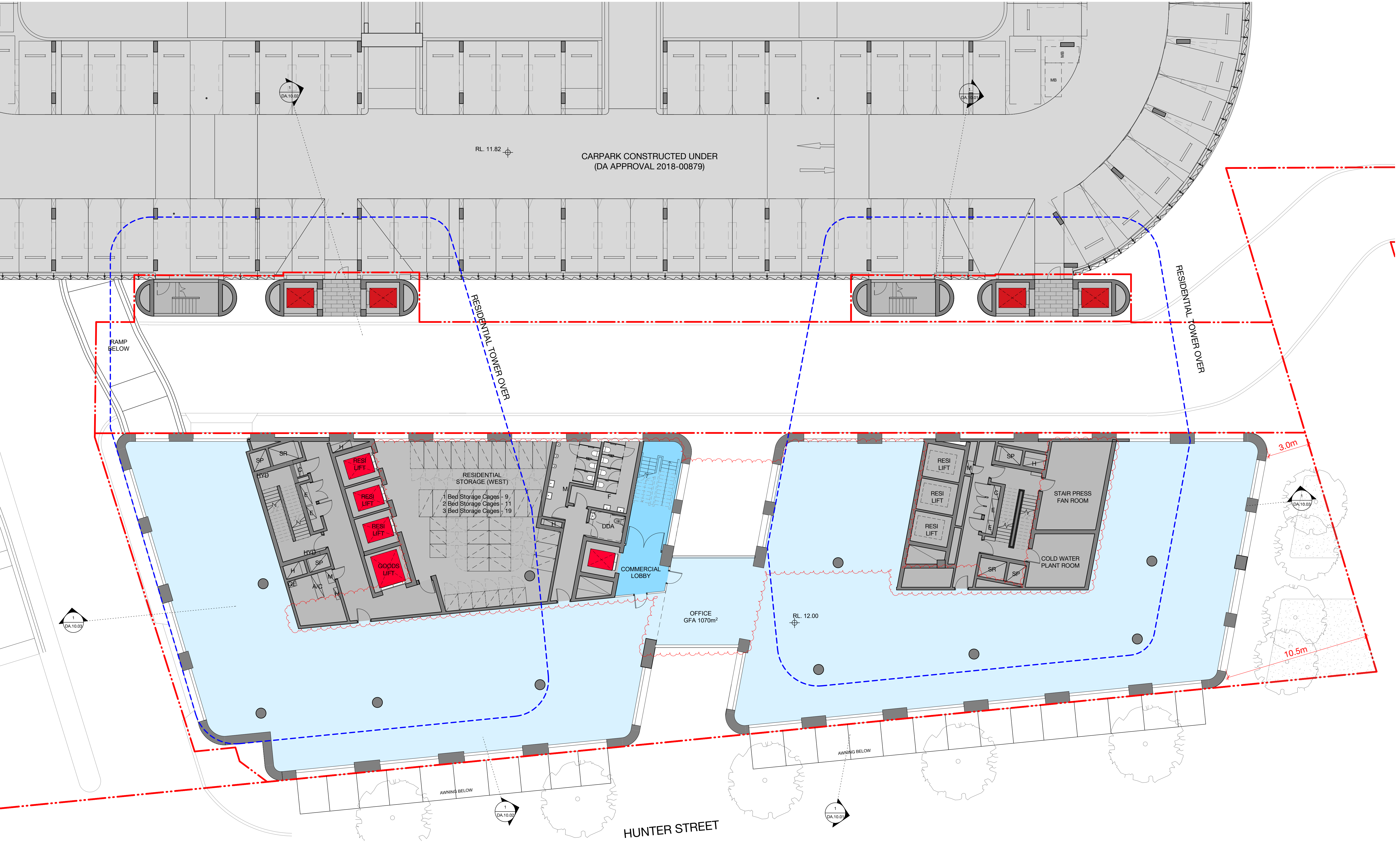
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Drawing no.	DA.03.01		Revision	6

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Level 02 Plan



6	13.04.22	COUNCIL RFI		
5	22.10.21	DA ISSUE	BD	
4	21.09.21	FOR COORDINATION	JW	
3	06.07.21	FOR COORDINATION	MT	
2	17.06.21	FOR COORDINATION		
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Revision	Date	Description	Initial	Checked

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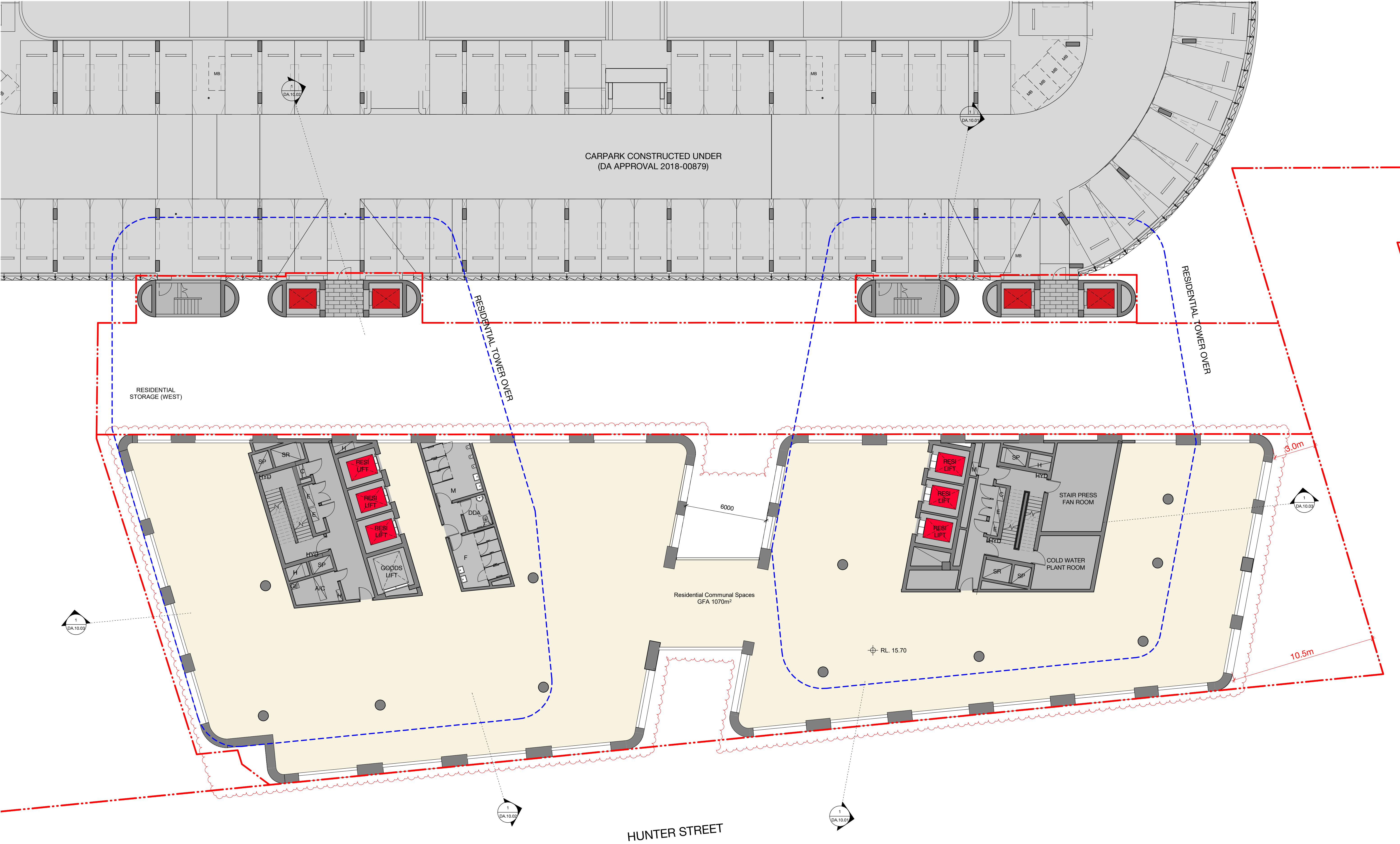
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Drawing no.	DA.03.02		Revision	6

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Level 03 Plan



6	19.04.22	COUNCIL RFI		
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4	21.09.21	FOR COORDINATION	JW	
3	08.07.21	FOR COORDINATION	MT	
2	17.06.21	FOR COORDINATION		
1	01.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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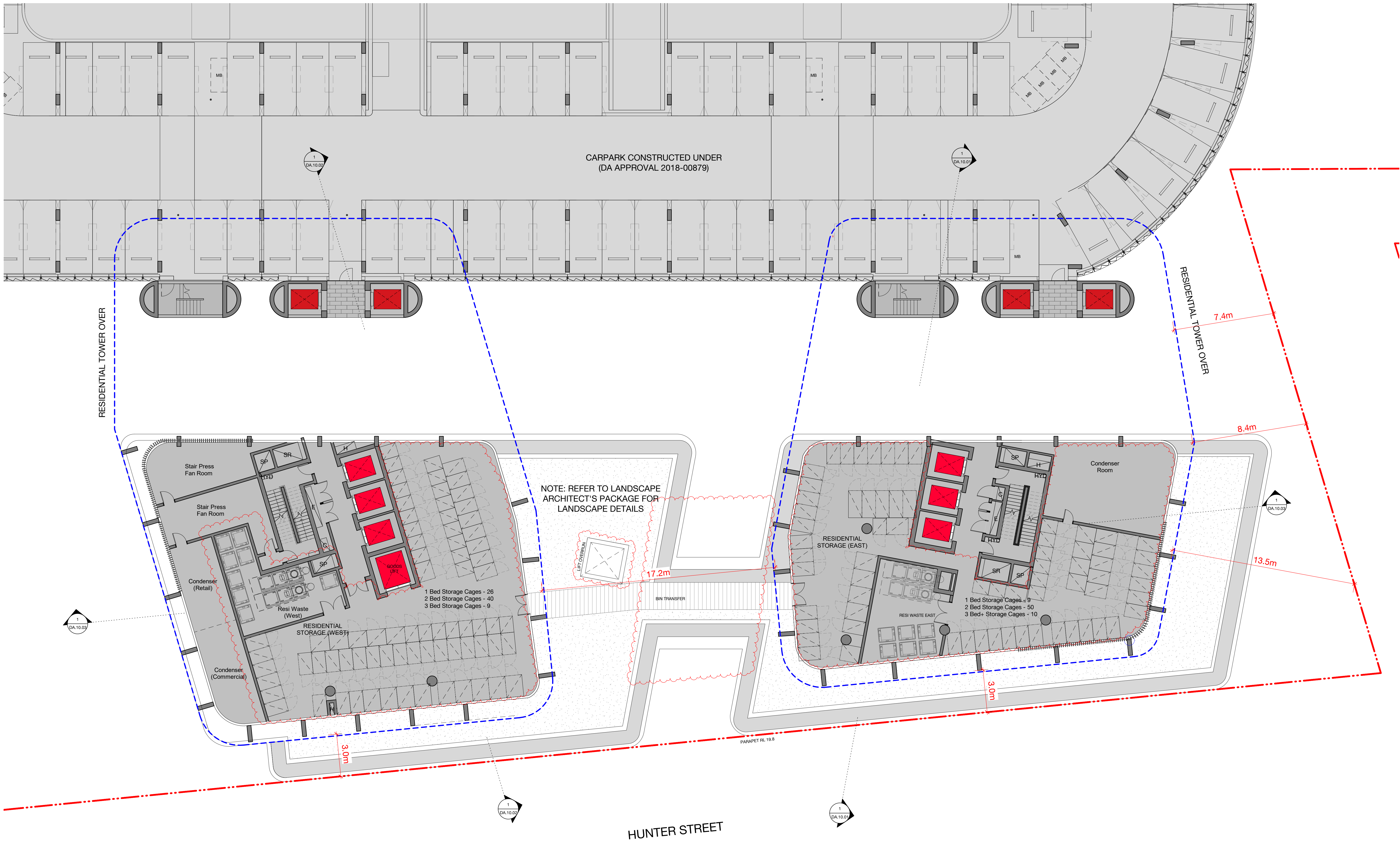
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Level 04 Plan



6	13.04.22	COUNCIL RFI			
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4	21.09.21	FOR COORDINATION			JW
3	06.07.21	FOR COORDINATION			MT
2	17.06.21	FOR COORDINATION			
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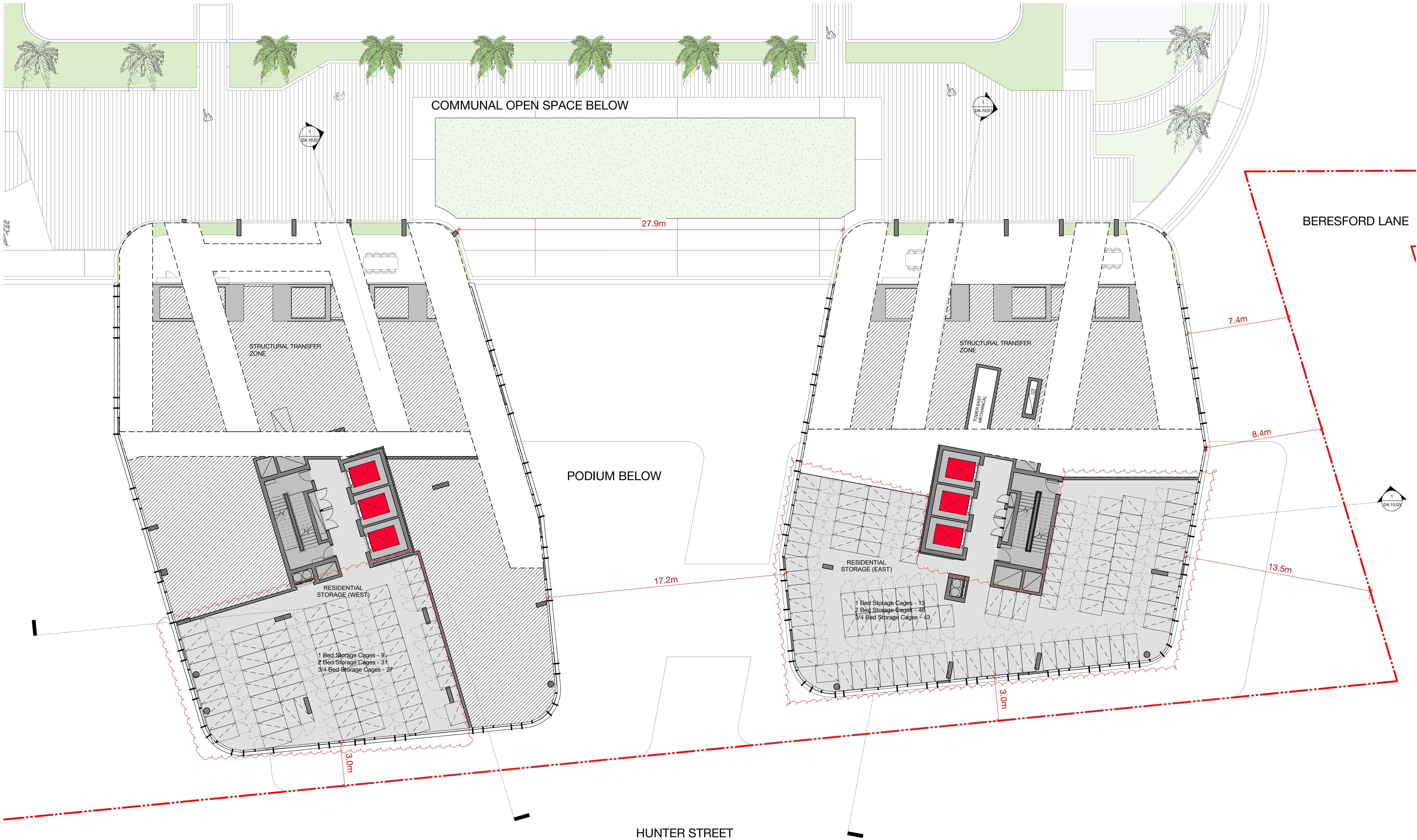
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Drawing no.	DA.03.04		Revision	6

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Level 05 Mezzanine



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1	13.04.22	COUNCIL BP		

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Level 05 Plan

Revision	Date	Description	Initial	Checked
6	19.04.22	COUNCIL RFI		
5	22.10.21	DA ISSUE		
4	21.09.21	FOR COORDINATION		
3	06.07.21	FOR COORDINATION		
2	17.06.21	FOR COORDINATION		
1	03.06.21	FOR COORDINATION		

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Drawing no.	DA.03.05		Revision	6

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Typical Low Rise Plan



5	13.04.22	COUNCIL RFI	BD	
4	22.10.21	DA ISSUE	JW	
3	21.08.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
1	01.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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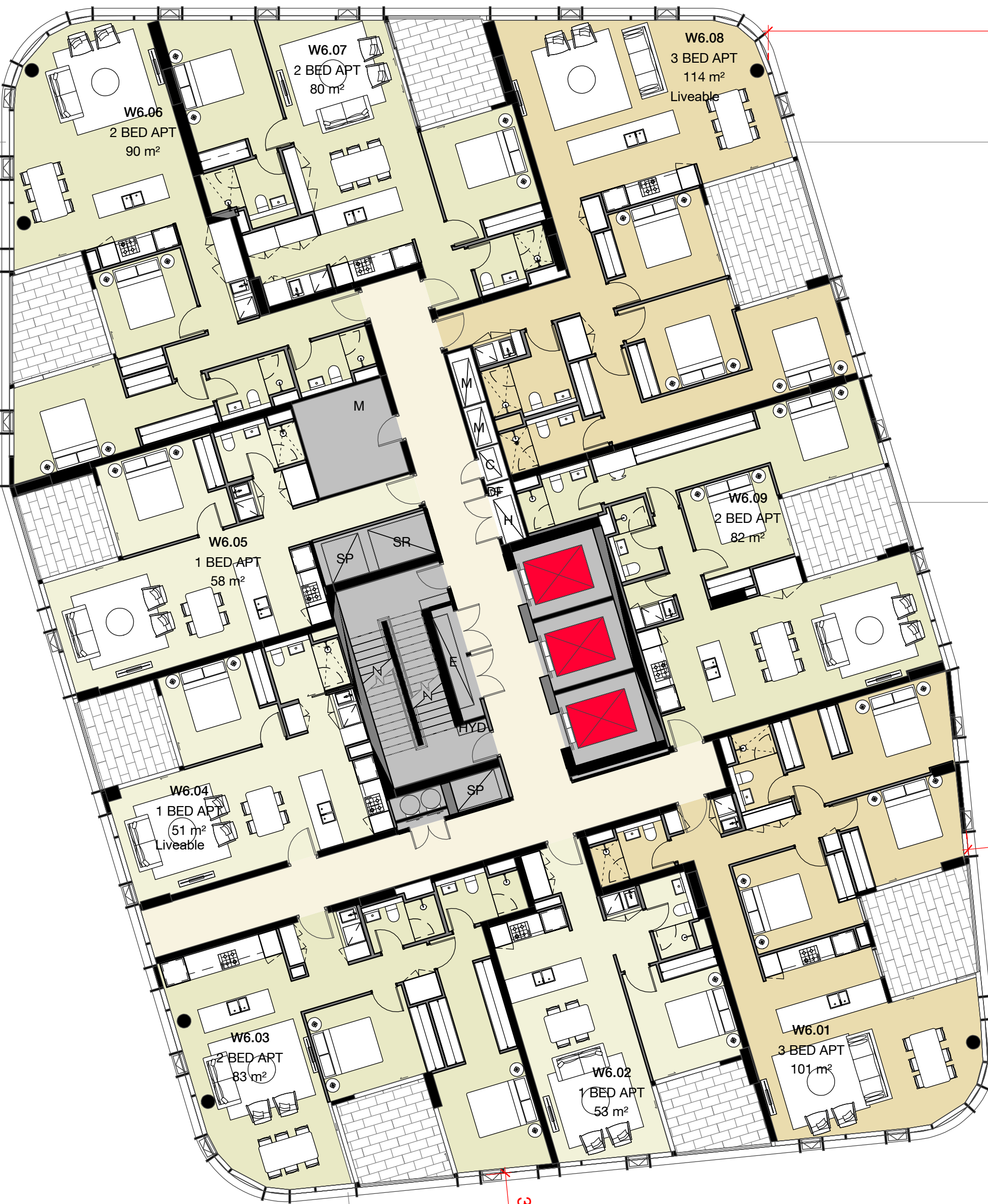
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COMMUNAL OPEN SPACE BELOW



West Tower Typical Low Rise Plan - Level 16-18

PODIUM BELOW



East Tower Typical High Rise Plan - Level 16-18

BERESFORD LANE

HUNTER STREET

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Typical Mid Rise Plan



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Typical High Rise Plan



5	13.04.22	COUNCIL RFI			
4	22.10.21	DA ISSUE	BD		
3	21.09.21	FOR COORDINATION	JW		
2	06.07.21	FOR COORDINATION	MT		
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Revision	Date	Description	Initial	Checked	

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Level 23 Plan



5	13.04.22	COUNCIL RFI	BD	
4	22.10.21	DA ISSUE	JW	
3	21.08.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
1	01.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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THE STORE
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Level 24 Plan



5	13.04.22	COUNCIL RFI	BD	
4	22.10.21	DA ISSUE	JW	
3	21.08.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
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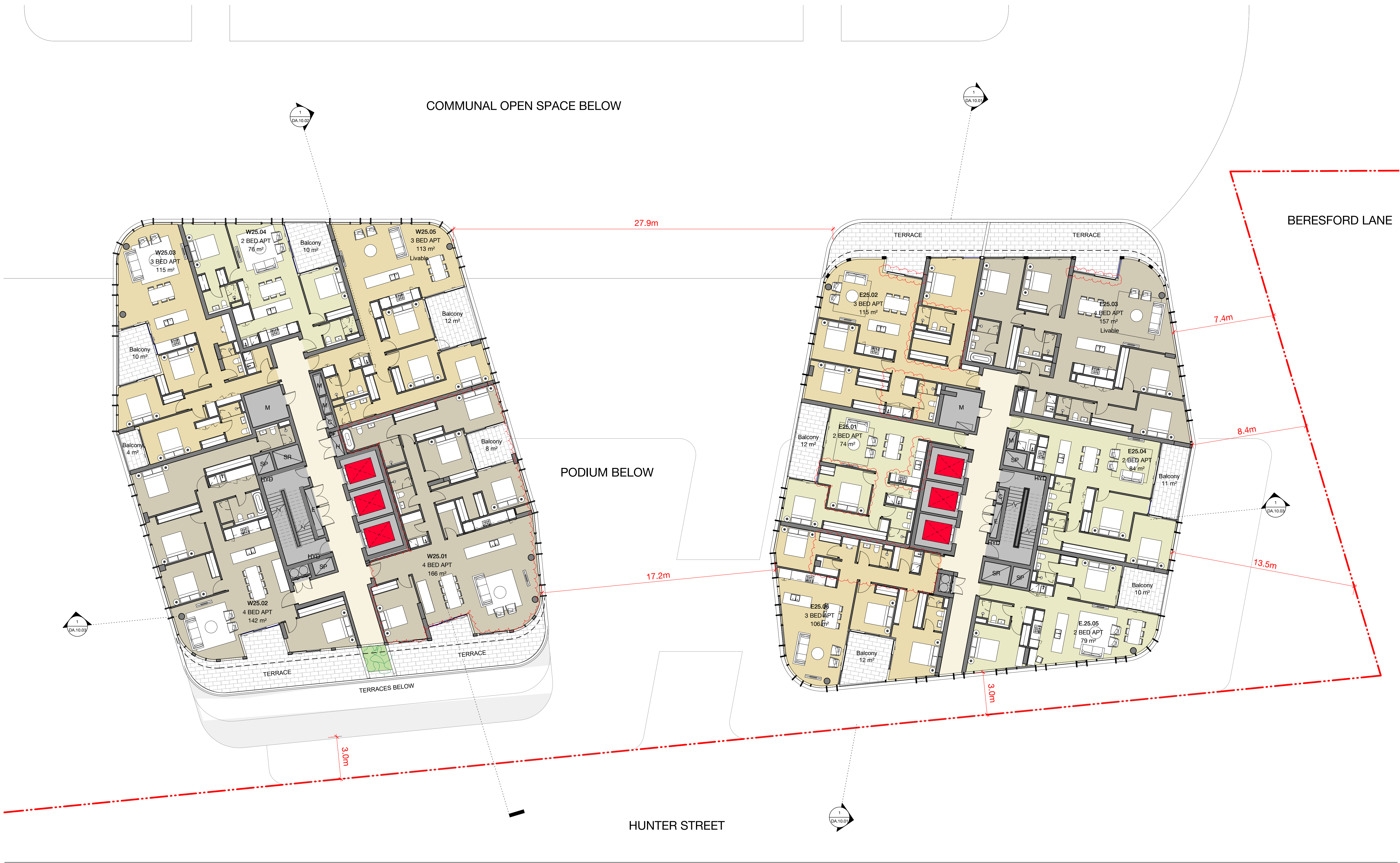
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THE STORE
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Level 25 Plan

5	13.04.22	COUNCIL RFI	BD	
4	22.10.21	DA ISSUE	JW	
3	21.09.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
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Plot Date	20/04/2022 2:28:21 PM			
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THE STORE
854 HUNTER STREET, NEWCASTLE

Level 26 Plan



Revision	Date	Description	Initial	Checked
5	13.04.22	COUNCIL RFI		
4	22.10.21	DA ISSUE	BD	
3	21.08.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
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Status	Development Application			
Plot Date	20/04/2022 2:31:39 PM			
BIM	RESIDENTIAL ARCH			
Drawing no.	DA.03.26	Revision	5	

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THE STORE
854 HUNTER STREET, NEWCASTLE

Level 27 Plan



5	13.04.22	COUNCIL RFI			
4	22.10.21	DA ISSUE			
3	21.08.21	FOR COORDINATION			
2	06.07.21	FOR COORDINATION			
1	01.06.21	FOR COORDINATION			
Revision	Date	Description	Initial	Checked	

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Status	Development Application			
Plot Date	20/04/2022 2:31:58 PM			
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THE STORE
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Level 28 Plan



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4	22.10.21	DA ISSUE	BD		
3	21.08.21	FOR COORDINATION	JW		
2	06.07.21	FOR COORDINATION	MT		
1	04.06.21	FOR COORDINATION			
Revision	Date	Description	Initial	Checked	

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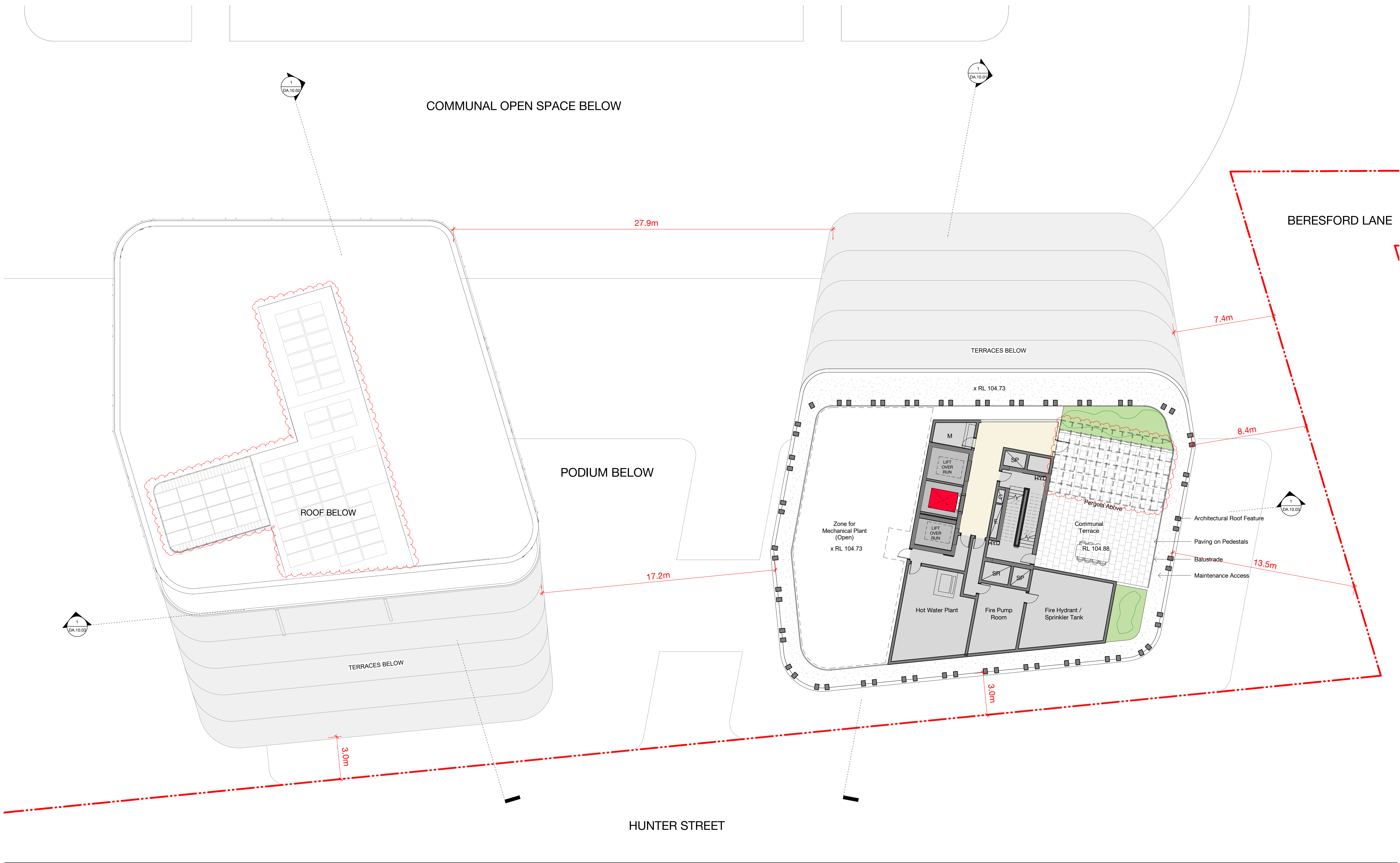
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Level 30 Plan



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3	21.09.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	01.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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COMMUNAL OPEN SPACE BELOW

BERESFORD LANE

PODIUM BELOW

TERRACES BELOW

ROOF BELOW

x RL 104.73

x RL 108.08

Lift
Overrun
x RL 109.88

Top of Architectural
Roof Feature
RL 108.55

Communal Terrace Below
x RL 104.88

Mechanical Plant Zone
x RL 104.73

Plant
Roof
x RL 108.55

TERRACES BELOW

HUNTER STREET

THE STORE
854 HUNTER STREET, NEWCASTLE

Roof Plan



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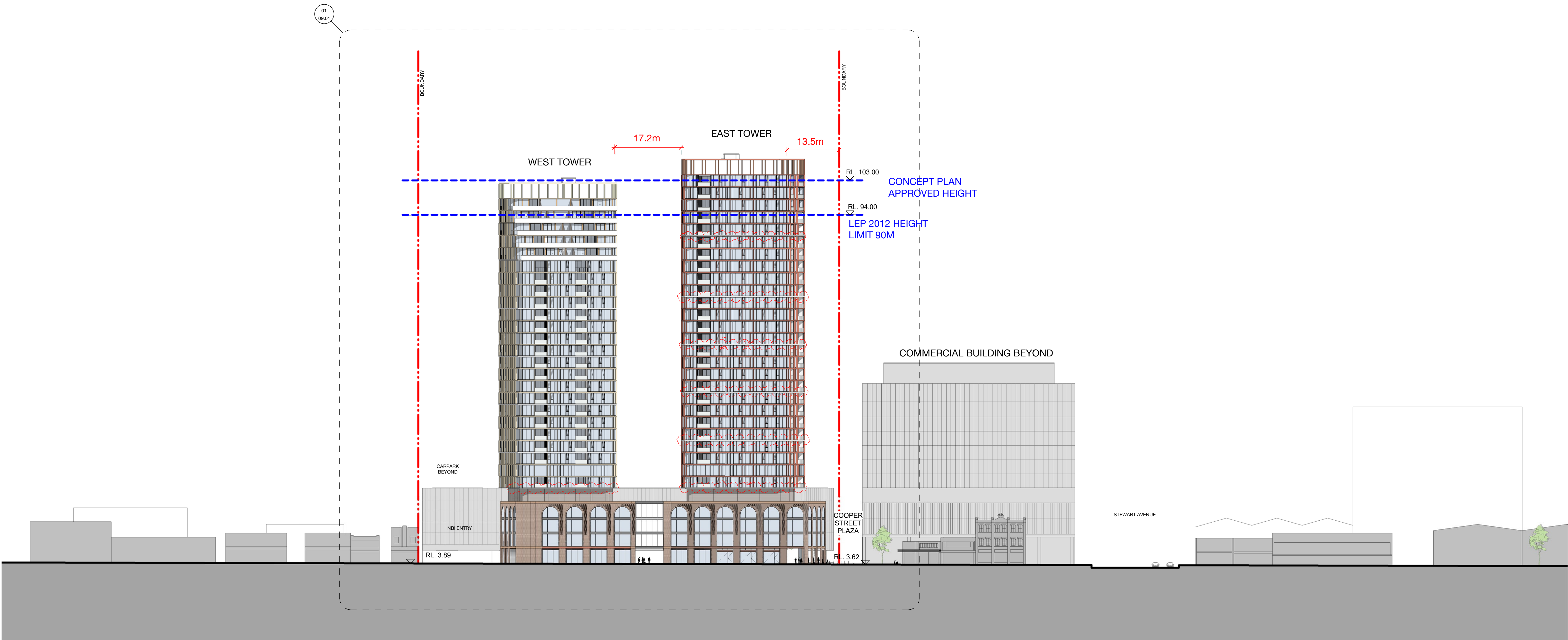
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2	22.10.21	DA ISSUE		MT	
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Revision	Date	Description	Initial	Checked	



1 Hunter Street Elevation
- Elevation 1 : 500

THE STORE
854 HUNTER STREET, NEWCASTLE

Hunter Street Context Elevation

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1	13.04.22	COUNCIL RFI			
Revision	Date	Description	Initial	Checked	

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Status	Design Development		
Plot Date	3/06/2022 2:36:51 PM		
BIM	RESIDENTIAL ARCH		
Drawing no.	DA.09.00	Revision	1

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9. RETAIL SHOPFRONT
10. AWNING FIXED
11. AWNING- OPERABLE FABRIC
12. ALUMINIUM LOUVRE
13. CONCRETE SLAB EDGE
14. PANEL LIFT GARAGE DOOR
15. EXTRUDED ALUMINIUM HORIZONTAL SUNSHADE
16. LOBBY ENTRY
17. EXTRUDED ALUMINIUM VERTICAL SUNSHADE
18. WINTER GARDEN - SLIDING SASH WINDOWS

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- 1A. PRECAST VERTICAL PANEL
- 1B. ALUMINIUM VERTICAL CLADDING
2. FIXED GLASS WINDOW
3. GLASS LOUVRE WINDOW
4. GLASS BALUSTRADE
5. PLANTER BOX
6. METAL BALUSTRADE
7. FACE BRICK
8. ARCHED ALUMINIUM WINDOW

9. RETAIL SHOPFRONT
10. AWNING FIXED
11. AWNING- OPERABLE FABRIC
12. ALUMINIUM LOUVRE
13. CONCRETE SLAB EDGE
14. PANEL LIFT GARAGE DOOR
15. EXTRUDED ALUMINIUM HORIZONTAL SUNSHADE
16. LOBBY ENTRY
17. EXTRUDED ALUMINIUM VERTICAL SUNSHADE
18. WINTER GARDEN - SLIDING SASH WINDOWS

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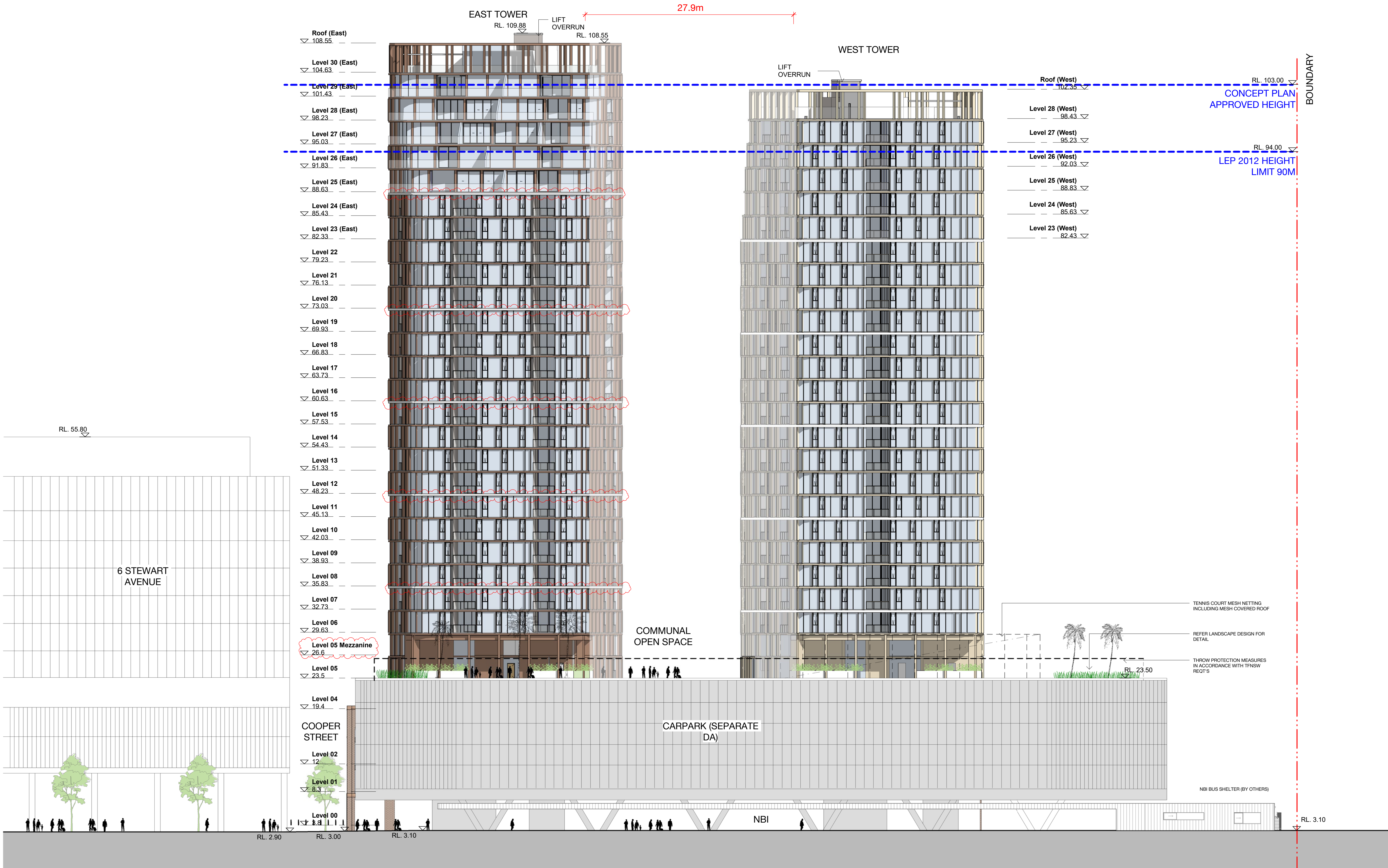
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1	06.07.21	FOR COORDINATION		MT
Revision	Date	Description	Initial	Checker

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1 Northern Elevation
Elevation 1 : 250

THE STORE
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Northern Elevation

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3	21.08.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
1	24.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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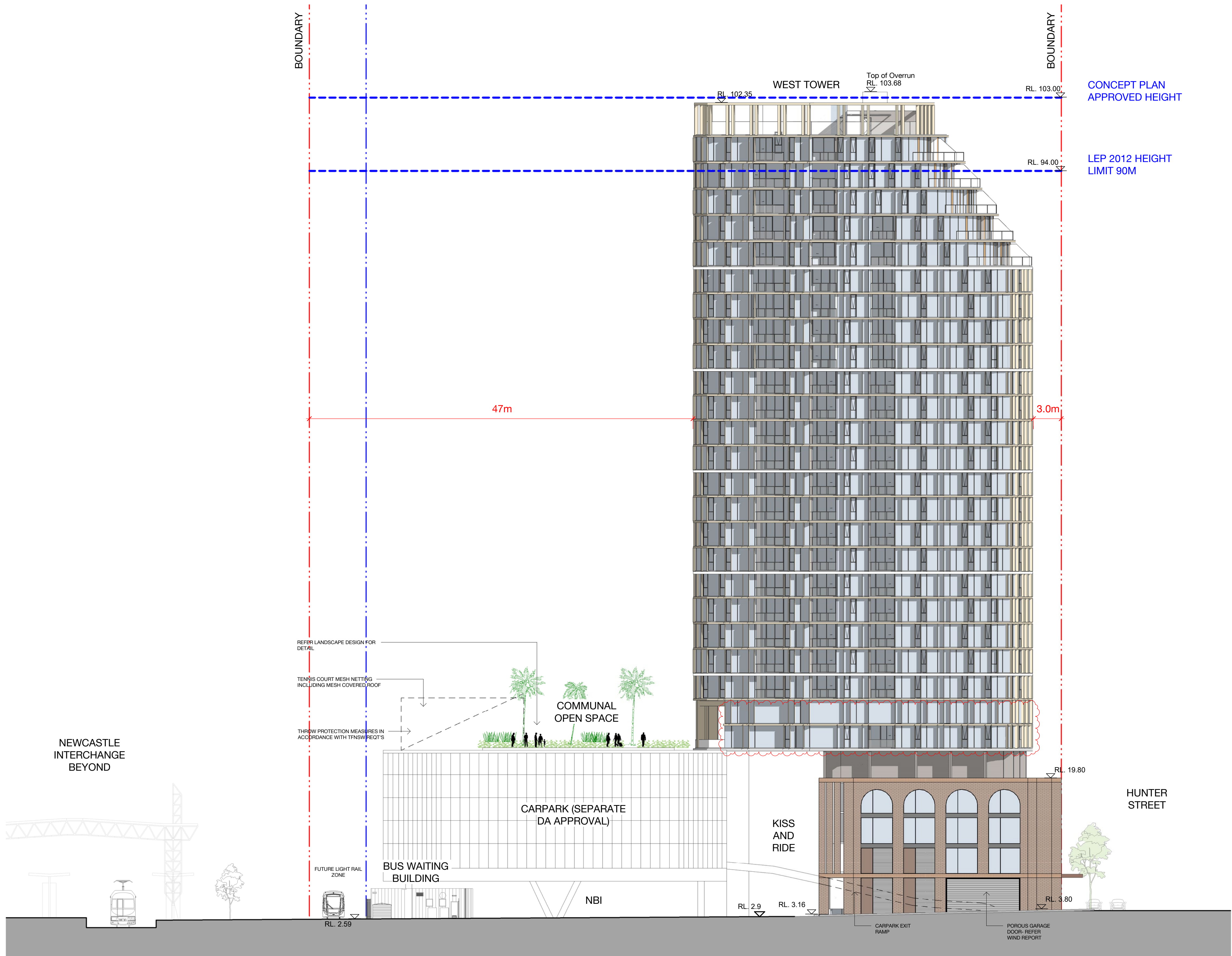
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Drawing no.	DA.09.03	Revision	5	

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CONCEPT PLAN
APPROVED HEIGHT

LEP 2012 HEIGHT
LIMIT 90M

Roof (West)	102.35
Level 28 (West)	98.43
Level 27 (West)	95.23
Level 26 (West)	92.03
Level 25 (West)	88.83
Level 24 (West)	85.63
Level 23 (West)	82.43
Level 22	79.23
Level 21	76.13
Level 20	73.03
Level 19	69.93
Level 18	66.83
Level 17	63.73
Level 16	60.63
Level 15	57.53
Level 14	54.43
Level 13	51.33
Level 12	48.23
Level 11	45.13
Level 10	42.03
Level 09	38.93
Level 08	35.83
Level 07	32.73
Level 06	29.63
Level 05 Mezzanine	26.6
Level 05	23.5
Level 04	19.4
Level 03	15.7
Level 02	12
Level 01	8.3
Level 00	3.8

1 Western Elevation
Elevation 1 : 250

THE STORE
854 HUNTER STREET, NEWCASTLE

Western Elevation - West Tower

5	13.04.22	COUNCIL RFI	BD	
4	22.10.21	DA ISSUE	JW	
3	21.09.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
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Revision	Date	Description	Initial	Checked

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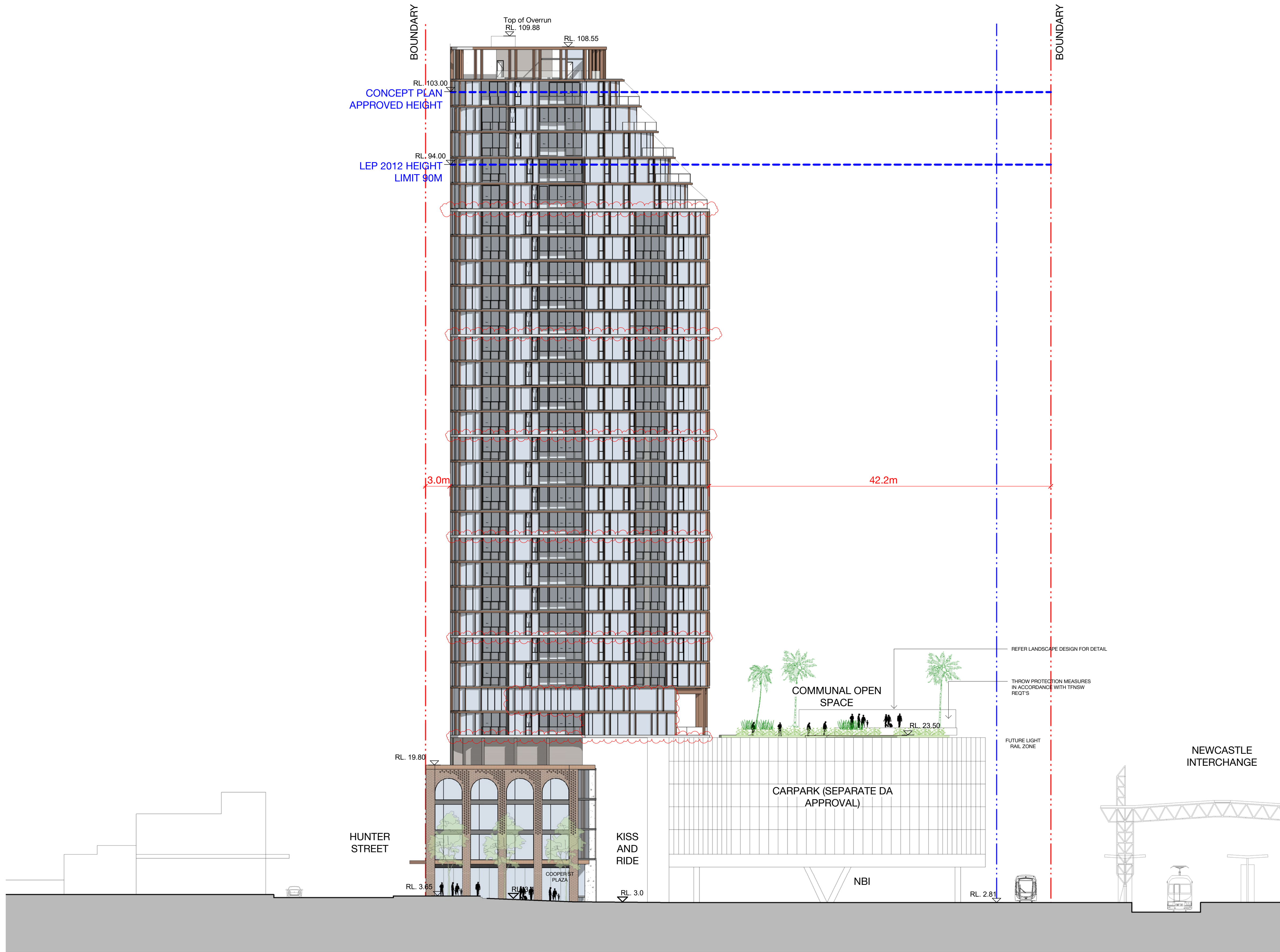
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Roof (East)	108.55
Level 30 (East)	104.63
Level 29 (East)	101.43
Level 28 (East)	98.23
Level 27 (East)	95.03
Level 26 (East)	91.83
Level 25 (East)	88.63
Level 24 (East)	85.43
Level 23 (East)	82.33
Level 22	79.23
Level 21	76.13
Level 20	73.03
Level 19	69.93
Level 18	66.83
Level 17	63.73
Level 16	60.63
Level 15	57.53
Level 14	54.43
Level 13	51.33
Level 12	48.23
Level 11	45.13
Level 10	42.03
Level 09	38.93
Level 08	35.83
Level 07	32.73
Level 06	29.63
Level 05 Mezzanine	26.6
Level 05	23.5
Level 04	19.4
Level 03	15.7
Level 02	12
Level 01	8.3
Level 00	3.6

2 Elevation East
Elevation 1 : 250

THE STORE
854 HUNTER STREET, NEWCASTLE

Eastern Elevation - East Tower

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3	21.08.21	FOR COORDINATION	MT	
2	06.07.21	FOR COORDINATION		
1	23.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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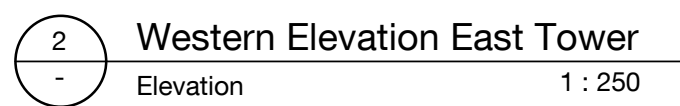
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Drawing no.	DA.09.05	Revision	5	

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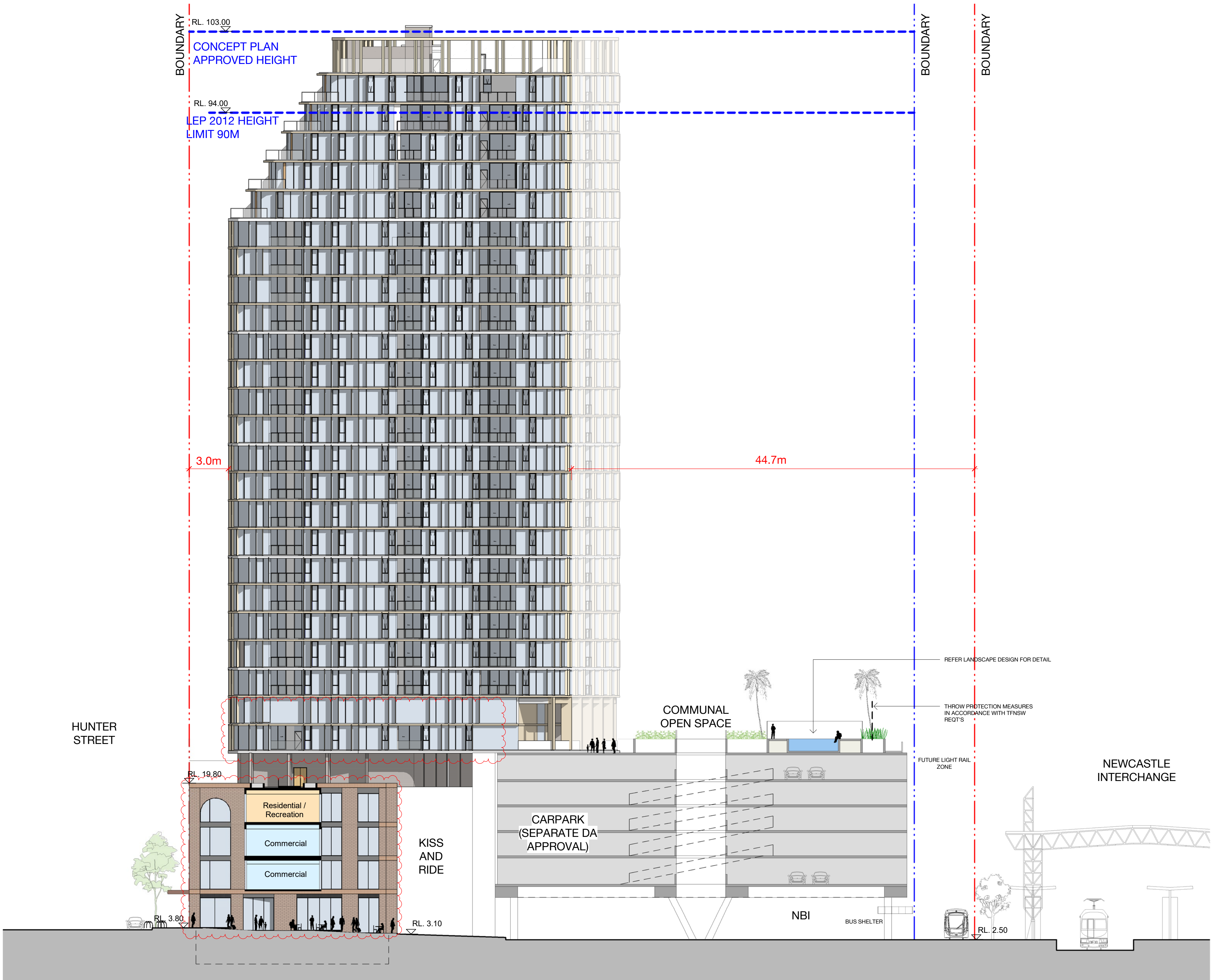
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Roof (West)	102.35
Level 28 (West)	98.43
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Level 26 (West)	92.03
Level 25 (West)	88.83
Level 24 (West)	85.63
Level 23 (West)	82.43
Level 22	79.23
Level 21	76.13
Level 20	73.03
Level 19	69.93
Level 18	66.83
Level 17	63.73
Level 16	60.63
Level 15	57.53
Level 14	54.43
Level 13	51.33
Level 12	48.23
Level 11	45.13
Level 10	42.03
Level 09	38.93
Level 08	35.83
Level 07	32.73
Level 06	29.63
Level 05 Mezzanine	26.6
Level 05	23.5
Level 04	19.4
Level 03	15.7
Level 02	12
Level 01	8.3
Level 00	3.8

1 Internal Elevation West
Elevation 1 : 250

THE STORE
854 HUNTER STREET, NEWCASTLE

Eastern Elevation- West Tower

4	13.04.22	COUNCIL RFI	BD	
3	22.10.21	DA ISSUE	JW	
2	21.09.21	FOR COORDINATION		
1	24.08.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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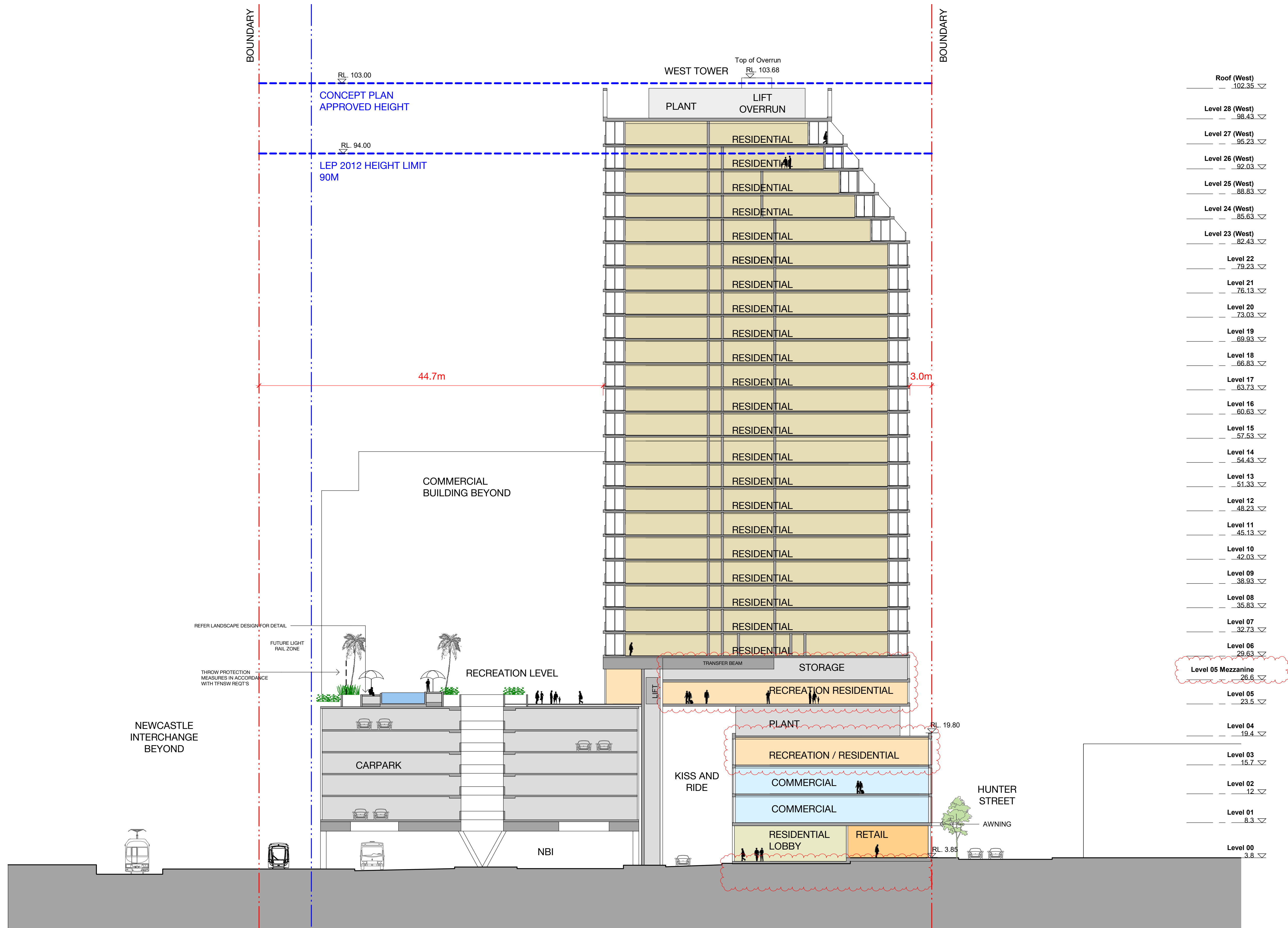
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THE STORE
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Section BB

5	13.04.22	COUNCIL RFI	BD	
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3	21.08.21	FOR COORDINATION	MT	
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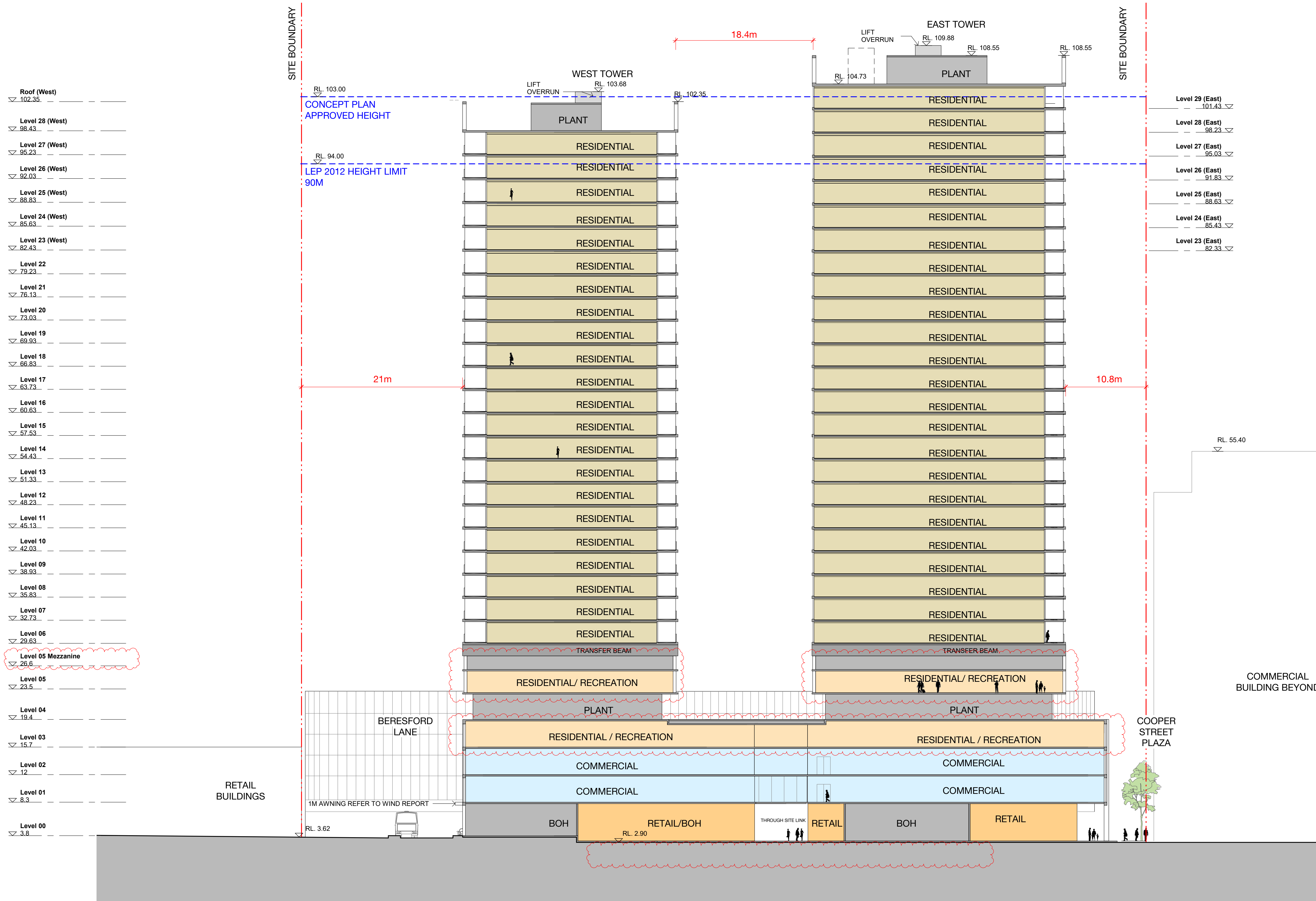
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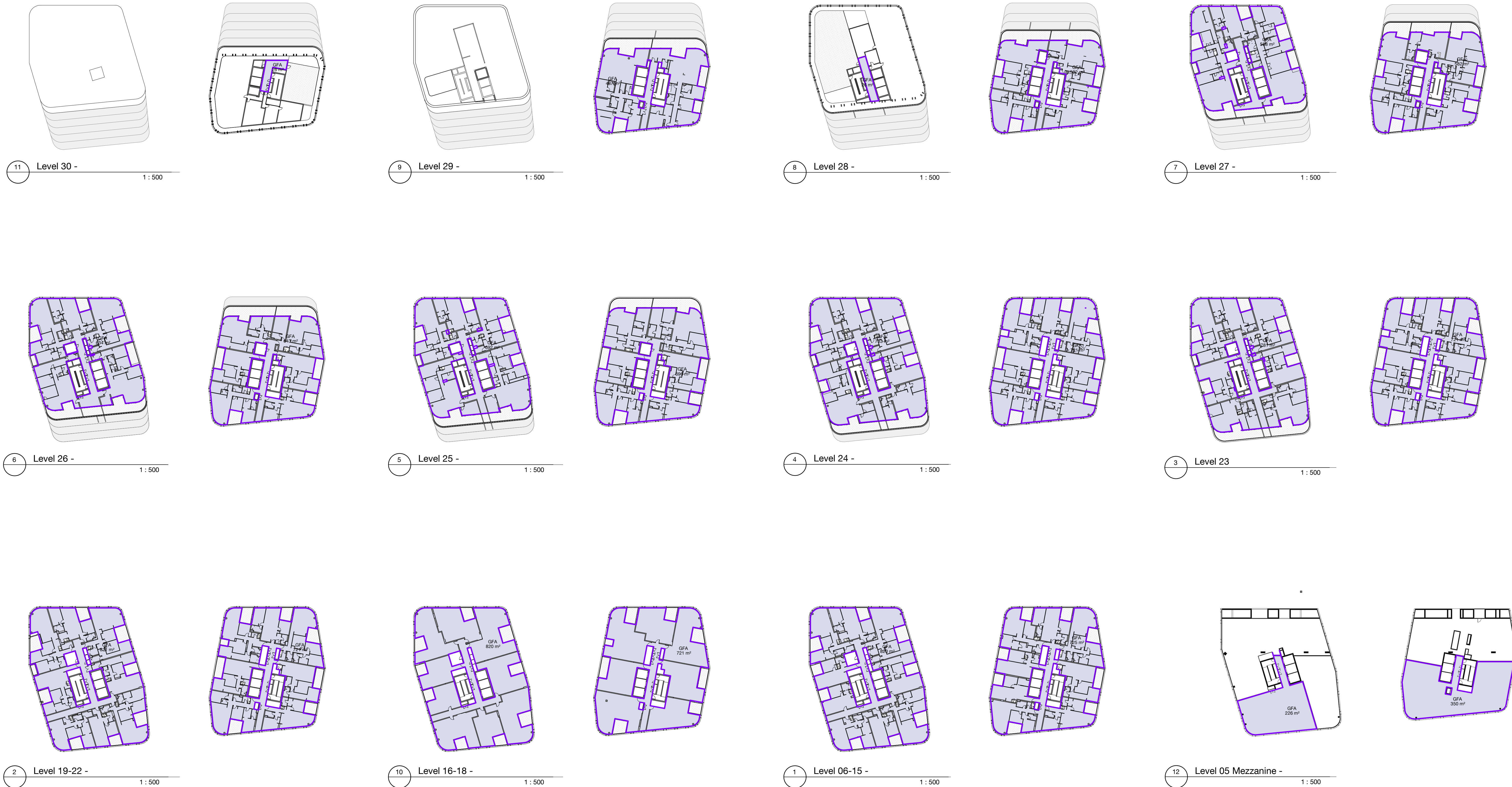
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GFA *Gross Floor Area* means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- COMMERCIAL GFA

Revision	Date	Description	Initial	Checked
1	03.06.22	COUNCIL RF1	MH	SZ

THE STORE 854 HUNTER STREET, NEWCASTLE

GFA Plans Sheet 1

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Scale	As indicated @ A1		
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Project no.	S12133		
Status	Development Application		
Plot Date	3/06/2022 4:31:17 PM		
BIM	RESIDENTIAL ARCH		

Drawing no.	DA.22.01	Revision	1
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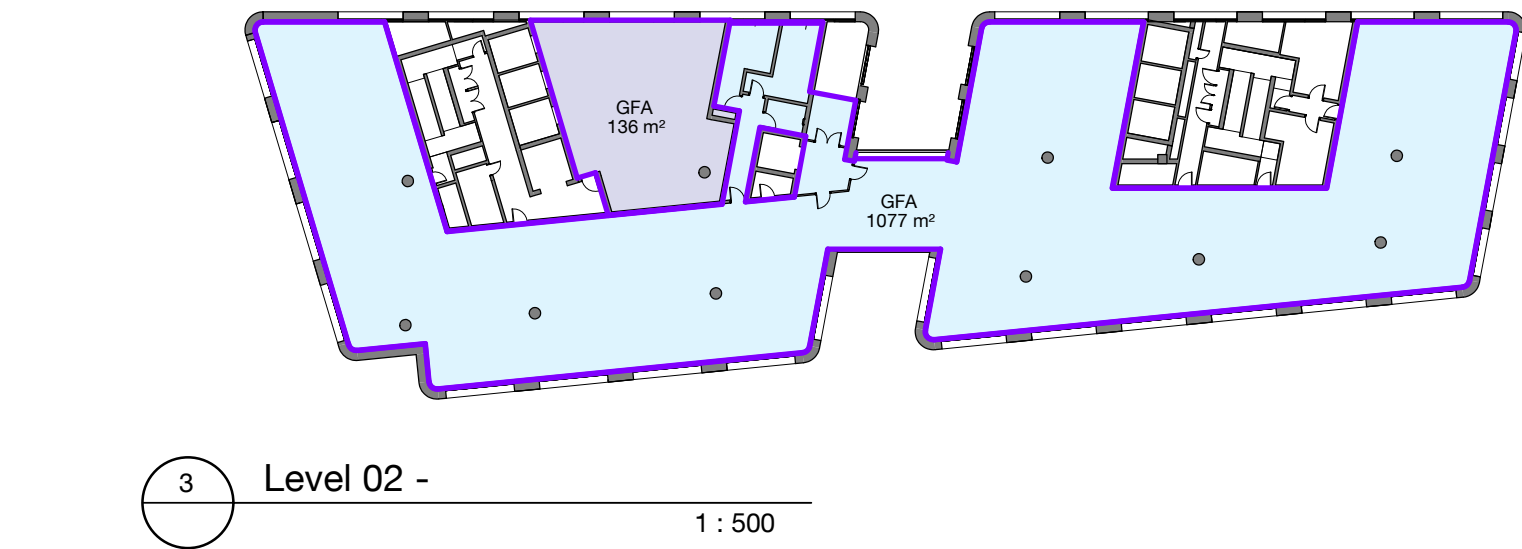
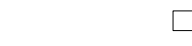
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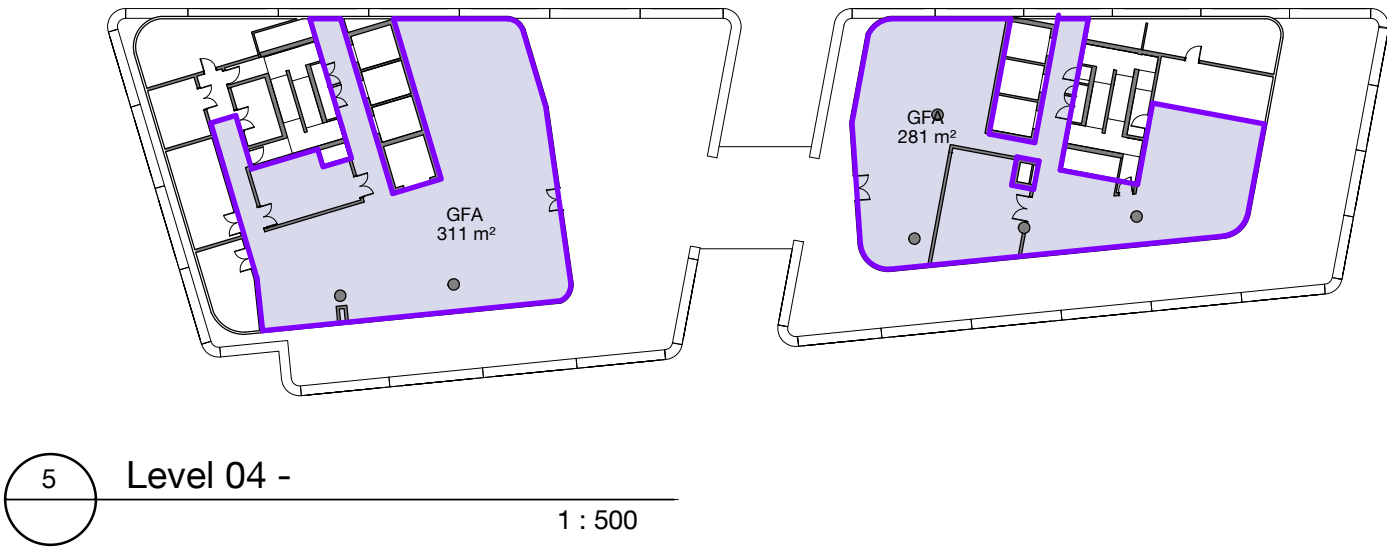
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6 Level 05 -
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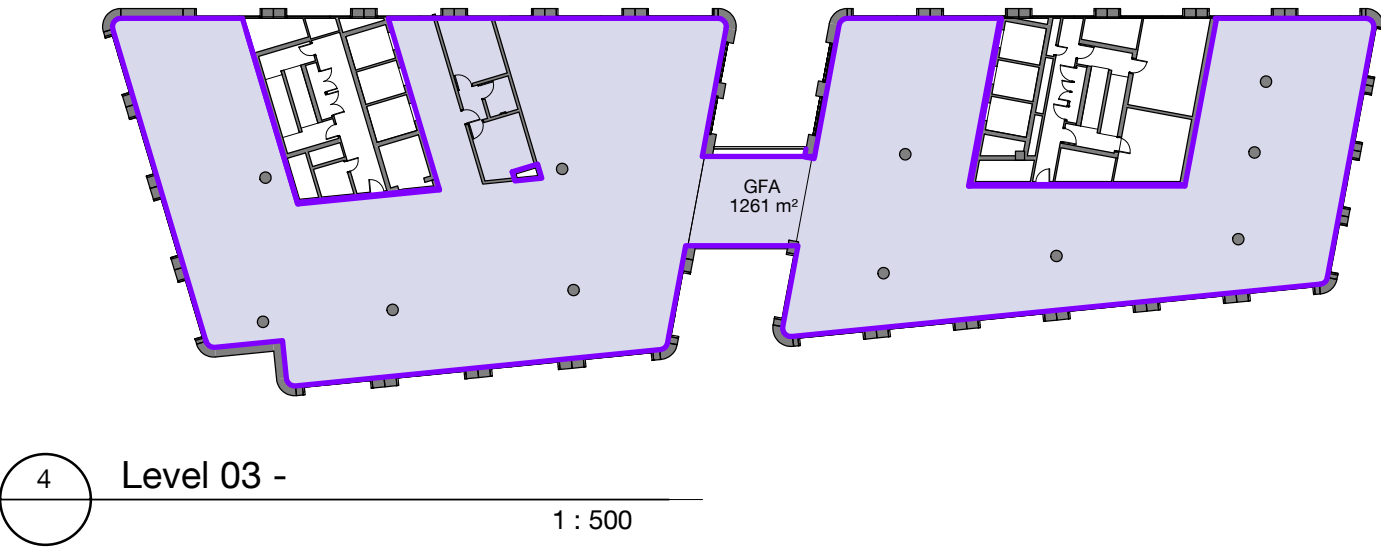
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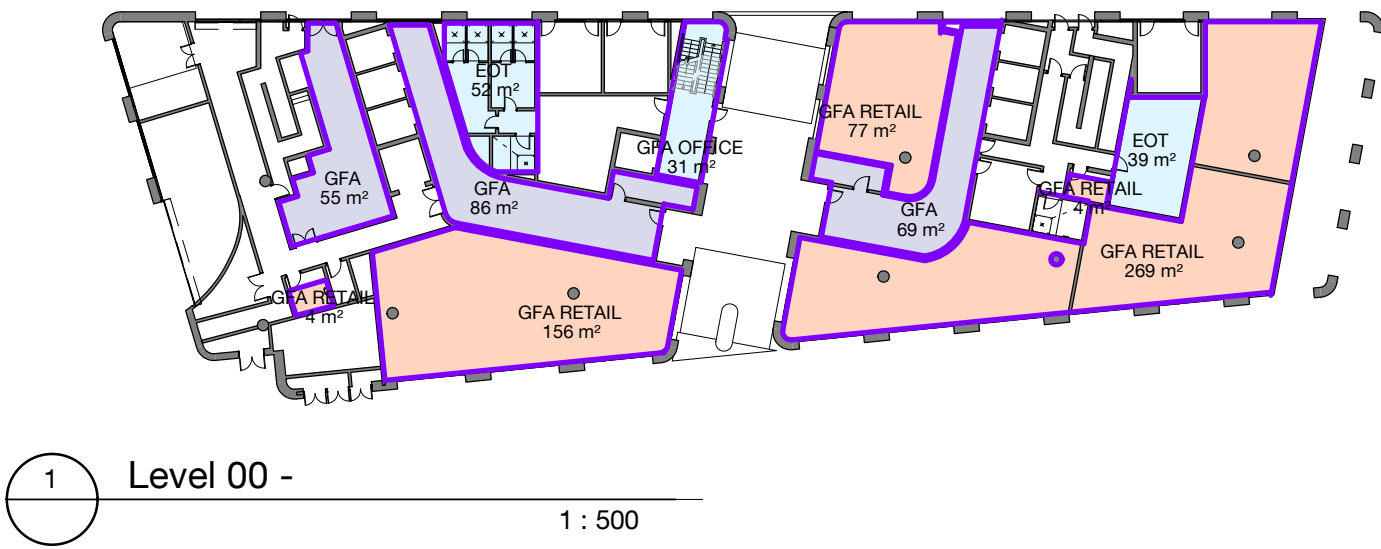
5 Level 04 -
1 : 500



2 Level 01 -
1 : 500



4 Level 03 -
1 : 500



1 Level 00 -
1 : 500



_Area Schedule (GFA)		
Level	Location	Area
Level 28	RESIDENTIAL WEST	26 m²
Level 27	RESIDENTIAL WEST	588 m²
Level 26	RESIDENTIAL WEST	634 m²
Level 25	RESIDENTIAL WEST	692 m²
Level 24	RESIDENTIAL WEST	733 m²
Level 23 (East)	RESIDENTIAL WEST	781 m²
Level 22	RESIDENTIAL WEST	821 m²
Level 21	RESIDENTIAL WEST	821 m²
Level 20	RESIDENTIAL WEST	821 m²
Level 19	RESIDENTIAL WEST	821 m²
Level 18	RESIDENTIAL WEST	820 m²
Level 17	RESIDENTIAL WEST	820 m²
Level 16	RESIDENTIAL WEST	820 m²
Level 15	RESIDENTIAL WEST	820 m²
Level 14	RESIDENTIAL WEST	820 m²
Level 13	RESIDENTIAL WEST	820 m²
Level 12	RESIDENTIAL WEST	820 m²
Level 11	RESIDENTIAL WEST	820 m²
Level 10	RESIDENTIAL WEST	820 m²
Level 09	RESIDENTIAL WEST	820 m²
Level 08	RESIDENTIAL WEST	820 m²
Level 07	RESIDENTIAL WEST	820 m²
Level 06	RESIDENTIAL WEST	820 m²
Level 05 Mezzanine	RESIDENTIAL WEST	226 m²
Level 05	RESIDENTIAL WEST	678 m²
Level 04	RESIDENTIAL WEST	311 m²
Level 03	RESIDENTIAL WEST	1261 m²
Level 02	RESIDENTIAL WEST	136 m²
Level 00	RESIDENTIAL WEST	86 m²
Level 00	RESIDENTIAL WEST	55 m²

_Area Schedule (GFA)		
Level	Location	Area
Level 30	RESIDENTIAL EAST	26 m²
Level 29	RESIDENTIAL EAST	487 m²
Level 28	RESIDENTIAL EAST	532 m²
Level 27	RESIDENTIAL EAST	582 m²
Level 26	RESIDENTIAL EAST	643 m²
Level 25	RESIDENTIAL EAST	696 m²
Level 24	RESIDENTIAL EAST	721 m²
Level 23 (East)	RESIDENTIAL EAST	721 m²
Level 22	RESIDENTIAL EAST	721 m²
Level 21	RESIDENTIAL EAST	721 m²
Level 20	RESIDENTIAL EAST	721 m²
Level 19	RESIDENTIAL EAST	721 m²
Level 18	RESIDENTIAL EAST	721 m²
Level 17	RESIDENTIAL EAST	721 m²
Level 16	RESIDENTIAL EAST	721 m²
Level 15	RESIDENTIAL EAST	721 m²
Level 14	RESIDENTIAL EAST	725 m²
Level 13	RESIDENTIAL EAST	725 m²
Level 12	RESIDENTIAL EAST	725 m²
Level 11	RESIDENTIAL EAST	725 m²
Level 10	RESIDENTIAL EAST	725 m²
Level 09	RESIDENTIAL EAST	725 m²
Level 08	RESIDENTIAL EAST	725 m²
Level 07	RESIDENTIAL EAST	725 m²
Level 06	RESIDENTIAL EAST	725 m²
Level 05 Mezzanine	RESIDENTIAL EAST	350 m²
Level 05	RESIDENTIAL EAST	603 m²
Level 04	RESIDENTIAL EAST	281 m²
Level 00	RESIDENTIAL EAST	69 m²
Level 02	COMMERCIAL	1077 m²

_Area Schedule (GFA)		
Level	Location	Area
Level 01	COMMERCIAL	987 m²
Level 00	COMMERCIAL	31 m²
Level 00	RETAIL	156 m²
Level 00	RETAIL	269 m²
Level 00	RETAIL	4 m²
Level 00	RETAIL	4 m²
Level 00	RETAIL	77 m²
Level 00	EOT	52 m²
Level 00	EOT	39 m²

Summary		
Total Residential GFA	38,176 m²	
Total Commercial GFA	2,095m²	
Total End Of Trip GFA	92m²	
Total Retail GFA	510m²	
Total Proposed GFA	40,781 m²	

GFA *Gross Floor Area* means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- any area for common vertical circulation, such as lifts and stairs, and
- any basement:
- storage, and
- vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the consent authority (including access to that car parking), and
- any space used for the loading or unloading of goods (including access to it), and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.

LEGEND

	RESIDENTIAL GFA
	RETAIL GFA
	COMMERCIAL GFA

THE STORE 854 HUNTER STREET, NEWCASTLE

GFA Plans Sheet 2



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.

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.

These drawings are issued for the purpose of conveying design intent only

Coordination with relevant consultants has not been undertaken

Scale	As indicated @ A1	
Drawn	SZ	Checked JW
Project no.	S12133	
Status	Development Application	
Plot Date	3/06/2022 4:30:40 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.22.02	Revision 1

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