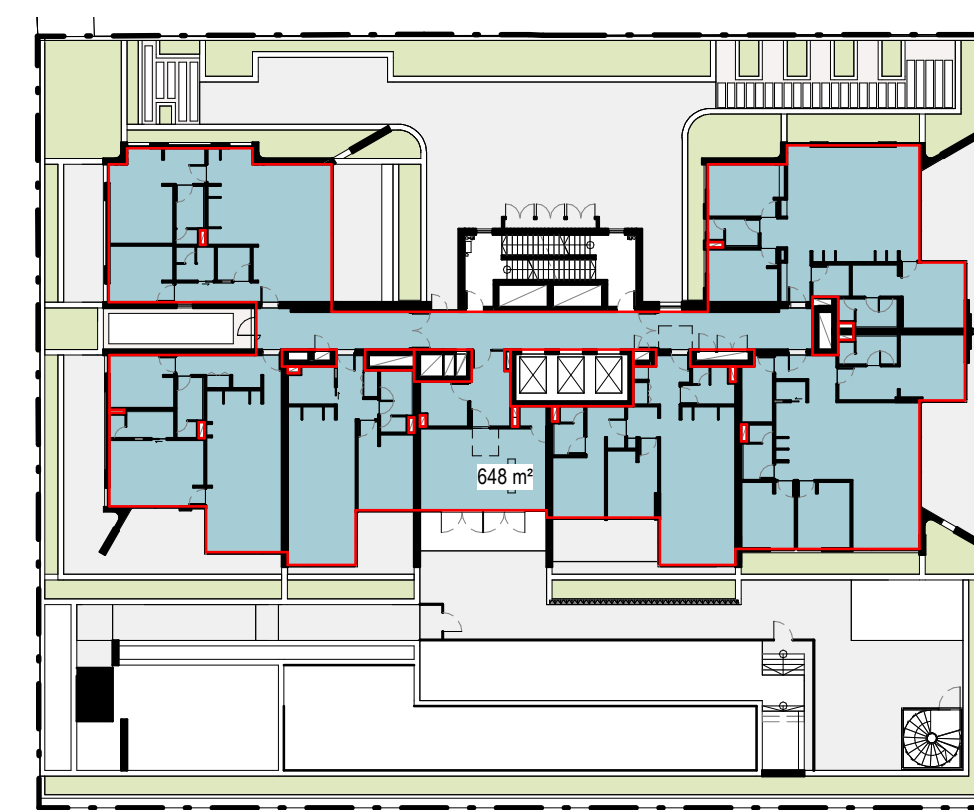
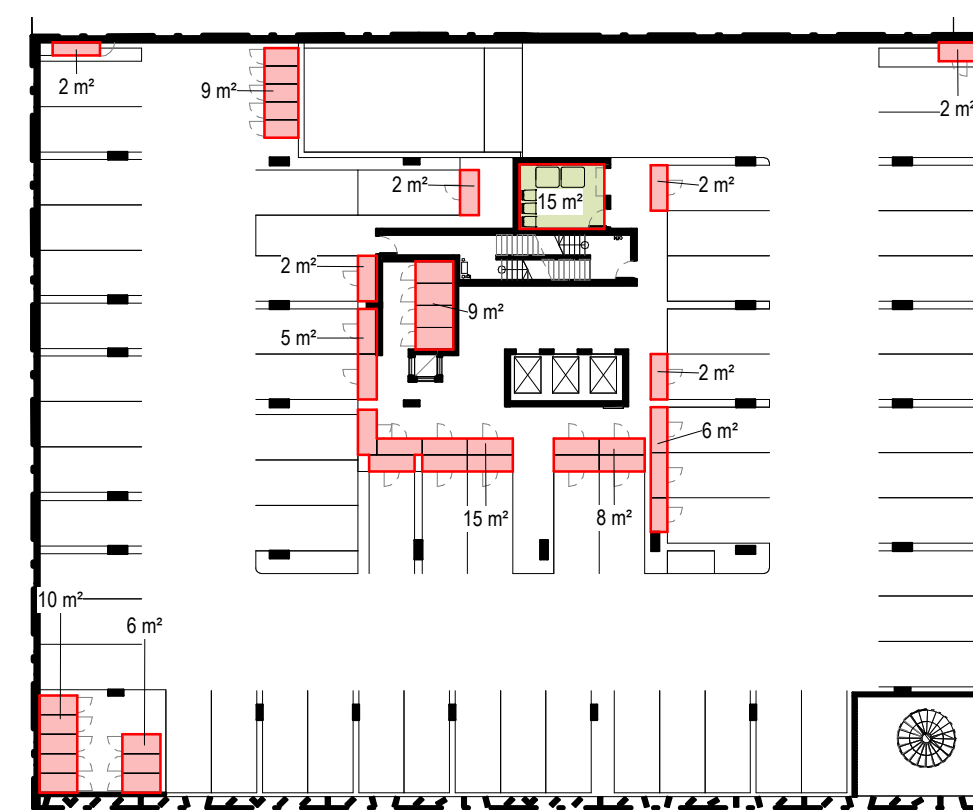
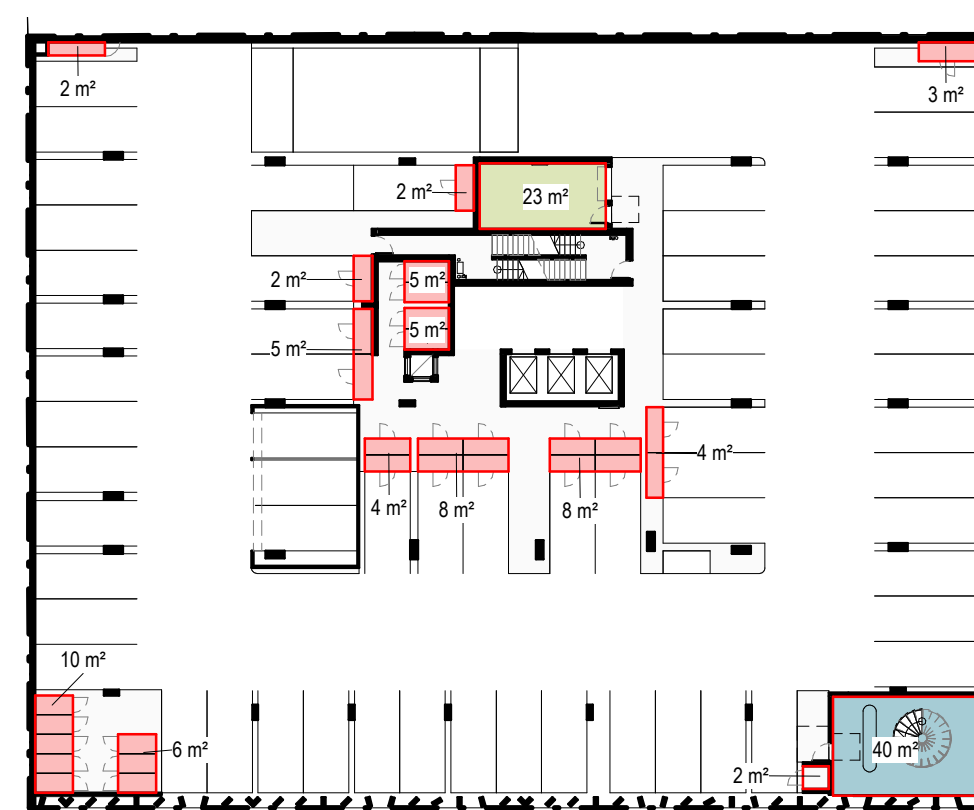
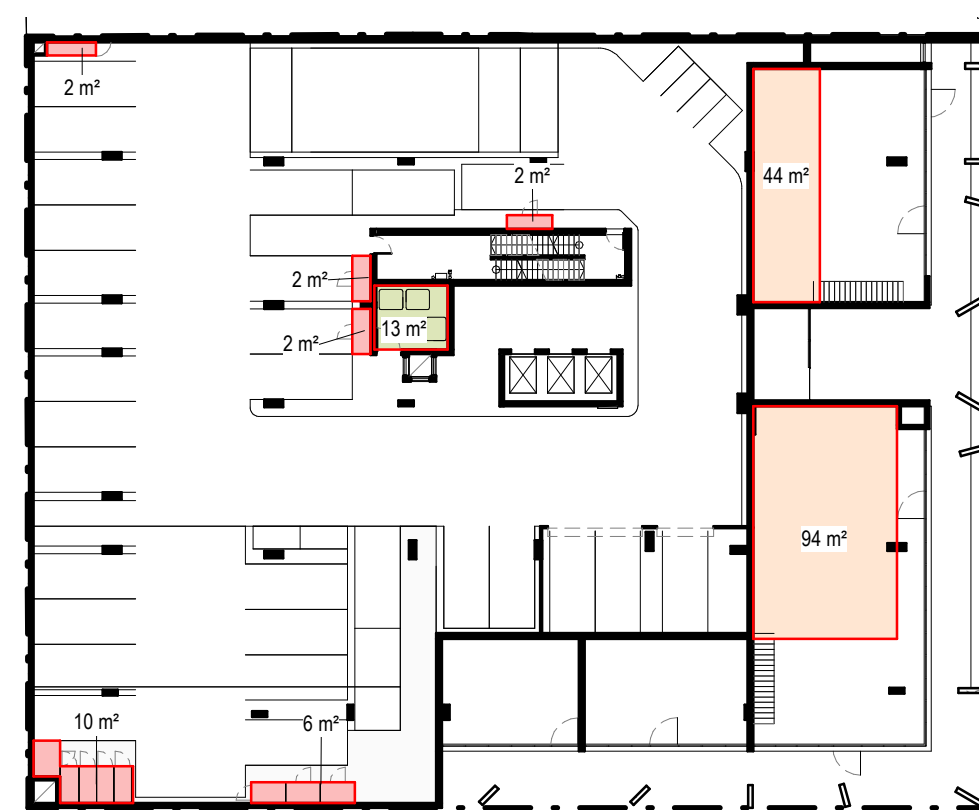
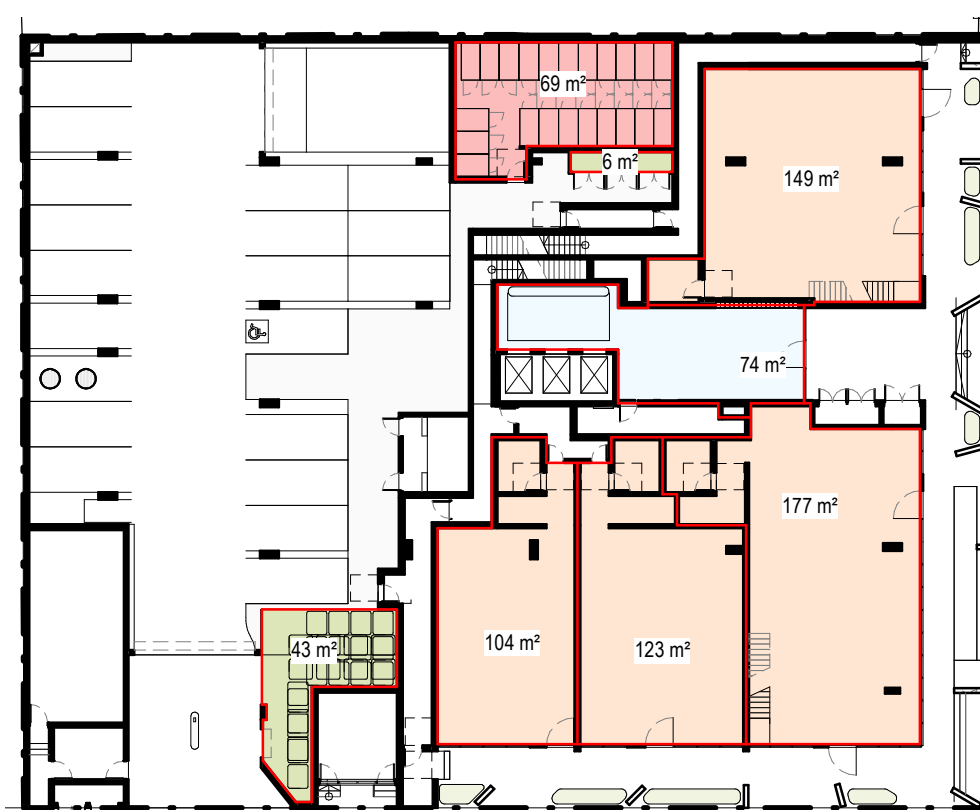




GROSS FLOOR AREA

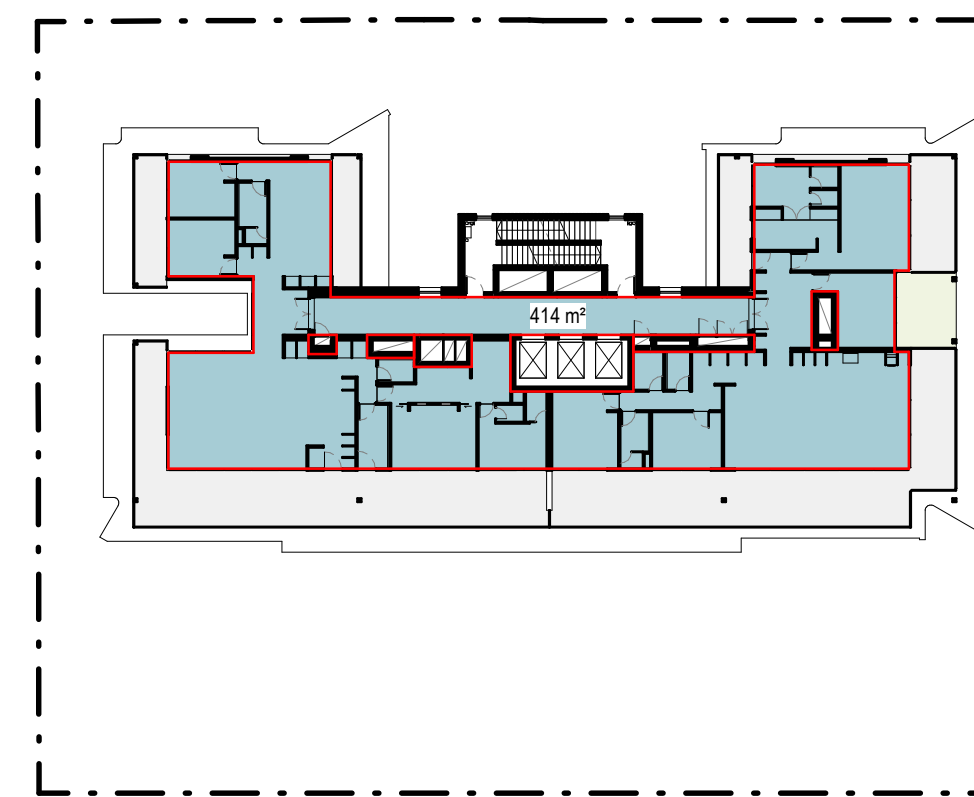
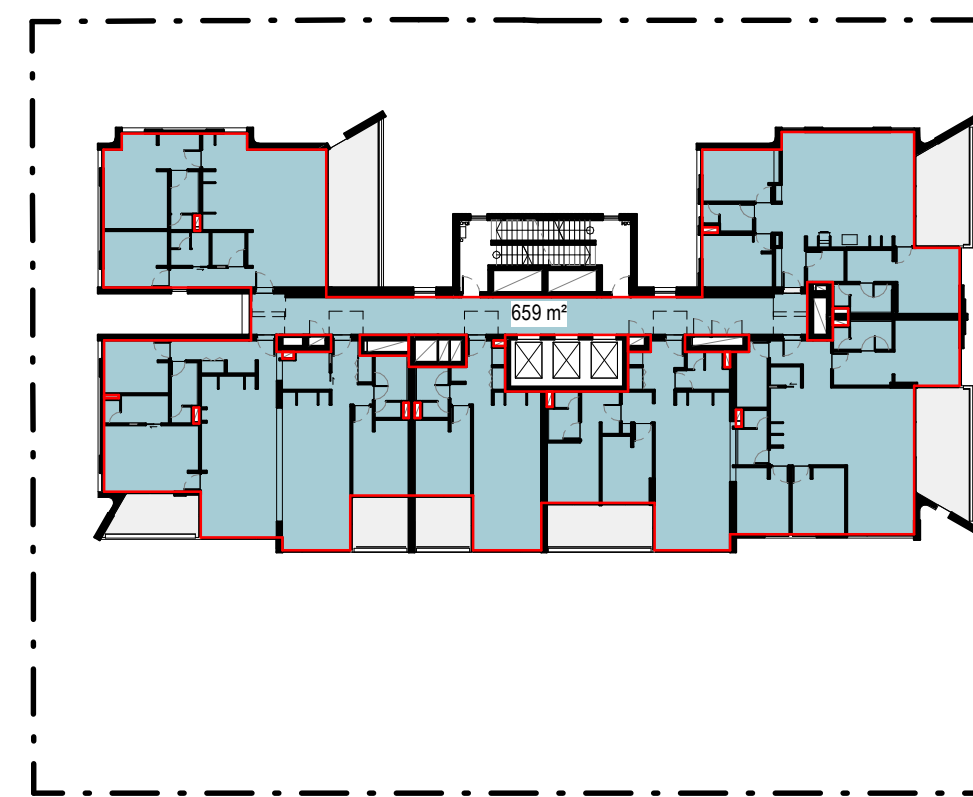
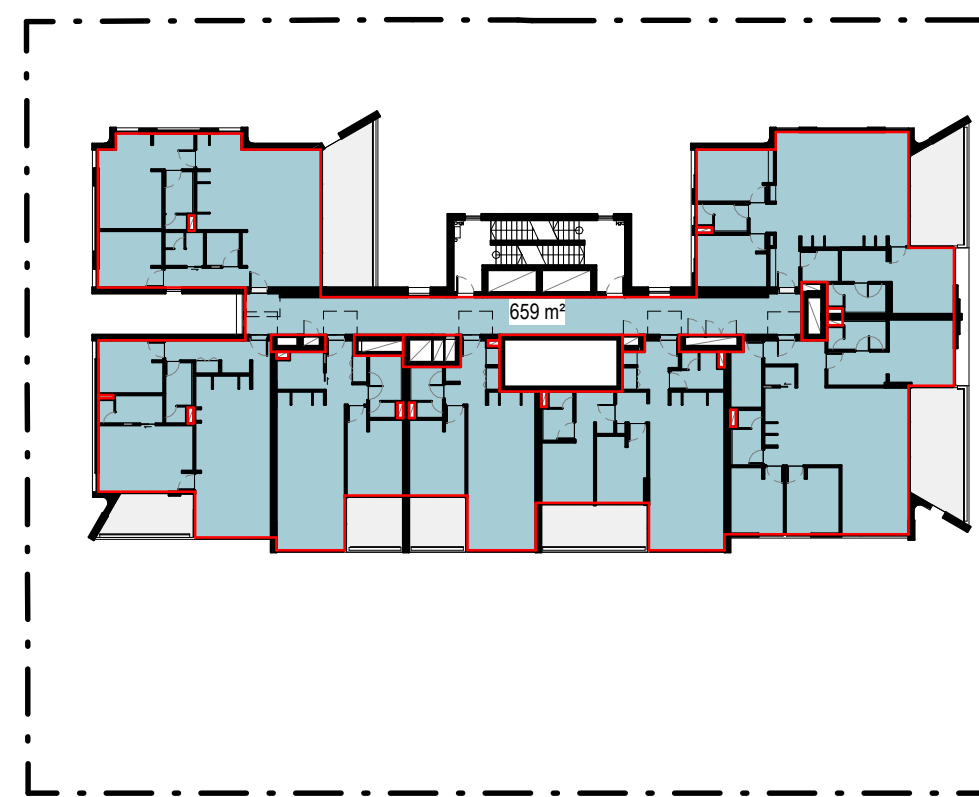
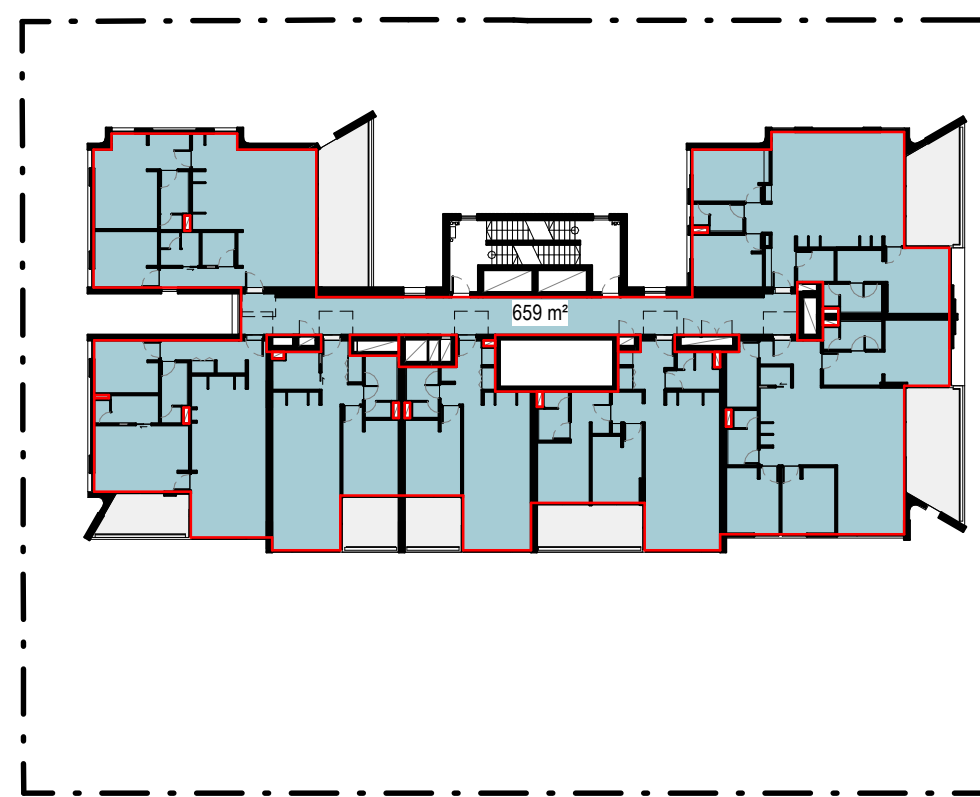
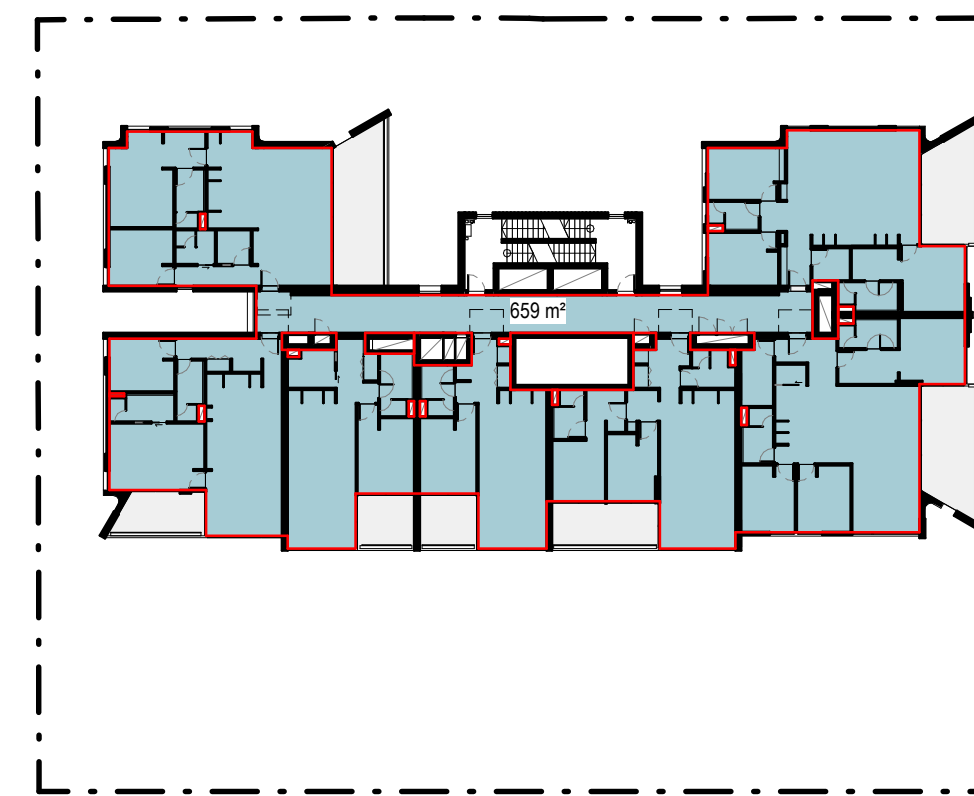
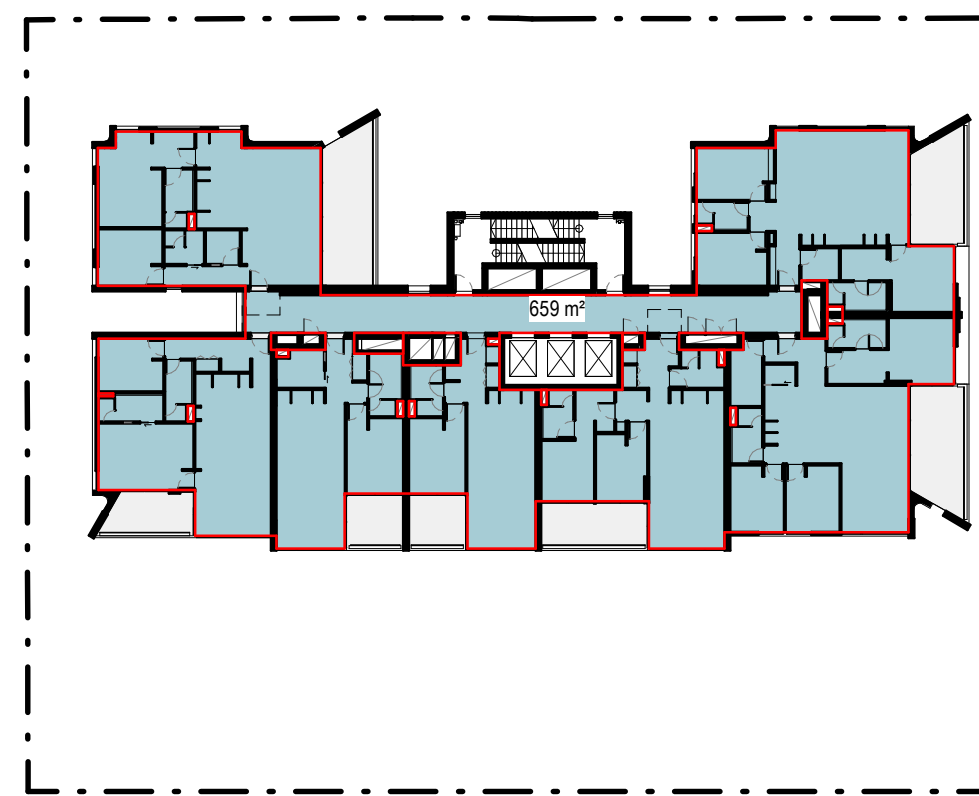
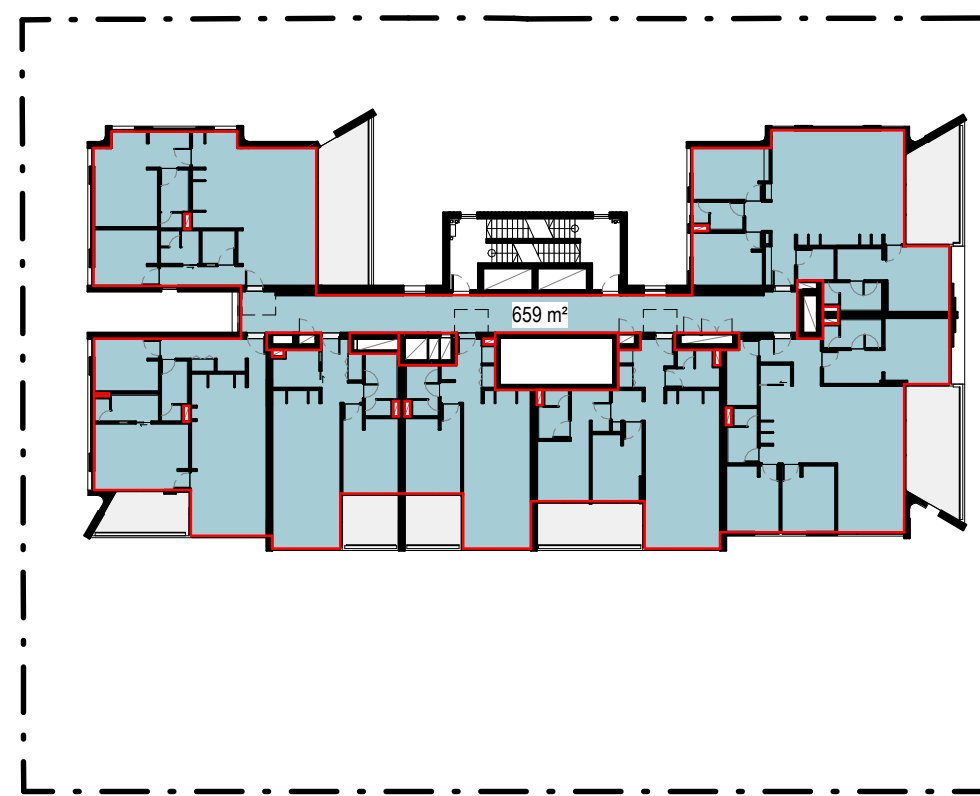
NEWCASTLE LOCAL ENVIRONMENTAL PLAN 2012

Note: The GFA is defined by 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 1.4m 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:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4m high, and
- (j) voids above a floor at the level of a storey or storey above.



SITE AREA (AS PER SURVEY)

TOTAL: 2,079m²

PREVIOUSLY APPROVED DA GFA (DA2016/00564)

TOTAL:	9,899.8m
--------	----------

PERMISSABLE AREAS

ALLOWABLE FSR: 5.5:1

ALLOWABLE FSR: 5.5:1
ALLOWABLE GFA: 11,434.5

FSR CALCULATIONS

Level	Area
GROUND FLOOR LEVEL	745.6 m²
L-1 - P1	174.7 m ²
L-2 - P2	131.1 m ²
L-3 - P3	96.5 m ²
L-4 - PODIUM	646.6 m ²
L-5	658.8 m ²
L-6	658.8 m ²
L-7	658.8 m ²
L-8	658.8 m ²
L-9	658.8 m ²
L-10	658.8 m ²
L-11	658.8 m ²
L-12	658.8 m ²
L-13	658.8 m ²
L-14	658.8 m ²
L-15	658.8 m ²
L-16	658.8 m ²
L-17	658.8 m ²
L-18	658.8 m ²
L-19	413.9 m ²
	11433.6 m²

 PROPOSED AREAS

PROPOSED FSR: 5.5:1

PROPOSED FSR: 5.5:1
PROPOSED GFA (ROUNDED TO)

GFA LEGEND

- RESIDENTIAL
RESIDENTIAL LOBBY
STORE
TENANCY 1
TENANCY 2
TENANCY 3
TENANCY 4
WASTE

REV	DESCRIPTION	DATE
C	DA RFIs	17.02.2023
D	COUNCIL AND JRPP RFIs	01.05.2023
E	DA RFIs	02.08.2023
F	DA RFIs	08.08.2023
G	DA RFIs	07.09.2023
H	GFA ROUNDING REMOVED	26.09.2023

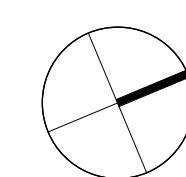
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE FYSHWICK 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawings is for development application purposes and not for construction

DRAWING No. DA011
DRAWING TITLE PLANNING - GFA
SCALE 1 : 250 @ A1
DATE 2023





WATERVUE

643-651 HUNTER STREET NEWCASTLE NSW 2300

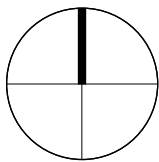
DEVELOPMENT APPLICATION SHEET LIST		
DRAWING NO.	TITLE	REVISION
DA000	PLAN - LOCATION & DRAWING SCHEDULE	H
DA002	SITE ANALYSIS	B
DA003	PREDICT LOCATION PLAN	C
DA005	SITE PLAN	C
DA006	SHADOW DIAGRAMS	B
DA007	SHADOW DIAGRAMS	B
DA008	SHADOW DIAGRAMS	A
DA009	SOLAR ACCESS DIAGRAM	B
DA010	VENTILATION DIAGRAMS	B
DA011	PLANNING - GFA	G
DA012	UNIT AREA FOR CARPARKING GEN.	D
DA101	GROUND FLOOR	I
DA102	PARKING LEVEL 1	G
DA103	PARKING LEVEL 2	F
DA104	PARKING LEVEL 3	F
DA105	PLAN - PODIUM	H
DA106	PLAN - TYPICAL LOWER	G
DA107	PLAN - TYPICAL UPPER	F
DA111	PLAN - PENTHOUSES	C
DA112	ROOF	B
DA200	STREETSCAPE ELEVATIONS	B
DA201	ELEVATIONS - NORTH AND EAST	F
DA202	ELEVATIONS - SOUTH AND WEST	C
DA301	SECTIONS	C
DA321	RAMP SECTION CARPARK	C
DA401	PERSPECTIVE	B
DA402	PERSPECTIVE	B
DA403	PERSPECTIVE	B
DA409	MATERIALS + FINISHES	B
DA801	PODIUM LEVEL PRIVACY SCREENS	A
DA802	SIGNAGE DESIGN INTENT	A

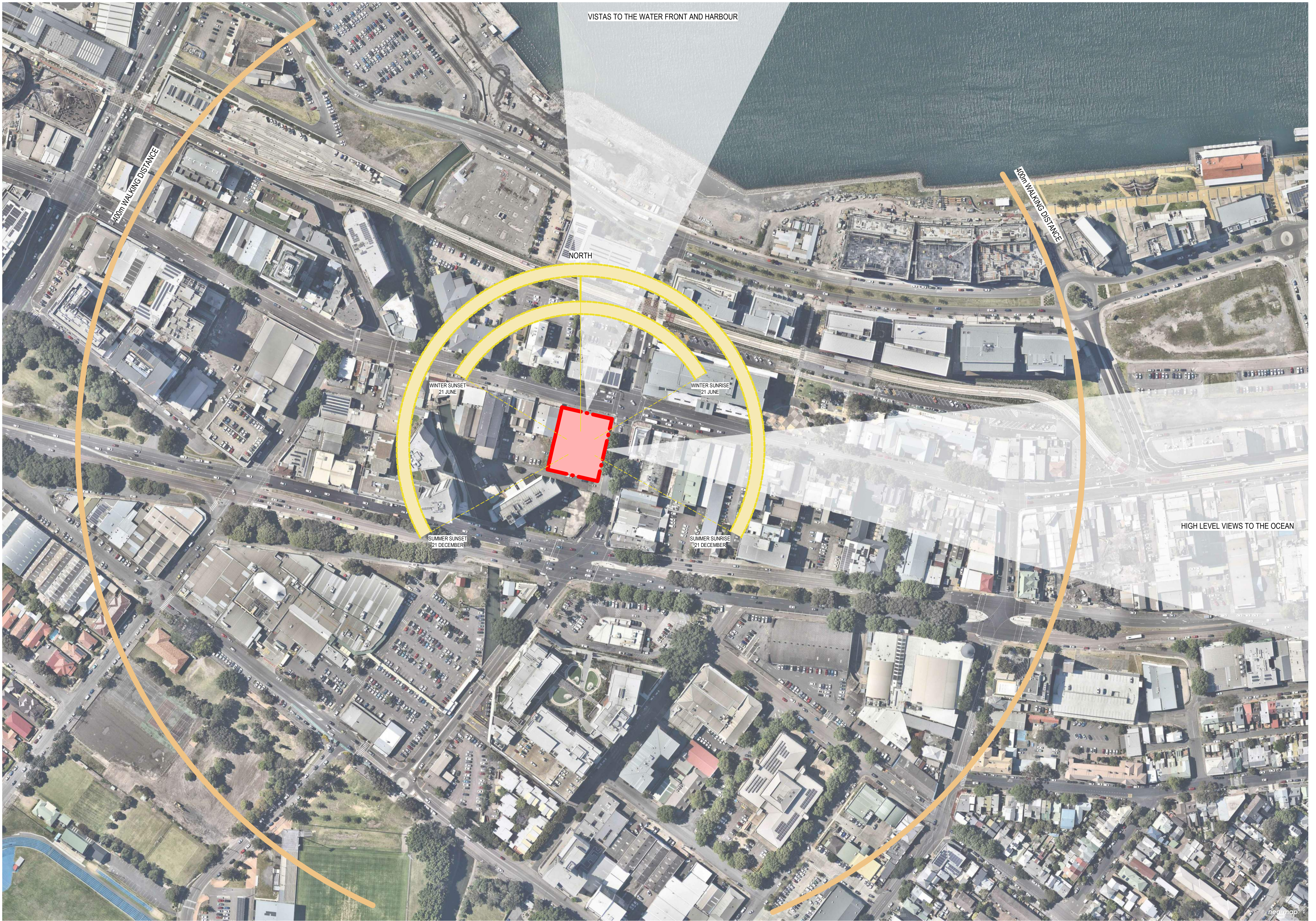
REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RFS	16.03.2023
D	DA RFS - DIMENSIONS ADDED	23.03.2023
E	DA RFS	24.03.2023
F	DA RFS	27.03.2023
G	DA RFS	10.08.2023
H	DA RFS	07.09.2023

STEWART
ARCHITECTURE

10 / 185 CANBERRA AVENUE FYSHWICK 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

DRAWING No.	DA000
DRAWING TITLE	PLAN - LOCATION & DRAWING SCHEDULE
SCALE	1 : 1 @ A1
DATE	2023





REV	DESCRIPTION
A	DRAFT DA
B	ISSUE FOR DA

DATE
05.04.2022
09.05.2022

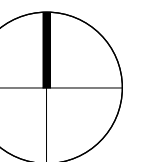
**STEWART
ARCHITECTURE**

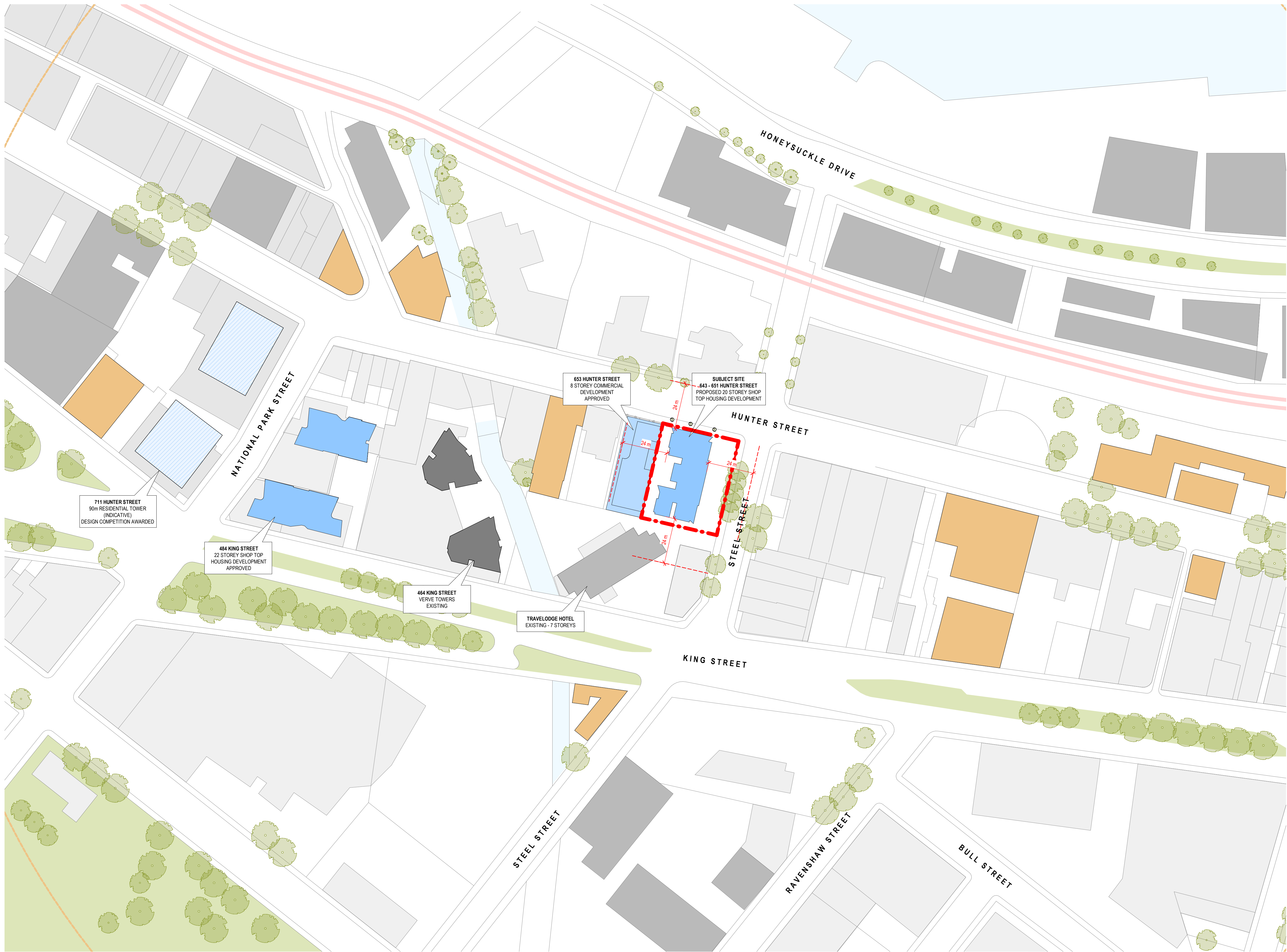
10 / 285 CANBERRA AVENUE Fyshwick 3069
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA002**
DRAWING TITLE **SITE ANALYSIS**
SCALE
DATE **2022**





DA RfIs - 27.03.2023
24m BUILDING SEPARATION LINE ABOVE 45m INDICATED
PRIVACY SCREEN LOCATION CLARIFIED

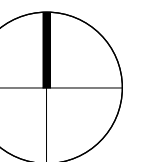
- SUBJECT SITE
- EXISTING BUILDINGS
- EXISTING BUILDINGS ABOVE 7 STOREYS
- EXISTING TOWERS
- FUTURE DEVELOPMENT
- DESIGN COMPETITION AWARDED
- HERITAGE ITEMS

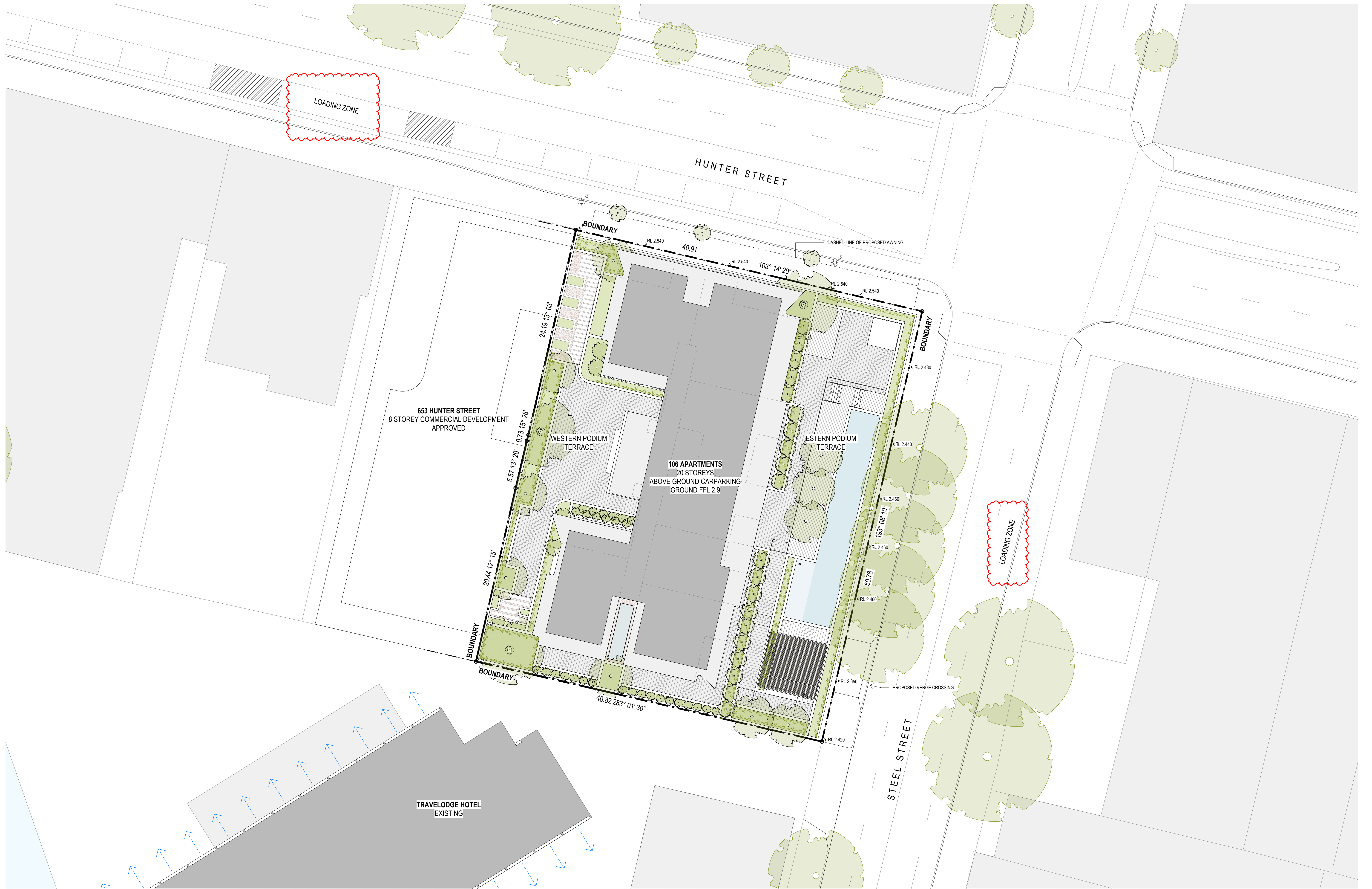
REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RfIs	27.03.2023

**STEWART
ARCHITECTURE**
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA003**
DRAWING TITLE **PRECINCT LOCATION PLAN**
SCALE **1 : 1000 @ A1**
DATE **2023**





REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	27.04.2022
C	COUNCIL AND JRPP RFRs	01.05.2023

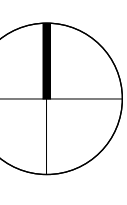
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 3069
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

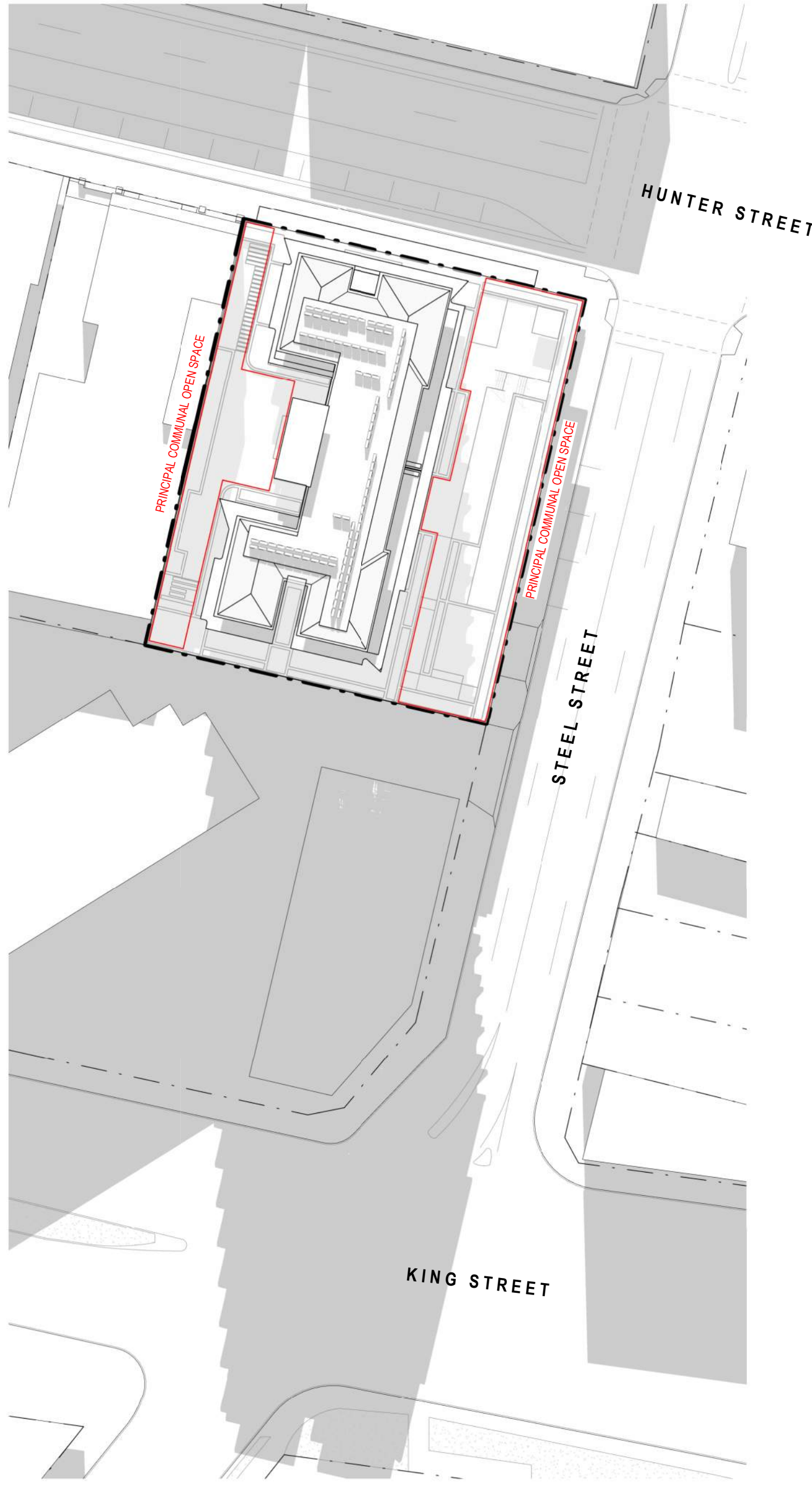
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA005**
DRAWING TITLE **SITE PLAN**
SCALE **1:200 @ A1**
DATE **2023**

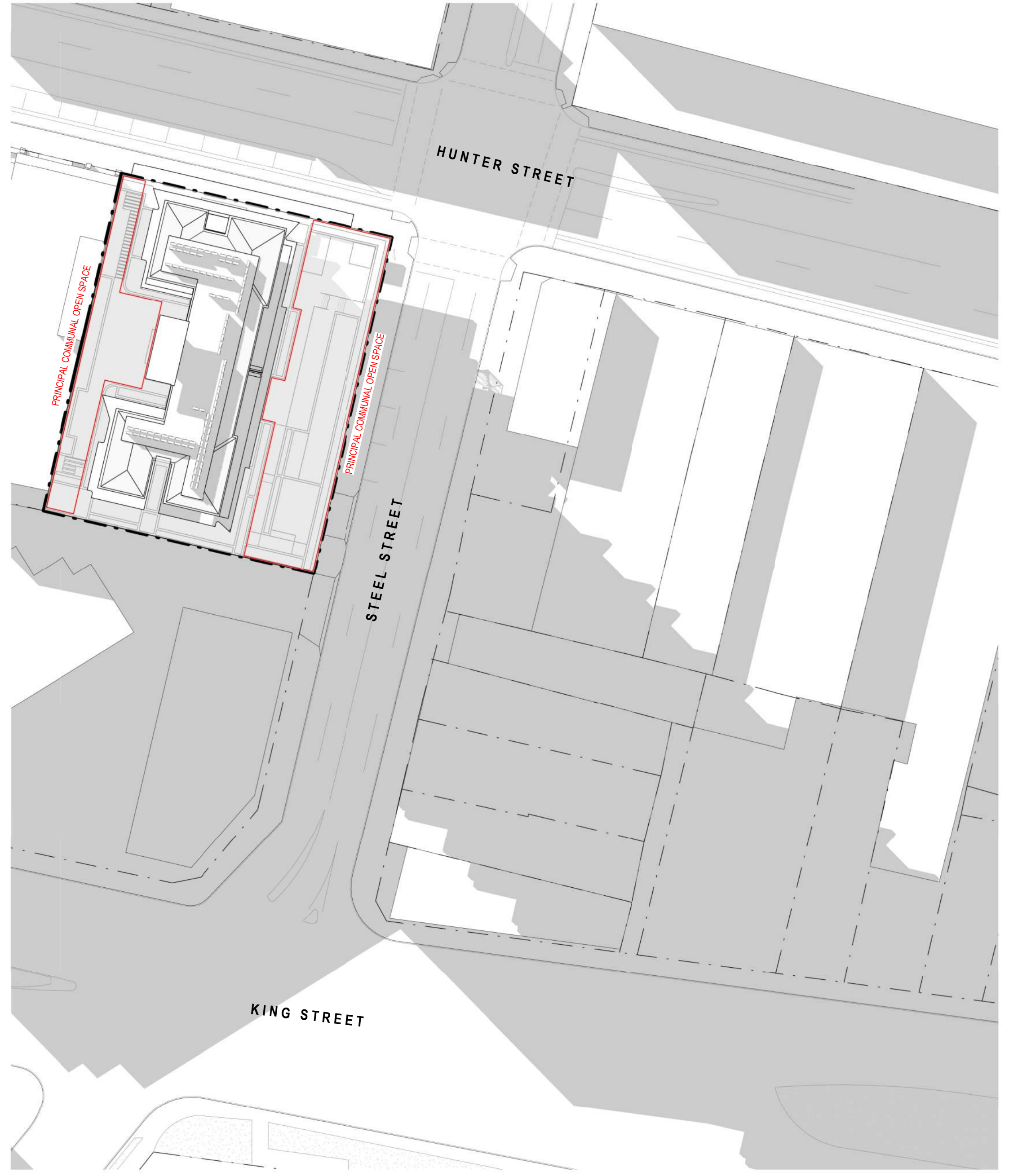




21 JUNE - 0900



21 JUNE - 1200



21 JUNE - 1500

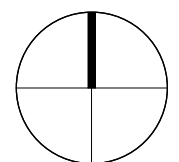
REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022

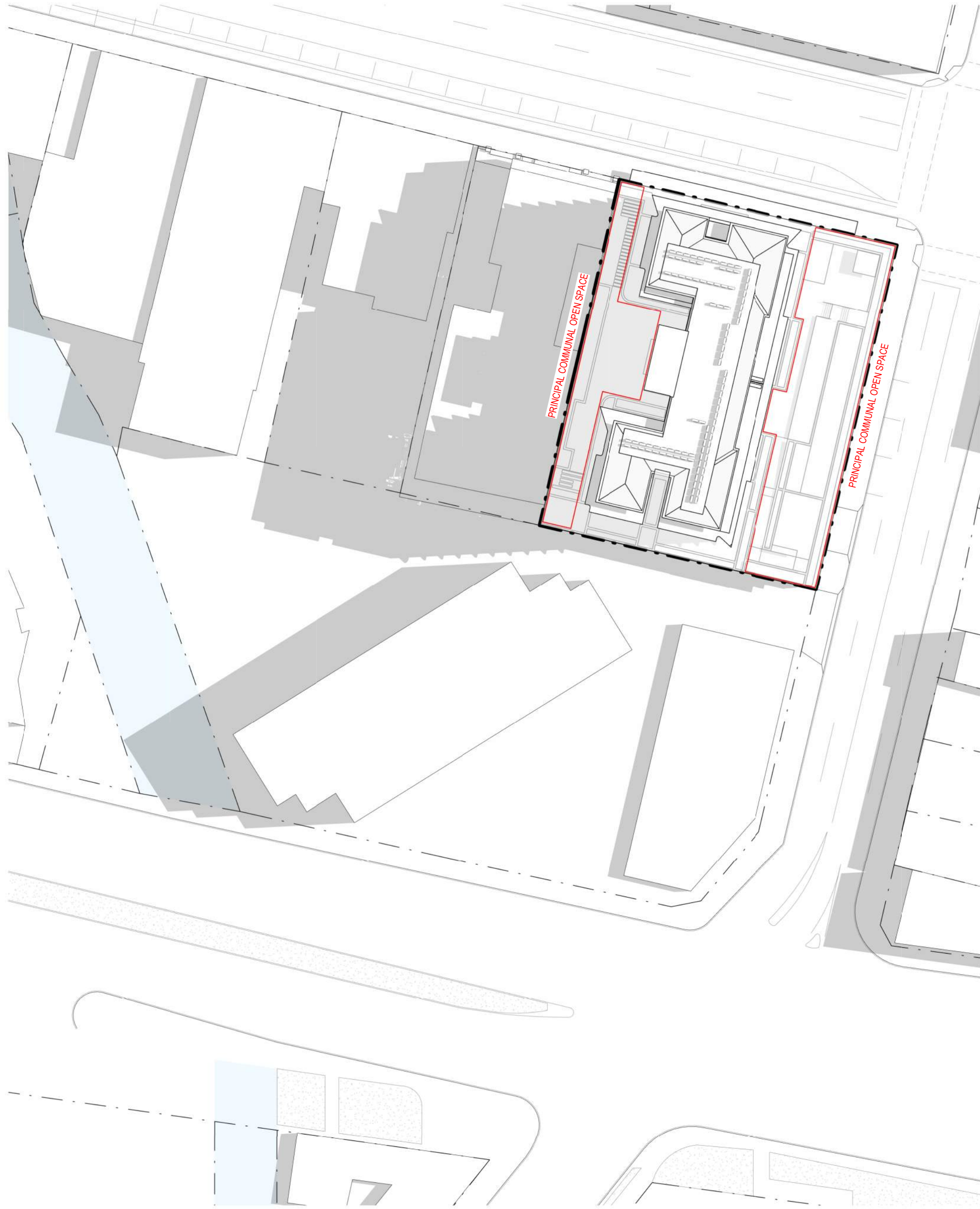
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA006**
DRAWING TITLE **SHADOW DIAGRAMS**
SCALE **1:500 @ A1**
DATE **2022**

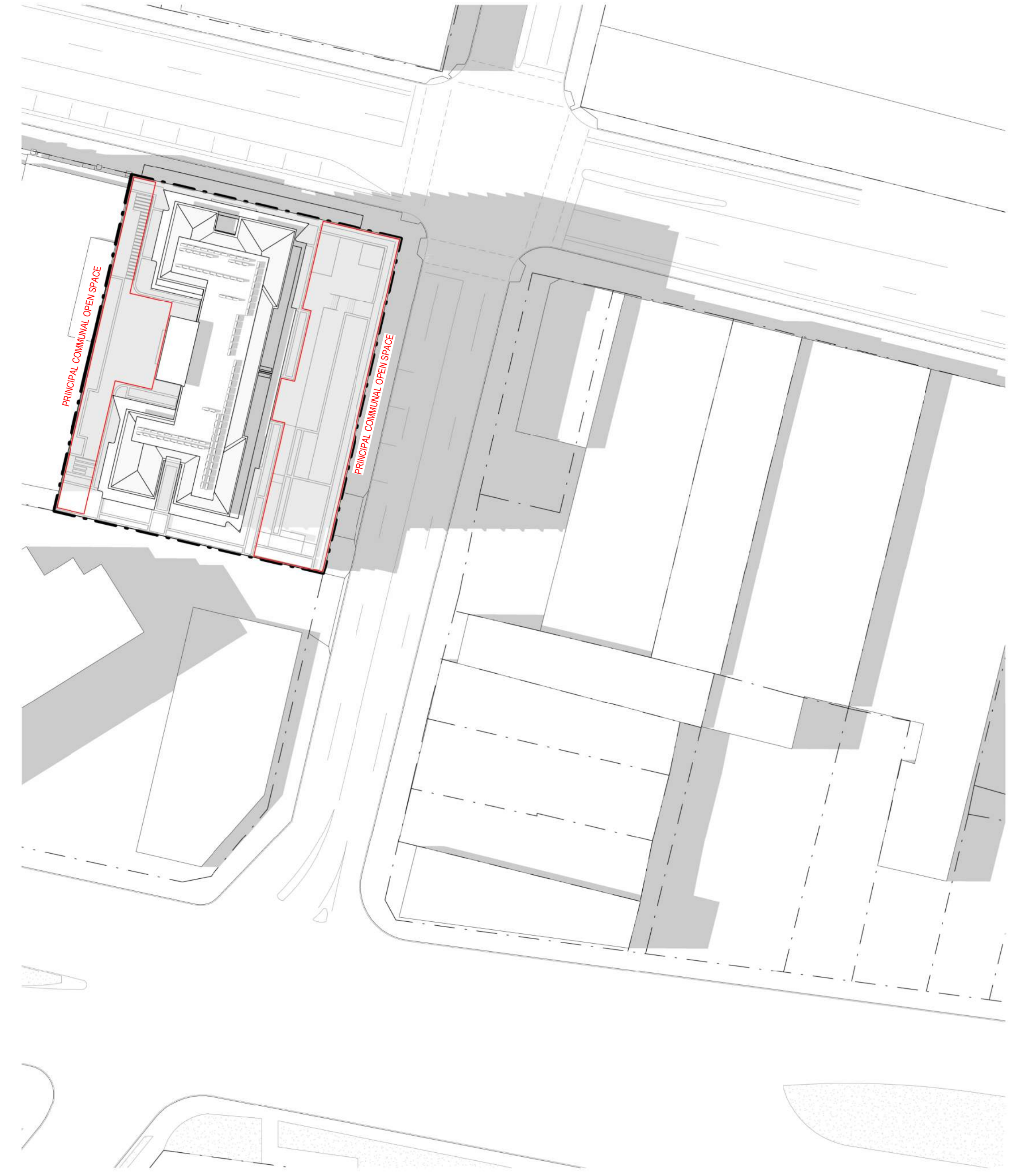




21 DEC - 0900



21 DEC - 1200



21 DEC - 1500

REV	DESCRIPTION
A	DRAFT DA
B	ISSUE FOR DA

DATE
05.04.2022
09.05.2022

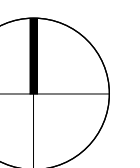
**STEWART
ARCHITECTURE**

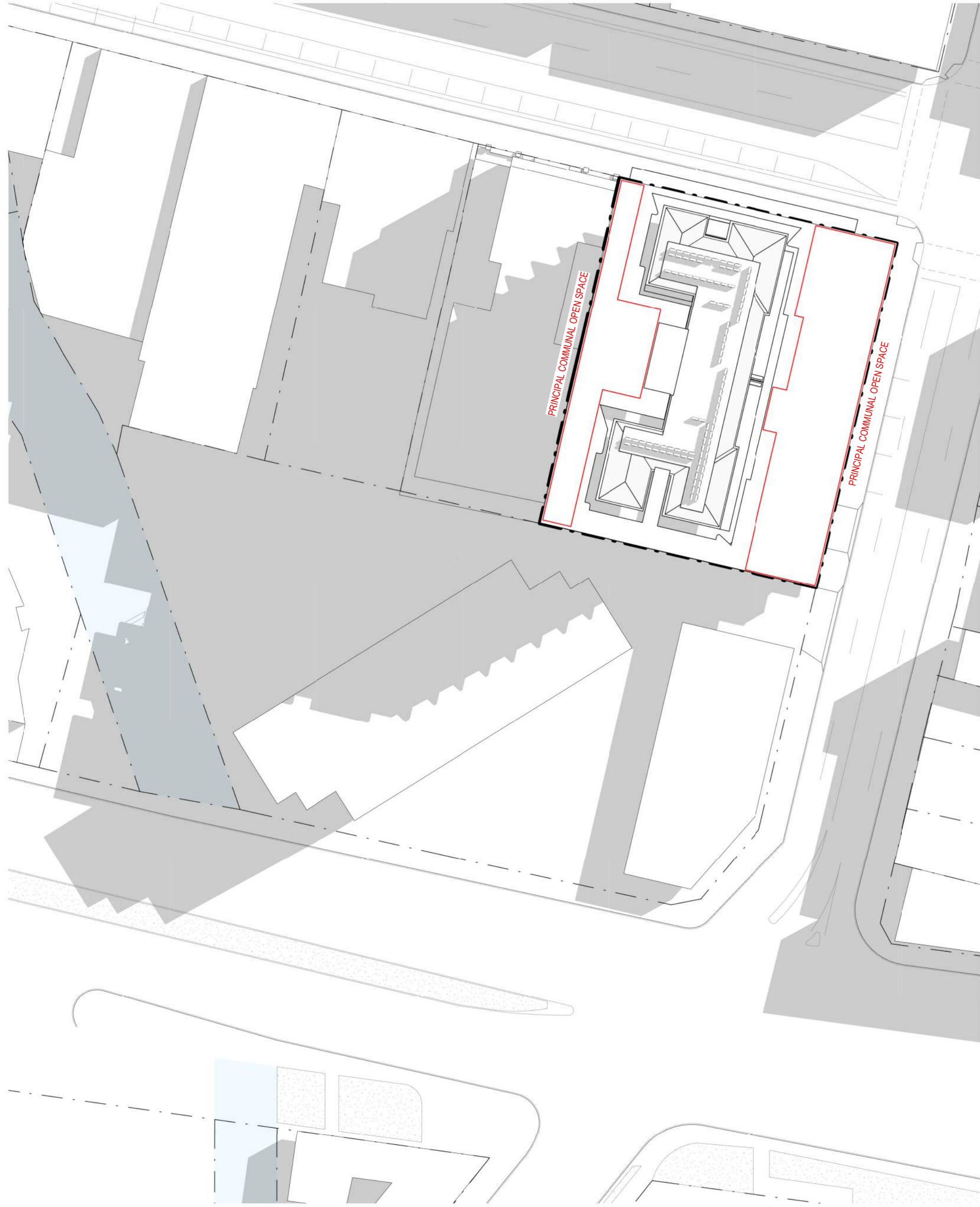
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

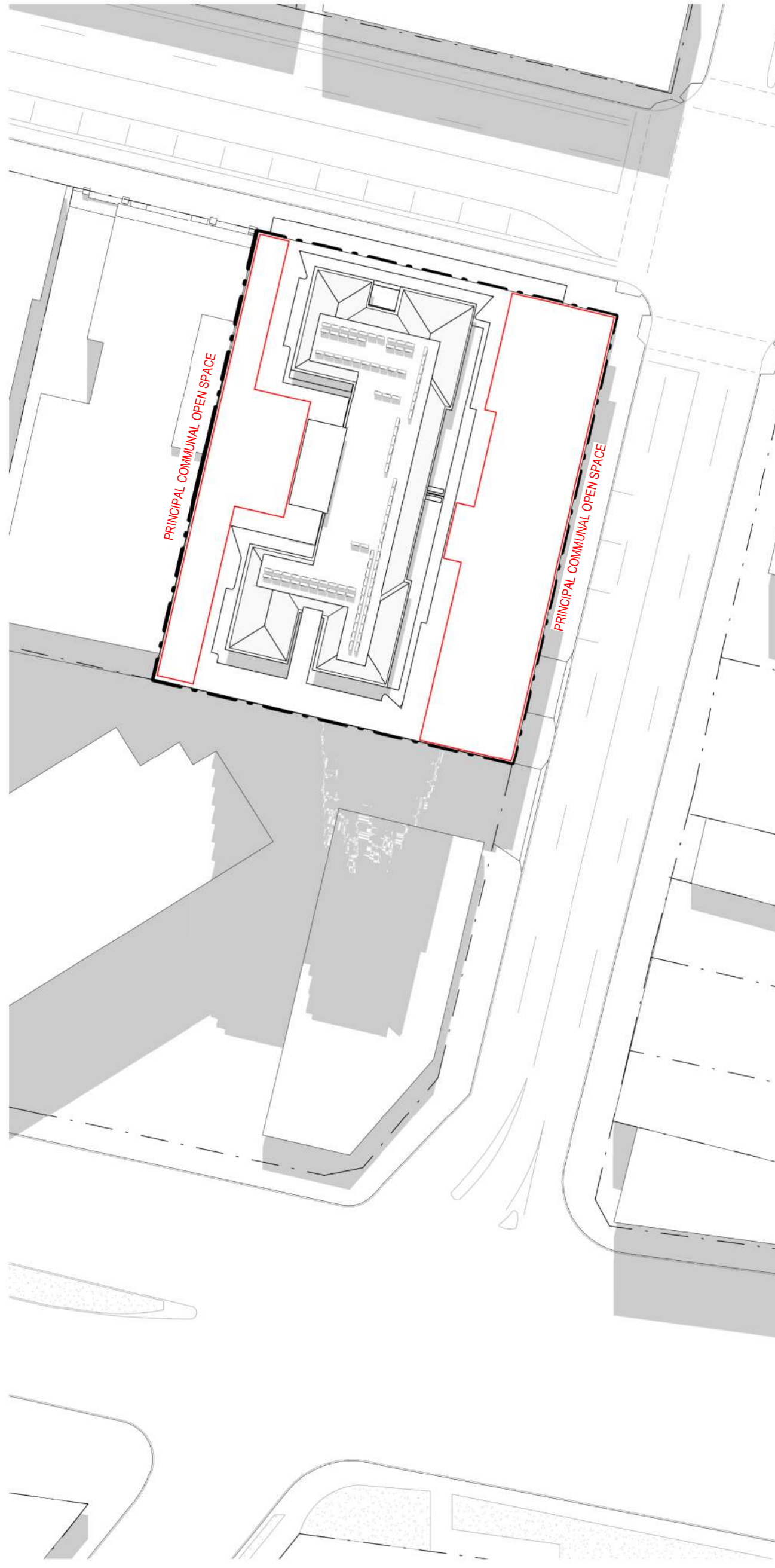
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA007**
DRAWING TITLE **SHADOW DIAGRAMS**
SCALE **1 : 500 @ A1**
DATE **2022**

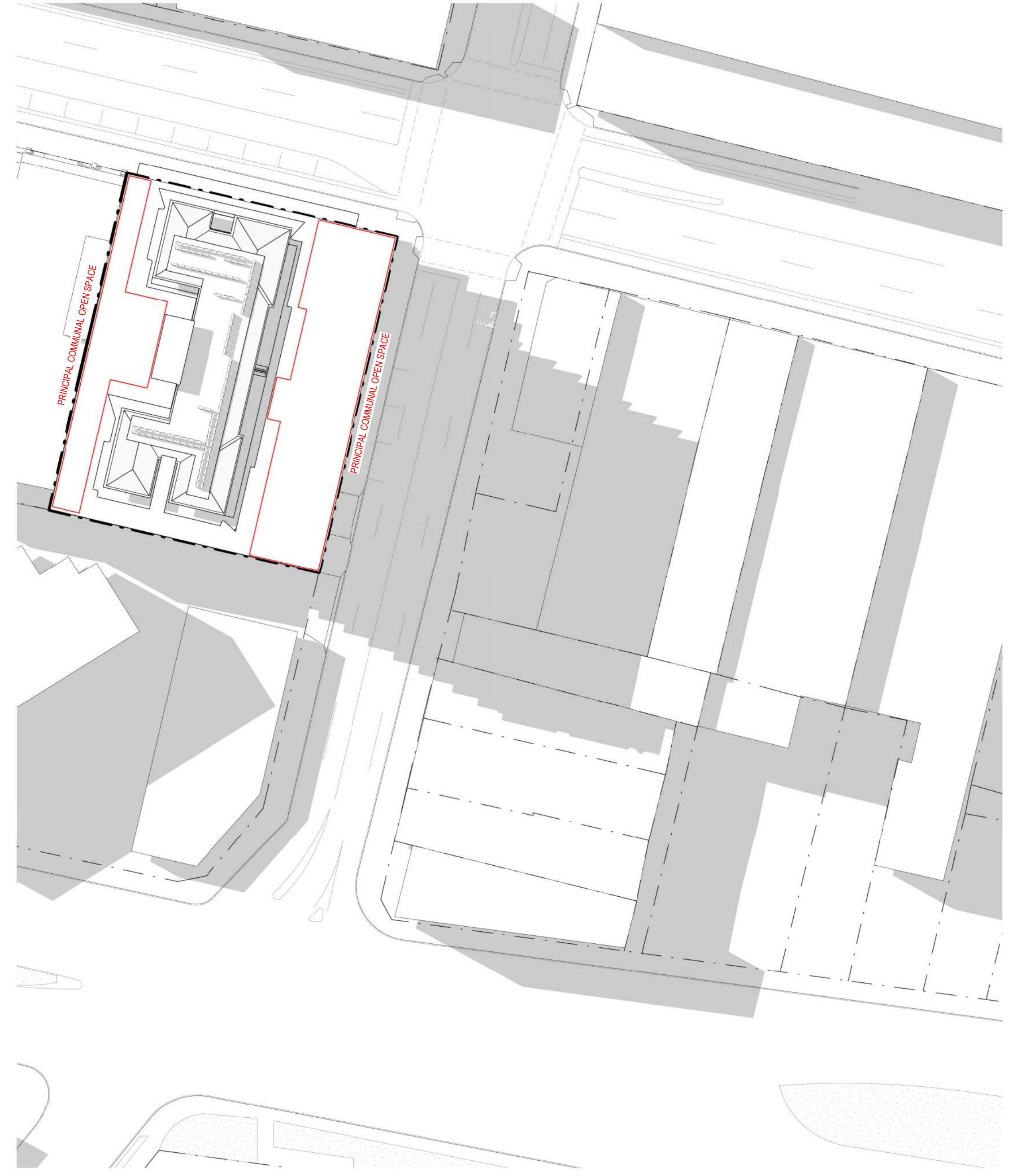




EQUINOX - 0900



EQUINOX - 1200



EQUINOX - 1500

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	09.05.2022

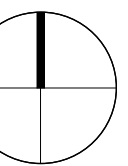
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA008**
DRAWING TITLE **SHADOW DIAGRAMS**
SCALE **1 : 500 @ A1**
DATE **2022**





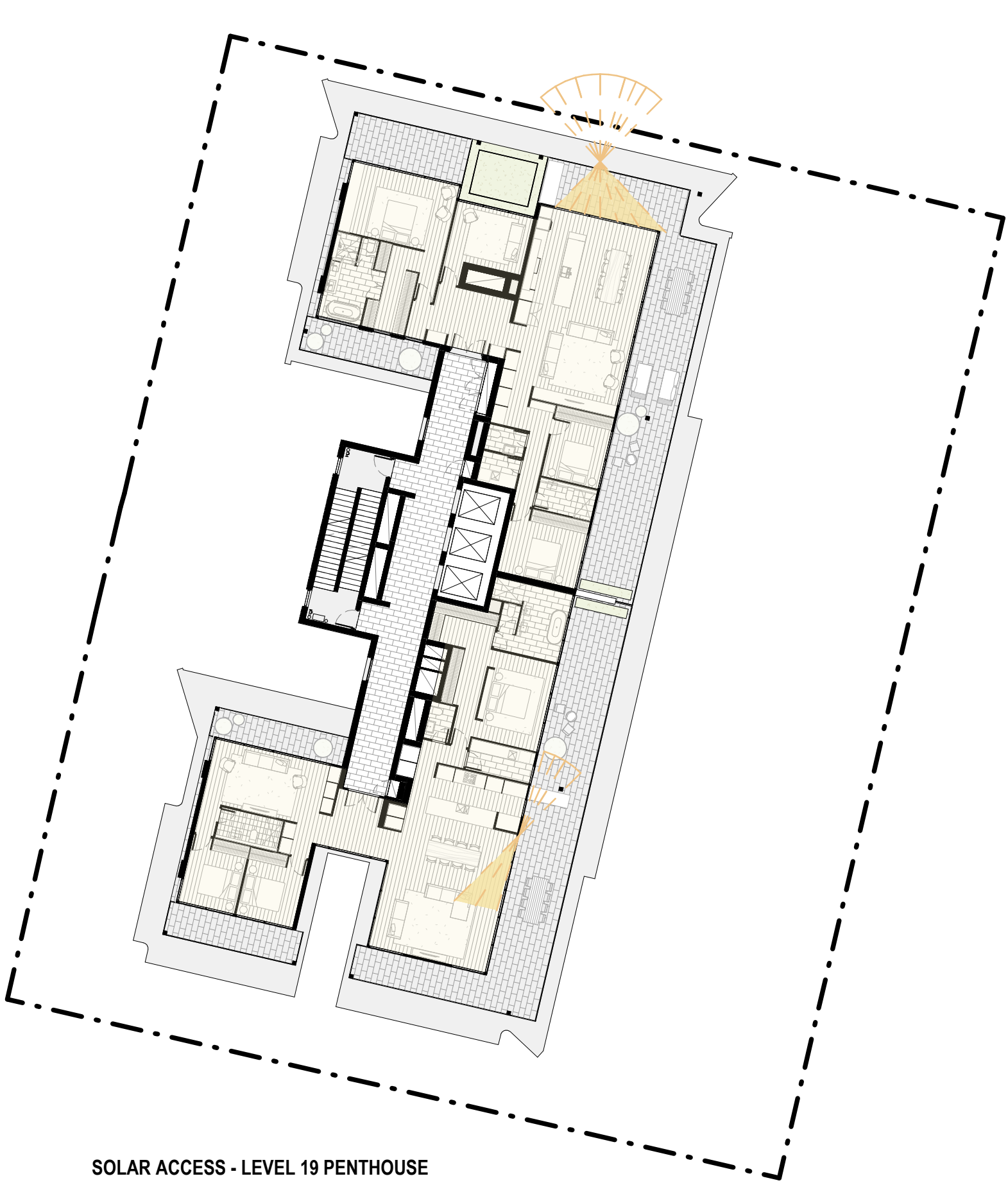
SOLAR ACCESS - LEVEL 4



SOLAR ACCESS - LEVEL 5 - 7



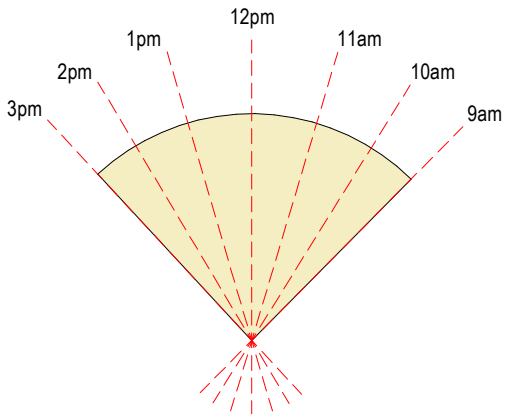
SOLAR ACCESS - LEVEL 8 - 18



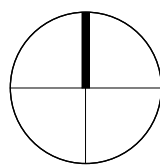
SOLAR ACCESS - LEVEL 19 PENTHOUSE

SOLAR ACCESS DIAGRAM

LEVEL	NO. OF DWELLINGS	NO. OF DWELLINGS ACHIEVING > 2HRS SOLAR ACCESS
LEVEL 4	6	2
LEVEL 5	7	5
LEVEL 6	7	5
LEVEL 7	7	6
LEVEL 8	7	6
LEVEL 9	7	6
LEVEL 10	7	6
LEVEL 11	7	6
LEVEL 12	7	6
LEVEL 13	7	6
LEVEL 14	7	6
LEVEL 15	7	6
LEVEL 16	7	6
LEVEL 17	7	6
LEVEL 18	7	6
LEVEL 19	2	2
TOTAL	106	86 (81%)

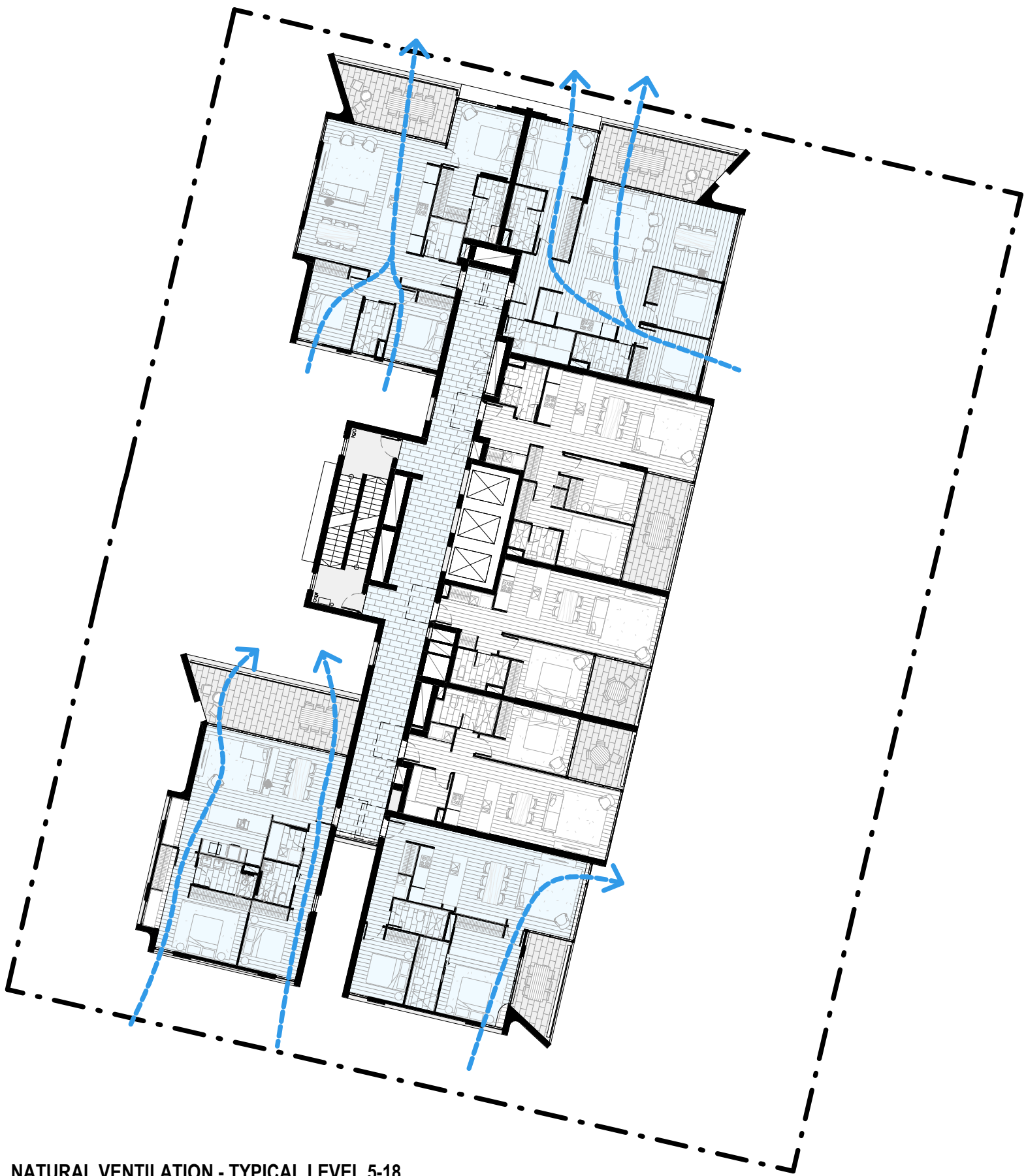


SOLAR DIAGRAM INDICATES HOURS OF SUN BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE TO PRIMARY LIVING SPACE OF EACH DWELLING

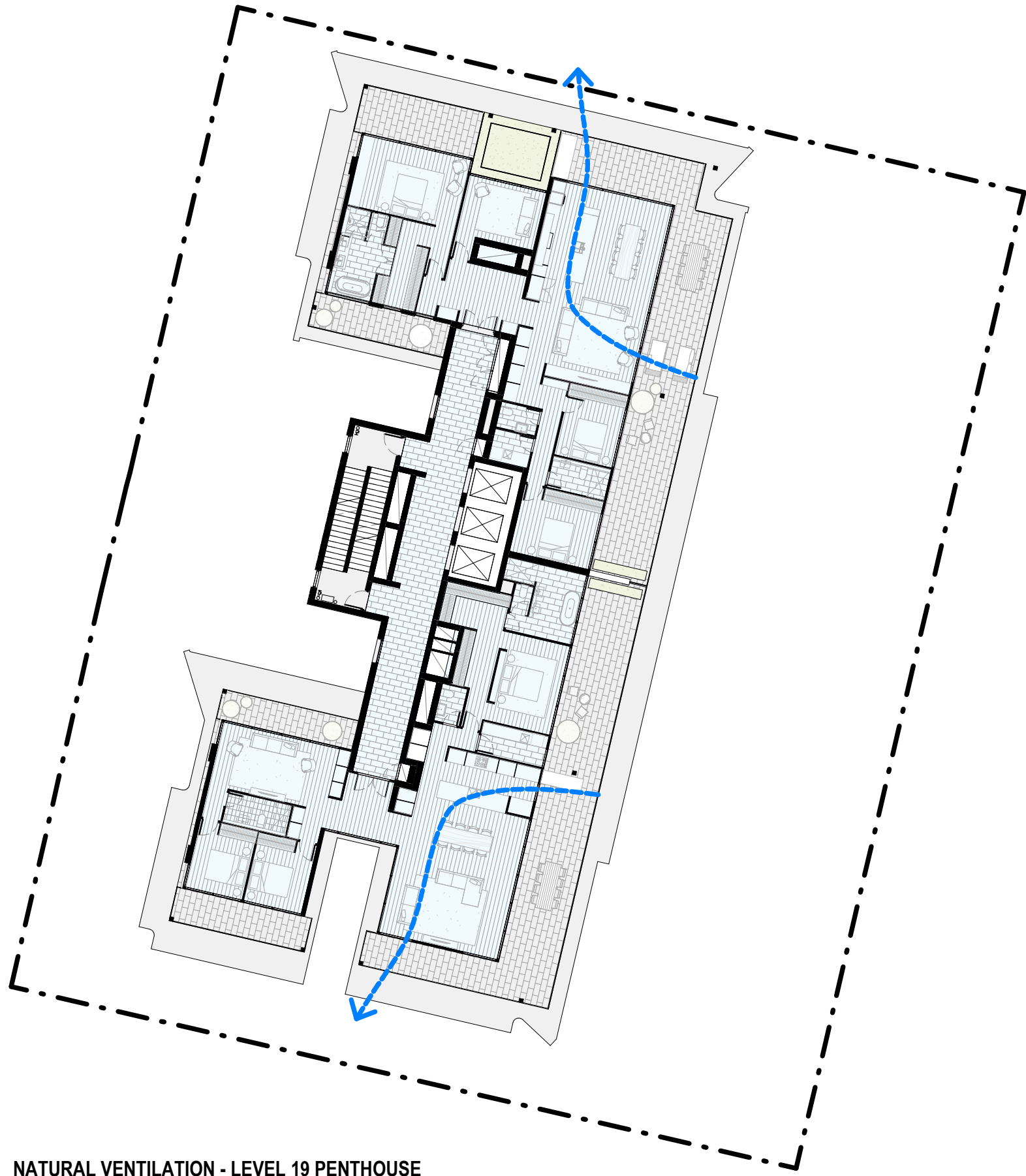




NATURAL VENTILATION - LEVEL 4



NATURAL VENTILATION - TYPICAL LEVEL 5-18



NATURAL VENTILATION - LEVEL 19 PENTHOUSE

NATURAL VENTILATION DIAGRAM

LEVEL	NO. OF DWELLINGS	NO. OF DWELLINGS ACHIEVING NATURAL VENTILATION
LEVEL 4	6	4
LEVEL 5	7	4
LEVEL 6	7	4
LEVEL 7	7	4
LEVEL 8	7	4
LEVEL 9	7	4
LEVEL 10	7	4
LEVEL 11	7	4
LEVEL 12	7	4
LEVEL 13	7	4
LEVEL 14	7	4
LEVEL 15	7	4
LEVEL 16	7	4
LEVEL 17	7	4
LEVEL 18	7	4
LEVEL 19	2	2
TOTAL	106	62 (58.5%)

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022

STEWART
ARCHITECTURE

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT

WATERVUE
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No.

1833

DRAWING No.

DA010

DRAWING TITLE

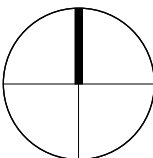
VENTILATION DIAGRAMS

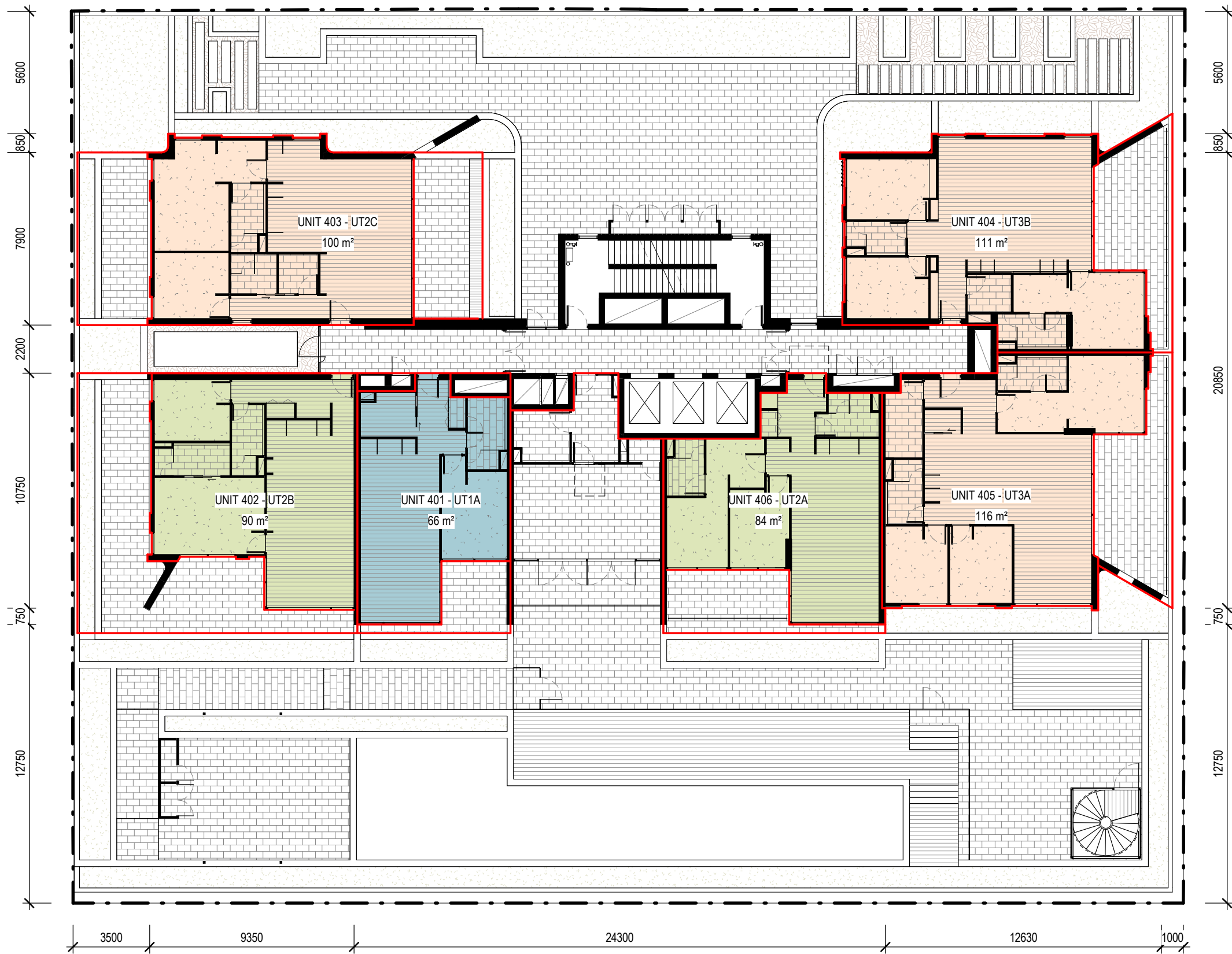
SCALE

As indicated @ A1

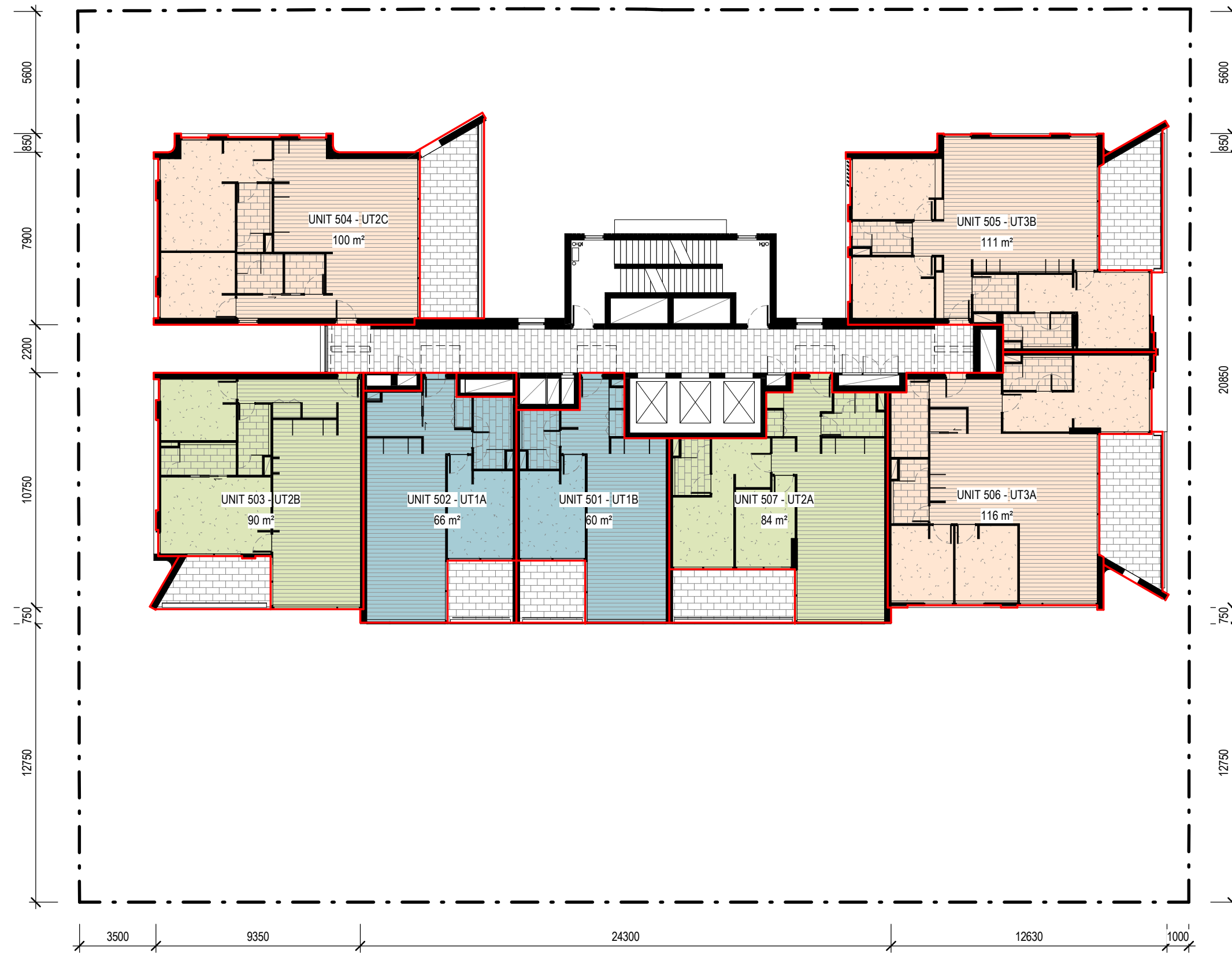
DATE

2022





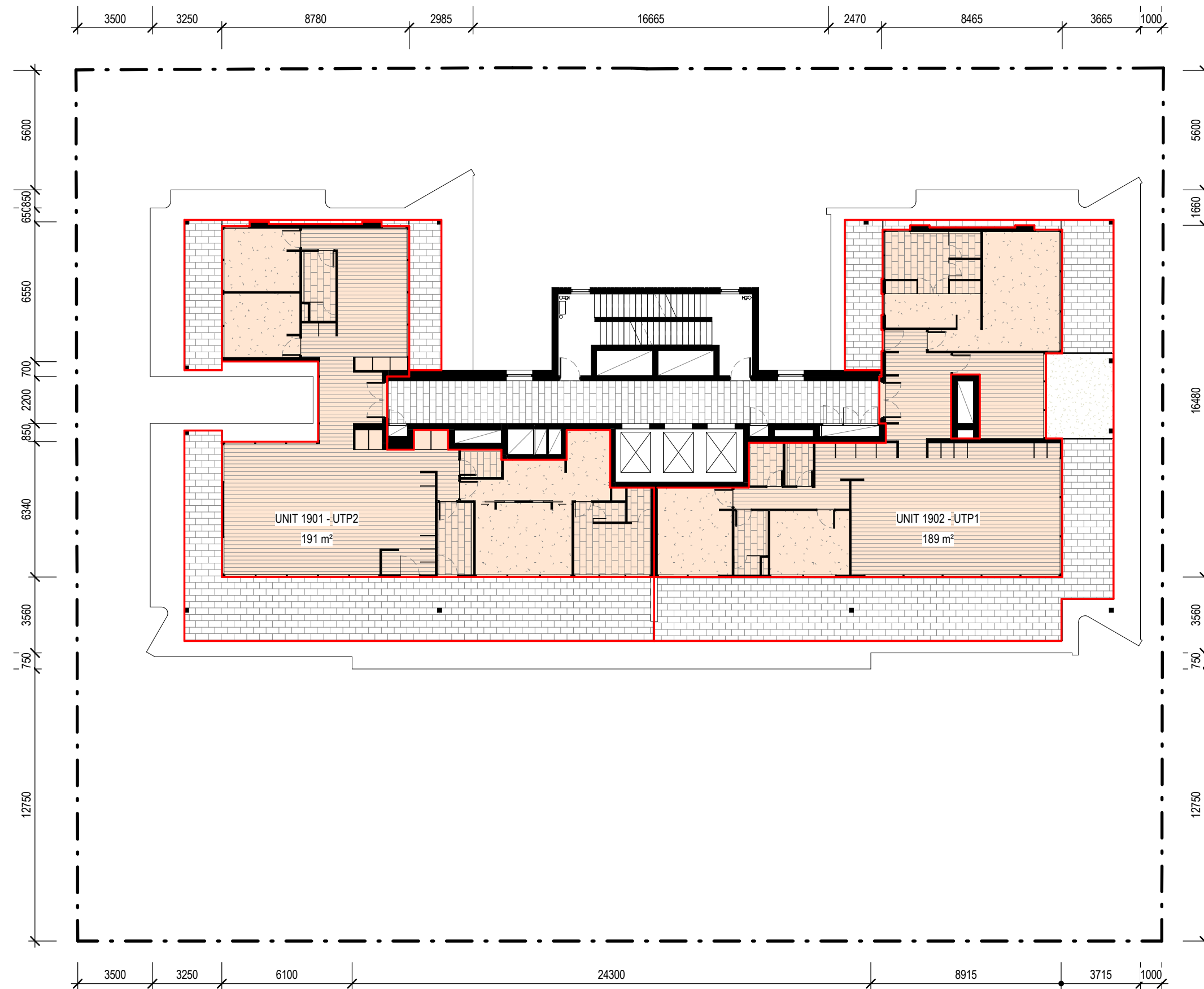
1 L-4 - PODIUM - UNIT AREA FOR CARPARKING GENERATION



2 L-5 - TYPICAL LOWER - UNIT AREA FOR CARPARKING GENERATION



3 L-11 - TYPICAL UPPER - UNIT AREA FOR CARPARKING GENERATION



4 L-19 - PENTHOUSE - UNIT AREA FOR CARPARKING GENERATION

CAR PARKING

	TYPE	QUANTITY	DCP CAR PARKING RATE	REQUIRED	PROVIDED
RESIDENTIAL*	SMALL (<75m²)	29	1	29	
	MEDIUM (75m² - 100m²)	30	1	30	
	LARGE (>100m²)	47	2	94	
RESIDENTIAL TOTAL		106		153	151
COMMERCIAL		708.5m²	1/60M2	12	12
TOTAL				165	163
VISITORS			NO MINIMUM OR MAXIMUM	-	9
GRAND TOTAL					172**

NB: TANDEM PARKS INCLUDED IN PARKING COUNT

* APARTMENT AREAS EXCLUDE BALCONY AREA

** CARPARKING PROVIDED OVER THE REQUIRED NUMBER OF CARSPACES TO BE DEDICATED TO VISITORS

MOTORBIKE PARKING

	DCP CAR PARKING RATE	REQUIRED	PROVIDED
RESIDENTIAL	1 PER 20 CAR SPACES	7	8
COMMERCIAL	1 PER 20 CAR SPACES	1	1
TOTAL		8	9

BICYCLE PARKING

	DCP CAR PARKING RATE	REQUIRED	PROVIDED
RESIDENTIAL	1 SPACE PER DWELLING	106	106***
VISITOR	1 SPACE PER 10 DWELLINGS	11	11
COMMERCIAL	1 SPACE PER 200m² OF GFA	4	4
TOTAL		121	121

*** BICYCLE PARKING PROVIDED WITHIN STORAGE CAGES

UNIT AREA LEGEND

- Less than 75 m²
- 75 m² - 100 m²
- 100 m² or more

REV	DESCRIPTION	DATE
A	DA RfIs	22.03.2023
B	DA RfIs - DIMENSIONS ADDED	23.03.2023
C	COUNCIL AND JRP RfIs	01.05.2023
D	DA RfIs	08.08.2023

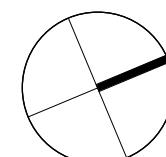
**STEWART
ARCHITECTURE**

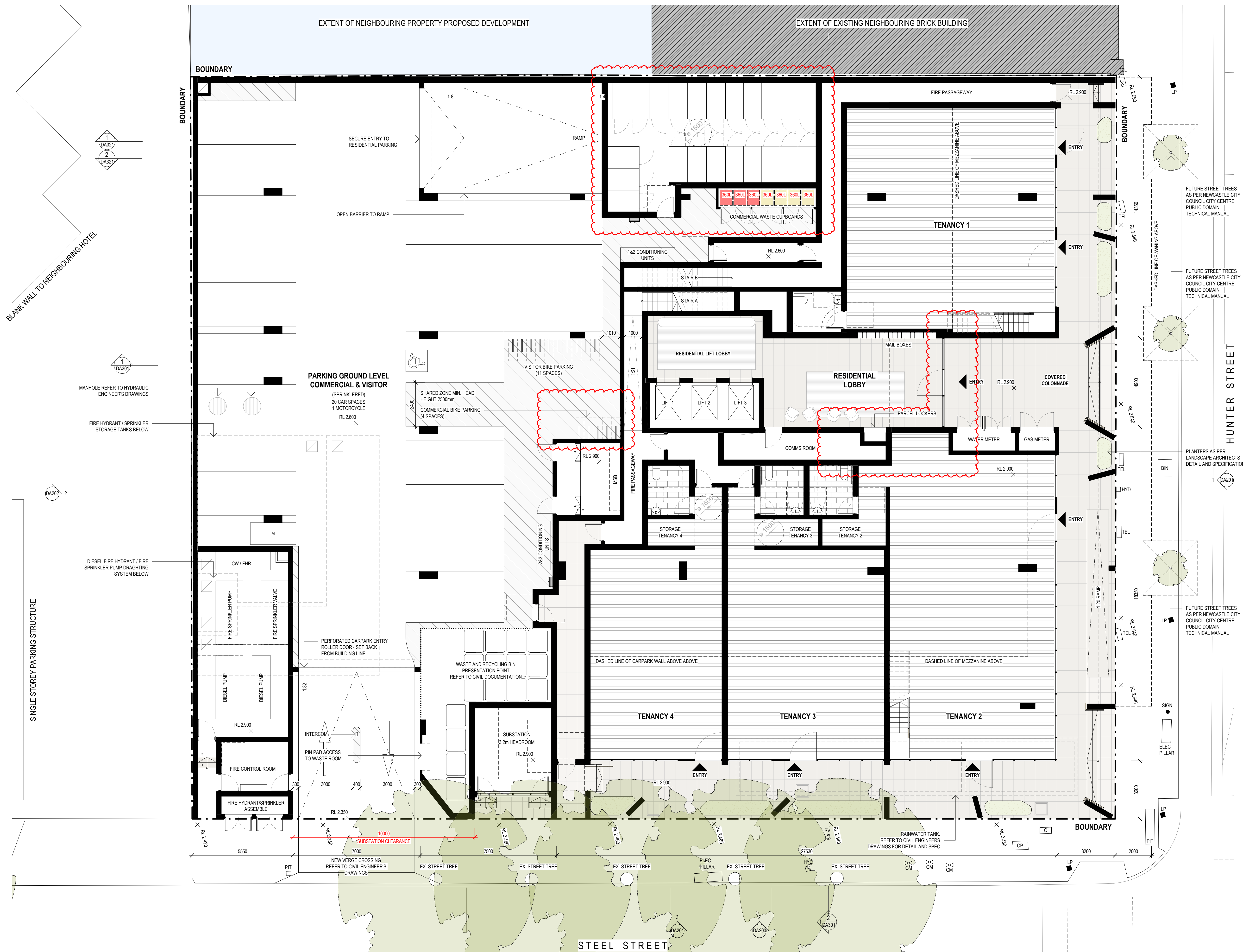
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA012**
DRAWING TITLE **UNIT AREA FOR CARPARKING GEN.**
SCALE **As indicated @ A1**
DATE **2023**





REFER TO DRAWING DA012 - UNIT AREA FOR CARPARKING
GEN. FOR PARKING REQUIREMENTS AND PROVISIONS

STORAGE PROVISION

TYPE	REQ STORAGE	INTERNAL STORAGE	STORAGE CAGE	TOTAL
1A	6m³	4.5m³	1.5m³ min	6m³
1B	6m³	3m³	3m³ min	6m³
2A	8m³	4.5m³	3.5m³ min	8m³
2B	8m³	4.5m³	3.5m³ min	8m³
2C	8m³	4m³	4m³ min	8m³
3A	10m³	5m³	5m³ min	10m³
3B	10m³	5.5m³	4.5m³ min	10m³
P1	10m³	10m³	-	10m³
P2	10m³	12m³	-	12m³

REV	DESCRIPTION	DATE
D	DA RFI SUBMISSION	05.10.2022
E	DA RFI	17.02.2023
F	COUNCIL AND JRPP RFI	01.05.2023
G	DA RFI	08.08.2023
H	DA RFI	10.08.2023
I	DA RFI	07.09.2023

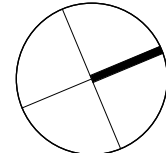
STEWART
ARCHITECTURE

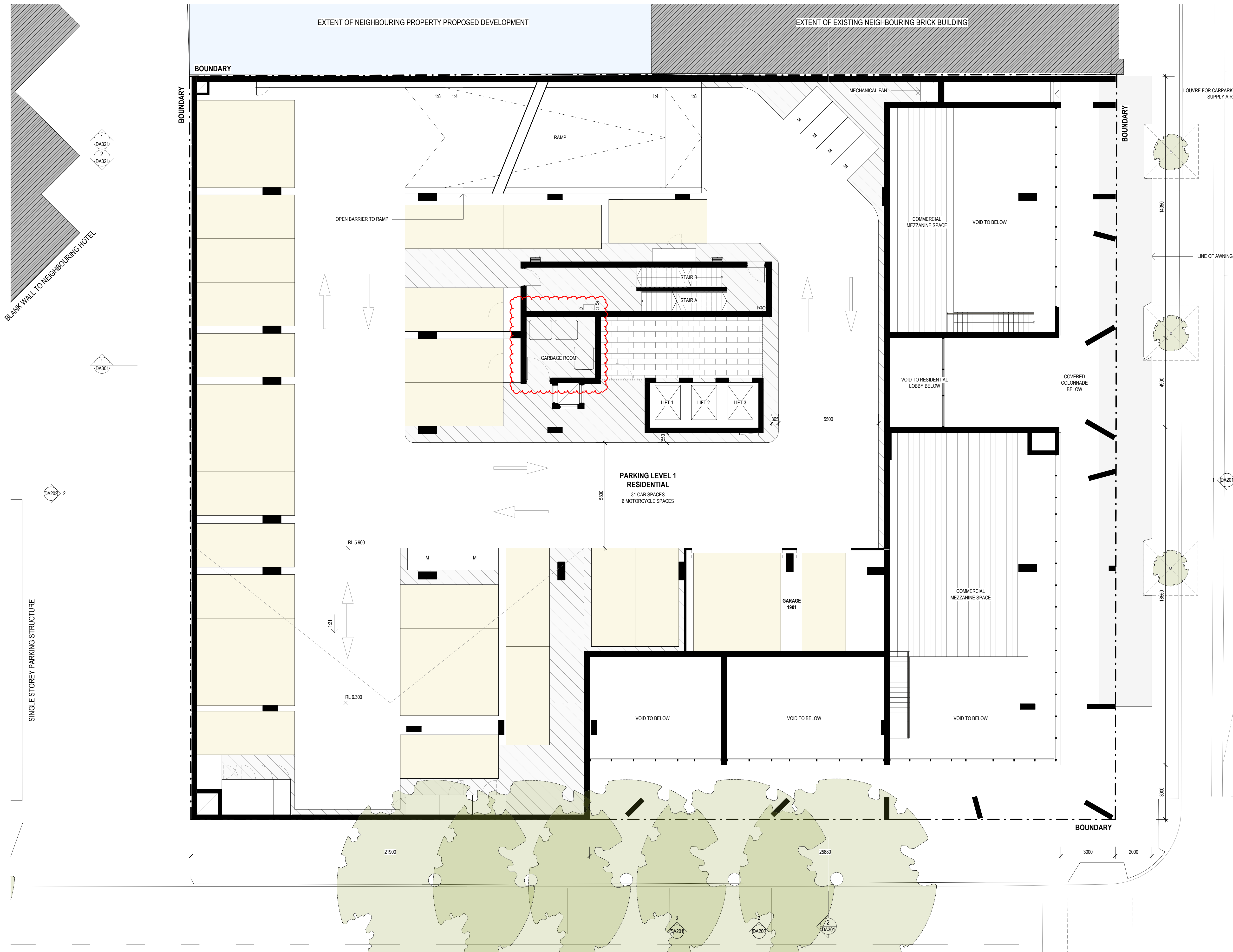
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA101**
DRAWING TITLE **GROUND FLOOR**
SCALE **1 : 100 @ A1**
DATE **2023**





REV	DESCRIPTION	DATE
B	ISSUE FOR DA	27.04.2022
C	DA RFI SUBMISSION	05.10.2022
D	DA RFI	17.02.2023
E	DA RFI	08.08.2023
F	DA RFI	10.08.2023
G	DA RFI	07.09.2023

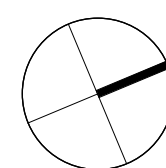
**STEWART
ARCHITECTURE**

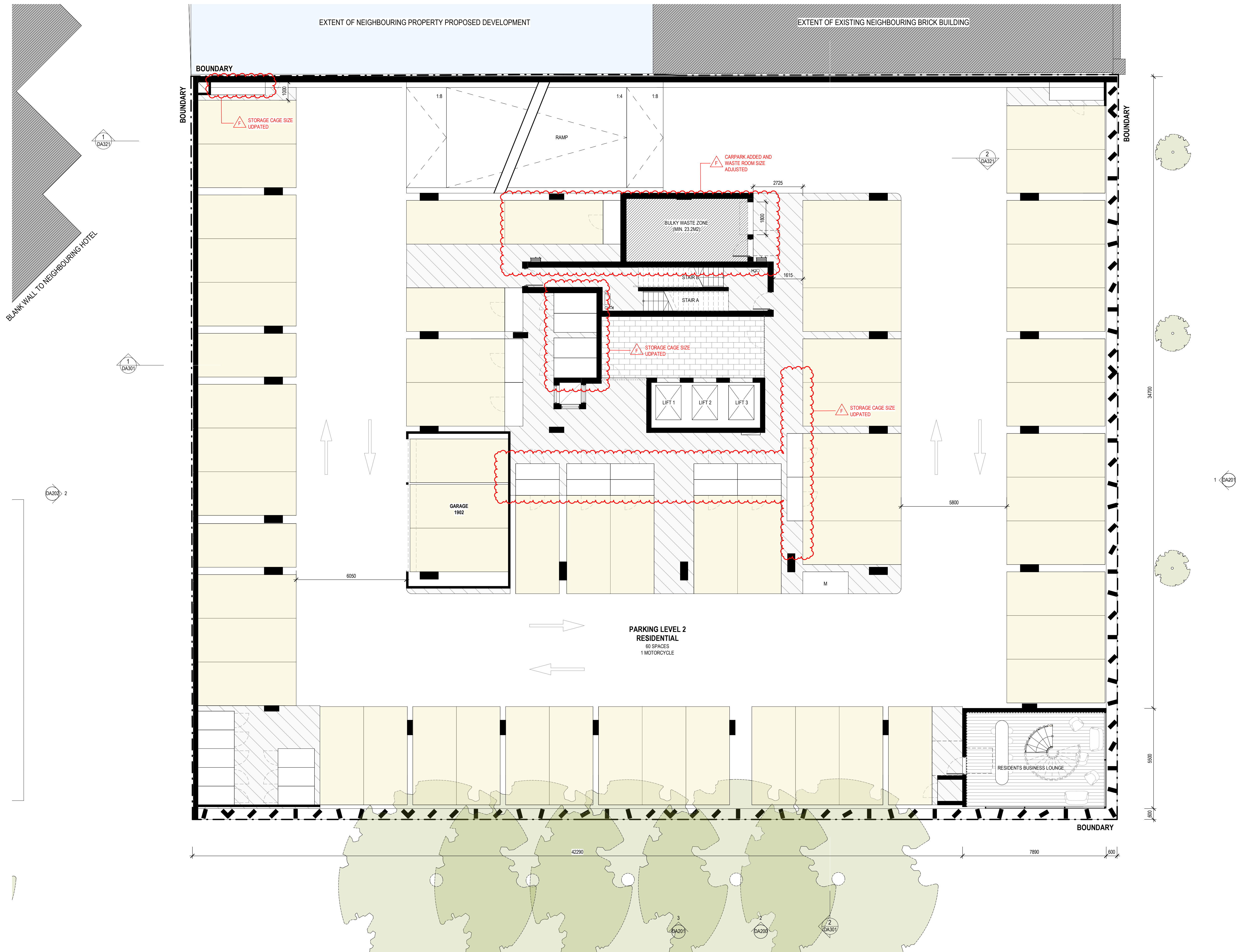
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA102**
DRAWING TITLE **PARKING LEVEL 1**
SCALE **1:100 @ A1**
DATE **2023**





REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	27.04.2022
C	DA RFI SUBMISSION	05.10.2022
D	COUNCIL AND JRPP RFI	01.05.2023
E	DA RFI	08.08.2023
F	DA RFI	10.08.2023

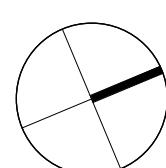
STEWART
ARCHITECTURE

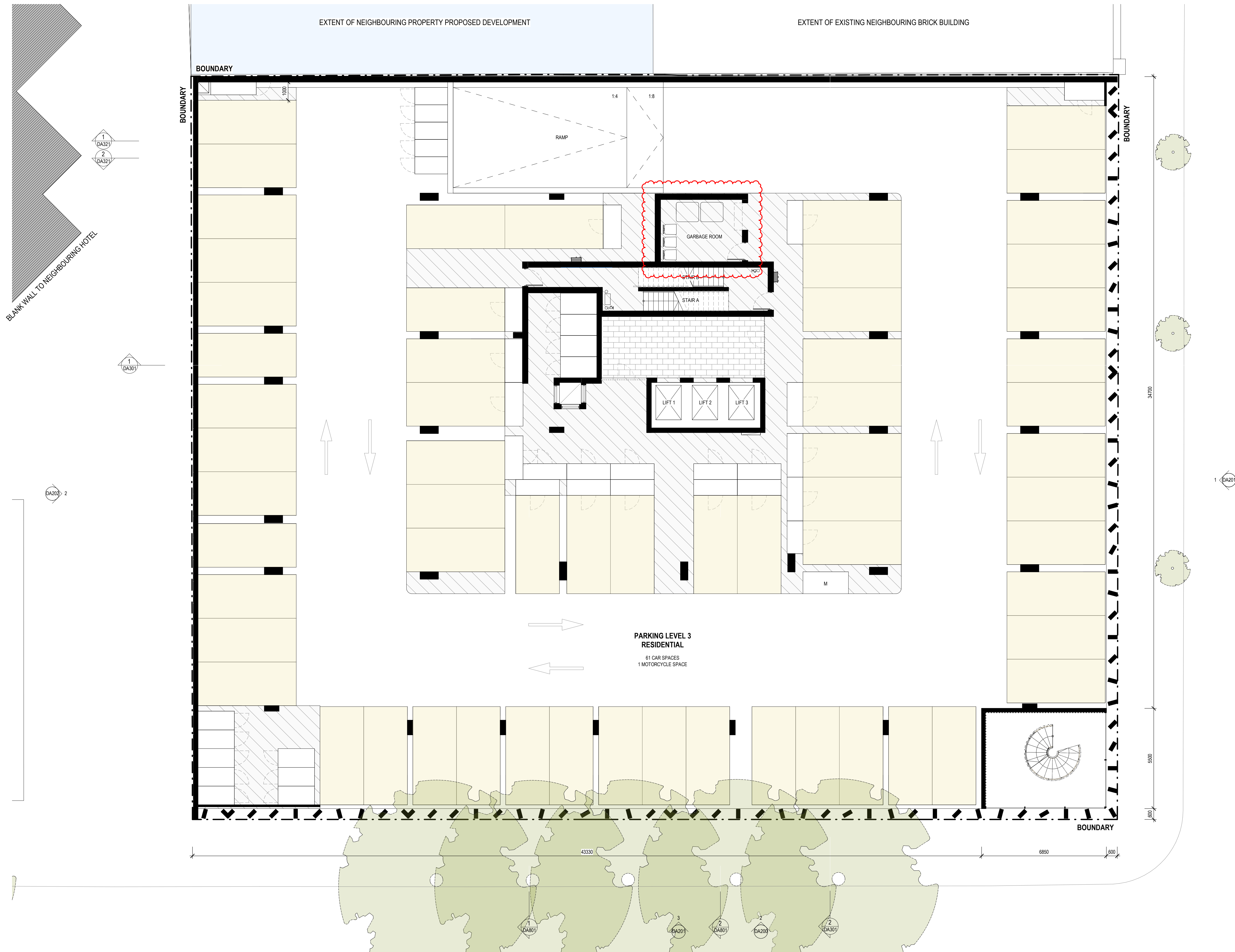
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA103**
DRAWING TITLE **PARKING LEVEL 2**
SCALE **1:100 @ A1**
DATE **2023**





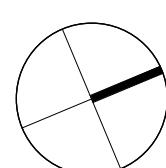
REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	27.04.2022
C	DA RFI SUBMISSION	05.10.2022
D	DA RFI	08.08.2023
E	DA RFI	10.08.2023
F	DA RFI	07.09.2023

**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA104**
DRAWING TITLE **PARKING LEVEL 3**
SCALE **1:100 @ A1**
DATE **2023**





LIVABLE SILVER

UNIT TYPES 2A AND 2C ARE DESIGNED TO MEET LIVABLE HOUSING SILVER GUIDELINES

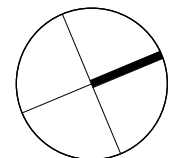
REV	DESCRIPTION	DATE
C	DA RFI SUBMISSION	05.10.2022
D	DA RFI	16.03.2023
E	DA RFI	27.03.2023
F	COUNCIL AND JRPP RFI	01.05.2023
G	DA RFI	08.08.2023
H	DA RFI	07.09.2023

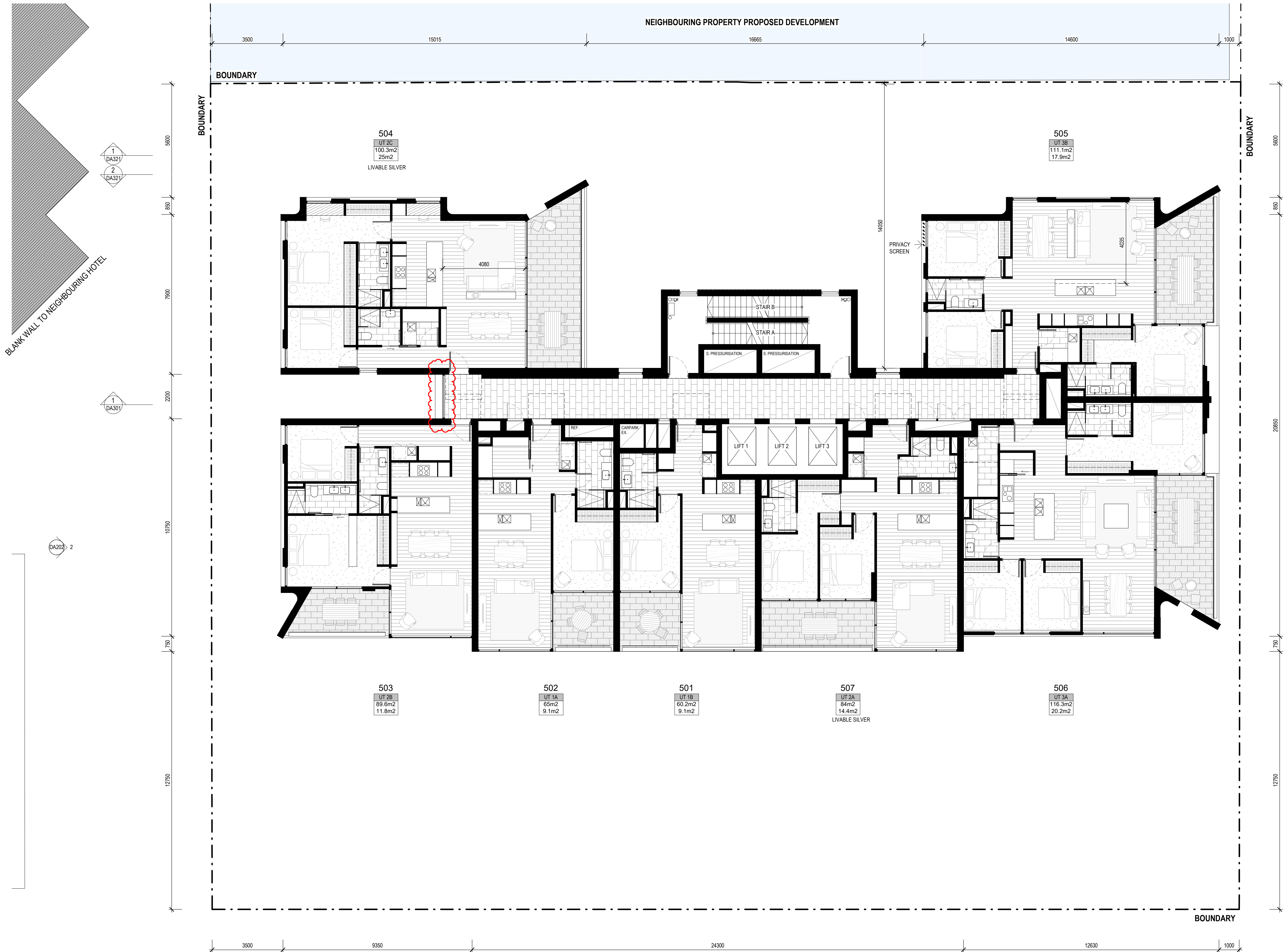
STEWART
ARCHITECTURE

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT WATERVUE
643-651 HUNTER STREET NEWCASTLE NSW 2300

DRAWING No. DA105
DRAWING TITLE PLAN - PODIUM
SCALE 1:100 @ A1
DATE 2023





TYPICAL PLAN - LOWER

LEVEL	RL	NO. OF DWELLINGS
LEVEL 5	RL 18.000	7
LEVEL 6	RL 21.100	7
LEVEL 7	RL 24.200	7
LEVEL 8	RL 27.300	7

LIVABLE SILVER

UNIT TYPES 2A AND 2C ARE DESIGNED TO MEET LIVABLE HOUSING SILVER GUIDELINES

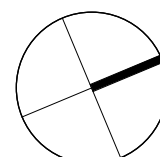
REV	DESCRIPTION	DATE
B	ISSUE FOR DA	27.04.2022
C	ISSUE FOR DA	09.05.2022
D	DA RfIs	27.03.2023
E	COUNCIL AND JRPP RfIs	01.05.2023
F	DA RfIs	08.08.2023
G	DA RfIs	07.09.2023

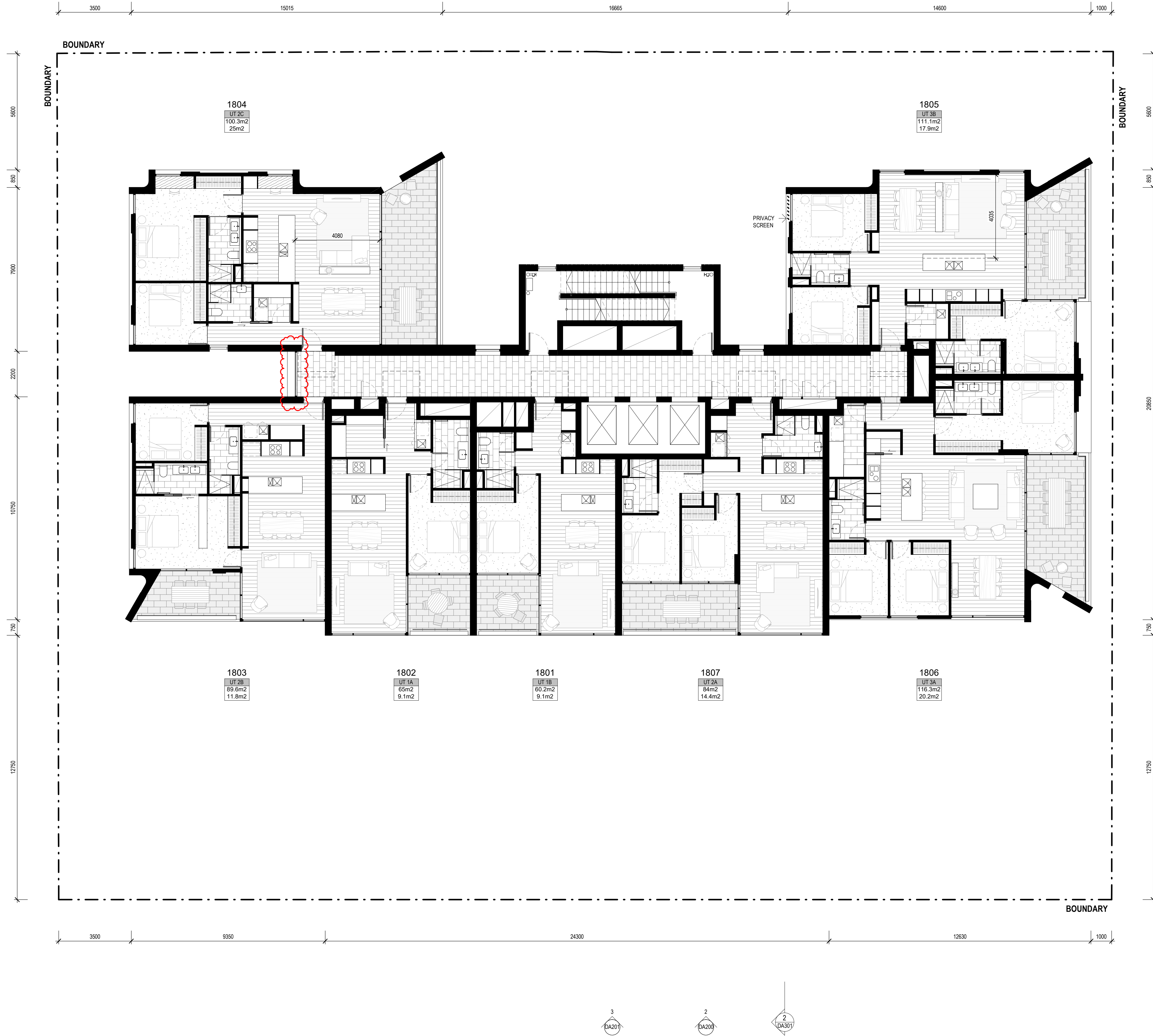
STEWART
ARCHITECTURE

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA106**
DRAWING TITLE **PLAN - TYPICAL LOWER**
SCALE **1 : 100 @ A1**
DATE **2023**





TYPICAL PLAN - UPPER

LEVEL	RL	NO. OF DWELLINGS
LEVEL 9	RL 30.400	7
LEVEL 10	RL 33.500	7
LEVEL 11	RL 36.600	7
LEVEL 12	RL 39.700	7
LEVEL 13	RL 42.800	7
LEVEL 14	RL 45.900	7
LEVEL 15	RL 49.000	7
LEVEL 16	RL 52.100	7
LEVEL 17	RL 55.200	7
LEVEL 18	RL 58.300	7

LIVABLE SILVER

UNIT TYPES 2A AND 2C ARE DESIGNED TO MEET LIVABLE HOUSING SILVER GUIDELINES

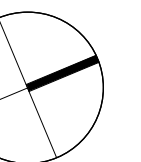
REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RfIs	27.03.2023
D	COUNCIL AND JRPP RfIs	01.05.2023
E	DA RfIs	08.08.2023
F	DA RfIs	07.09.2023

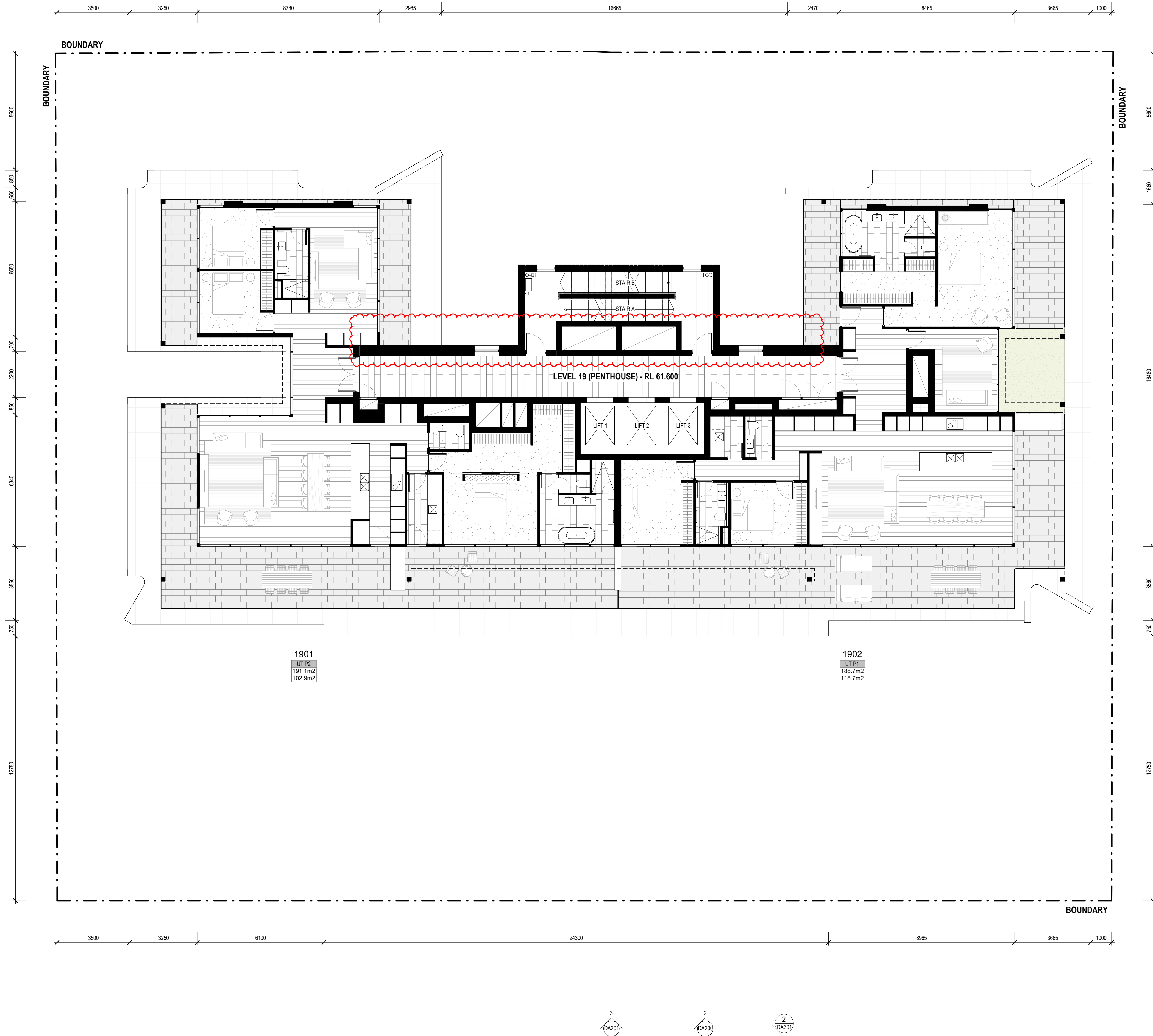
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA107**
DRAWING TITLE **PLAN - TYPICAL UPPER**
SCALE **1 : 100 @ A1**
DATE **2023**





1
DA301

2
DA202

1
DA201

3
DA201

2
DA200

2
DA301

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RFLs	08.08.2023

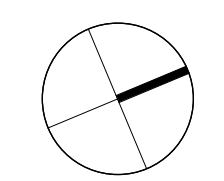
**STEWART
ARCHITECTURE**

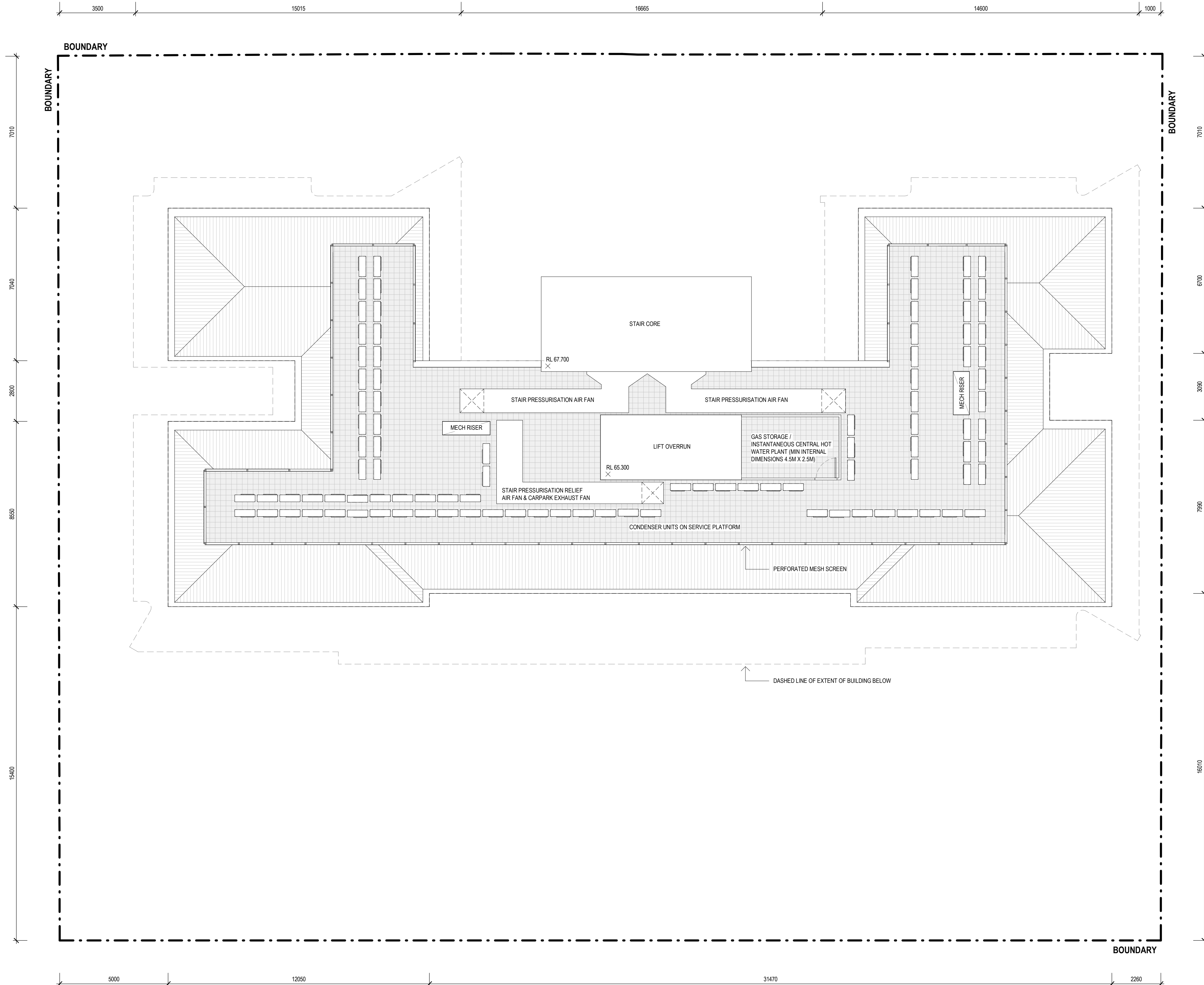
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA111**
DRAWING TITLE **PLAN - PENTHOUSES**
SCALE **1 : 100 @ A1**
DATE **2023**





DA202 2

1 DA201

3 DA201 2 DA200

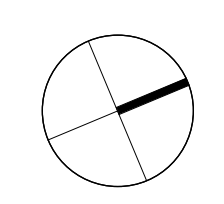
REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022

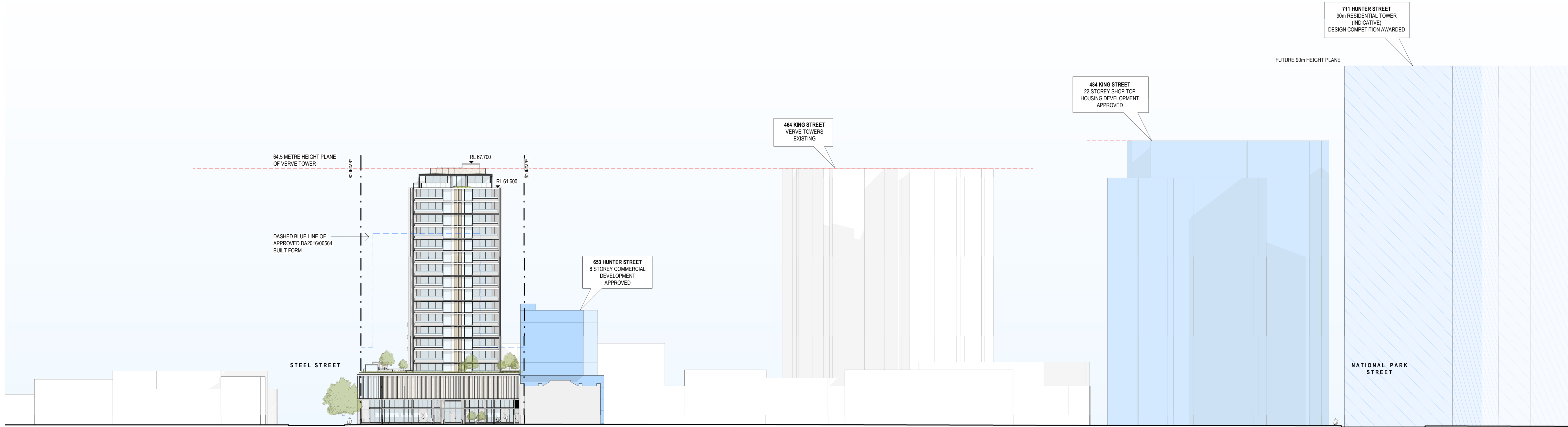
STEWART ARCHITECTURE
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

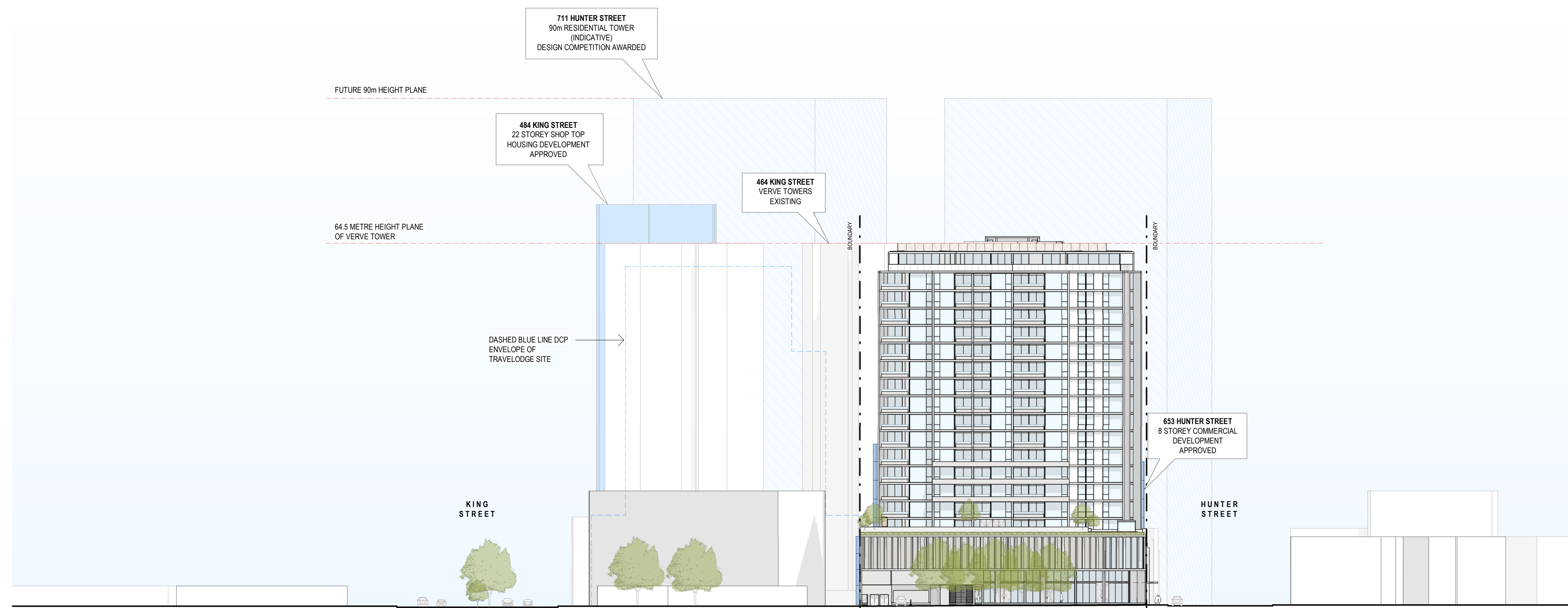
PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No.	DA112
DRAWING TITLE	ROOF
SCALE	1:100 @ A1
DATE	2022





ELEVATION - STREETScape NORTH - HUNTER STREET



ELEVATION - STREETScape EAST - STEEL STREET

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022

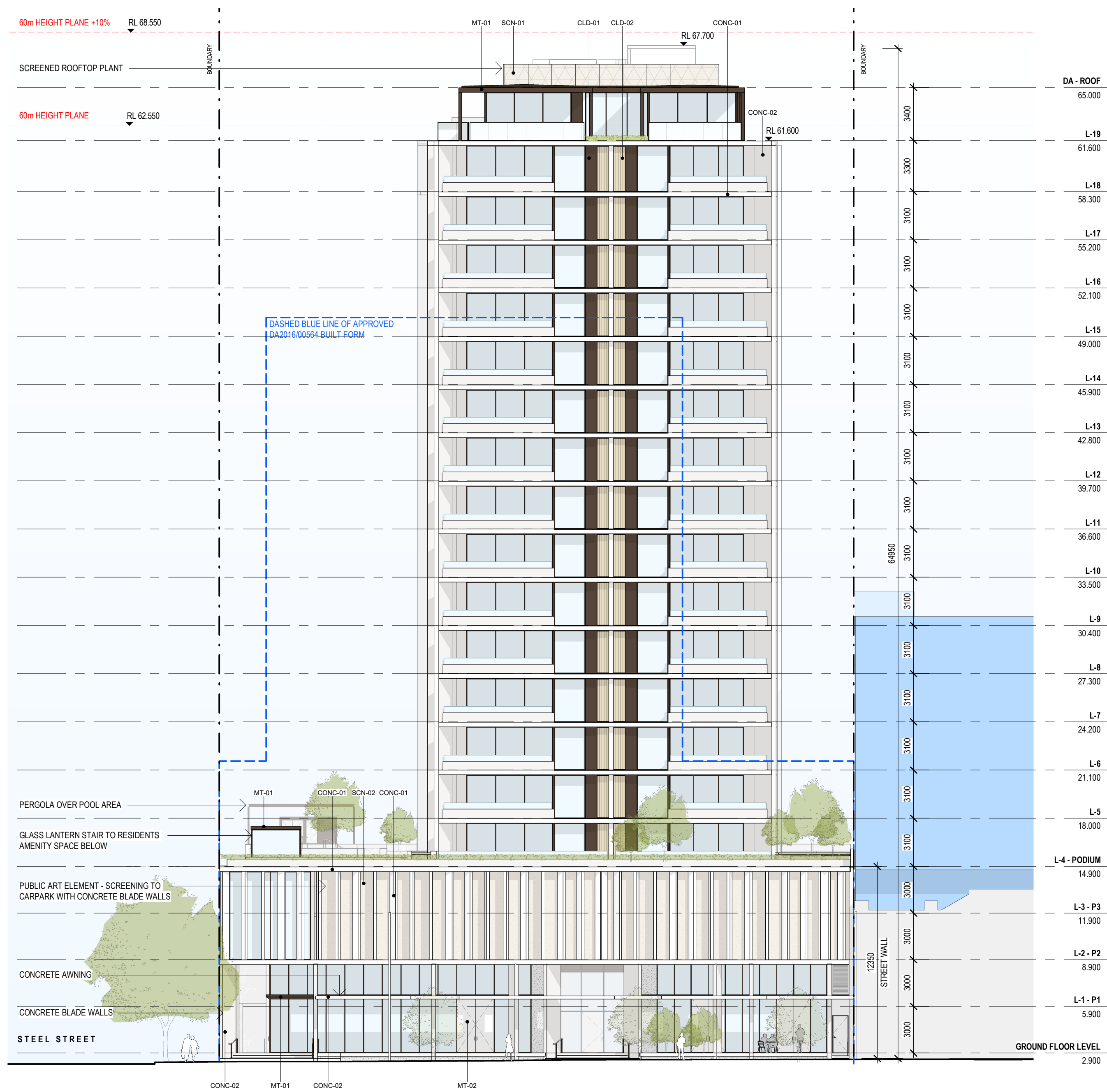
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

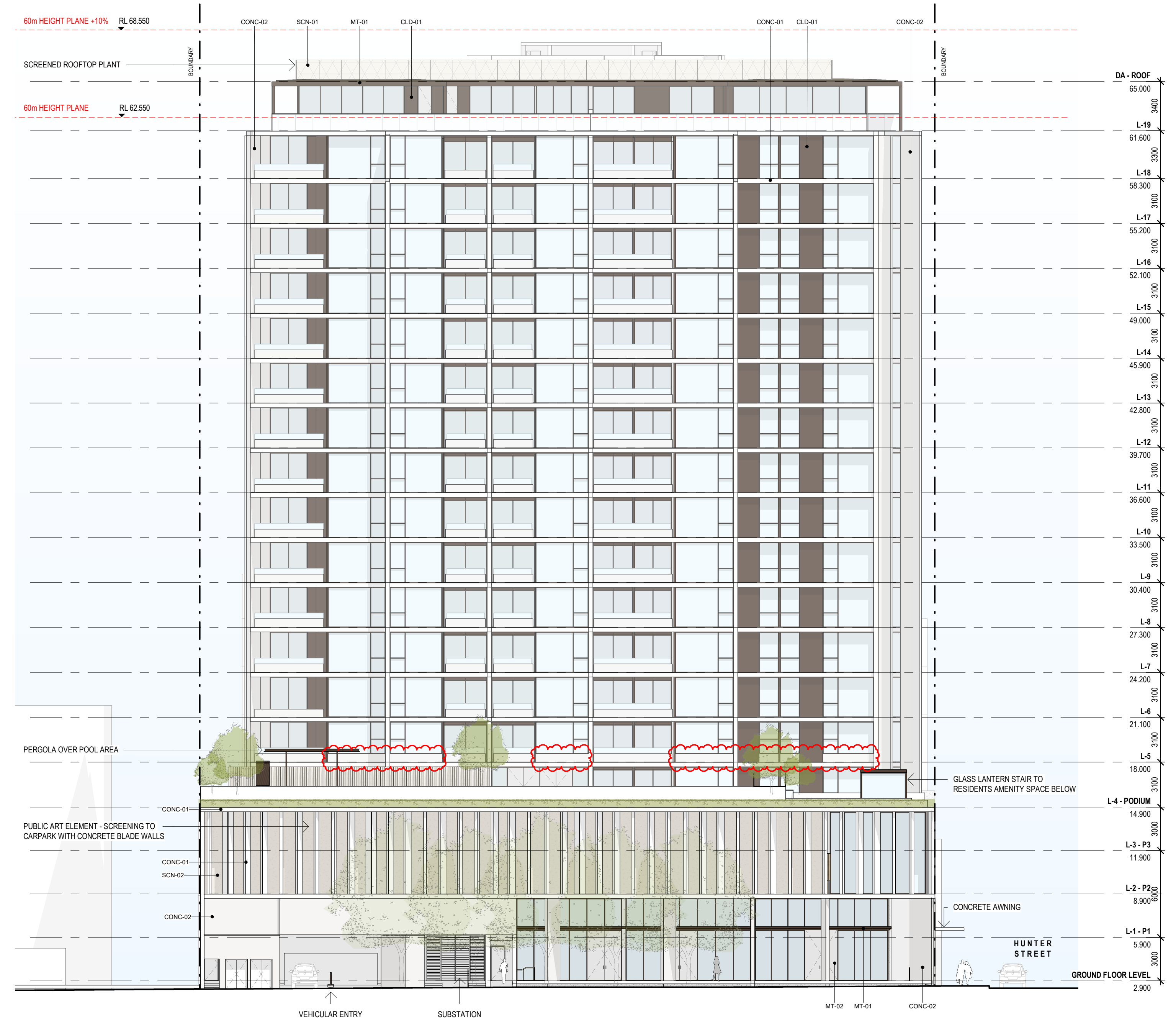
PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA200**
DRAWING TITLE **STREETScape ELEVATIONS**
SCALE **1:500 @ A1**
DATE **2022**



ELEVATION - NORTH - HUNTER STREET



ELEVATION - EAST - STEEL STREET

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RfIs	07.09.2022
D	DA RFI SUBMISSION	05.10.2022
E	DA RfIs	17.02.2023
F	DA RfIs	16.03.2023

**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

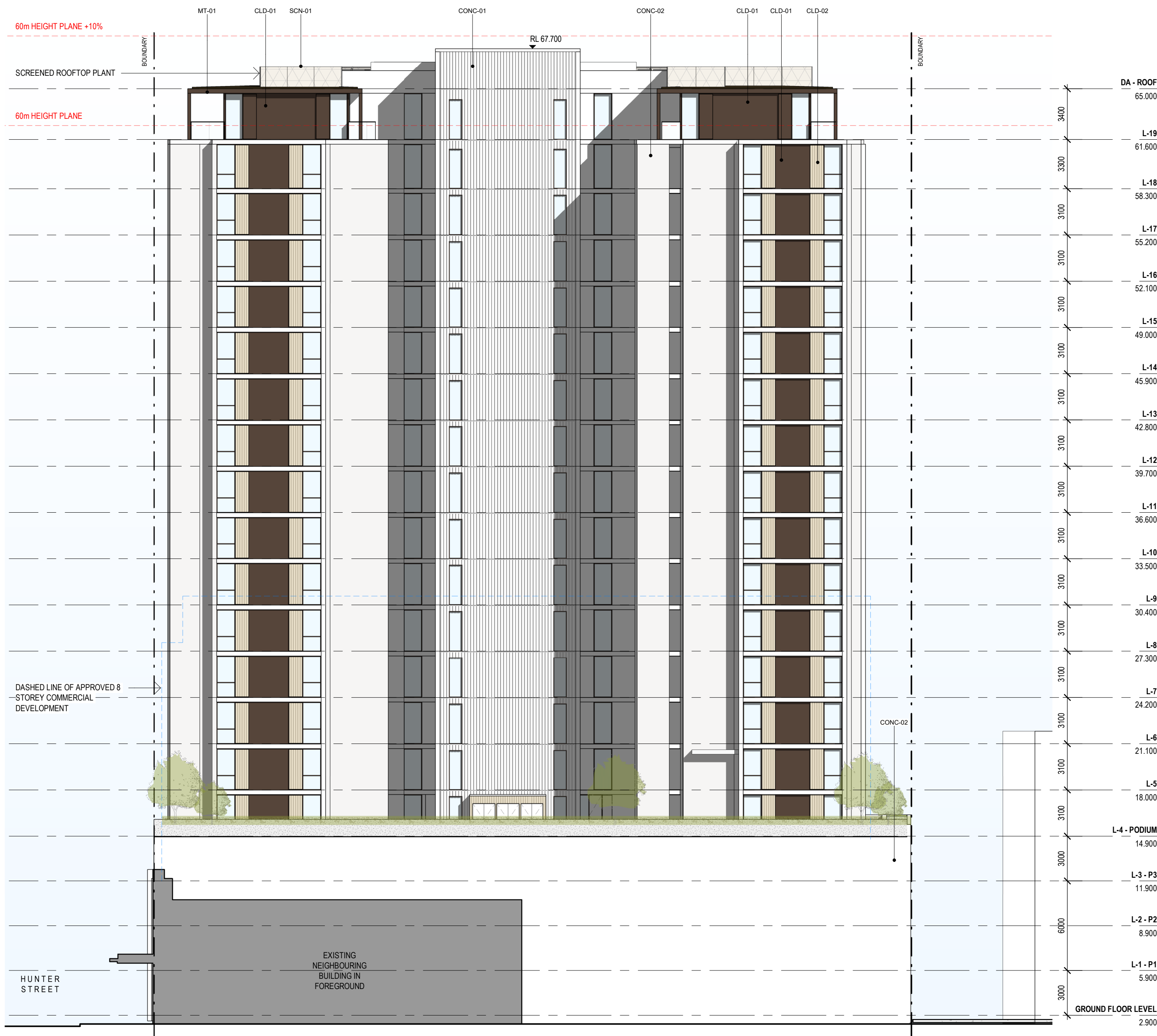
PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA201**
DRAWING TITLE **ELEVATIONS - NORTH AND EAST**
SCALE **1 : 200 @ A1**
DATE **2022**



ELEVATION - SOUTH - TRAVEL LODGE



ELEVATION - WEST

DA RFIS

- GROUND FLOOR CARPARKING LEVEL LOWERED BY 300MM
- DRIVEWAY GRADES UPDATED TO SUIT UPDATED PARKING LEVEL
- DOOR TO FIRE EGRESS CORRIDOR RELOCATED
- STEP ADDED TO FIRE EGRESS PATH TO SUIT UPDATED PARKING LEVEL
- STEPS AND PLATFORM ADDED TO MSB ROOM TO SUIT UPDATED PARKING LEVEL
- MAIL ROOM ADDED TO RESIDENTIAL LOBBY
- MAILBOXES RELOCATED INTO THE RESIDENTIAL LOBBY
- MOTORCYCLE SPACE DISTRIBUTION ACROSS L1, L2 AND L3 UPDATED (TOTAL REMAINS THE SAME)
- SECURE ENTRY ADDED AT BASE OF RESIDENTIAL CARPARK RAMP OF TO L1 RAMP LENGTH UPDATED TO SUIT UPDATED GROUND FLOOR PARKING LEVEL
- GARAGE ADDED TO L1 AND L2
- STORAGE CAGE ARRANGEMENT UPDATED
- LANDSCAPE COURTYARD ACCESS DOOR ADDED TO PODIUM LEVEL
- POOL PERGOLA SHOWN IN ELEVATION

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RFI SUBMISSION	05.10.2022

**STEWART
ARCHITECTURE**

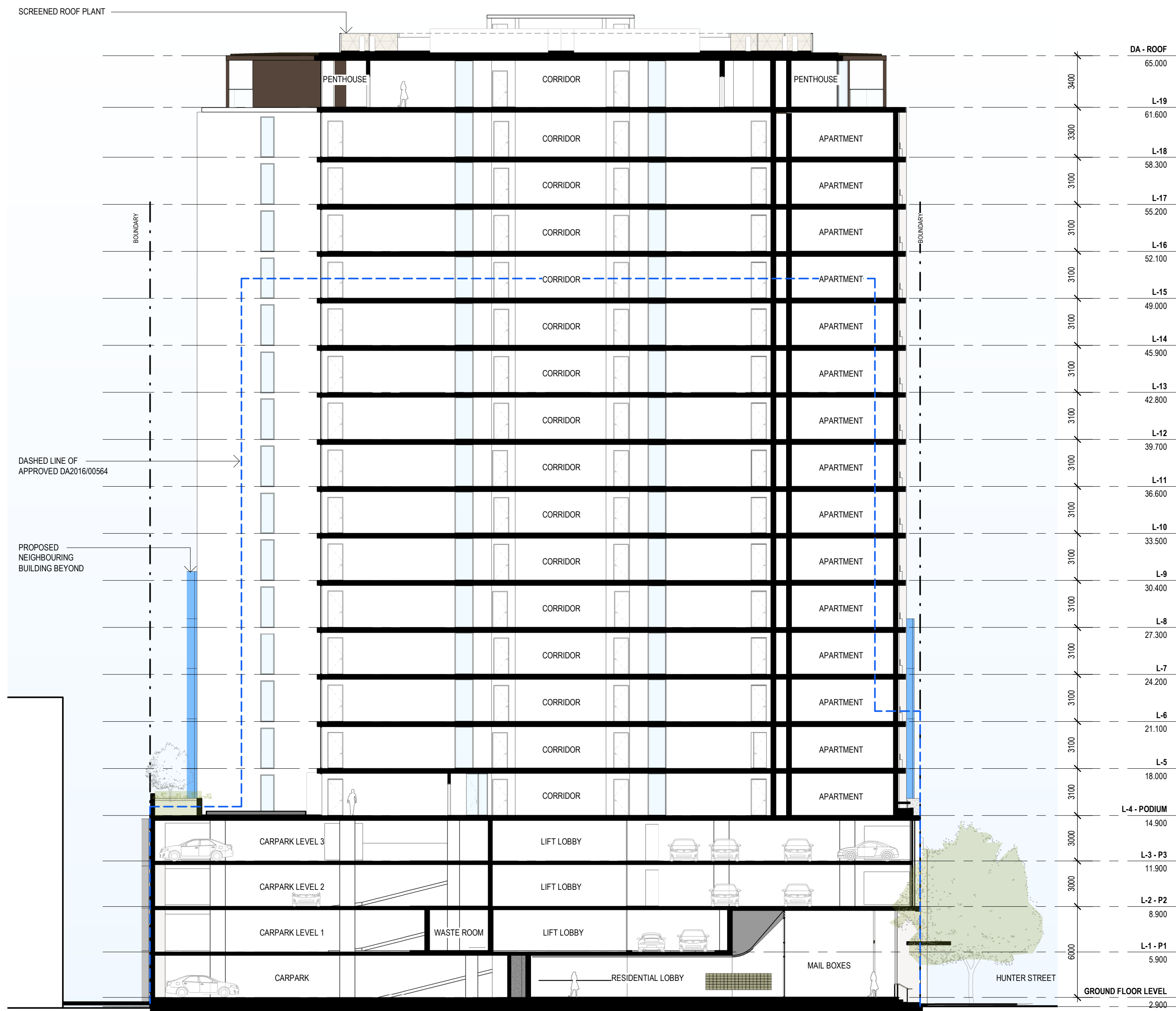
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

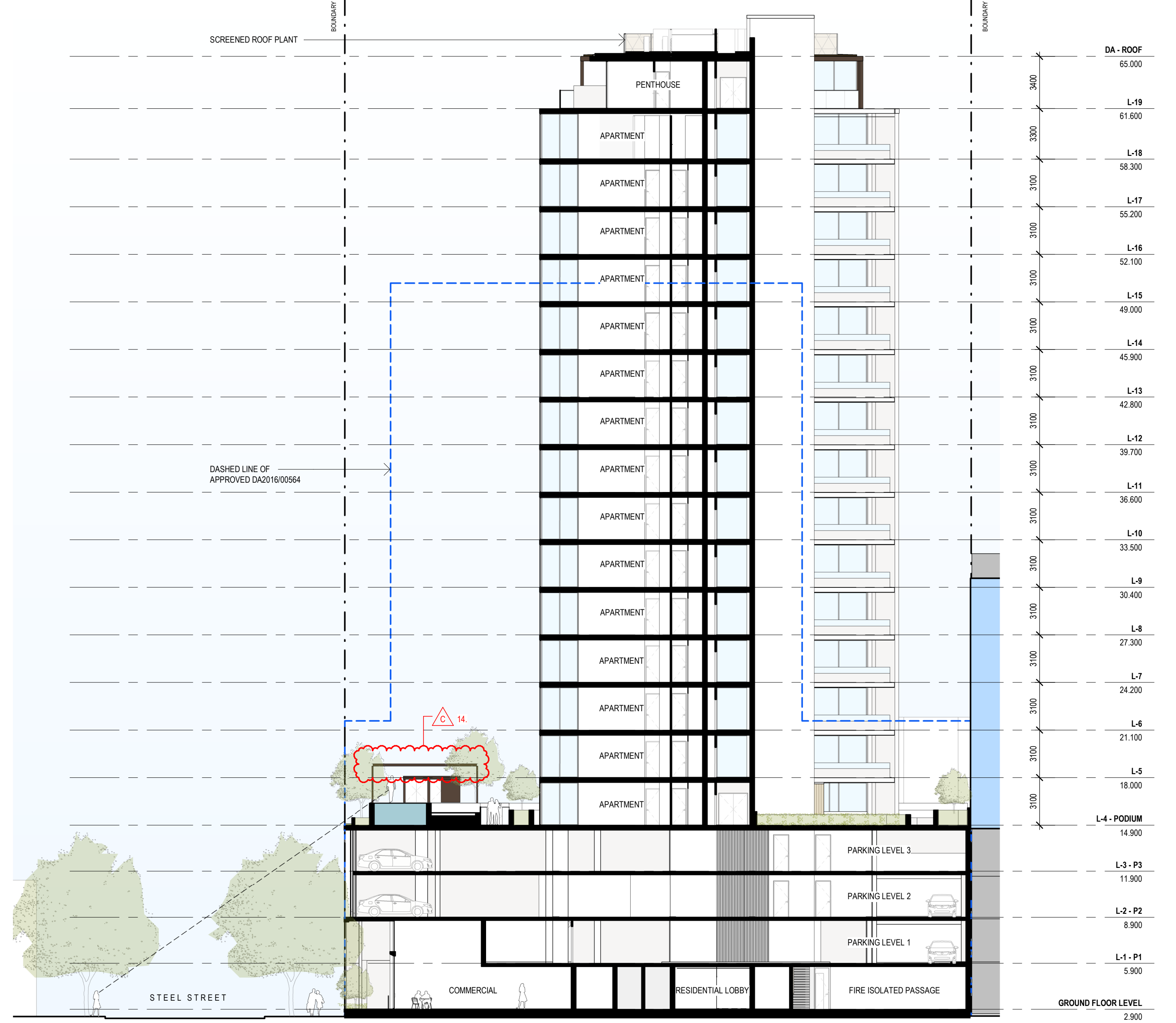
PROJECT No. **1833**

This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA202**
DRAWING TITLE **ELEVATIONS - SOUTH AND WEST**
SCALE **1 : 200 @ A1**
DATE **2022**



SECTION 01



DA - SECTION 02

DA RFIS

1. GROUND FLOOR CARPARKING LEVEL LOWERED BY 300MM
2. DRIVEWAY GRADES UPDATED TO SUIT UPDATED PARKING LEVEL
3. DOOR TO FIRE EGRESS CORRIDOR RELOCATED
4. STEP ADDED TO FIRE EGRESS PATH TO SUIT UPDATED PARKING LEVEL
5. STEPS AND PLATFORM ADDED TO MSB ROOM TO SUIT UPDATED PARKING LEVEL
6. MAIL ROOM ADDED TO RESIDENTIAL LOBBY
7. MAILBOXES RELOCATED INTO THE RESIDENTIAL LOBBY
8. MOTORCYCLE SPACE DISTRIBUTION ACROSS L1, L2 AND L3 UPDATED (TOTAL REMAINS THE SAME)
9. SECURE ENTRY ADDED AT BASE OF RESIDENTIAL CARPARK RAMP
10. GF TO L1 RAMP LENGTH UPDATED TO SUIT UPDATED GROUND FLOOR PARKING LEVEL
11. GARAGE ADDED TO L1 AND L2
12. STORAGE CAGE ARRANGEMENT UPDATED
13. LANDSCAPE COURTYARD ACCESS DOOR ADDED TO PODIUM LEVEL
14. POOL PERGOLA SHOWN IN ELEVATION

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022
C	DA RFI SUBMISSION	05.10.2022

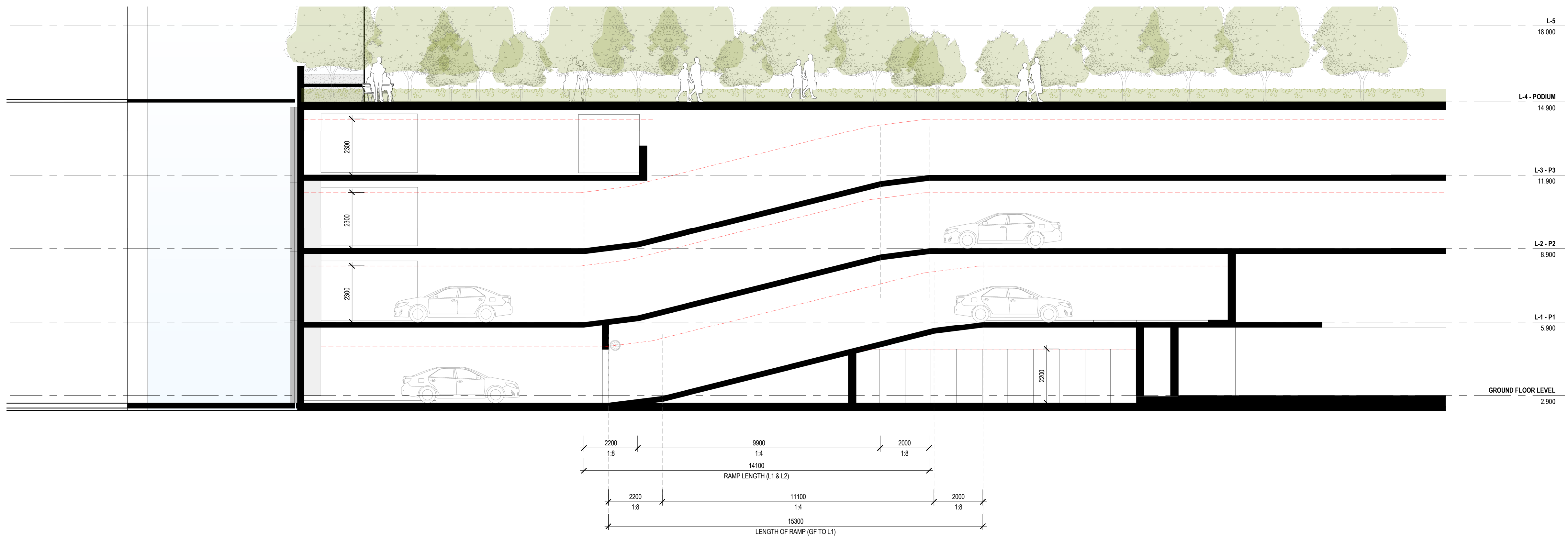
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

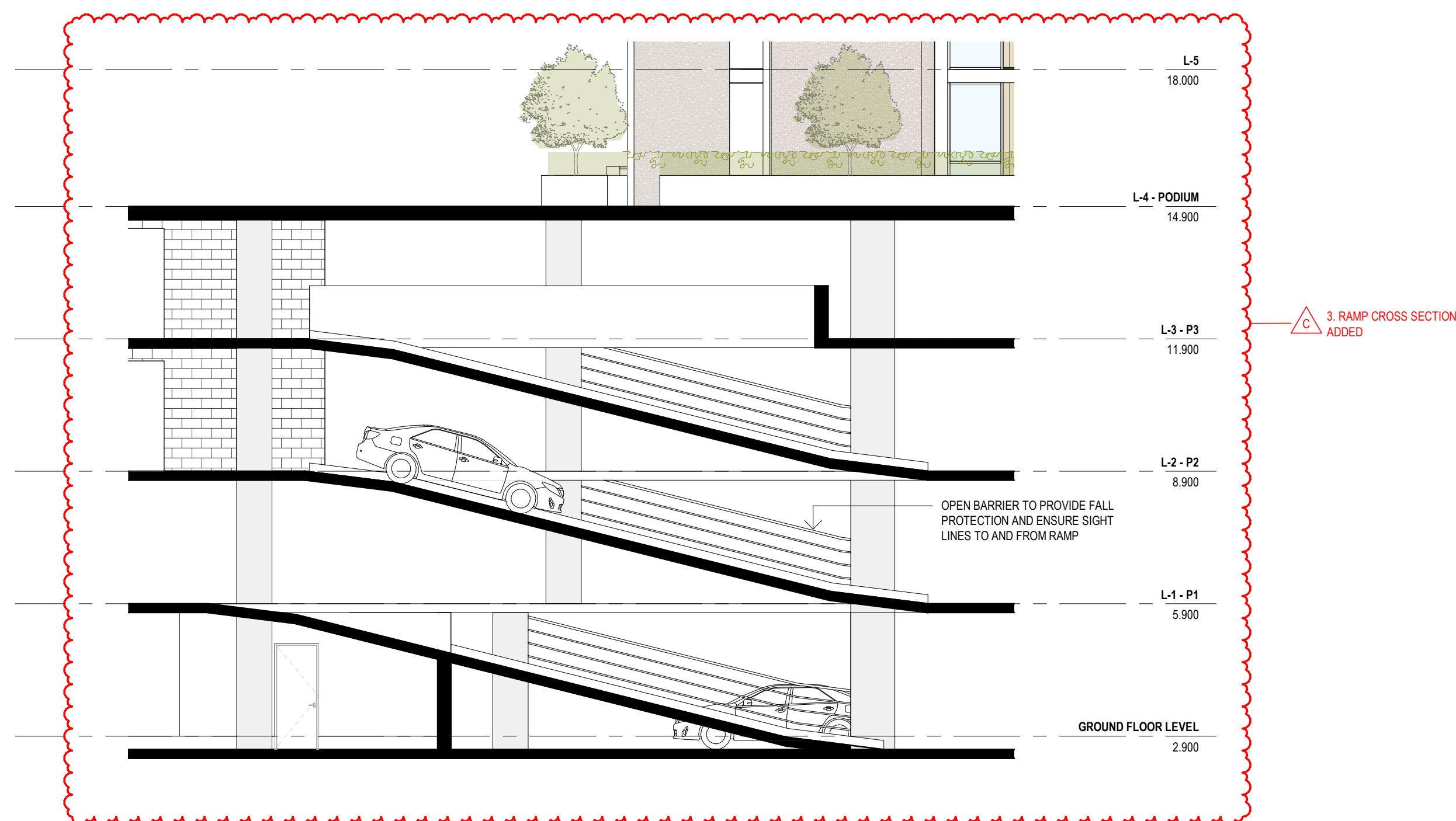
PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No. **DA301**
DRAWING TITLE **SECTIONS**
SCALE **1 : 200 @ A1**
DATE **2022**



DA - CARPARK RAMP SECTION



DA - CARPARK RAMP CROSS SECTION

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	27.04.2022
C	DA RFI	17.02.2023

**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **WATERVUE**
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DA RFI - 17.02.2023

- NOTCHES IN AWNING ADDED
- FUTURE STREET TREE CLEARANCE INDICATED
- ADDITIONAL RAMP SECTION PROVIDED
- RAMP EDGE CONDITION CLARIFIED
- COMMERCIAL TENANCY STORAGE, WIC'S, COMMS ROOM, MAIL ROOM
RECONFIGURED TO CREATE FLOOD EVACUATION PATH
- STAIRS REMOVED
- STAIRS REMOVED RAMP ADDED

DRAWING No. **DA321**
DRAWING TITLE **RAMP SECTION CARPARK**
SCALE **1:100 @ A1**
DATE **2022**



REV	DESCRIPTION
A	DRAFT DA
B	ISSUE FOR DA

DATE
05.04.2022
09.05.2022

**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT	WATERVUE
	643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No. **1833**
This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No.	DA401
DRAWING TITLE	PERSPECTIVE
SCALE	
DATE	2022



REV	DESCRIPTION
A	DRAFT DA
B	ISSUE FOR DA

DATE
05.04.2022
09.05.2022

**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT	WATERVUE
	643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No.	1833
This drawing is copyright and remains the property of Stewart Architecture. This drawing is for development application purposes and not for construction.	

DRAWING No.	DA402
DRAWING TITLE	PERSPECTIVE
SCALE	
DATE	2022



REV	DESCRIPTION
A	DRAFT DA
B	ISSUE FOR DA

DATE
05.04.2022
09.05.2022

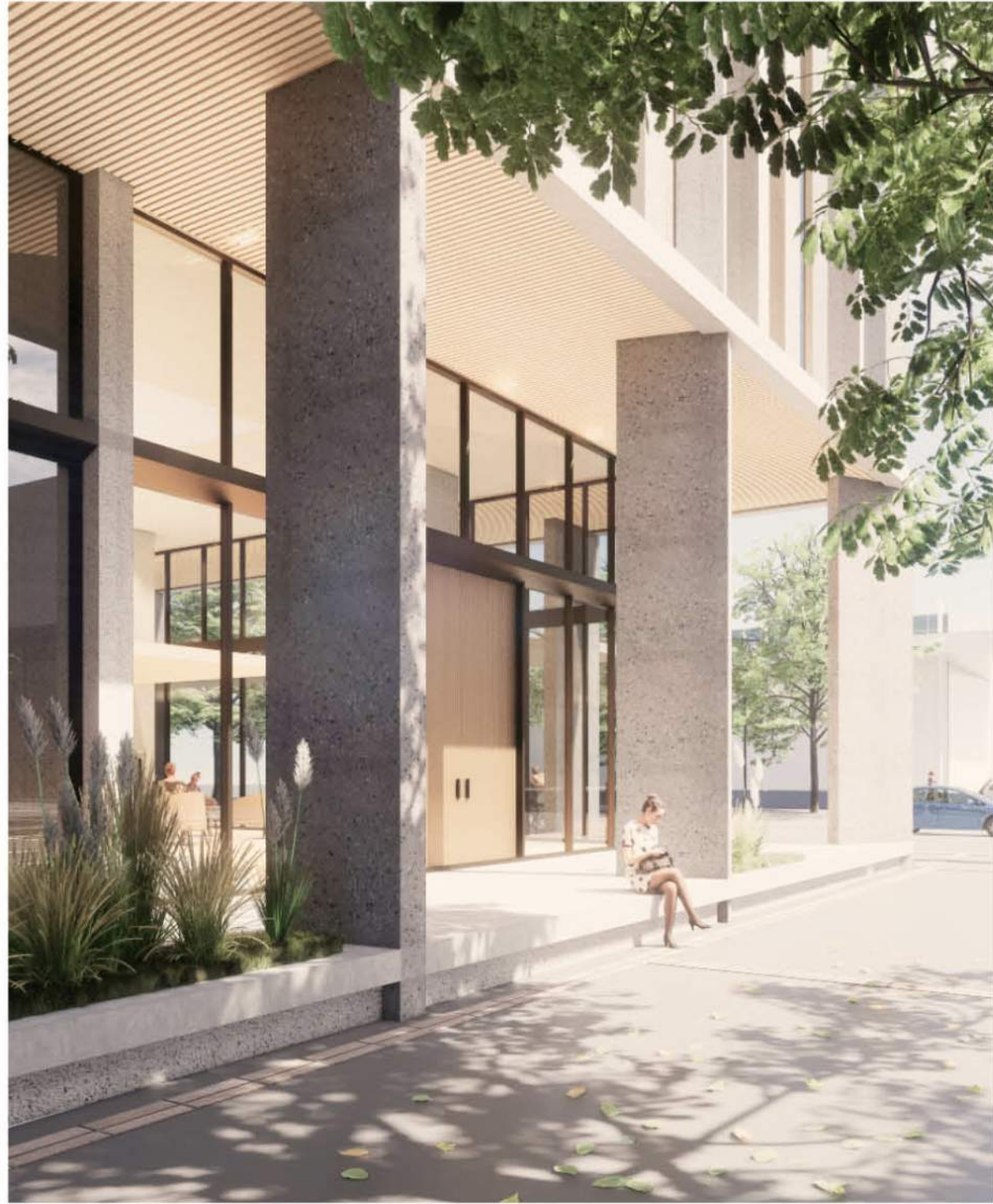
**STEWART
ARCHITECTURE**

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT	WATERVUE
	643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No.	1833
This drawing is copyright and remains the property of Stewart Architecture. This drawing is for development application purposes and not for construction.	

DRAWING No.	DA403
DRAWING TITLE	PERSPECTIVE
SCALE	
DATE	2022



CONCRETE TYPE 1 (CONC-01)



CONCRETE TYPE 2 (CONC-02)

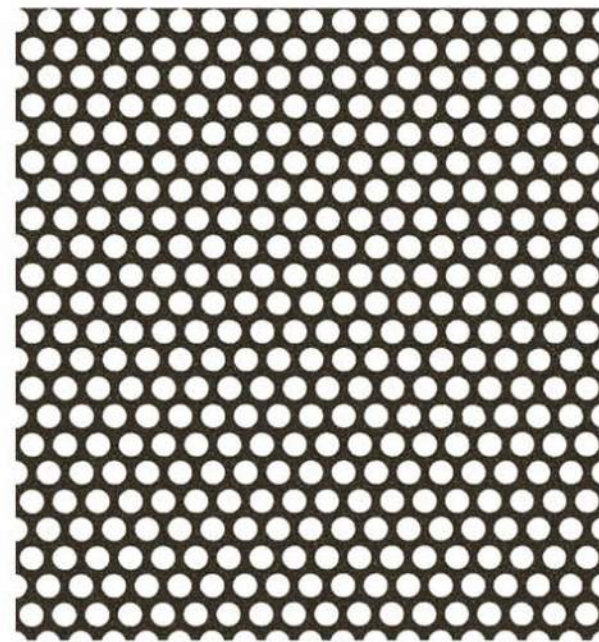


EXTERNAL PAVING (PAV-01)



METAL CLADDING (CLD-01)
DARK BRONZE COLOUR

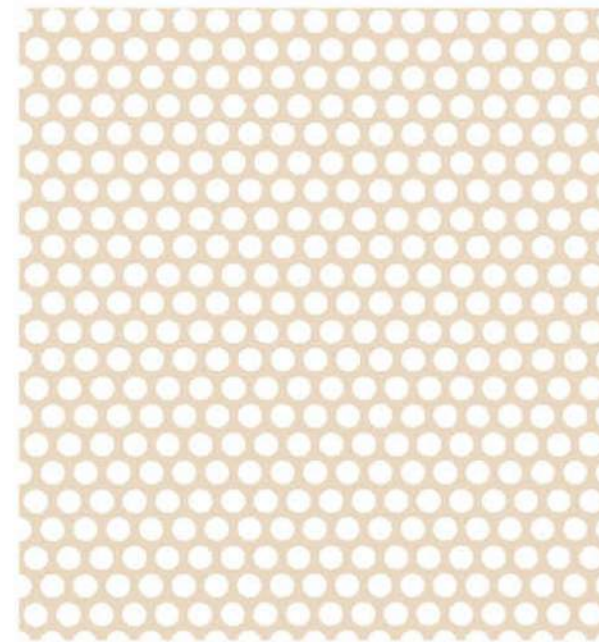
METAL FINISH (MT-01)
DARK BRONZE COLOUR



METAL SCREEN (SCN-01)
DARK BRONZE COLOUR



METAL CLADDING (CLD-02)
CHAMPAGNE COLOUR



METAL SCREEN (SCN-02)
CHAMPAGNE COLOUR



LANDSCAPE
REFER TO LANDSCAPE ARCHITECT'S REPORT



LANDSCAPE
REFER TO LANDSCAPE ARCHITECT'S REPORT

REV	DESCRIPTION	DATE
A	DRAFT DA	05.04.2022
B	ISSUE FOR DA	09.05.2022

STEWART
ARCHITECTURE

10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT

WATERVUE
643-651 HUNTER STREET NEWCASTLE NSW 2300

PROJECT No.

1833

This drawing is copyright and remains the property of Stewart Architecture.
This drawing is for development application purposes and not for construction.

DRAWING No.

DA409

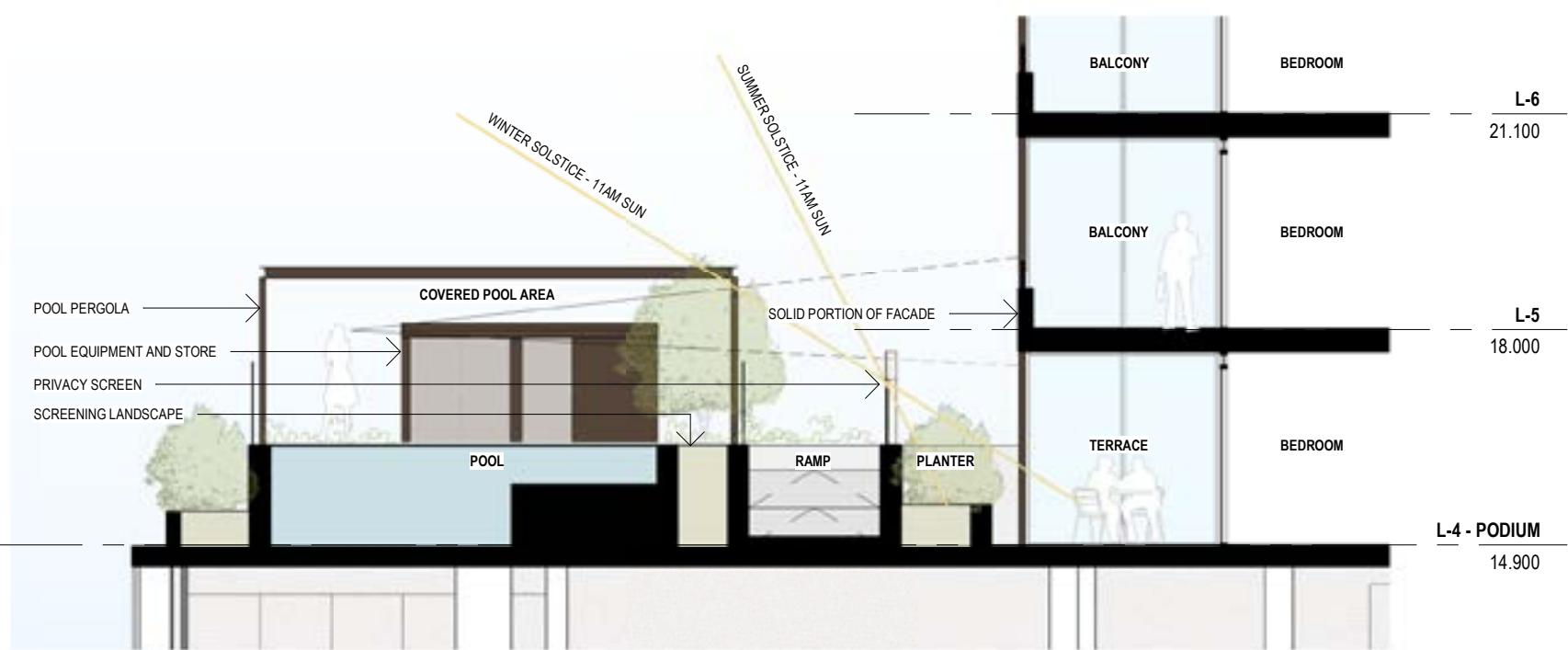
DRAWING TITLE

MATERIALS + FINISHES

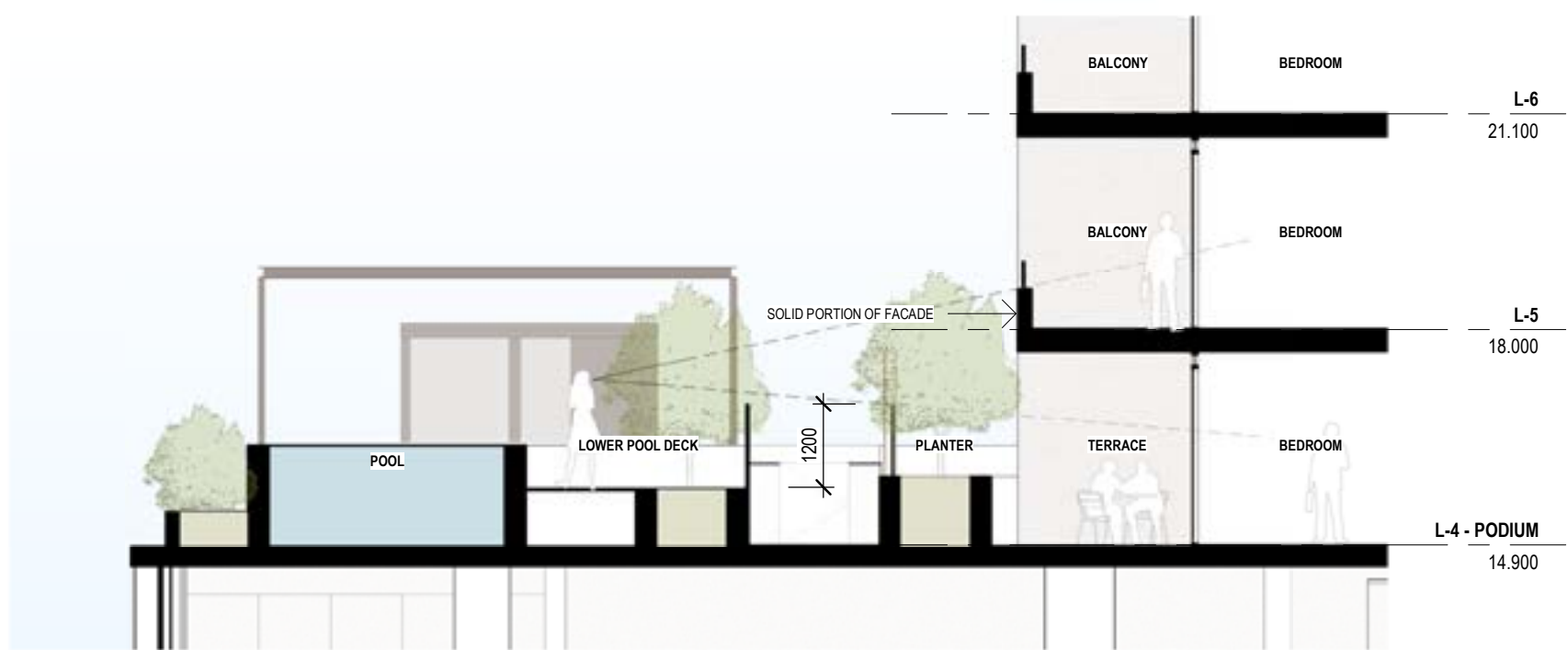
SCALE

DATE

2022



1 DA - SECTION 03 - SECTION THROUGH UNIT 401 COURTYARD
DA801 1:100 @ A1



2 DA - SECTION 04 - SECTION THROUGH UNIT 406 COURTYARD
DA801 1:100 @ A1



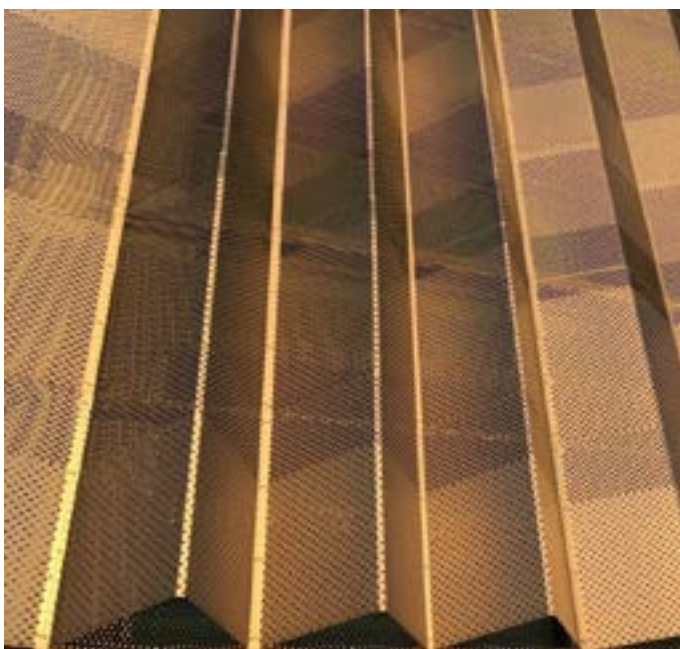
PERSPECTIVE FROM POOL AREA



PERSPECTIVE FROM POOL ENTRY RAMP



METAL SCREEN (SCN-01)
DARK BRONZE COLOUR



FOLDED PERFORATED ALUMINIUM SCREEN
DARK BRONZE COLOUR



PERSPECTIVE FROM POOL ENTRY



PERSPECTIVE FROM UNIT 402 - OUTDOOR AREA



PERSPECTIVE FROM UNIT 401 - OUTDOOR AREA



PERSPECTIVE FROM POOL DECK

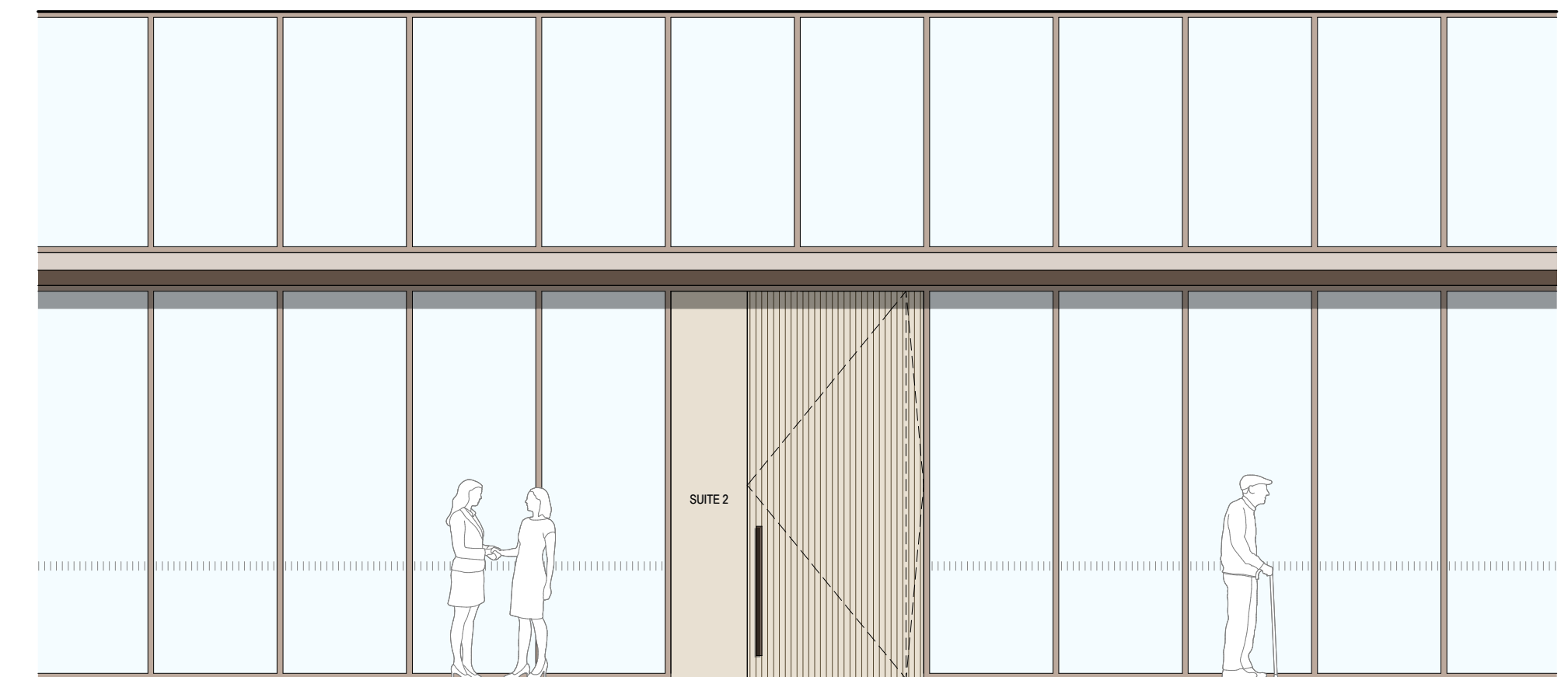
REV	DESCRIPTION	DATE
A	DA RPs	16.03.2023

**STEWART
ARCHITECTURE**
10 / 285 CANBERRA AVENUE Fyshwick 2609
PO BOX 3469 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT	WATERVUE 643-651 HUNTER STREET NEWCASTLE NSW 2300	DRAWING No. DA801 DRAWING TITLE PODIUM LEVEL PRIVACY SCREENS SCALE DATE 2022
PROJECT No. 1833	This drawing is copyright and remains the property of Stewart Architecture. This drawing is for development application purposes and not for construction.	



1 DA - GROUND FLOOR - SIGNAGE
DA802 1:200 @ A1



2 TYPICAL TENANCY SIGNAGE
DA802 1:50 @ A1



DEVELOPMENT SIGNAGE
DEBOSSSED LETTERING IN CONCRETE



BUILDING SIGNAGE
FIXED METAL LETTERING / NUMBERING



TENANCY SIGNAGE
FIXED METAL LETTERING

REV	DESCRIPTION	DATE
A	DA RPIs	24.03.2023