

STAGE ONE DEVELOPMENT APPLICATION
711 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT
CONSULTANT REPORT AND SCHEDULE

REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND
STORMWATER DRAWINGS PREPARED BY BG&E

REFER TO STRATUM REPORT PREPARED BY CMS FOR
STORMWATER EASEMENTS



DRAWING LIST	
LAYOUT NO.	NAME
PLA-DA-S1-0000 PRELIMINARY	
PLA-DA-S1-0000	STAGE ONE DEVELOPMENT APPLICATION
PLA-DA-S1-0100	EXISTING PLAN
PLA-DA-S1-0200	SITE ANALYSIS
PLA-DA-S1-0300	DEMOLITION PLAN
PLA-DA-S1-0301	DEMOLITION PLAN
PLA-DA-S1-0400	PROPOSED SITE PLAN
PLA-DA-S1-0500	STAGING PLAN
PLA-DA-S1-0700	LEP HEIGHT PLANE DIAGRAM
PLA-DA-S1-0800	VIEW ANALYSIS
PLA-DA-S1-0900	NOTIFICATION - SITE PLAN
PLA-DA-S1-0901	NOTIFICATION - NORTH ELEVATION
PLA-DA-S1-0902	NOTIFICATION - EAST ELEVATION
PLA-DA-S1-0903	NOTIFICATION - SOUTH ELEVATION
PLA-DA-S1-0904	NOTIFICATION - WEST ELEVATION
PLA-DA-S1-1000 OVERALL FLOOR PLAN	
PLA-DA-S1-1000	OVERALL FLOOR PLAN - GROUND
PLA-DA-S1-1000.1	OVERALL FLOOR PLAN - MEZZANINE
PLA-DA-S1-1001	OVERALL FLOOR PLAN - LEVEL 01
PLA-DA-S1-1002	OVERALL FLOOR PLAN - LEVEL 02
PLA-DA-S1-1003	OVERALL FLOOR PLAN - LEVEL 03
PLA-DA-S1-1004	OVERALL FLOOR PLAN - LEVEL 04
PLA-DA-S1-1005	OVERALL FLOOR PLAN - LEVEL 05
PLA-DA-S1-1007	OVERALL FLOOR PLAN - LEVEL 07-16
PLA-DA-S1-1017	OVERALL FLOOR PLAN - LEVEL 17
PLA-DA-S1-1024	OVERALL FLOOR PLAN - LEVEL 18-24
PLA-DA-S1-1025	OVERALL FLOOR PLAN - LEVEL 25
PLA-DA-S1-1026	OVERALL FLOOR PLAN - LEVEL 26
PLA-DA-S1-1027	OVERALL FLOOR PLAN - ROOF
PLA-DA-S1-1100 GENERAL FLOOR PLAN	
PLA-DA-S1-1100	GENERAL FLOOR PLAN - GROUND
PLA-DA-S1-1100.1	GENERAL FLOOR PLAN - MEZZANINE
PLA-DA-S1-1101	GENERAL FLOOR PLAN - LEVEL 01
PLA-DA-S1-1102	GENERAL FLOOR PLAN - LEVEL 02
PLA-DA-S1-1103	GENERAL FLOOR PLAN - LEVEL 03
PLA-DA-S1-1104	GENERAL FLOOR PLAN - LEVEL 04
PLA-DA-S1-1105	GENERAL FLOOR PLAN - LEVEL 05
PLA-DA-S1-1107	GENERAL FLOOR PLAN - LEVEL 06 - LEVEL 16
PLA-DA-S1-1117	GENERAL FLOOR PLAN - LEVEL 17
PLA-DA-S1-1118	GENERAL FLOOR PLAN - LEVEL 18 - LEVEL 24
PLA-DA-S1-1125	GENERAL FLOOR PLAN - LEVEL 25
PLA-DA-S1-1126	GENERAL FLOOR PLAN - LEVEL 26
PLA-DA-S1-1027	GENERAL FLOOR PLAN - ROOF
PLA-DA-S1-2000 ELEVATION	
PLA-DA-S1-2000	ELEVATION NORTH
PLA-DA-S1-2001	ELEVATION SOUTH
PLA-DA-S1-2002	ELEVATION EAST
PLA-DA-S1-2003	ELEVATION WEST
PLA-DA-S1-3000 SECTION	
PLA-DA-S1-3000	SECTION 01
PLA-DA-S1-3001	SECTION 02
PLA-DA-S1-3002	SECTION 03
PLA-DA-S1-4000 SUN EYE VIEWS	
PLA-DA-S1-4000	SUN EYE VIEW 21 JUN
PLA-DA-S1-4001	SUN EYE VIEW 21 JUN
PLA-DA-S1-4002	SUN EYE VIEW 21 JUN
PLA-DA-S1-4003	SUN EYE VIEW 22 DEC
PLA-DA-S1-4004	SUN EYE VIEW 22 DEC
PLA-DA-S1-4005	SUN EYE VIEW 22 DEC
PLA-DA-S1-4100 SHADOW DIAGRAM	
PLA-DA-S1-4100	SHADOW DIAGRAM 9AM
PLA-DA-S1-4101	SHADOW DIAGRAM 10AM
PLA-DA-S1-4102	SHADOW DIAGRAM 11AM
PLA-DA-S1-4103	SHADOW DIAGRAM 12PM
PLA-DA-S1-4104	SHADOW DIAGRAM 1PM
PLA-DA-S1-4105	SHADOW DIAGRAM 2PM
PLA-DA-S1-4106	SHADOW DIAGRAM 3PM
PLA-DA-S1-4200 SOLAR AMENITY DIAGRAM	
PLA-DA-S1-4200	SOLAR AMENITY DIAGRAM
PLA-DA-S1-4201	SOLAR AMENITY DIAGRAM
PLA-DA-S1-4300 CROSS VENTILATION DIAGRAM	
PLA-DA-S1-4300	CROSS VENTILATION DIAGRAM
PLA-DA-S1-5000 AREA DIAGRAM	
PLA-DA-S1-5000	GFA DIAGRAM
PLA-DA-S1-5001	GFA DIAGRAM
PLA-DA-S1-5002	GFA DIAGRAM
PLA-DA-S1-5100	GBA DIAGRAM
PLA-DA-S1-5101	GBA DIAGRAM
PLA-DA-S1-5102	GBA DIAGRAM
PLA-DA-S1-5103	COMMUNAL OPEN SPACE DIAGRAM
PLA-DA-S1-6000 ADAPTABLE UNITS	
PLA-DA-S1-6000	ADAPTABLE UNITS (PRE & POST)
PLA-DA-S1-6001	ADAPTABLE UNITS (PRE & POST)
PLA-DA-S1-7000 MATERIAL SCHEDULE	
PLA-DA-S1-7000	MATERIAL SCHEDULE
PLA-DA-S1-8000 DEVELOPMENT SUMMARY TABLES	
PLA-DA-S1-8000	DEVELOPMENT SUMMARY TABLES
PLA-DA-S1-8001	DEVELOPMENT SUMMARY TABLES
PLA-DA-S1-9000 PERSPECTIVE	
PLA-DA-S1-9000	PERSPECTIVE 01
PLA-DA-S1-9001	PERSPECTIVE 02
PLA-DA-S1-9003	PERSPECTIVE 03
PLA-DA-S1-9004	PERSPECTIVE 04

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ACN 600506303
Nominated Architect (NSW):
Rido Pin 11286

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
**STAGE ONE
DEVELOPMENT
APPLICATION**

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE N.T.S. @A1
DRAWN AA/CY	CHECKED HN	

JOB NO.

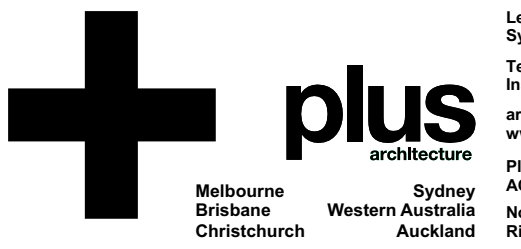
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DRG. NO.
PLA-DA-S1-0000

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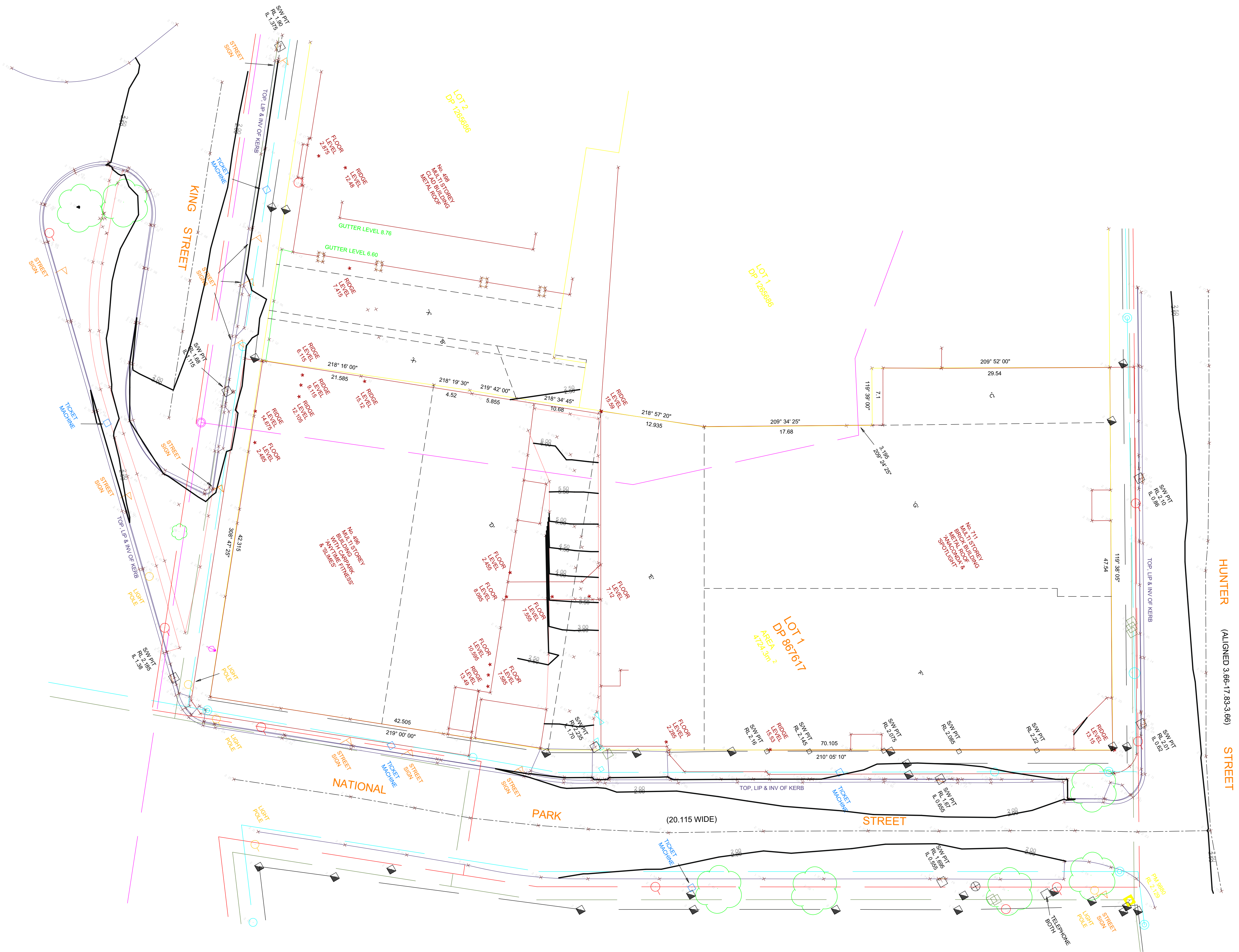
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PLA-DA-S1-0100

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PLA-DA-S1-0200
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DEMOLITION PLAN

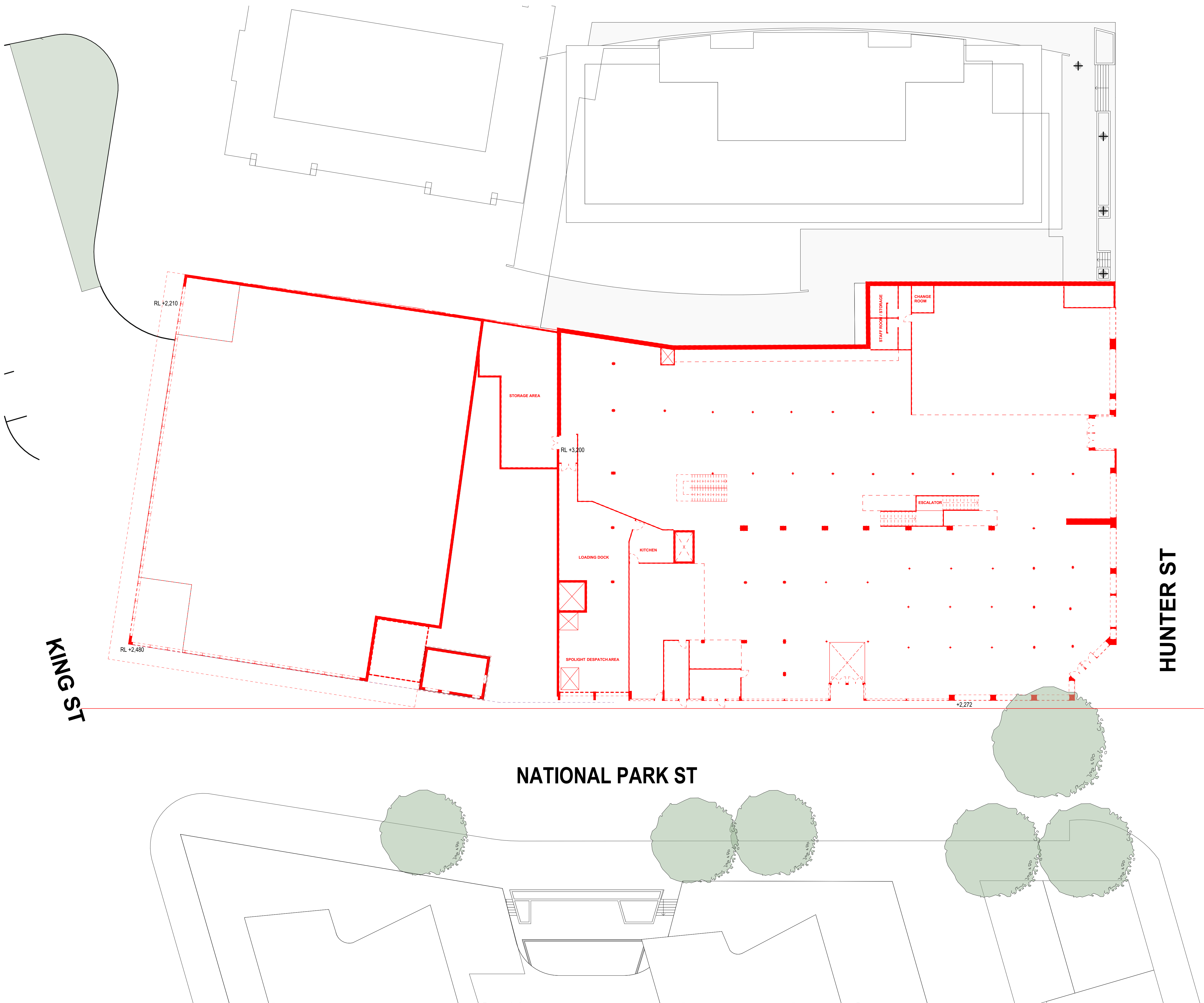
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PLA-DA-S1-0300
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Nominated Architect (NSW):
Rido Pin 11286

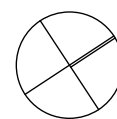
PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
DEMOLITION PLAN

FOR INFORMATION

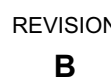
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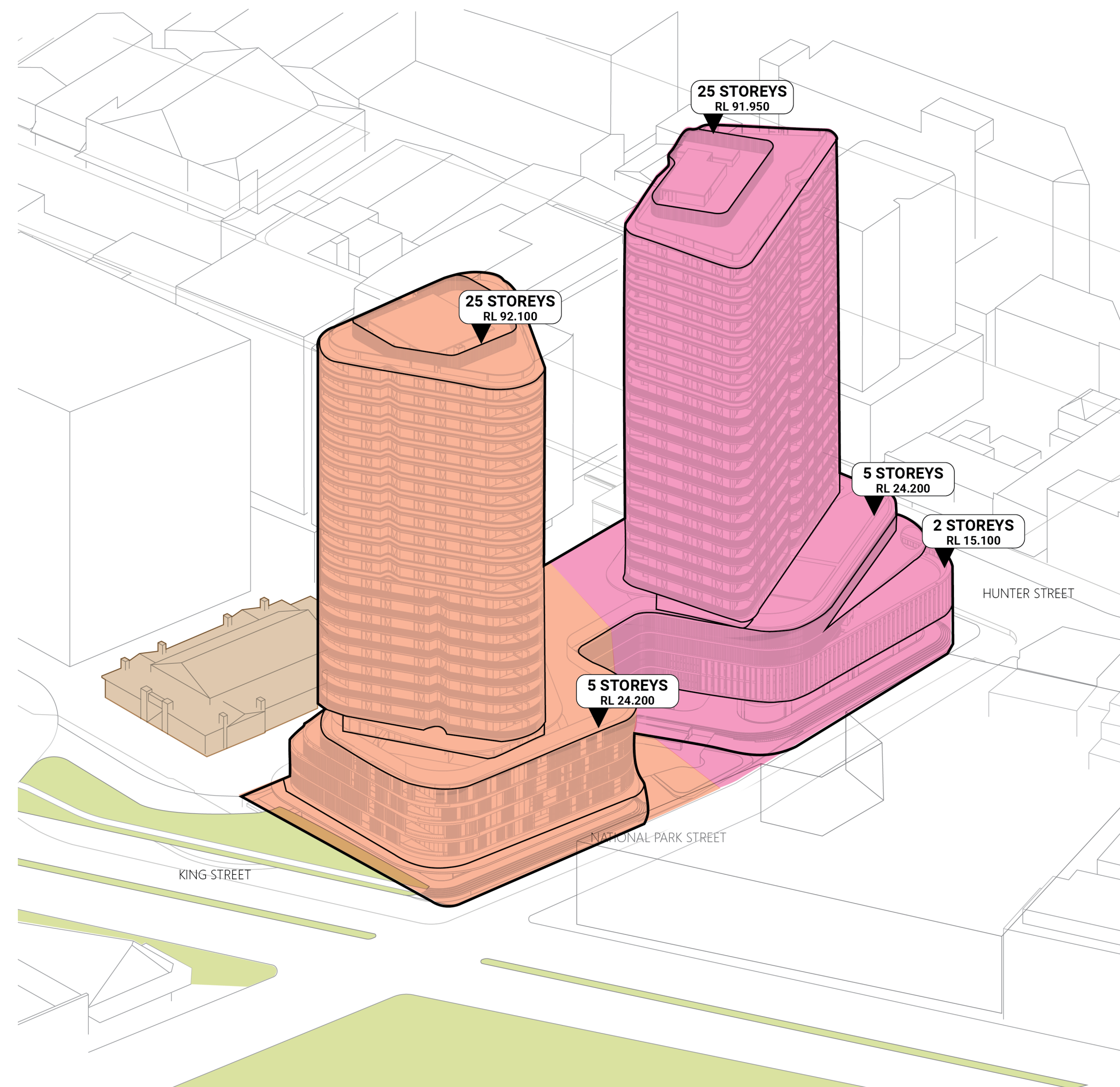
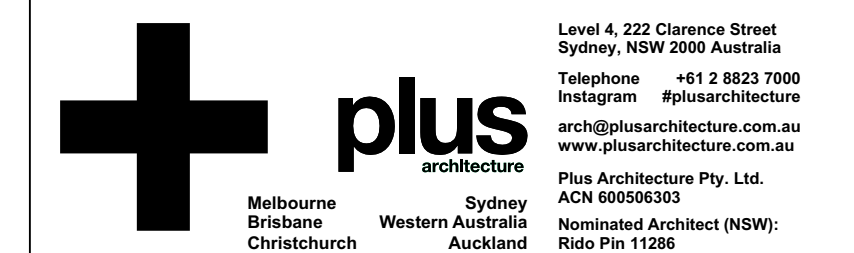


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PLA-DA-S1-0301
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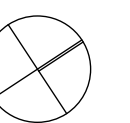
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DRAWING TITLE
STAGING PLAN

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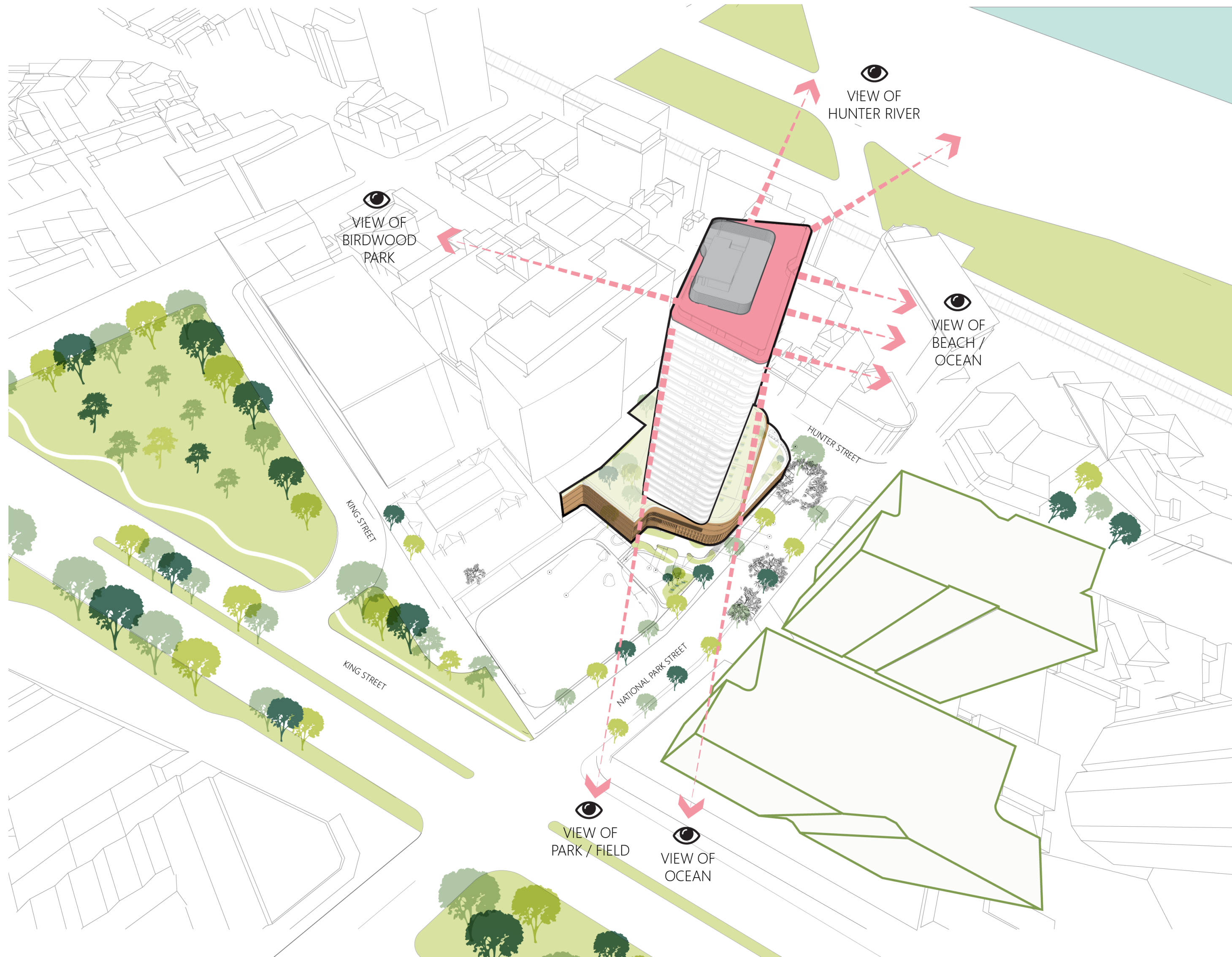
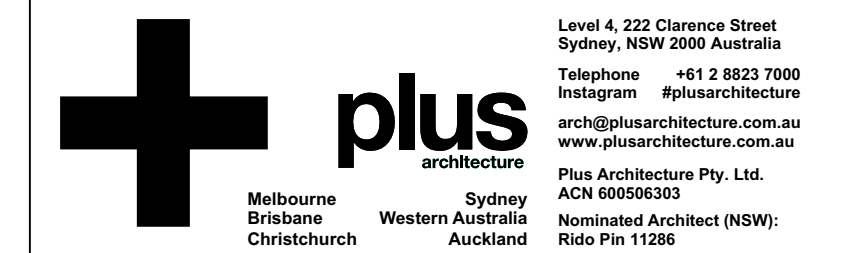
DRAWING TITLE
**LEP HEIGHT PLANE
DIAGRAM**

FOR INFORMATION

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PROJECT
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NSW 2302

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VIEW ANALYSIS

FOR INFORMATION

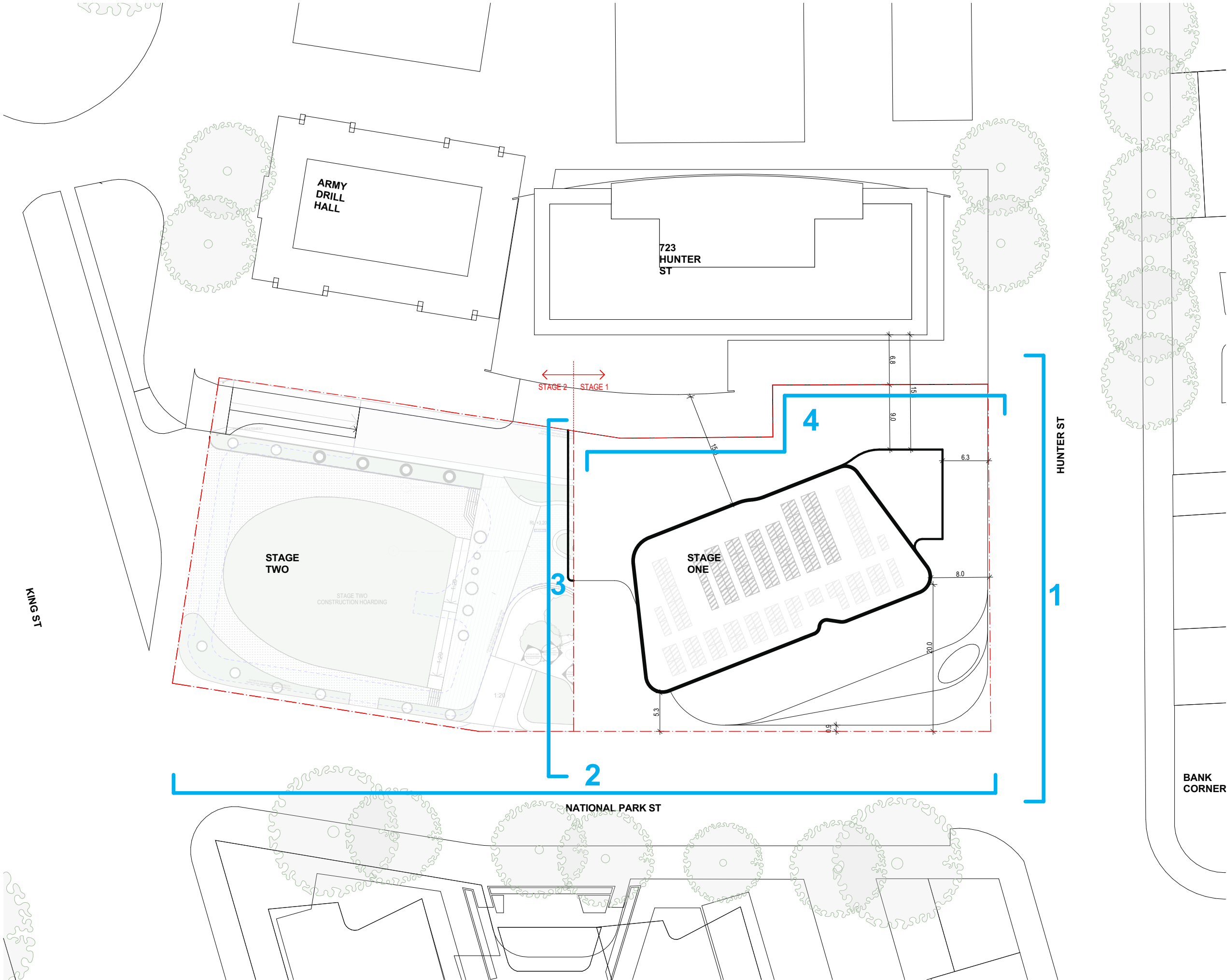
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
28/10/2022	ISSUE FOR SUBMISSIO N			01
4/11/2022	ISSUE FOR DA SUBMISSIO N	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSIO N	AA/CY	HN	B

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CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
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NEWCASTLE WEST
NSW 2302

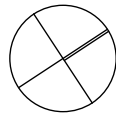
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NOTIFICATION - SITE
PLAN

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:500 @A3
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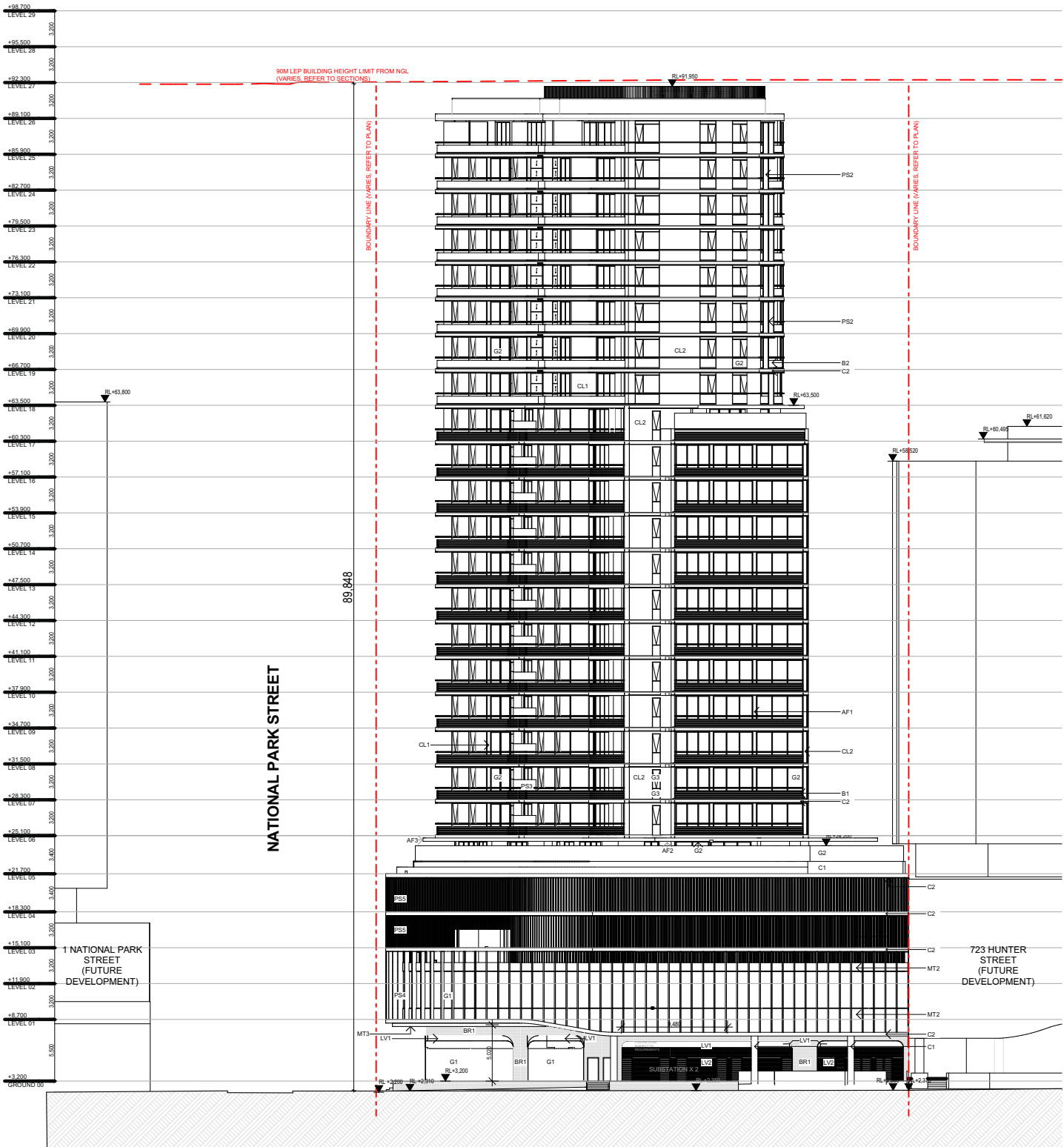
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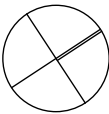
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NOTIFICATION - NORTH
ELEVATION

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DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:500 @A3
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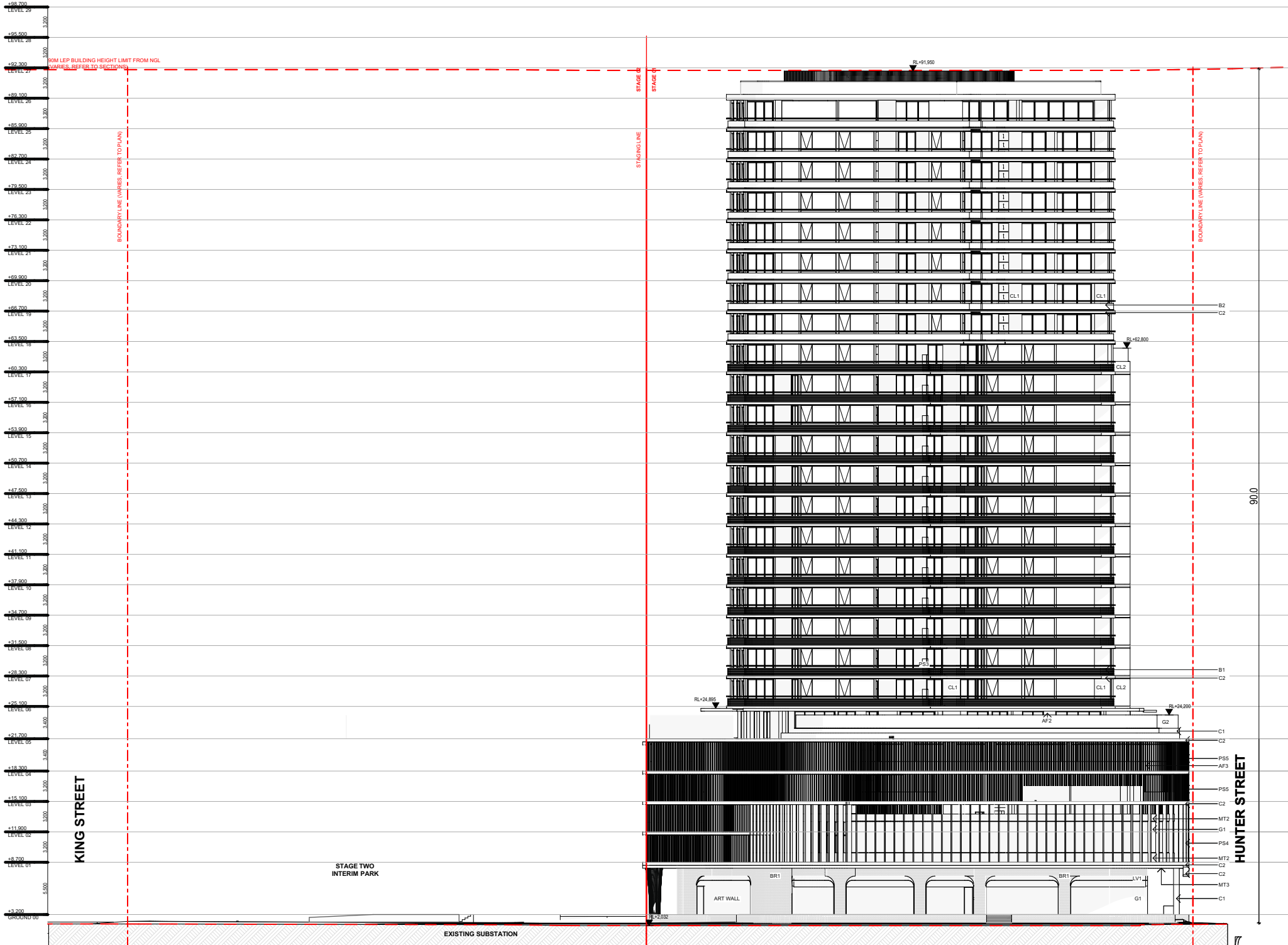


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PLA-DA-S1-0901

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28/10/2022	ISSUE FOR SUBMISSIO N			01
4/11/2022	ISSUE FOR DA SUBMISSIO N	AA/CY	HN	A
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NEWCASTLE WEST
NSW 2302

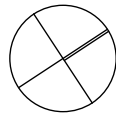
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NOTIFICATION - EAST
ELEVATION

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:500 @A3
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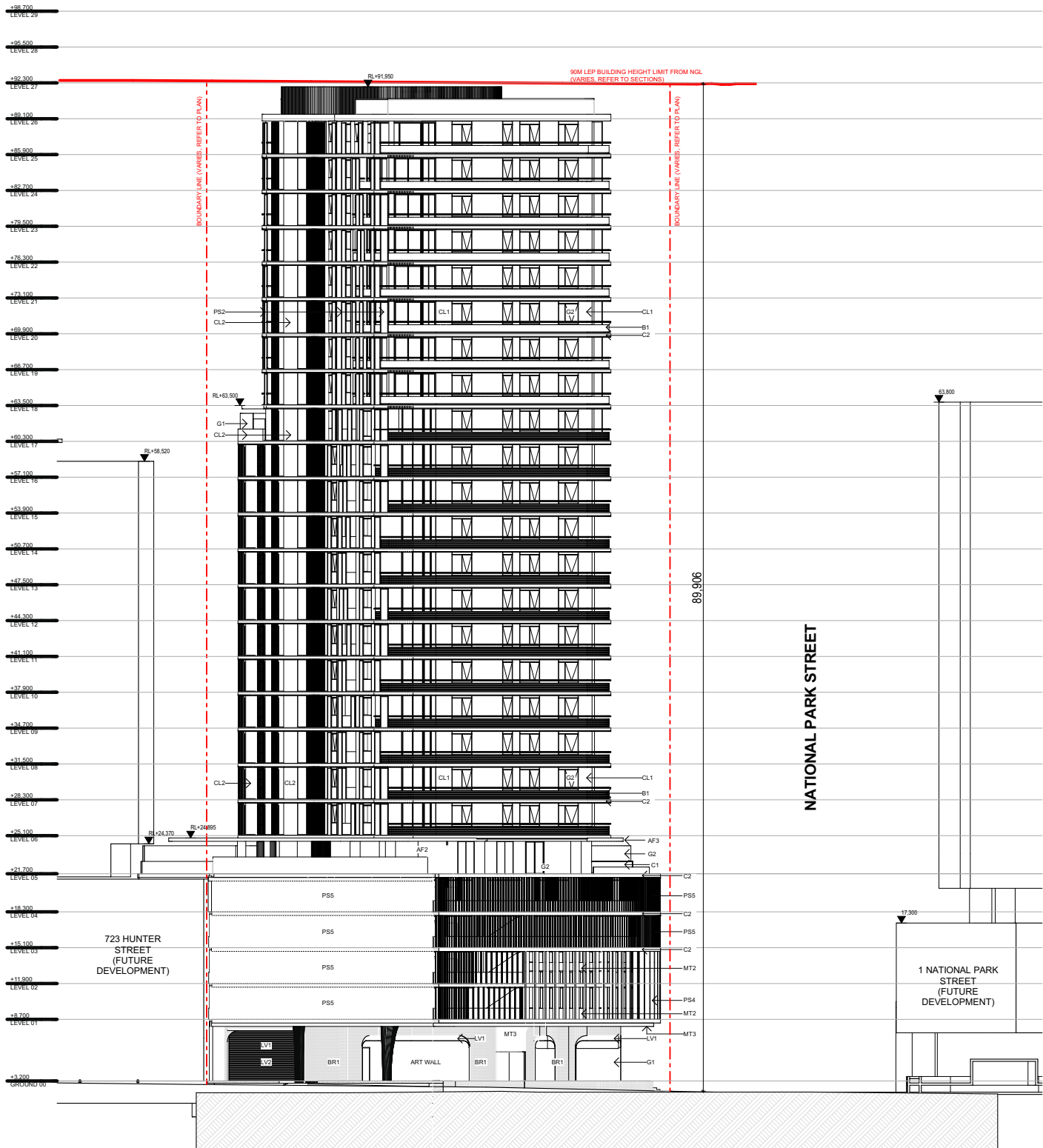
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PLA-DA-S1-0902
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DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.



DATE	REVISION	BY	CHK	NO.
28/10/2022	ISSUE FOR SUBMISSIO N			01
4/11/2022	ISSUE FOR DA SUBMISSIO N	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSIO N	AA/CY	HN	B

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CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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NEWCASTLE WEST
NSW 2302

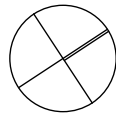
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NOTIFICATION - SOUTH
ELEVATION

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:500 @A3
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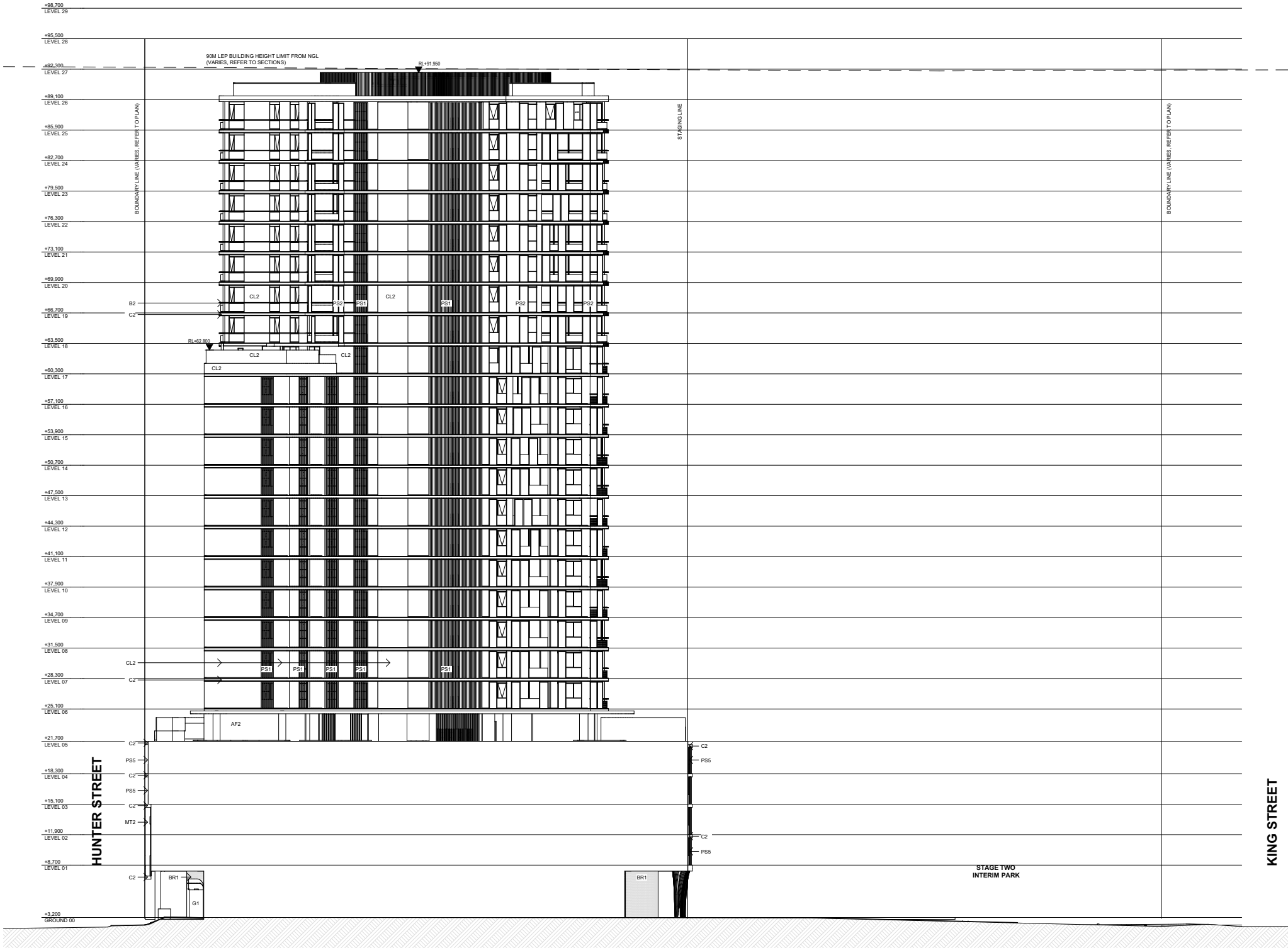
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PLA-DA-S1-0903
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DATE	REVISION	BY	CHK	NO.
28/10/2022	ISSUE FOR SUBMISSIO N			01
4/11/2022	ISSUE FOR DA SUBMISSIO N	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSIO N	AA/CY	HN	B

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CONSULTANTS

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CONSULTANT 2 TYPE	☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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NEWCASTLE WEST
NSW 2302

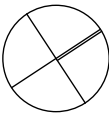
DRAWING TITLE
NOTIFICATION - WEST
ELEVATION

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:500 @A3
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DRAWN AA/CY	CHECKED HN
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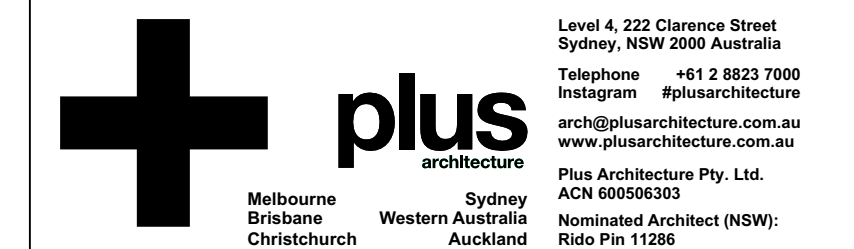
JOB NO.
20623



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[illegible]

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
**OVERALL FLOOR PLAN -
GROUND**

FOR INFORMATION

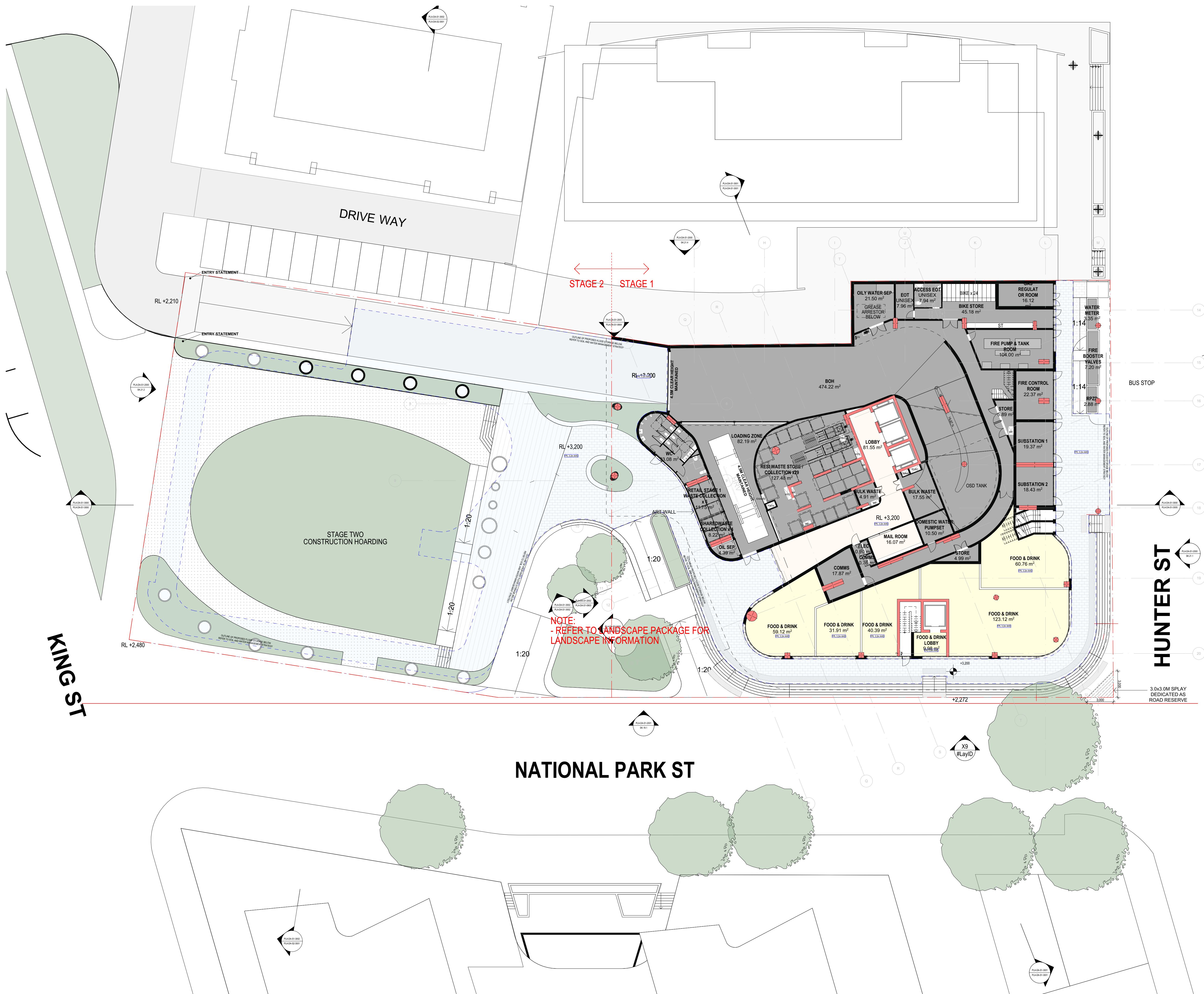
DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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[illegible]

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Telephone +61 2 8823 7000
Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW):
Rido Piu 11286

DRAWING TITLE
**OVERALL FLOOR PLAN -
MEZZANINE**

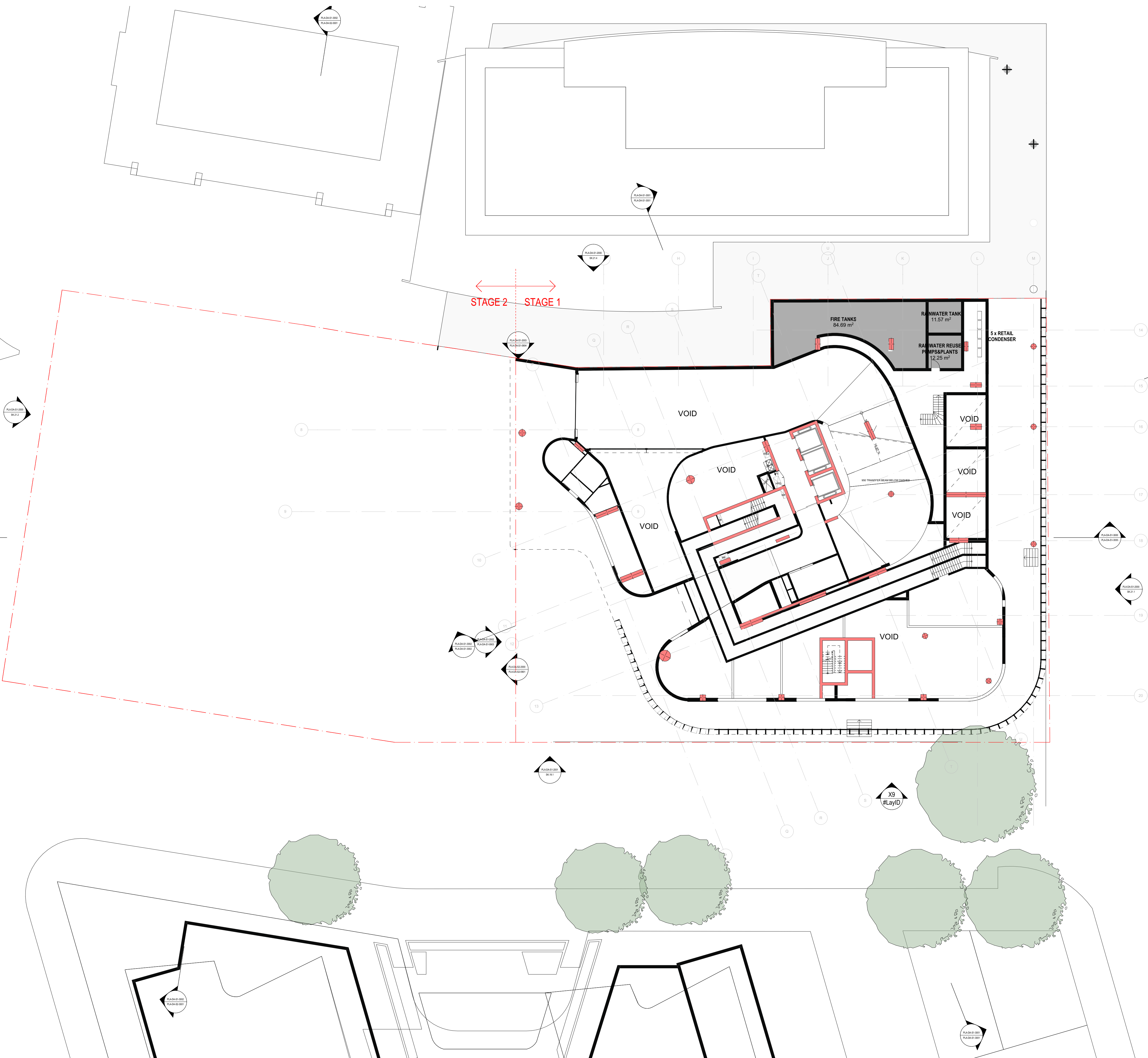
FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
DRAWN AA/CY	CHECKED HN	

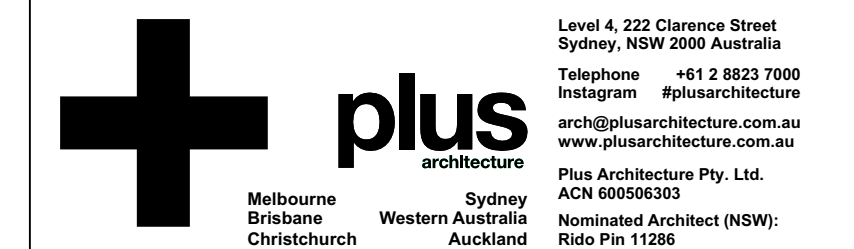
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[illegible]

DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 01**

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

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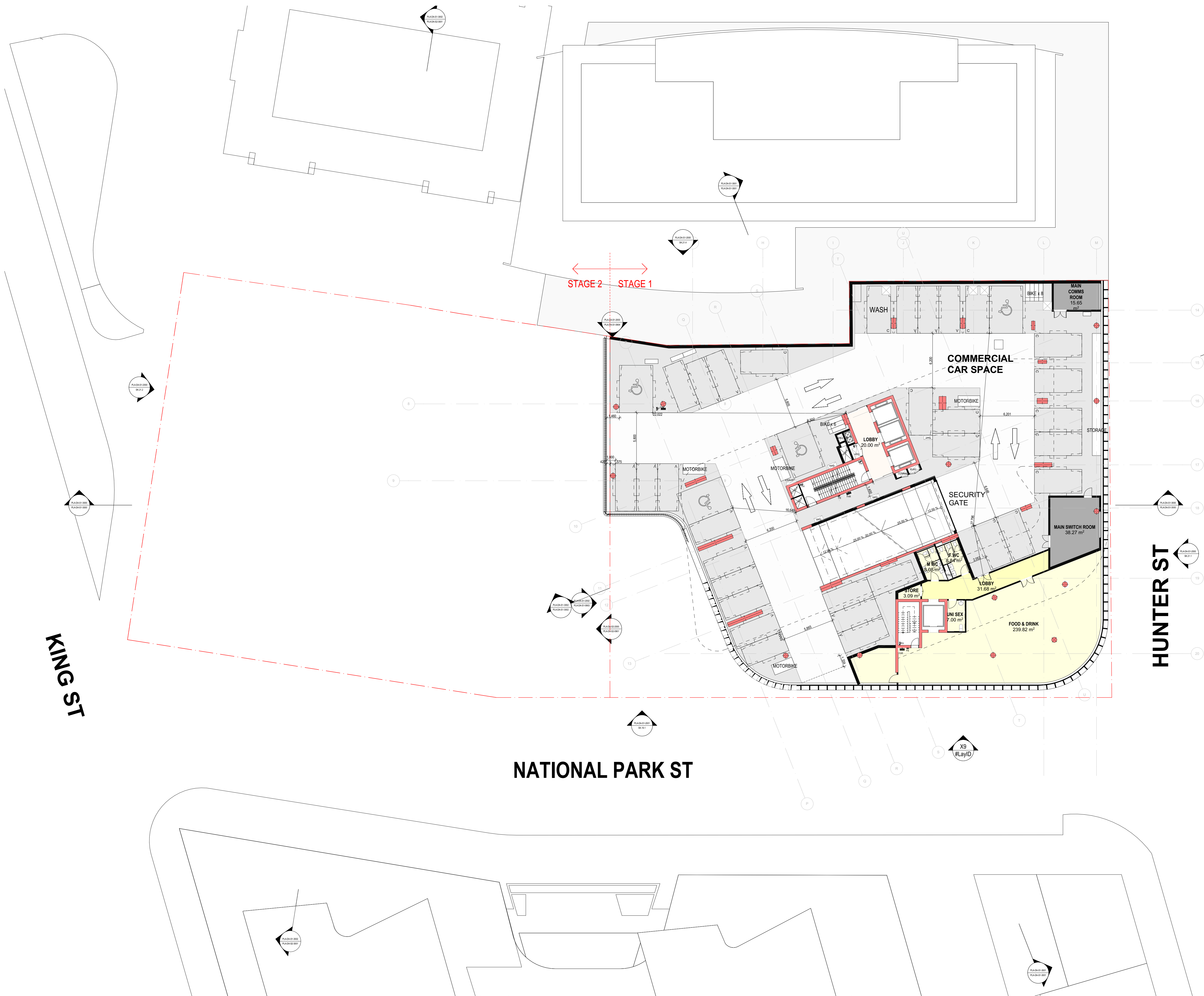
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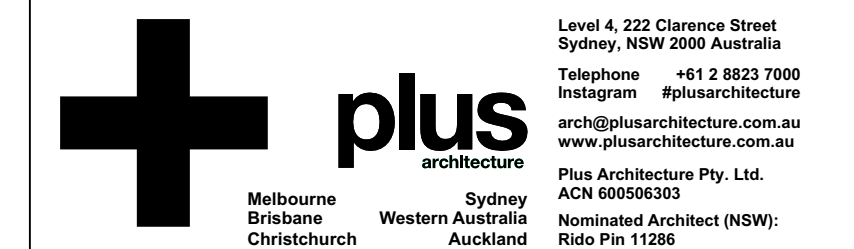
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A-DA-S1-1001

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[illegible]

DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 02**

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

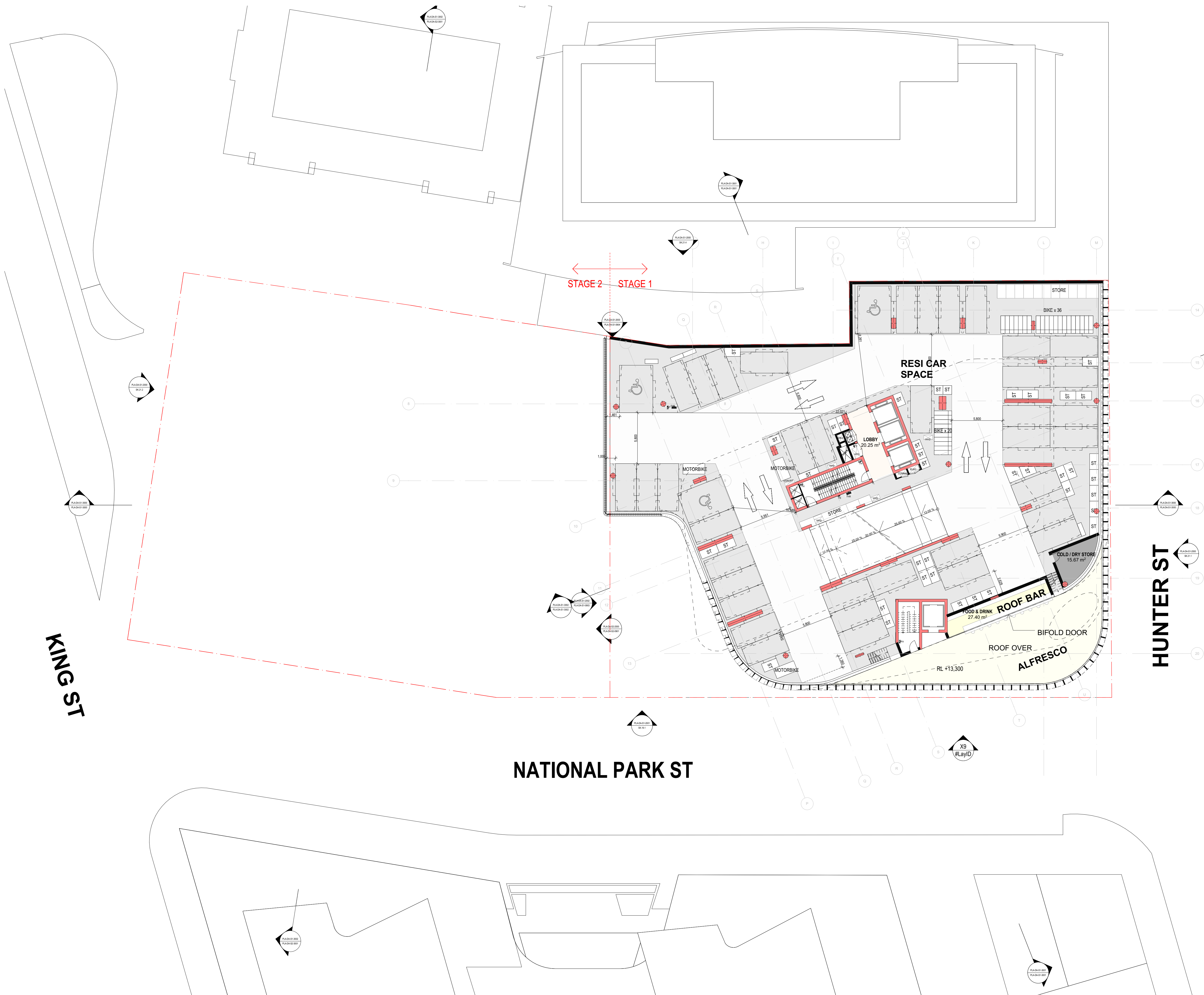
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STORMWATER EASEMENTS

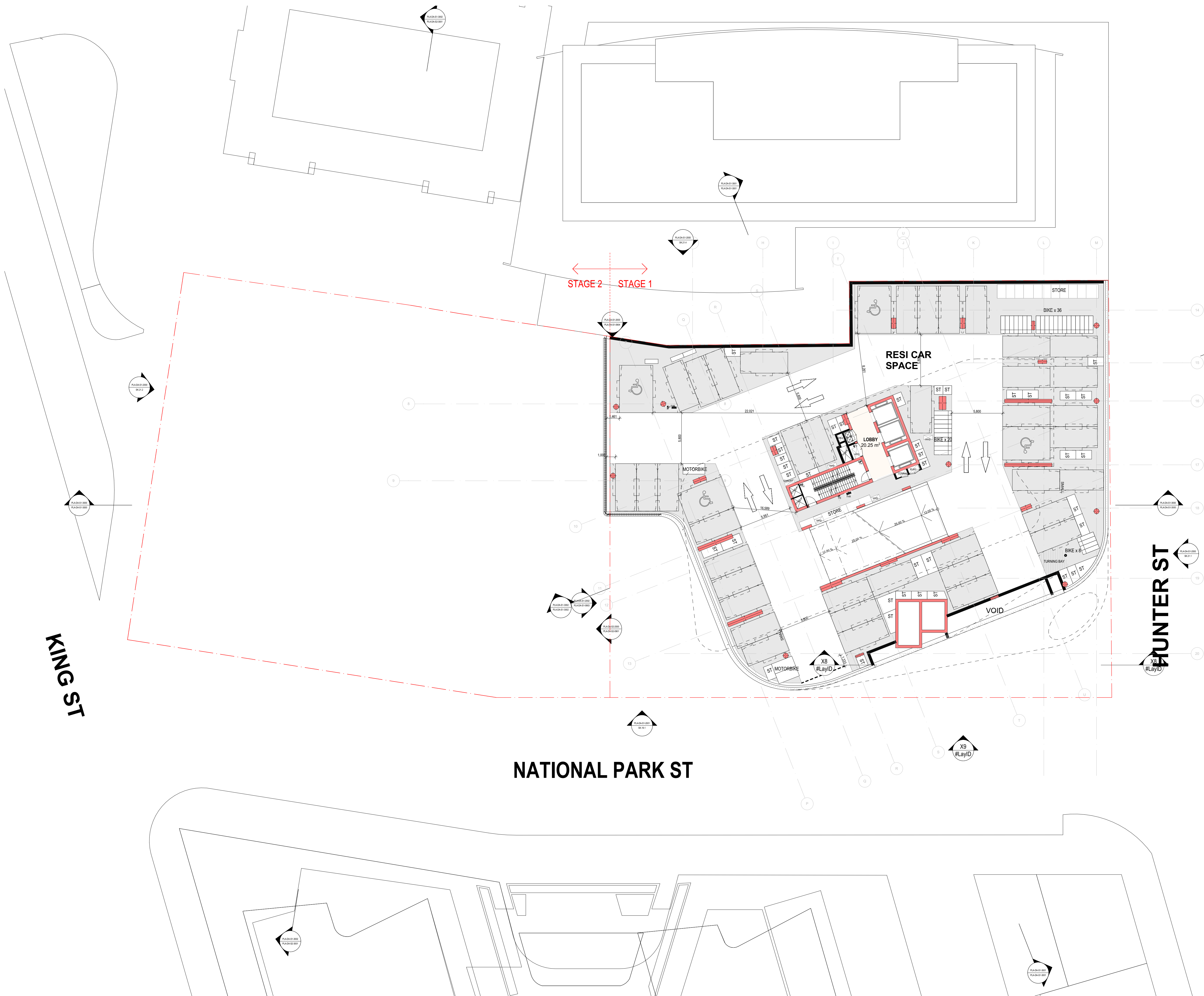
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DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 03**

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

JOB NO. **20623**

DRG. NO.
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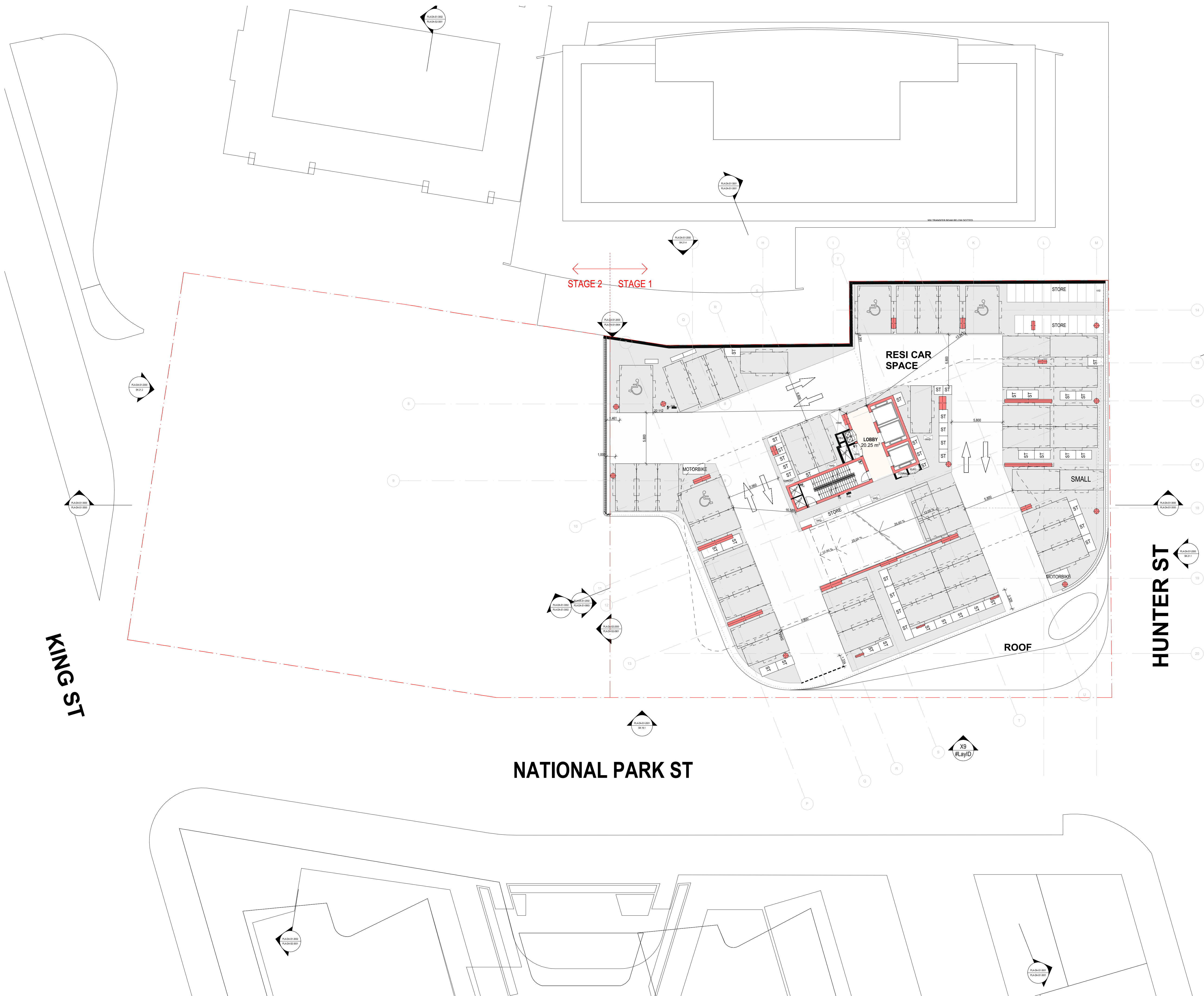
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DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 04**

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

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DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 05**

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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**OVERALL FLOOR PLAN -
LEVEL 07-16**

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DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 17**

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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Instagram #plusarchitecture
Email info@plusarchitecture.com.au
Website www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ABN 600506303
Accredited Architect (NSW):
No Pin 11286

DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 18-24**

FOR INFORMATION

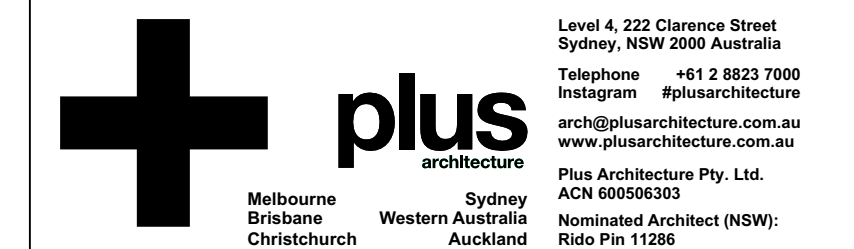
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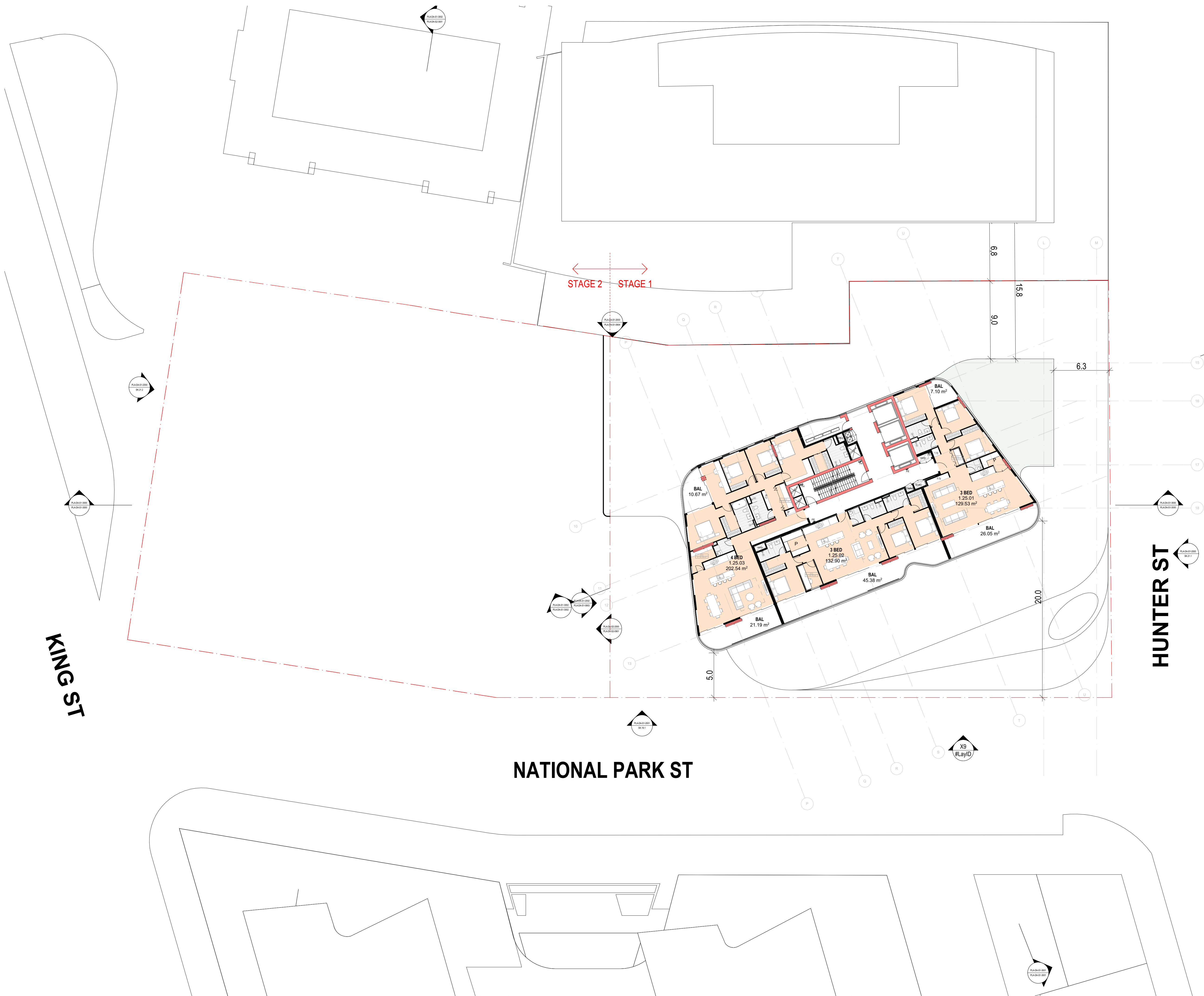
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DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 25**

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1

JOB NO. **20623** 

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PLA-DA-S1-1025
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[illegible]

PROJECT
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NSW 2302

DRAWING TITLE
**OVERALL FLOOR PLAN -
LEVEL 26**

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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PLA-DA-S1-1026
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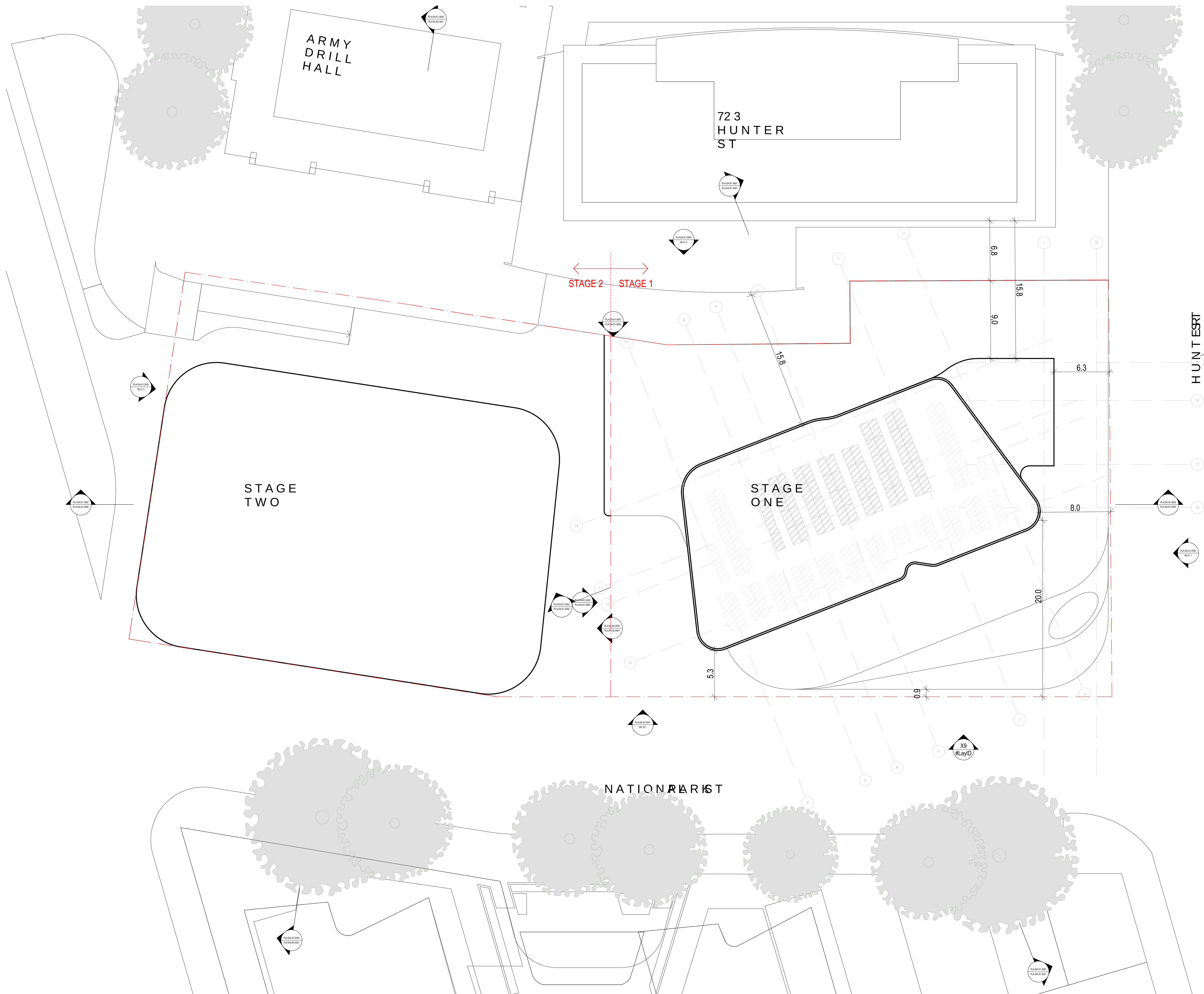
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OVERALL FLOOR PLAN
ROOF

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20623 

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REVISION
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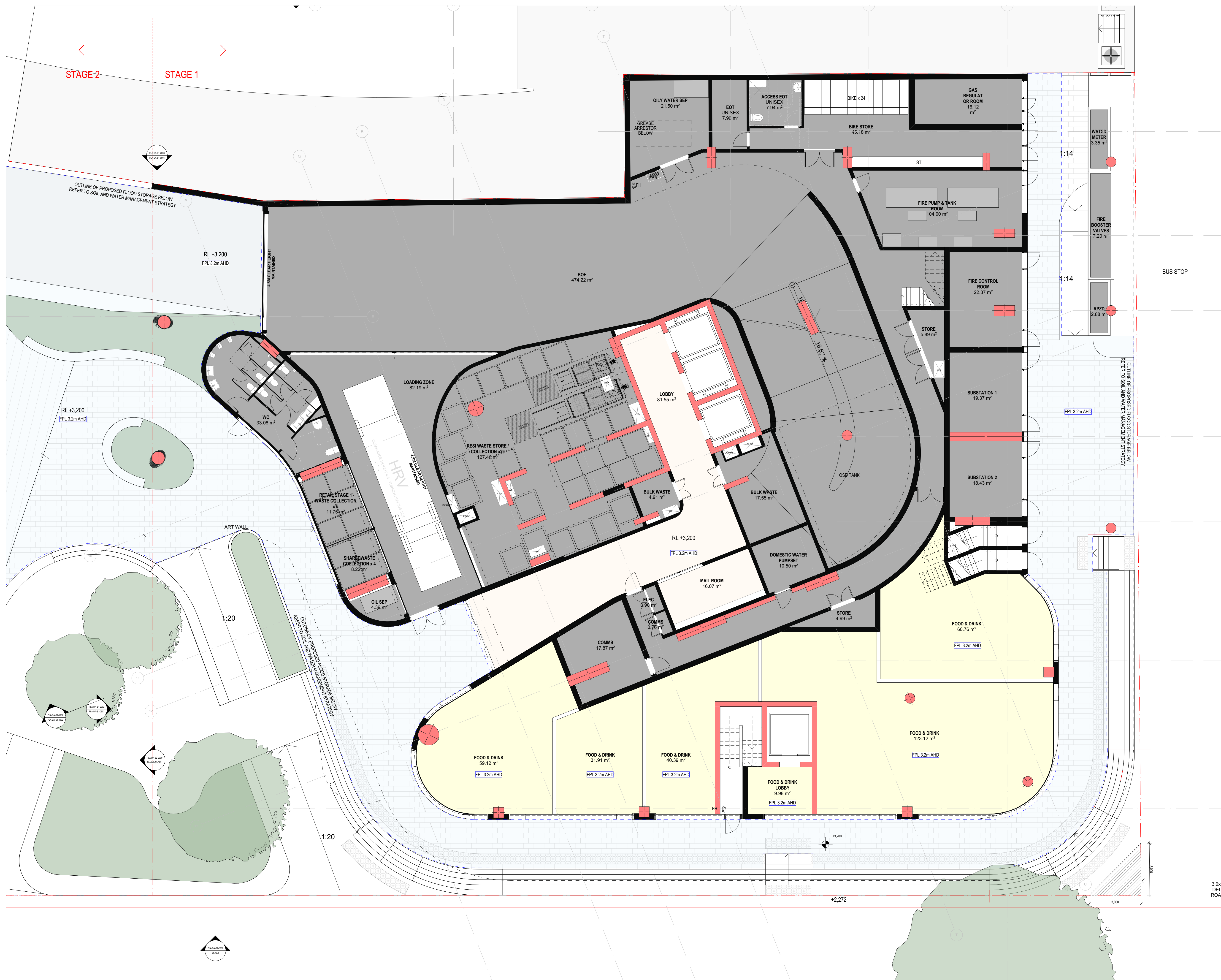
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GROUND**

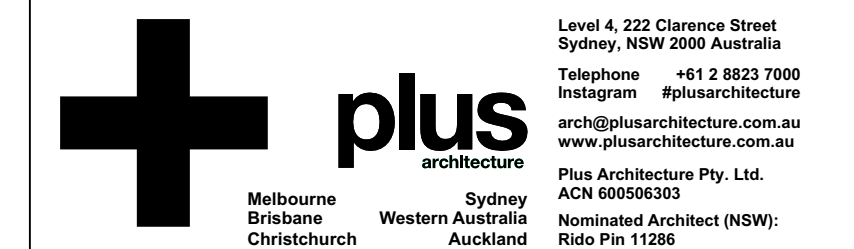
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A-DA-S1-1100
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STORMWATER EASEMENTS

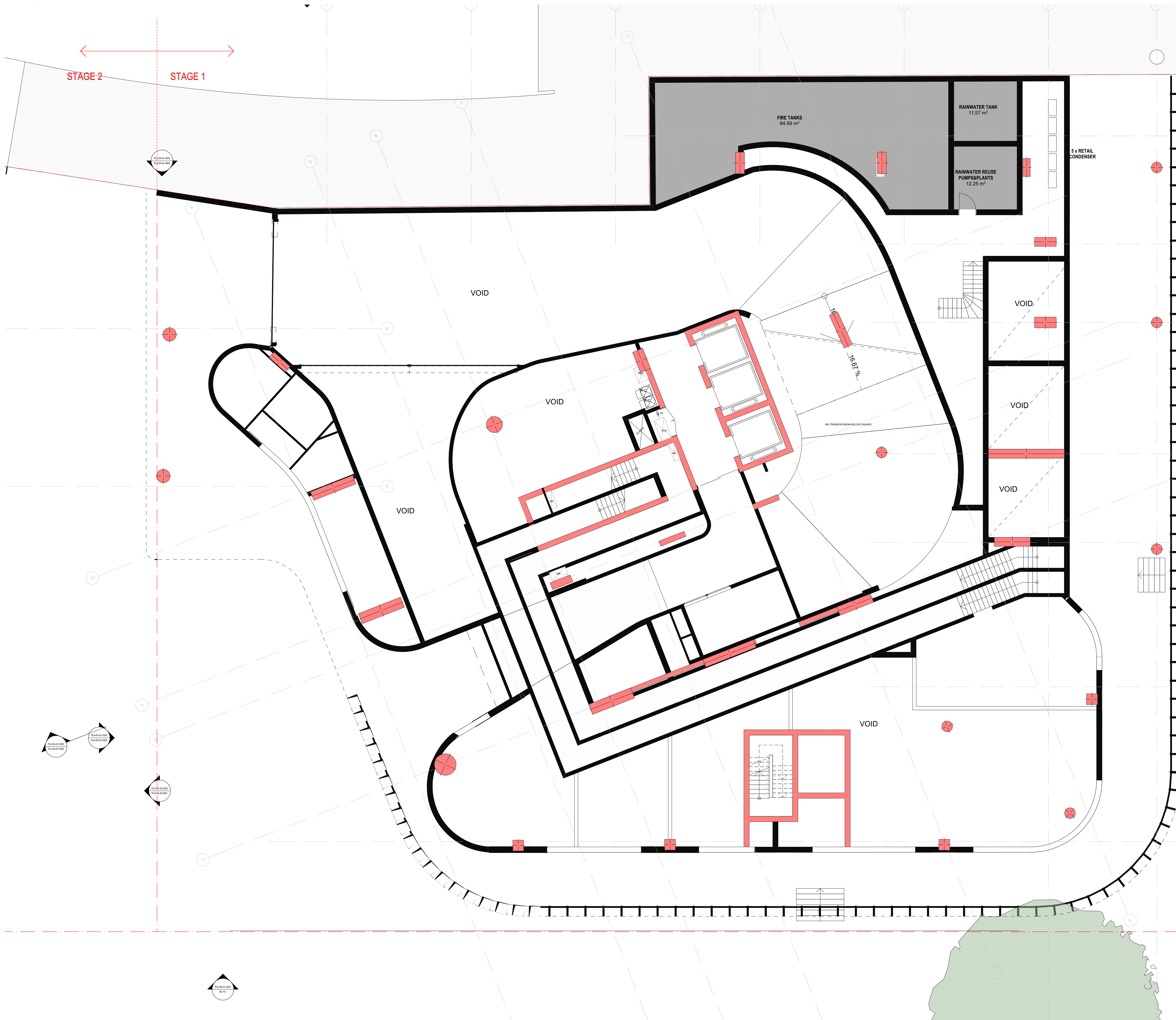
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DRAWING TITLE
**GENERAL FLOOR PLAN -
MEZZANINE**

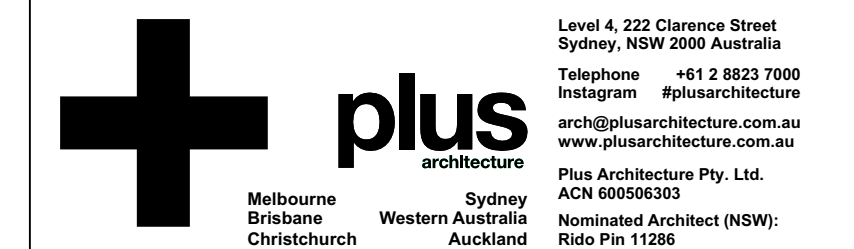
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[illegible]

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**GENERAL FLOOR PLAN -
LEVEL 02**

FOR INFORMATION

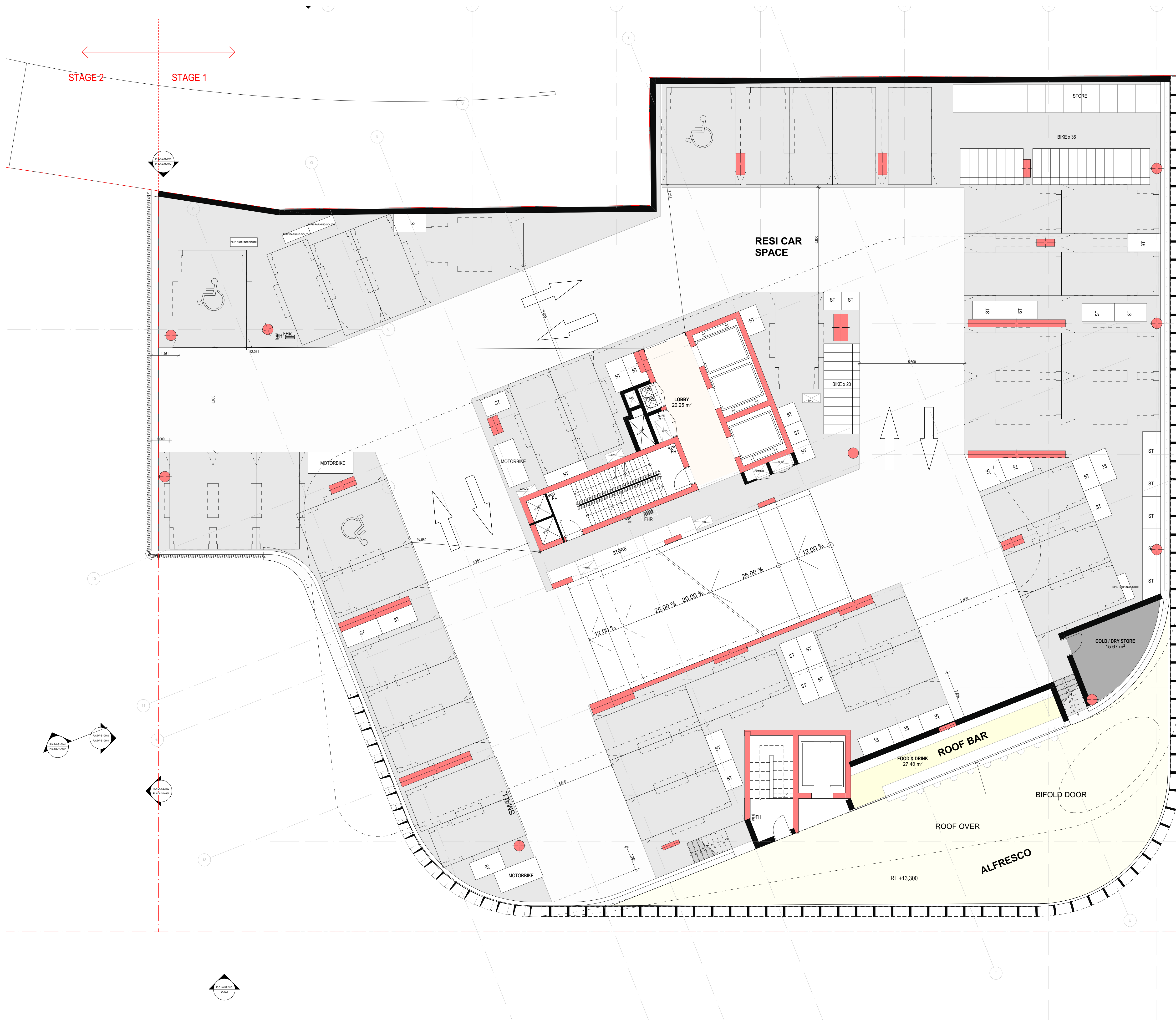
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[illegible]

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**GENERAL FLOOR PLAN -
LEVEL 03**

FOR INFORMATION

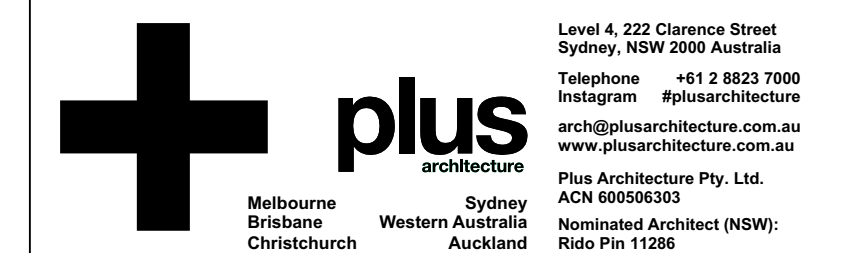
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[illegible]

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
**GENERAL FLOOR PLAN -
LEVEL 04**

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:100 @A1
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STORMWATER ASSESSMENTS

[illegible]

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN
LEVEL 05

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DATE 19052023	PLODATE 19052023	SCALE 1:100@A1
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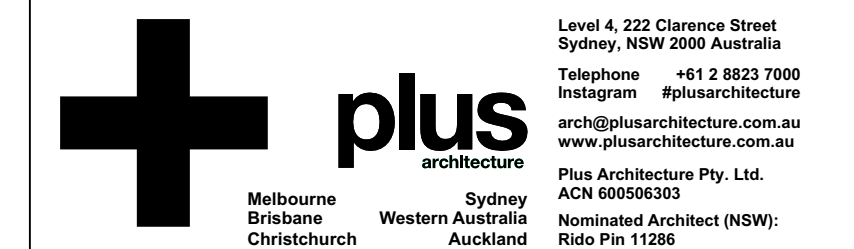
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**GENERAL FLOOR PLAN -
LEVEL 06 - LEVEL 16**

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:100 @A1
DRAWN AA/CY	CHECKED HN	

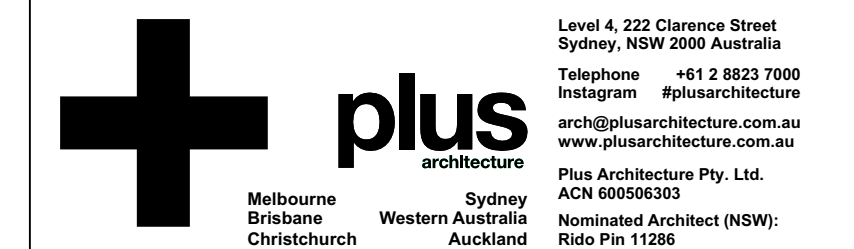
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[illegible]

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**GENERAL FLOOR PLAN -
LEVEL 17**

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STORMWATER EASEMENTS

[illegible]

DRAWING TITLE
**GENERAL FLOOR PLAN -
LEVEL 18 - LEVEL 24**

FOR INFORMATION

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DRG. NO.
LA-DA-S1-1118

REVISION
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STORMWATER EASEMENTS

[illegible]

DRAWING TITLE
**GENERAL FLOOR PLAN -
LEVEL 25**

FOR INFORMATION

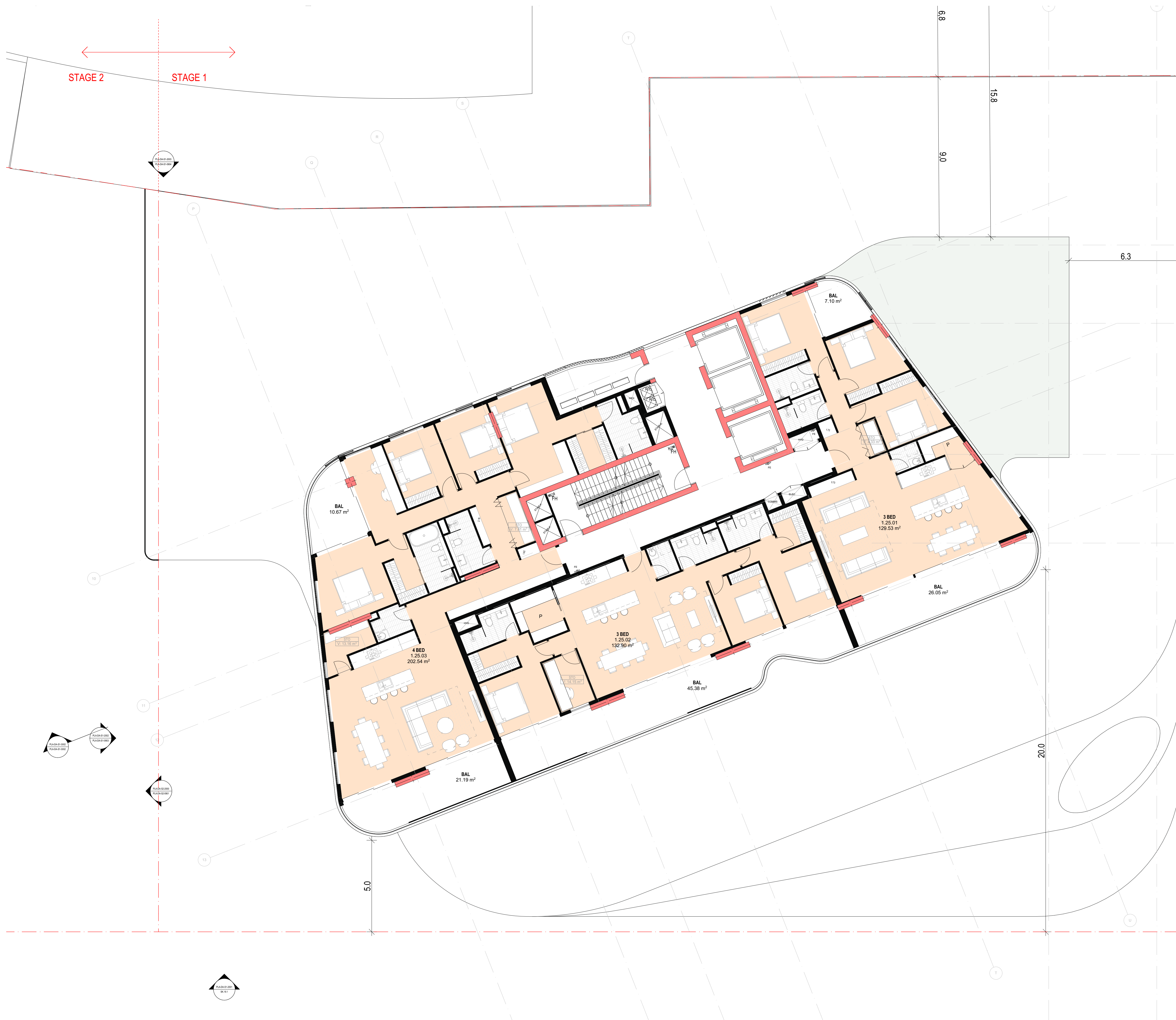
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[illegible]

PROJECT
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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
**GENERAL FLOOR PLAN -
LEVEL 26**

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:100 @A1
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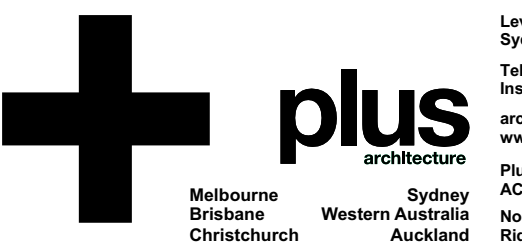
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[illegible]

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Email info@plusarchitecture.com.au
Website www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ABN 600506303
Accredited Architect (NSW):
No Pin 11286

DRAWING TITLE
**GENERAL FLOOR PLAN -
ROOF**

FOR INFORMATION

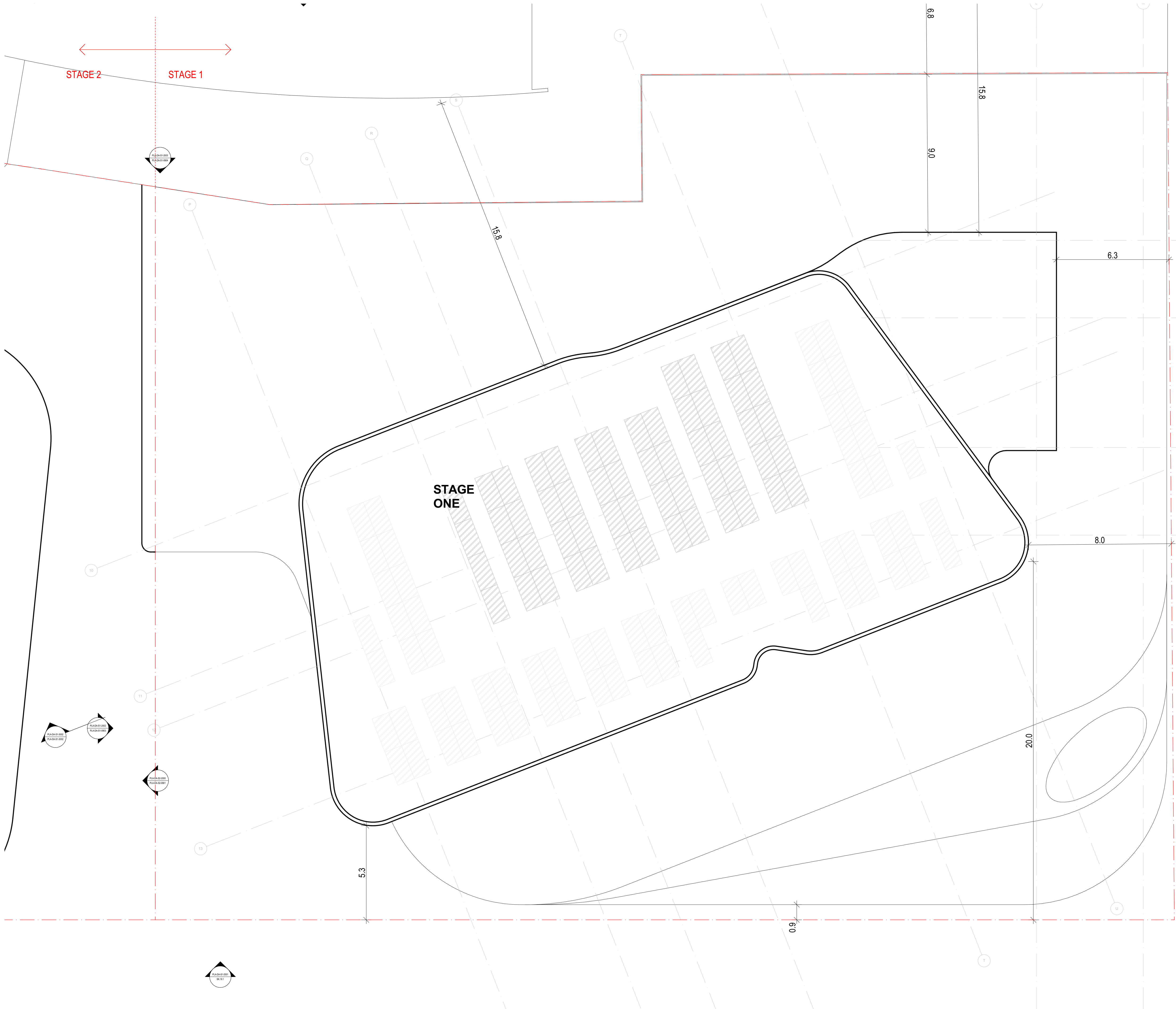
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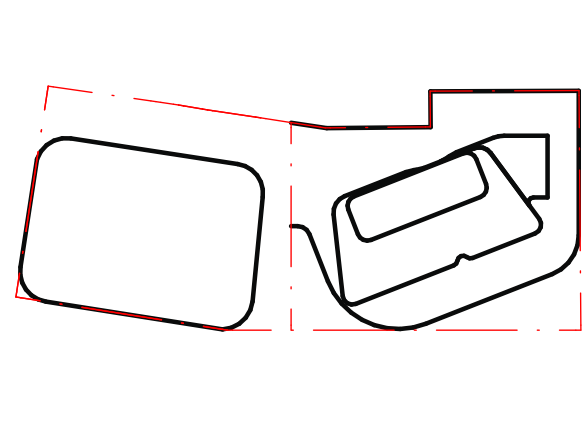
The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

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PLA-DA-S1-1027

REVISION
B



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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

[illegible]

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Rido Pin 1286

CONSULTANTS		
CONSULTANT 1 TYPE ☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE ☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE ☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE ☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE ☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
ELEVATION NORTH

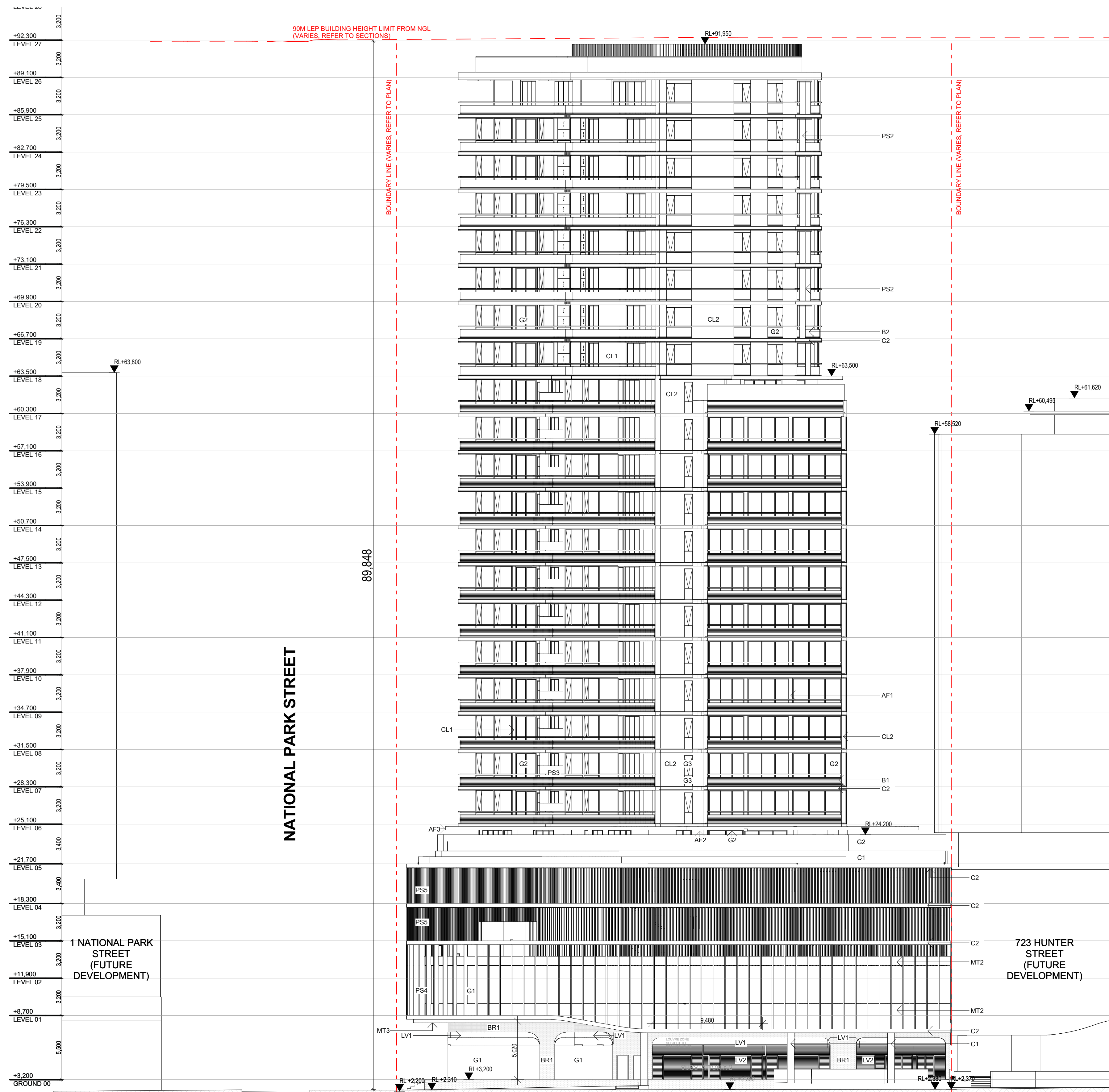
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DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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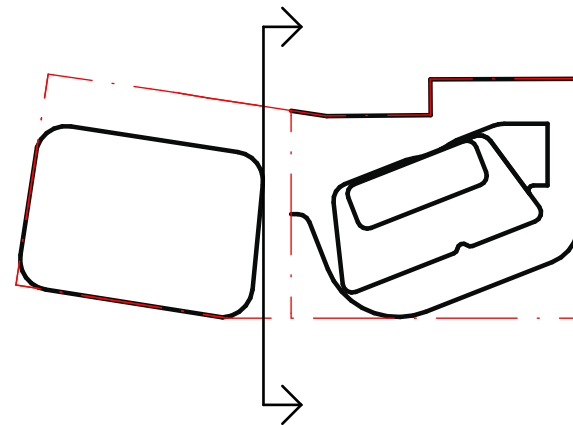
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

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Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW):
Rido Pin 11286

CONSULTANTS		
CONSULTANT 1 TYPE ☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE ☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE ☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE ☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE ☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
ELEVATION SOUTH

FOR INFORMATION

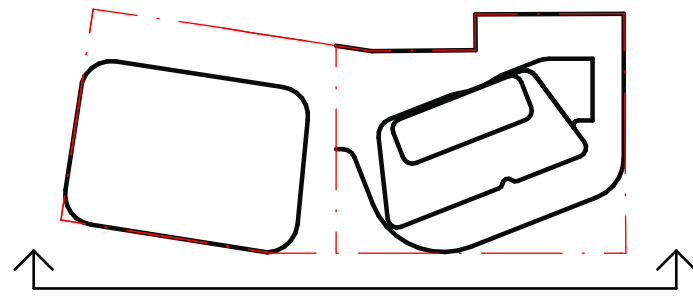
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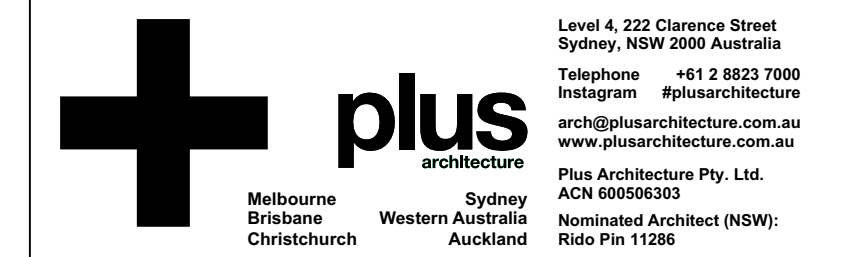
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PLA-DA-S1-2001
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

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CONSULTANT 1 TYPE ☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE ☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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CONSULTANT 4 TYPE ☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE ☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
ELEVATION EAST

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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JOB NO.
20623

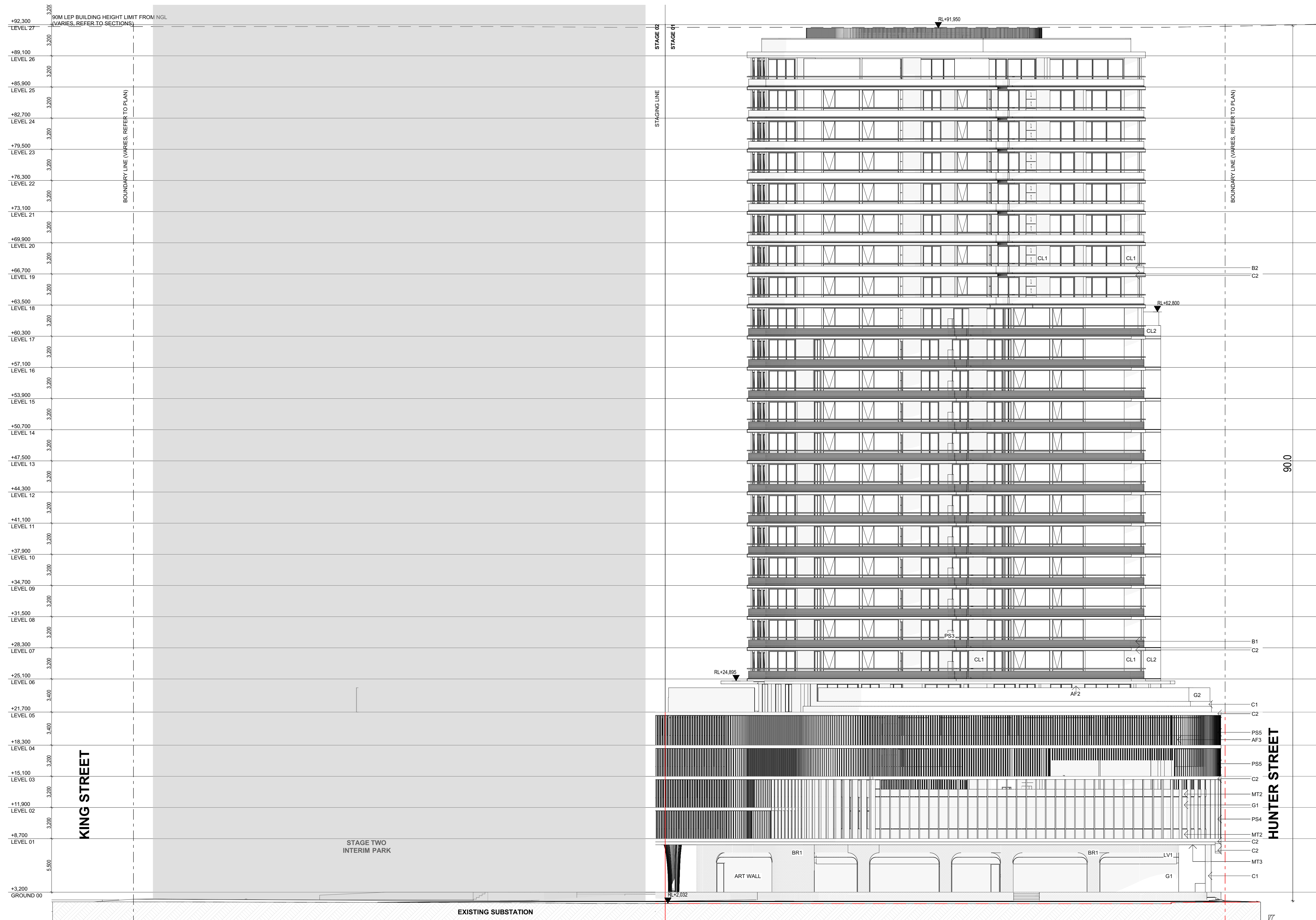
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PLA-DA-S1-2002
REVISION
B

STAGE2

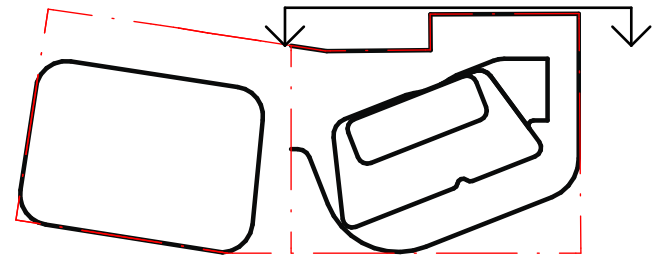
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

STAGE1

STAGE2

[illegible]

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CONSULTANTS		
CONSULTANT 1 TYPE ☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE ☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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CONSULTANT 5 TYPE ☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
ELEVATION WEST

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
DRAWN AA/CY	CHECKED HN	

JOB NO.
20623

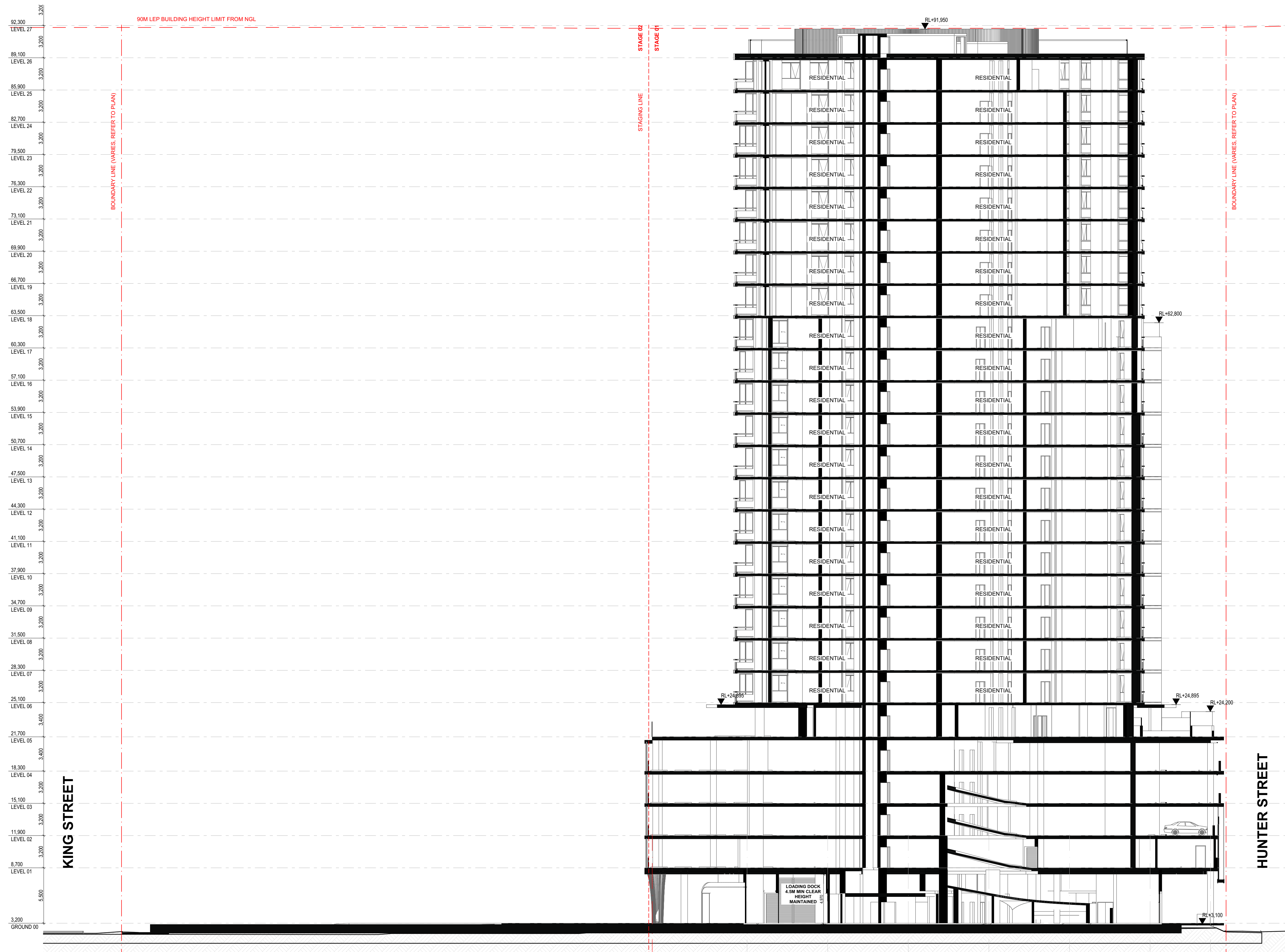
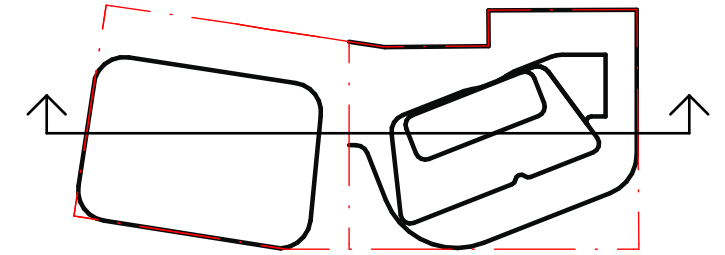
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LEGEND, RELEVANT SCHEDULES AND PROJECT
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STAGE2

STAGE1

[illegible]

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Plus Architecture Pty. Ltd.
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Accredited Architect (NSW):
No Pin 11286

CONSULTANTS		
CONSULTANT 1 TYPE ☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE ☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE ☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
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CONSULTANT 5 TYPE ☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SECTION 01

FOR INFORMATION

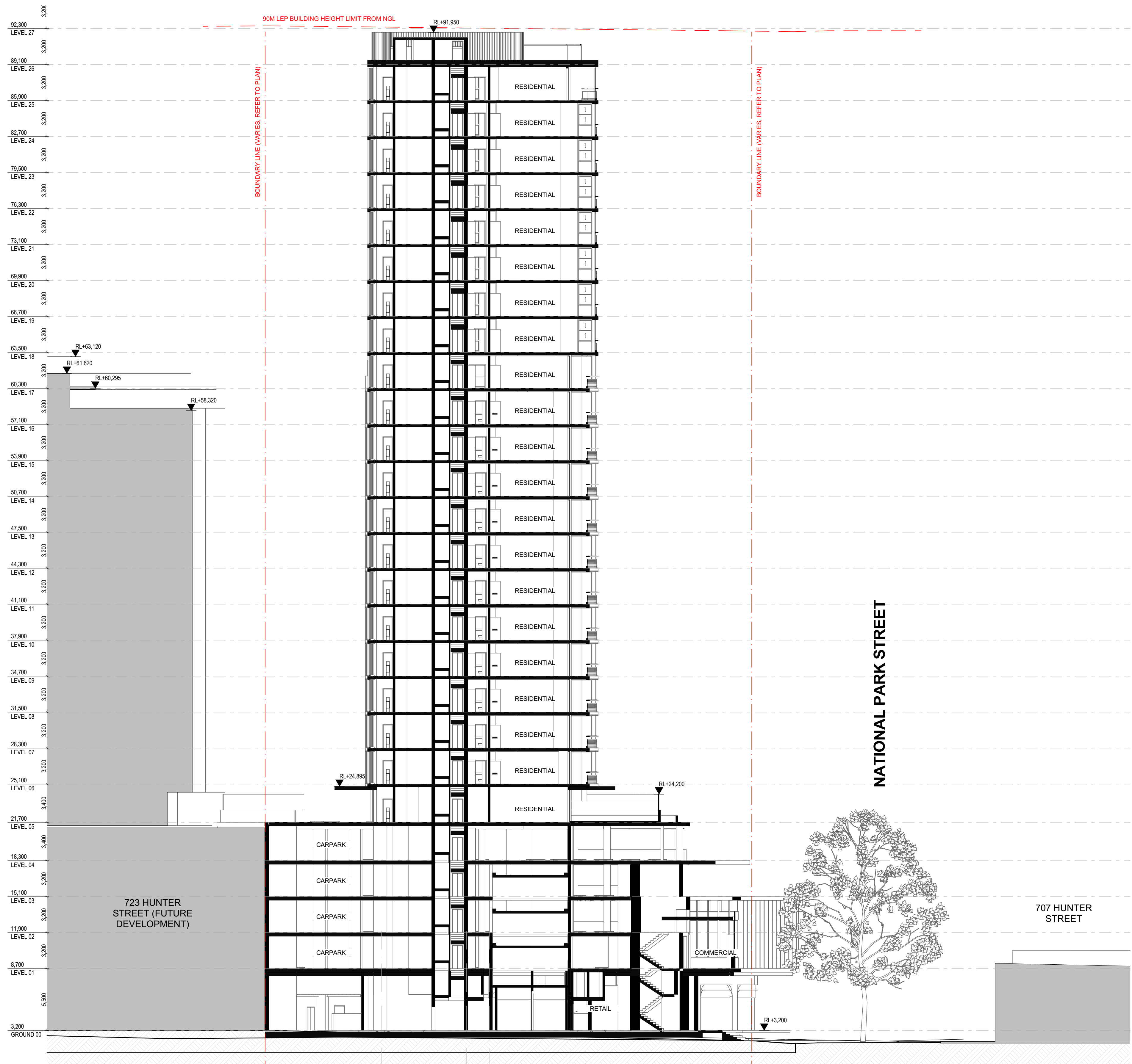
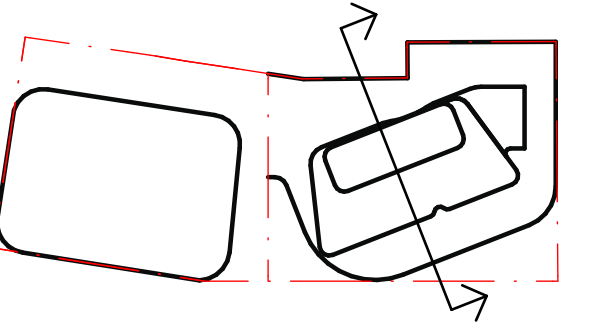
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LEGEND, RELEVANT SCHEDULES AND PROJECT
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Plus Architecture Pty. Ltd.
CN 600506303
Nominated Architect (NSW):
No Pin 11286

CONSULTANTS		
CONSULTANT 1 TYPE	☐	#CONSULTANT 1-COMPANY NAME T CONS. 1 PHONE
CONSULTANT 2 TYPE	☐	#CONSULTANT 2-COMPANY NAME T CONS. 2 PHONE
CONSULTANT 3 TYPE	☐	#CONSULTANT 3-COMPANY NAME T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐	#CONSULTANT 4-COMPANY NAME T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐	#CONSULTANT 5-COMPANY NAME T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SECTION 02

FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:200 @A1
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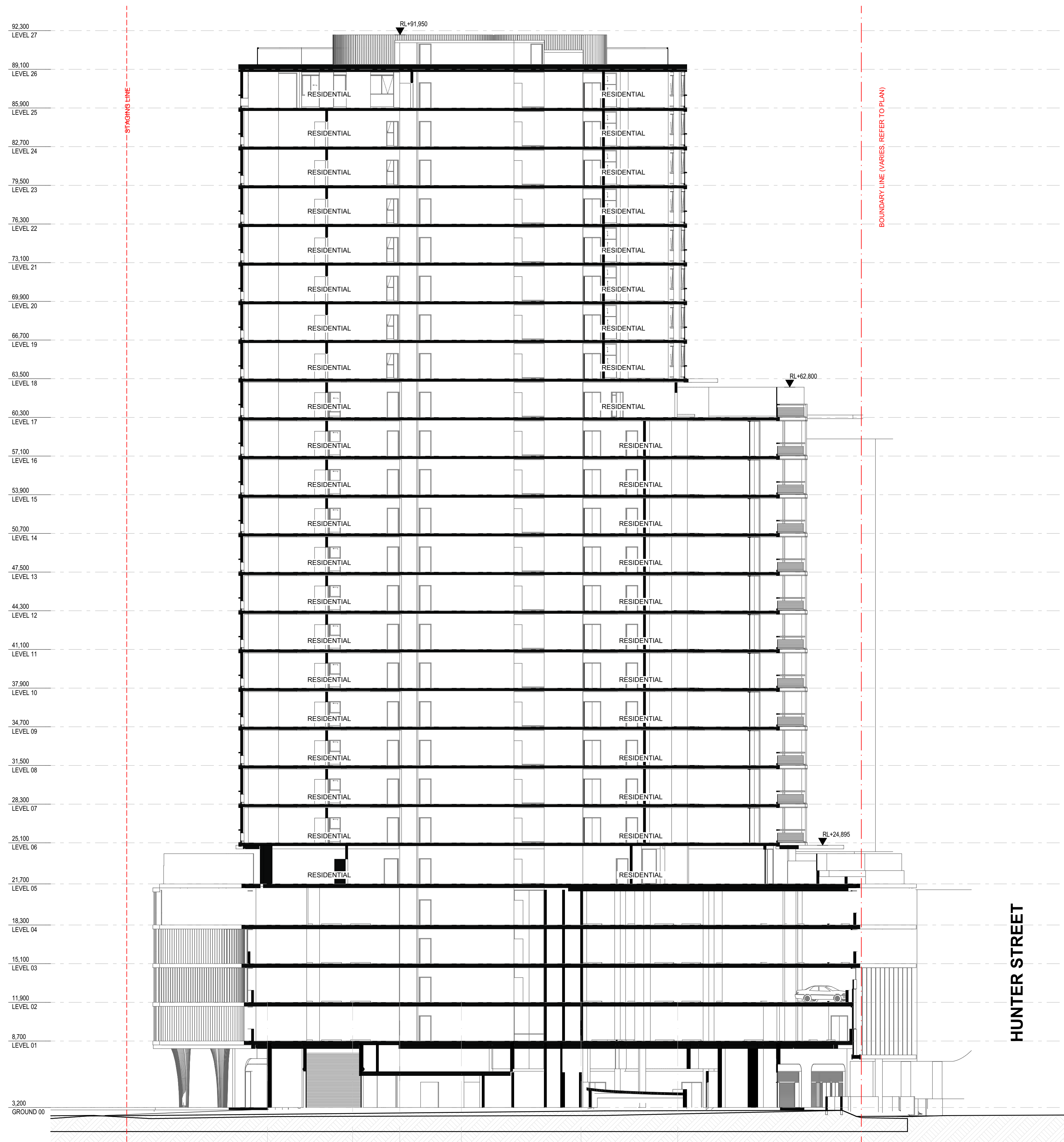
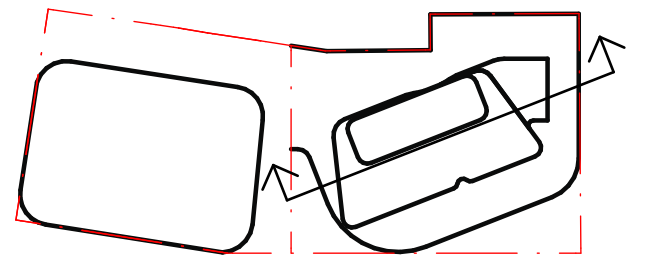
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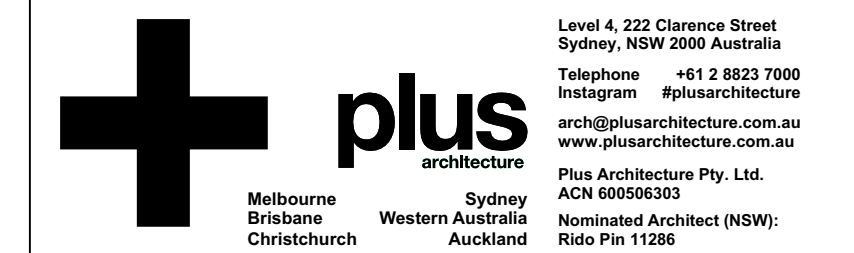
The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

DRG. NO.
PLA-DA-S1-3001
REVISION
B

DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

[illegible]

CLIENT



CONSULTANTS		
CONSULTANT 1 TYPE ☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE ☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE ☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE ☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE ☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SECTION 03

FOR INFORMATION

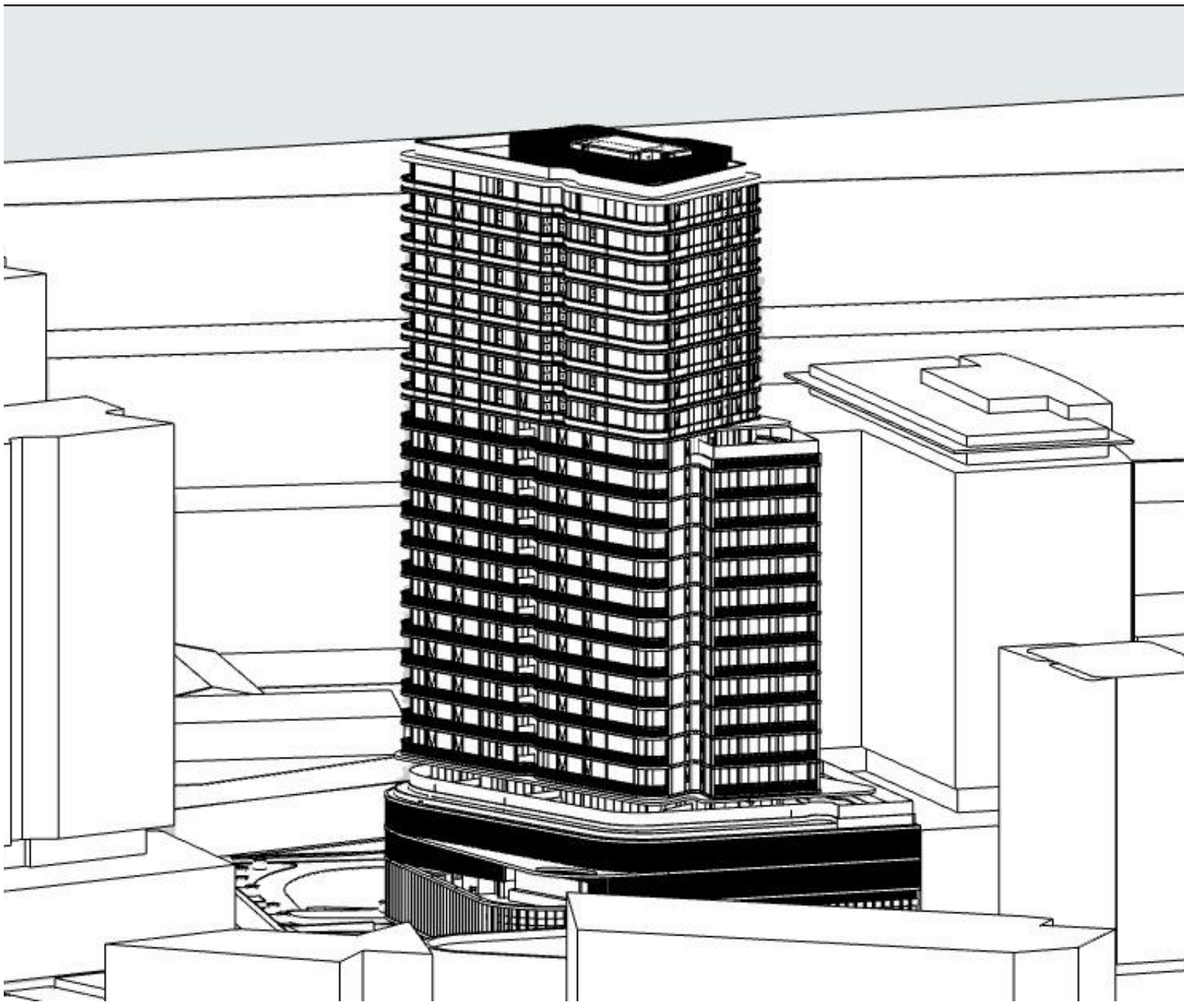
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DRAWN AA/CY	CHECKED HN	

JOB NO.
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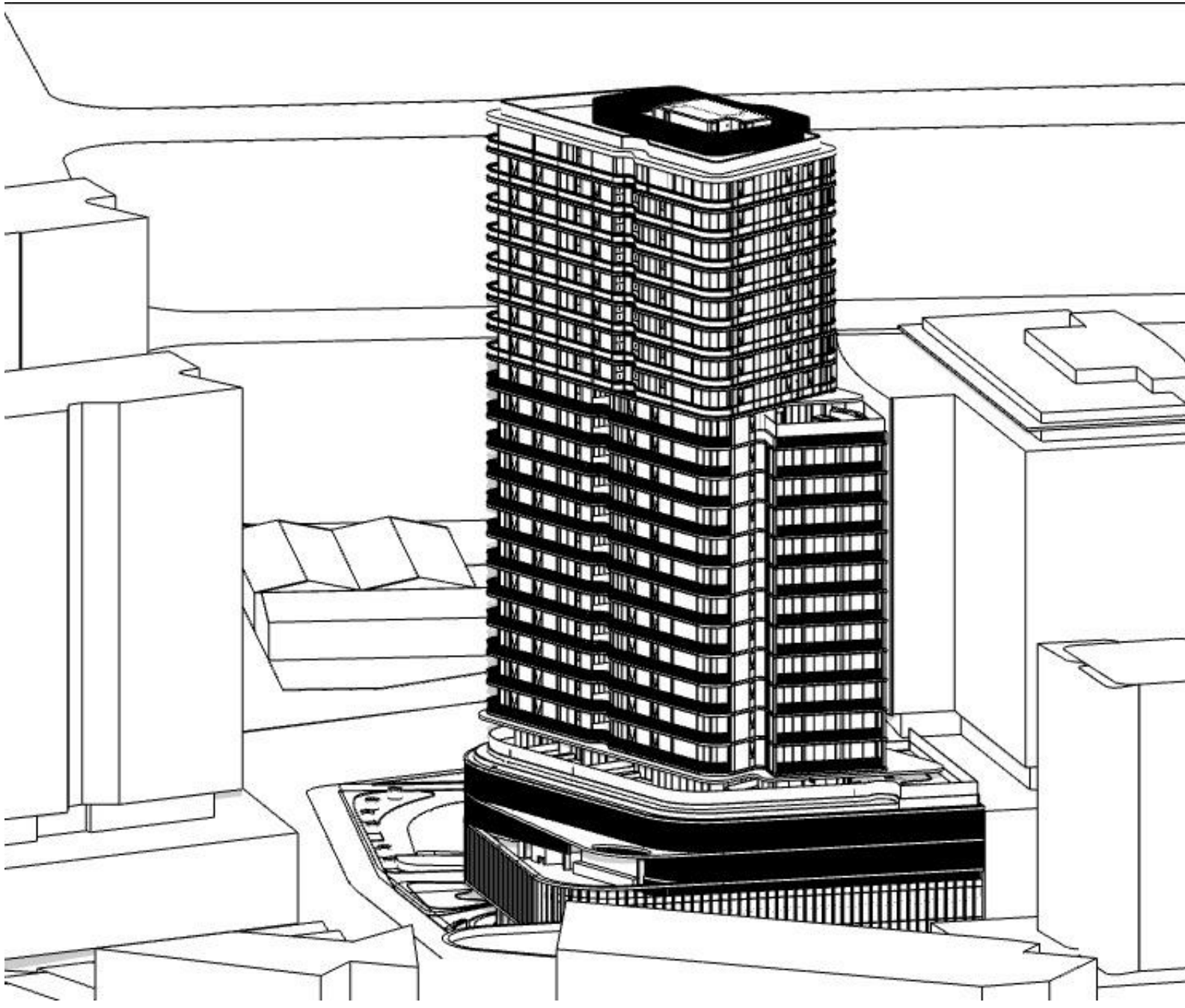
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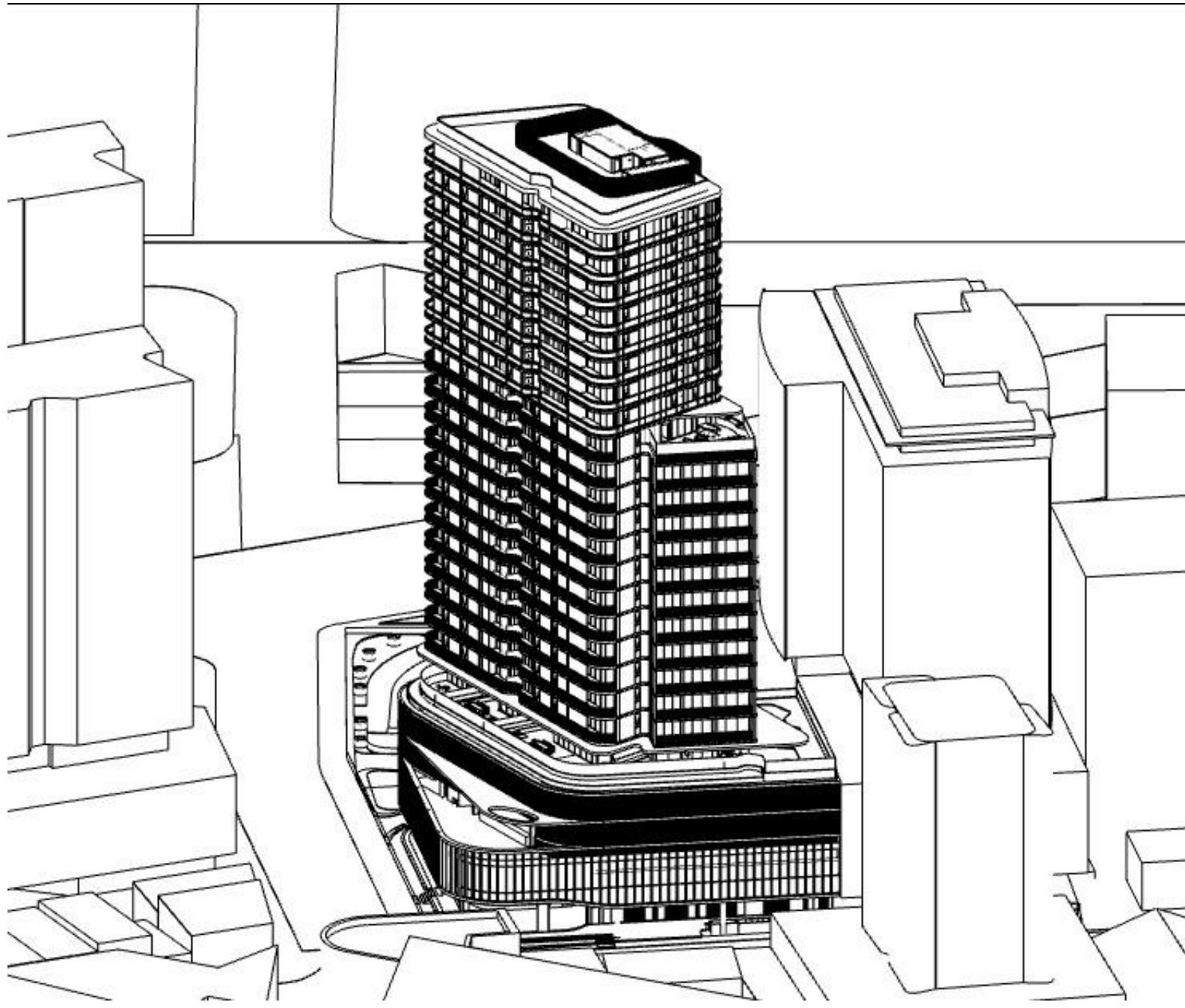
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REVISION
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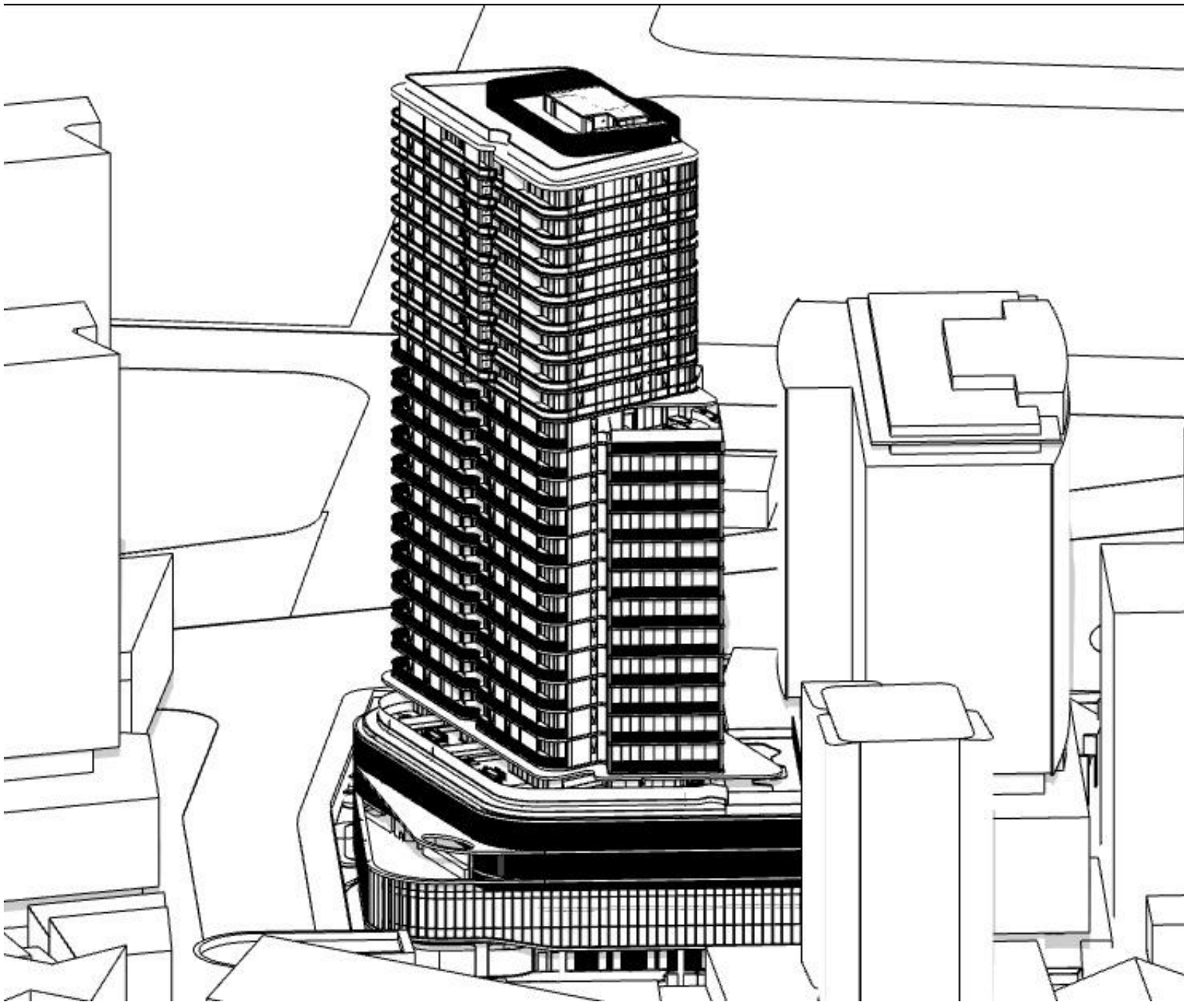
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02 21 JUN 8:30AM
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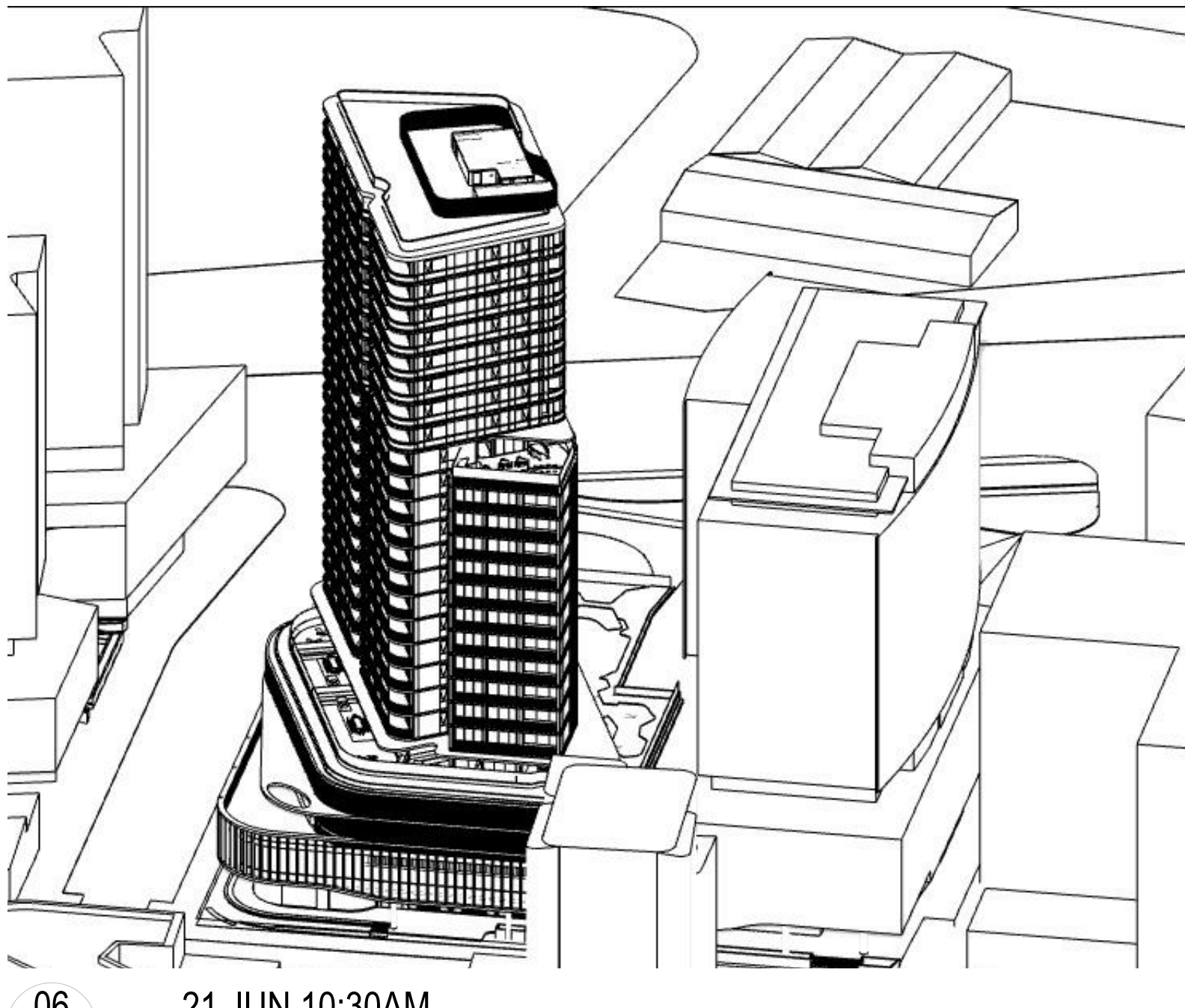
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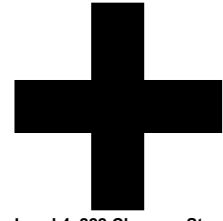
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DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A					
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B					



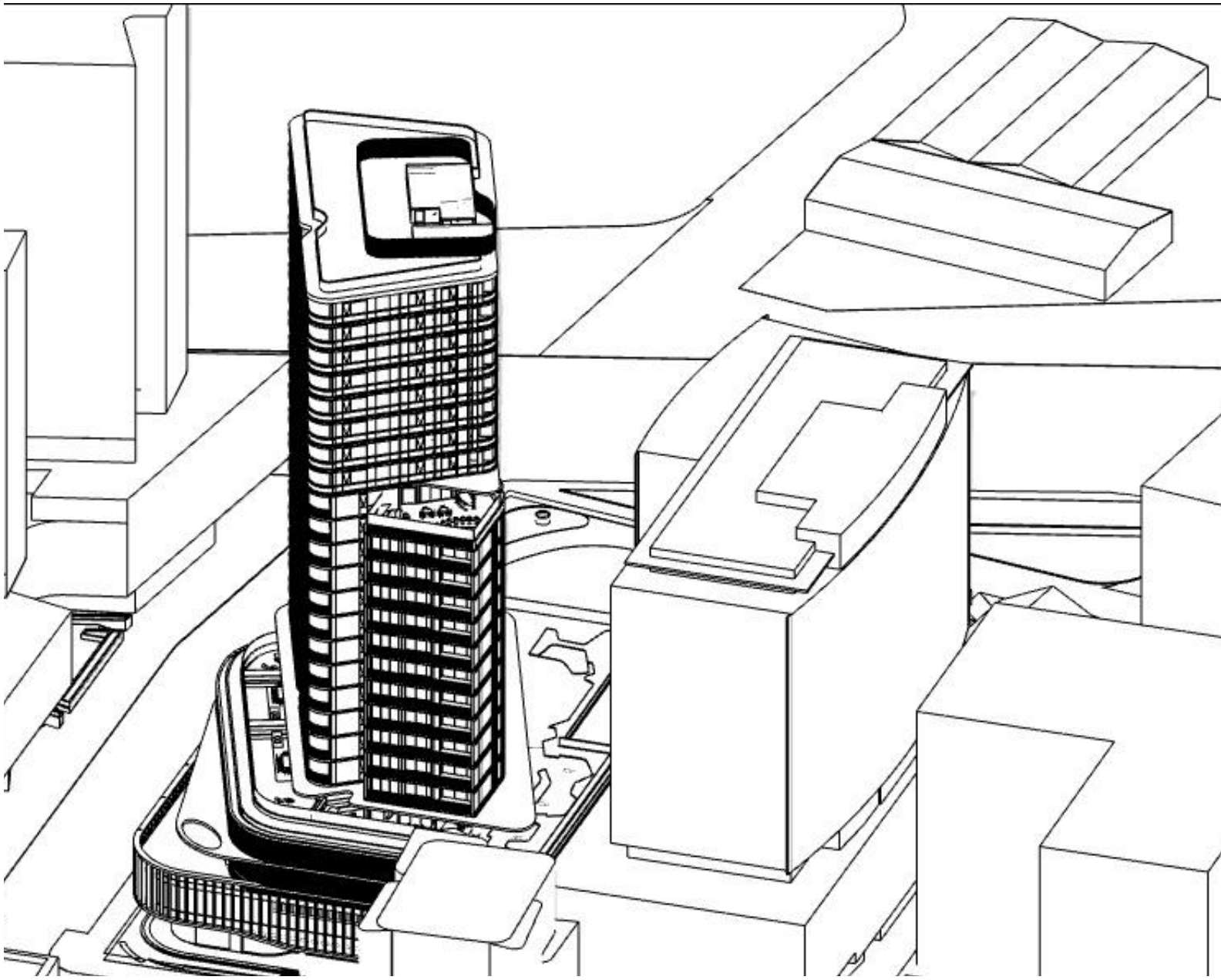
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SUN EYE VIEW 21 JUN

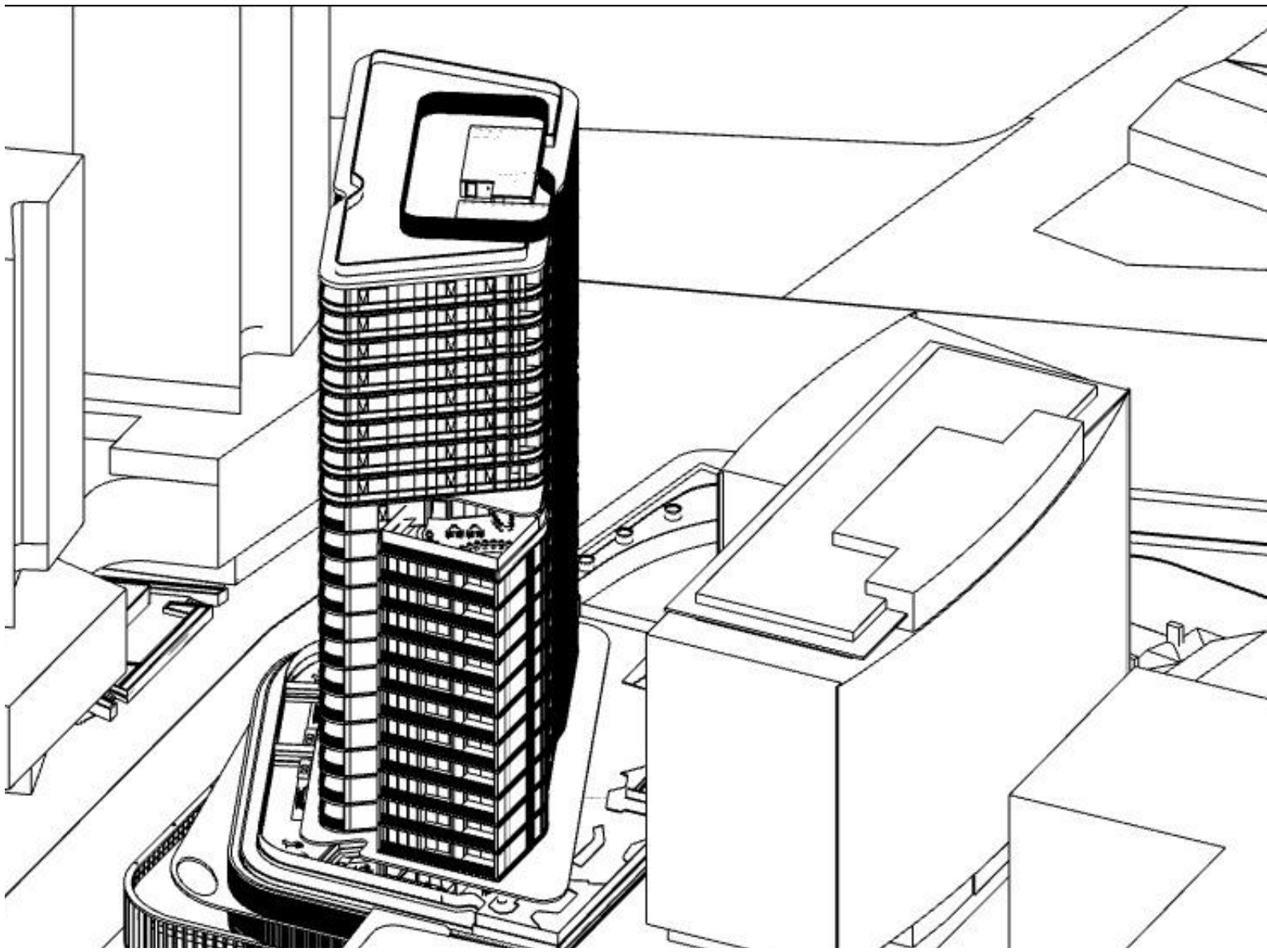
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DATE 19/05/2023	PLOT DATE 19/05/2023	
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JOB NO. 20623	DRAWING NO. PLA-DA-S1-4000 REVISION B	



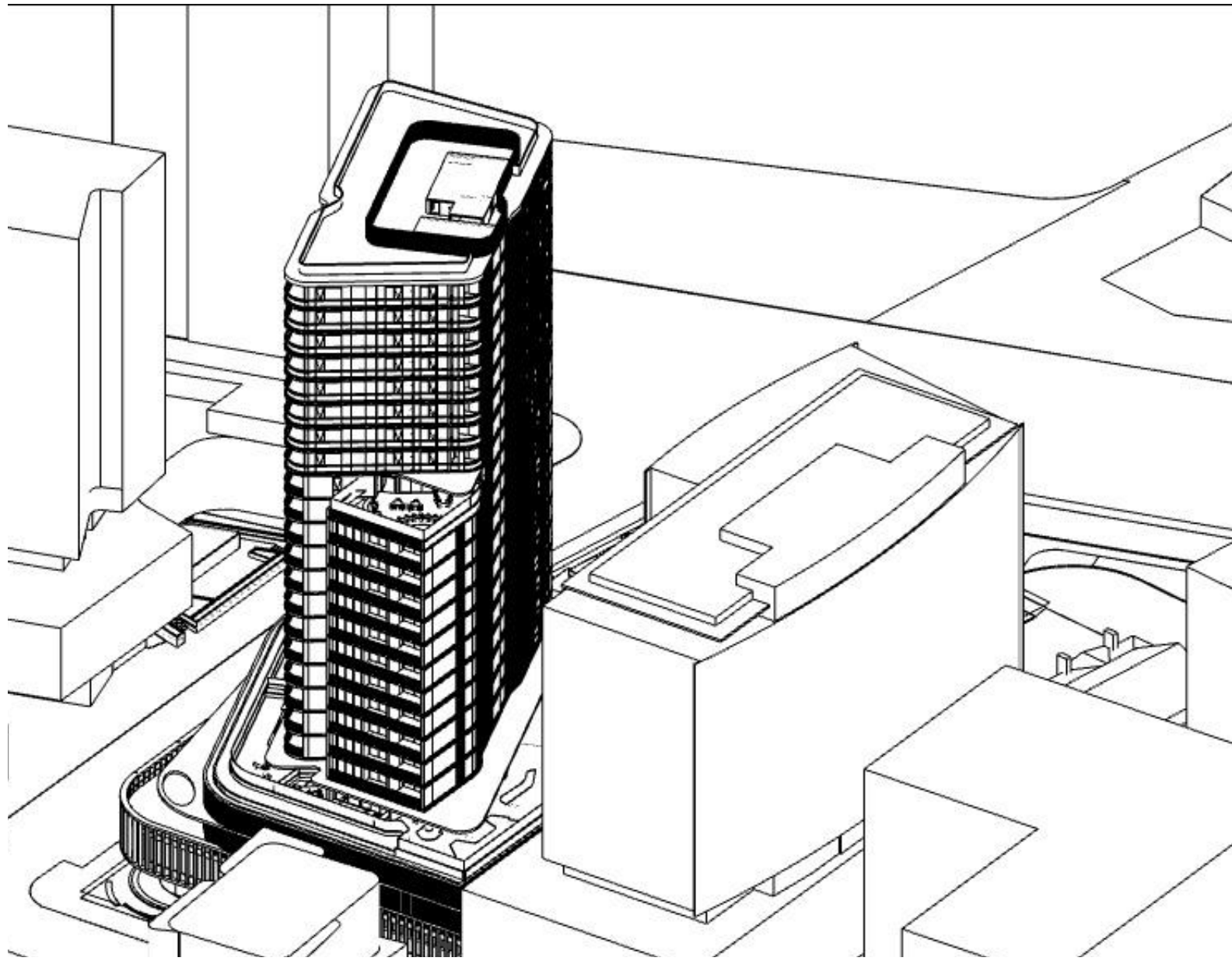
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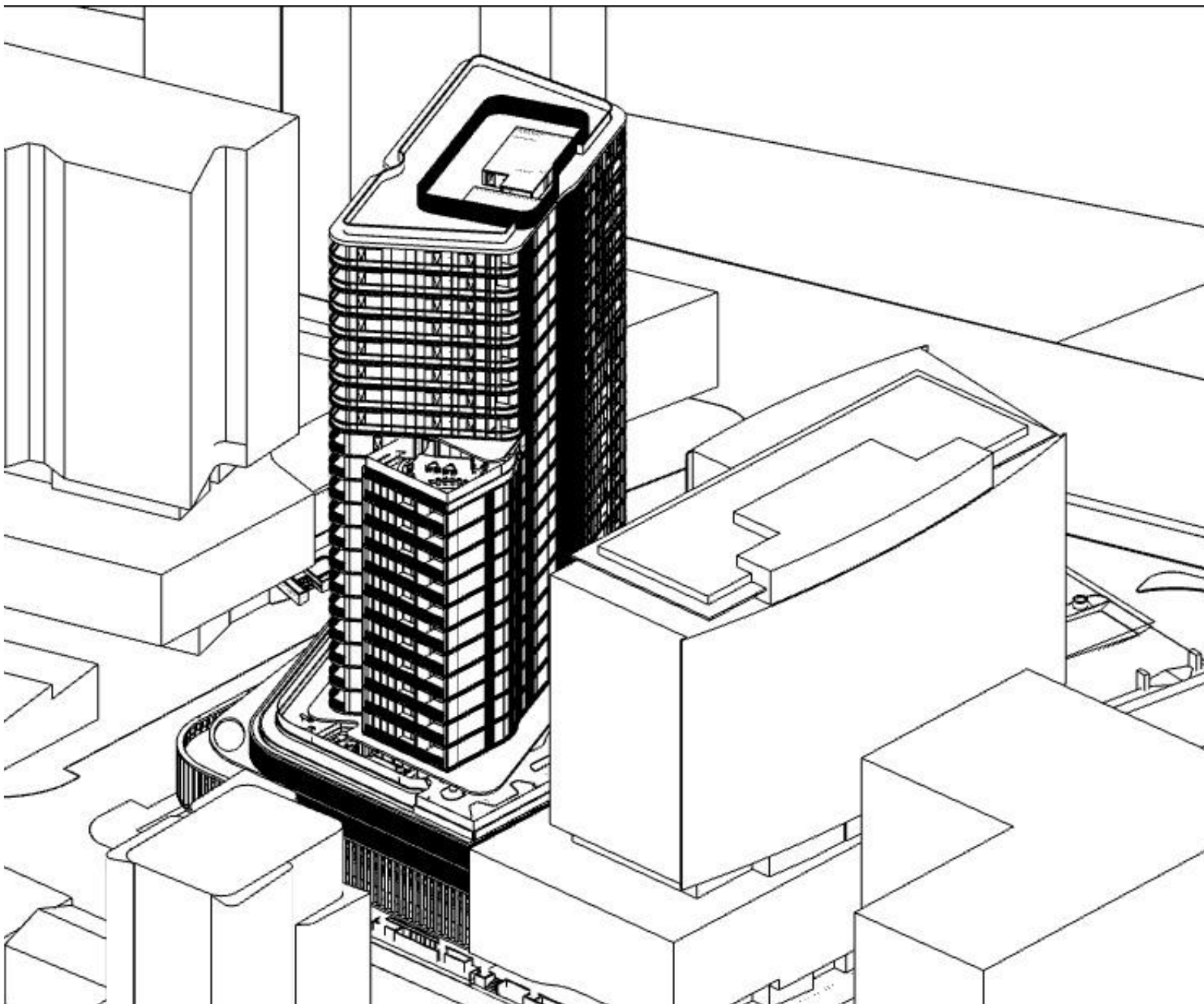
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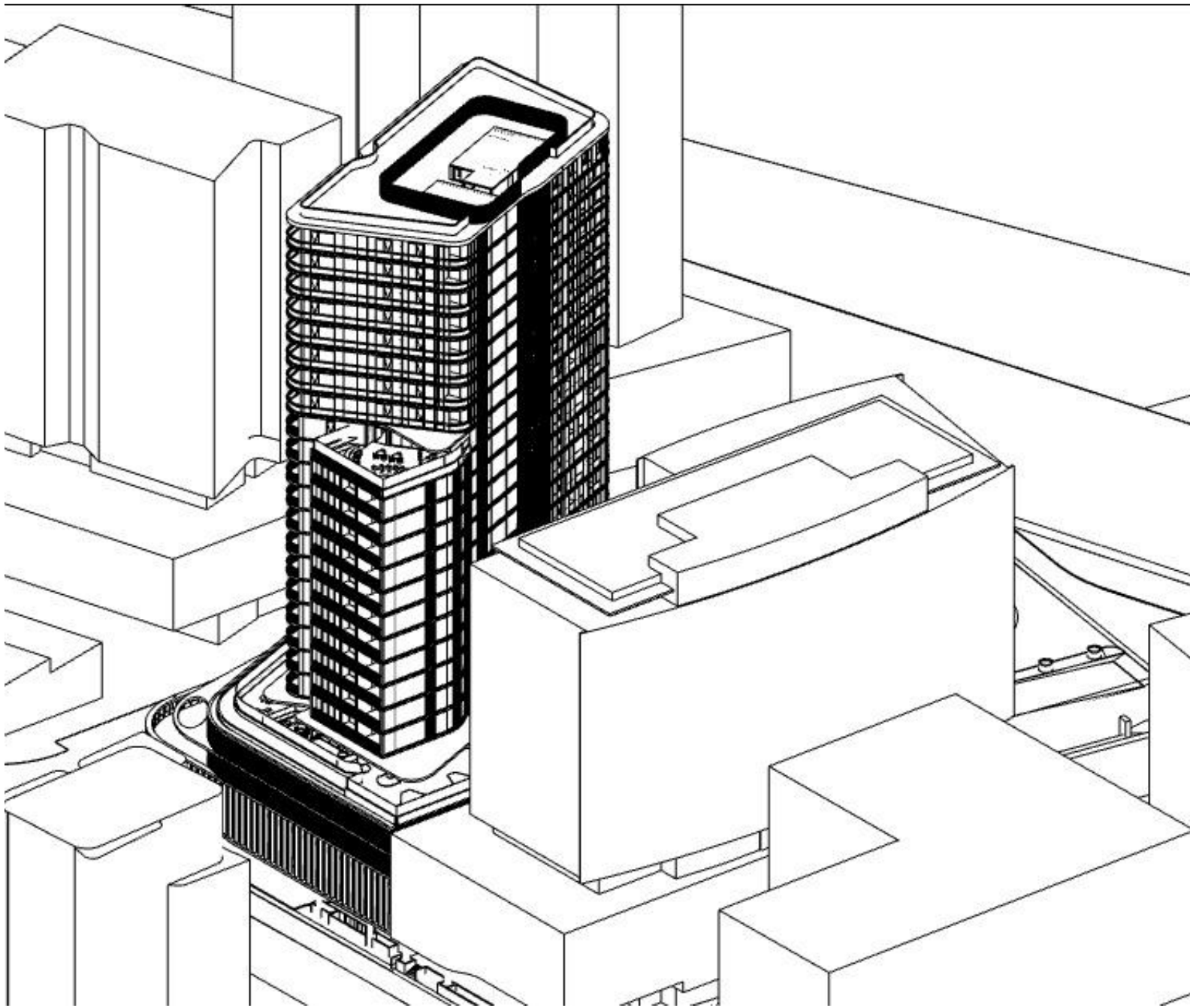
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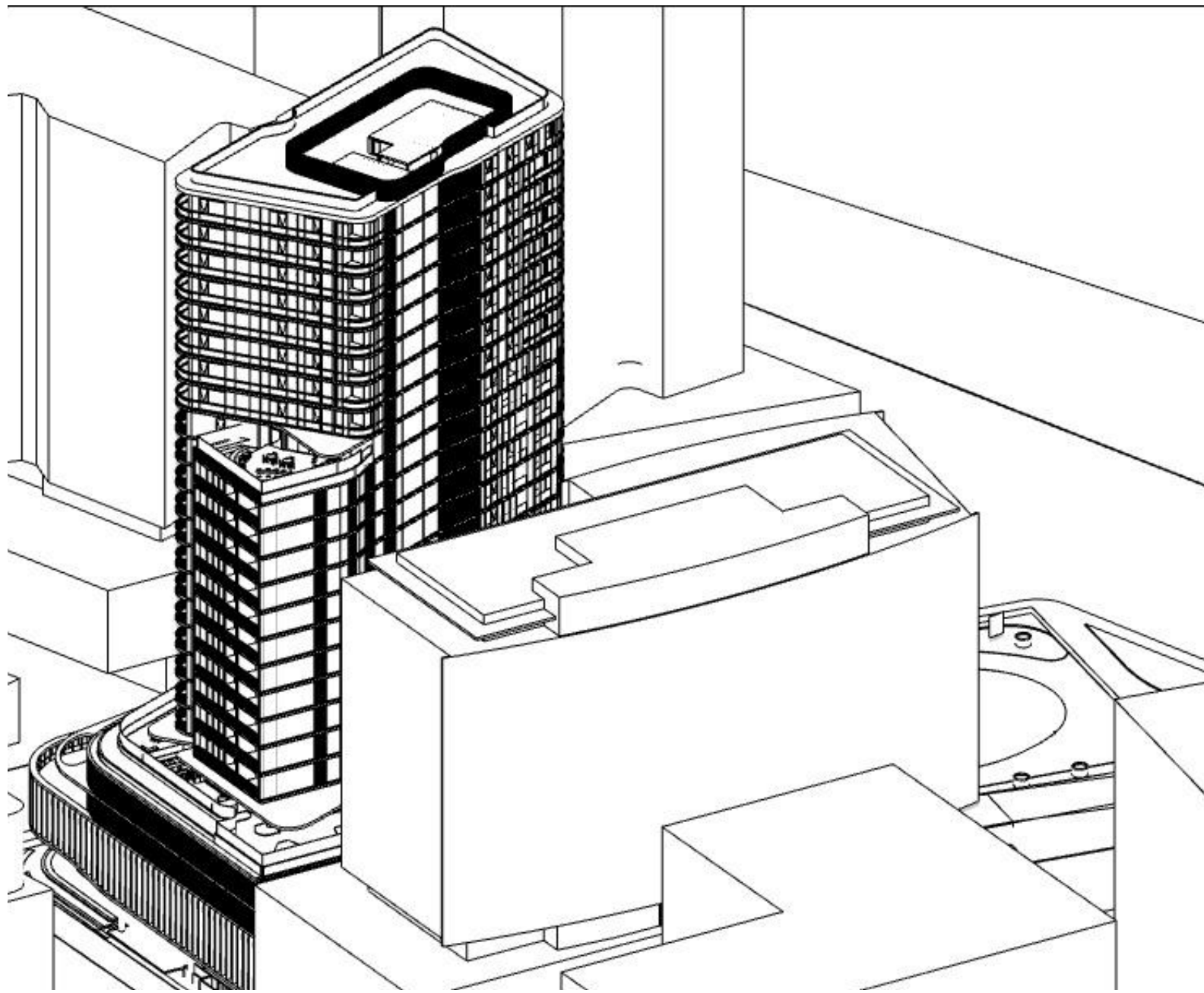
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05 21 JUN 1PM

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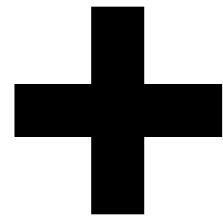
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FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



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architecture

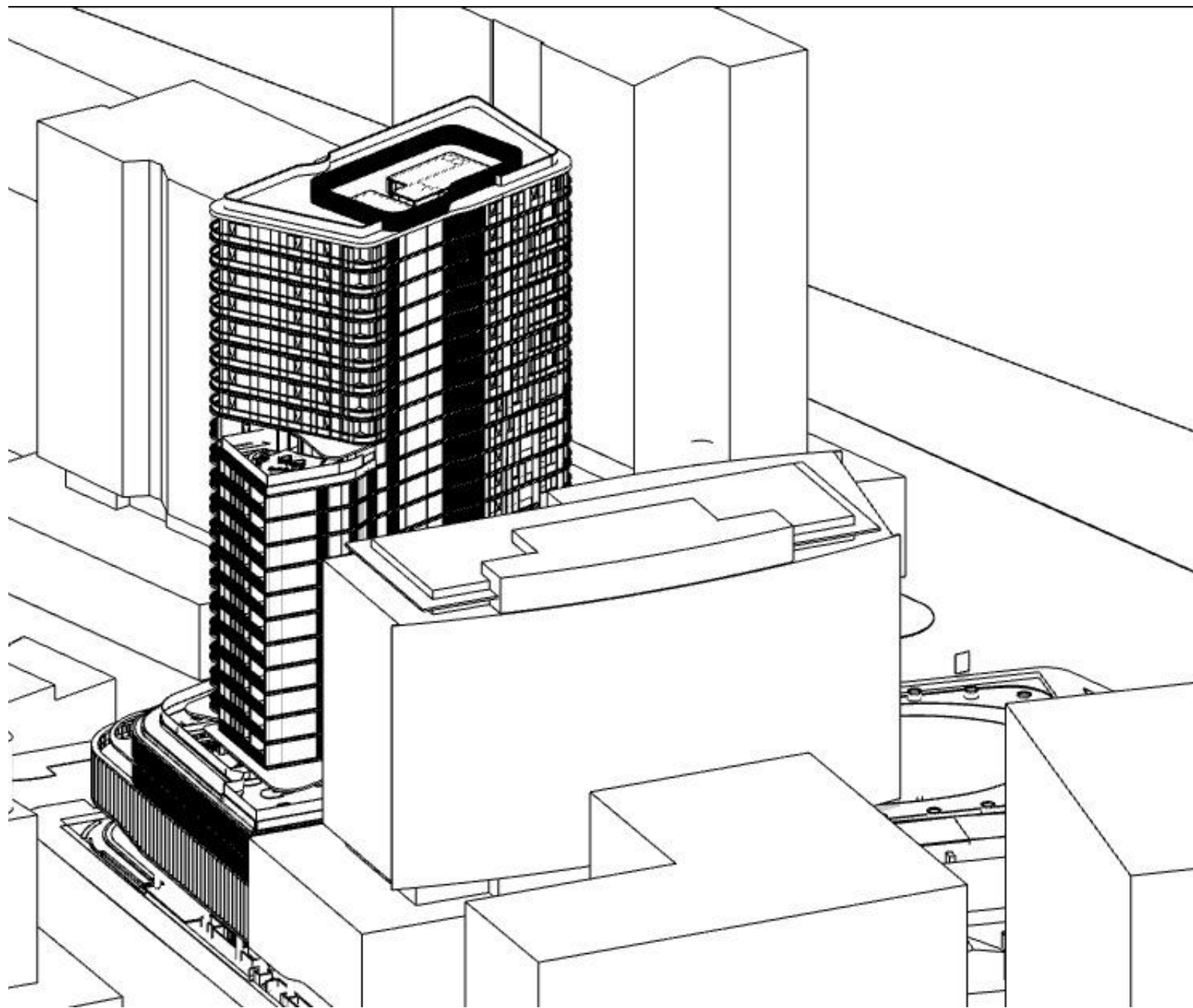
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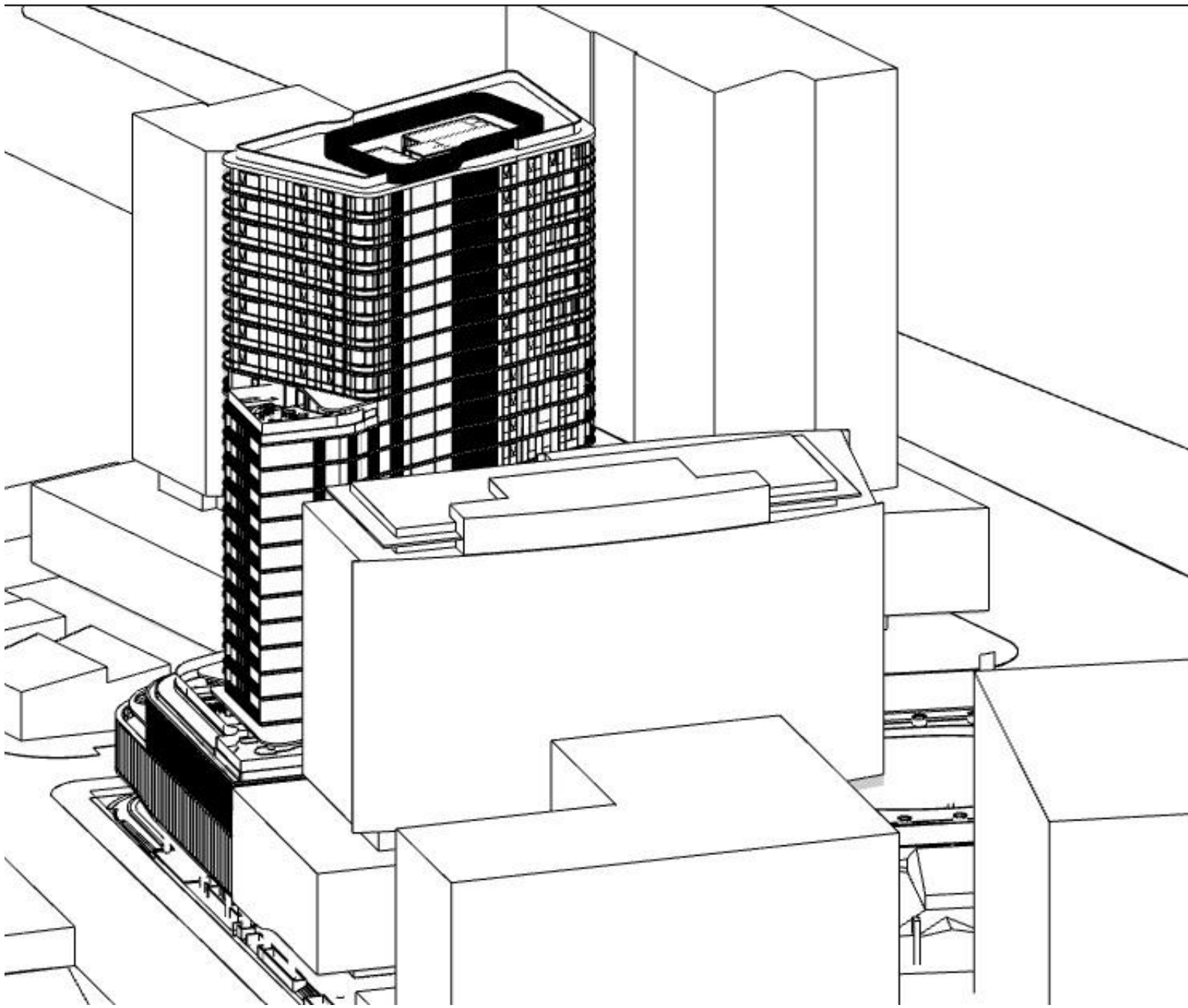
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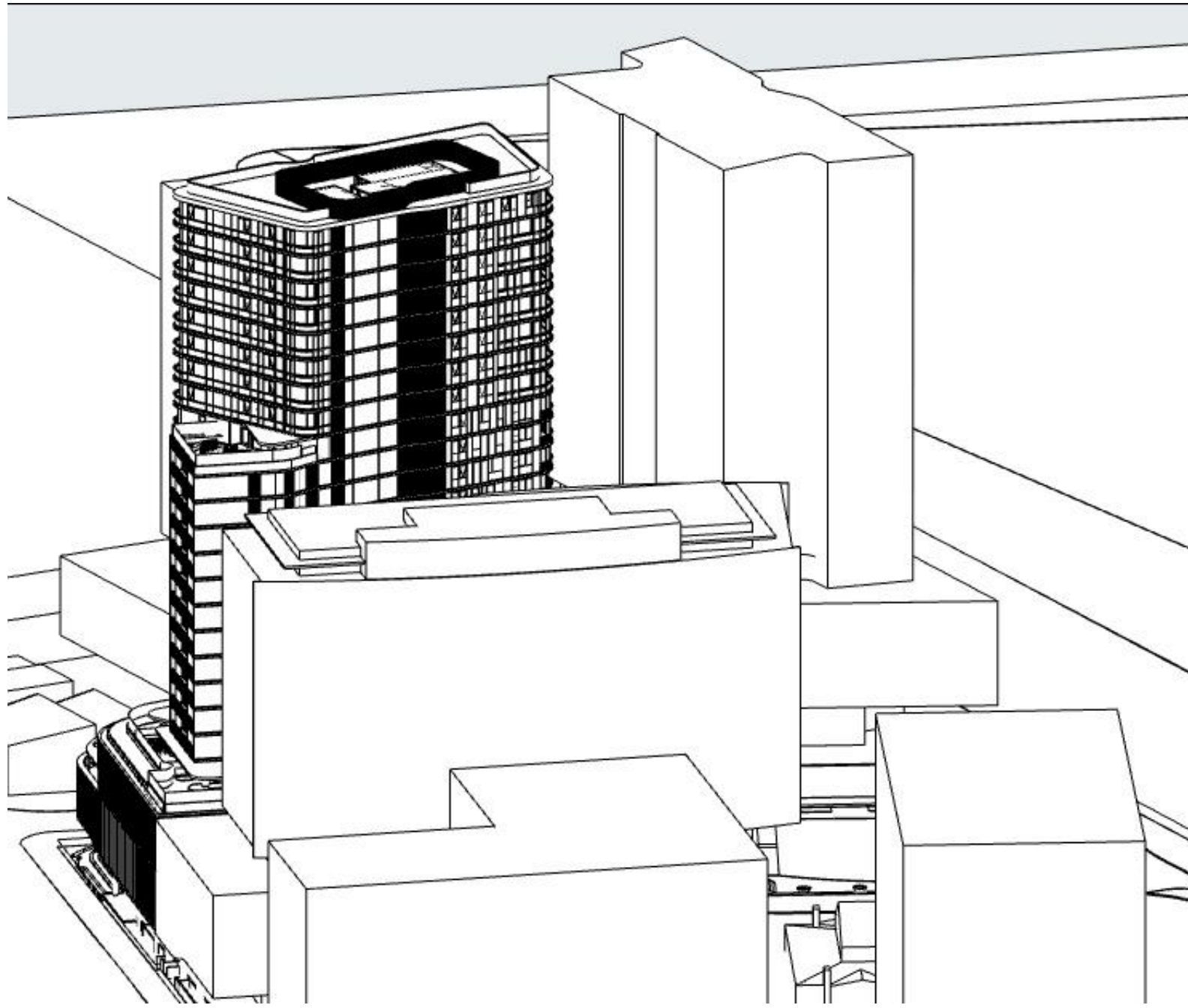
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4001	
	REVISION B	



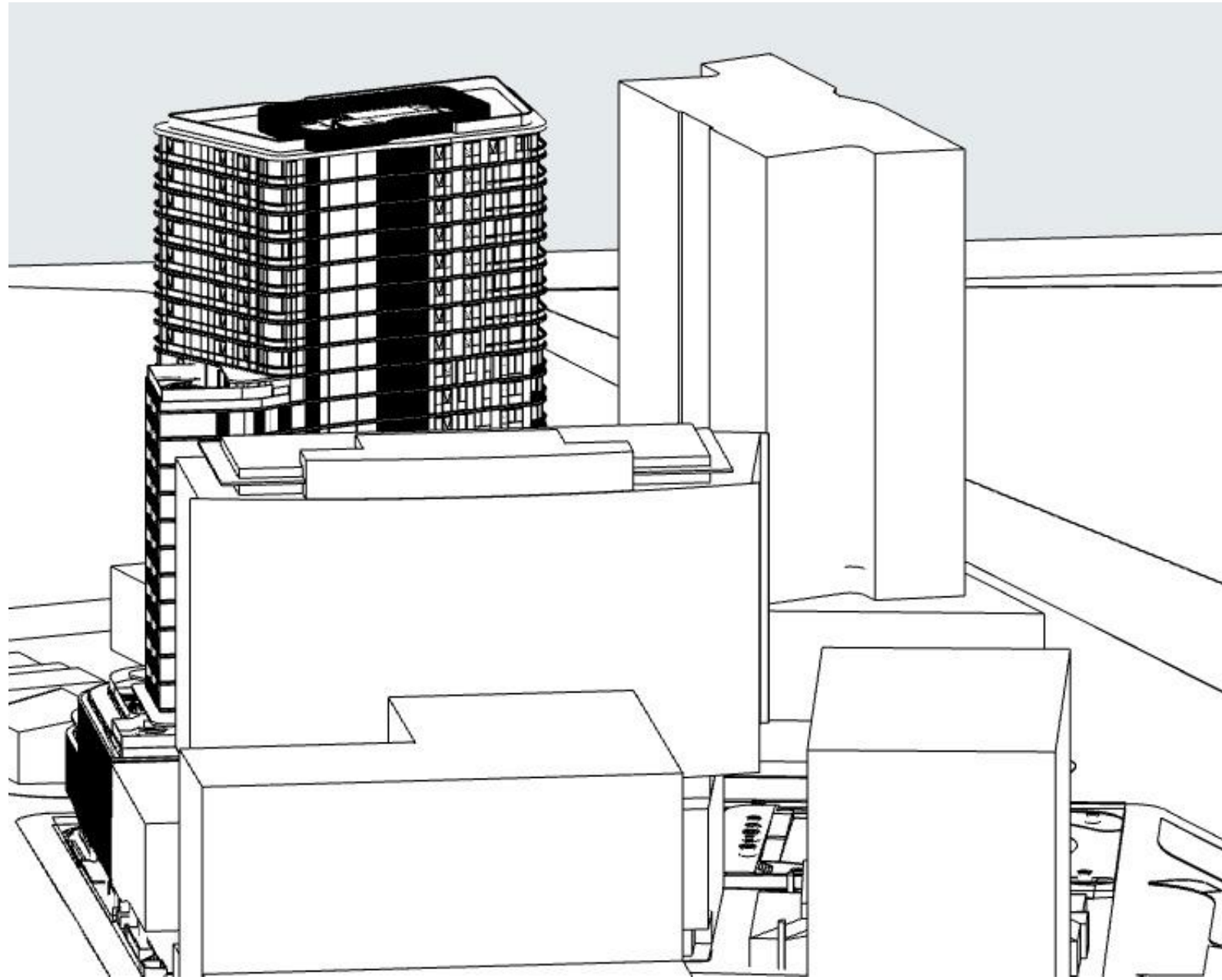
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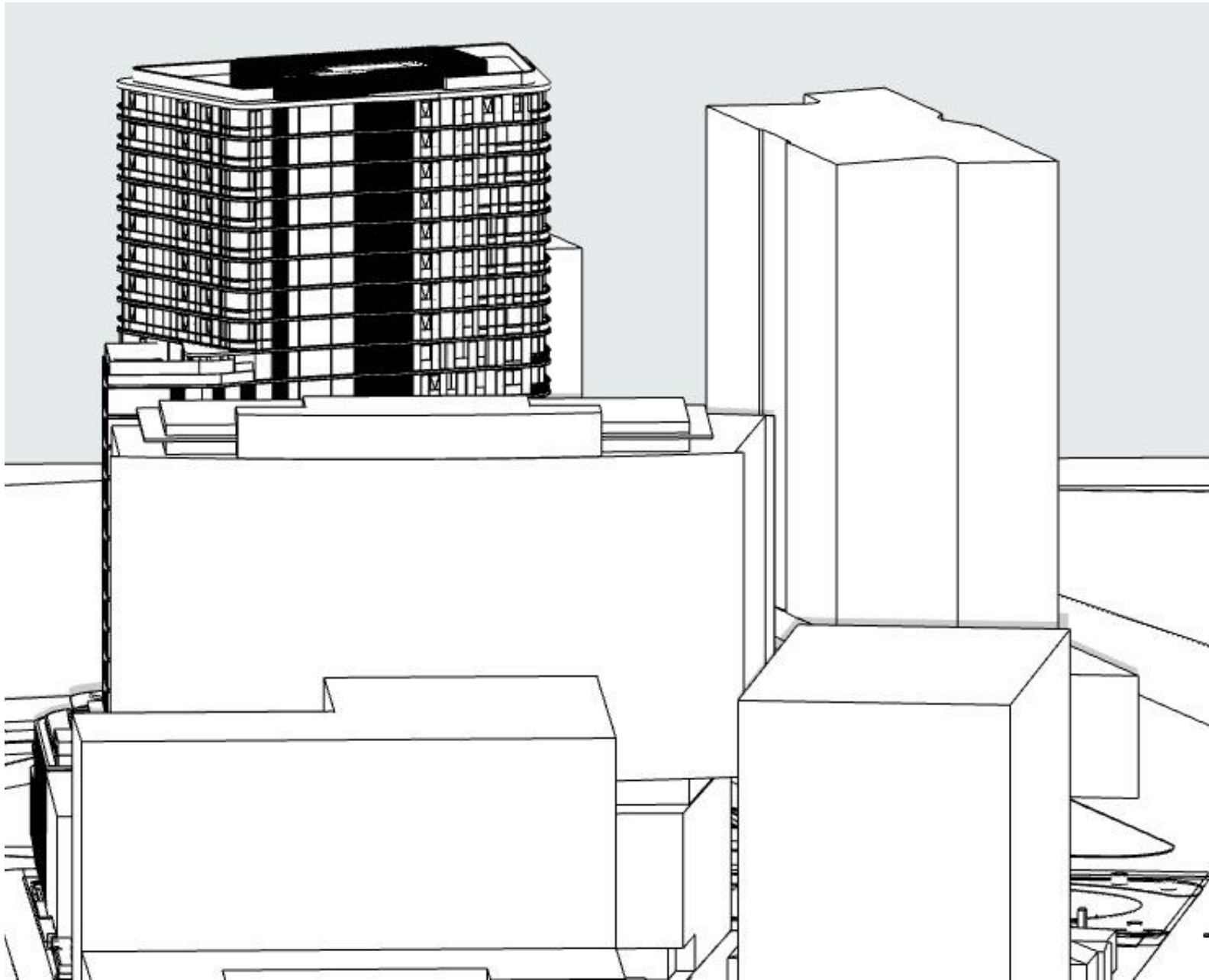
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03 21 JUN 3PM
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04 21 JUN 3:30PM
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05 21 JUN 4PM
-

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A					
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B					



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NSW 2302

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DATE
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DRAWN
AA/CY

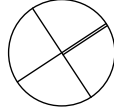
JOB NO.
20623

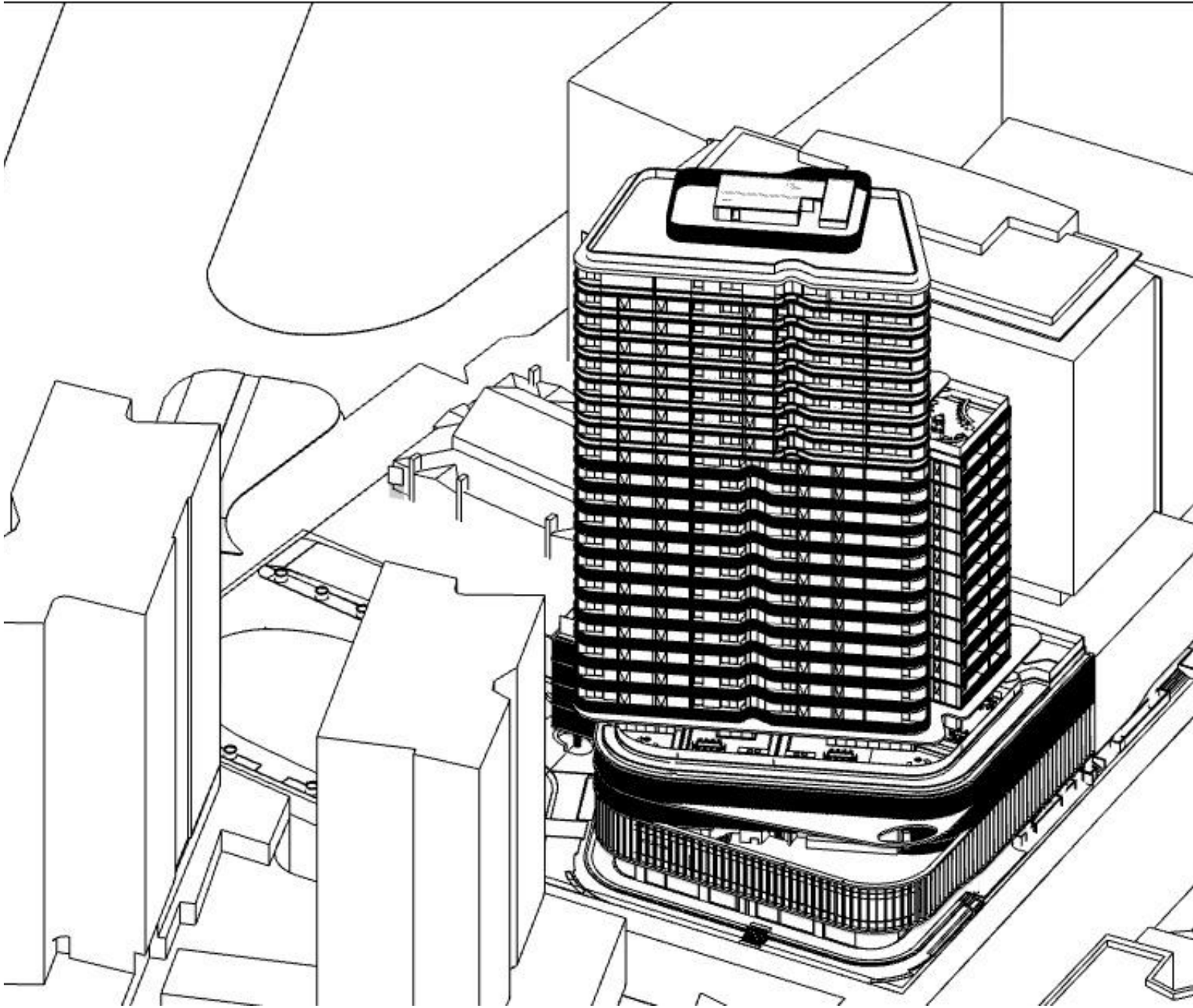
PLOT DATE
19/05/2023

CHECKED
HN

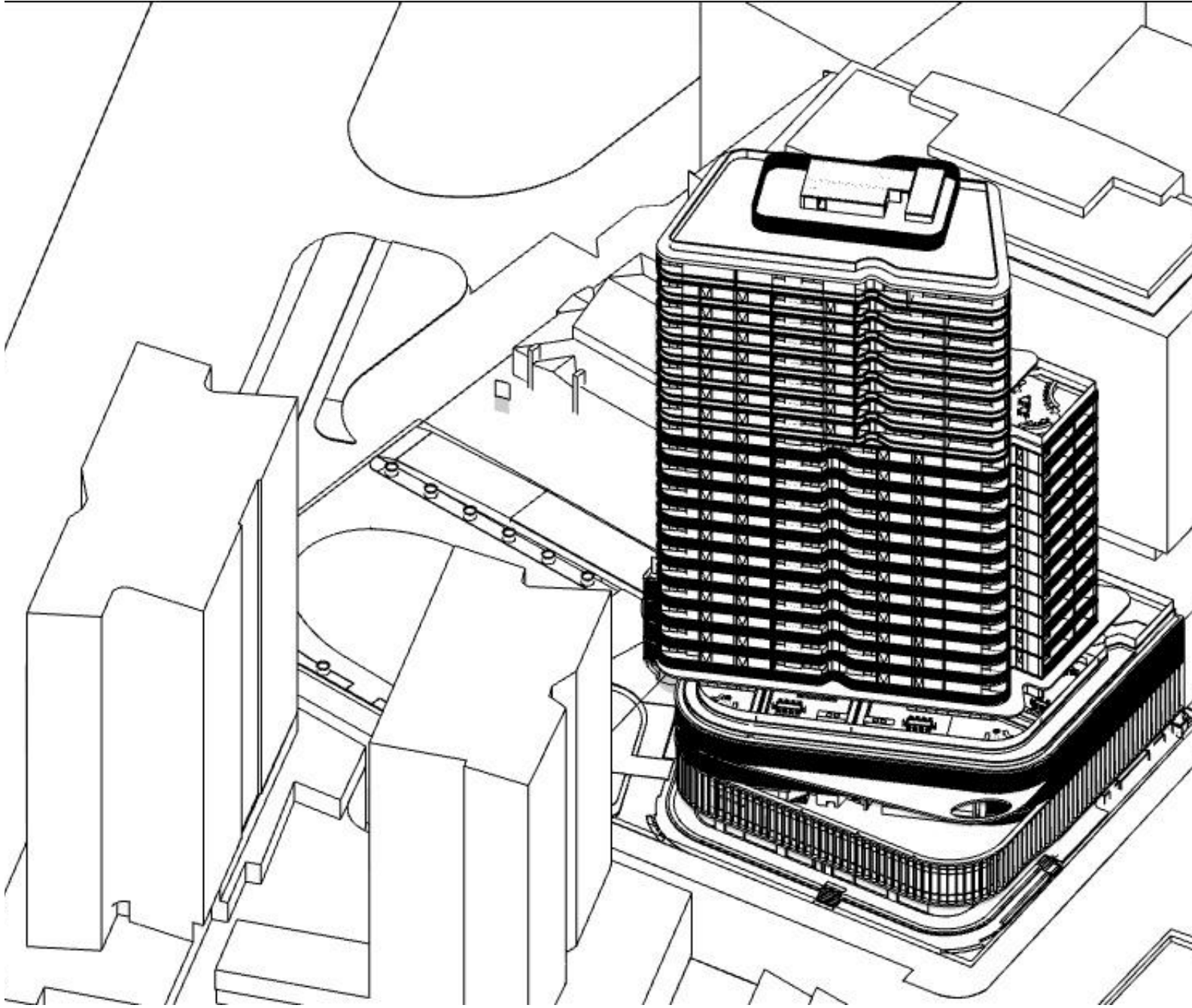
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PLA-DA-S1-4002

REVISION
B

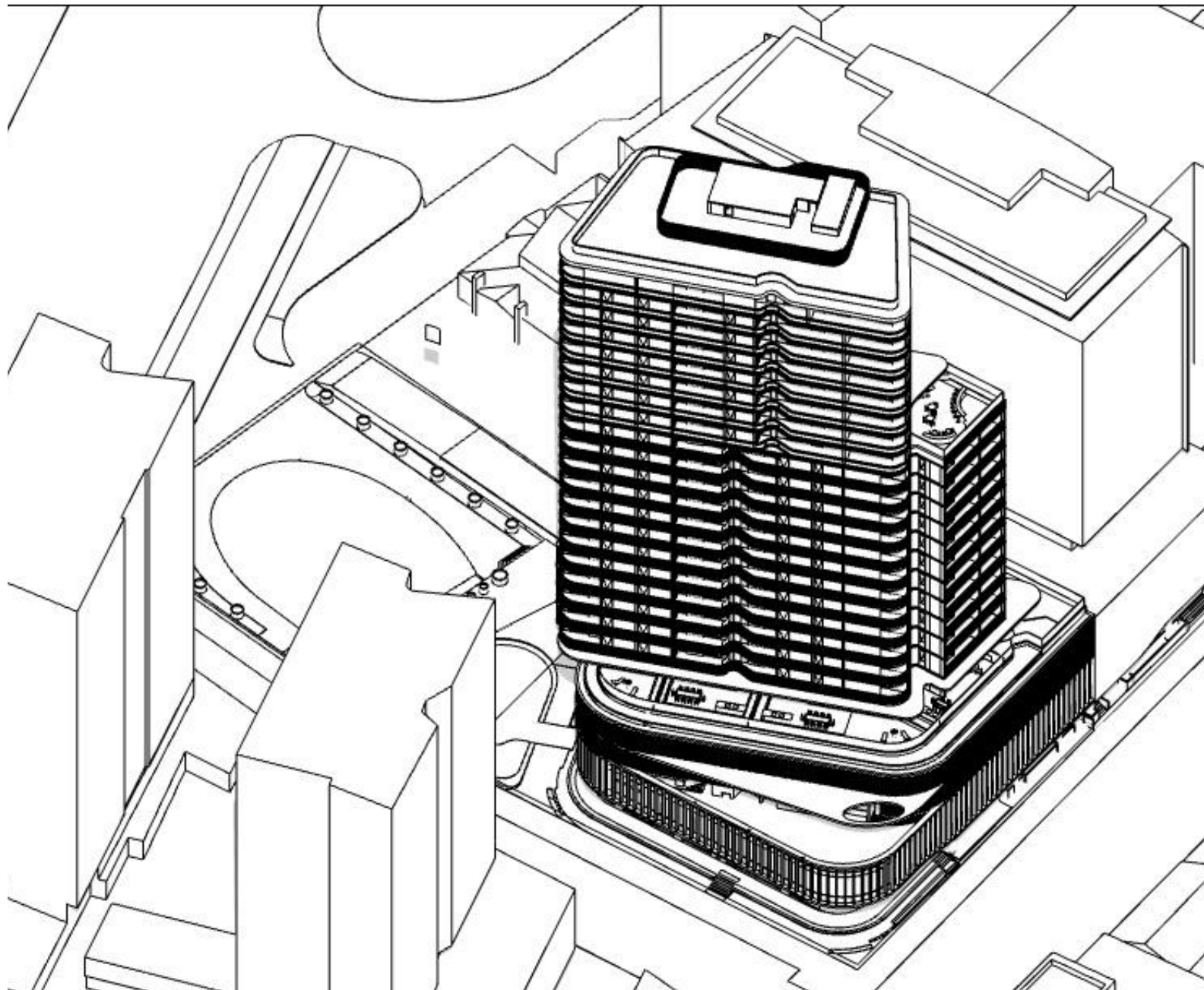




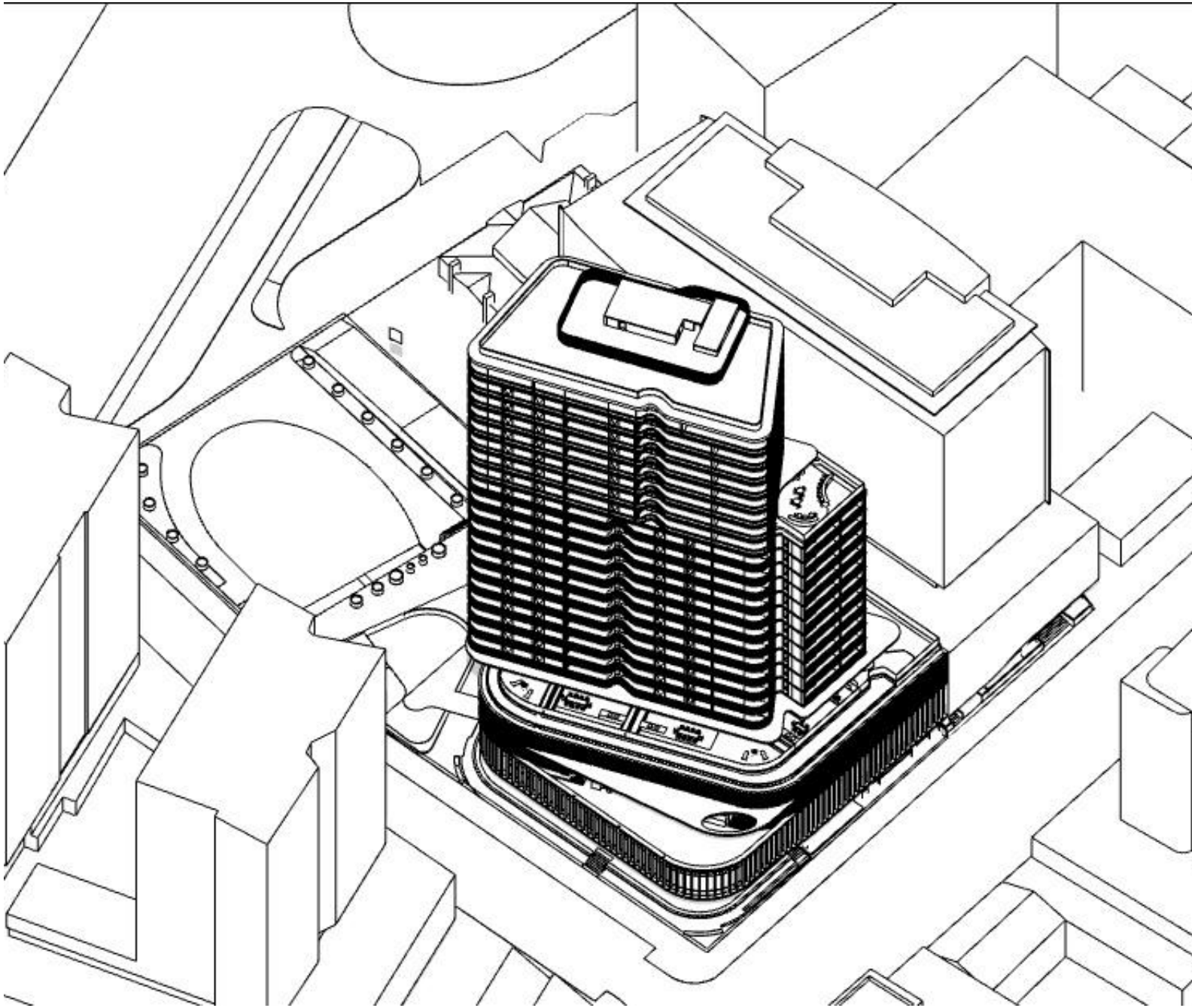
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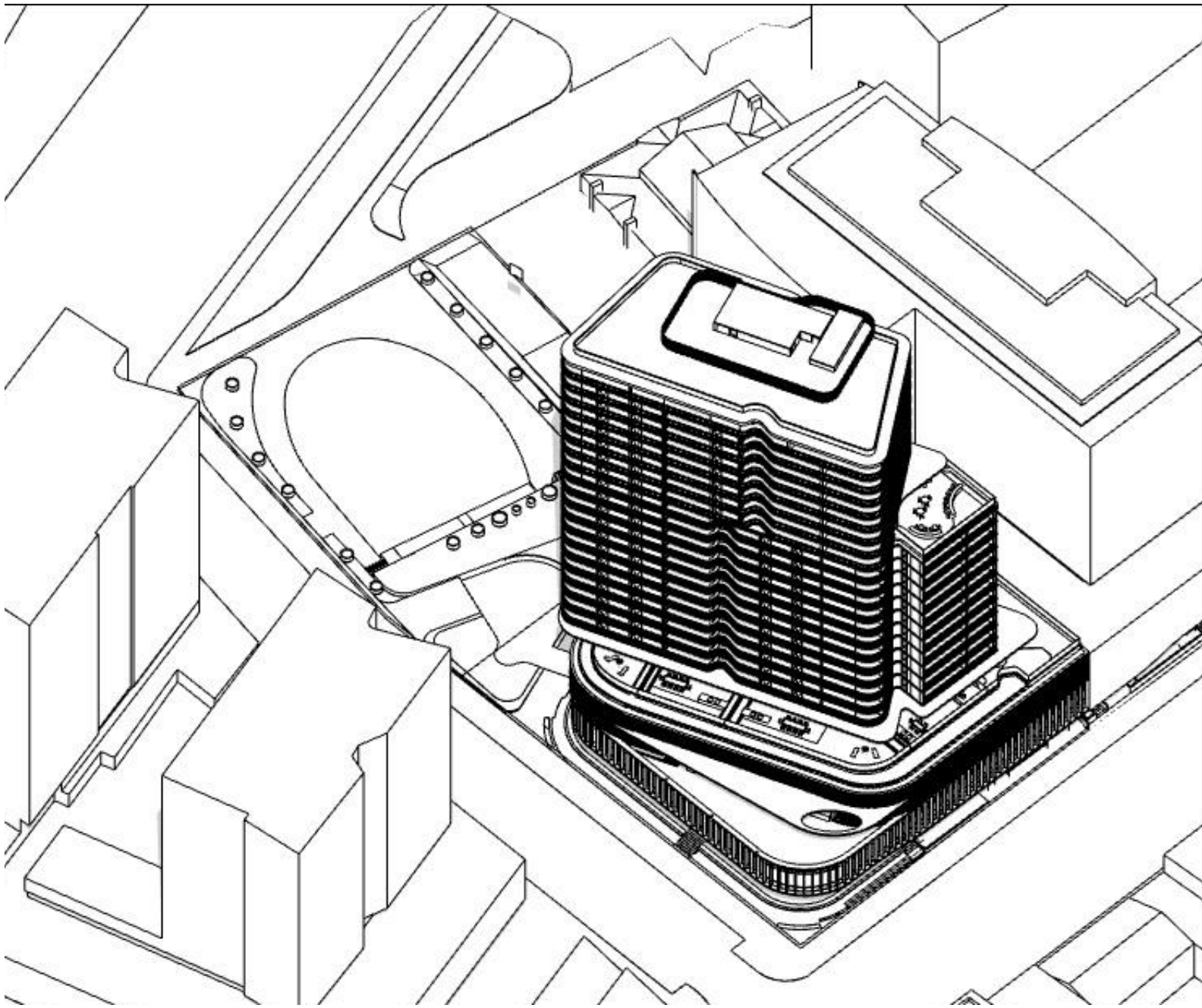
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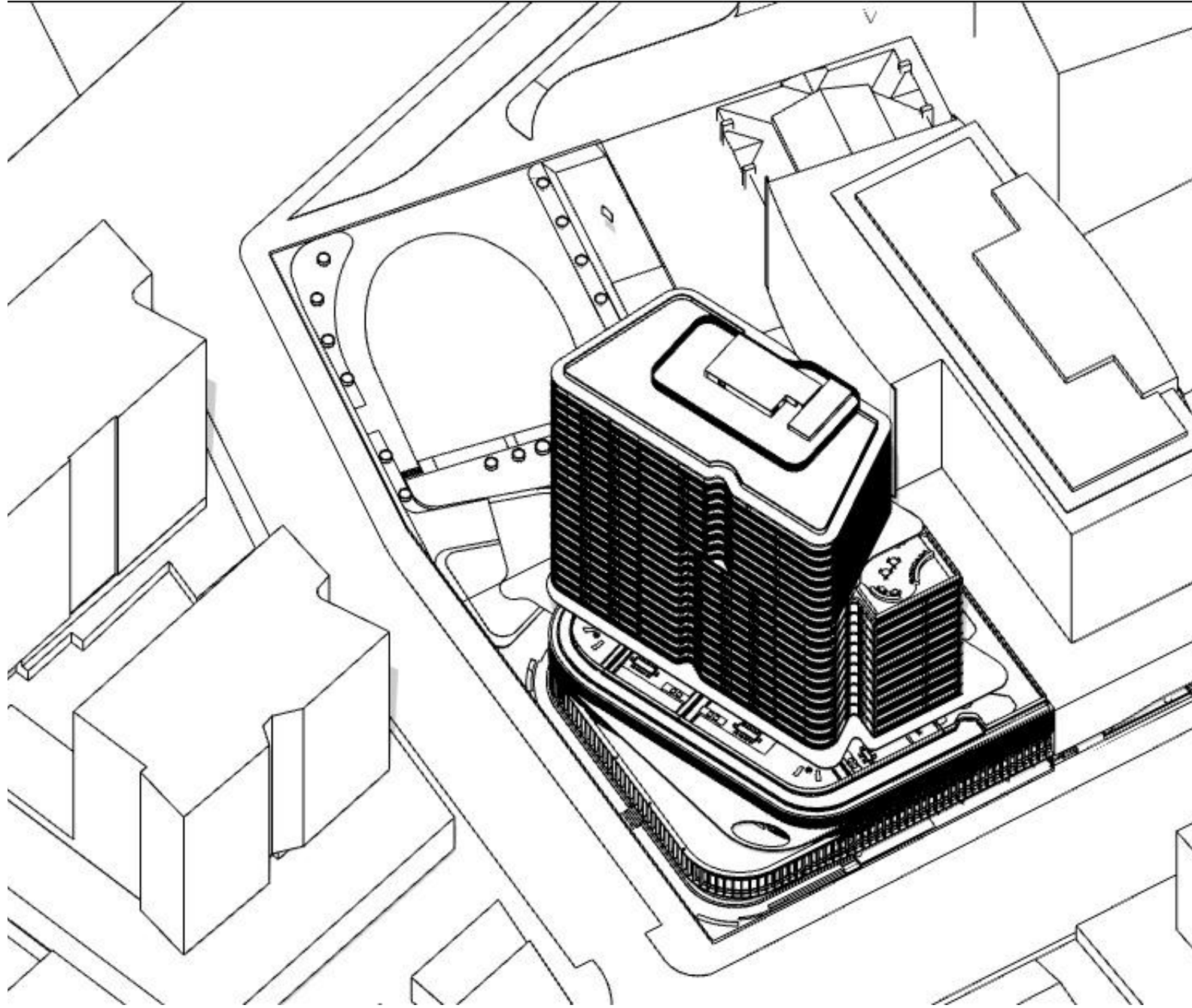
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04 22 DEC 9:30AM
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05 22 DEC 10AM
-

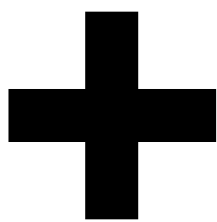


06 22 DEC 10:30AM
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FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



plus
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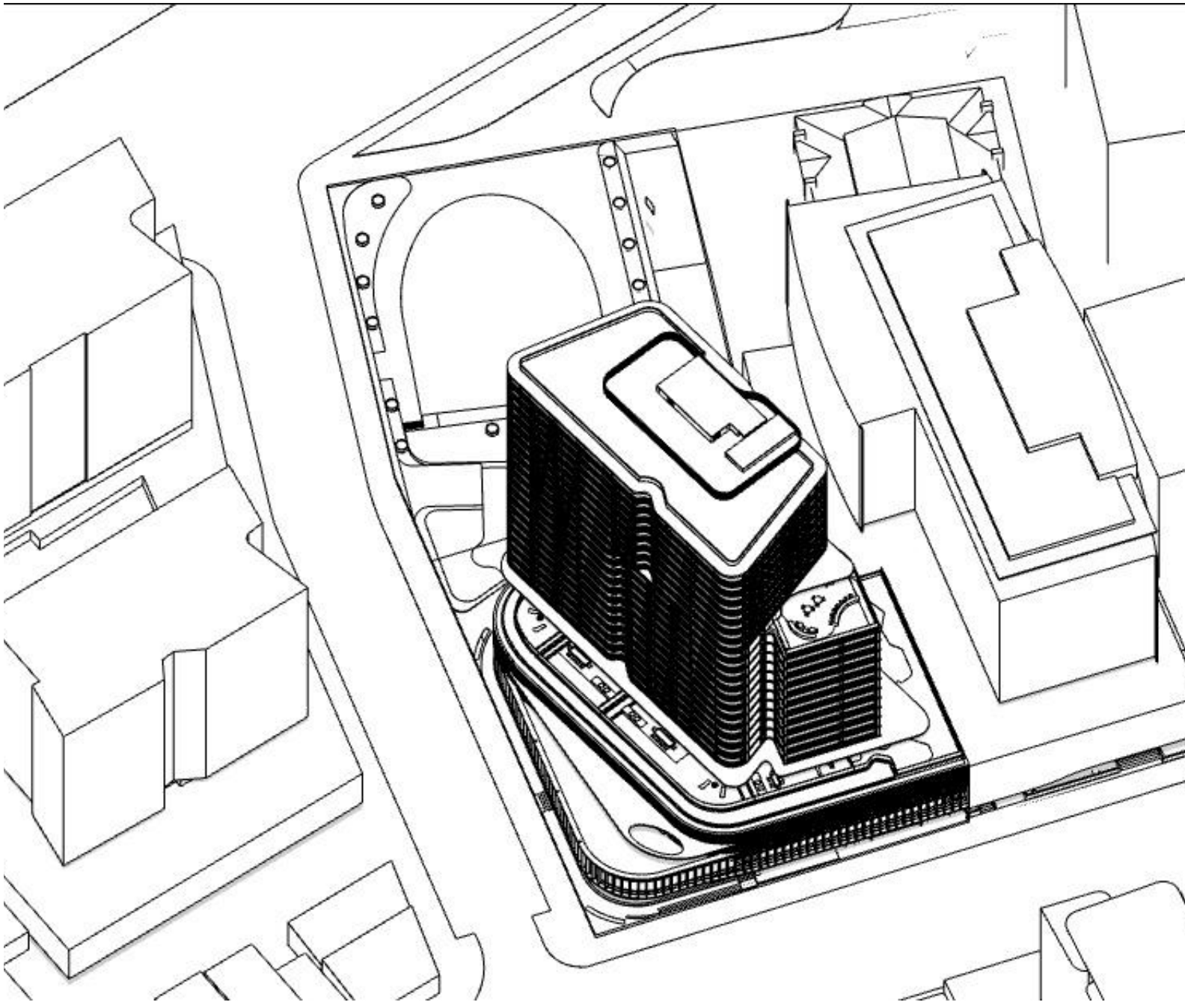
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Level 4, 222 Clarence Street
Sydney, NSW 2000 Australia
Plus Architecture Pty. Ltd.
ACN 600596303
Nominated Architect (NSW):
Rida Pin 11286
Telephone
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Instagram
#plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

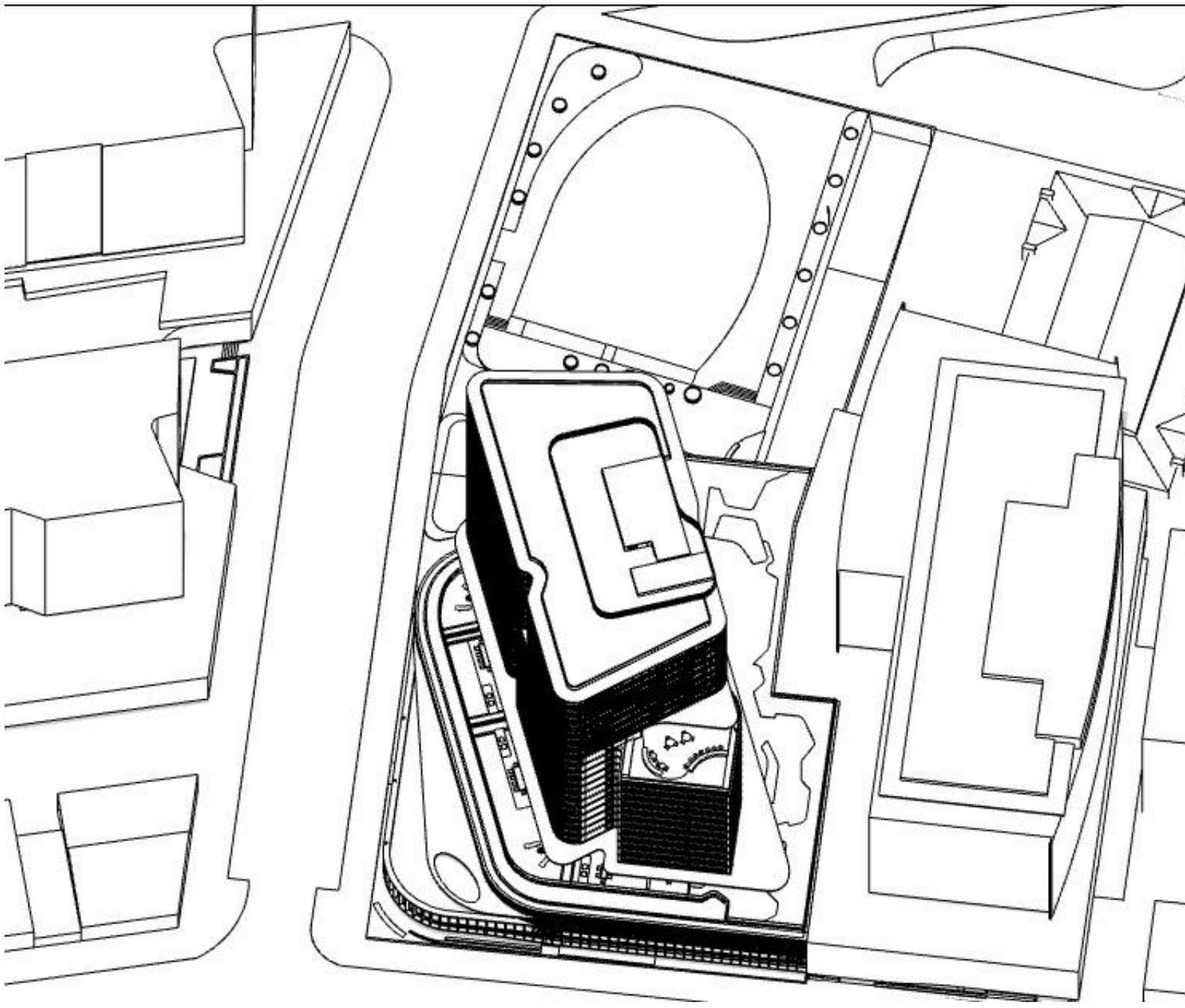
DRAWING TITLE
SUN EYE VIEW 22 DEC

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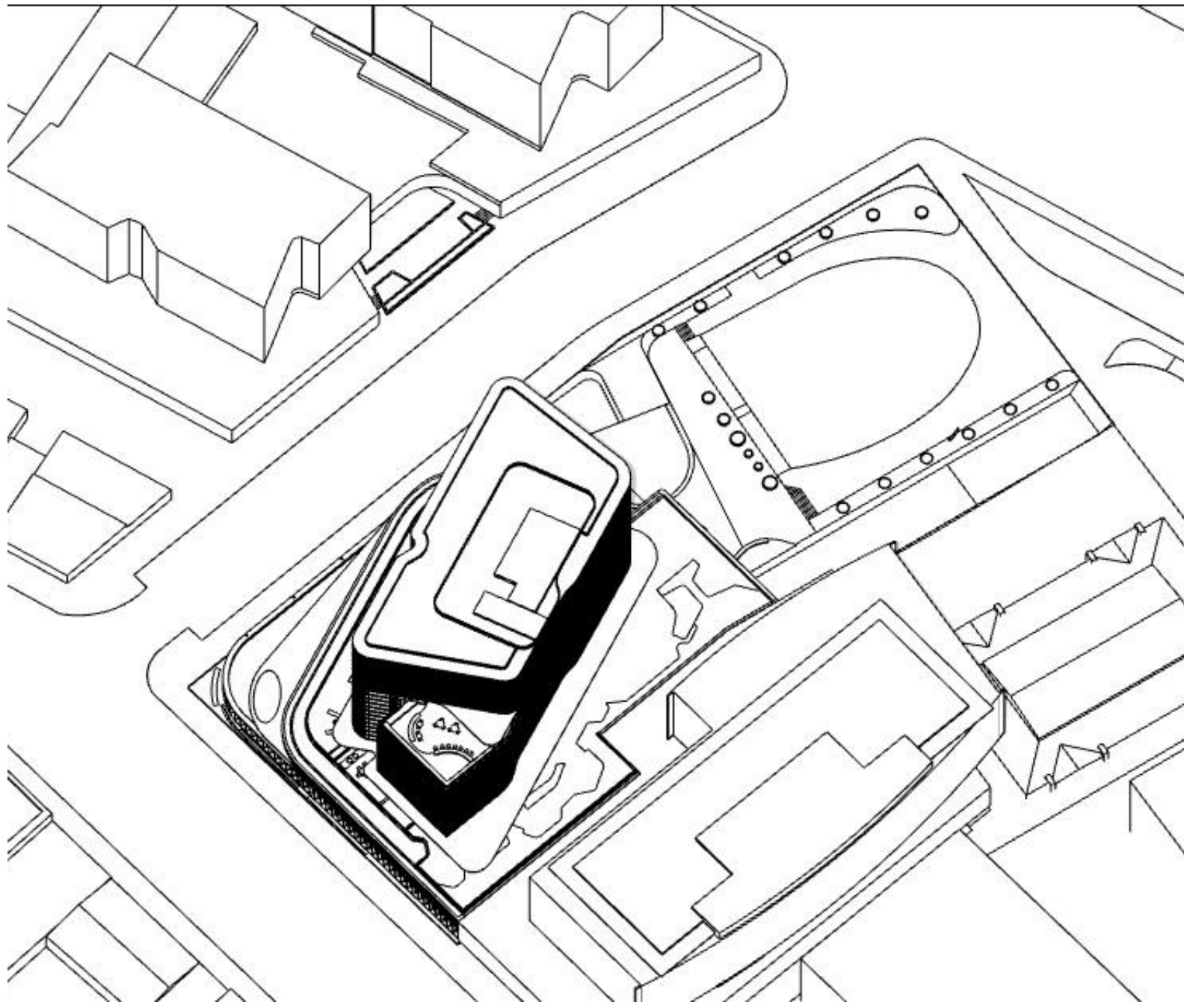
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4003	REVISION B



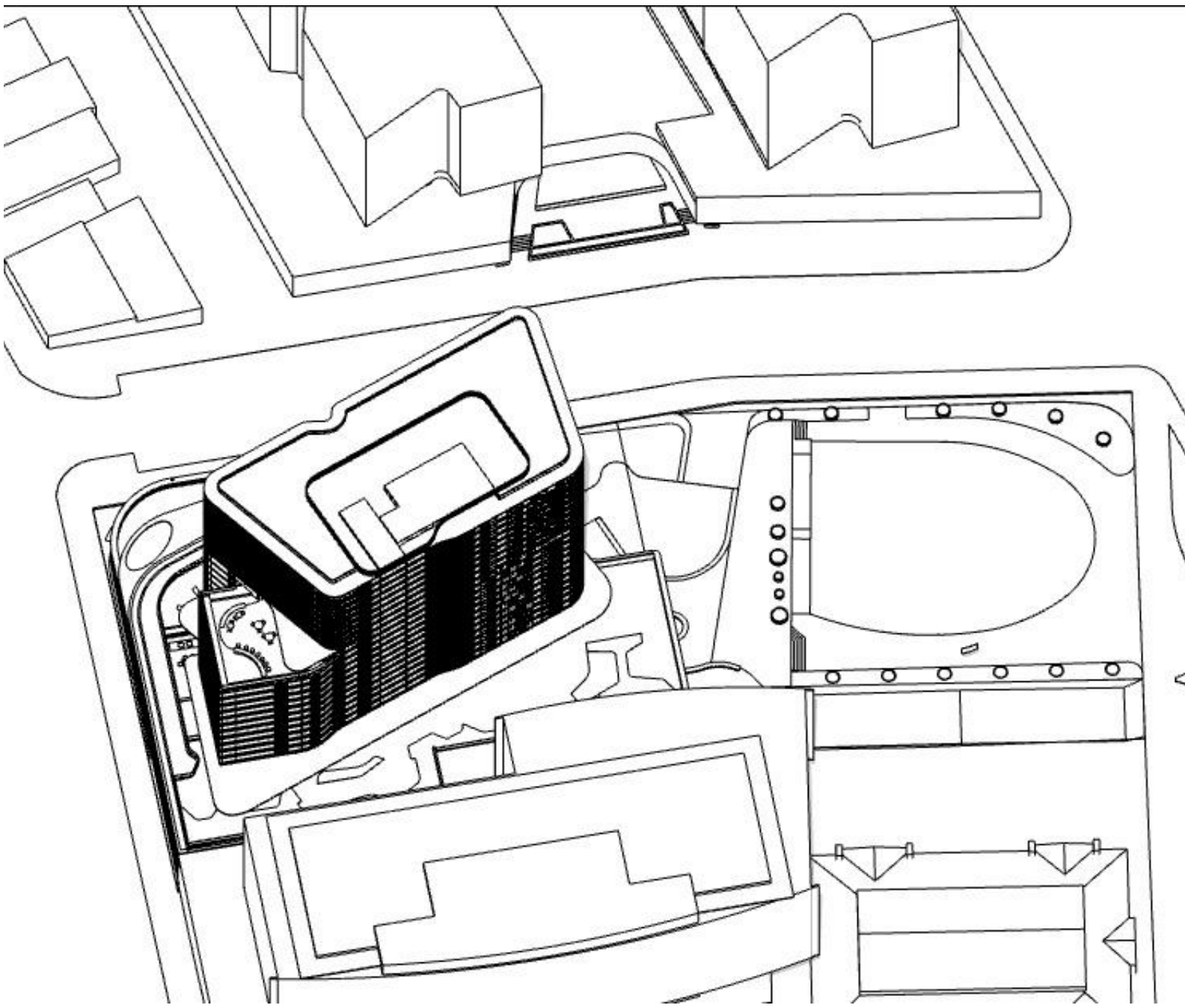
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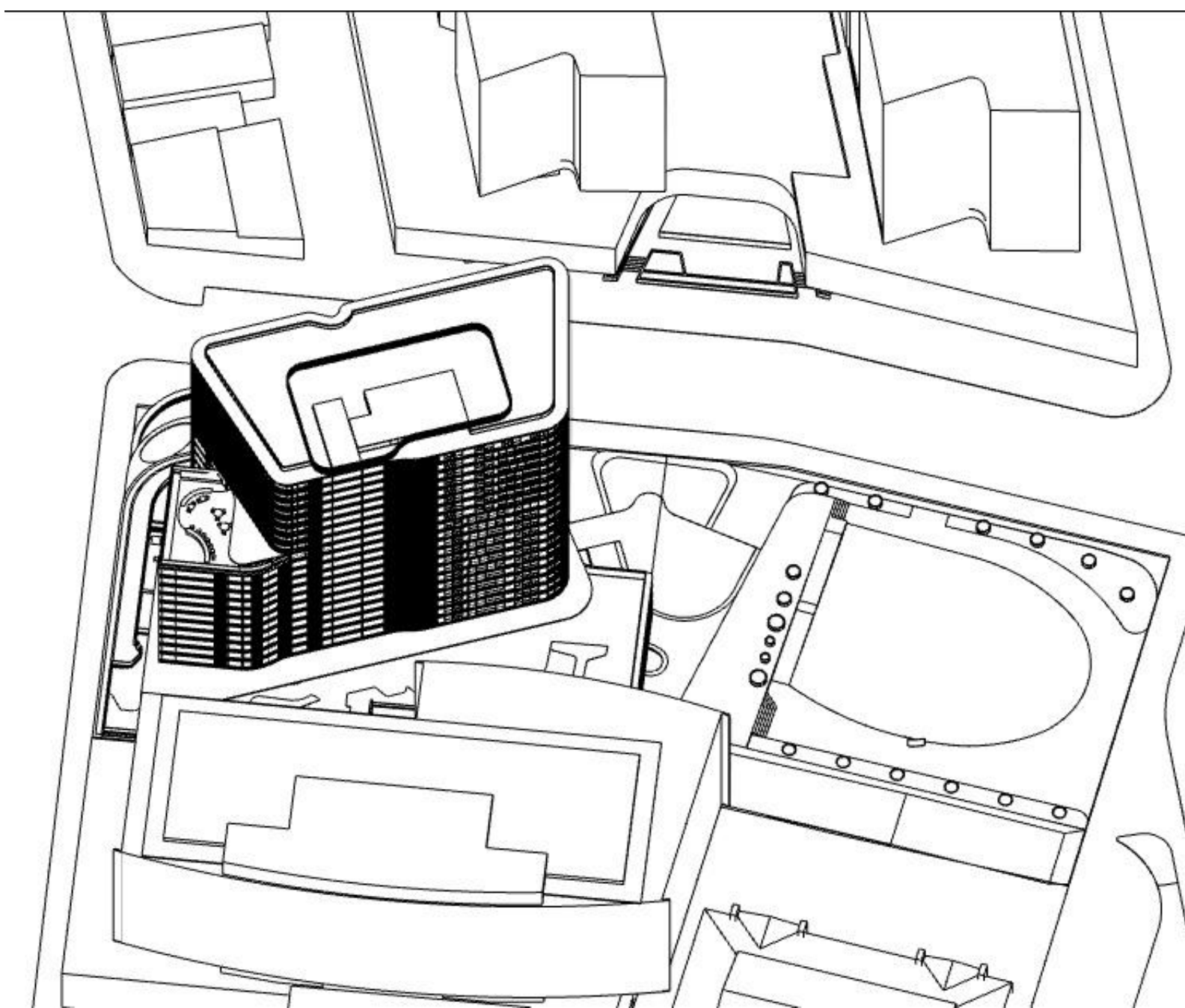
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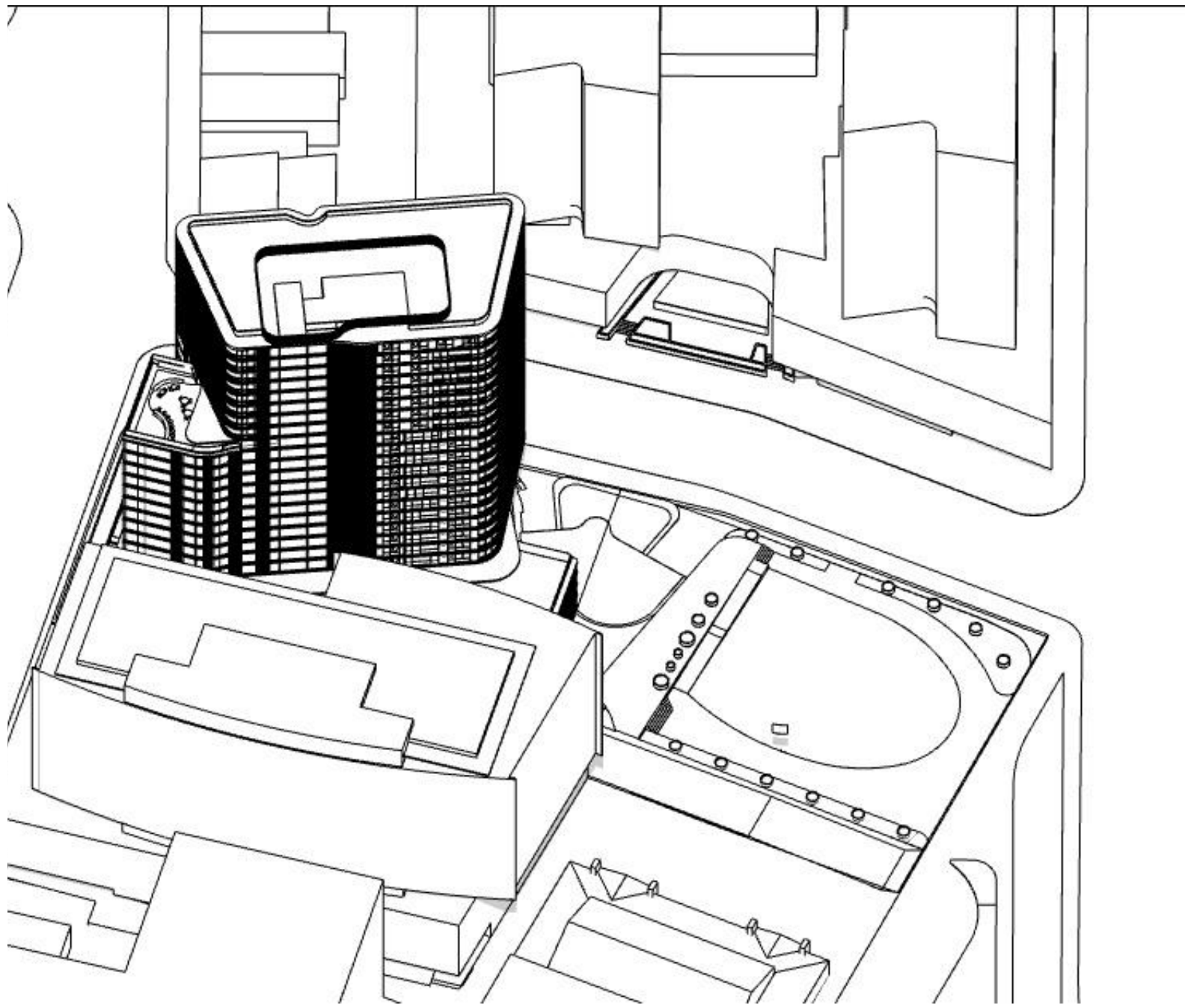
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04 22 DEC 12:30PM
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05 22 DEC 1PM
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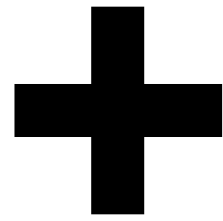


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DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.

 **StHilliers**



Level 4, 222 Clarence Street
Sydney, NSW 2000 Australia
Plus Architecture Pty. Ltd.
ACN 600596303
Nominated Architect (NSW);
Rtdo Pin 11286

plus
architecture

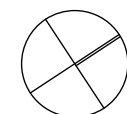
Melbourne
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+61 2 8623 7000
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arch@plusarchitecture.com.au
www.plusarchitecture.com.au

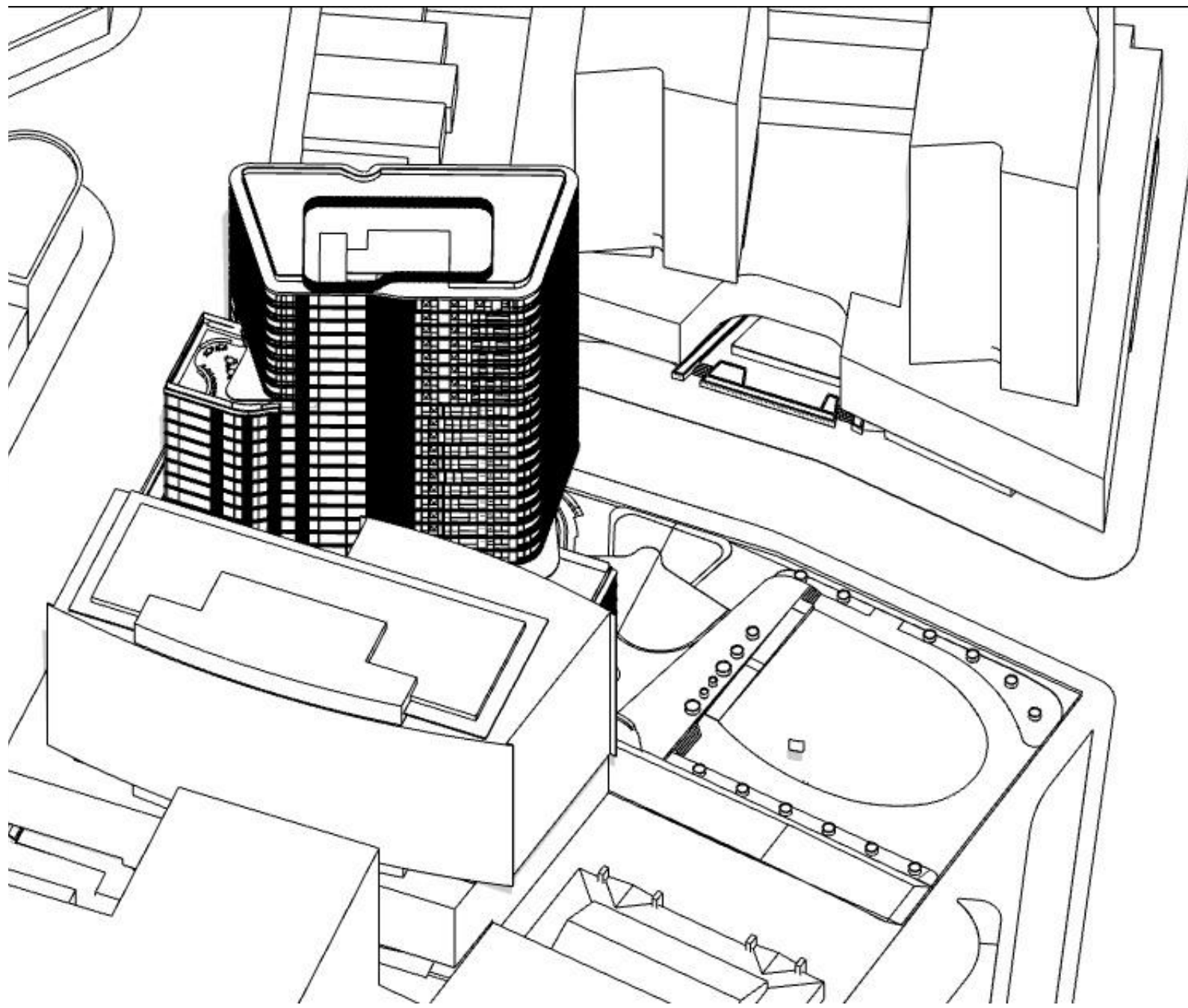
PROJECT
**711 HUNTER ST
NEWCASTLE WEST
NSW 2302**

DRAWING TITLE
SUN EYE VIEW 22 DEC

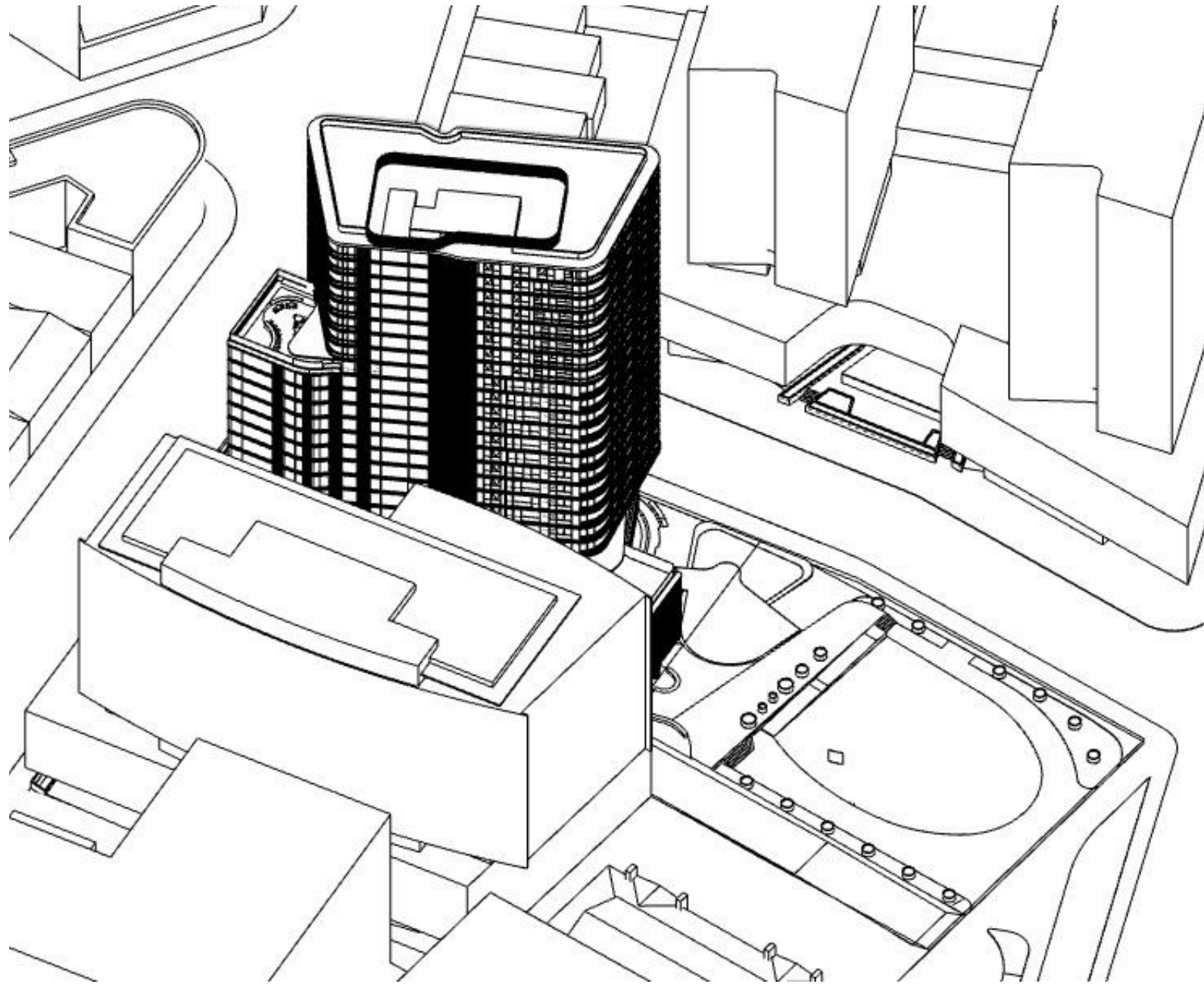
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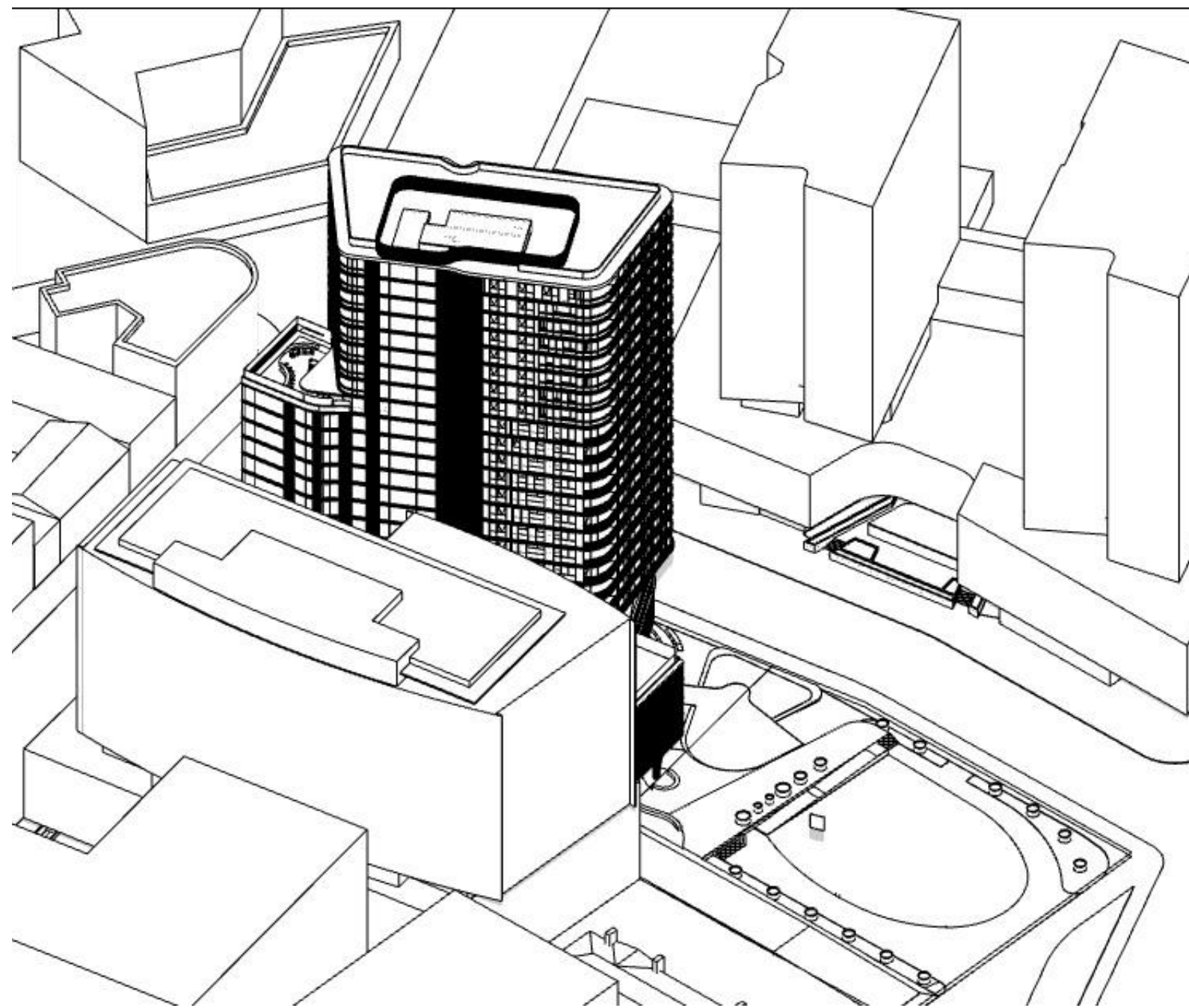
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DATE 19/05/2023	PLOT DATE 19/05/2023		
DRAWN AA/CY	CHECKED HN		
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4004	REVISION B	



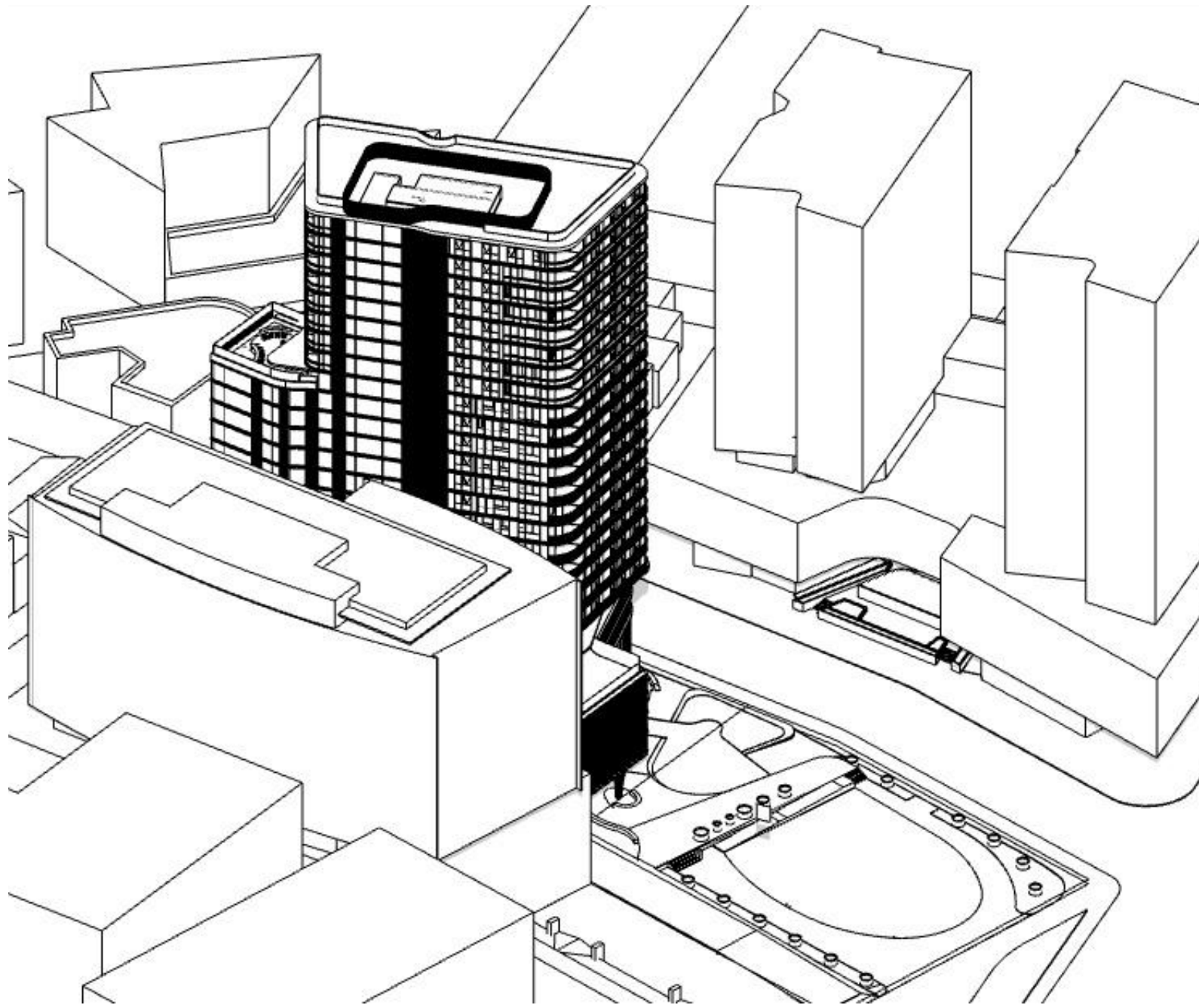
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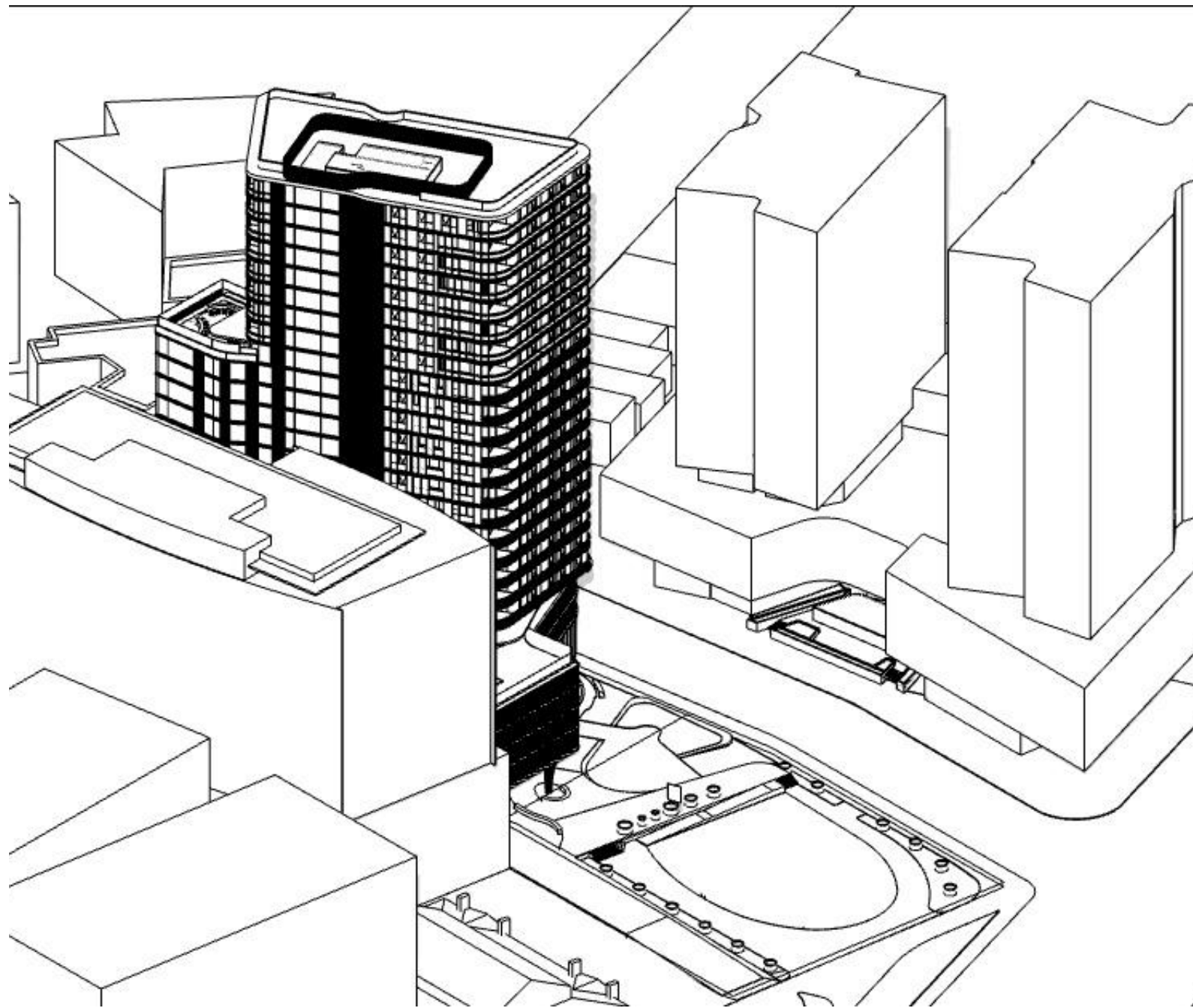
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03 22 DEC 3PM
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04 22 DEC 3:30PM
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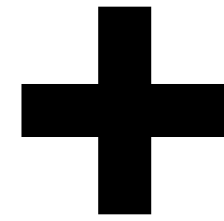


05 22 DEC 4PM
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FOR INFORMATION

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A					
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B					

 **St Hilliers**



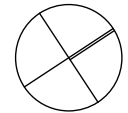
Level 4, 222 Clarence Street
Sydney, NSW 2000 Australia
Plus Architecture Pty. Ltd.
ACN 600596303
Nominated Architect (NSW):
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PROJECT
**711 HUNTER ST
NEWCASTLE WEST
NSW 2302**

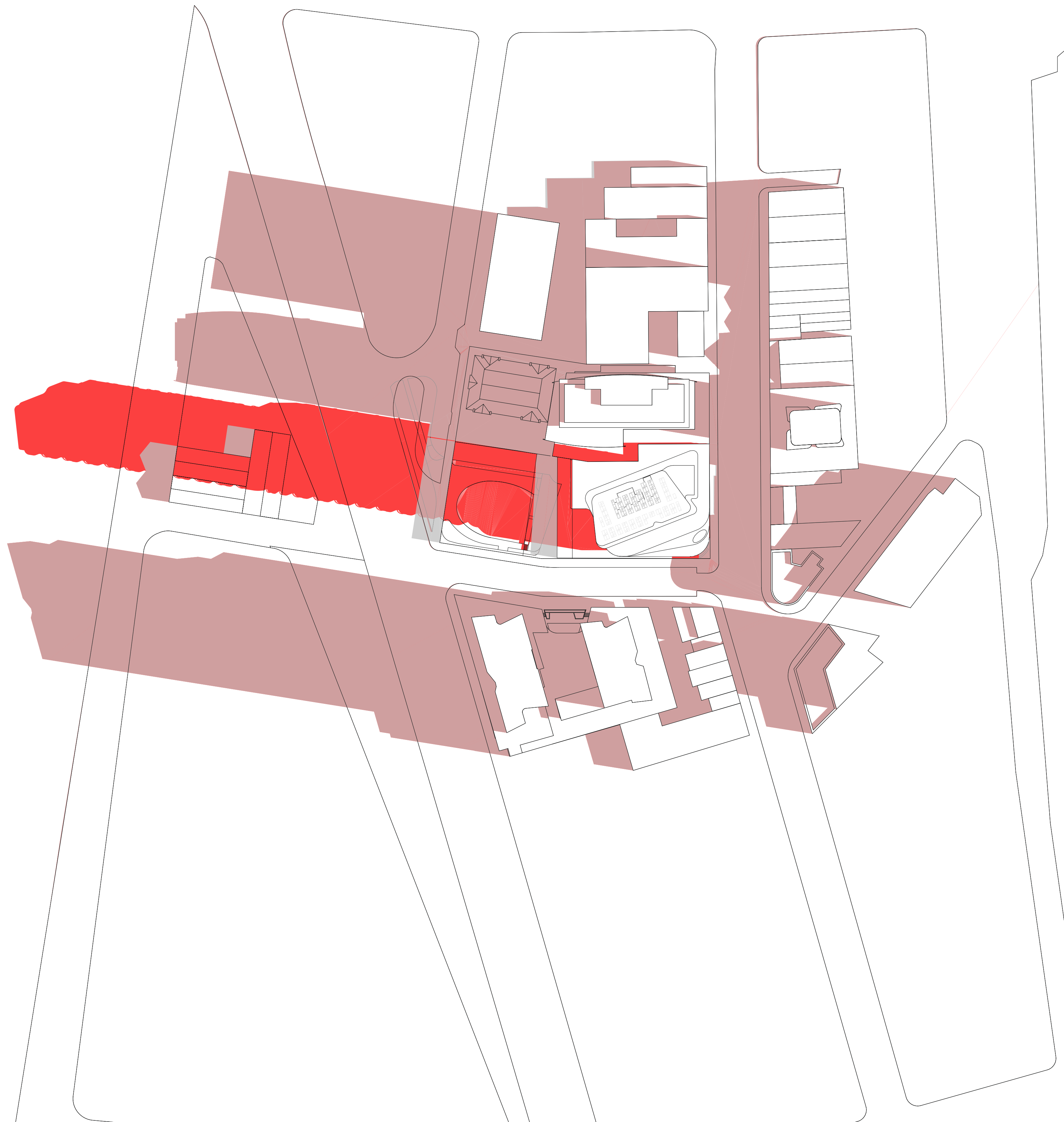
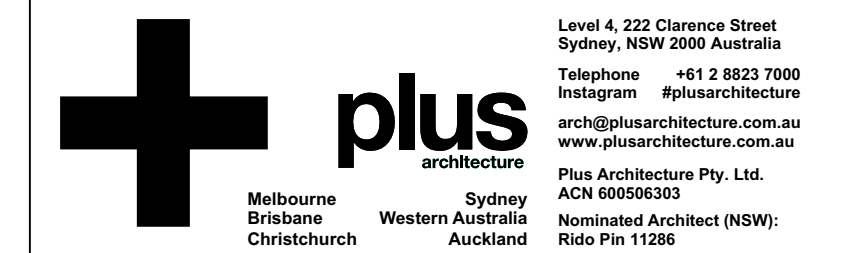
DRAWING TITLE
SUN EYE VIEW 22 DEC

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SCALE N.T.S. @A1		
DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4005	REVISION B

REFER TO STRATUM REPORT PREPARED BY CMS FOR
STORMWATER EASEMENTS

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DRAWING TITLE
SHADOW DIAGRAM 9AM

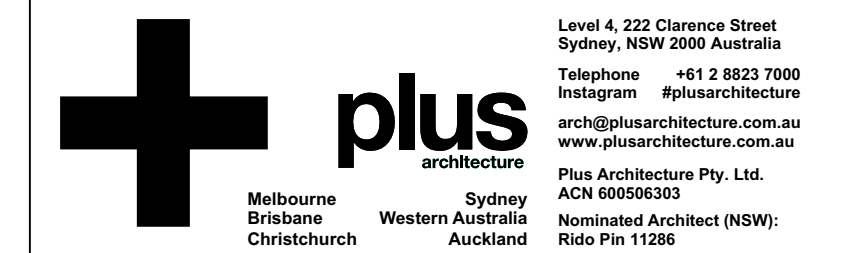
FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:1000 @A1
DRAWN AA/CY	CHECKED HN	

DRG. NO.
PLA-DA-S1-4100
REVISION
B

REFER TO STRATUM REPORT PREPARED BY CMS FOR
STORMWATER EASEMENTS

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DRAWING TITLE
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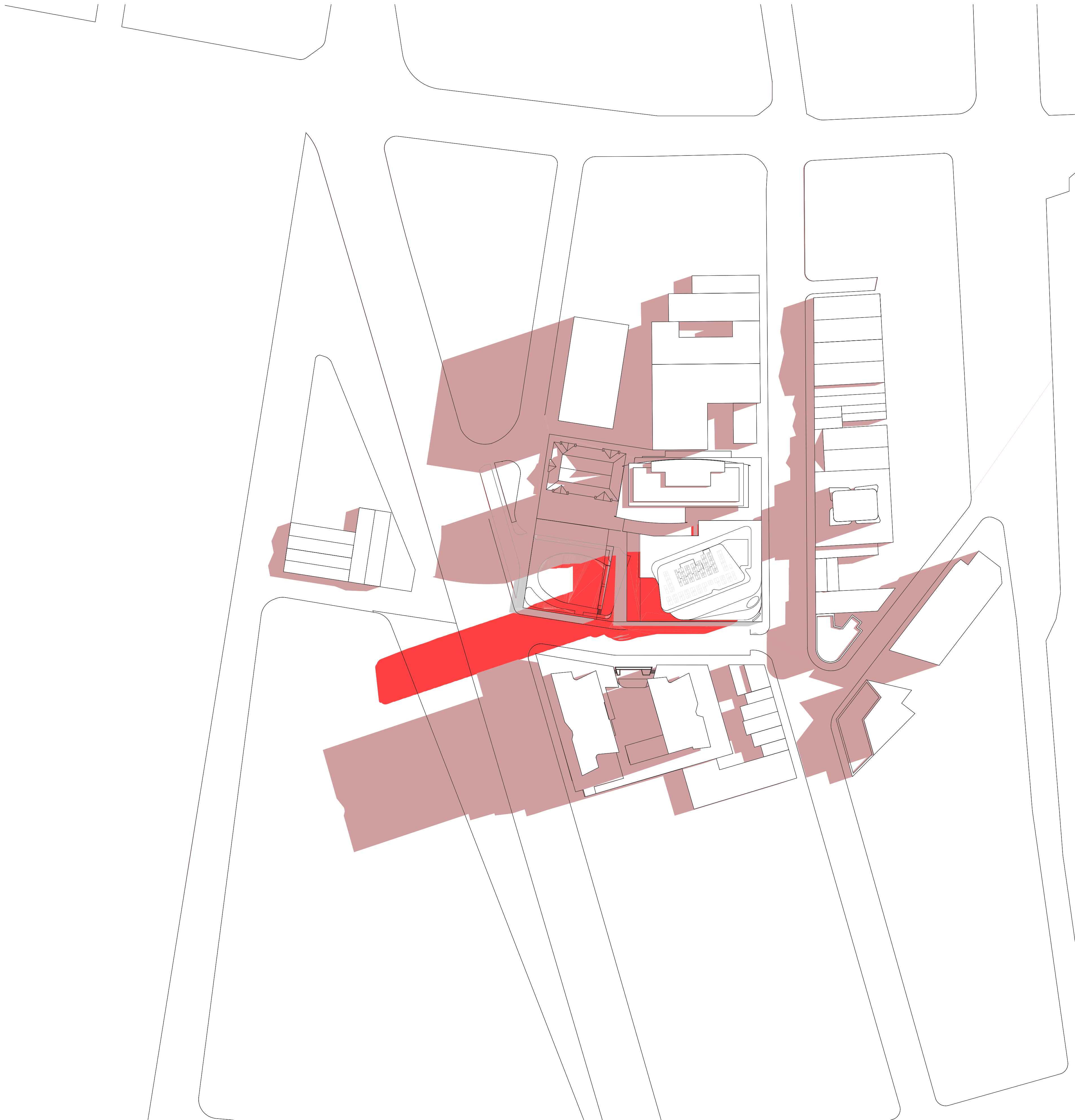
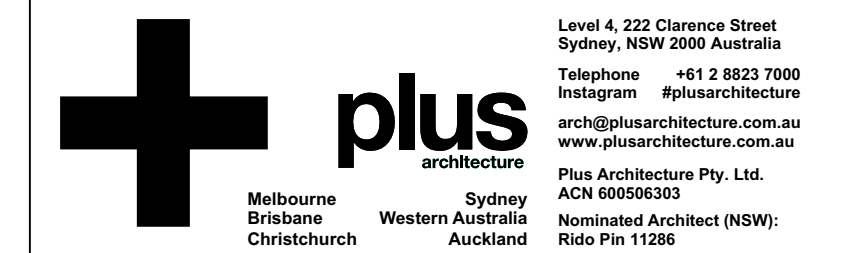
FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:1000 @A1
DRAWN AA/CY	CHECKED HN	

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PLA-DA-S1-4101
REVISION
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REFER TO STRATUM REPORT PREPARED BY CMS FOR
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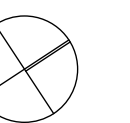
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FOR INFORMATION

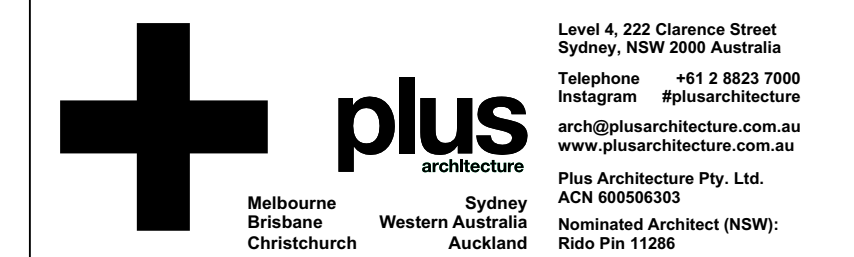
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REFER TO STRATUM REPORT PREPARED BY CMS FOR
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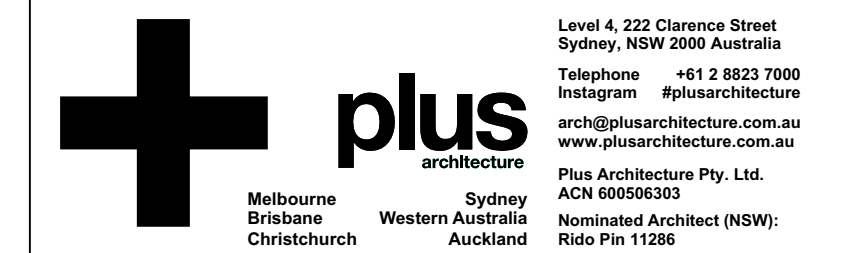
FOR INFORMATION

JOB NO.	
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REFER TO STRATUM REPORT PREPARED BY CMS FOR
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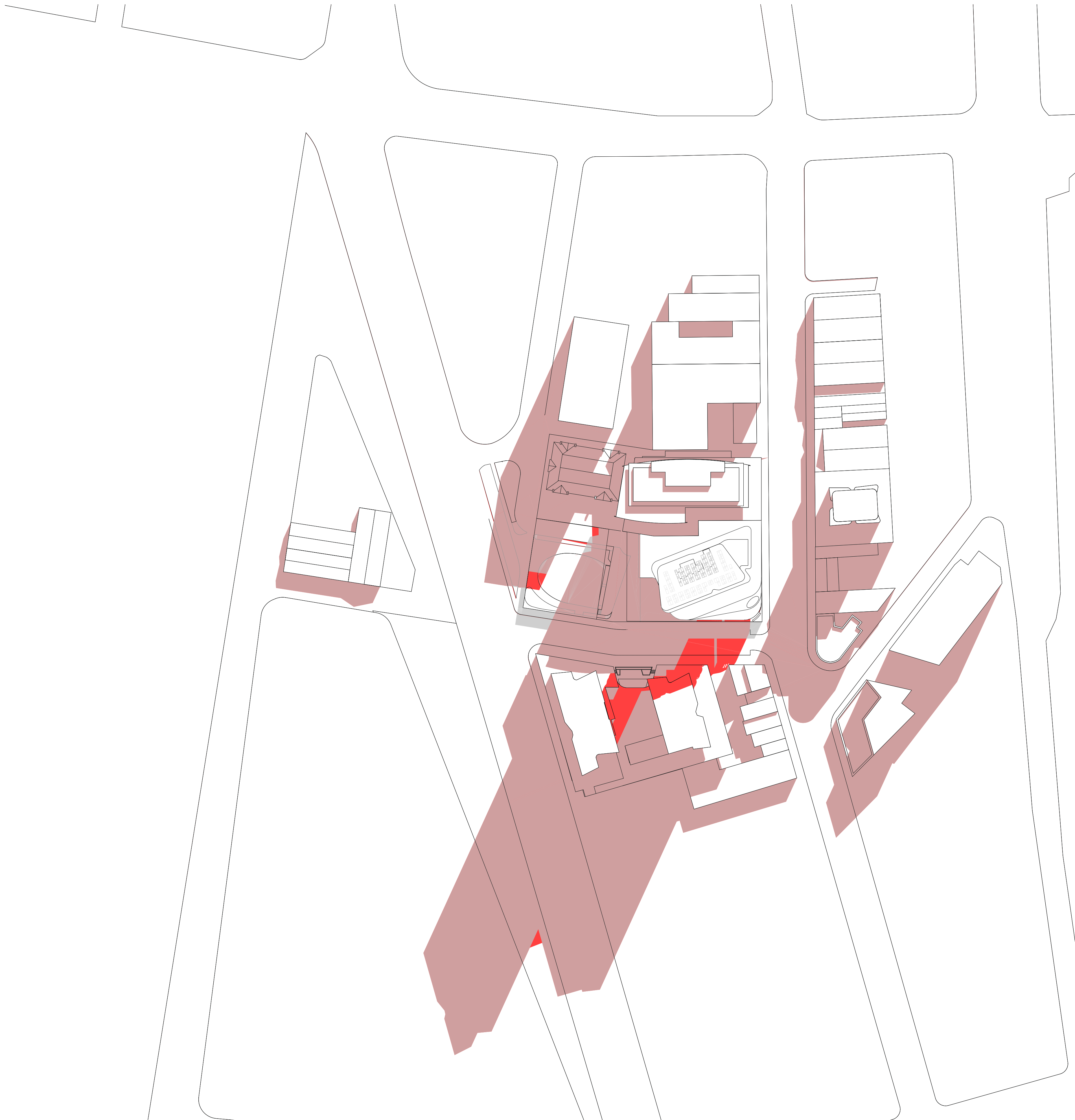
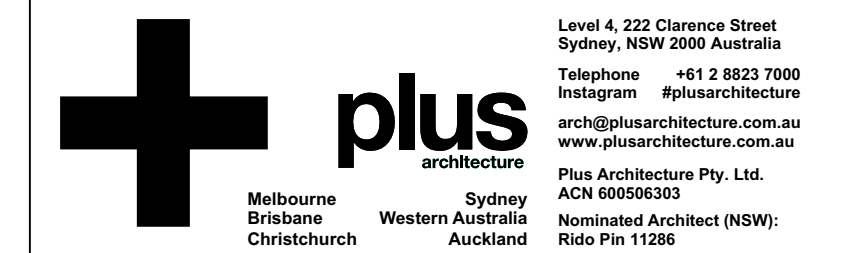
FOR INFORMATION

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DRAWN AA/CY	CHECKED HN	

DRG. NO.
PLA-DA-S1-4104
REVISION
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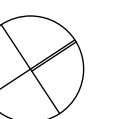
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FOR INFORMATION

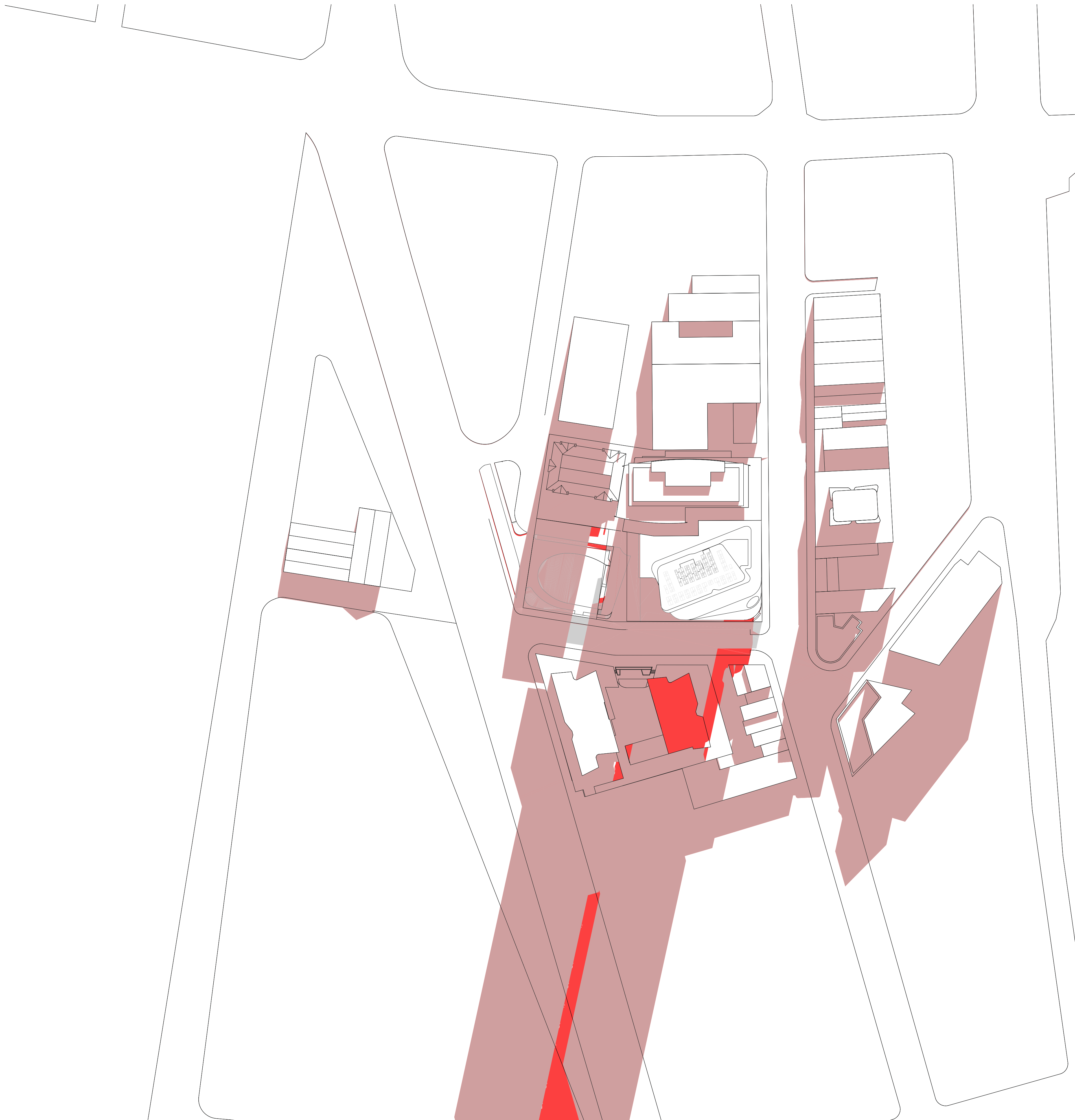
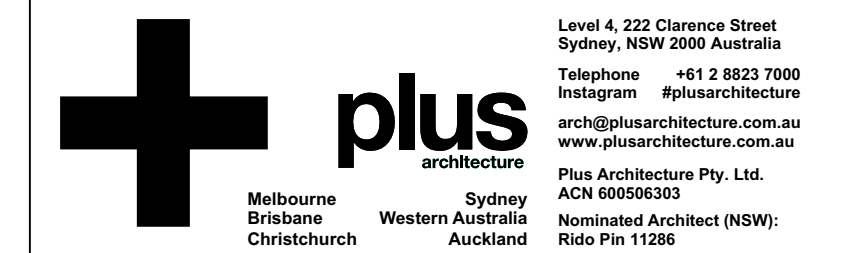
JOB NO.
20623



DRG. NO.
PLA-DA-S1-4105
REVISION
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REFER TO STRATUM REPORT PREPARED BY CMS FOR
STORMWATER EASEMENTS

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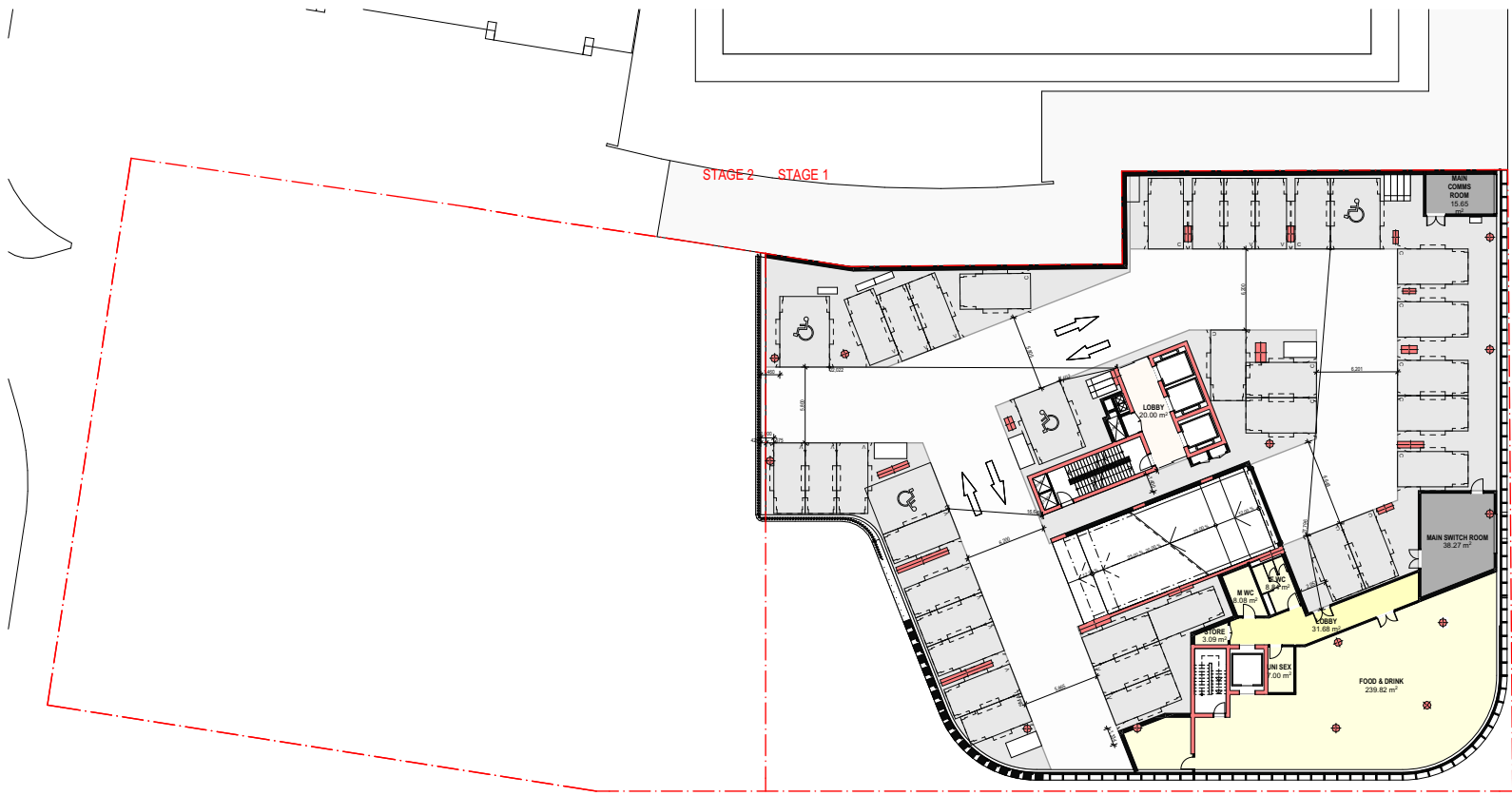
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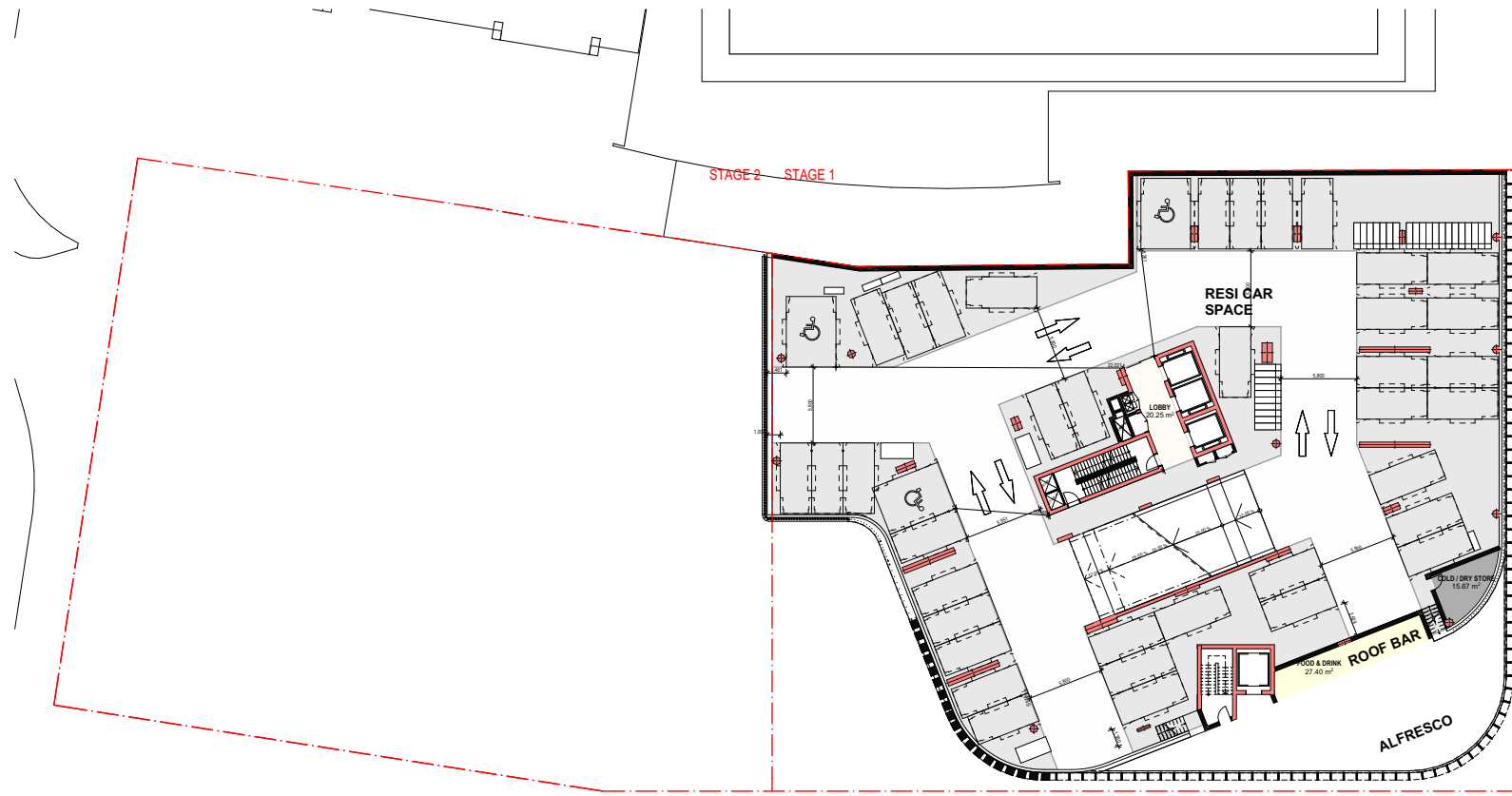
FOR INFORMATION

DATE 19/05/2023	PLOT DATE 19/05/2023	SCALE 1:1000 @A1
DRAWN AA/CY	CHECKED HN	

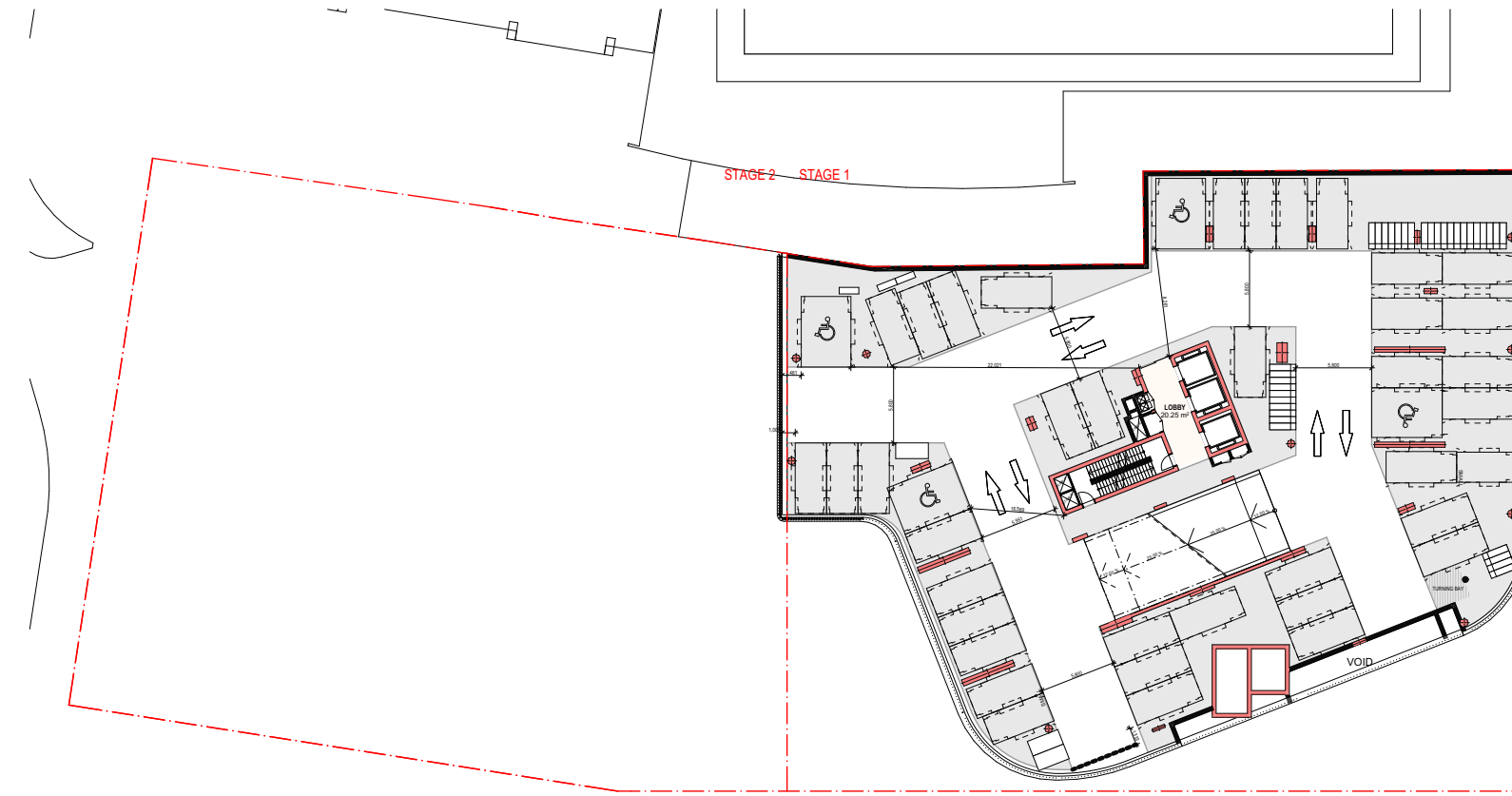
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PLA-DA-S1-4106
REVISION
B



08 LEVEL 01
1:550



09 LEVEL 02
1:550

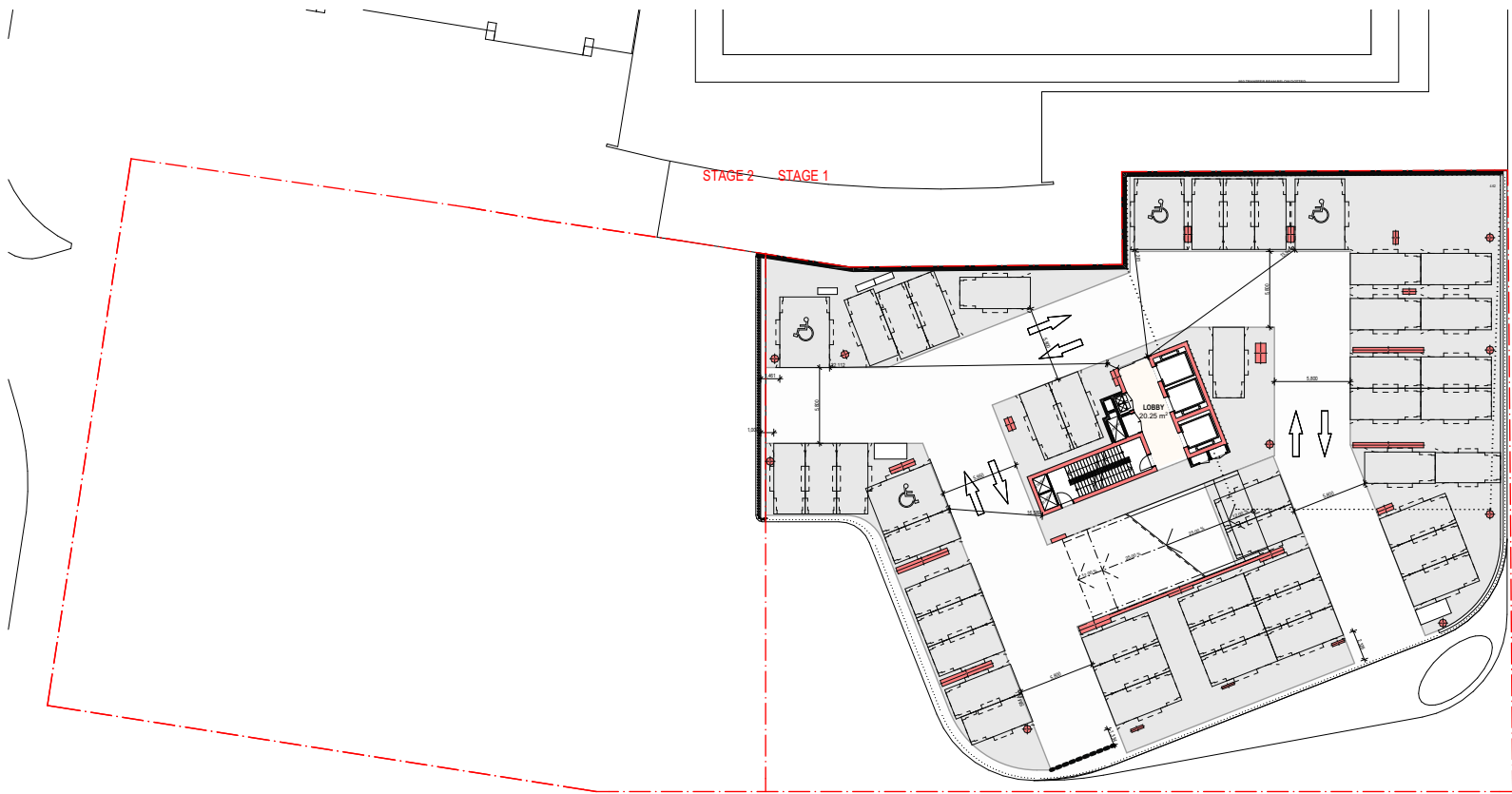


10 LEVEL 03
1:550

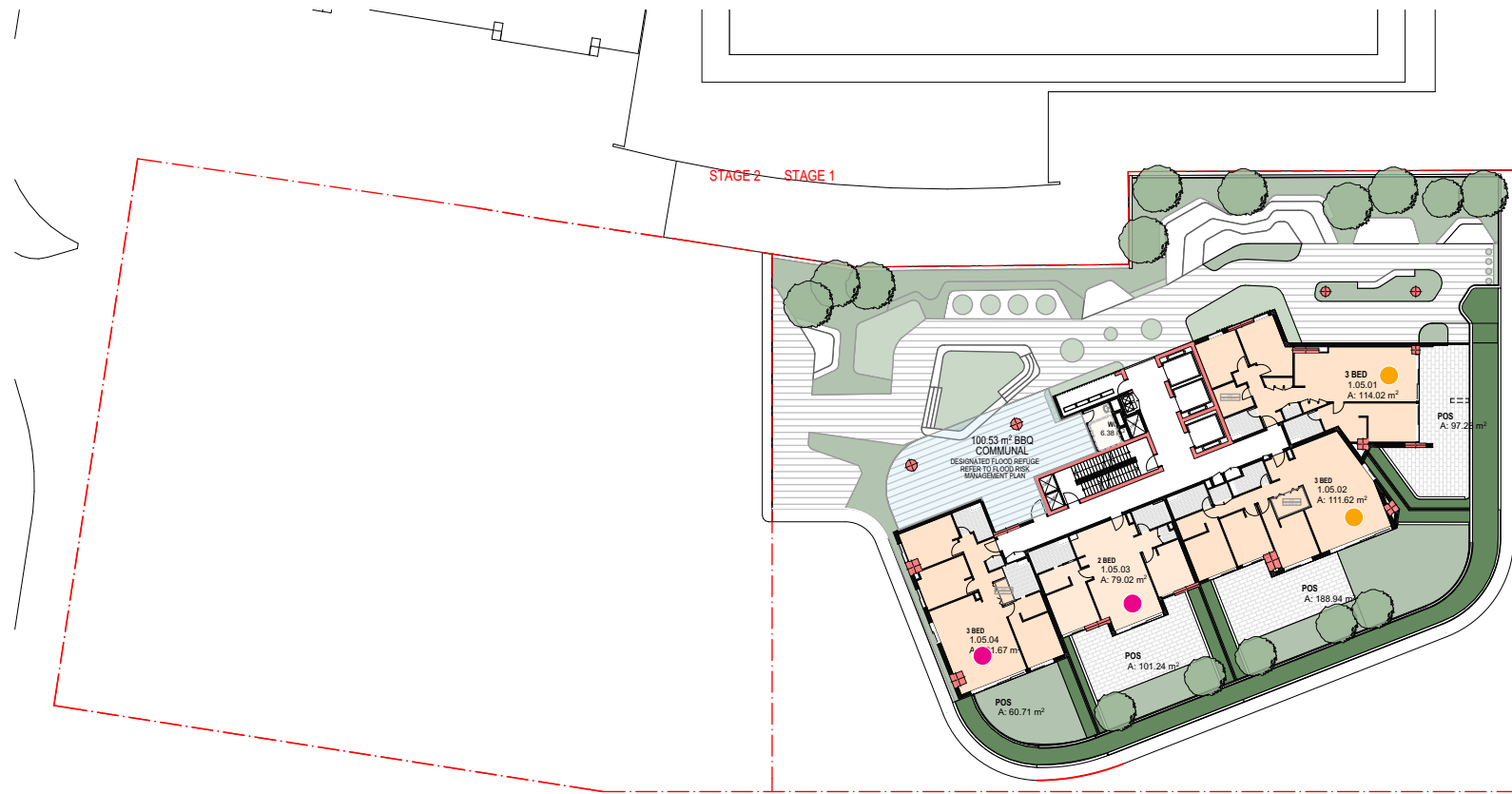
	STAGE 1	
	Unit Comply	Total Unit
LEVEL 1		
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5	2	4
LEVEL 6	6	8
LEVEL 7	6	8
LEVEL 8	6	8
LEVEL 9	6	8
LEVEL 10	6	8
LEVEL 11	6	8
LEVEL 12	7	8
LEVEL 13	8	8
LEVEL 14	8	8
LEVEL 15	8	8
LEVEL 16	8	8
LEVEL 17	6	6
LEVEL 18	5	5
LEVEL 19	5	5
LEVEL 20	5	5
LEVEL 21	5	5
LEVEL 22	5	5
LEVEL 23	5	5
LEVEL 24	5	5
LEVEL 25	3	3

TOTAL	121	136
PERCENTAGE		89%

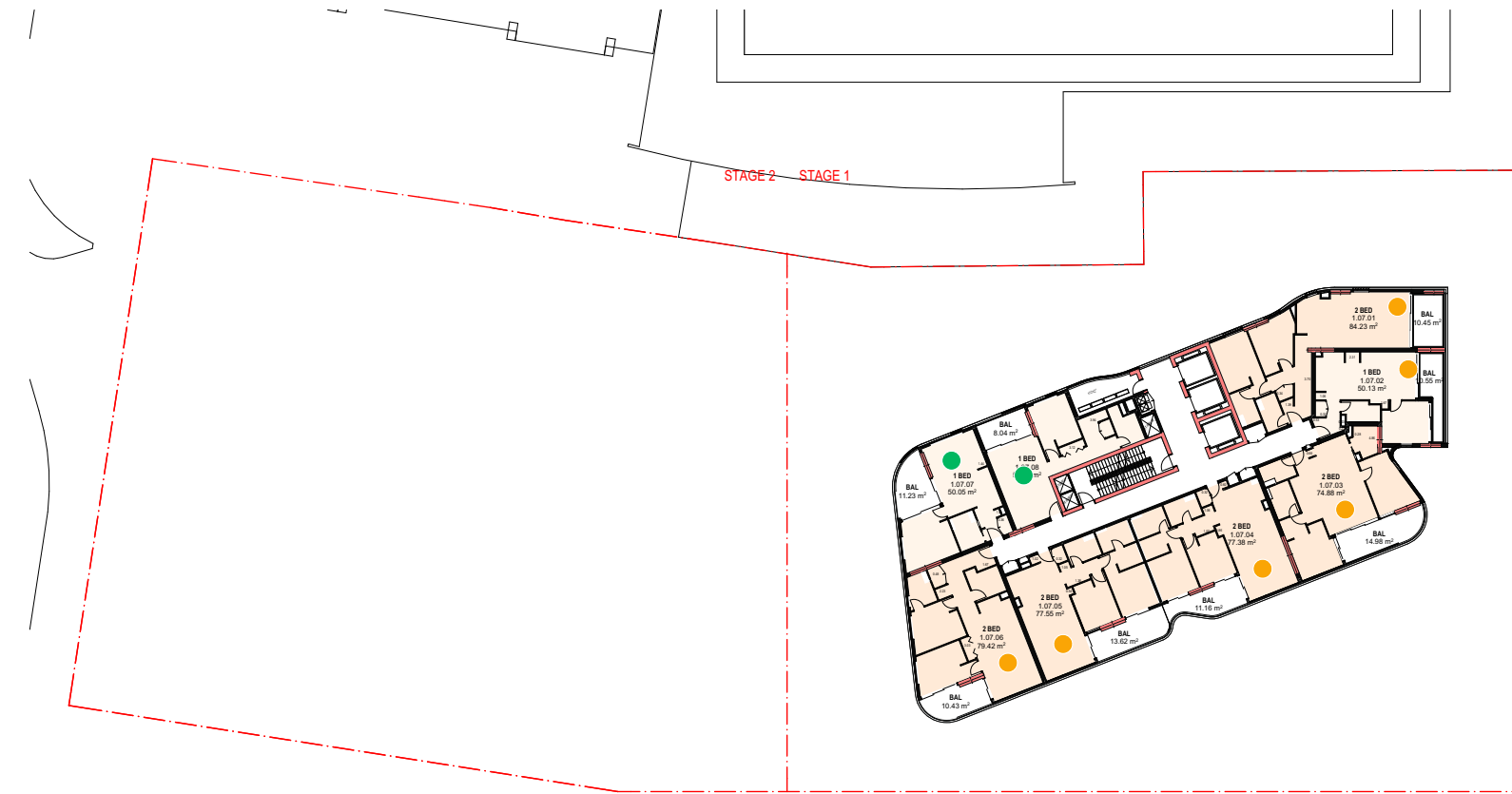
- SOLAR ACCESS 21 JUN 9AM TO 3PM**
- ACHIEVE 2 HOURS SOLAR ACCESS
 - LESS THAN 2 HOURS SOLAR ACCESS
 - ACHIEVE 2 HOURS SOLAR ACCESS (8AM-4PM)
 - NO SOLAR ACCESS



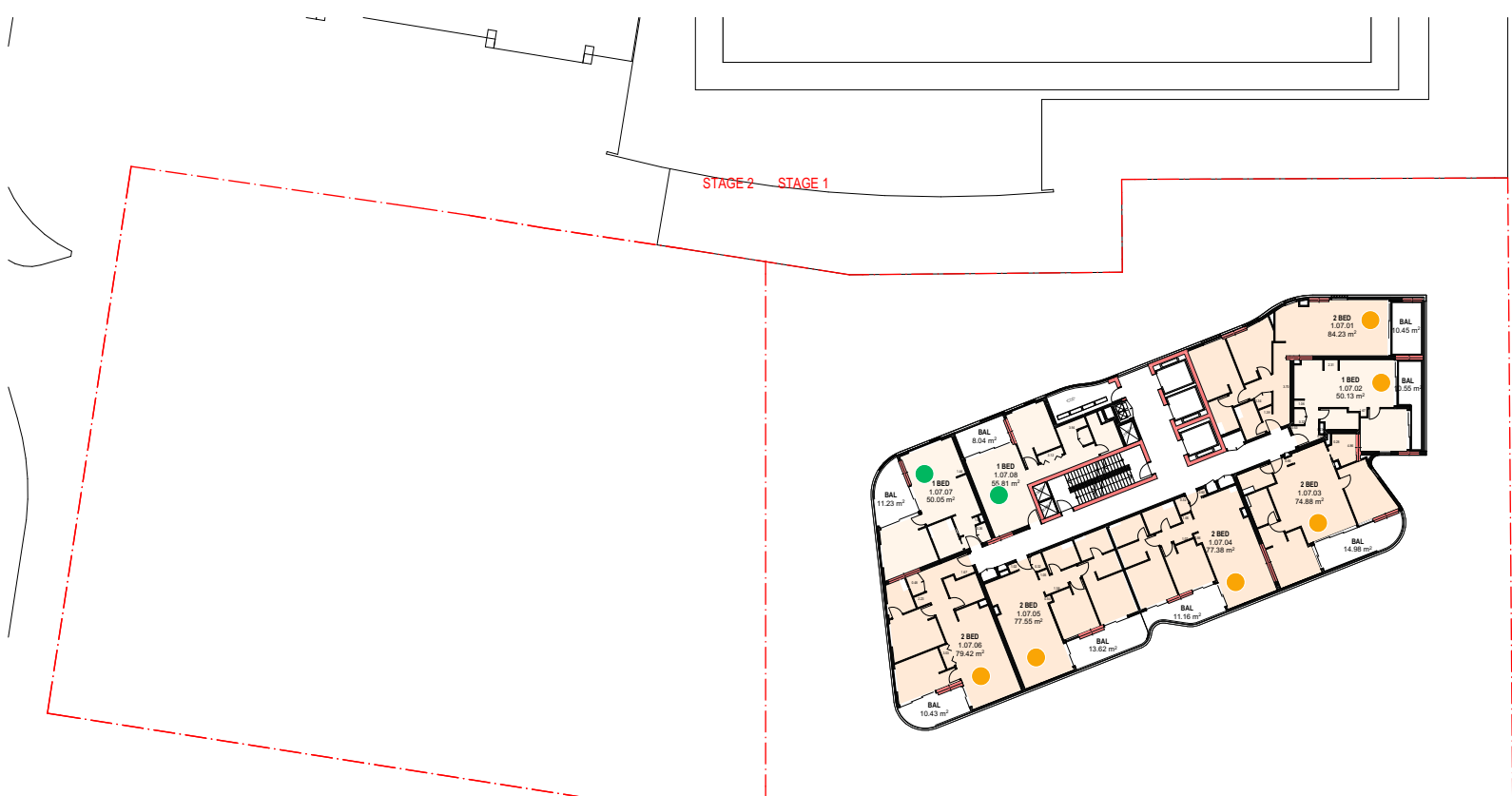
05 LEVEL 04
1:550



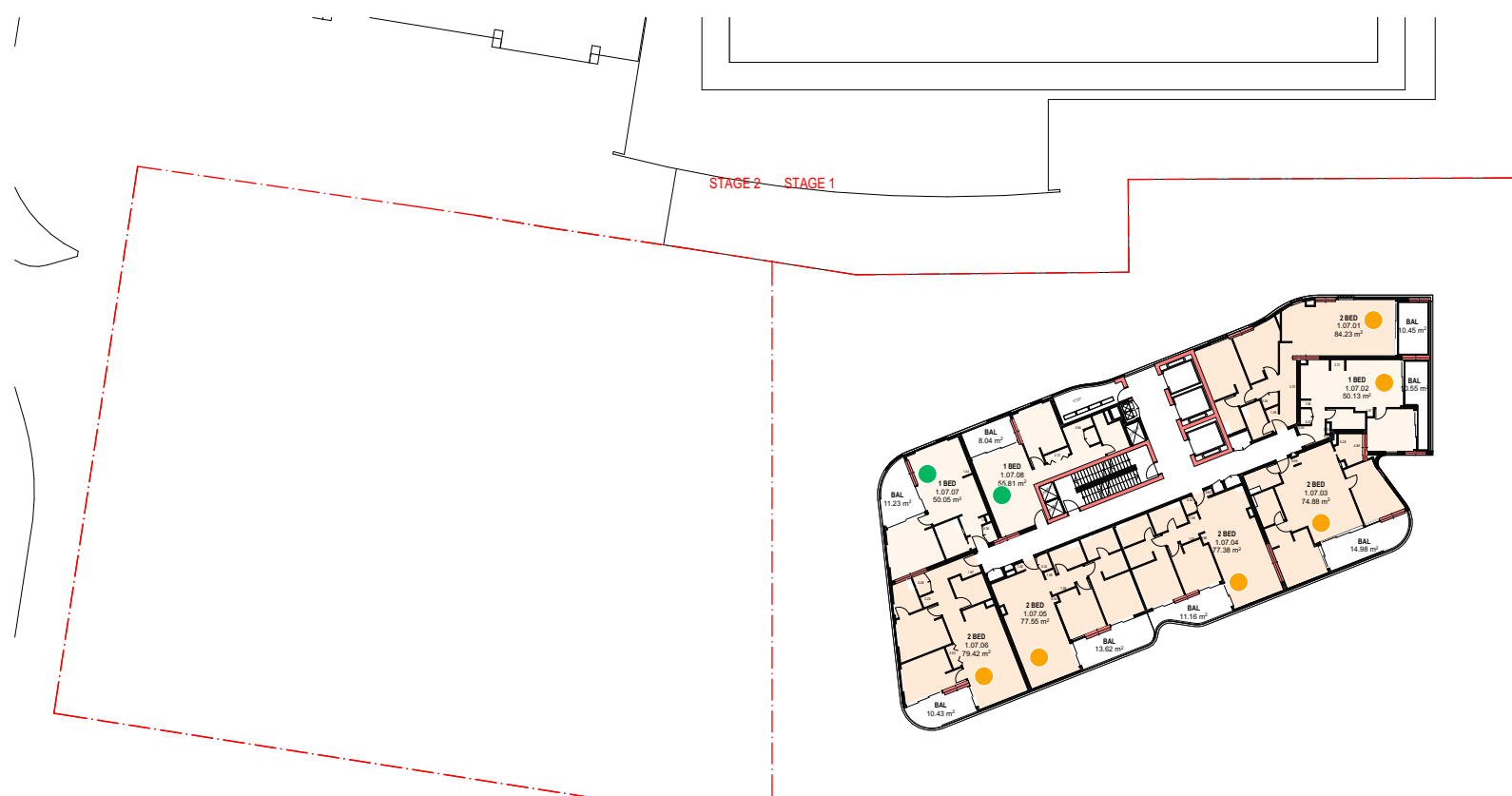
06 LEVEL 05
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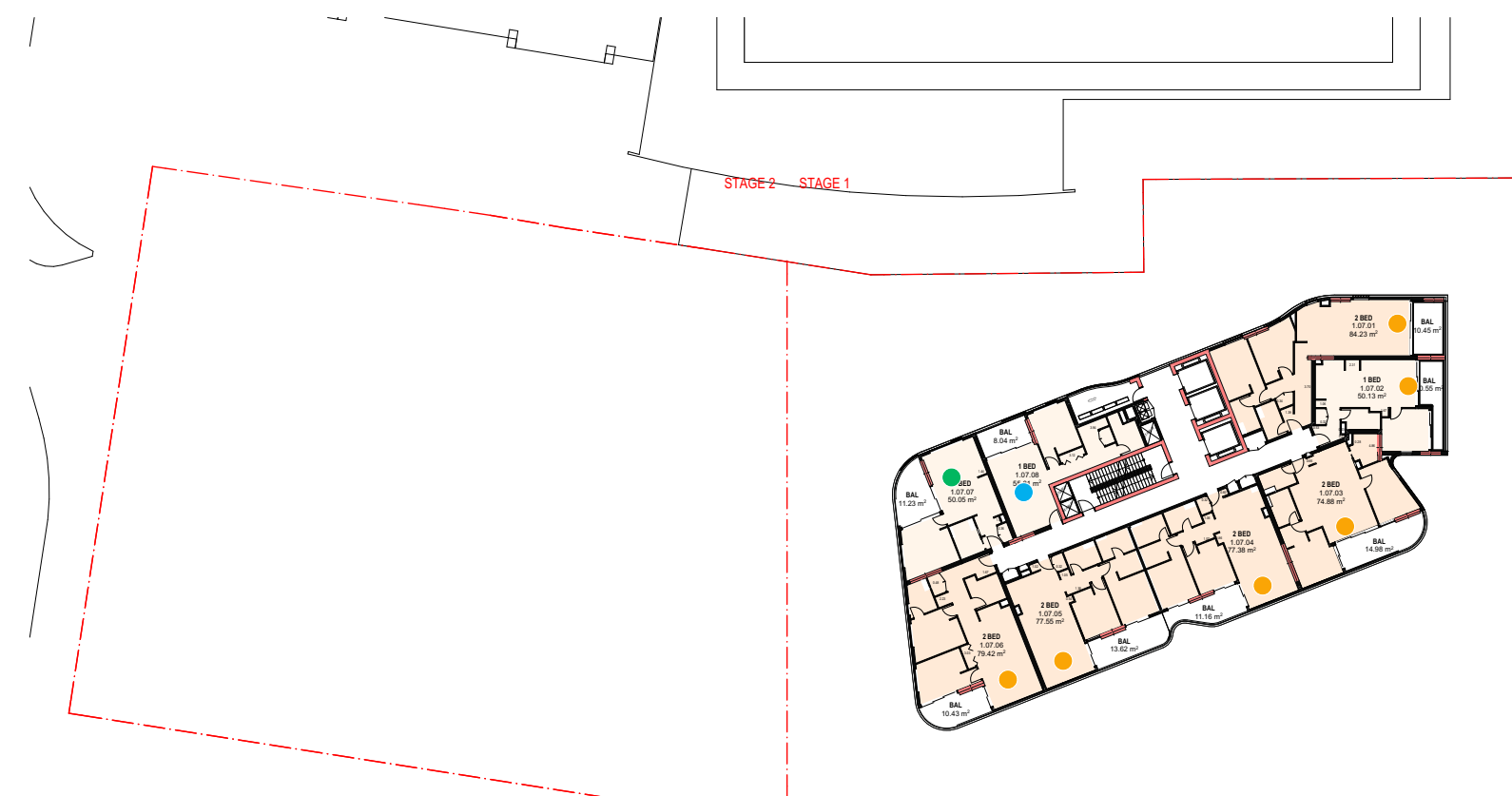
07 LEVEL 06
1:550



01 LEVEL 07
1:550



03 LEVEL 08
1:550



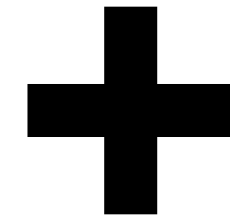
04 LEVEL 09
1:550

FOR INFORMATION

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4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

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Level 4, 222 Clarence Street
Sydney, NSW 2000 Australia
Plus Architecture Pty. Ltd.
ACN 600596303
Nominated Architect (NSW):
Rida Pin 11286

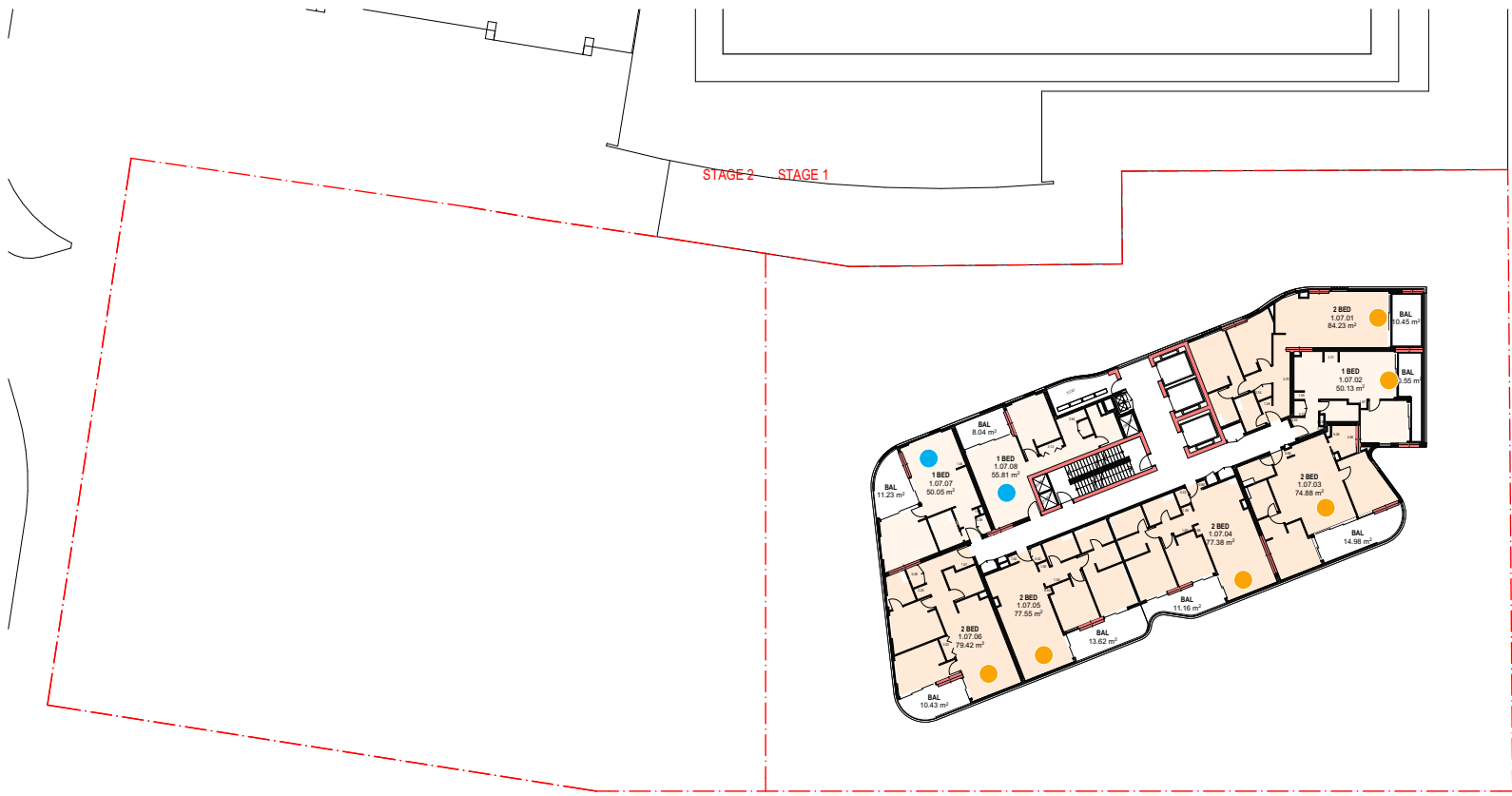
Melbourne
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

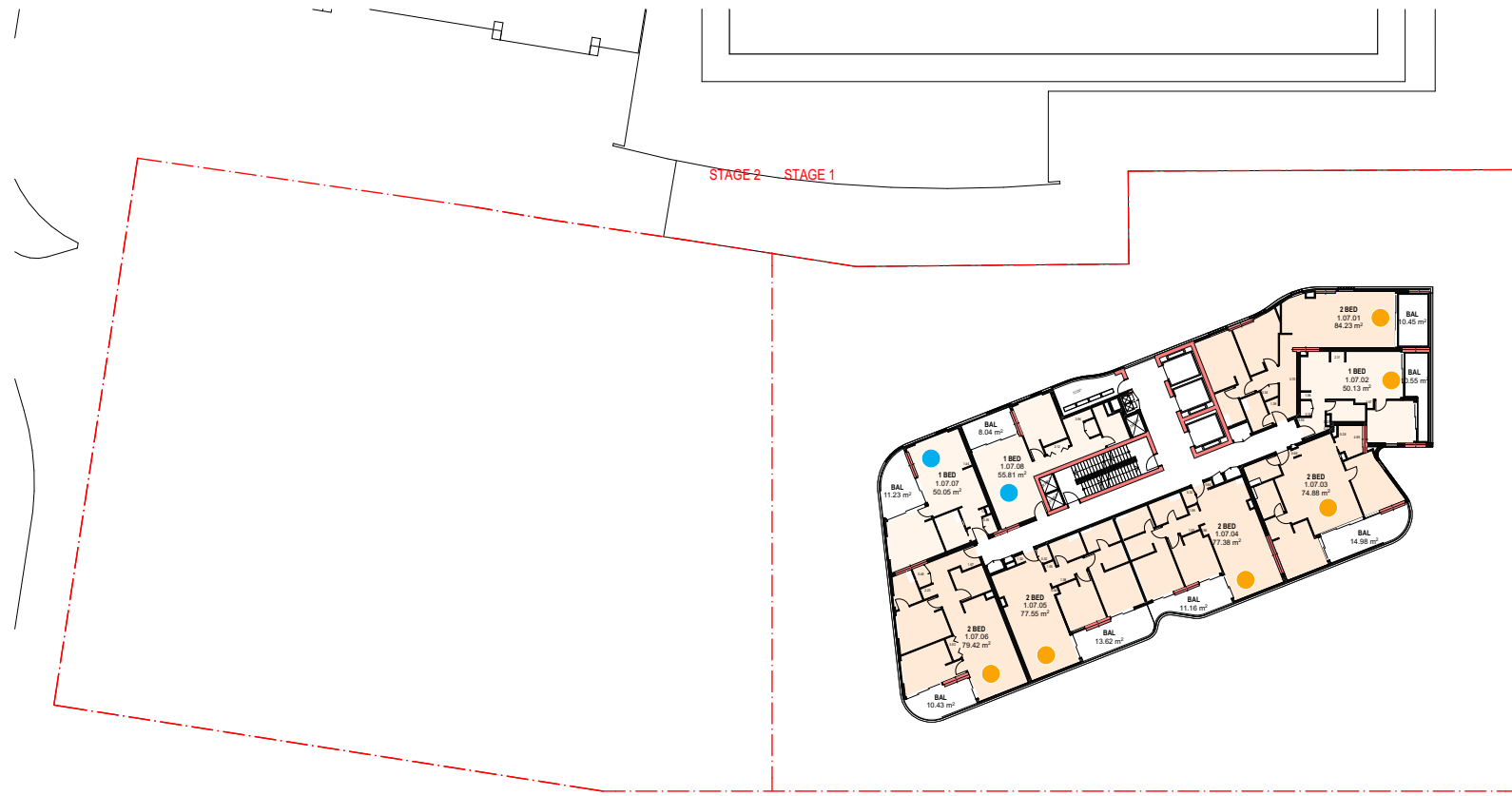
DRAWING TITLE
SOLAR AMENITY
DIAGRAM

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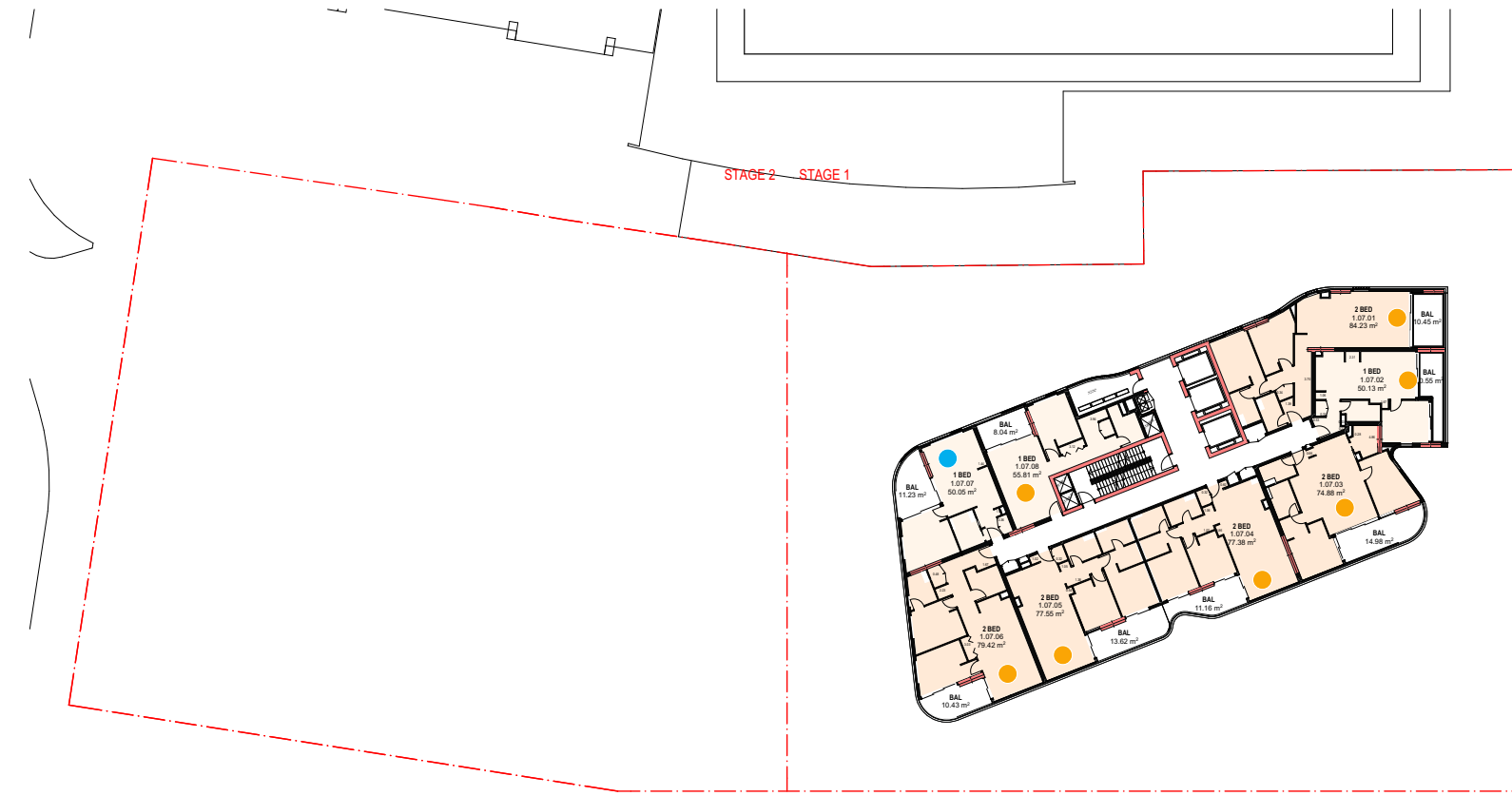
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4200	REVISION B



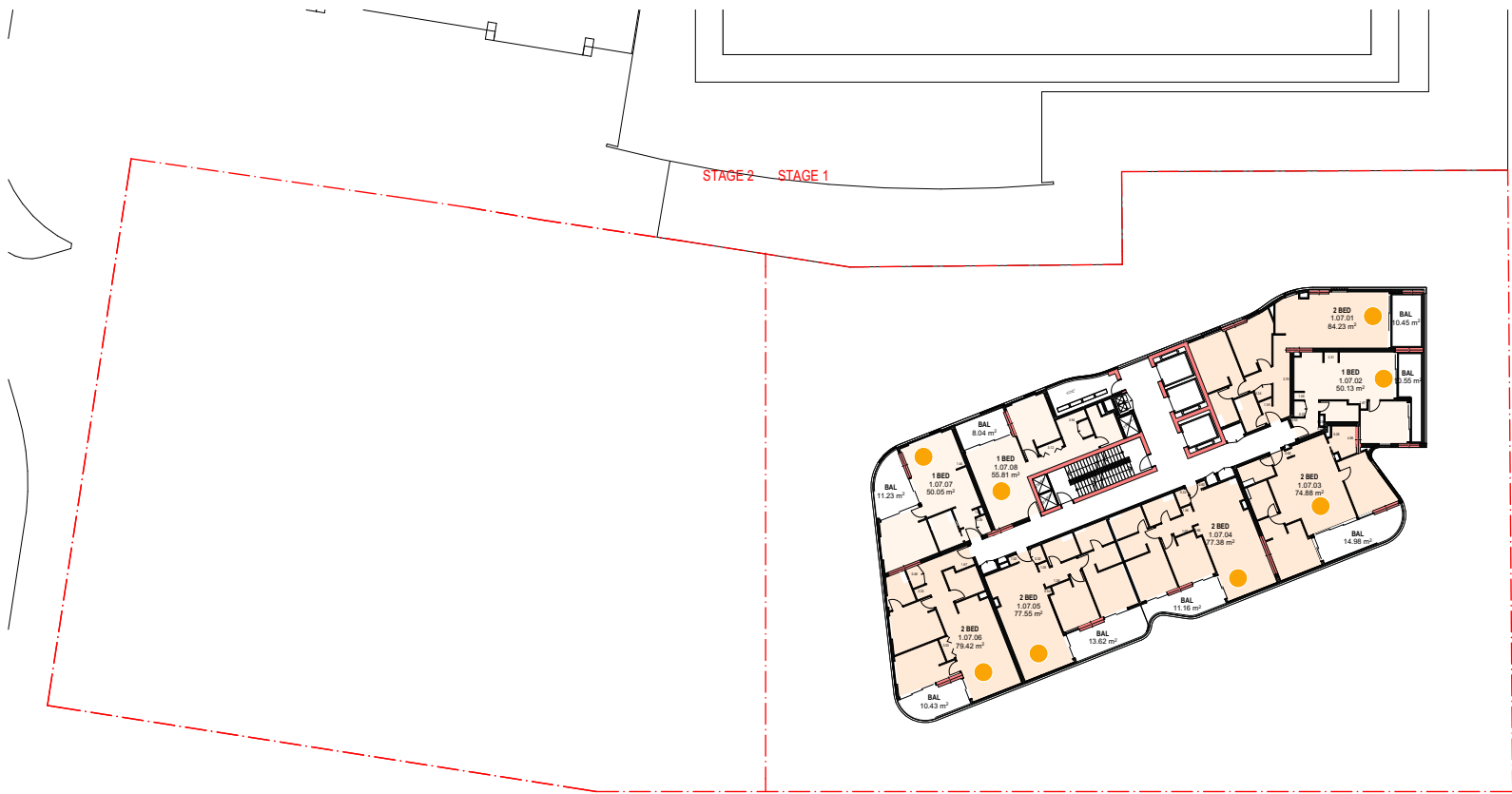
07 LEVEL 10
1:550



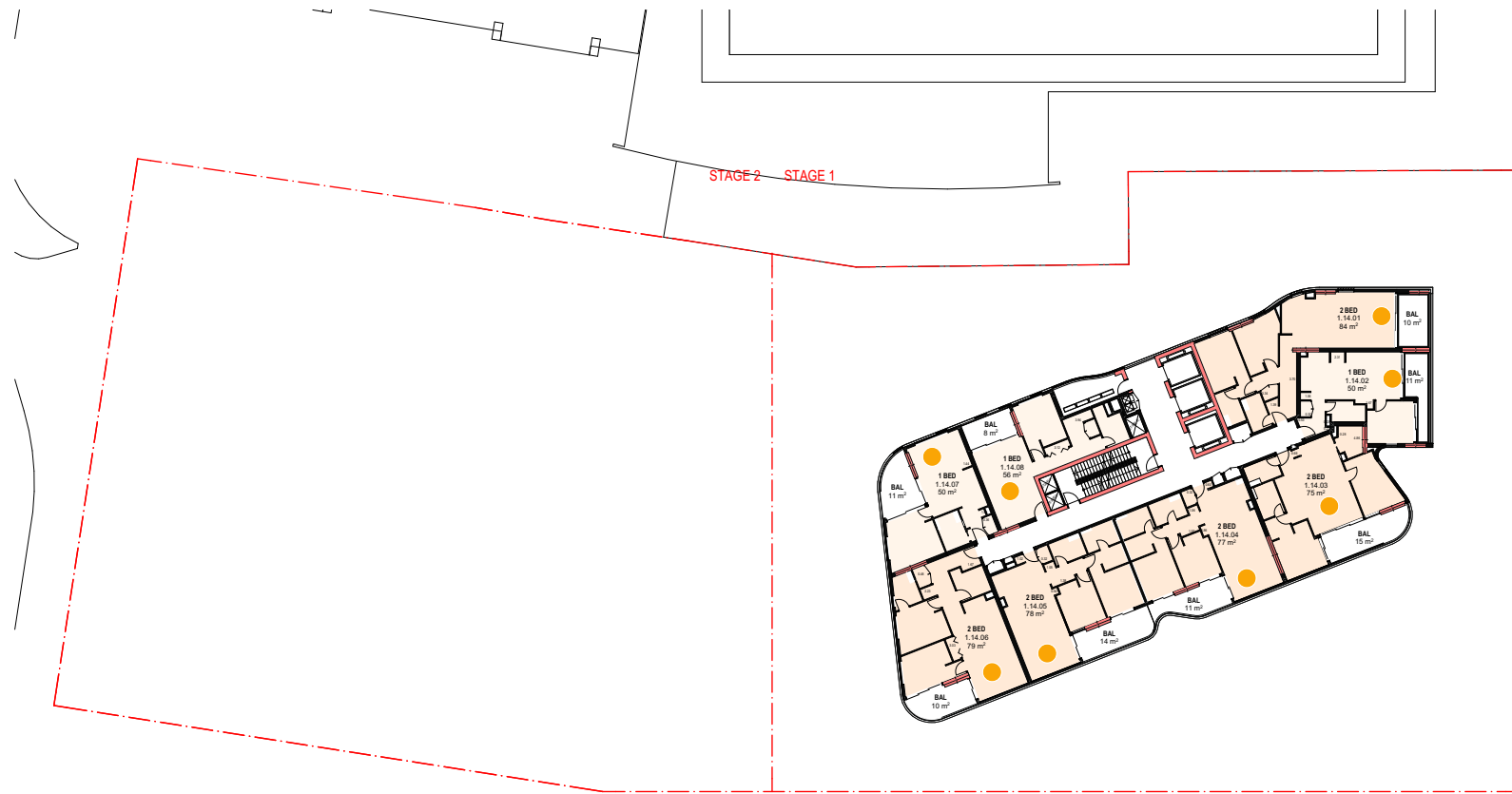
08 LEVEL 11
1:550



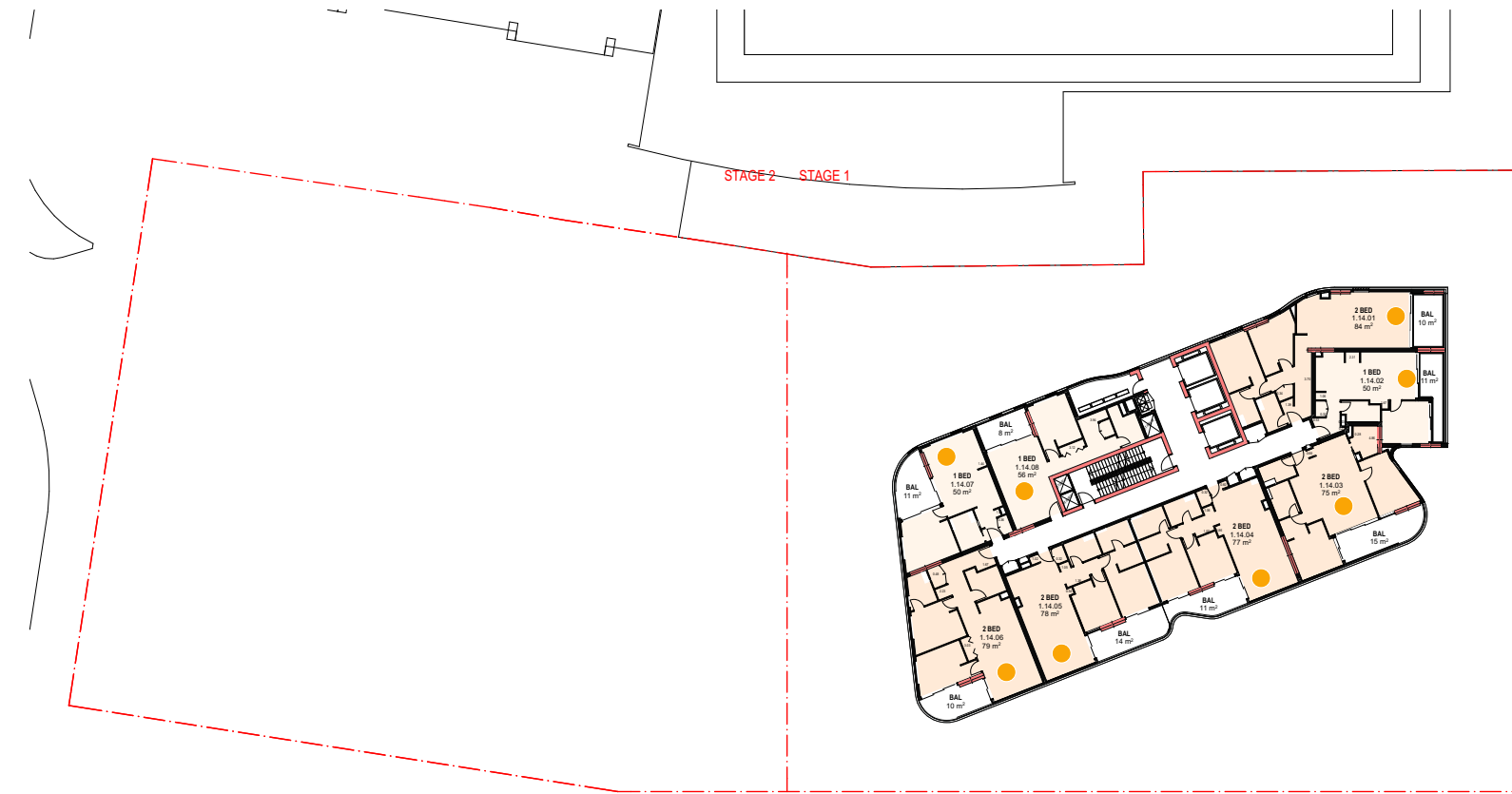
09 LEVEL 12
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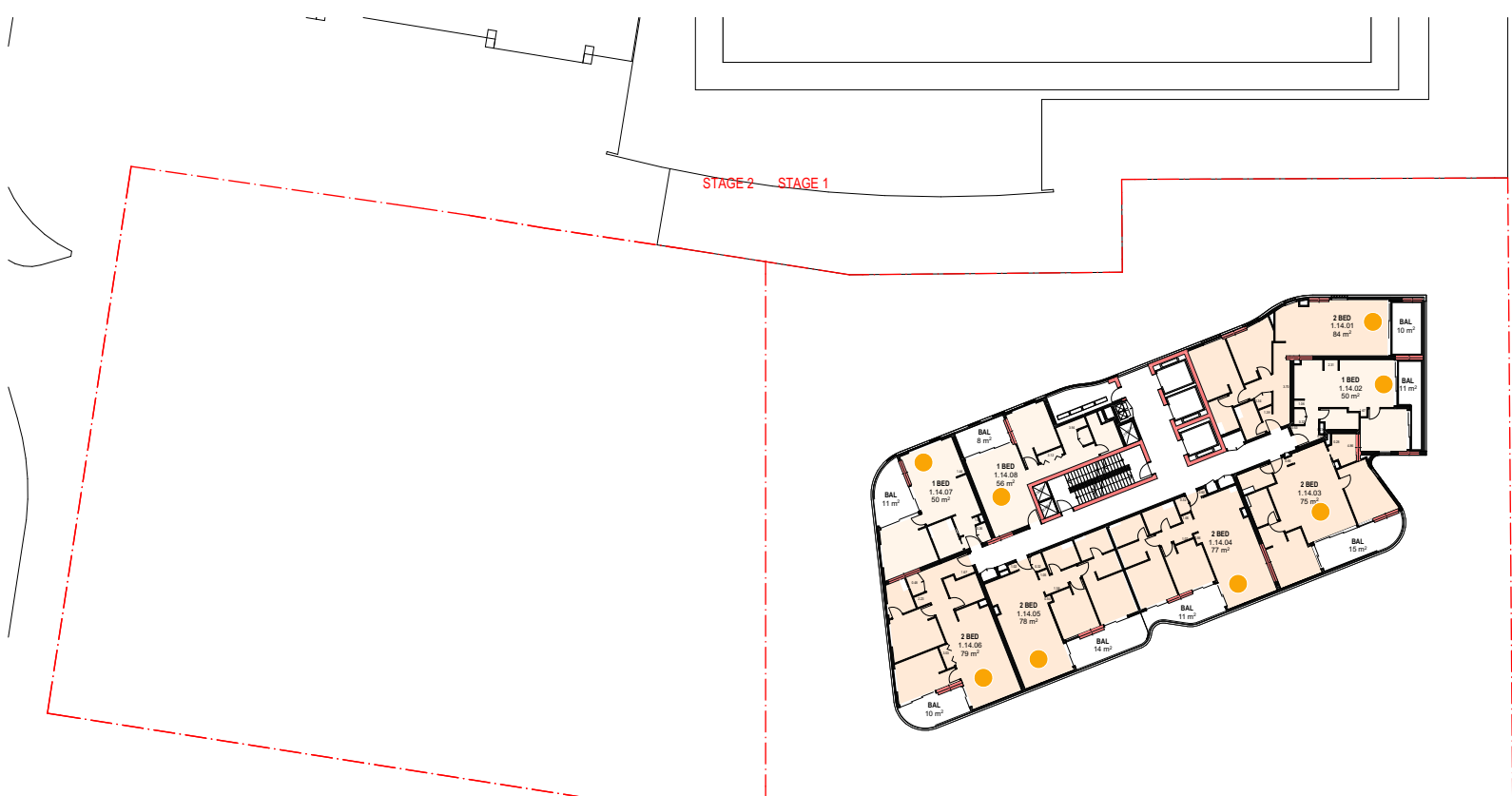
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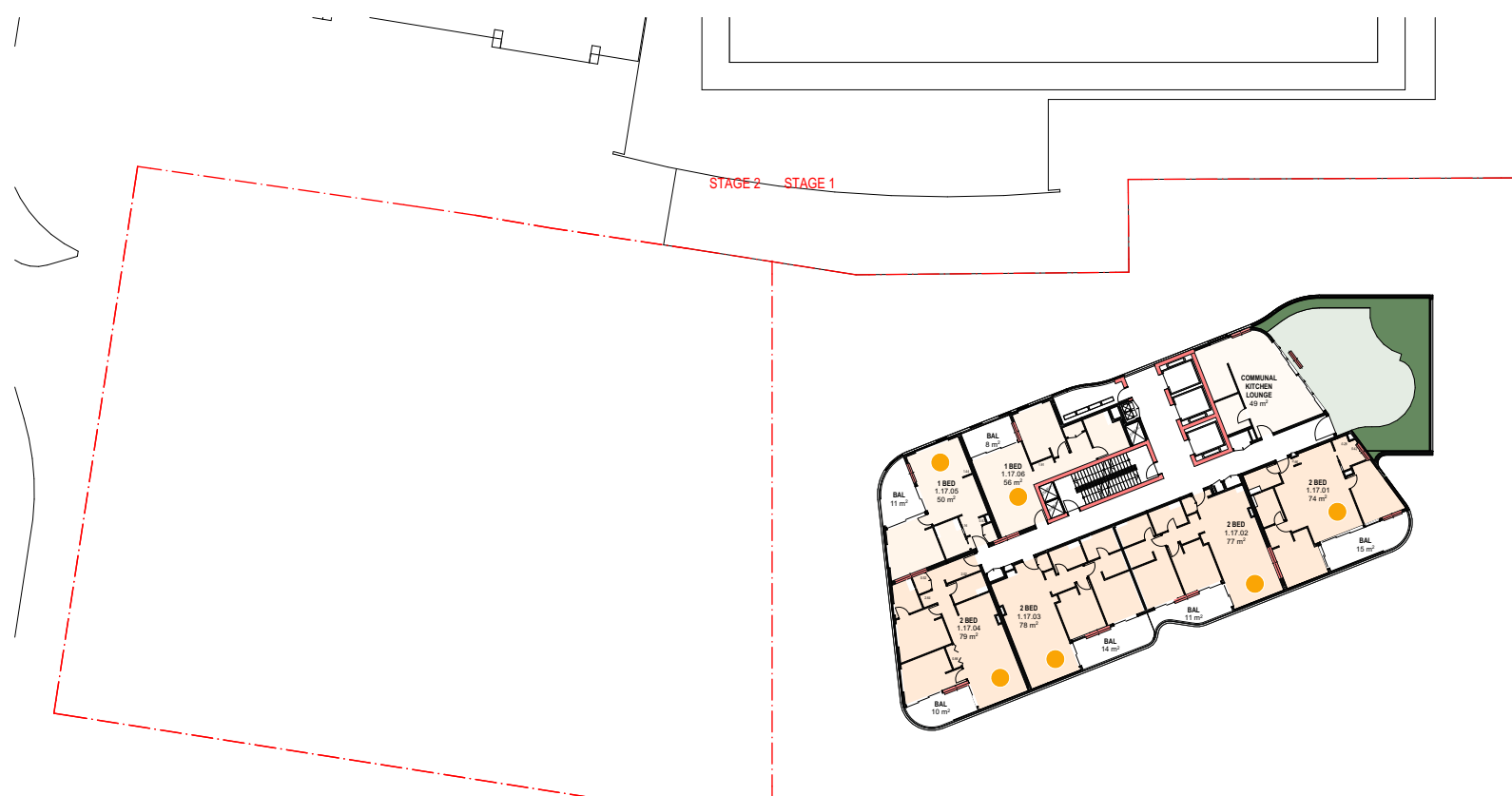
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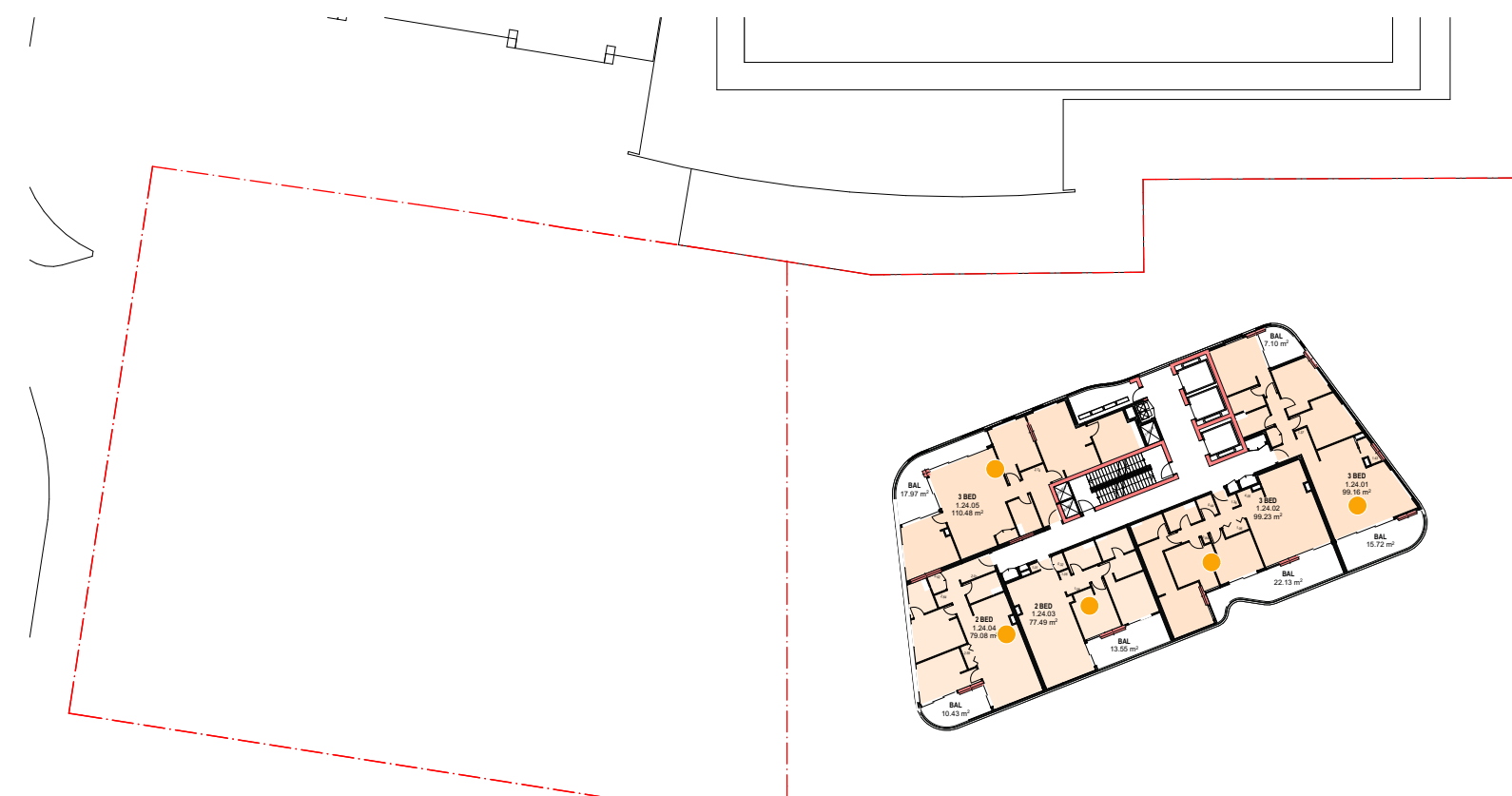
06 LEVEL 15
1:550



01 LEVEL 16
1:550



02 LEVEL 17
1:550



03 LEVEL 18
1:550

STAGE 1		
	Unit Comply	Total Unit
LEVEL 1		
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5	2	4
LEVEL 6	6	8
LEVEL 7	6	8
LEVEL 8	6	8
LEVEL 9	6	8
LEVEL 10	6	8
LEVEL 11	6	8
LEVEL 12	7	8
LEVEL 13	8	8
LEVEL 14	8	8
LEVEL 15	8	8
LEVEL 16	8	8
LEVEL 17	6	6
LEVEL 18	5	5
LEVEL 19	5	5
LEVEL 20	5	5
LEVEL 21	5	5
LEVEL 22	5	5
LEVEL 23	5	5
LEVEL 24	5	5
LEVEL 25	3	3

TOTAL	121	136
PERCENTAGE		89%

SOLAR ACCESS 21 JUN 9AM TO 3PM

- ACHIEVE 2 HOURS SOLAR ACCESS
- LESS THAN 2 HOURS SOLAR ACCESS
- ACHIEVE 2 HOURS SOLAR ACCESS (8AM-4PM)
- NO SOLAR ACCESS

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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Plus Architecture Pty. Ltd.
ACN 600596303
Nominated Architect (NSW):
Rida Pin 11286

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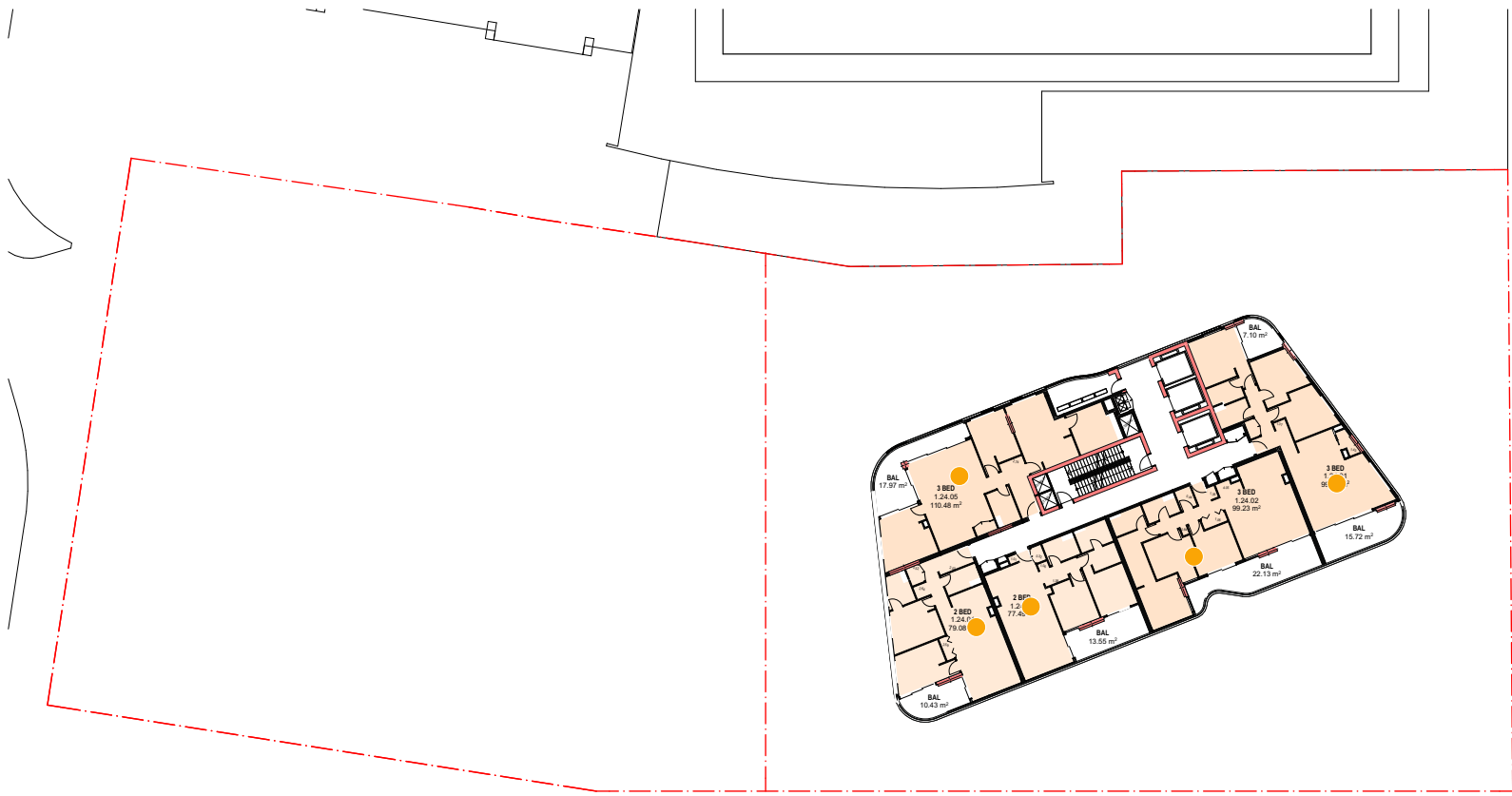
PROJECT
**711 HUNTER ST
NEWCASTLE WEST
NSW 2302**

DRAWING TITLE
**SOLAR AMENITY
DIAGRAM**

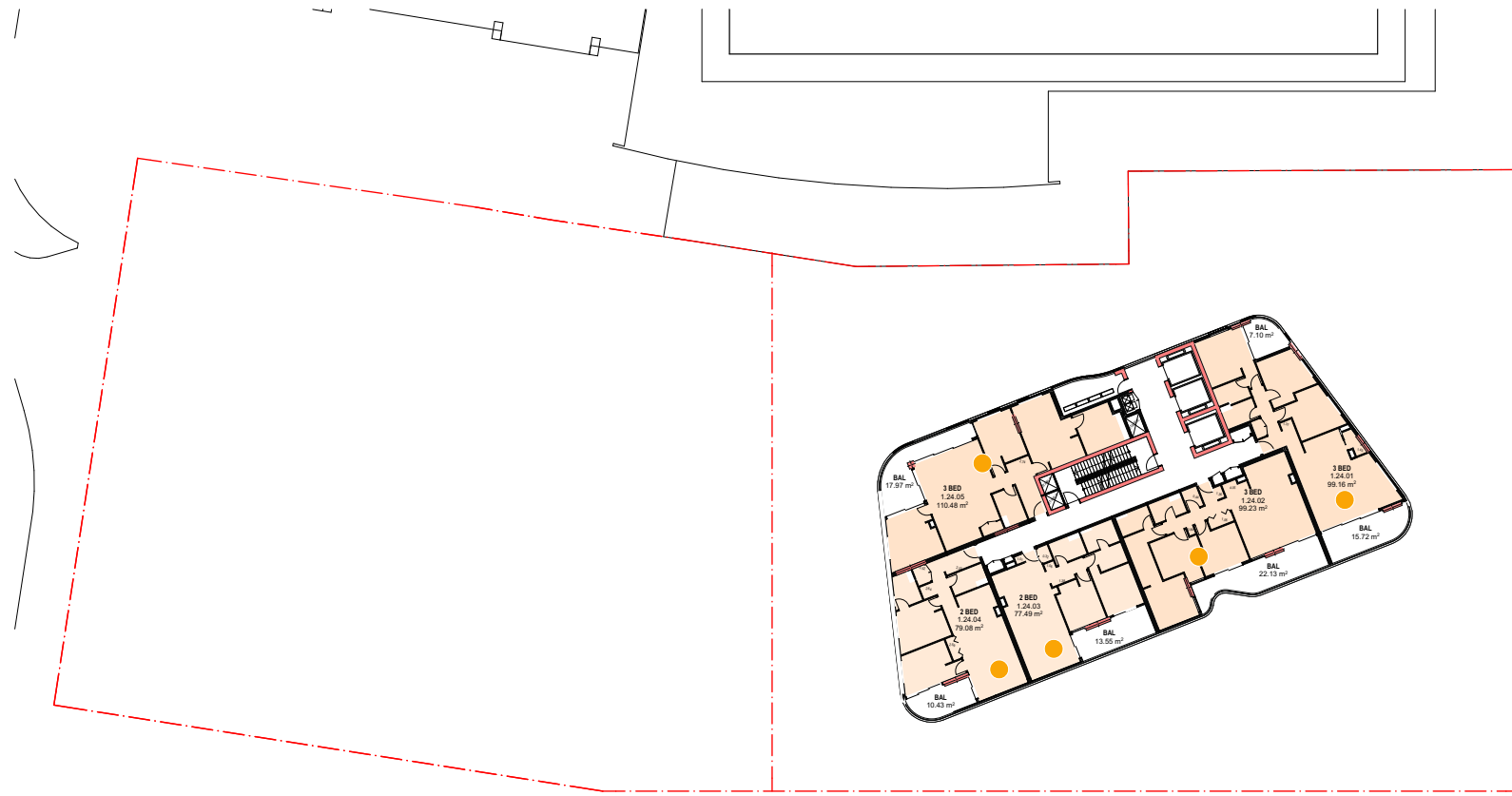
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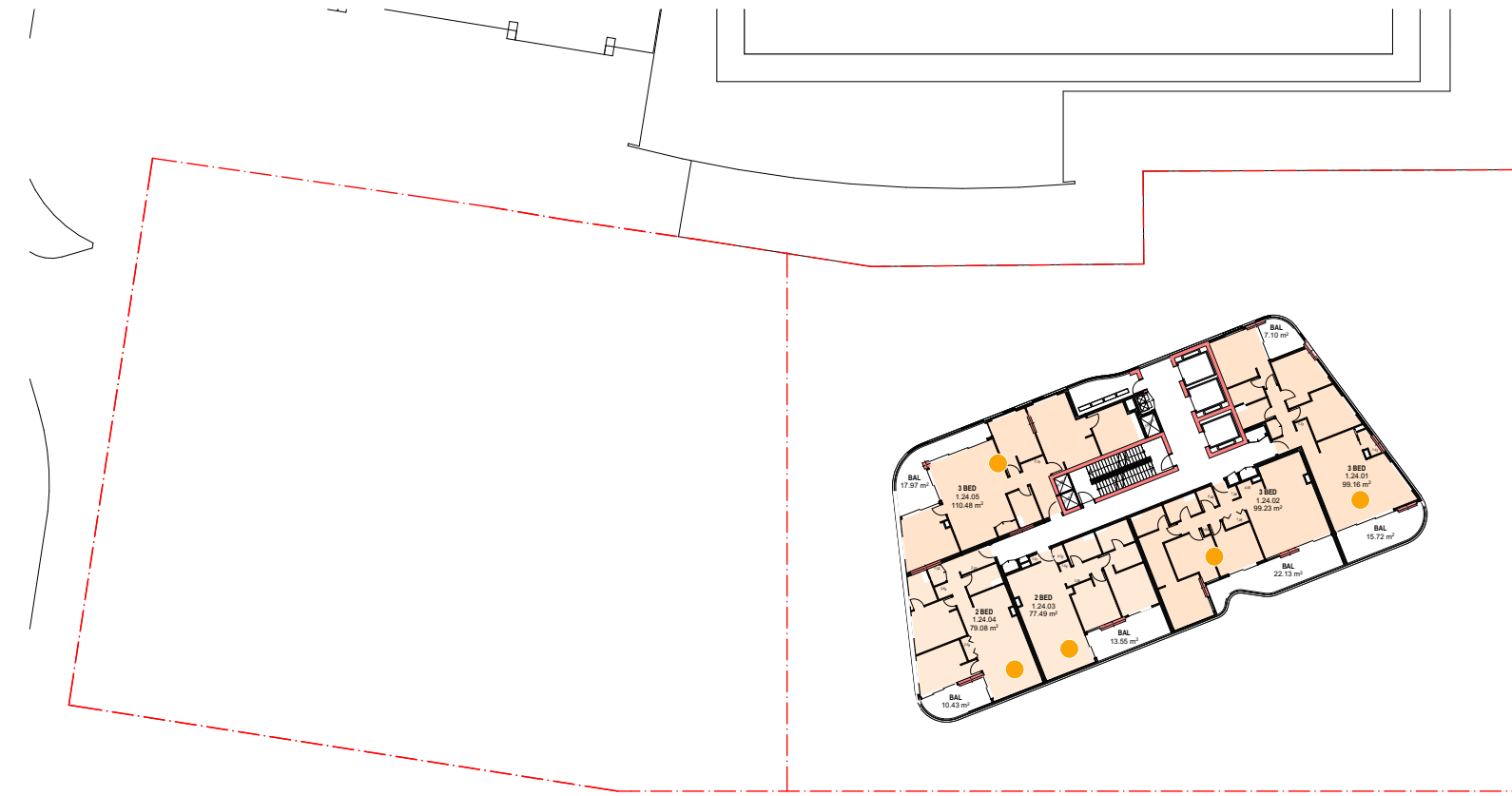
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4201	REVISION B



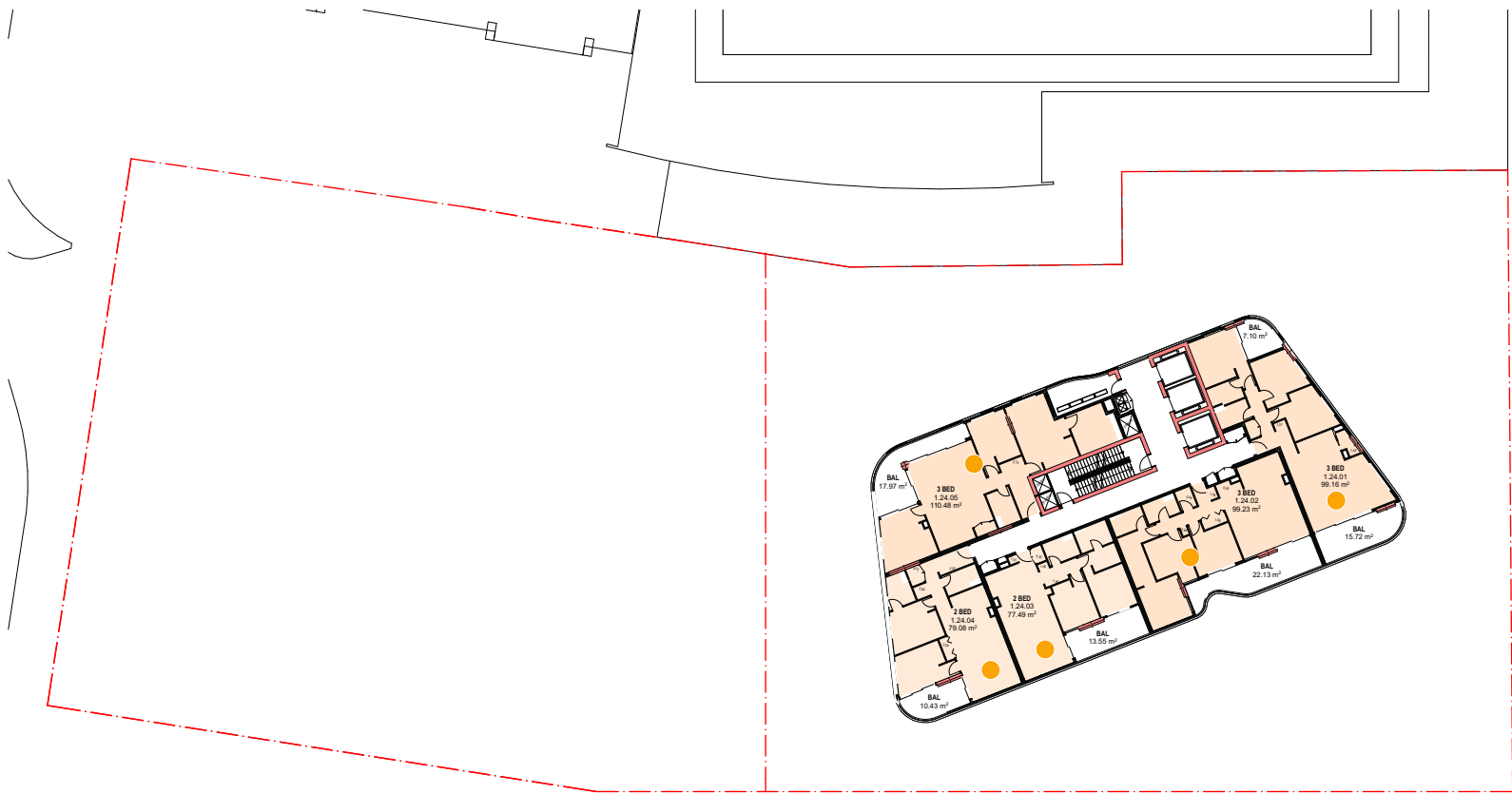
05 LEVEL 19
1:550



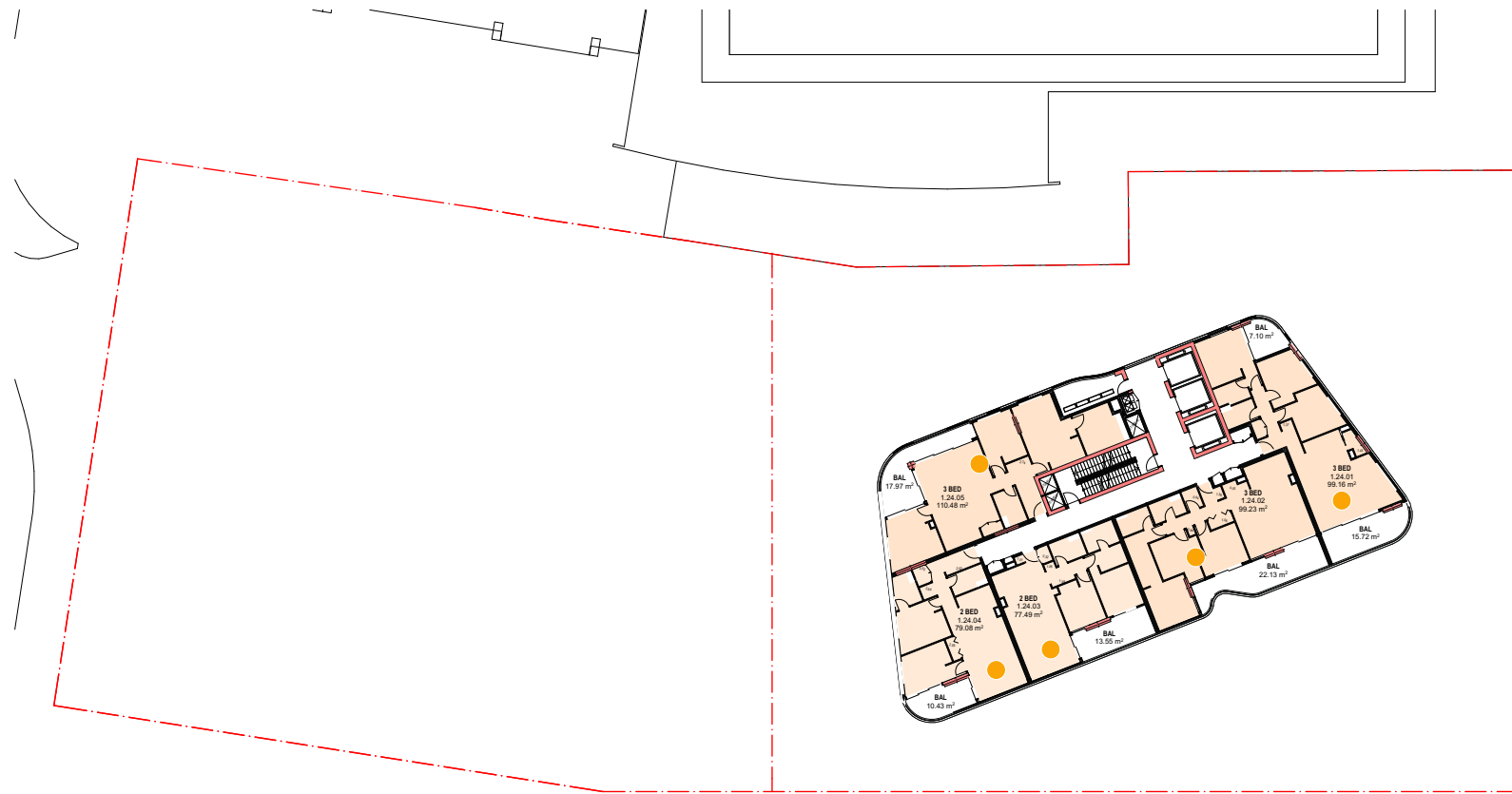
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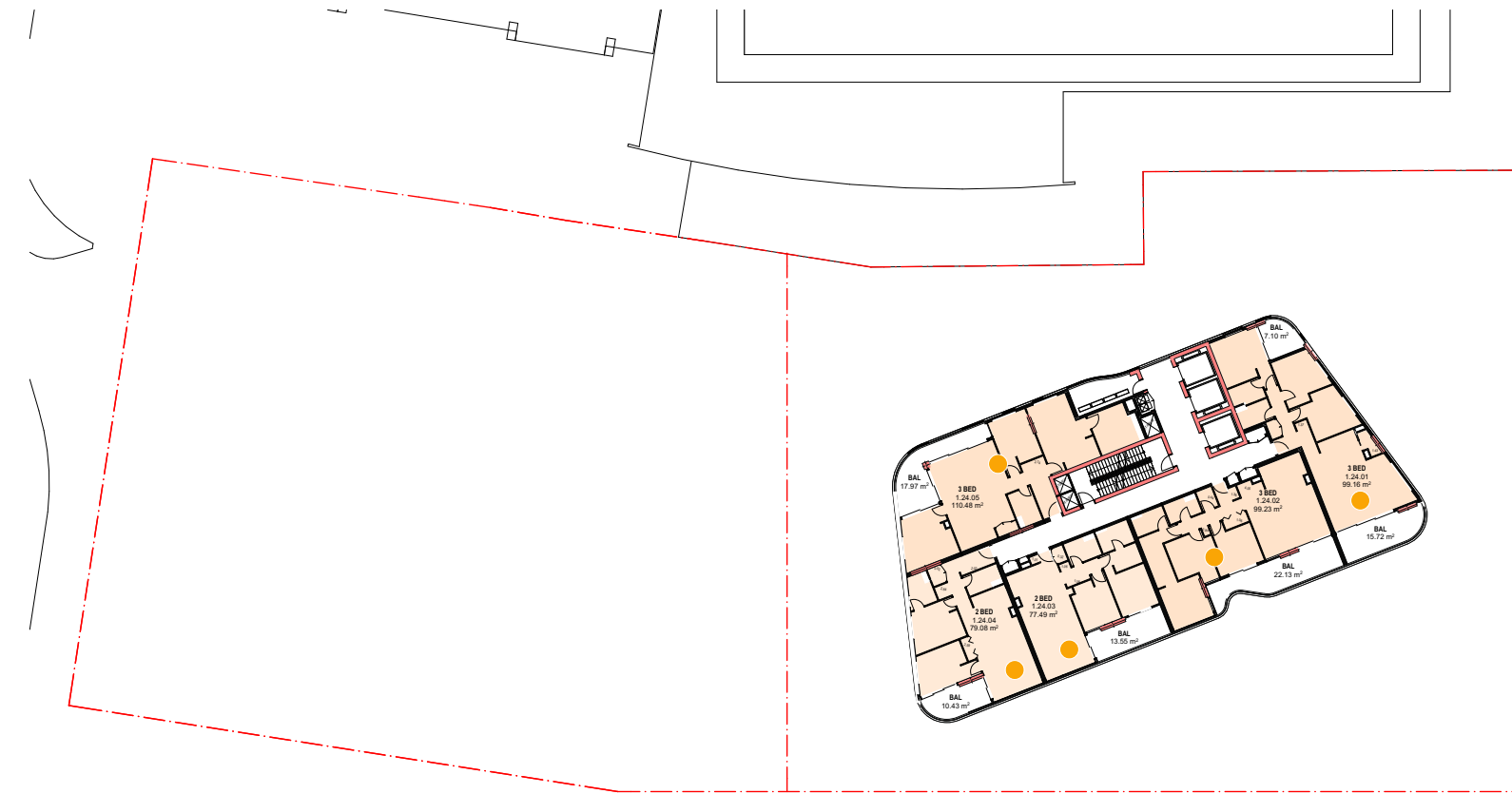
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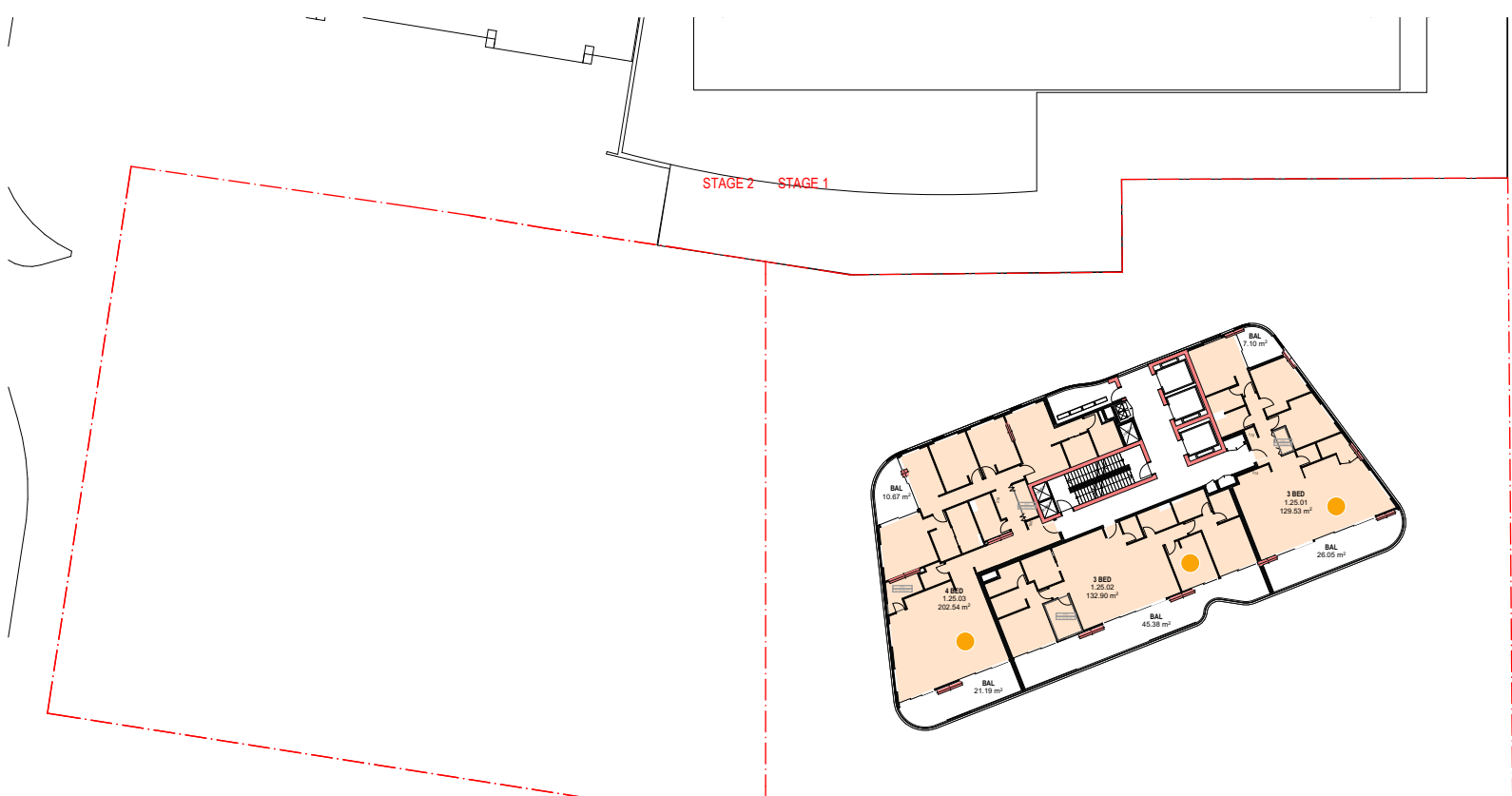
02 LEVEL 22
1:550



03 LEVEL 23
1:550



04 LEVEL 24
1:550



01 LEVEL 25
1:550

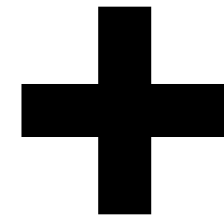
	STAGE 1	
	Unit Comply	Total Unit
LEVEL 1		
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5	2	4
LEVEL 6	6	8
LEVEL 7	6	8
LEVEL 8	6	8
LEVEL 9	6	8
LEVEL 10	6	8
LEVEL 11	6	8
LEVEL 12	7	8
LEVEL 13	8	8
LEVEL 14	8	8
LEVEL 15	8	8
LEVEL 16	8	8
LEVEL 17	6	6
LEVEL 18	5	5
LEVEL 19	5	5
LEVEL 20	5	5
LEVEL 21	5	5
LEVEL 22	5	5
LEVEL 23	5	5
LEVEL 24	5	5
LEVEL 25	3	3

TOTAL	121	136
PERCENTAGE		89%

- SOLAR ACCESS 21 JUN 9AM TO 3PM**
- ACHIEVE 2 HOURS SOLAR ACCESS
 - LESS THAN 2 HOURS SOLAR ACCESS
 - ACHIEVE 2 HOURS SOLAR ACCESS (8AM-4PM)
 - NO SOLAR ACCESS

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



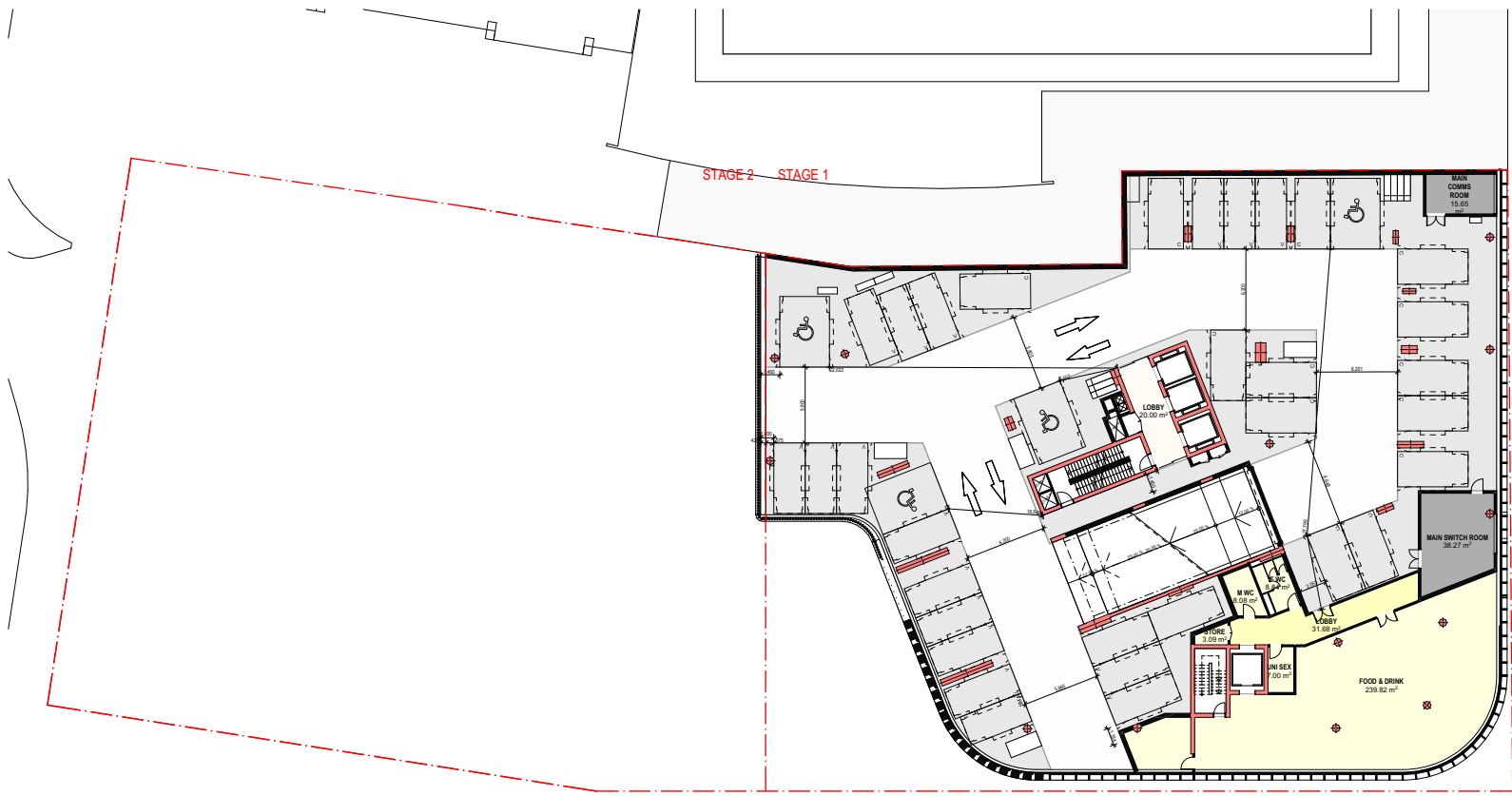
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PROJECT
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NSW 2302**

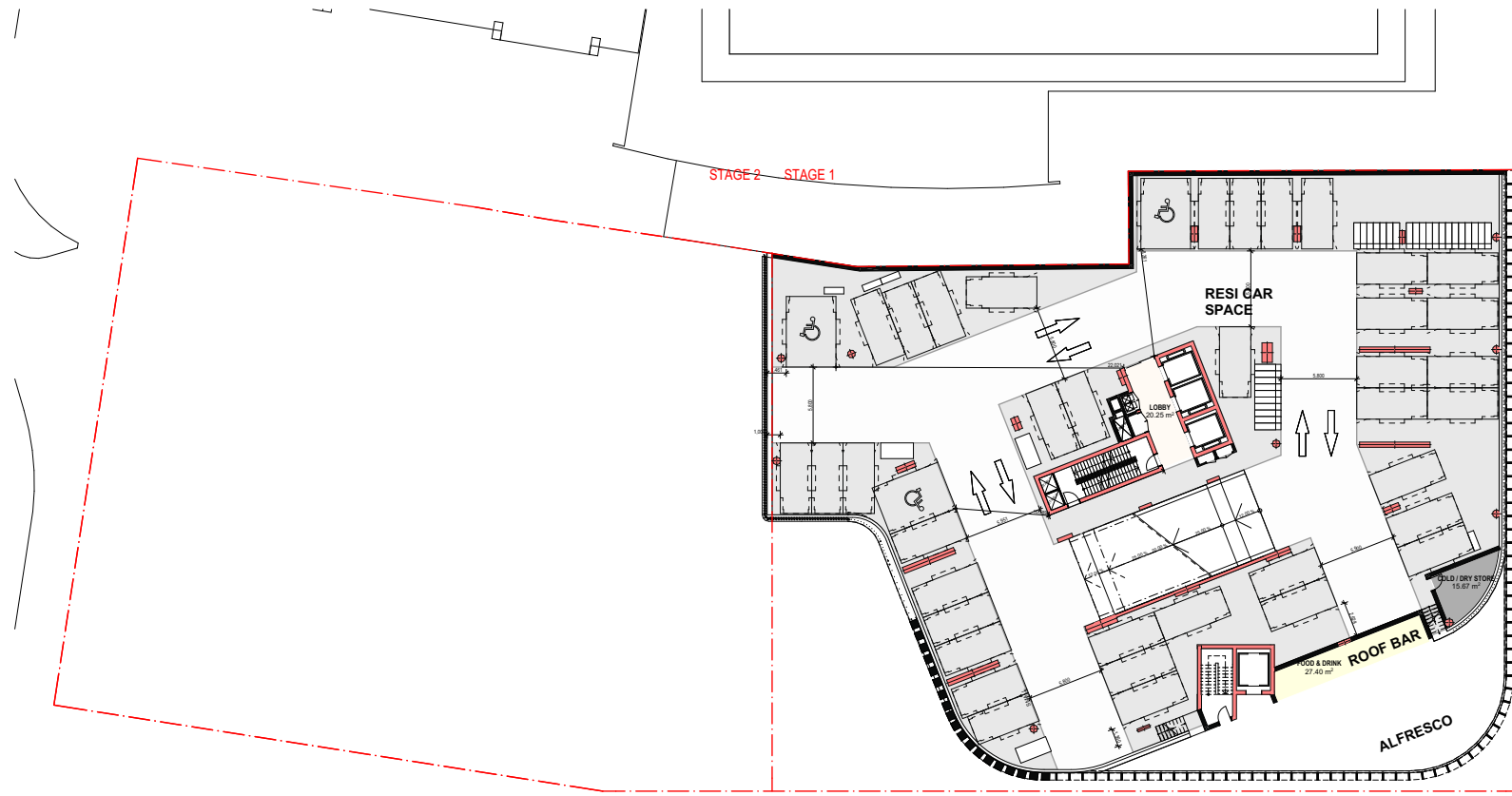
DRAWING TITLE
**SOLAR AMENITY
DIAGRAM**

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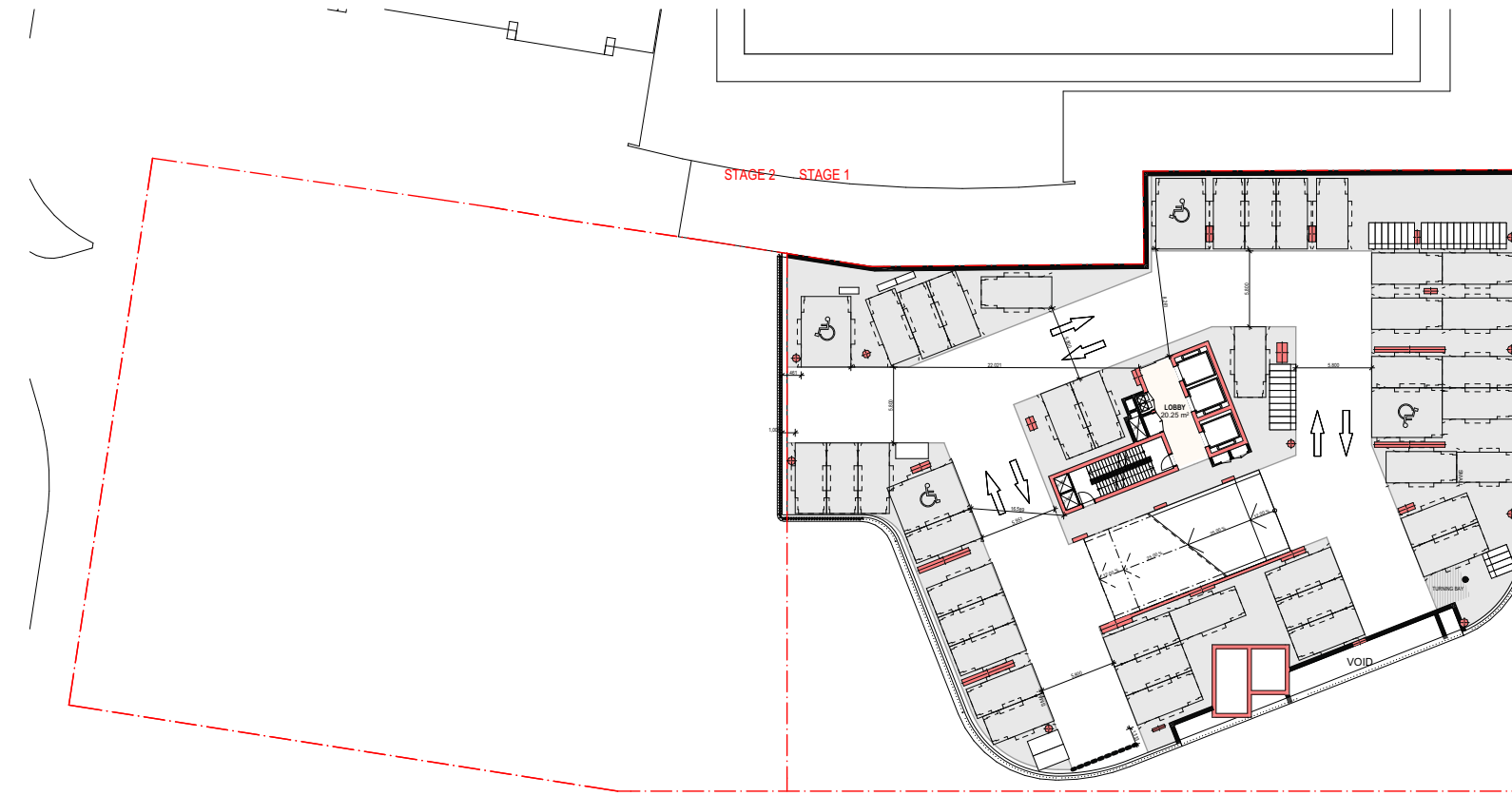
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4202	REVISION B



07 LEVEL 01
1:550



08 LEVEL 02
1:550

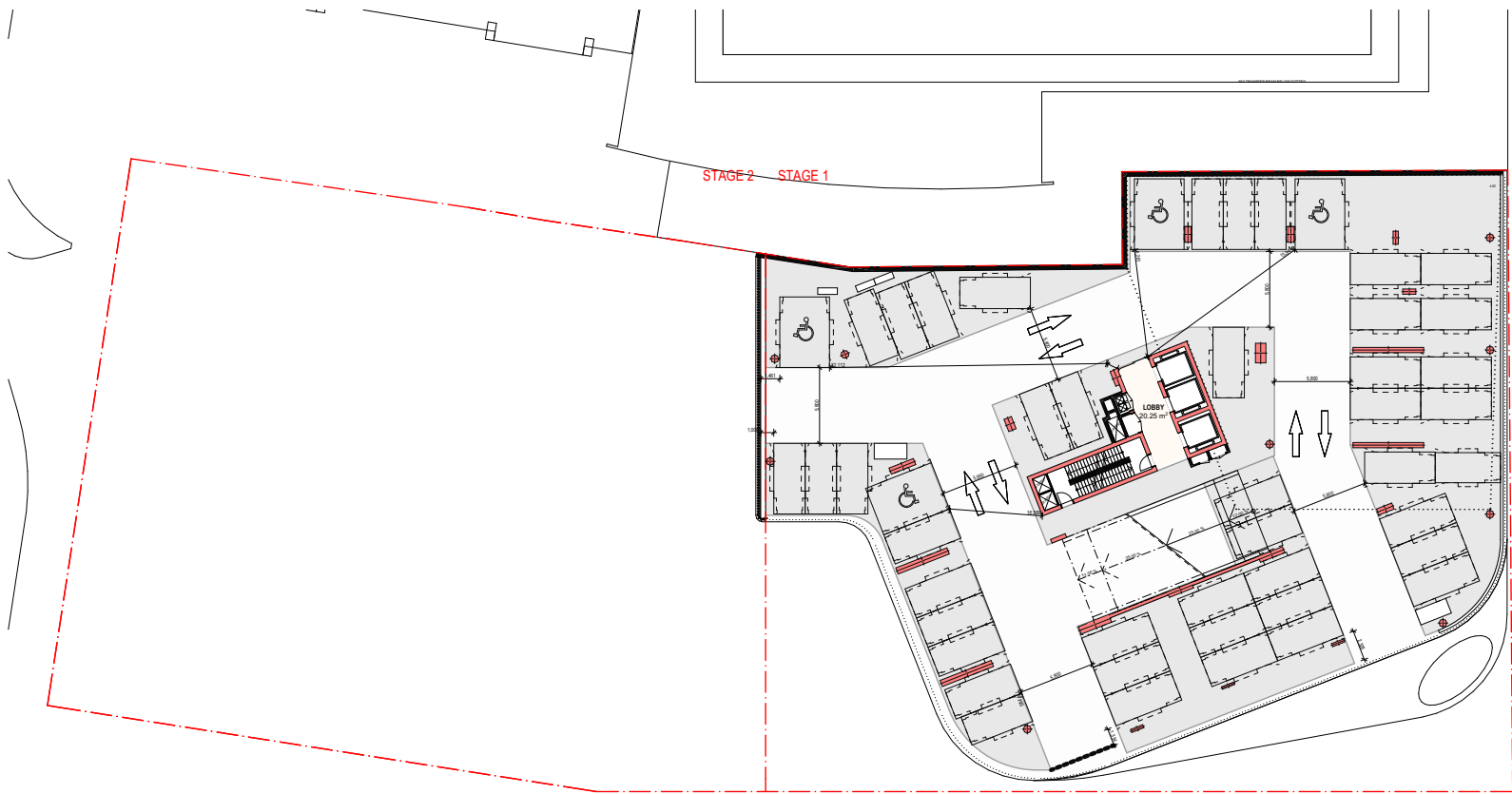


09 LEVEL 03
1:550

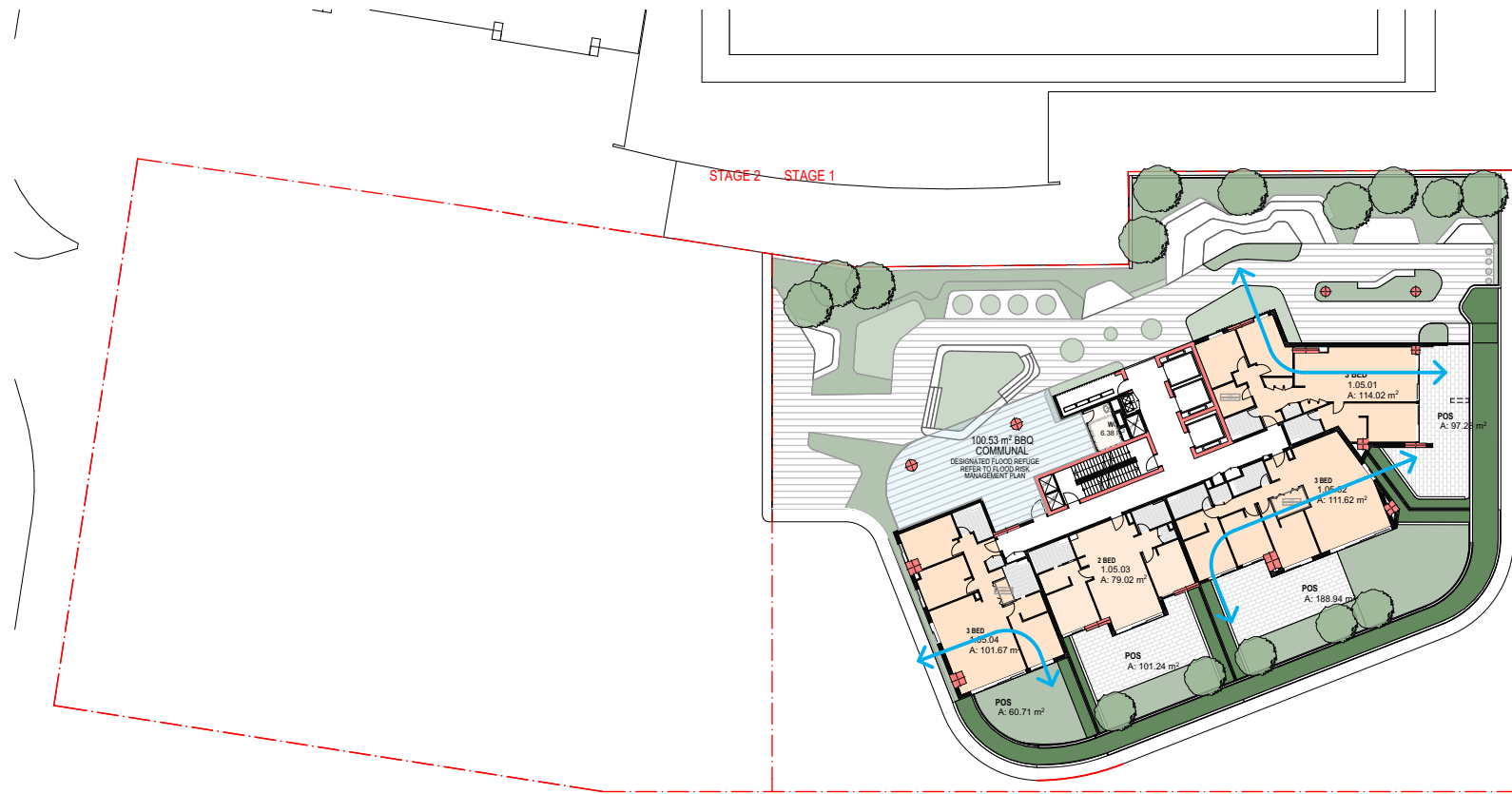
STAGE 1		
	Unit Comply	Total Unit
LEVEL 1		
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5	3	4
LEVEL 6	5	8
LEVEL 7	5	8
LEVEL 8	5	8

TOTAL	18	28
PERCENTAGE		64%

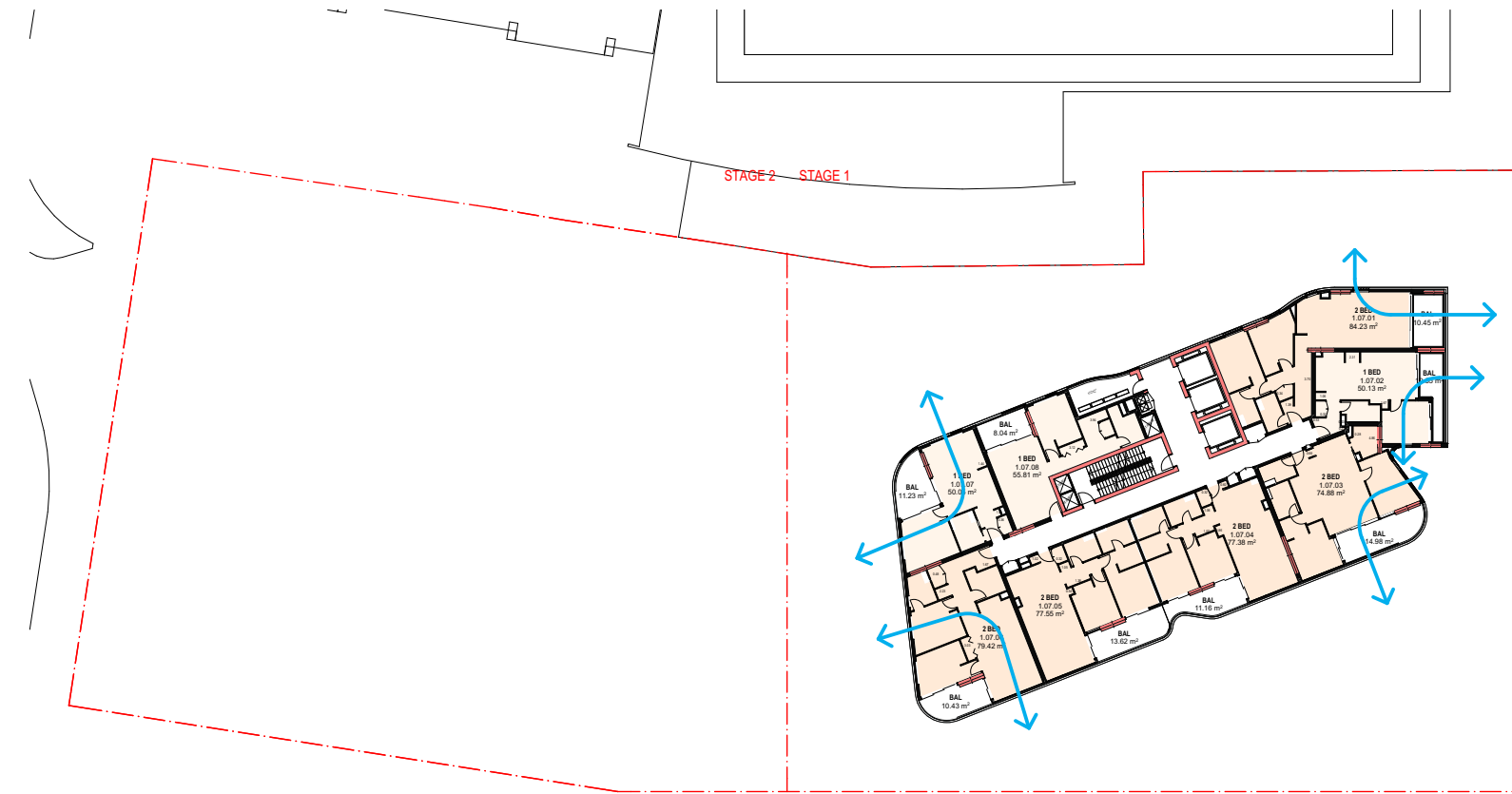
←→ ACHIEVE CROSS VENTILATION



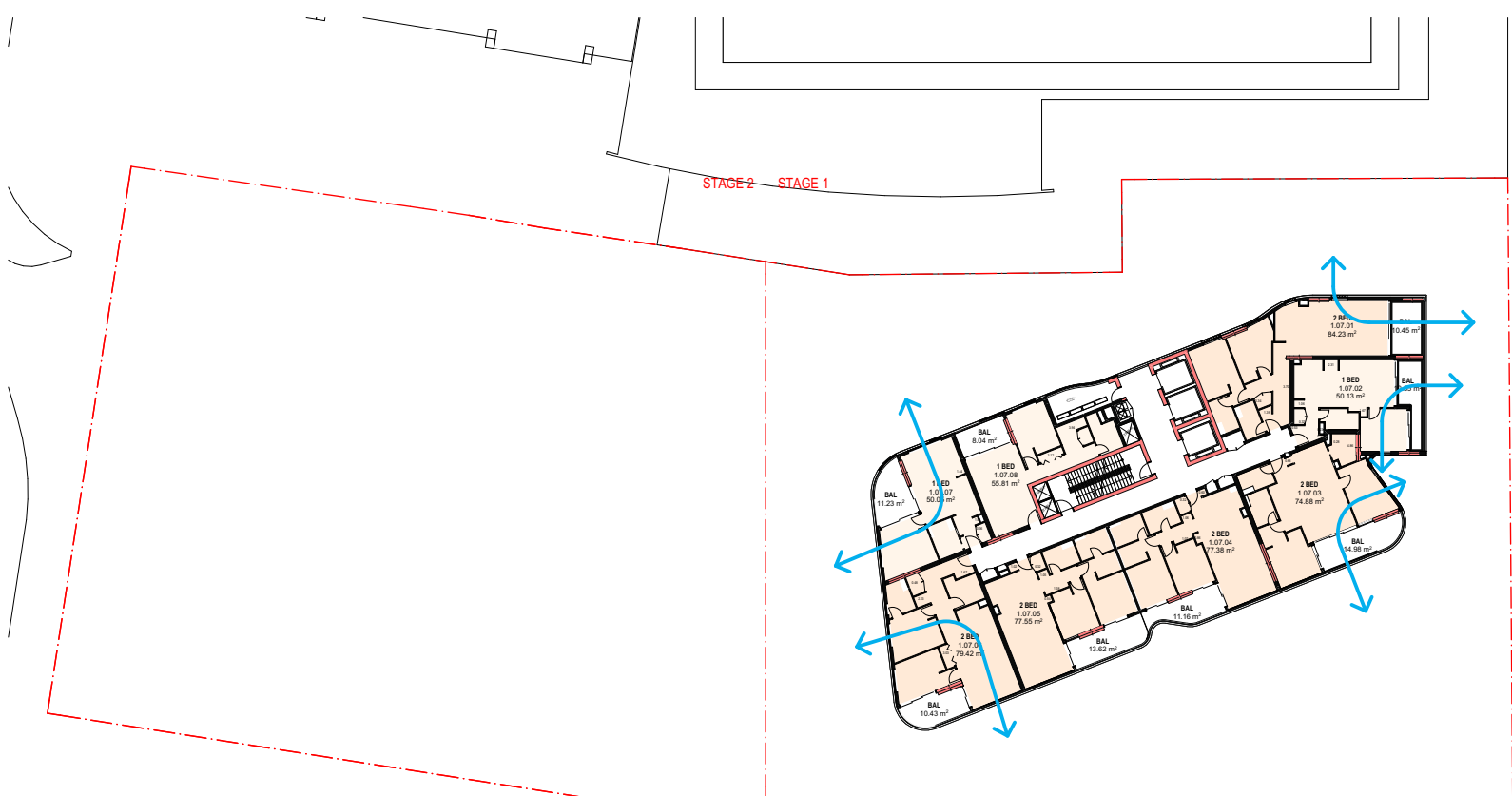
04 LEVEL 04
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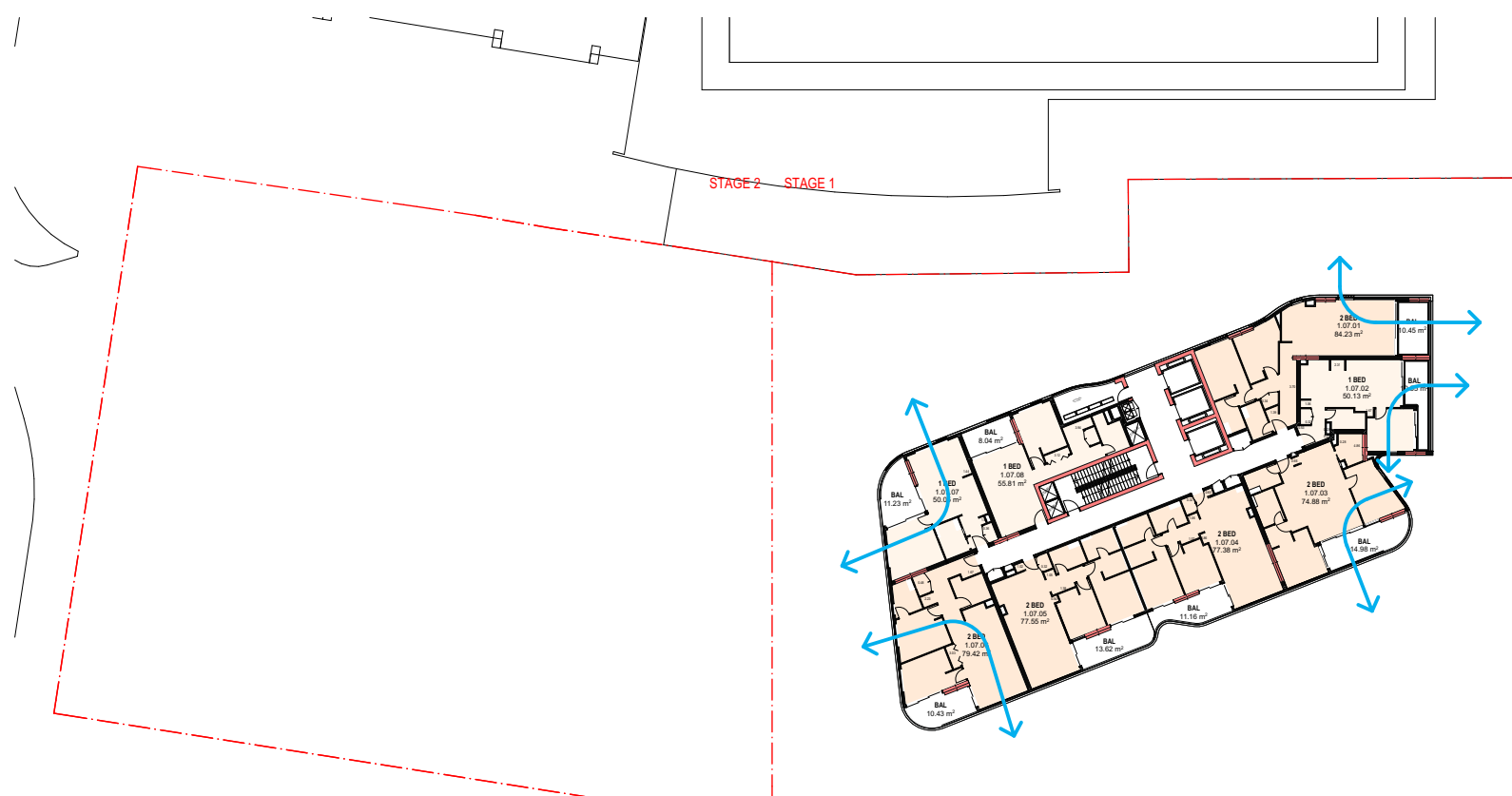
05 LEVEL 05
1:550



06 LEVEL 06
1:550



01 LEVEL 07
1:550



03 LEVEL 08
1:550

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.

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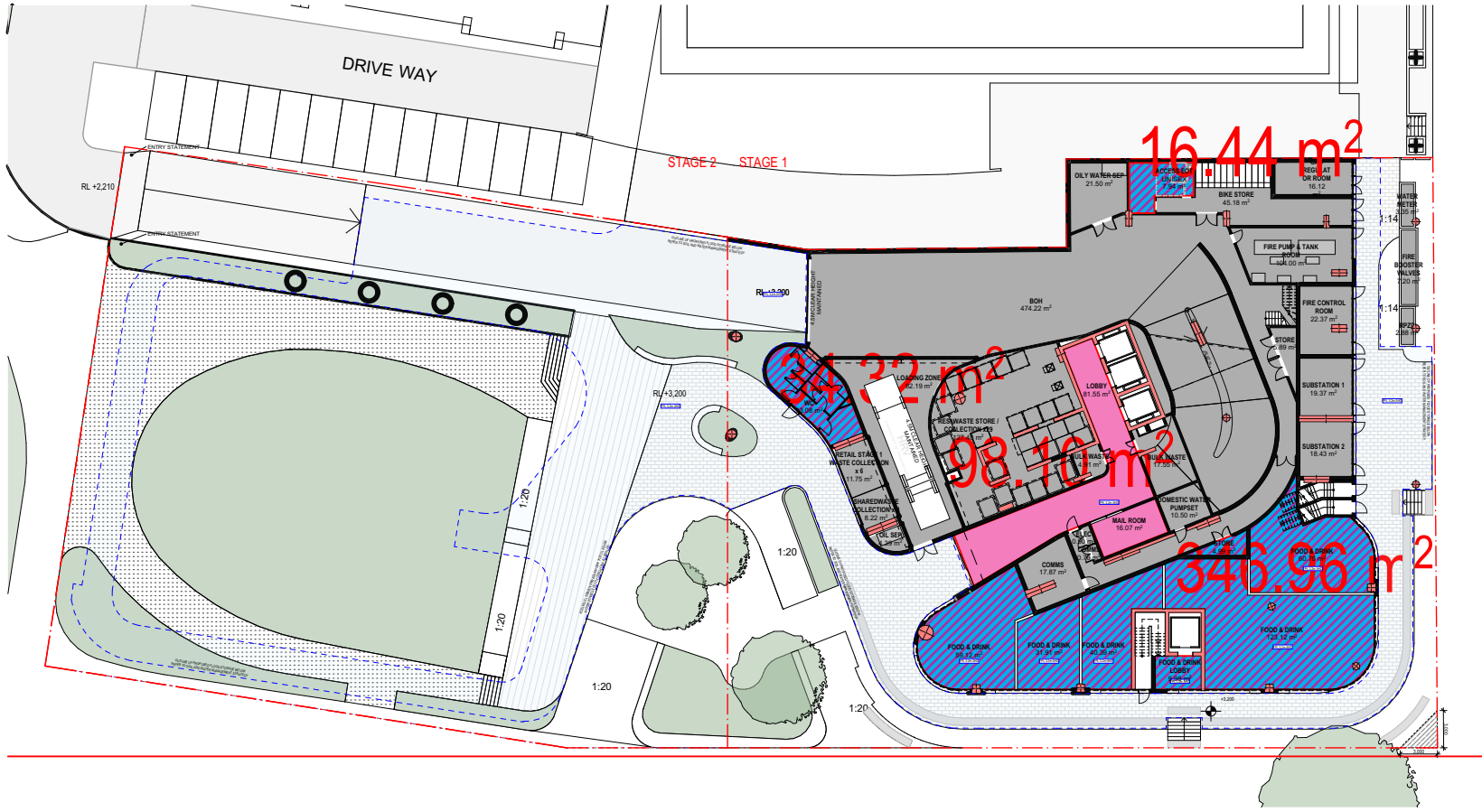
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Sydney, NSW 2000 Australia
Plus Architecture Pty. Ltd.
ACN 600596303
Nominated Architect (NSW):
Rida Pin 11286

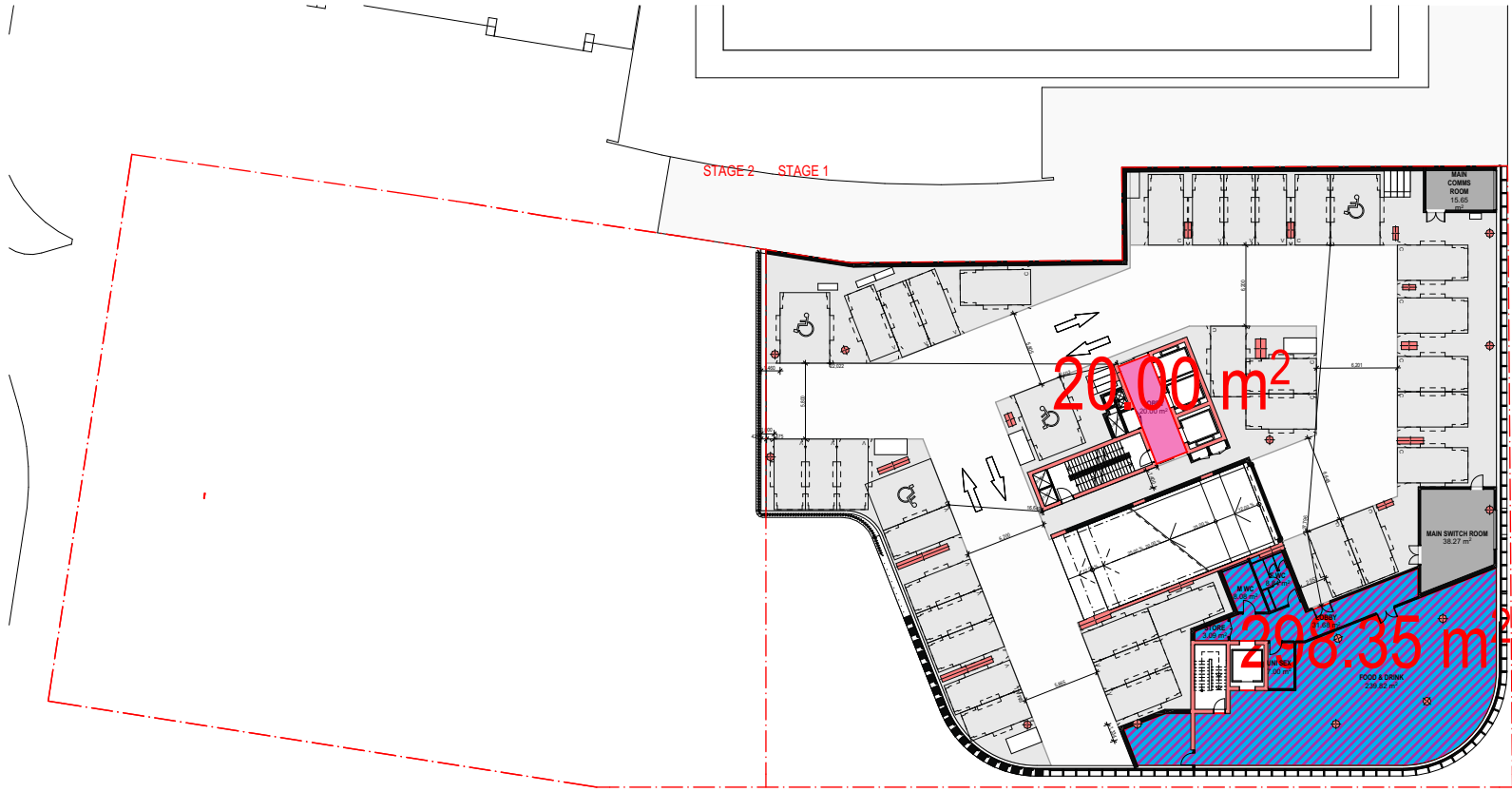
PROJECT
**711 HUNTER ST
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NSW 2302**

DRAWING TITLE
**CROSS VENTILATION
DIAGRAM**

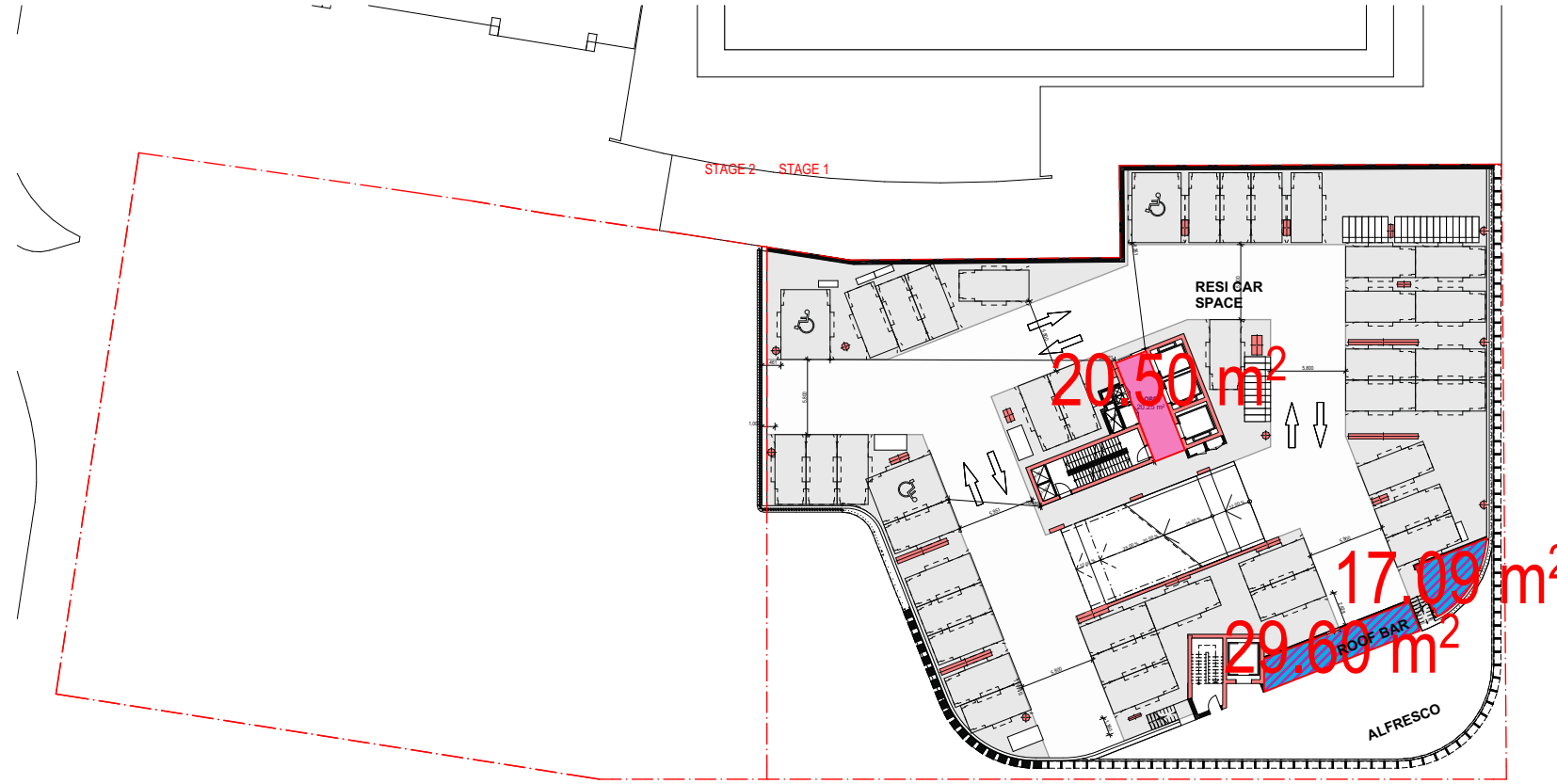
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-4300	REVISION B



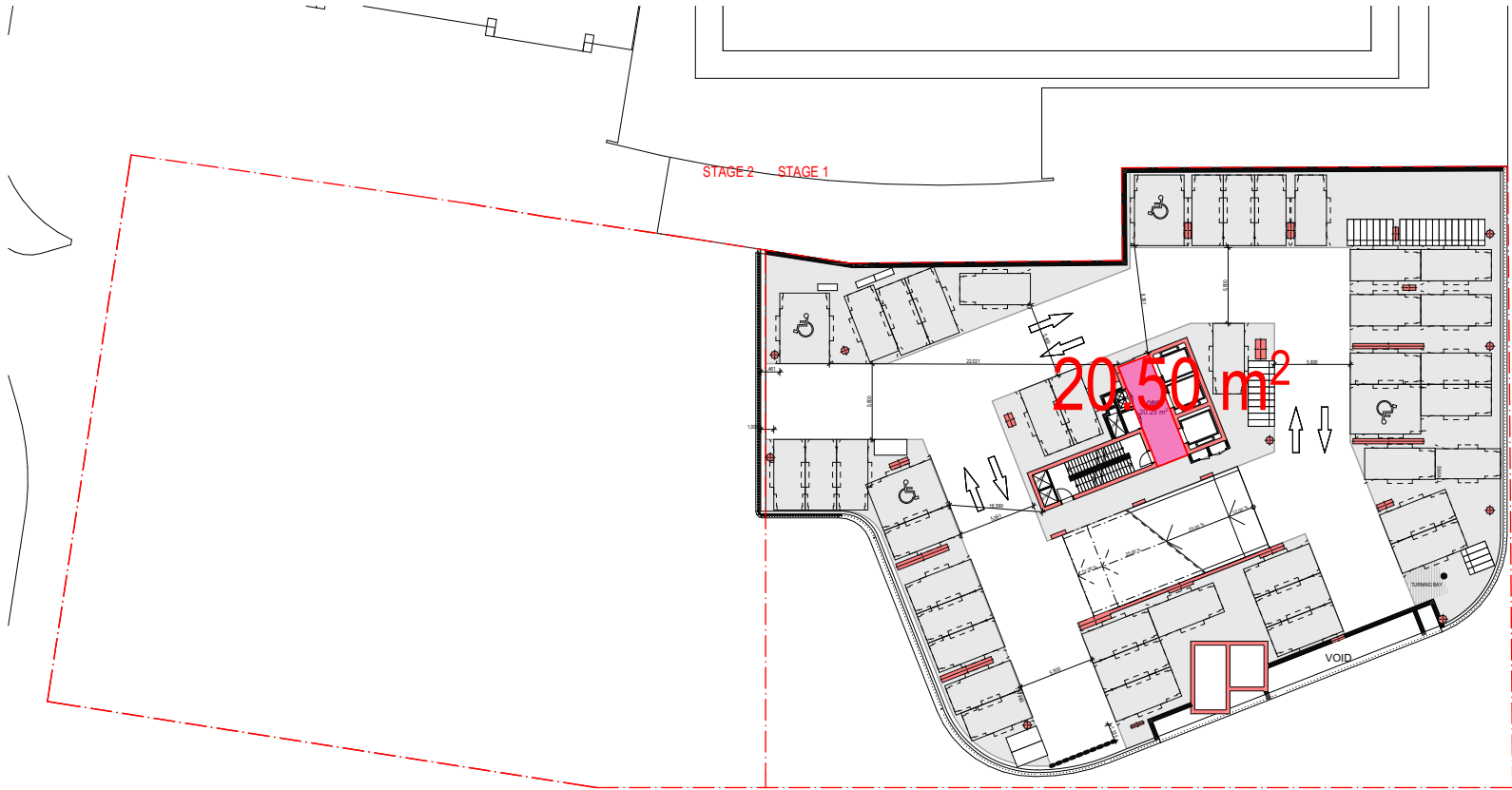
GROUND 00
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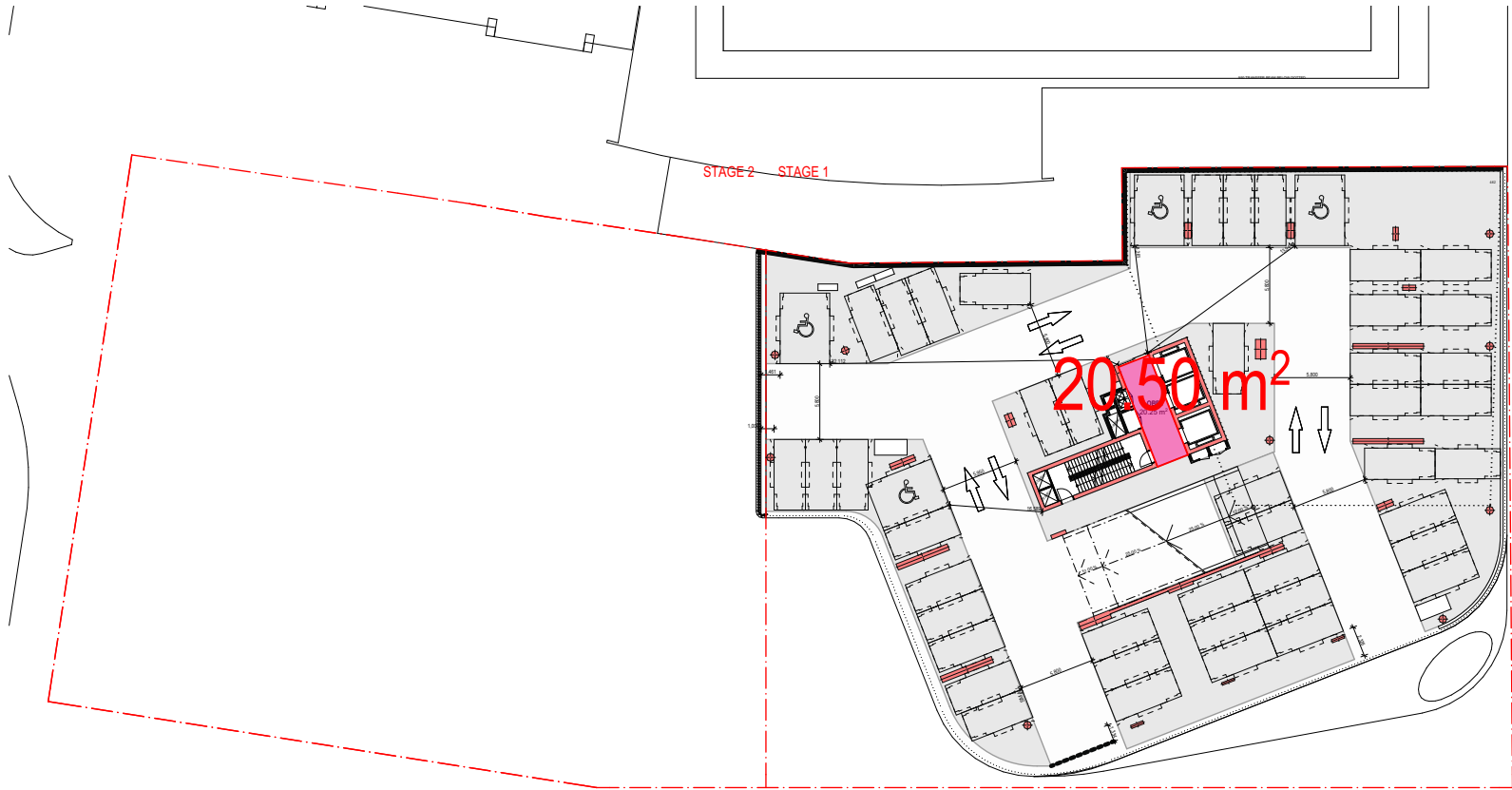
LEVEL 01
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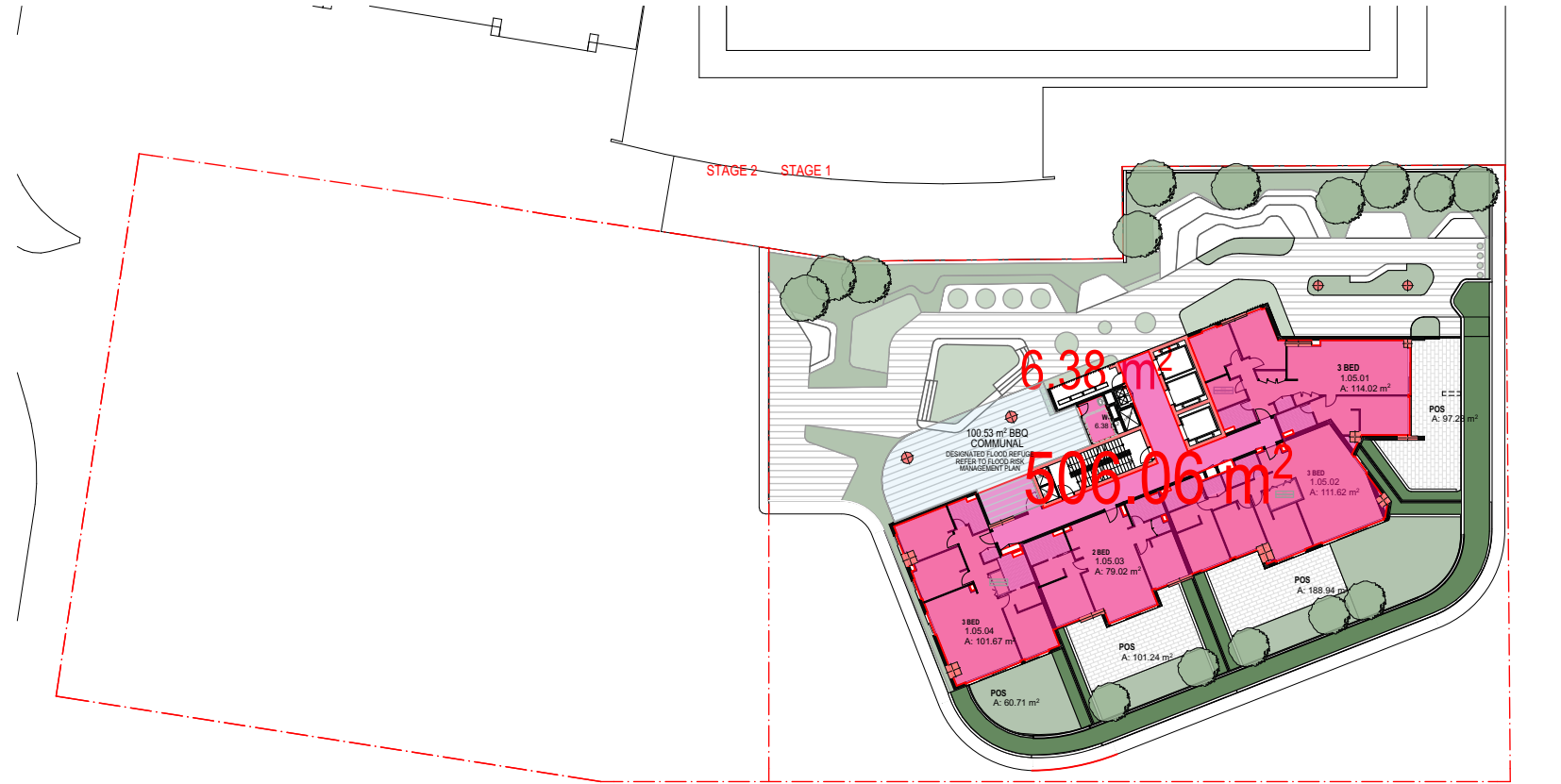
LEVEL 02
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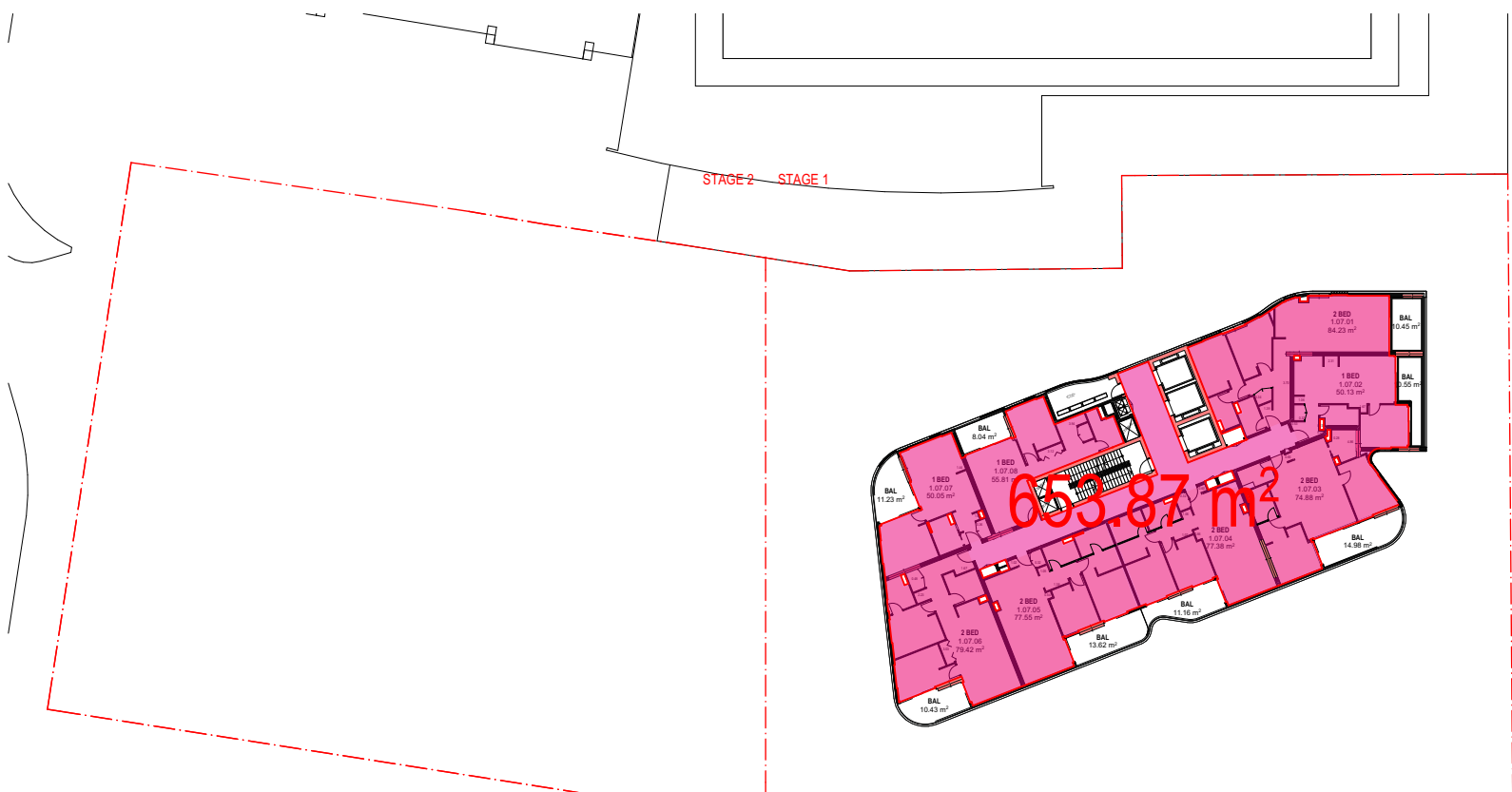
LEVEL 03
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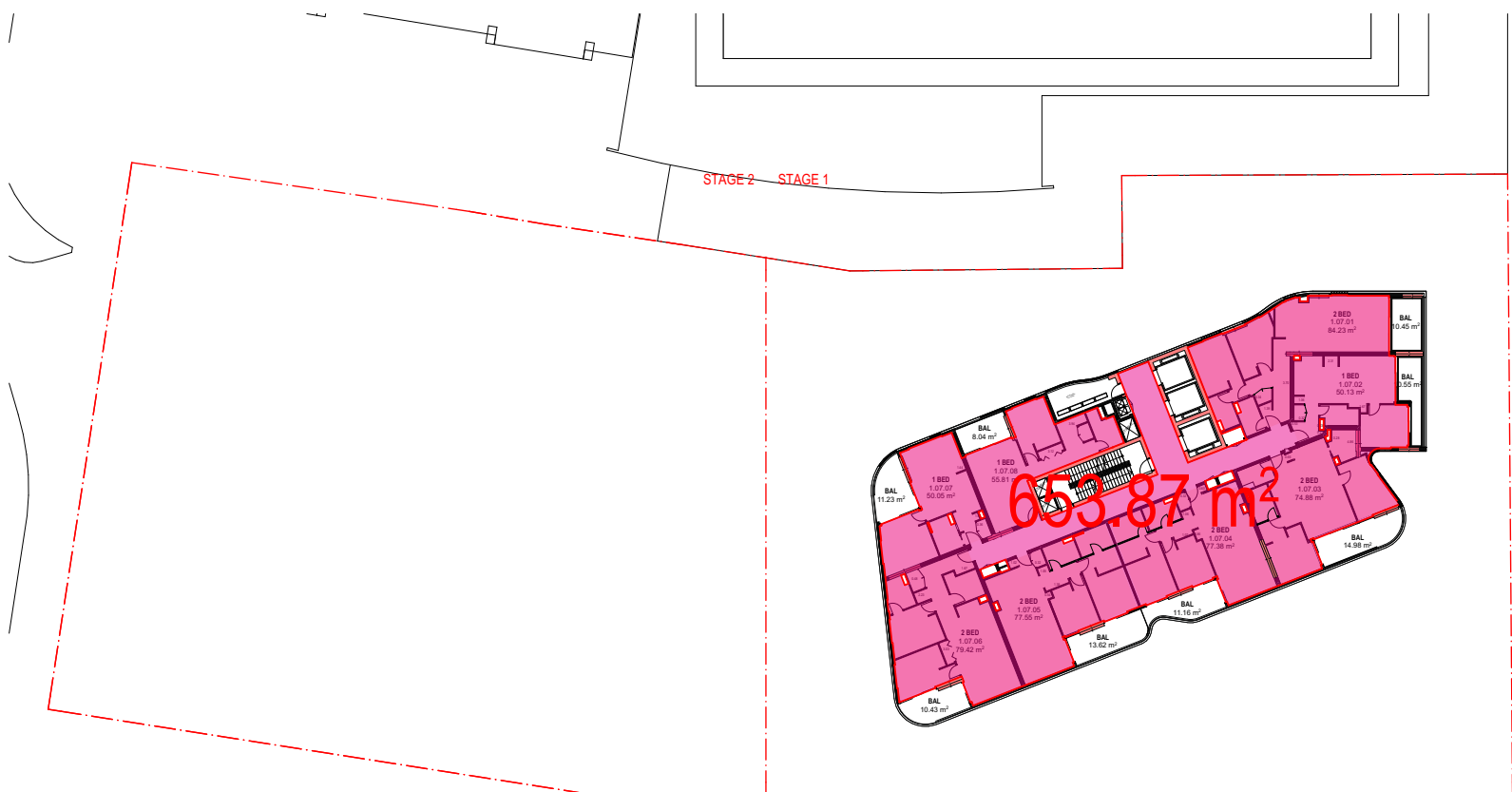
LEVEL 04
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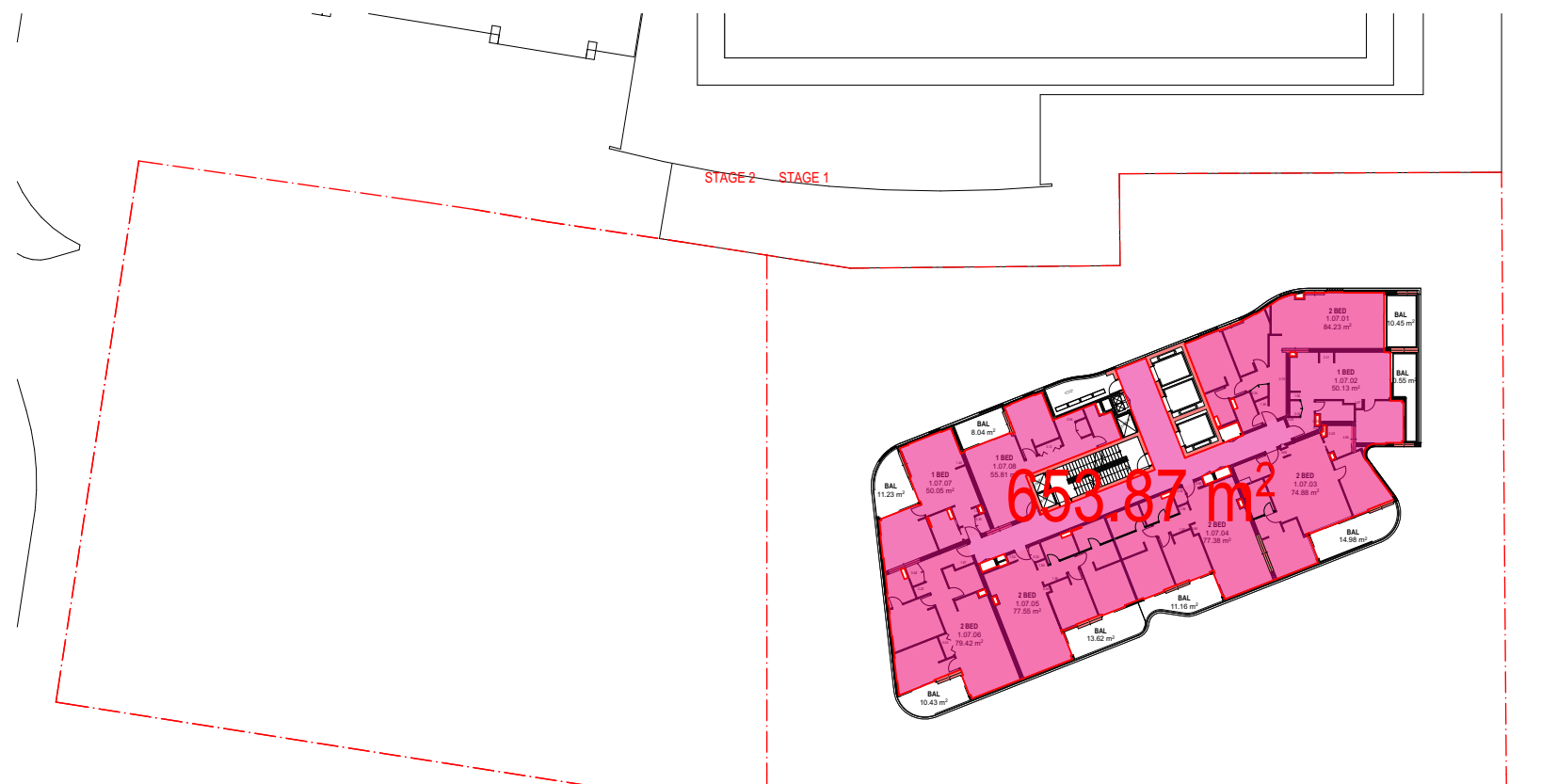
LEVEL 05
1:550



LEVEL 06
1:550



LEVEL 07
1:550



LEVEL 08
1:550

STAGE 1	
GROUND	495.82
LEVEL 1	318.35
LEVEL 2	67.19
LEVEL 3	20.50
LEVEL 4	20.50
LEVEL 5	512.44
LEVEL 6	653.87
LEVEL 7	653.87
LEVEL 8	653.87
LEVEL 9	653.87
LEVEL 10	653.87
LEVEL 11	653.87
LEVEL 12	653.87
LEVEL 13	653.87
LEVEL 14	653.87
LEVEL 15	653.87
LEVEL 16	653.87
LEVEL 17	565.03
LEVEL 18	553.33
LEVEL 19	553.33
LEVEL 20	553.33
LEVEL 21	553.33
LEVEL 22	553.33
LEVEL 23	553.33
LEVEL 24	553.33
LEVEL 25	531.74

TOTAL 13597.45

Figure above excludes GFA within car parking

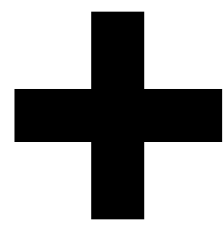
Refer to DA-SX-8000 Development Summary Tables for Total Development GFA

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
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19/05/2023	AMENDED FOR DA SUBMISSION			B

DATE	REVISION	BY	CHK	NO.

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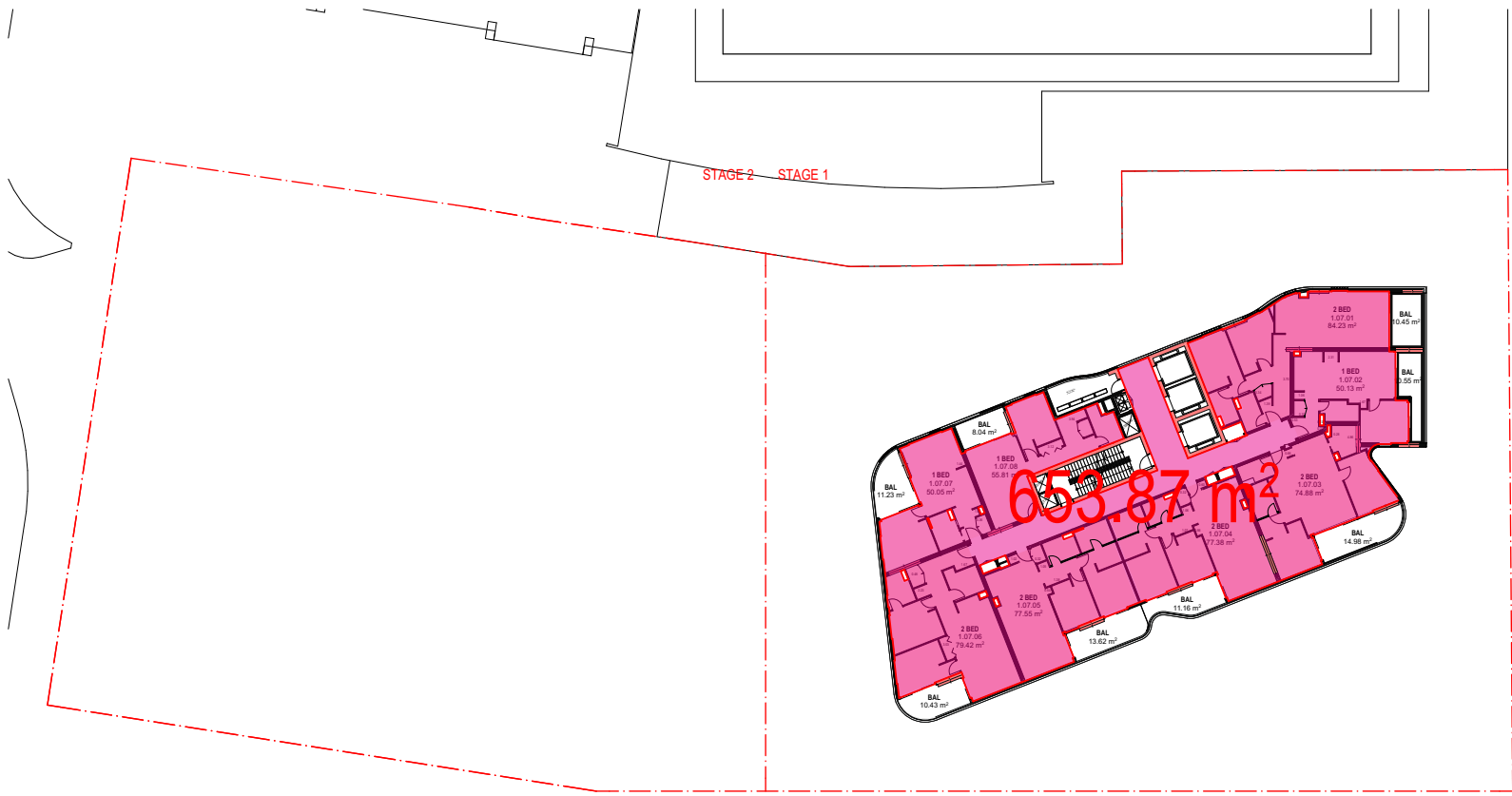
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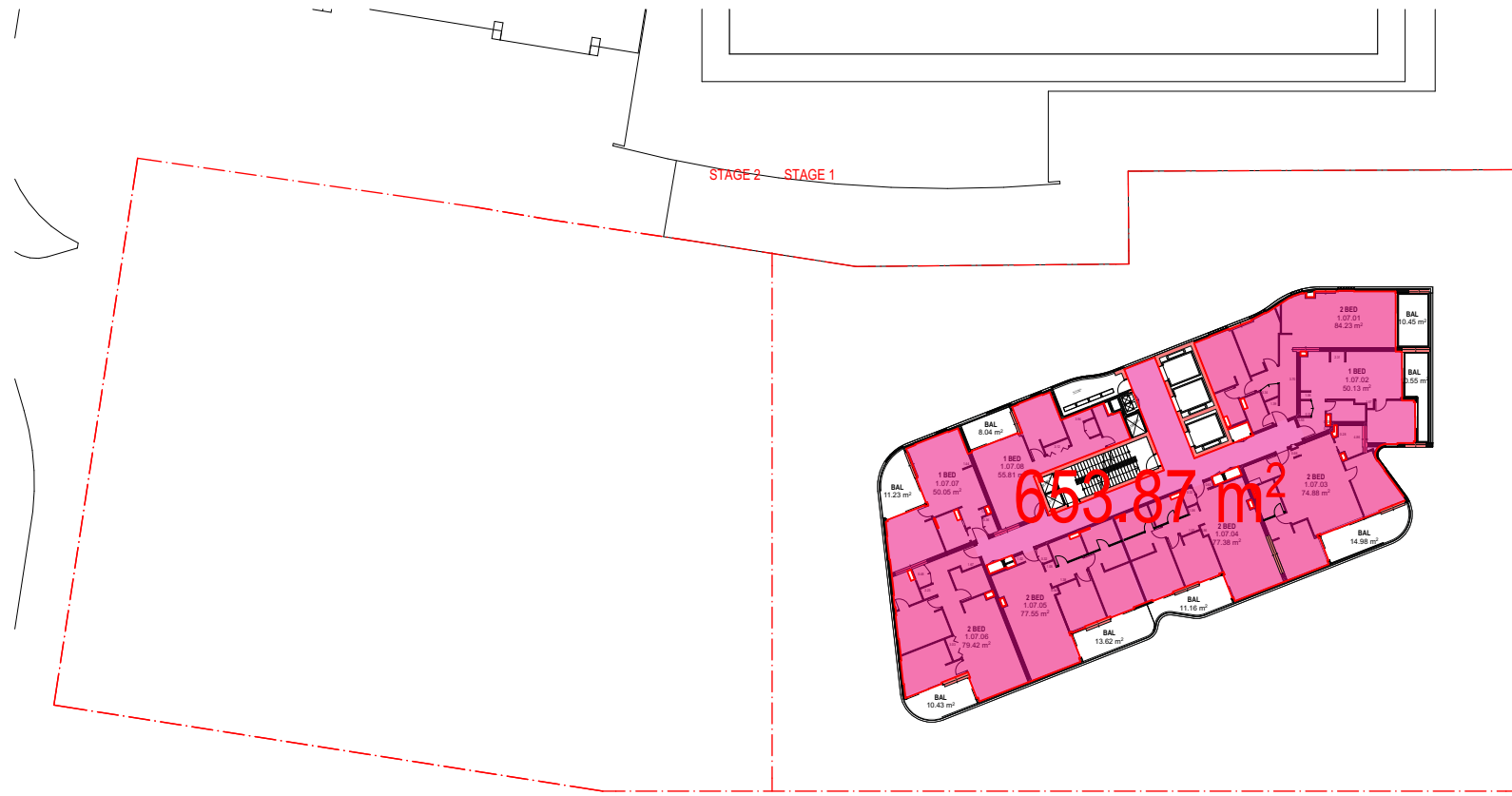
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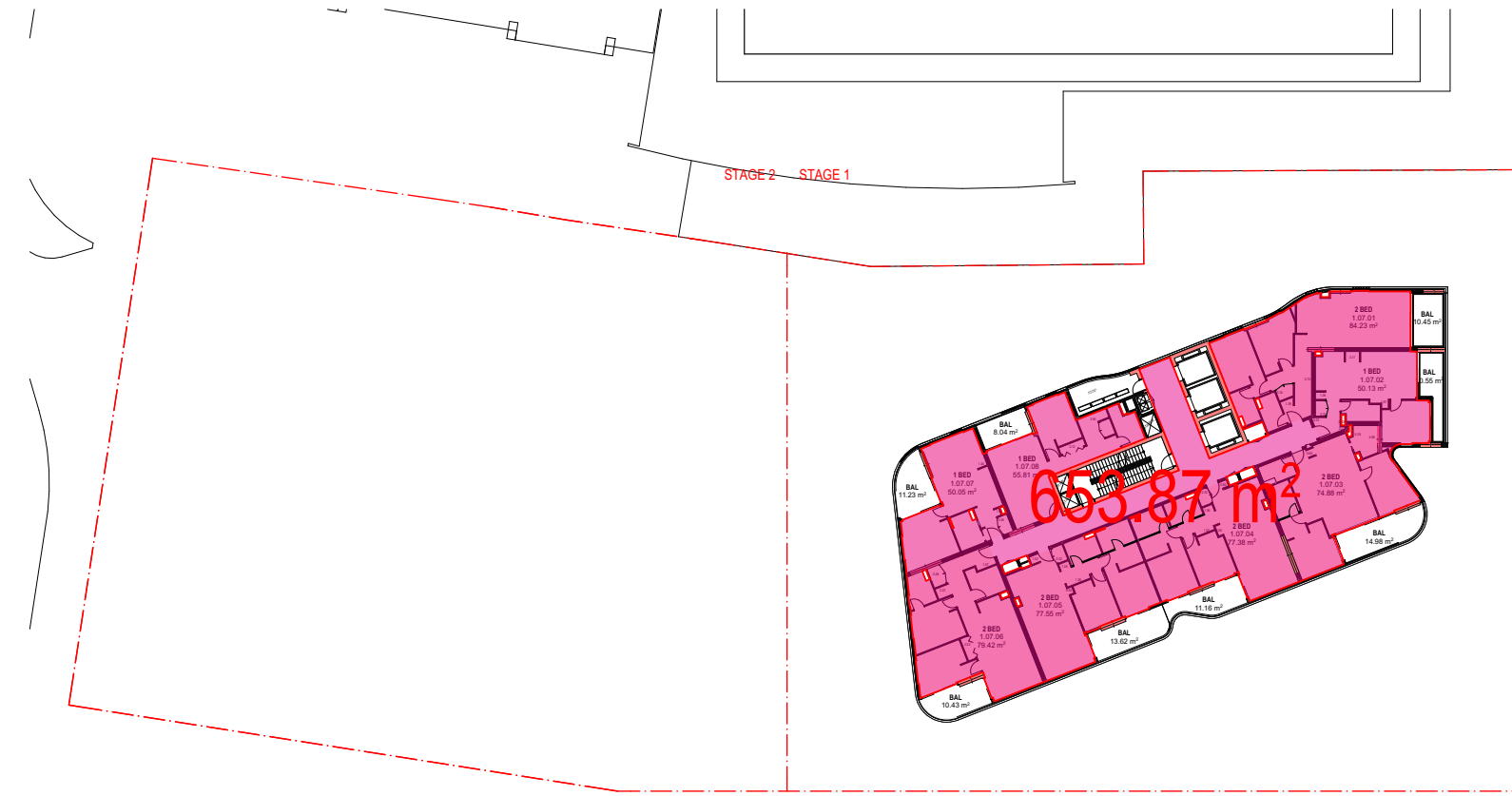
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DATE 19/05/2023	PLOT DATE 19/05/2023	
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JOB NO. 20623	DRAWING NO. PLA-DA-S1-5000	REVISION B



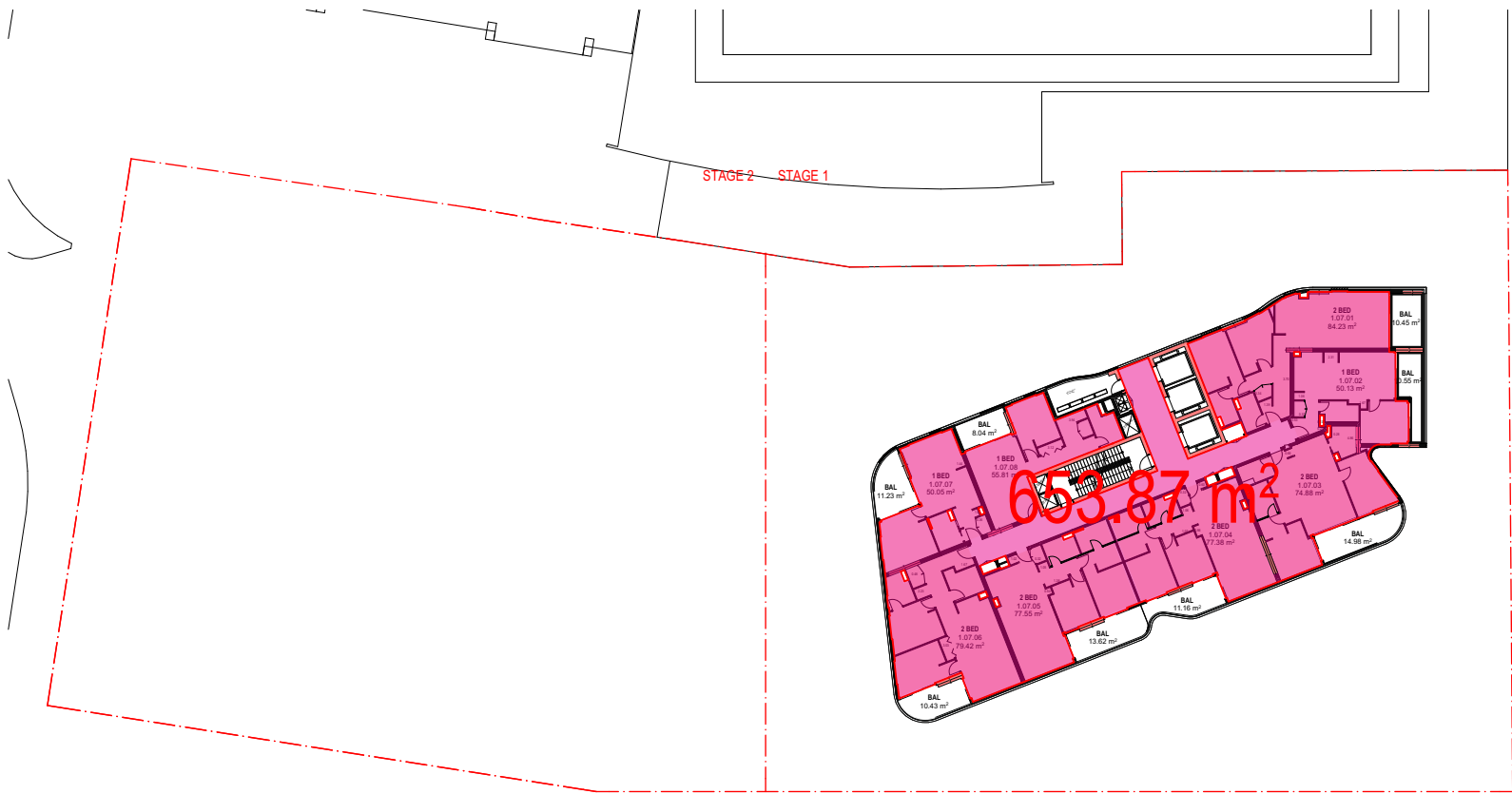
LEVEL 9
1:550



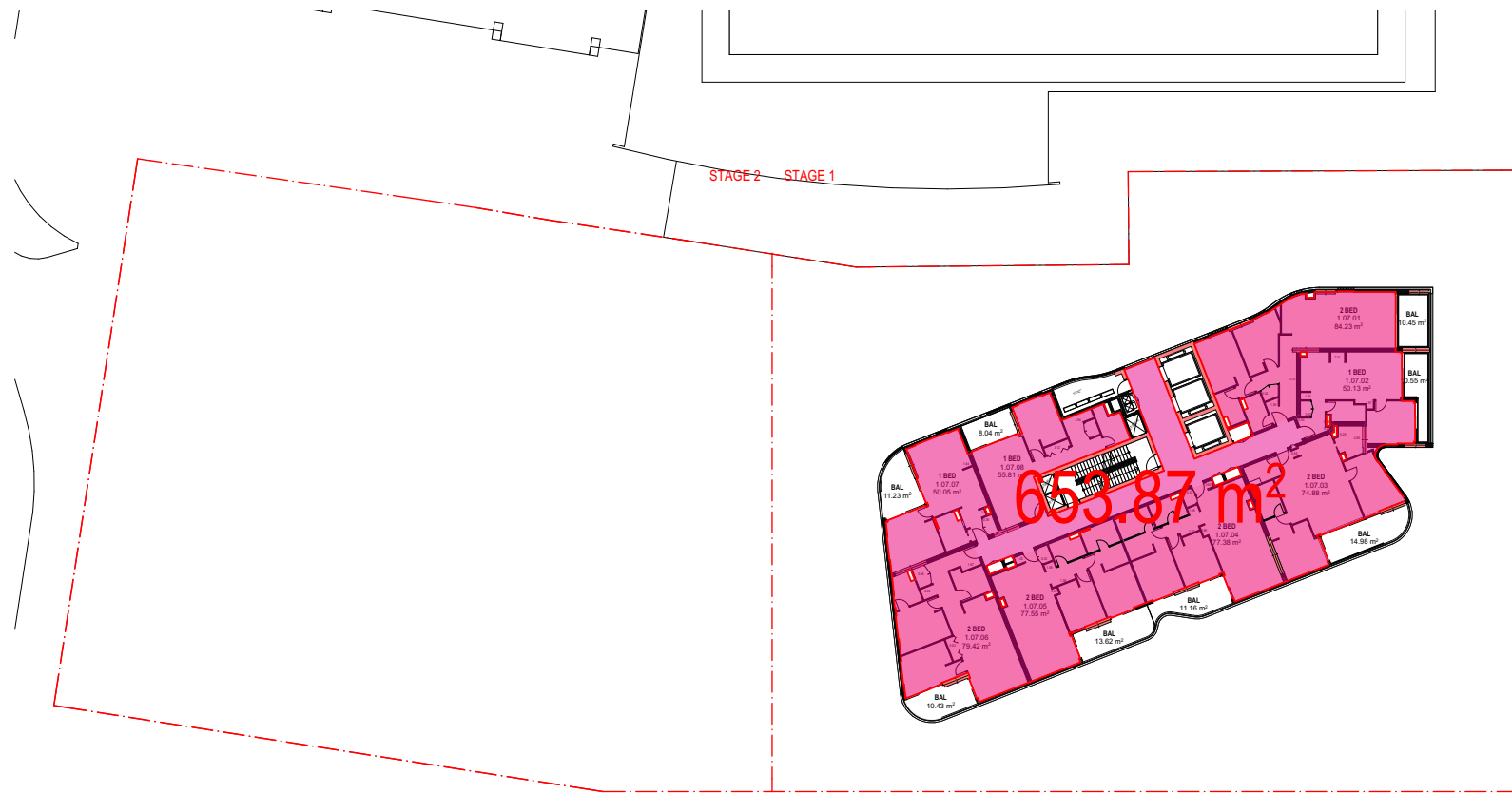
LEVEL 10
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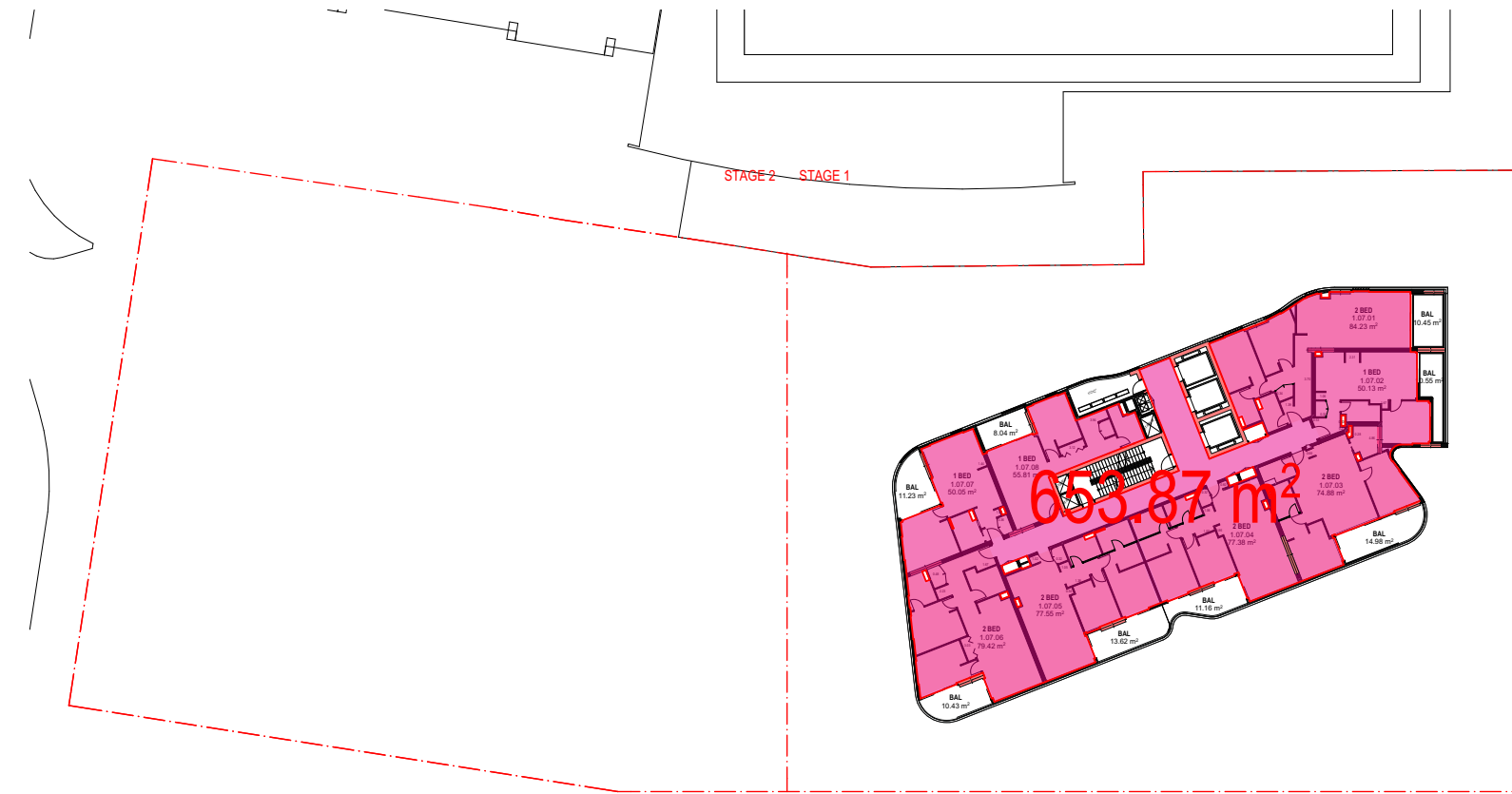
LEVEL 11
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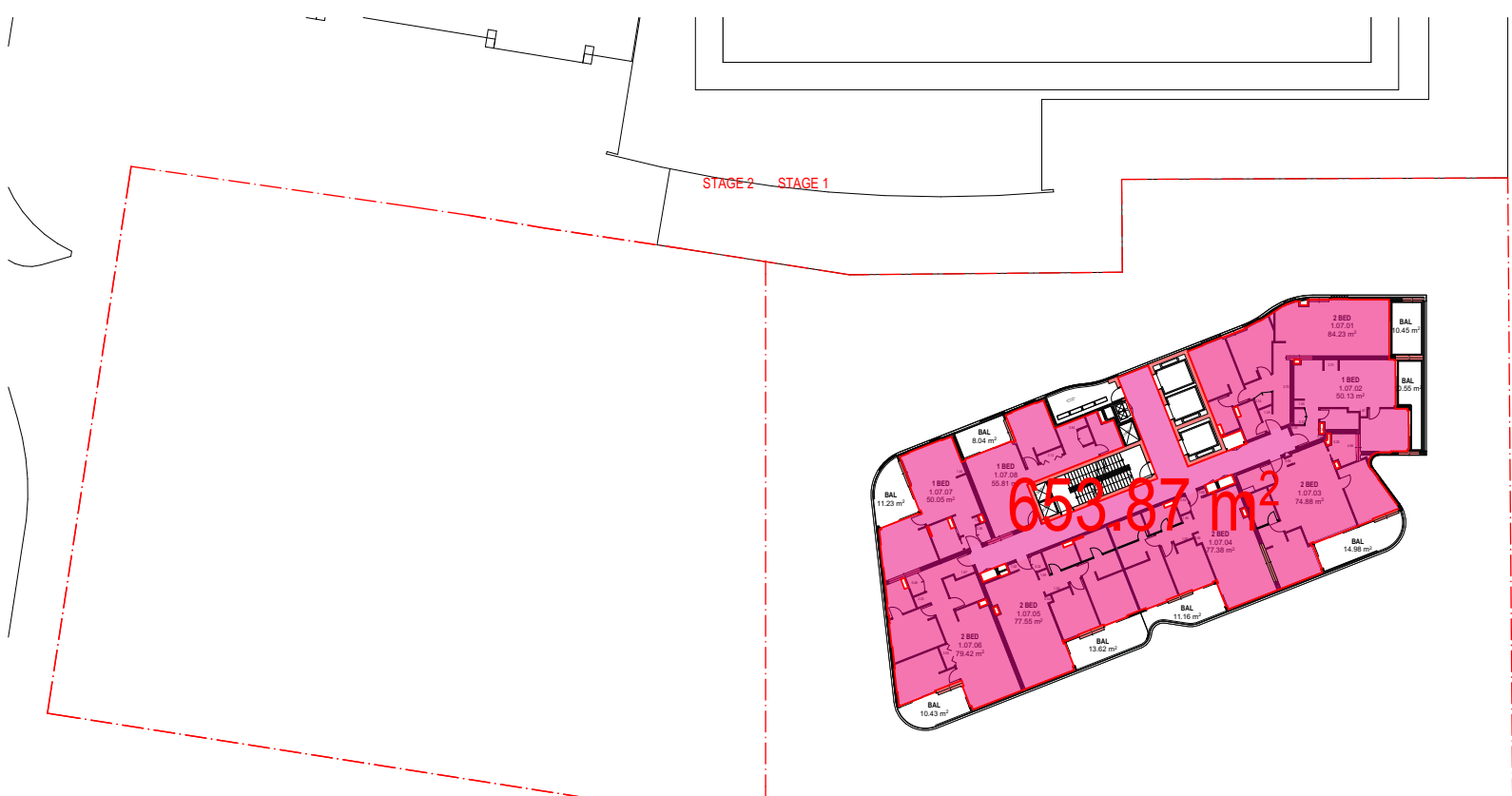
LEVEL 12
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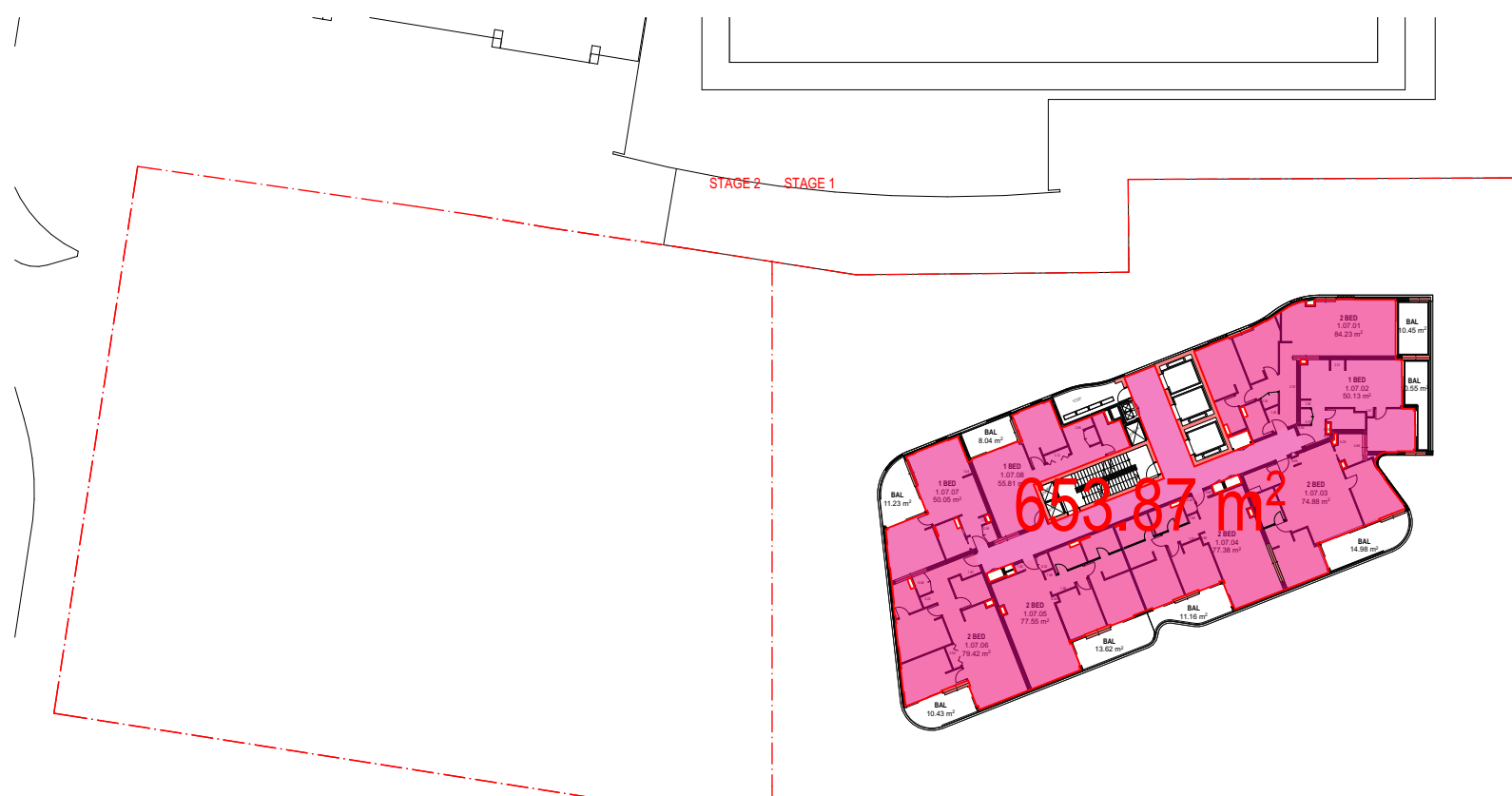
LEVEL 13
1:550



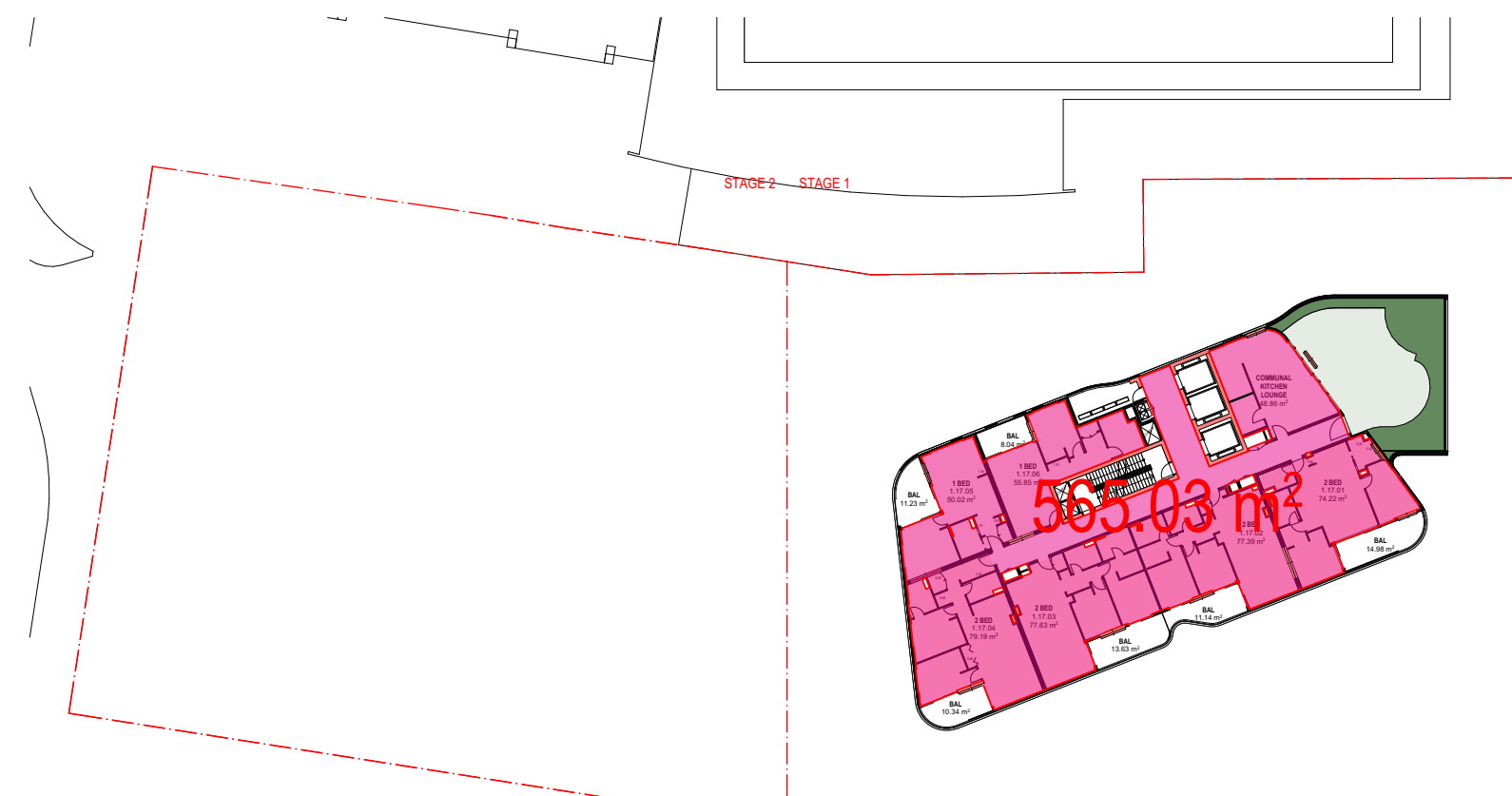
LEVEL 14
1:550



LEVEL 15
1:550



LEVEL 16
1:550



LEVEL 17
1:550

STAGE 1

GFA	
GROUND	495.82
LEVEL 1	318.35
LEVEL 2	67.19
LEVEL 3	20.50
LEVEL 4	20.50
LEVEL 5	512.44
LEVEL 6	653.87
LEVEL 7	653.87
LEVEL 8	653.87
LEVEL 9	653.87
LEVEL 10	653.87
LEVEL 11	653.87
LEVEL 12	653.87
LEVEL 13	653.87
LEVEL 14	653.87
LEVEL 15	653.87
LEVEL 16	653.87
LEVEL 17	565.03
LEVEL 18	553.33
LEVEL 19	553.33
LEVEL 20	553.33
LEVEL 21	553.33
LEVEL 22	553.33
LEVEL 23	553.33
LEVEL 24	553.33
LEVEL 25	531.74

TOTAL 13597.45

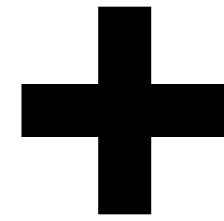
Figure above excludes GFA within car parking

Refer to DA-SX-8000 Development Summary Tables for Total Development GFA

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION			A
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DATE	REVISION	BY	CHK	NO.



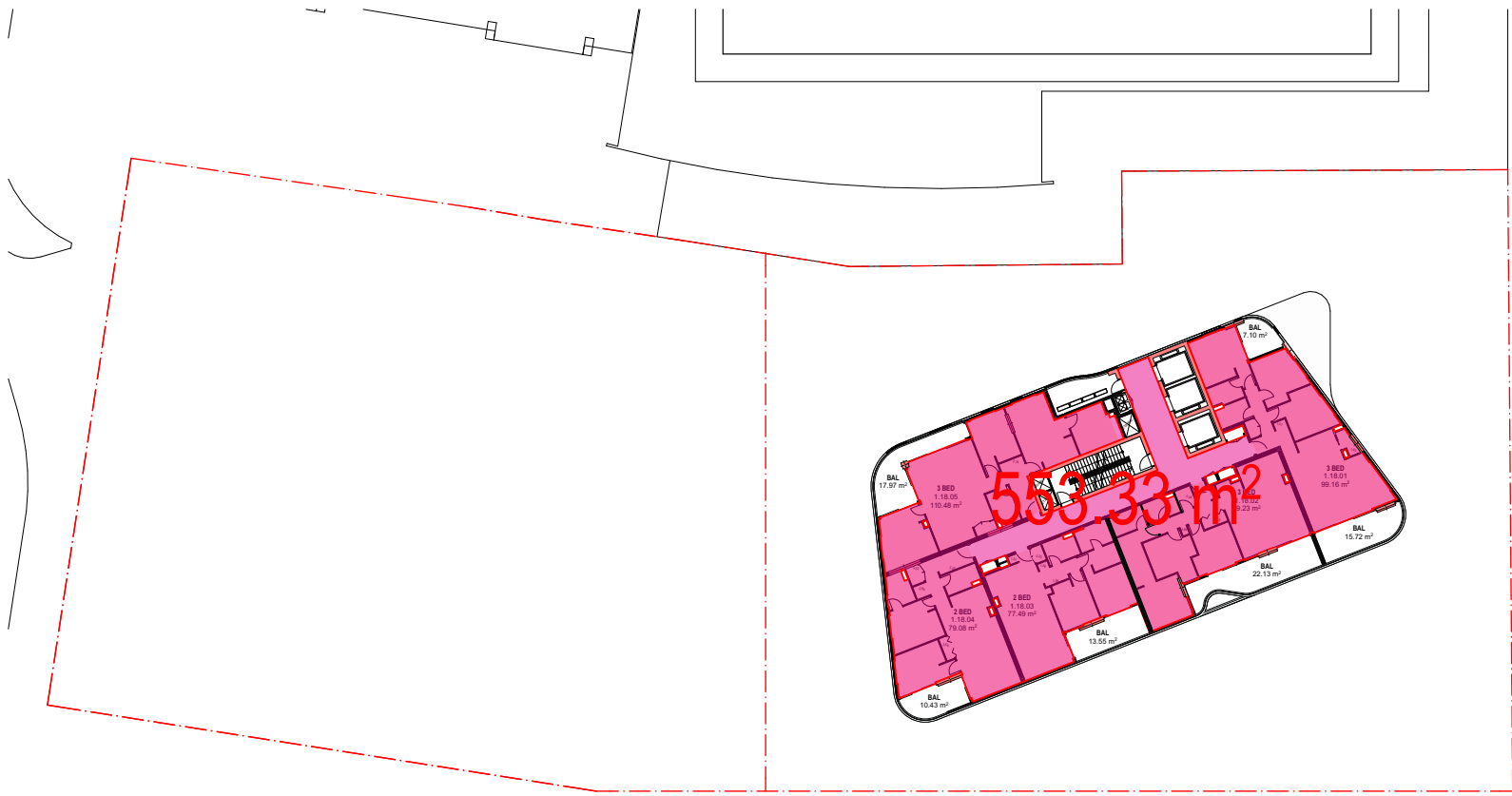
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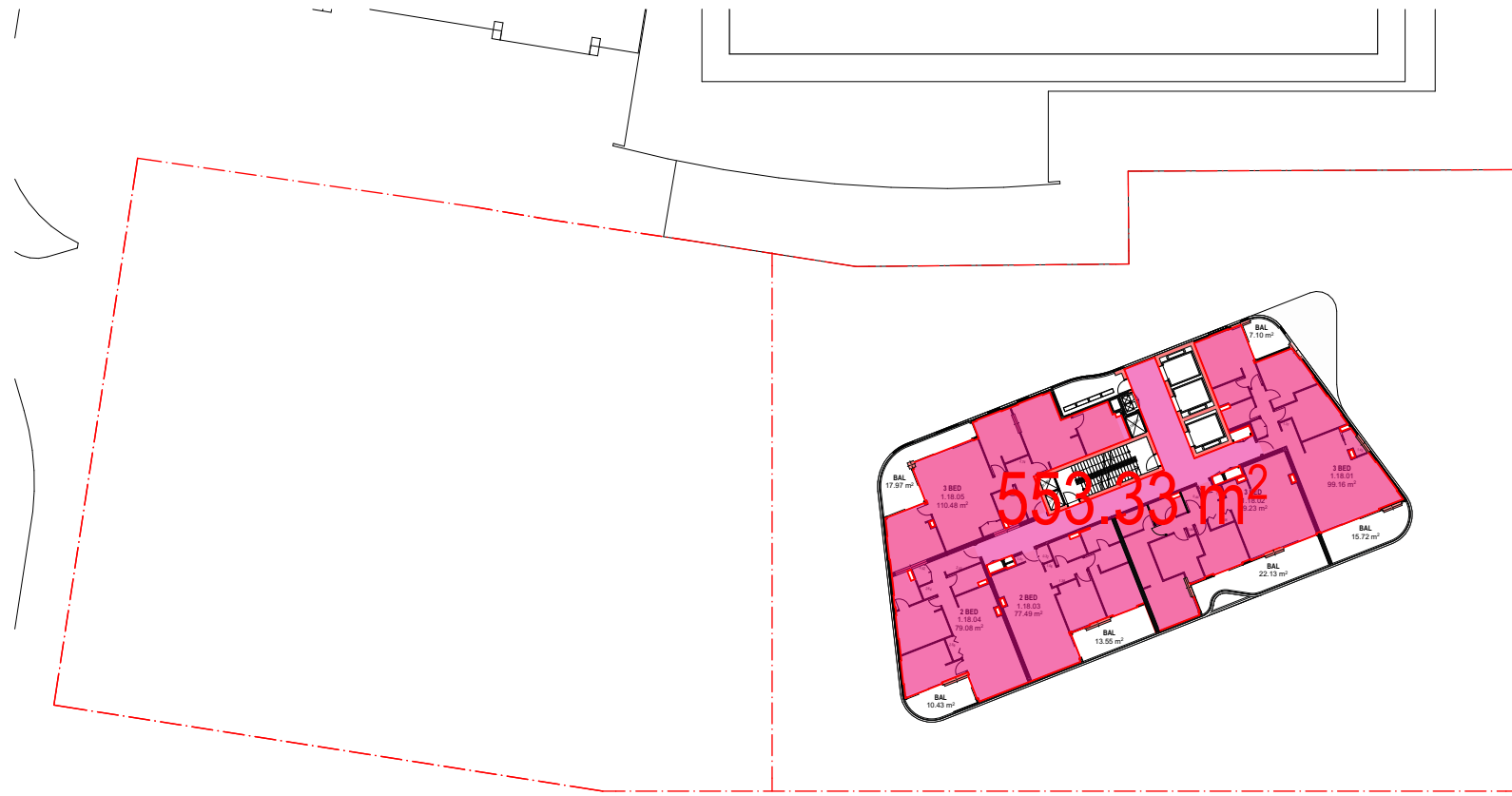
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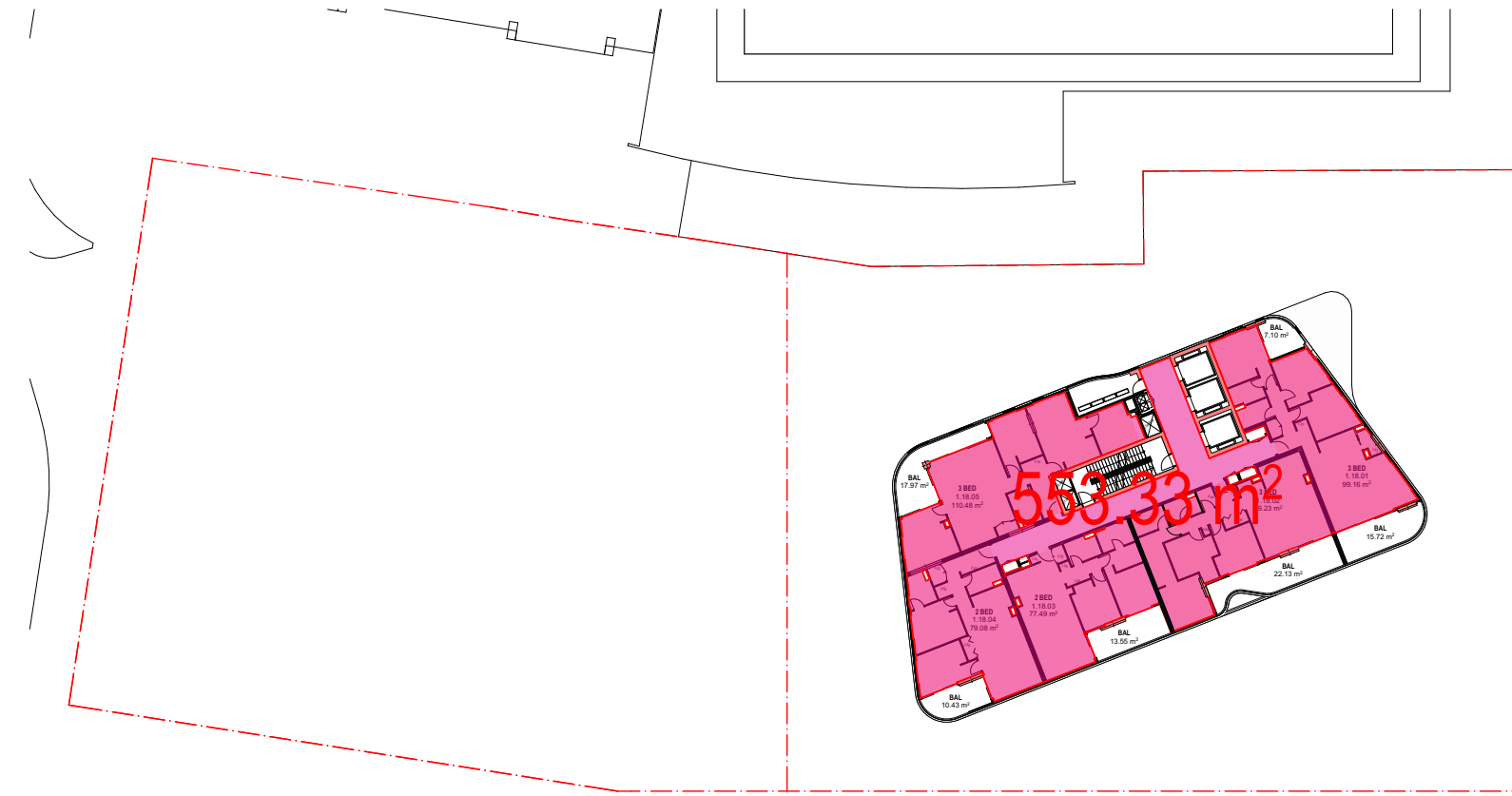
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DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN	CHECKED	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-5001	REVISION B



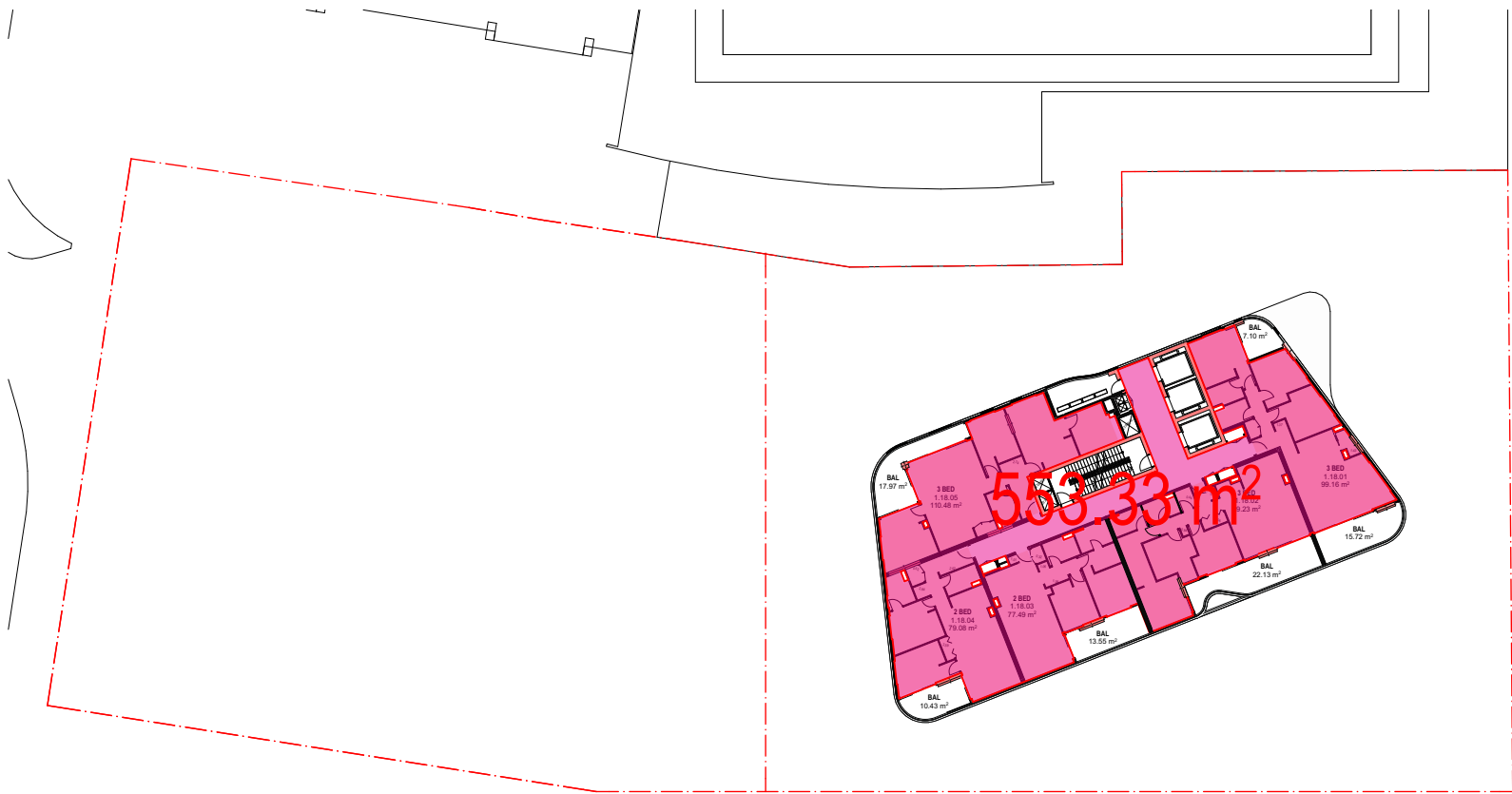
19. LEVEL 18
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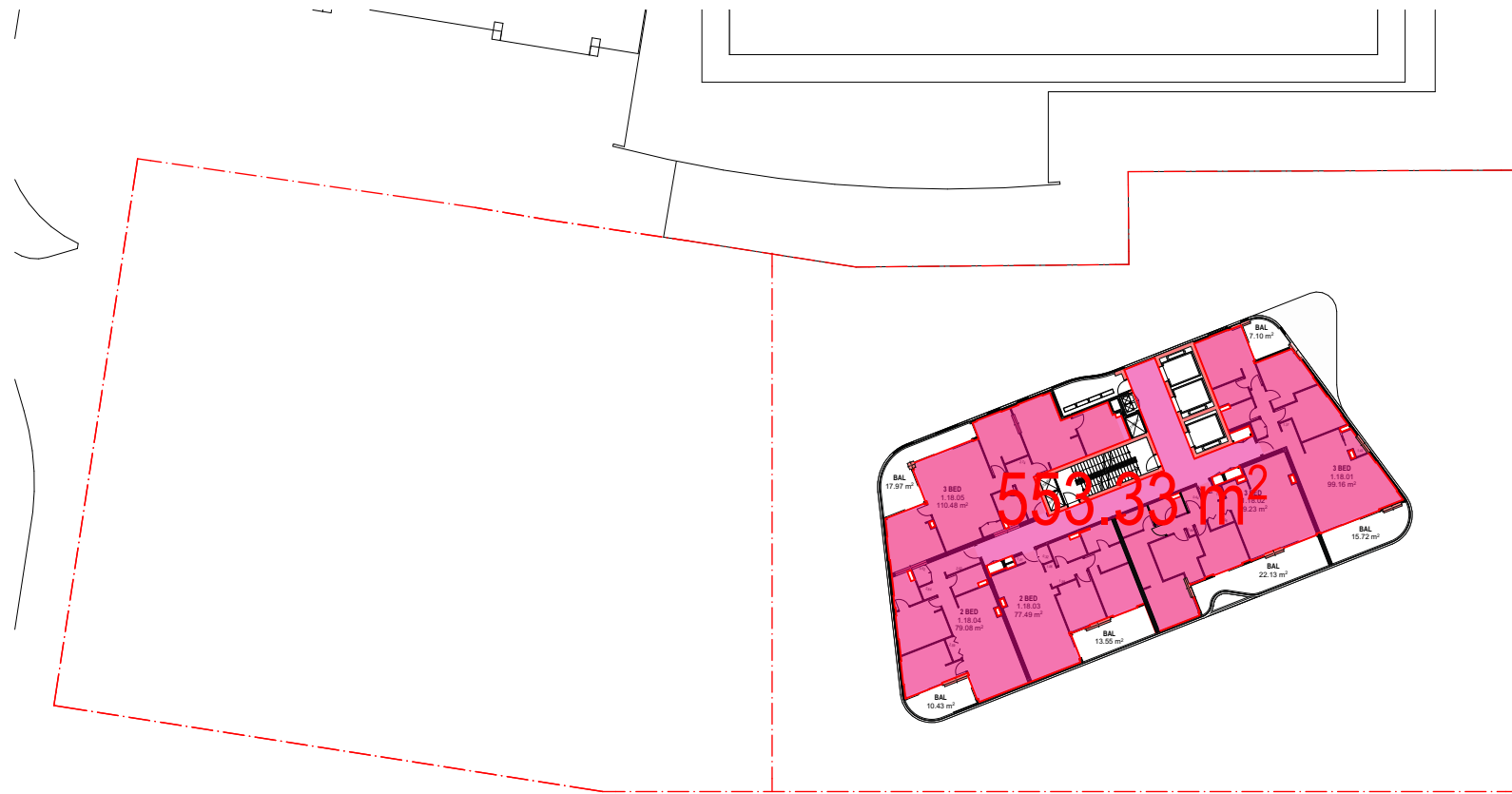
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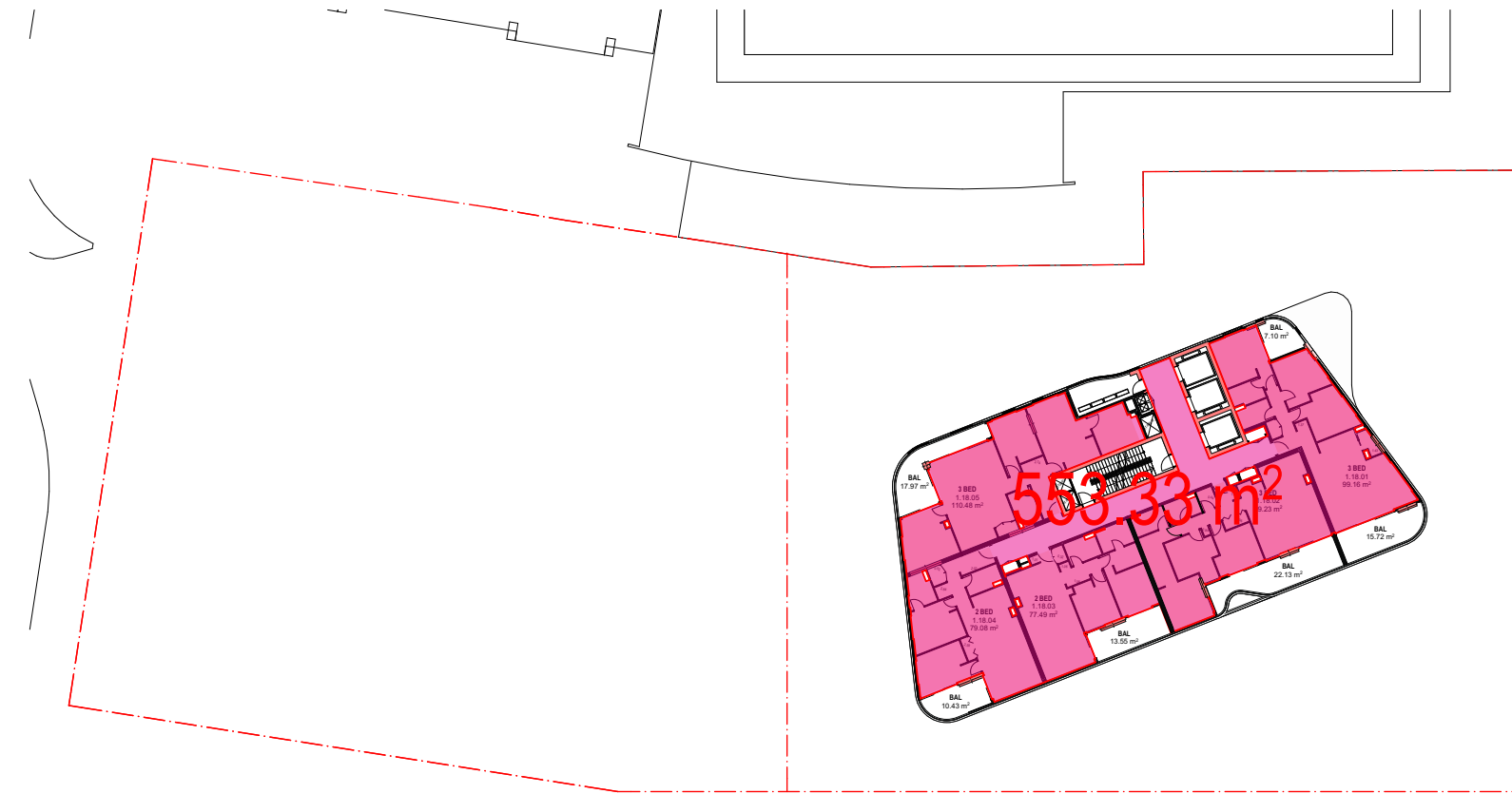
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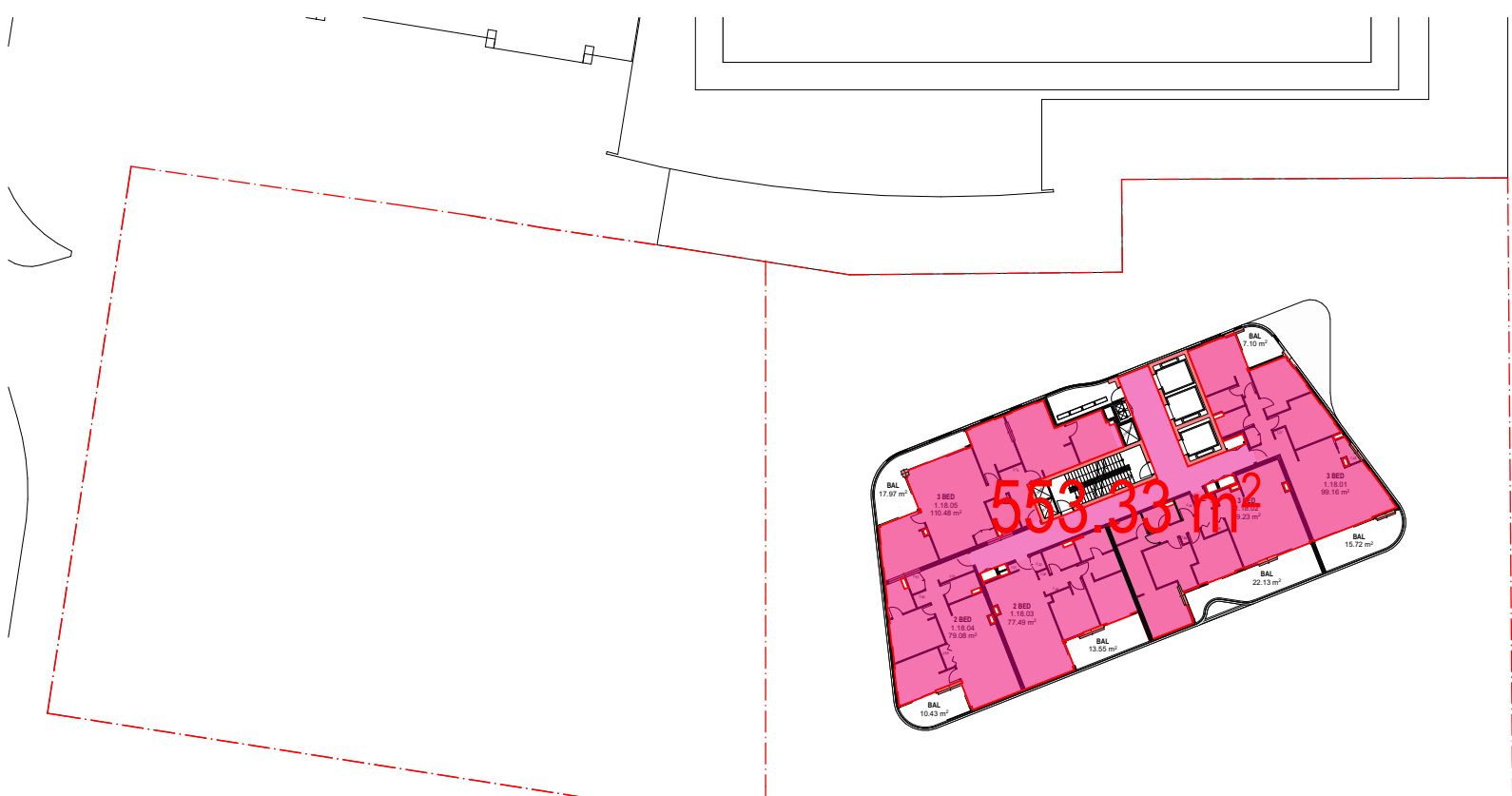
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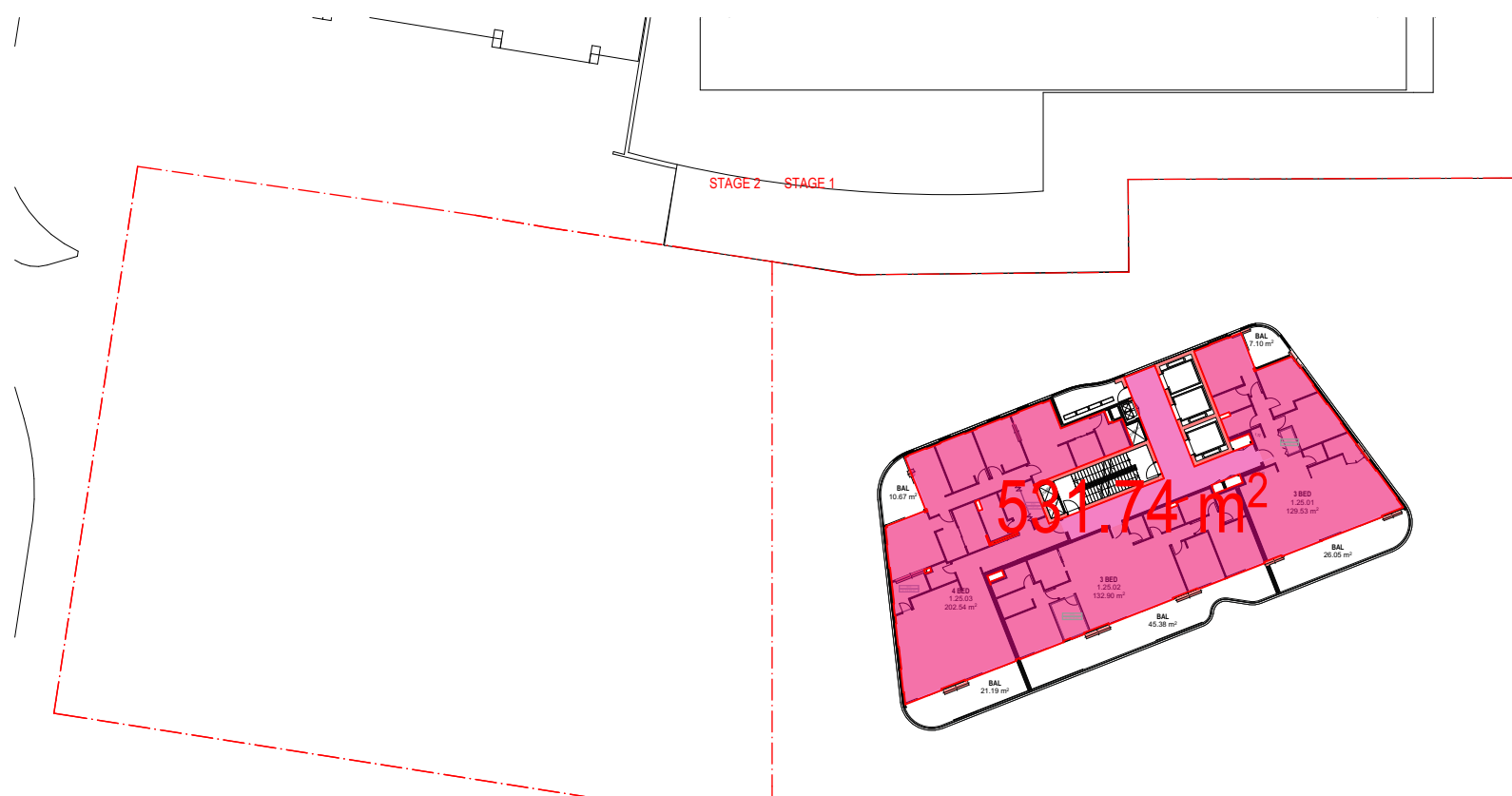
19. LEVEL 22
1:550



19. LEVEL 23
1:550



19. LEVEL 24
1:550



26. LEVEL 25
1:550

STAGE 1

GFA	
GROUND	495.82
LEVEL 1	318.35
LEVEL 2	67.19
LEVEL 3	20.50
LEVEL 4	20.50
LEVEL 5	512.44
LEVEL 6	653.87
LEVEL 7	653.87
LEVEL 8	653.87
LEVEL 9	653.87
LEVEL 10	653.87
LEVEL 11	653.87
LEVEL 12	653.87
LEVEL 13	653.87
LEVEL 14	653.87
LEVEL 15	653.87
LEVEL 16	653.87
LEVEL 17	565.03
LEVEL 18	553.33
LEVEL 19	553.33
LEVEL 20	553.33
LEVEL 21	553.33
LEVEL 22	553.33
LEVEL 23	553.33
LEVEL 24	553.33
LEVEL 25	531.74

TOTAL 13597.45

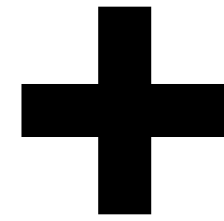
Figure above excludes GFA within car parking

Refer to DA-SX-8000 Development Summary Tables for Total Development GFA

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DATE	REVISION	BY	CHK	NO.



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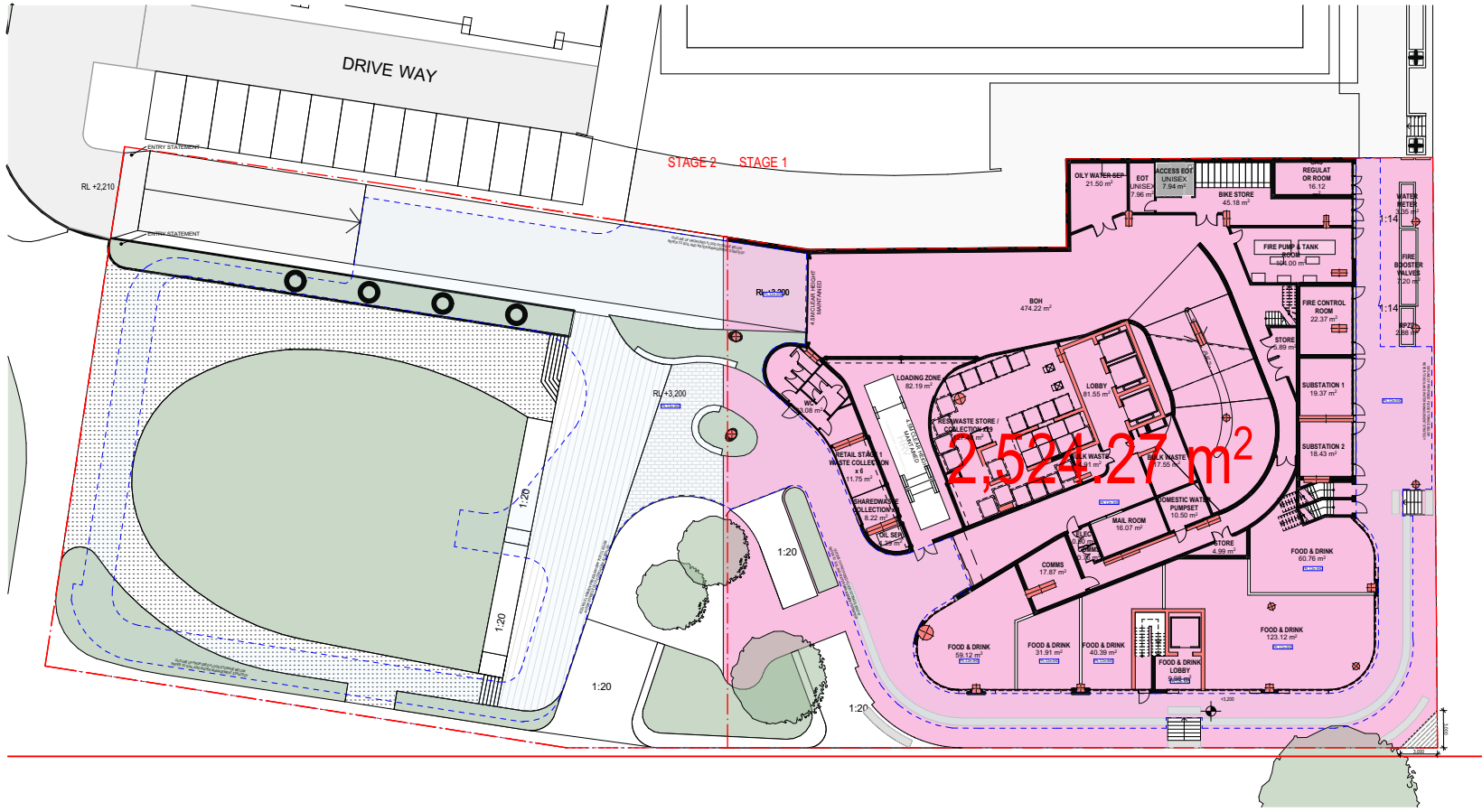
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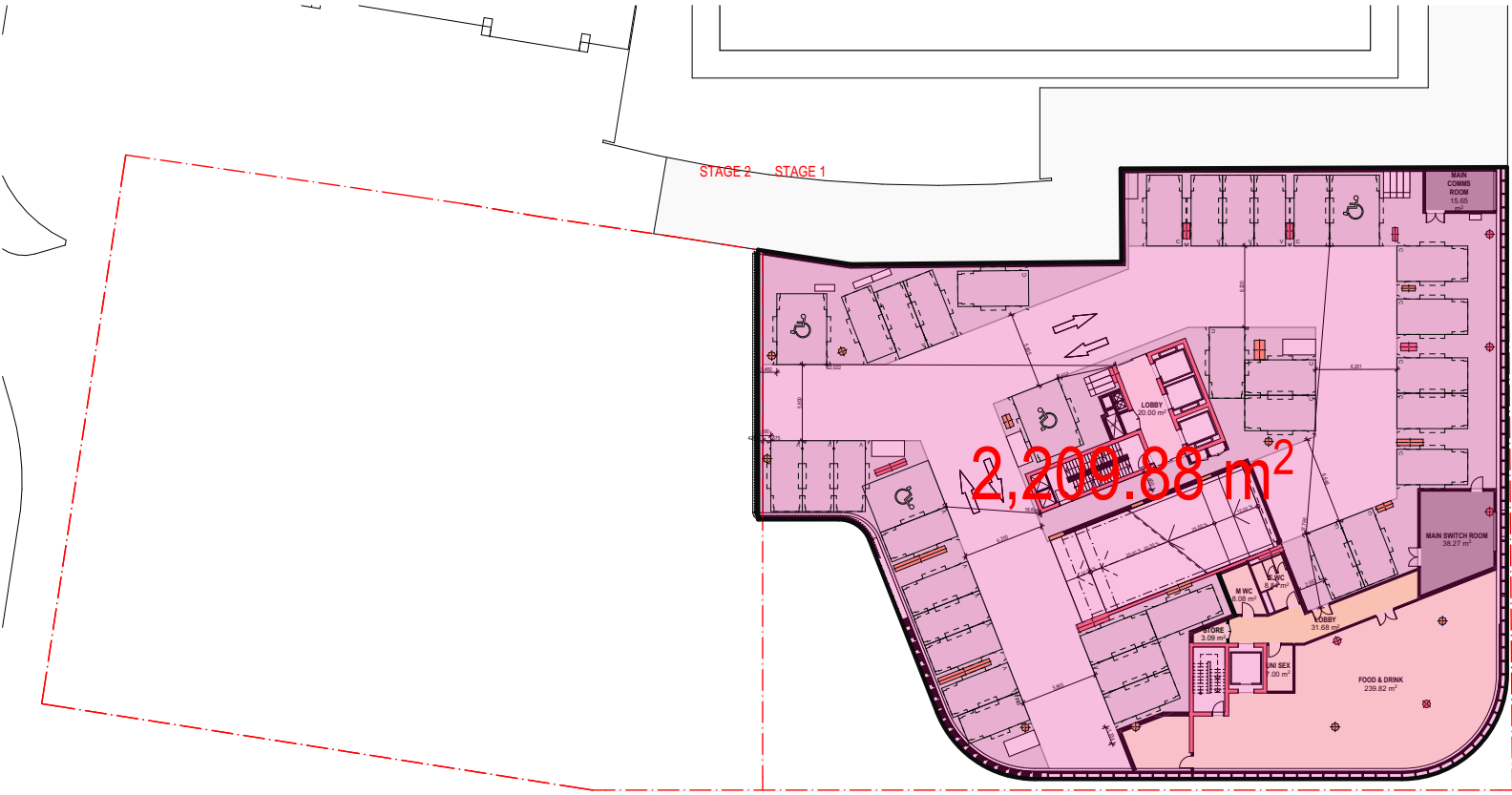
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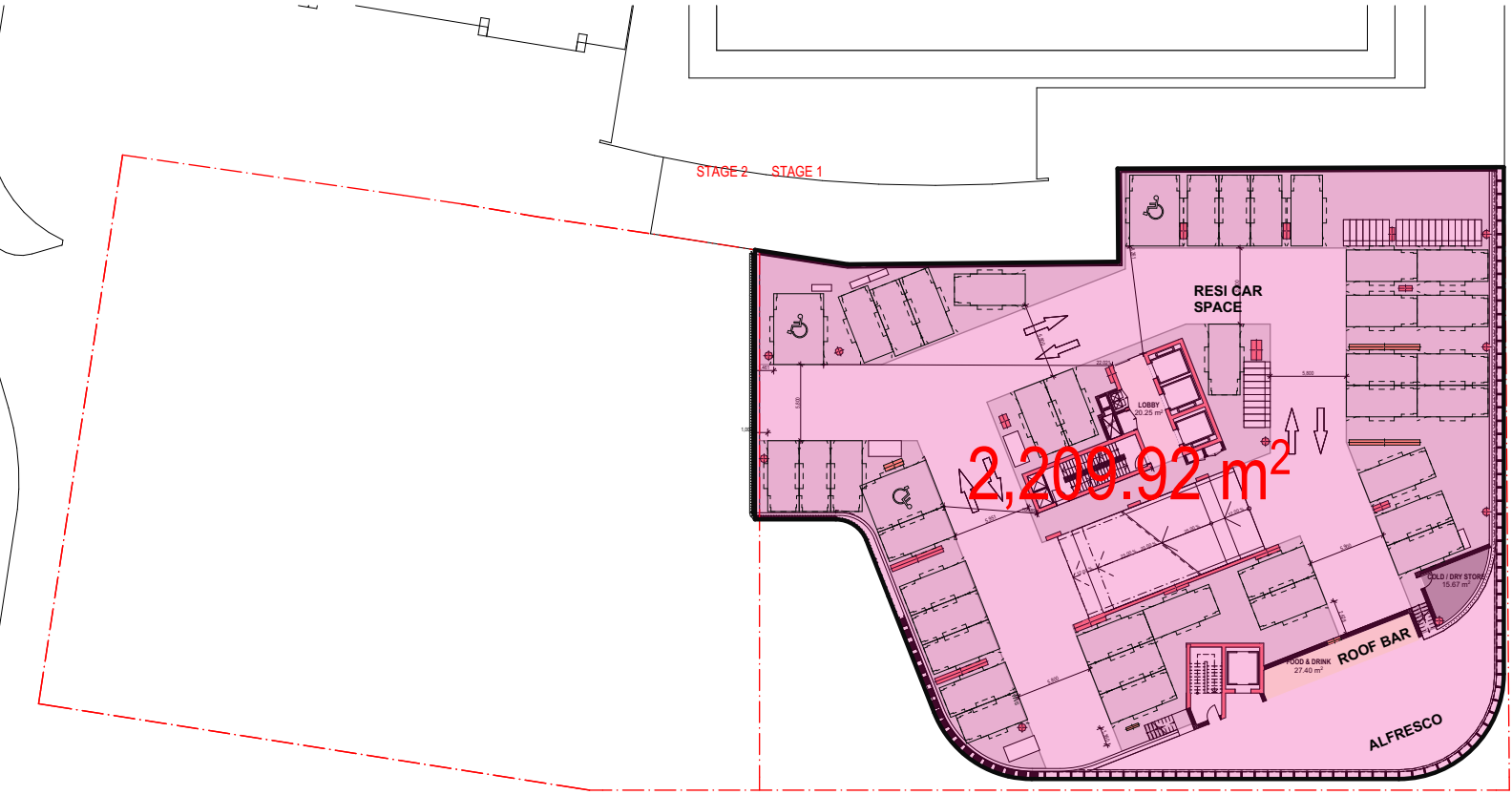
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JOB NO. 20623	DRAWING NO. PLA-DA-S1-5002	REVISION B



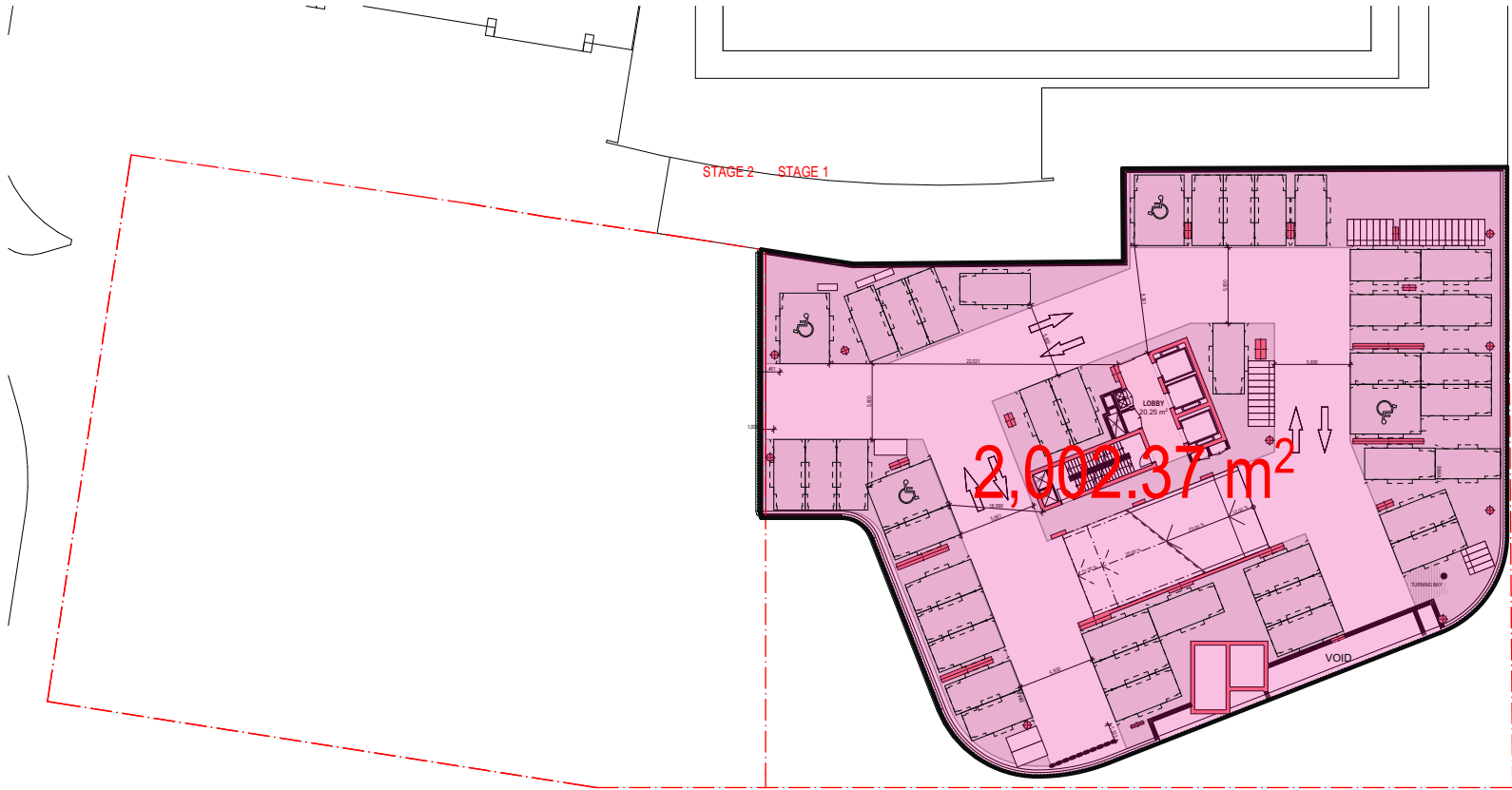
GROUND 00
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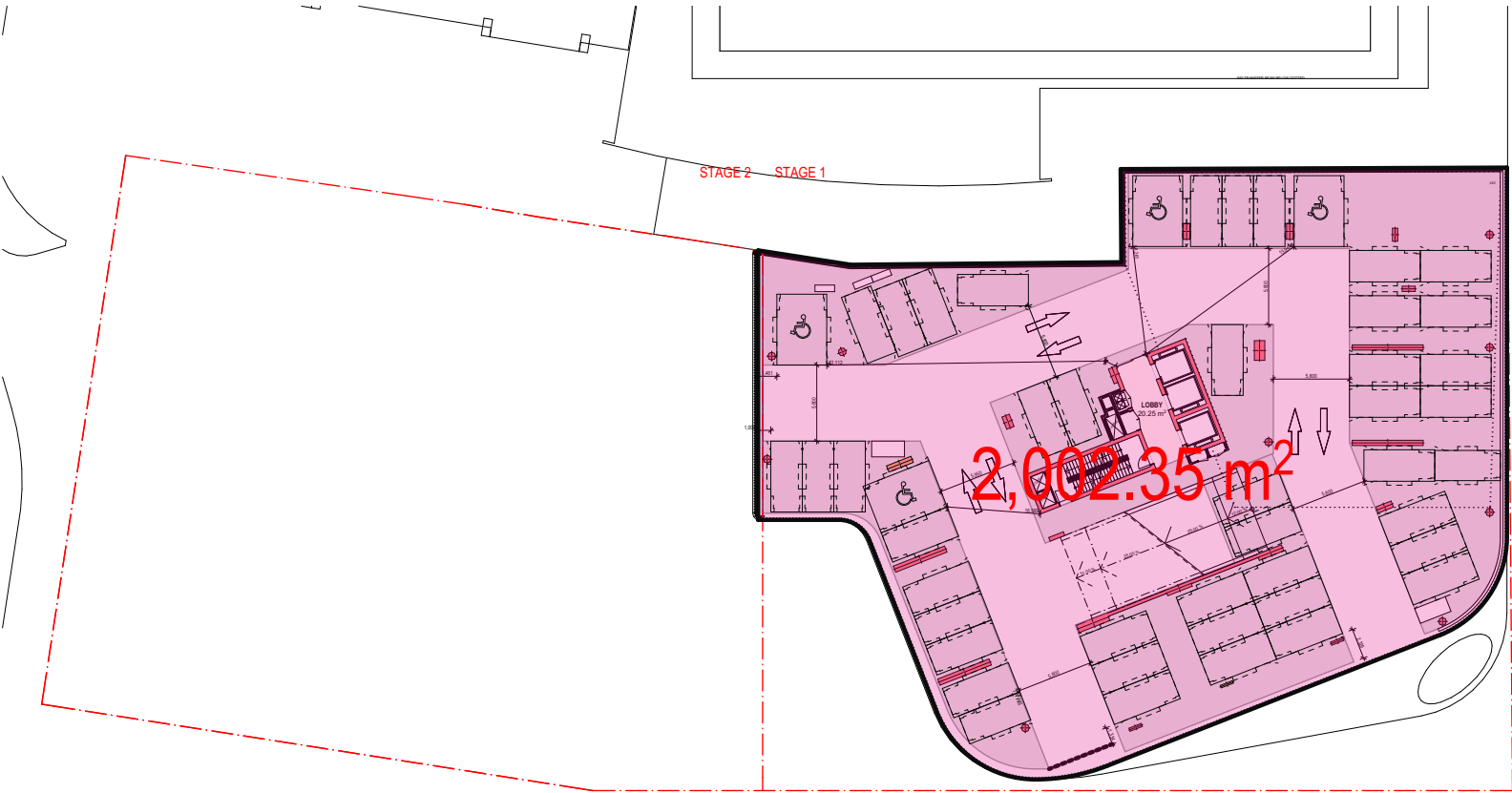
LEVEL 01
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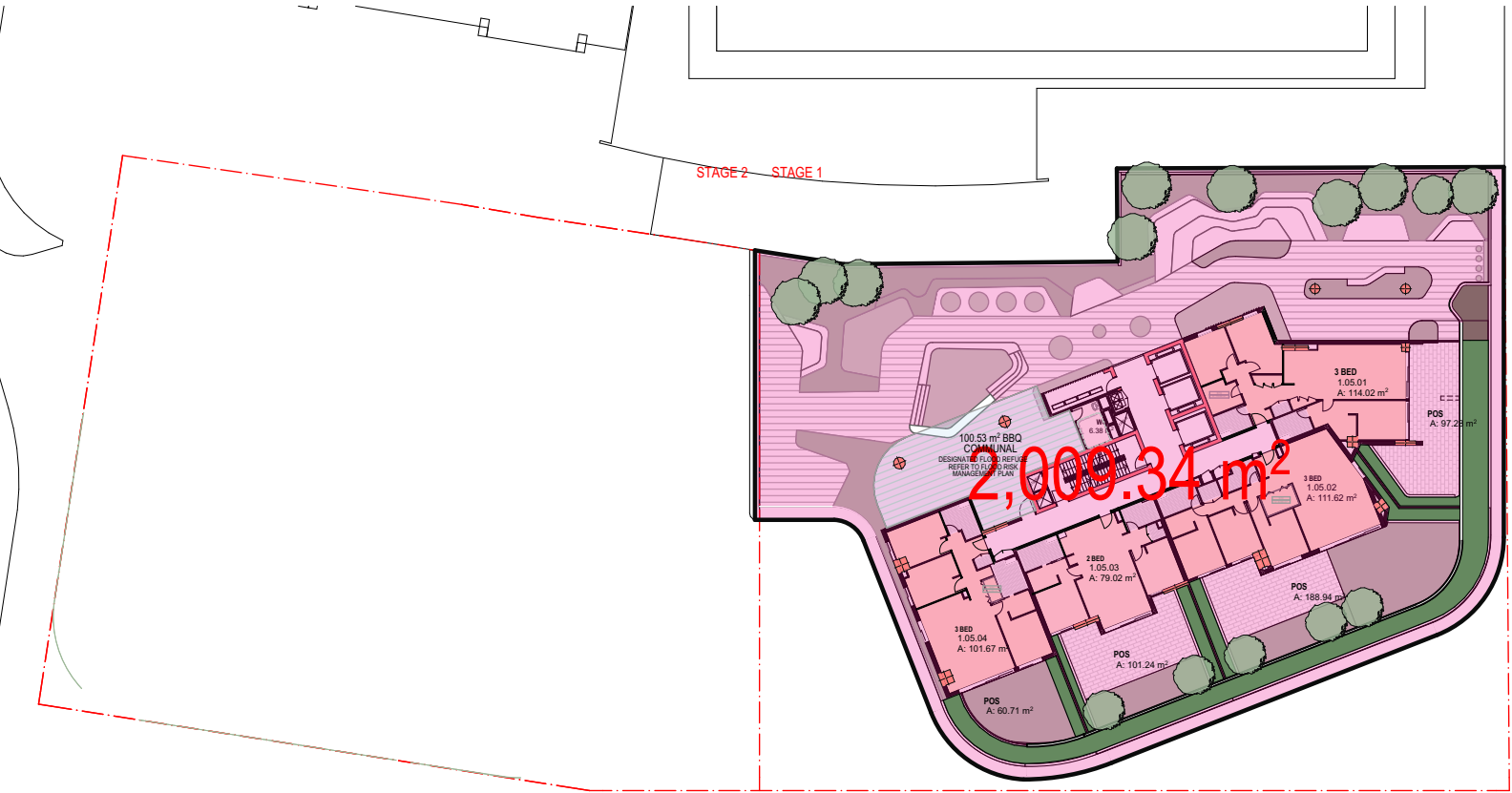
LEVEL 02
1:550



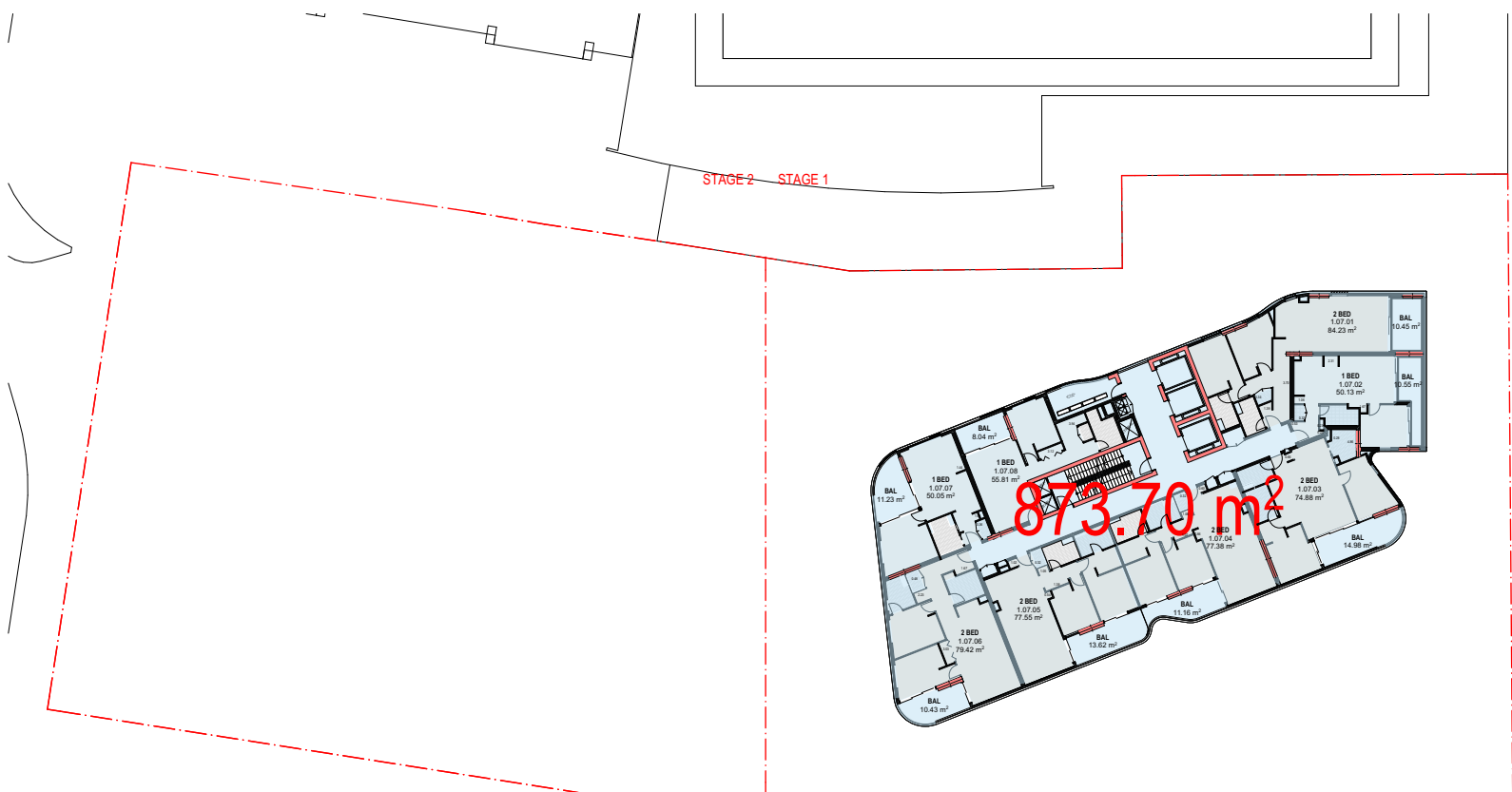
LEVEL 03
1:550



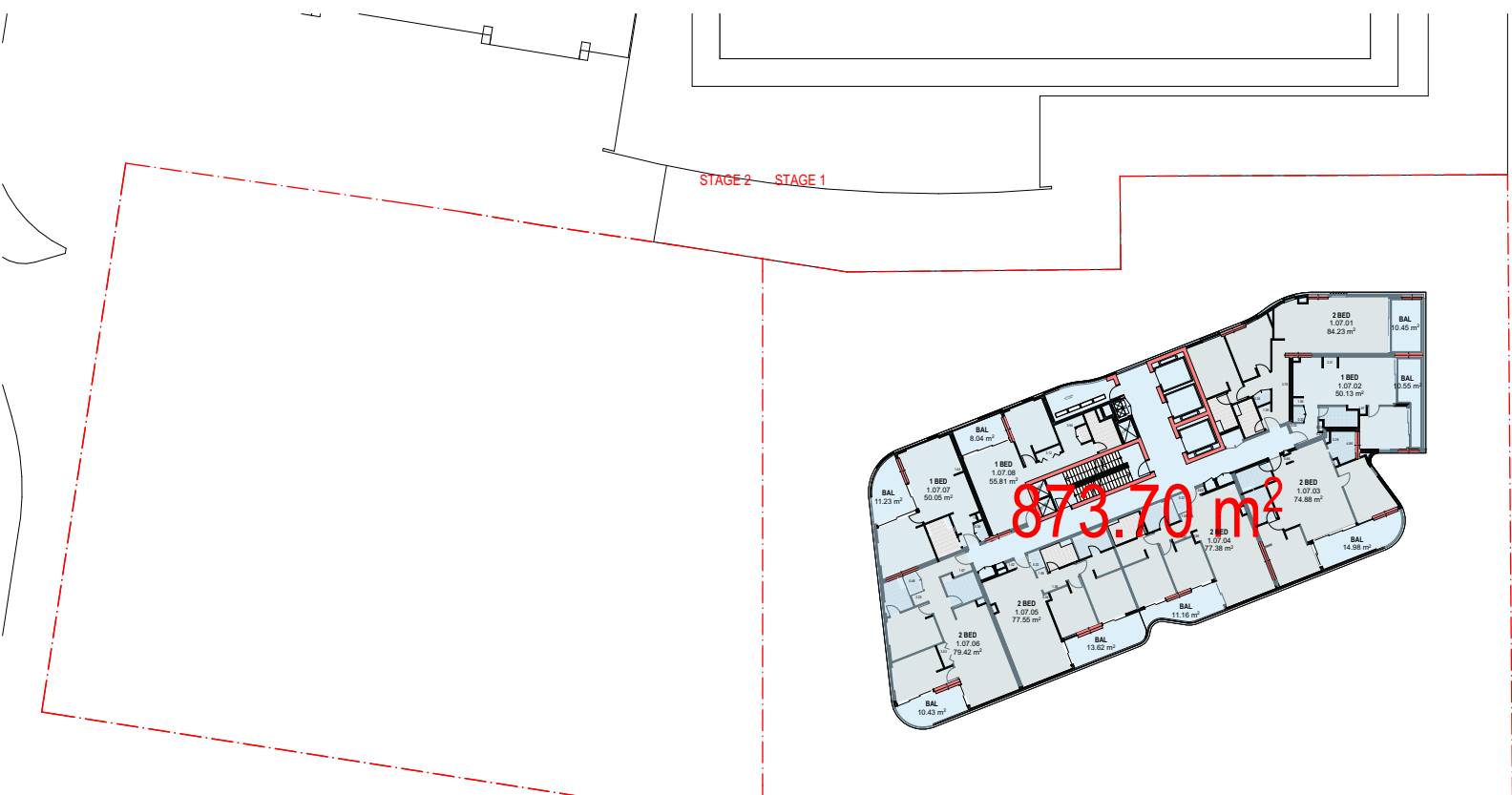
LEVEL 04
1:550



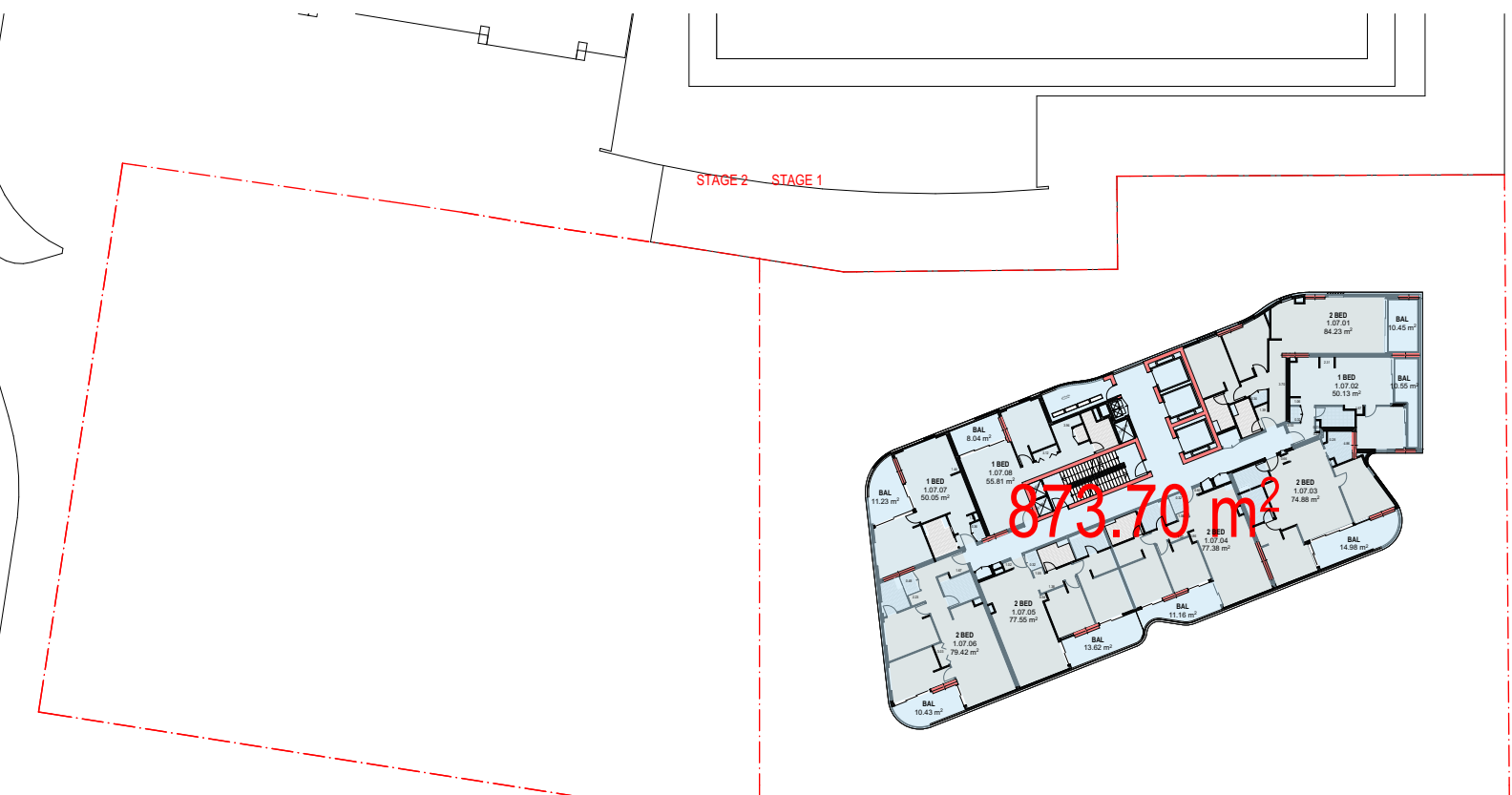
LEVEL 05
1:550



LEVEL 06
1:550



LEVEL 07
1:550



LEVEL 08
1:550

STAGE 1
GBA

GROUND	2524.27
LEVEL 1	2209.88
LEVEL 2	2209.92
LEVEL 3	2002.37
LEVEL 4	2002.35
LEVEL 5	2009.34
LEVEL 6	873.70
LEVEL 7	873.70
LEVEL 8	873.70
LEVEL 9	873.70
LEVEL 10	873.70
LEVEL 11	873.70
LEVEL 12	873.70
LEVEL 13	873.70
LEVEL 14	873.70
LEVEL 15	873.70
LEVEL 16	873.70
LEVEL 17	873.70
LEVEL 18	761.51
LEVEL 19	761.51
LEVEL 20	761.51
LEVEL 21	761.51
LEVEL 22	761.51
LEVEL 23	761.51
LEVEL 24	761.51
LEVEL 25	761.51

TOTAL 29534.61

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION			A					
19/05/2023	AMENDED FOR DA SUBMISSION			B					

Level 4, 222 Clarence Street
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
GBA DIAGRAM

SCALE
N.T.S. @A1

DATE
19/05/2023

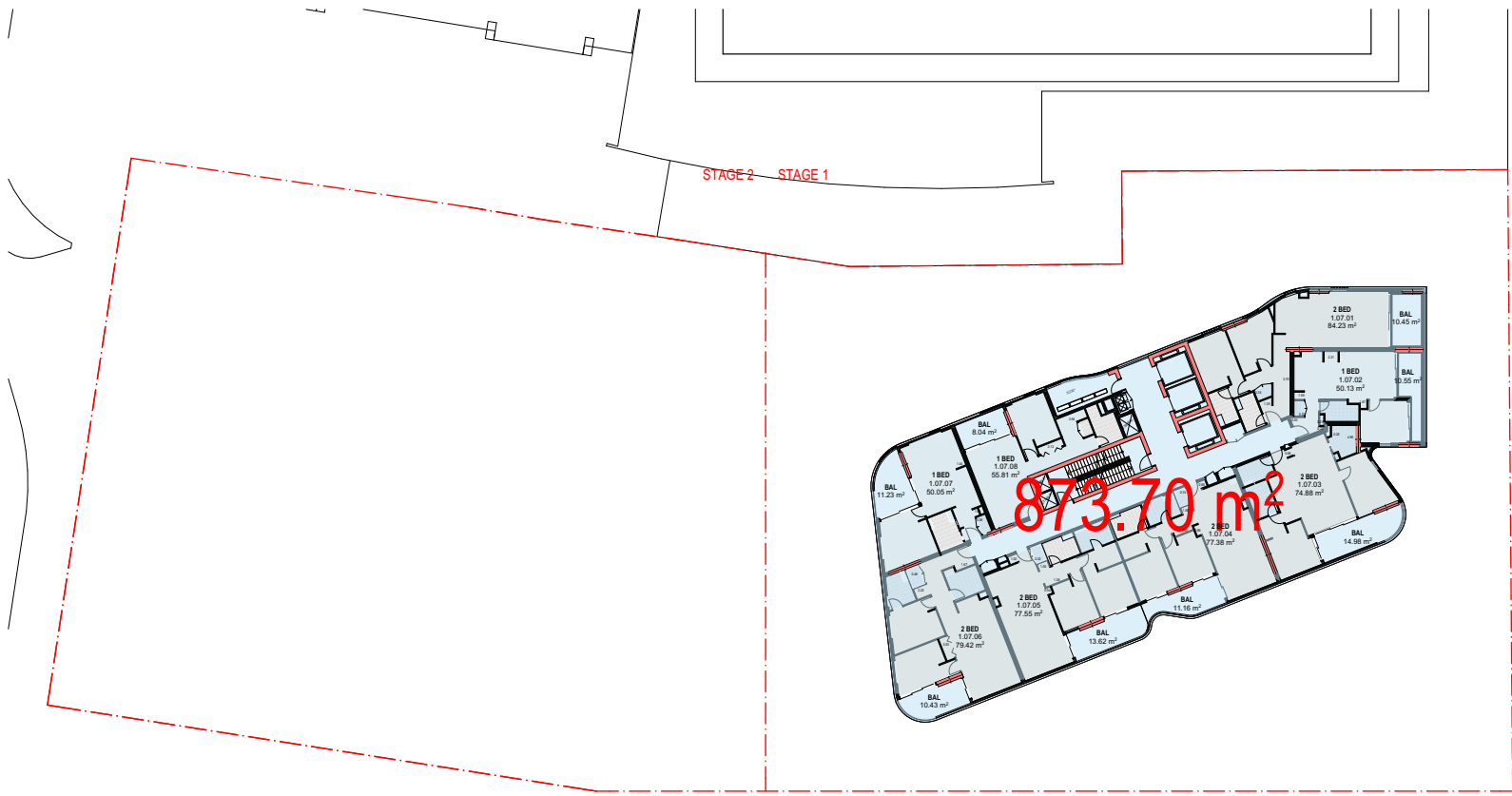
DRAWN

JOB NO.
20623

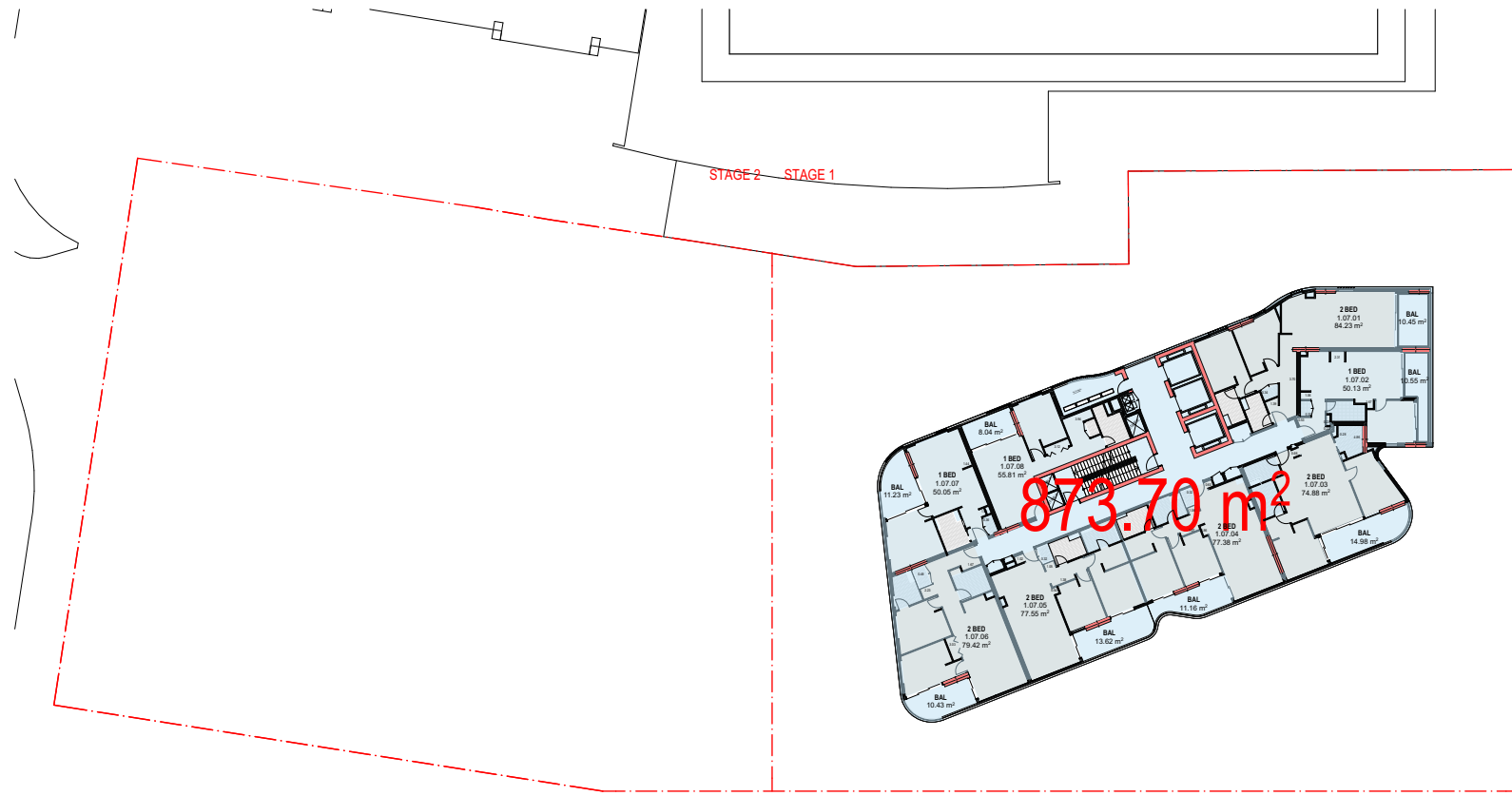
DRAWING NO.
PLA-DA-S1-5100

REVISION
B

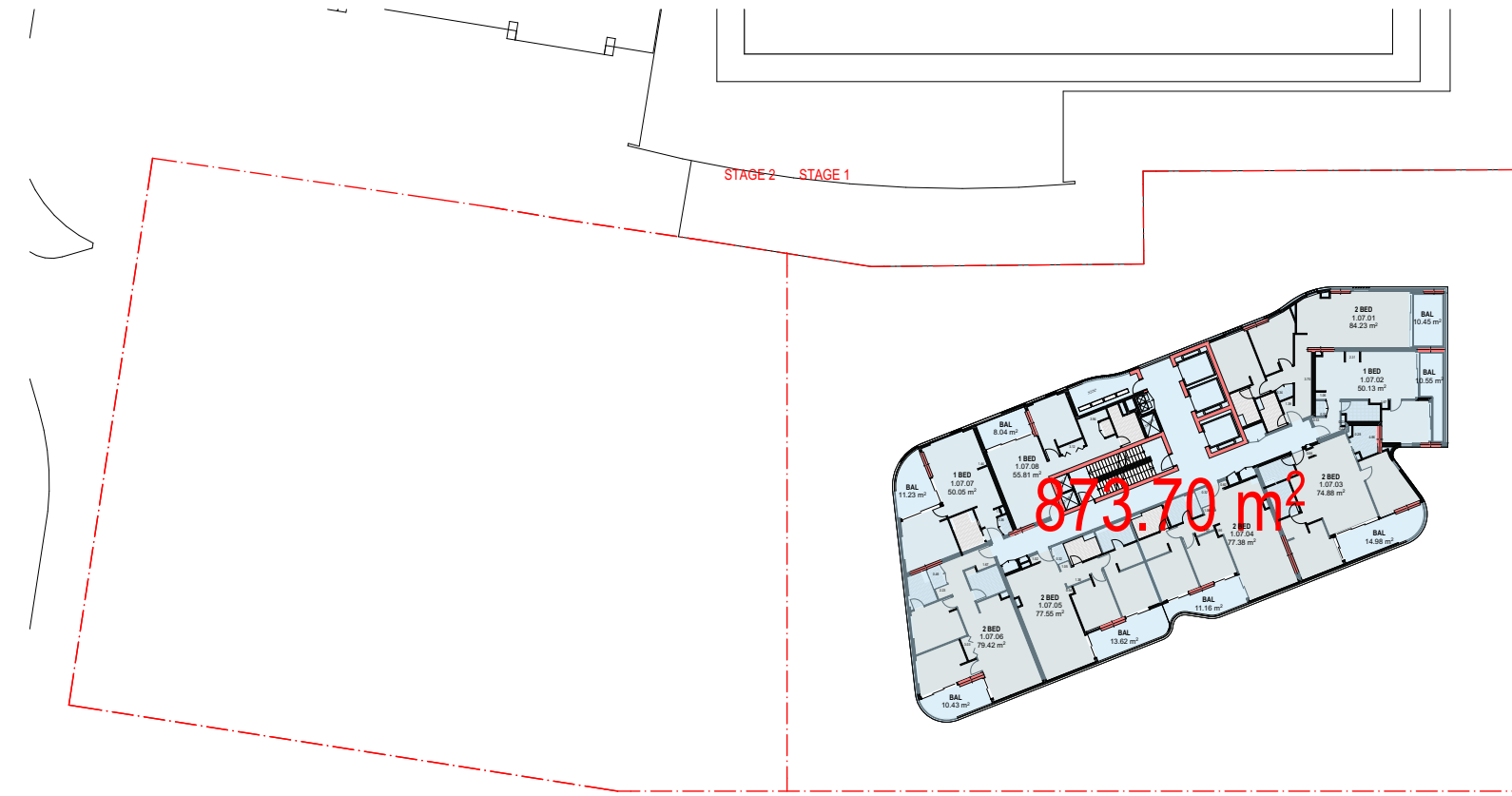
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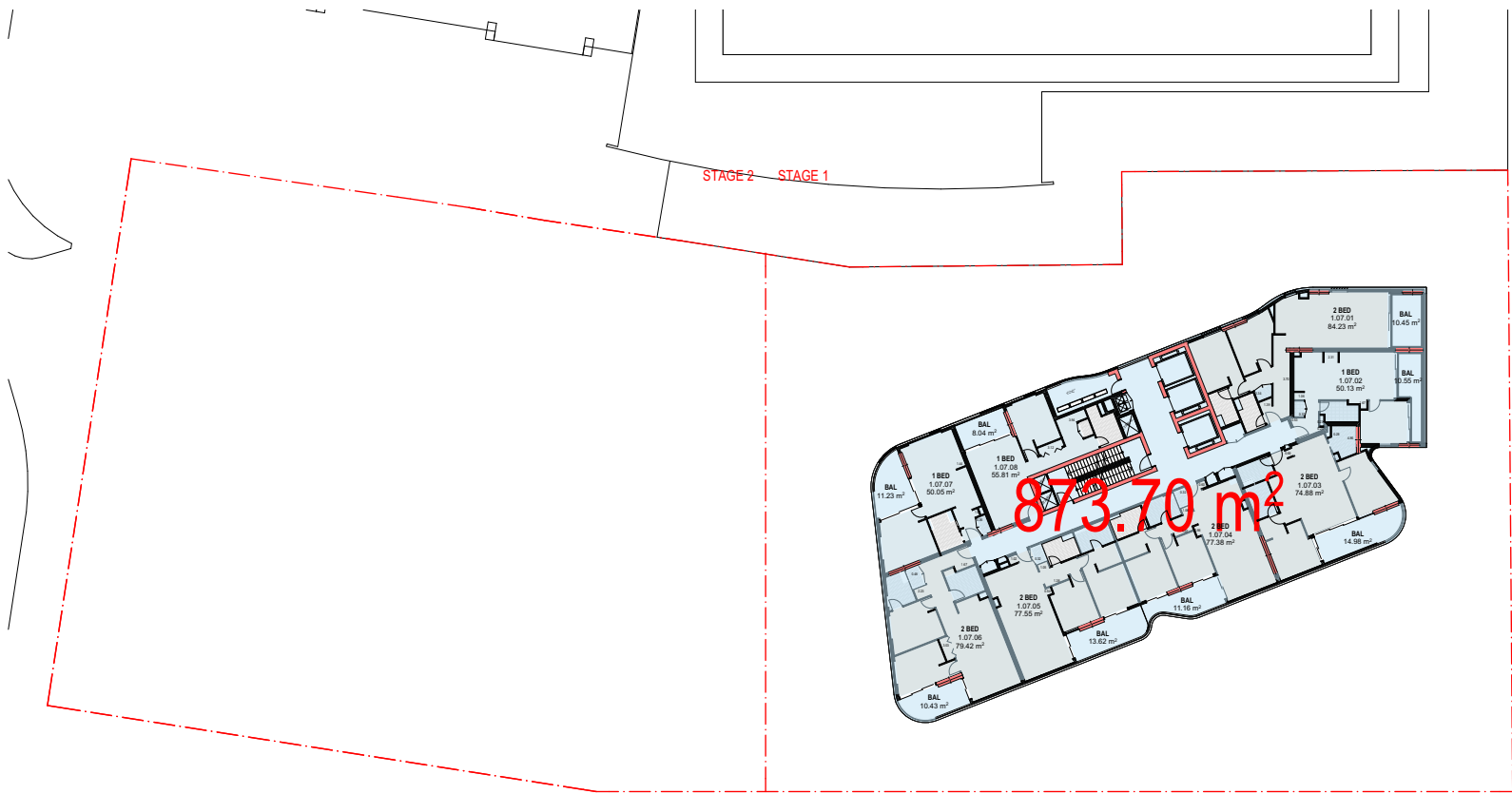
LEVEL 9
1:550



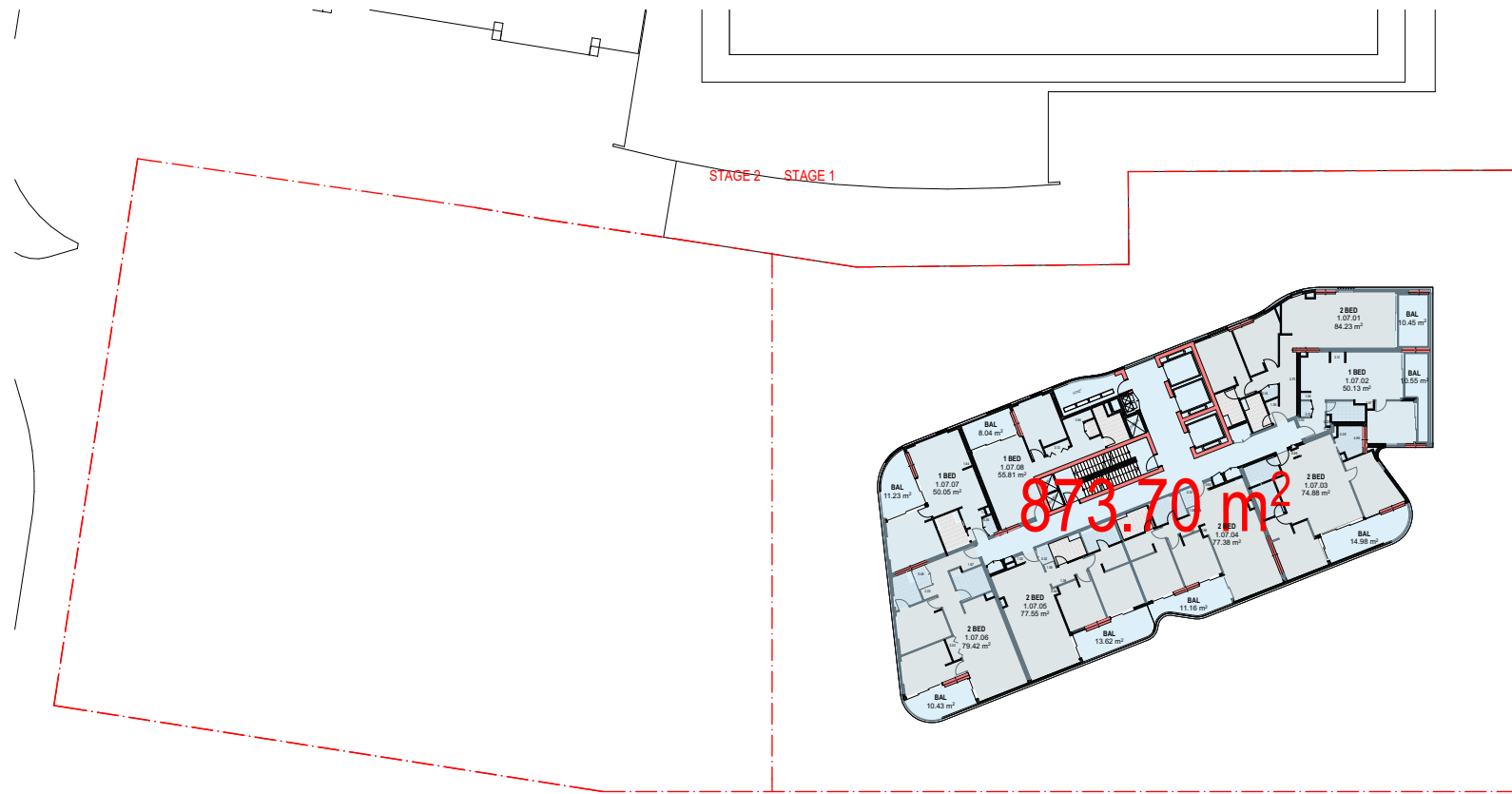
LEVEL 10
1:550



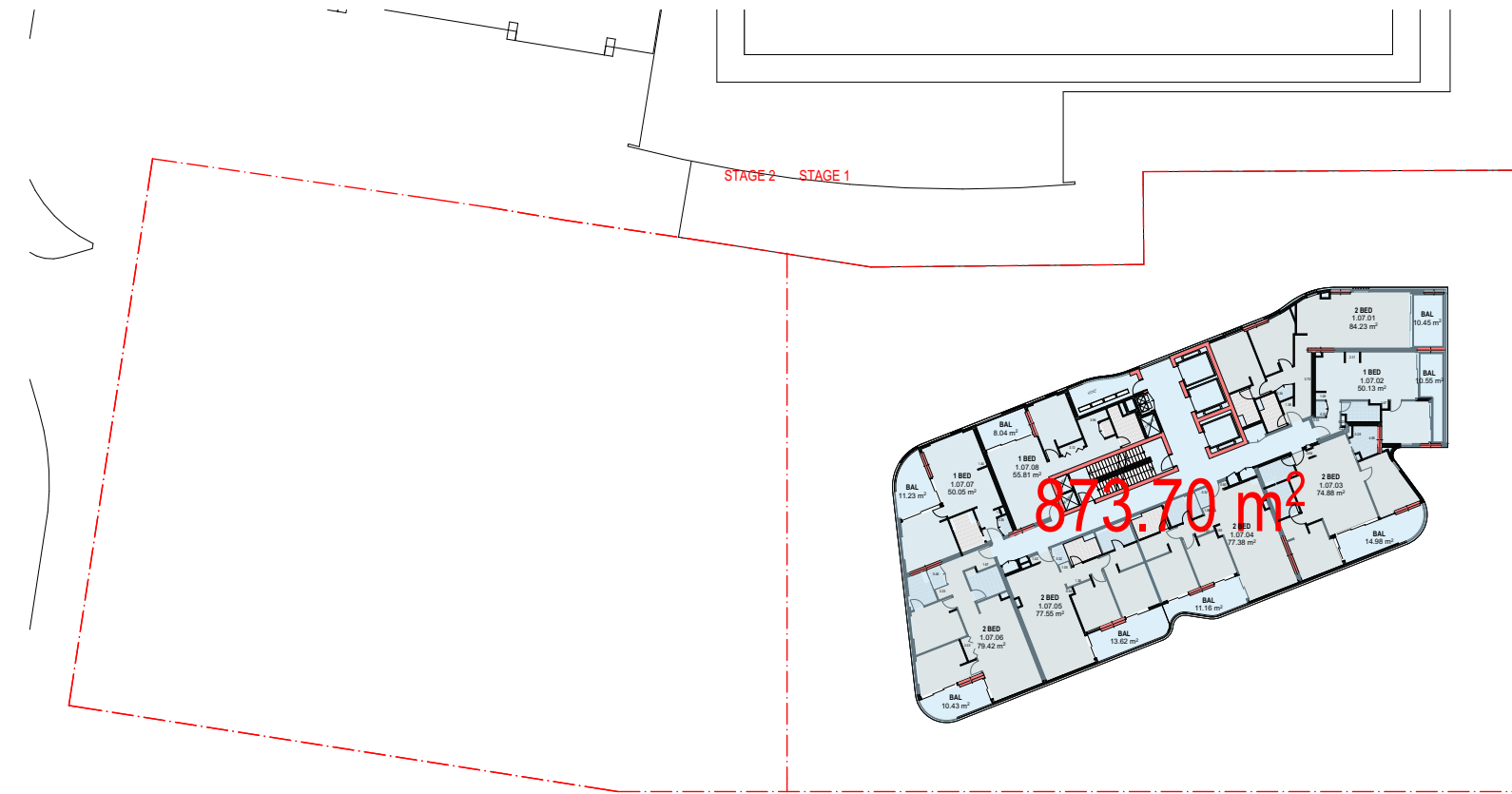
LEVEL 11
1:550



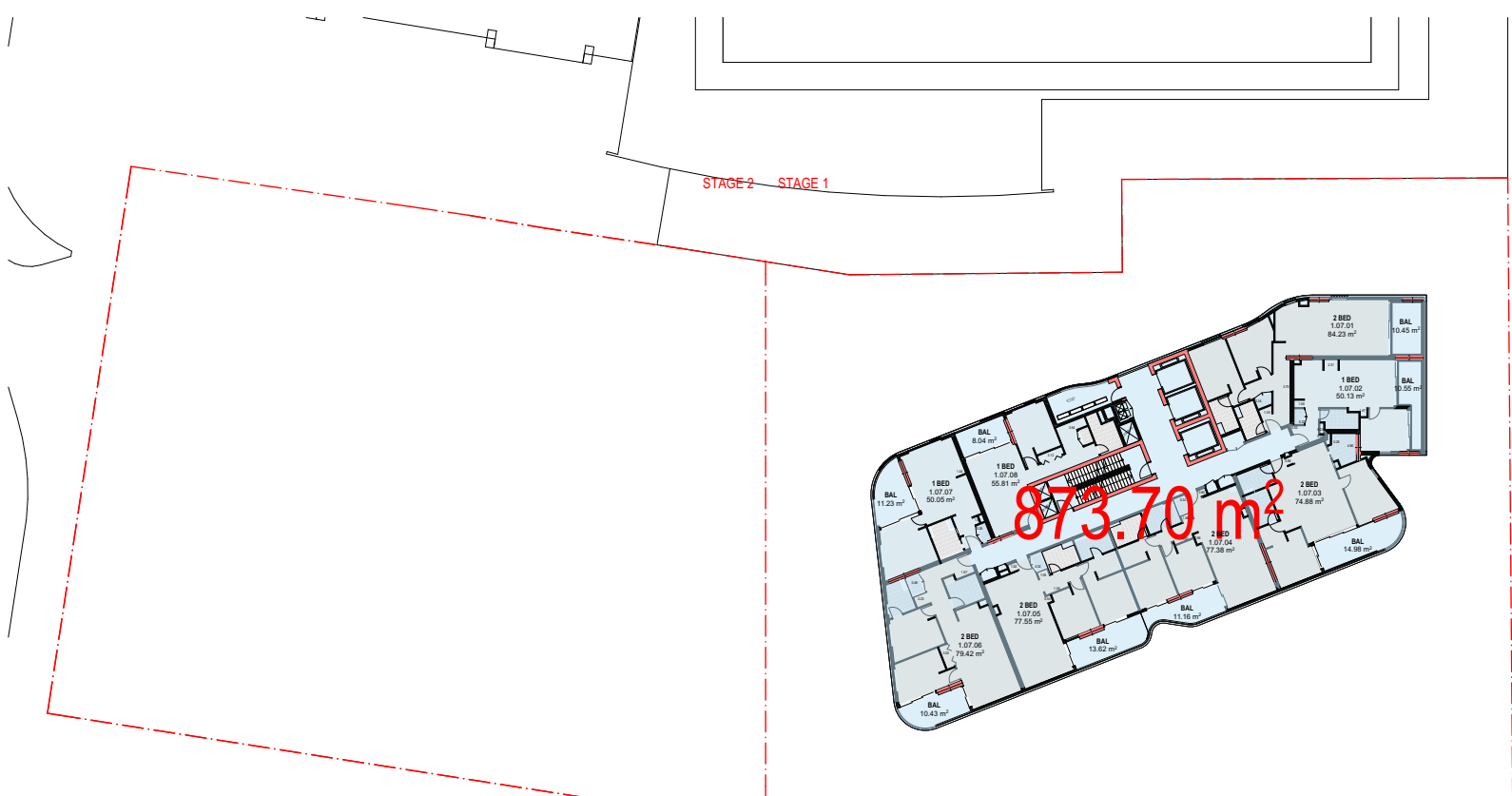
LEVEL 12
1:550



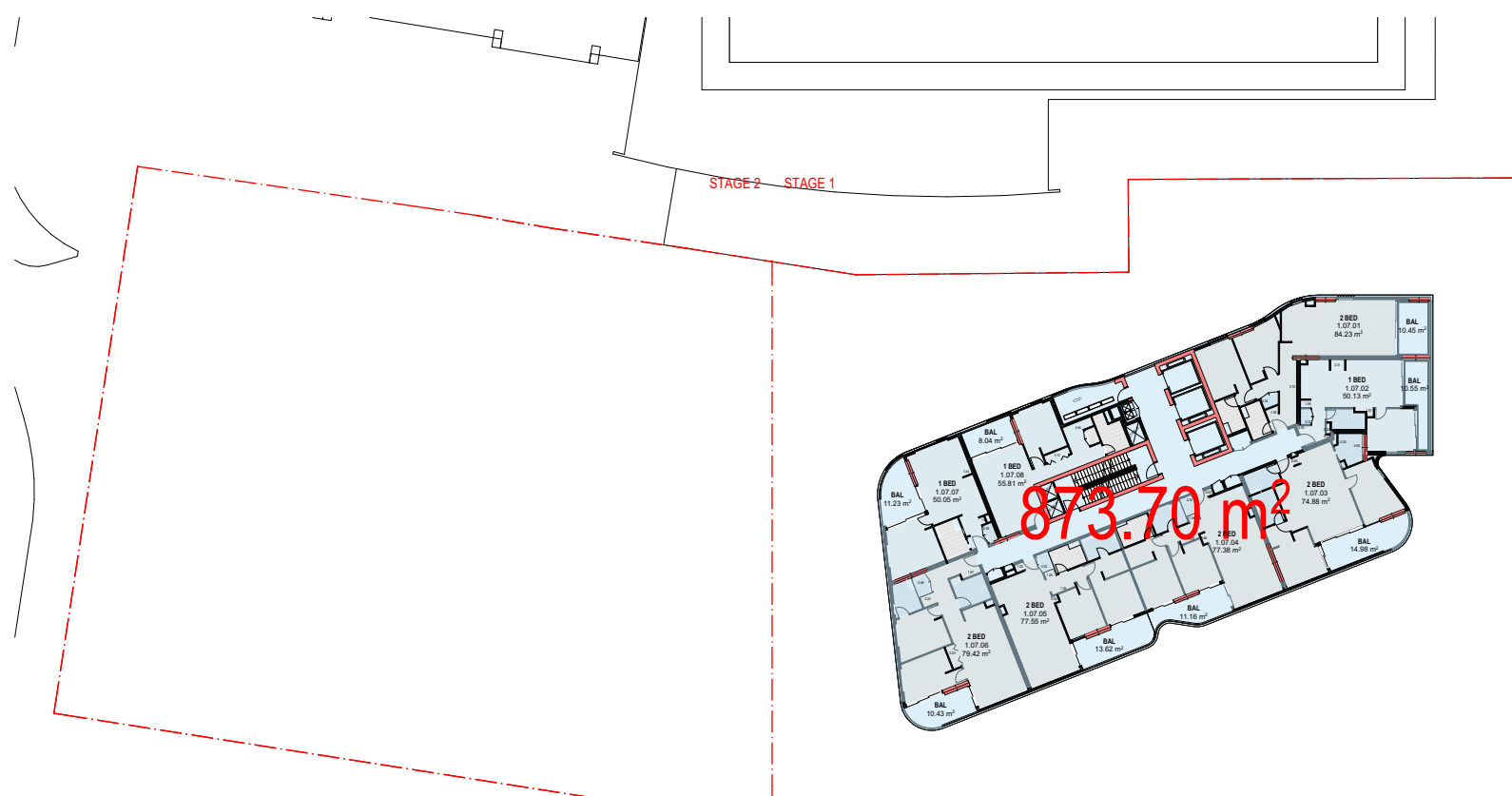
LEVEL 13
1:550



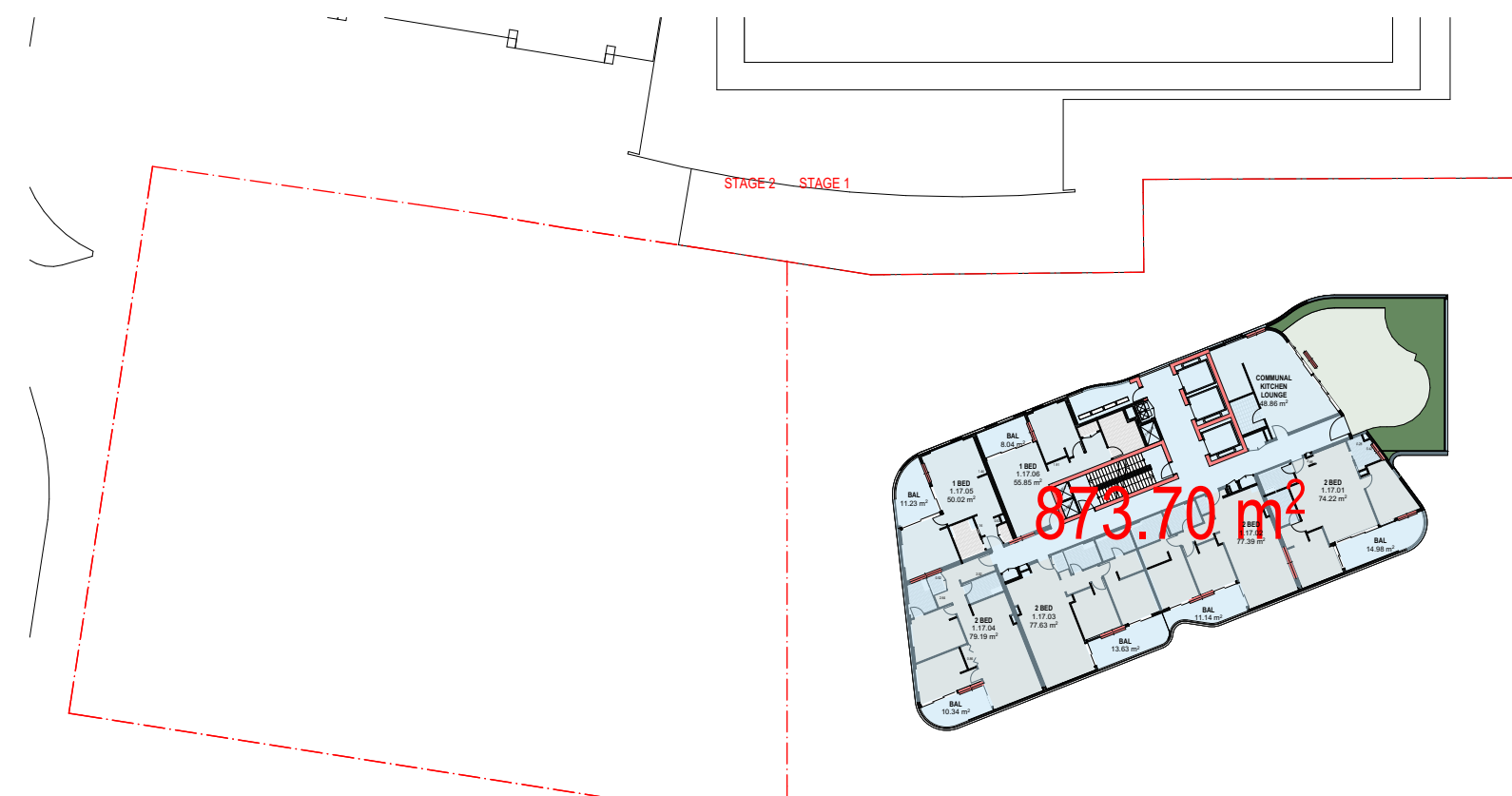
LEVEL 14
1:550



LEVEL 15
1:550



LEVEL 16
1:550



LEVEL 17
1:550

STAGE 1
GBA

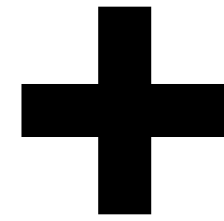
GROUND	2524.27
LEVEL 1	2209.88
LEVEL 2	2209.92
LEVEL 3	2002.37
LEVEL 4	2002.35
LEVEL 5	2009.34
LEVEL 6	873.70
LEVEL 7	873.70
LEVEL 8	873.70
LEVEL 9	873.70
LEVEL 10	873.70
LEVEL 11	873.70
LEVEL 12	873.70
LEVEL 13	873.70
LEVEL 14	873.70
LEVEL 15	873.70
LEVEL 16	873.70
LEVEL 17	873.70
LEVEL 18	761.51
LEVEL 19	761.51
LEVEL 20	761.51
LEVEL 21	761.51
LEVEL 22	761.51
LEVEL 23	761.51
LEVEL 24	761.51
LEVEL 25	761.51

TOTAL 29534.61

FOR INFORMATION

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4/11/2022	ISSUE FOR DA SUBMISSION			A
19/05/2023	AMENDED FOR DA SUBMISSION			B

DATE	REVISION	BY	CHK	NO.



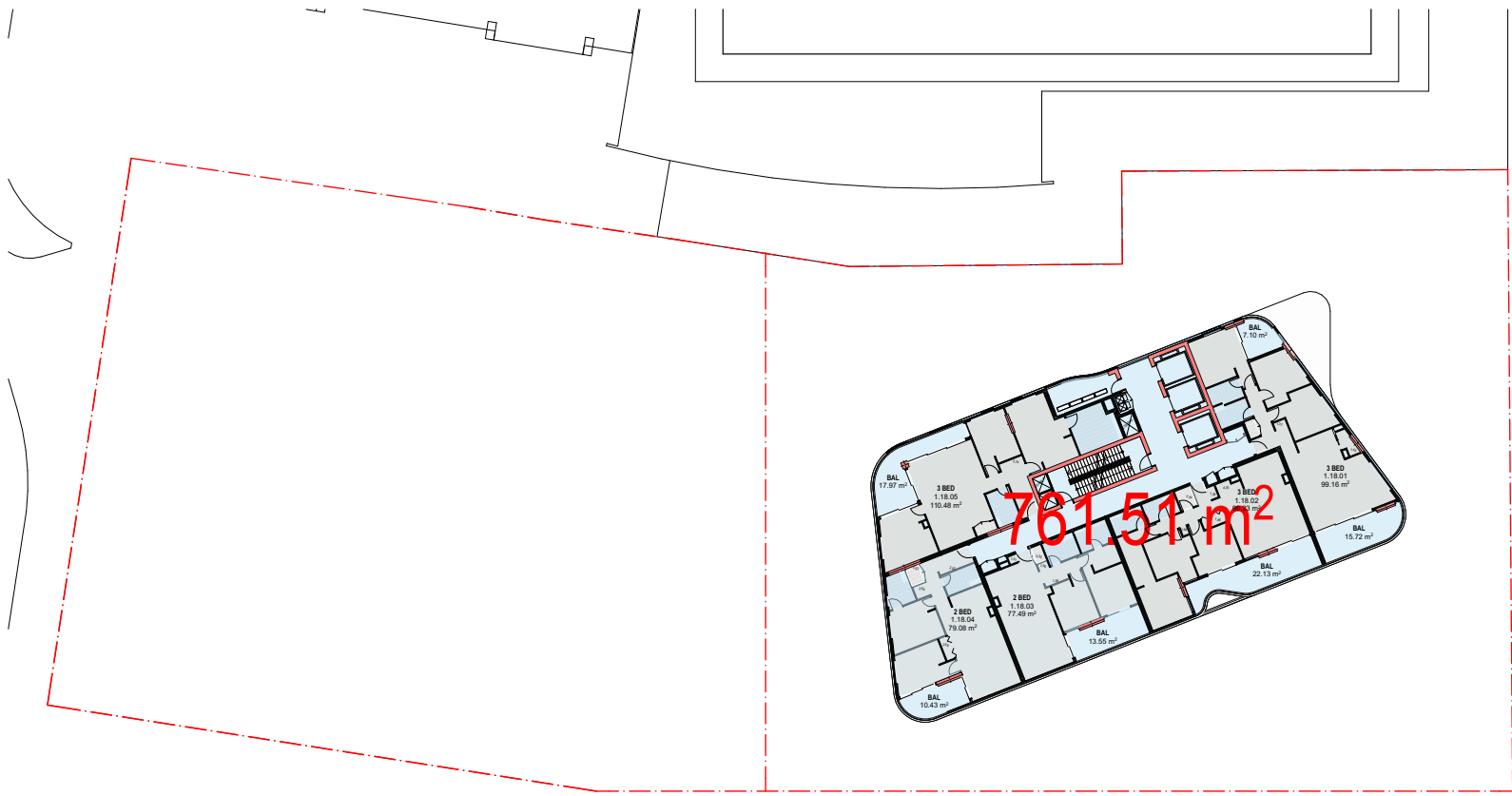
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

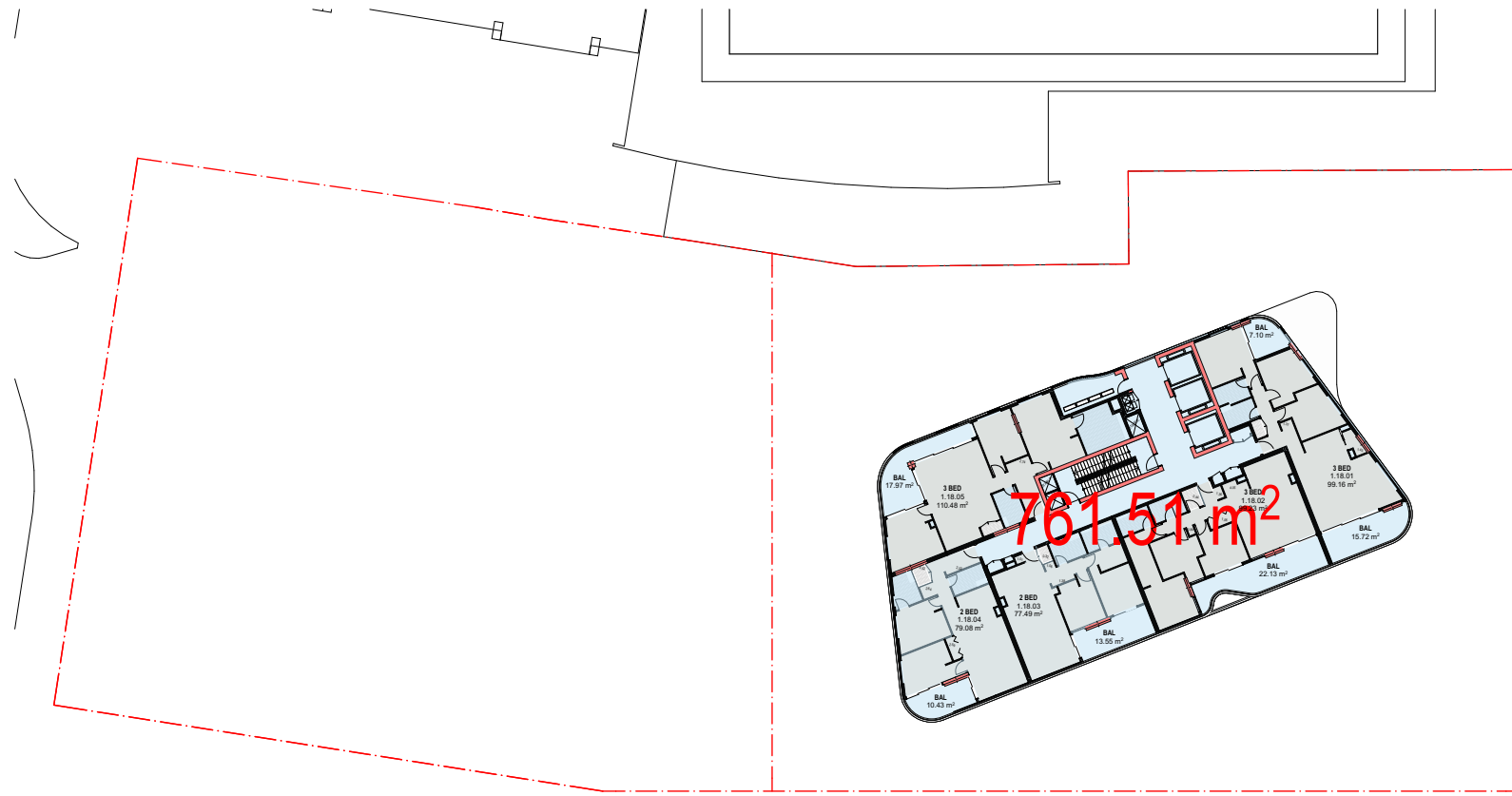
DRAWING TITLE
GBA DIAGRAM

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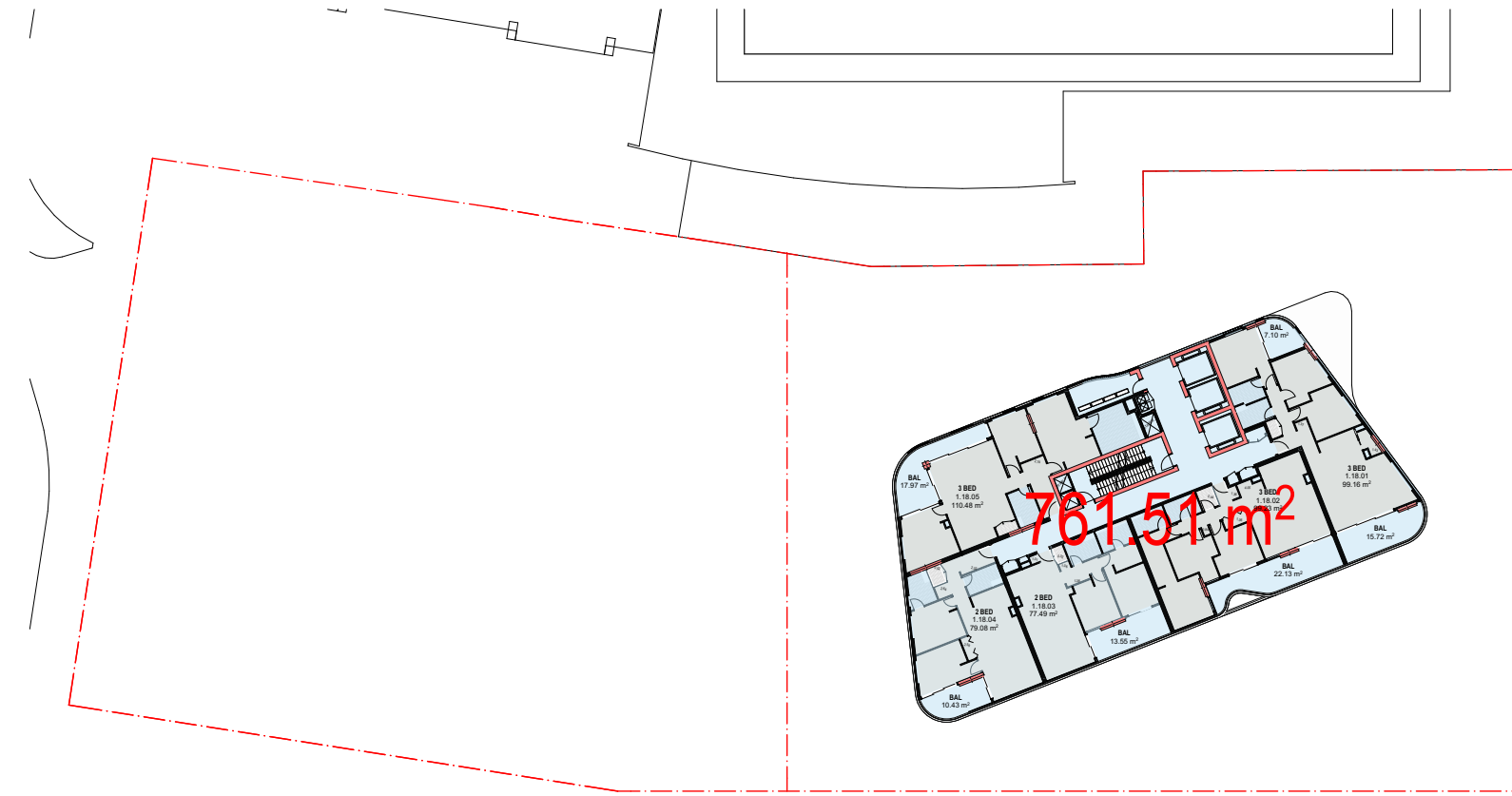
SCALE N.T.S. @A1		
DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN	CHECKED	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-5101	REVISION B



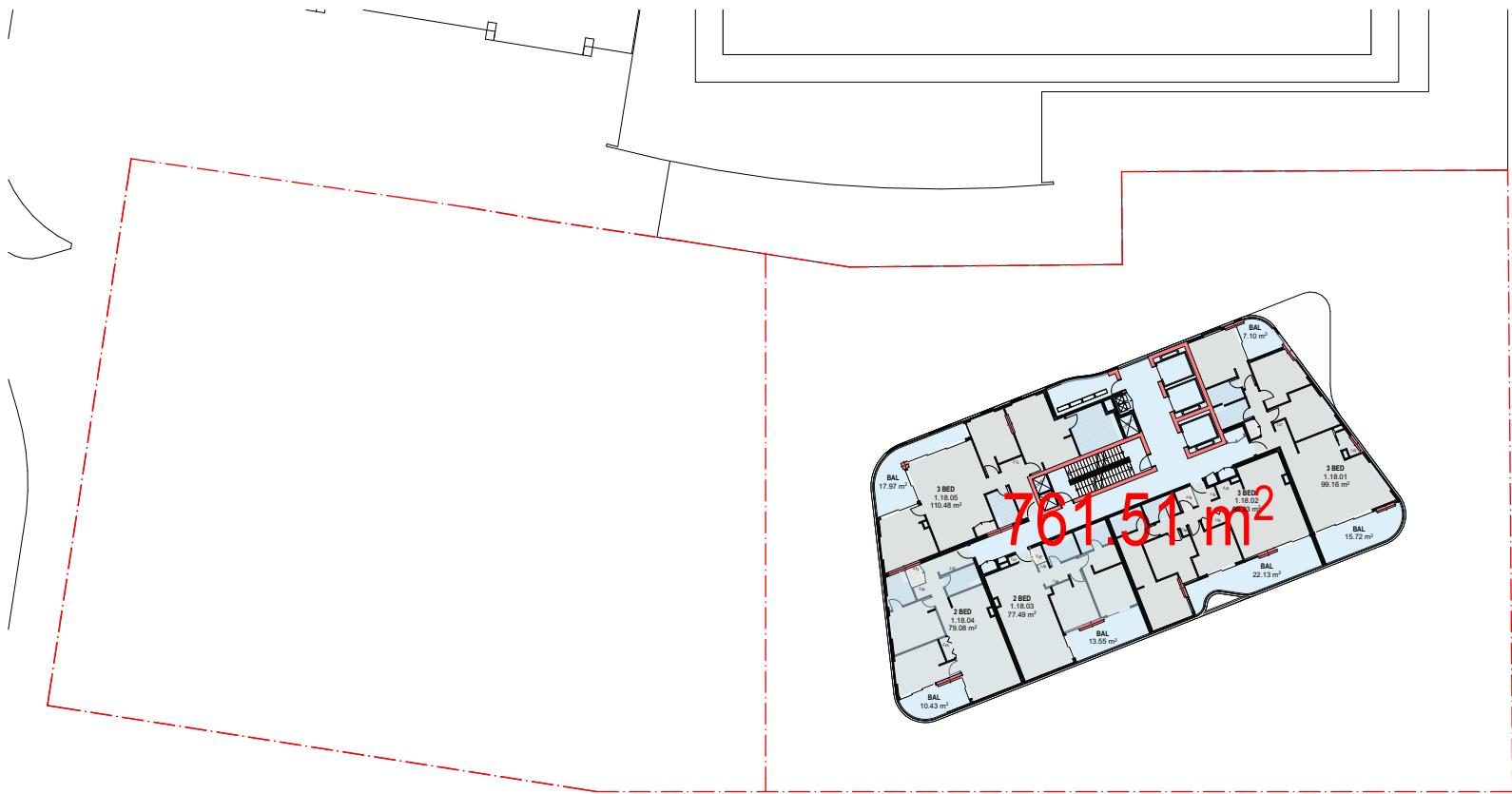
19. LEVEL 18
1:550



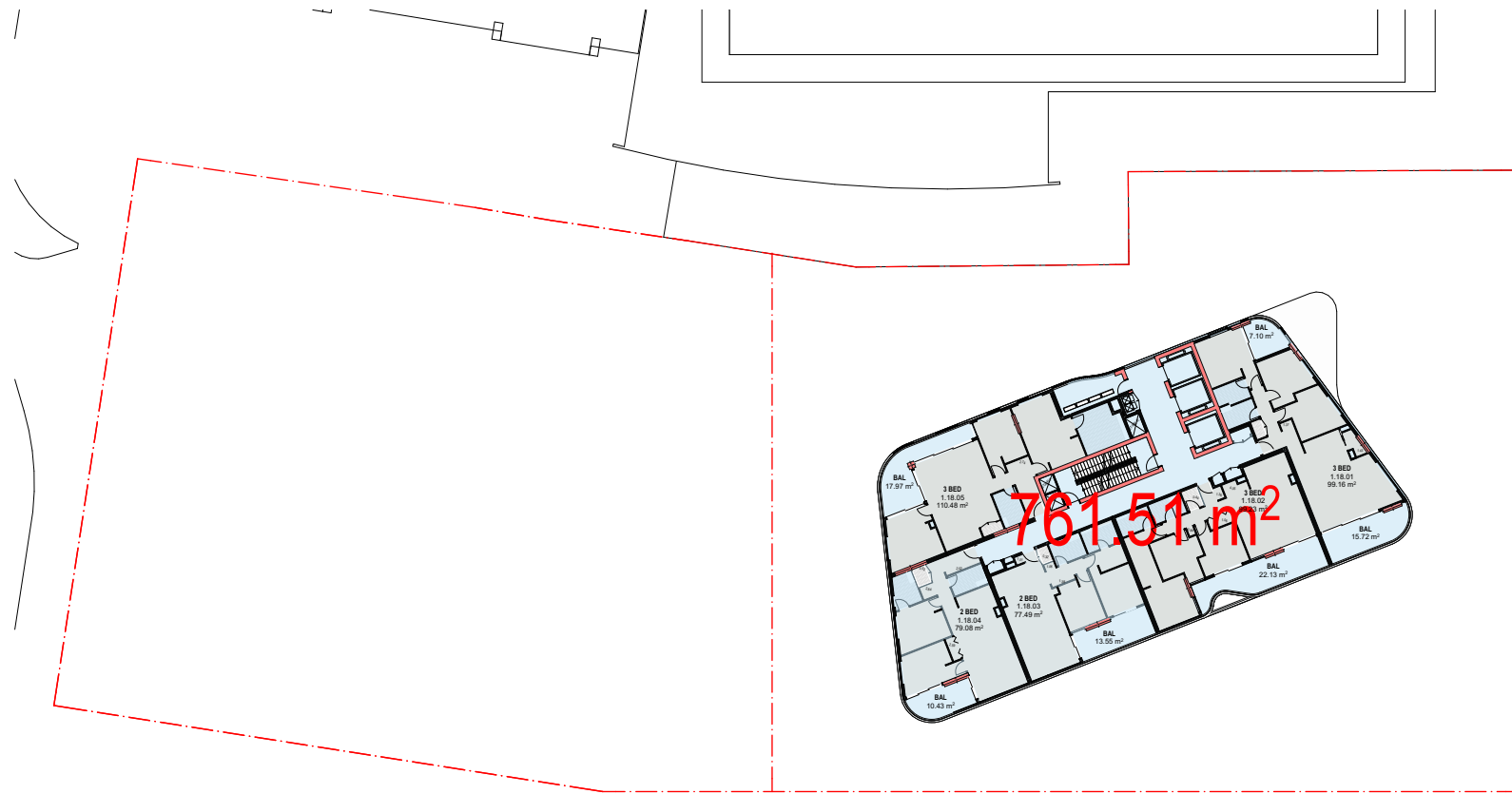
19. LEVEL 19
1:550



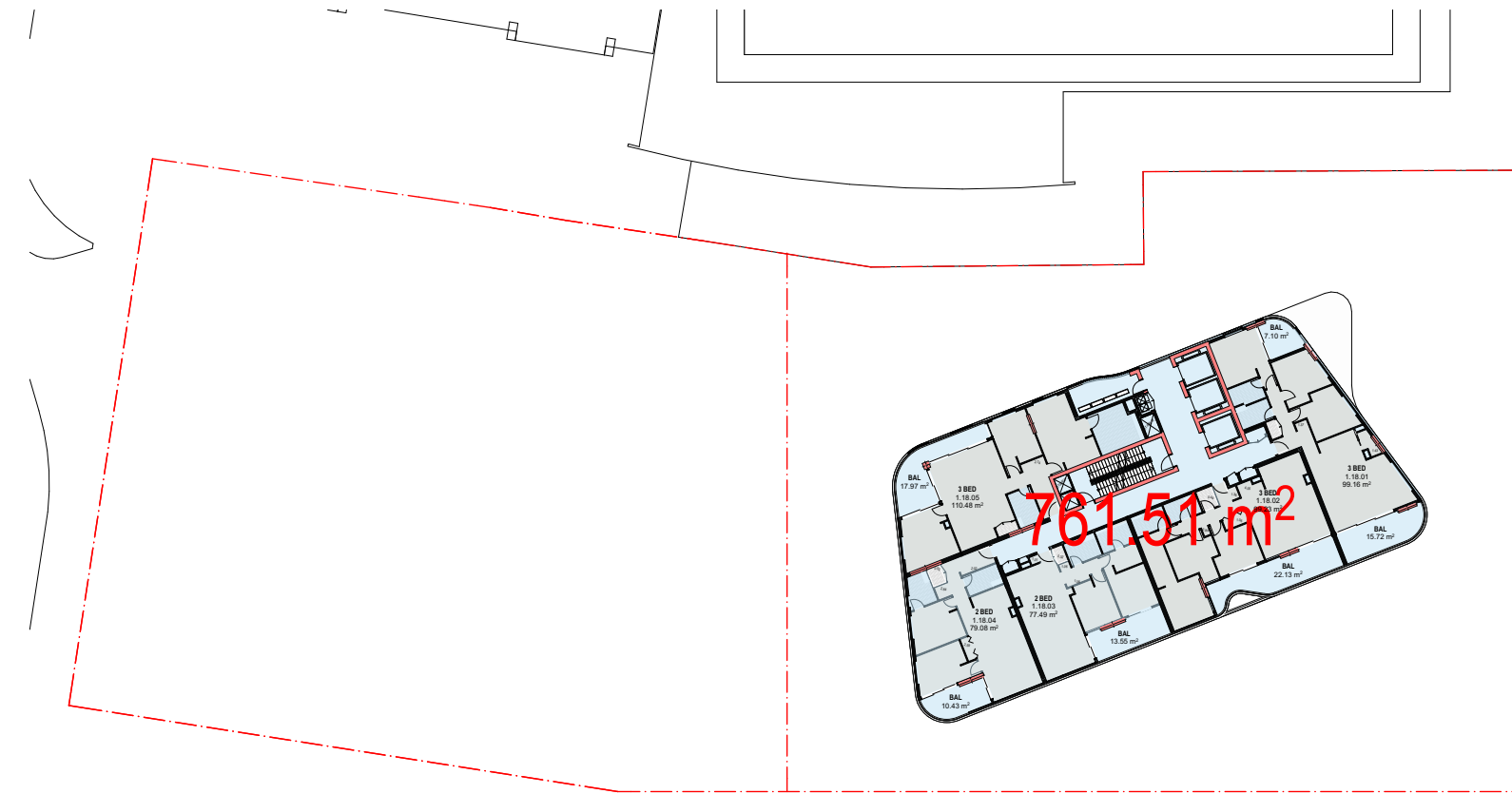
19. LEVEL 20
1:550



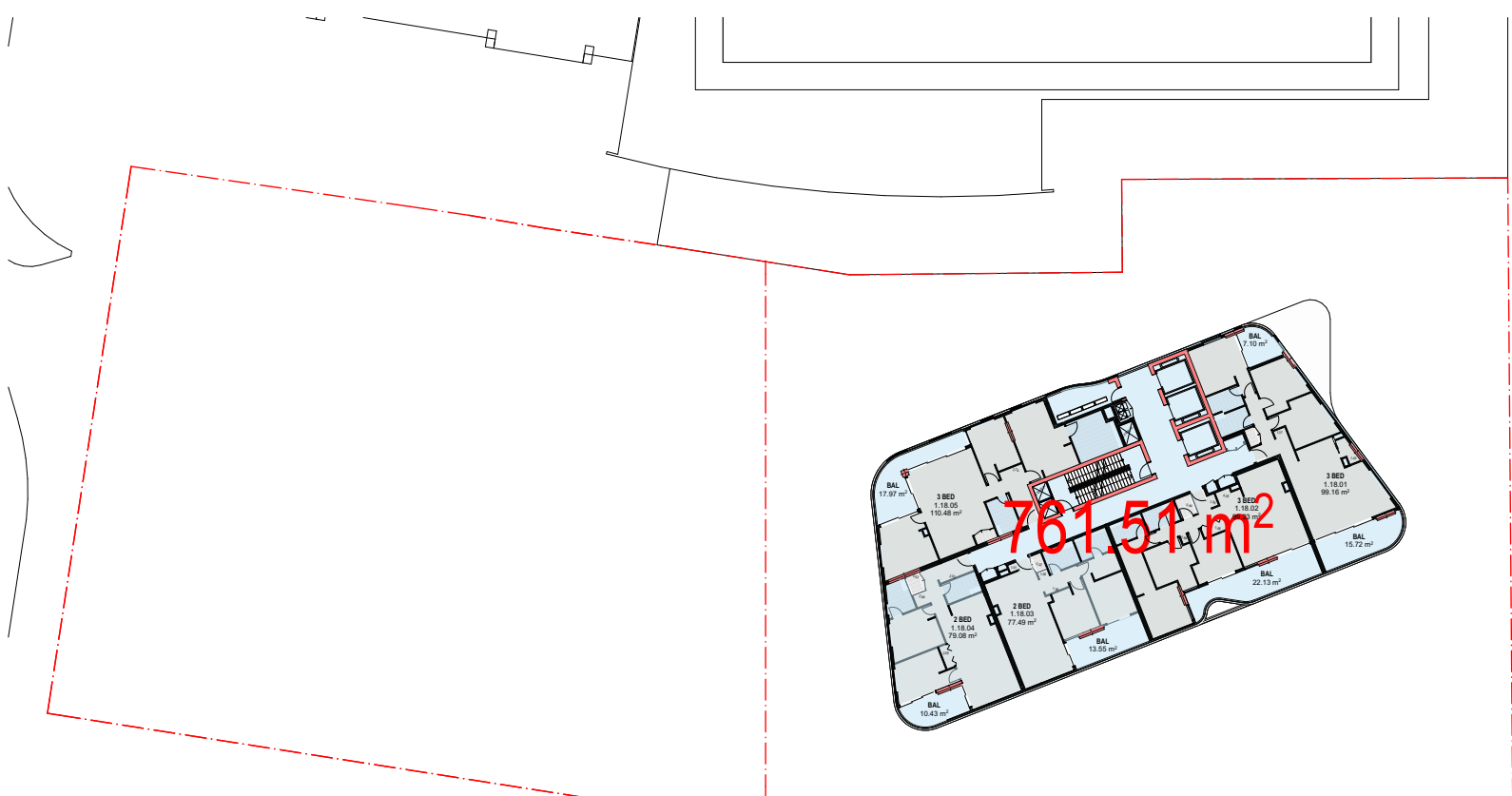
19. LEVEL 21
1:550



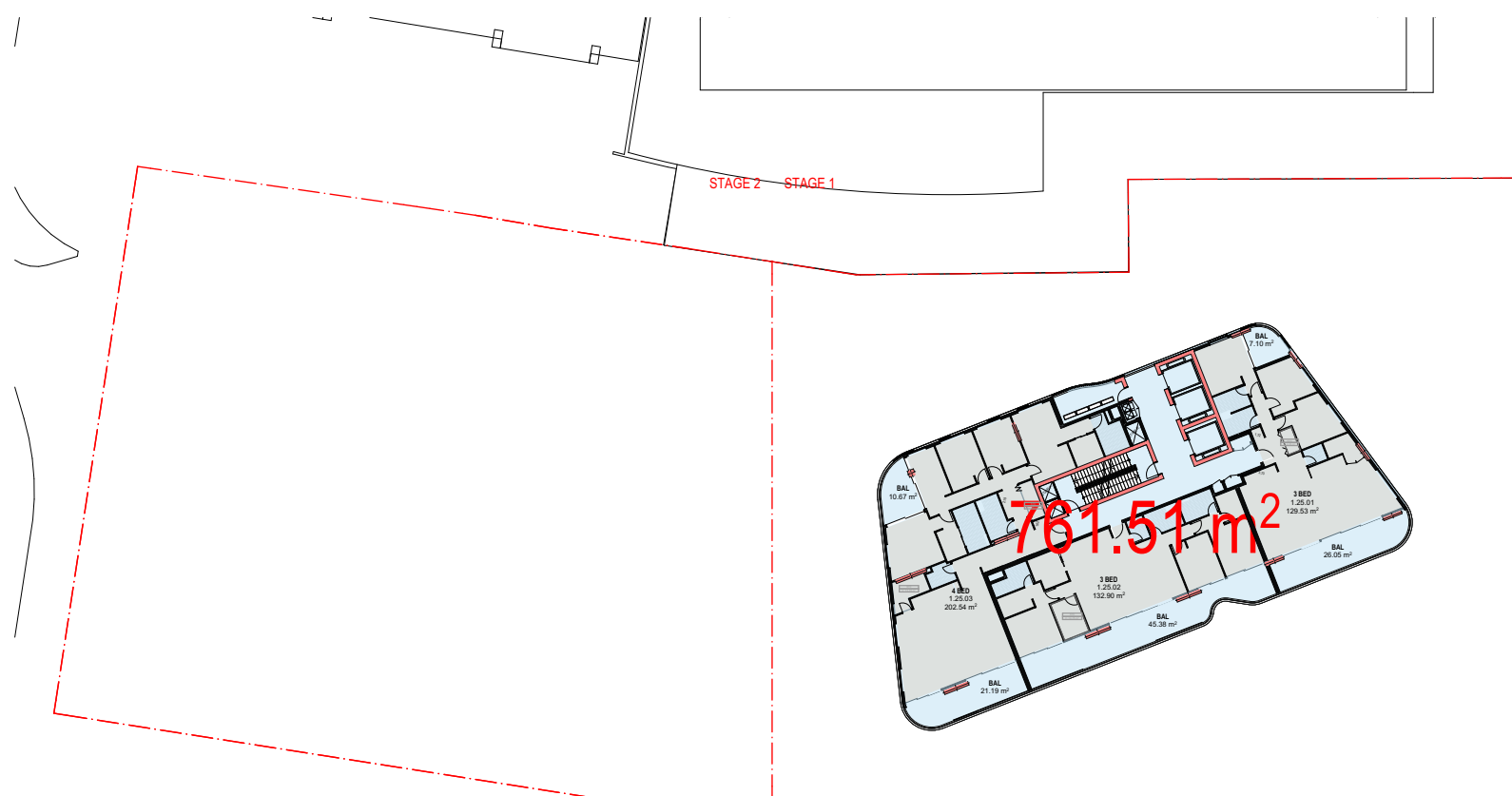
19. LEVEL 22
1:550



19. LEVEL 23
1:550



19. LEVEL 24
1:550



26. LEVEL 25
1:550

STAGE 1

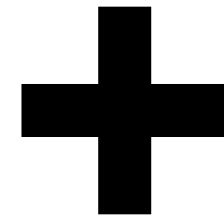
GROUND	2524.27
LEVEL 1	2209.88
LEVEL 2	2209.92
LEVEL 3	2002.37
LEVEL 4	2002.35
LEVEL 5	2009.34
LEVEL 6	873.70
LEVEL 7	873.70
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LEVEL 20	761.51
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LEVEL 22	761.51
LEVEL 23	761.51
LEVEL 24	761.51
LEVEL 25	761.51

TOTAL	29534.61
-------	----------

FOR INFORMATION

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4/11/2022	ISSUE FOR DA SUBMISSION			A
19/05/2023	AMENDED FOR DA SUBMISSION			B

DATE	REVISION	BY	CHK	NO.



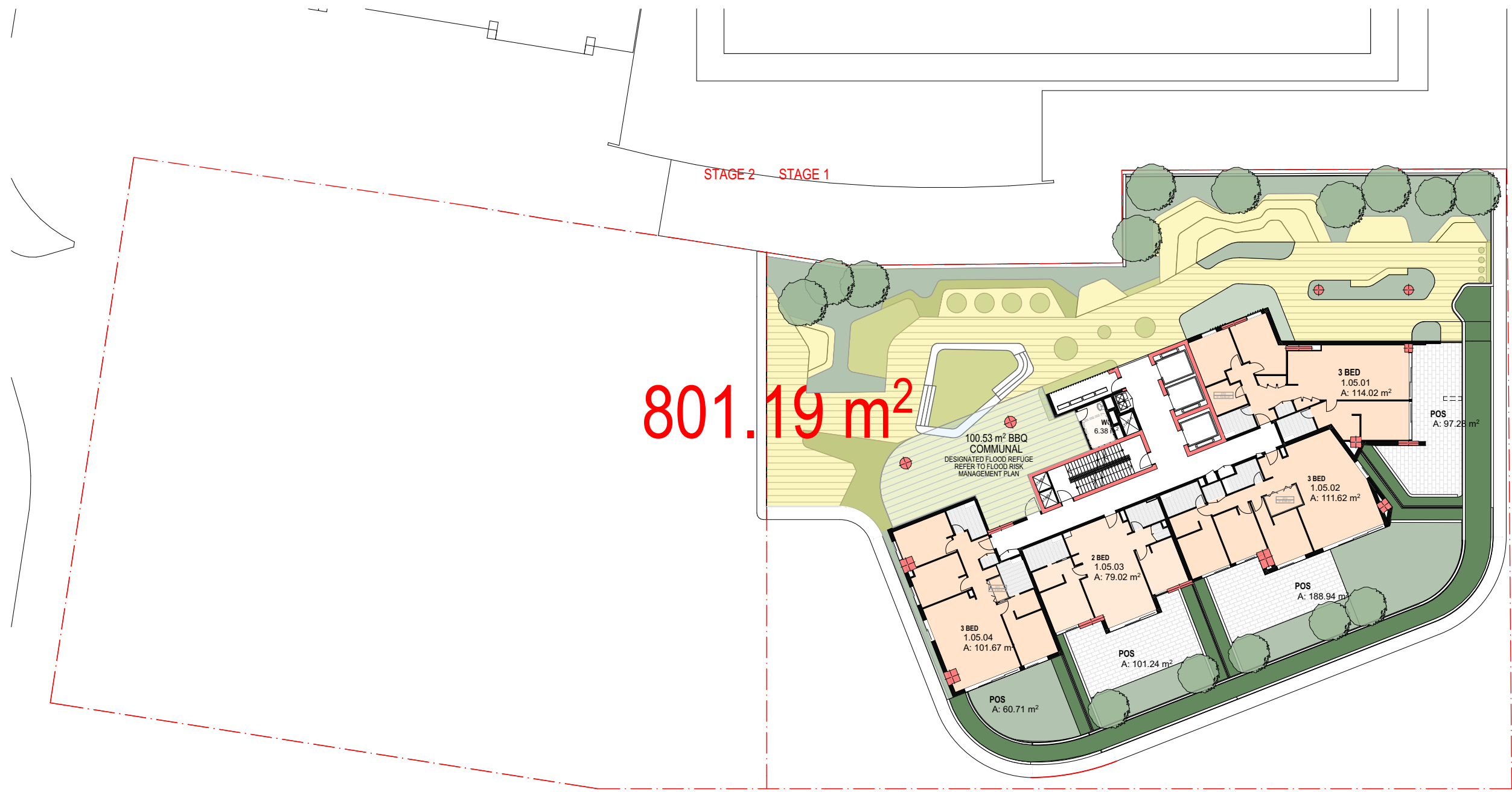
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

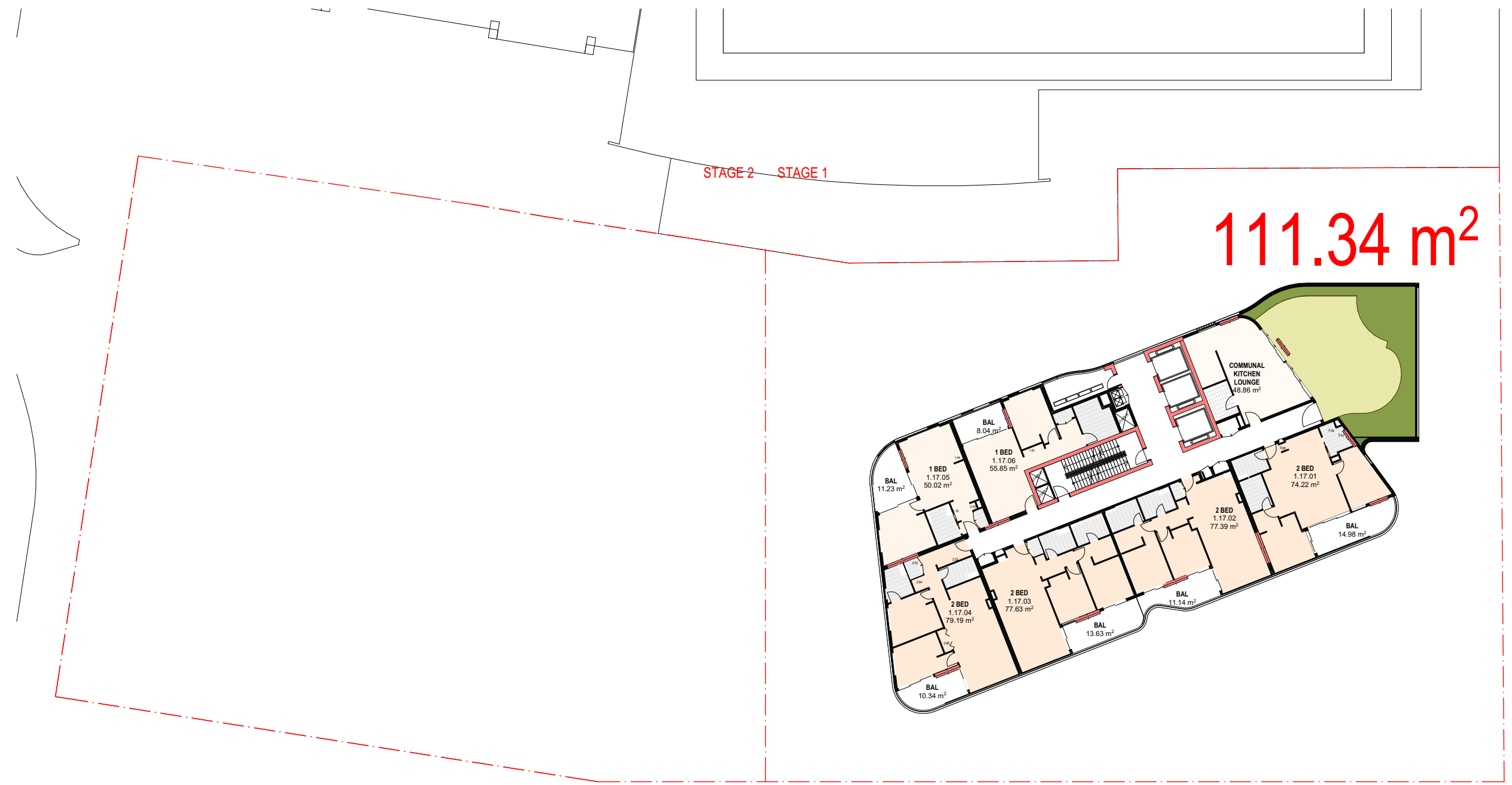
DRAWING TITLE
GBA DIAGRAM

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SCALE N.T.S. @A1		
DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN	CHECKED	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-5102	REVISION B



01 LEVEL 05
1:350



02 LEVEL 17
1:350

Communal Open Space - Stage 1

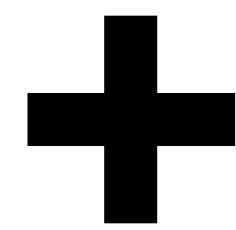
Site area = 2510 sqm

Communal Open Space Target: = 25%
= 627 sqm

Proposed Communal Open Space: = 36%
= 912 sqm

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



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DRAWING TITLE
COMMUNAL OPEN SPACE
DIAGRAM

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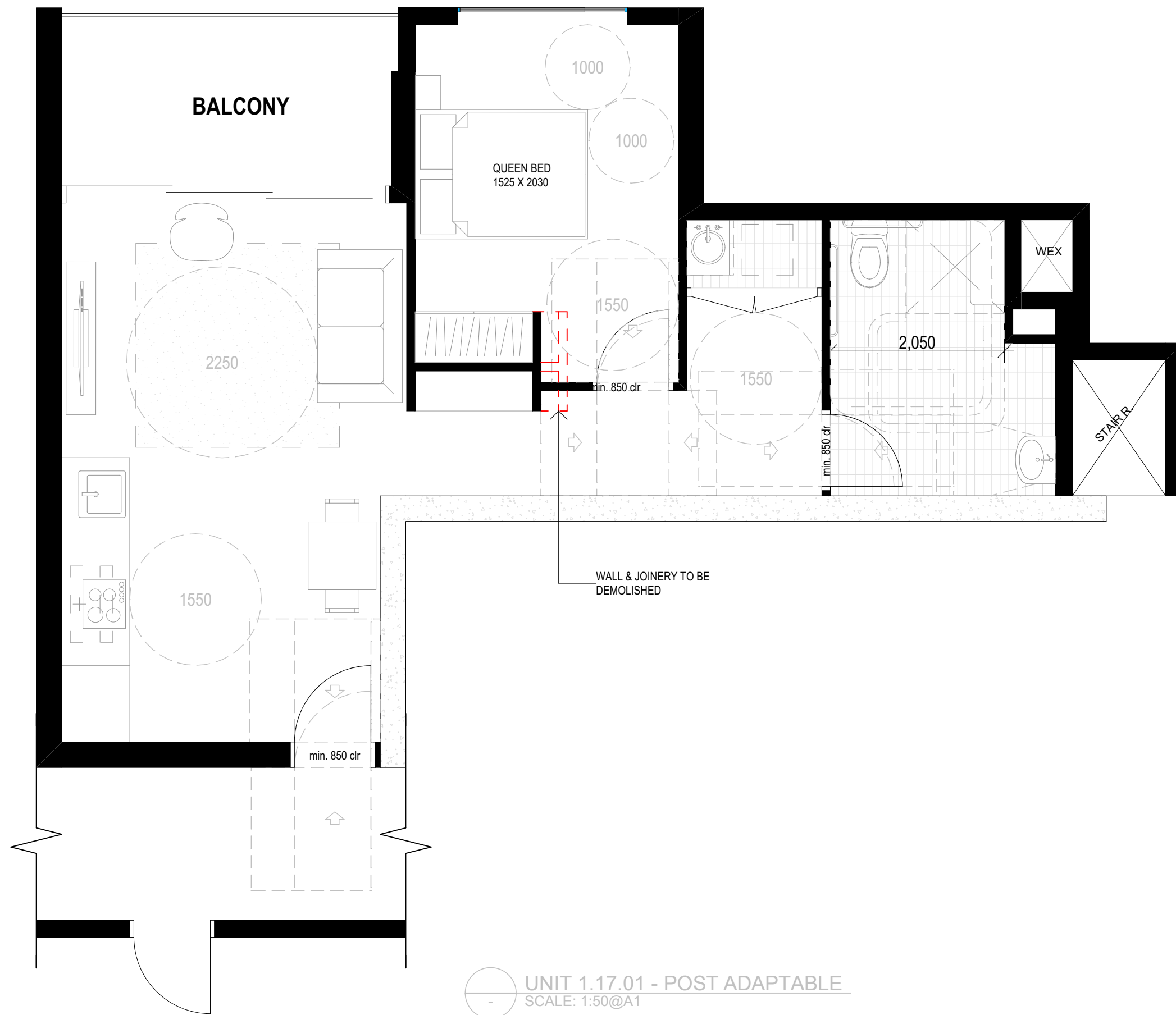
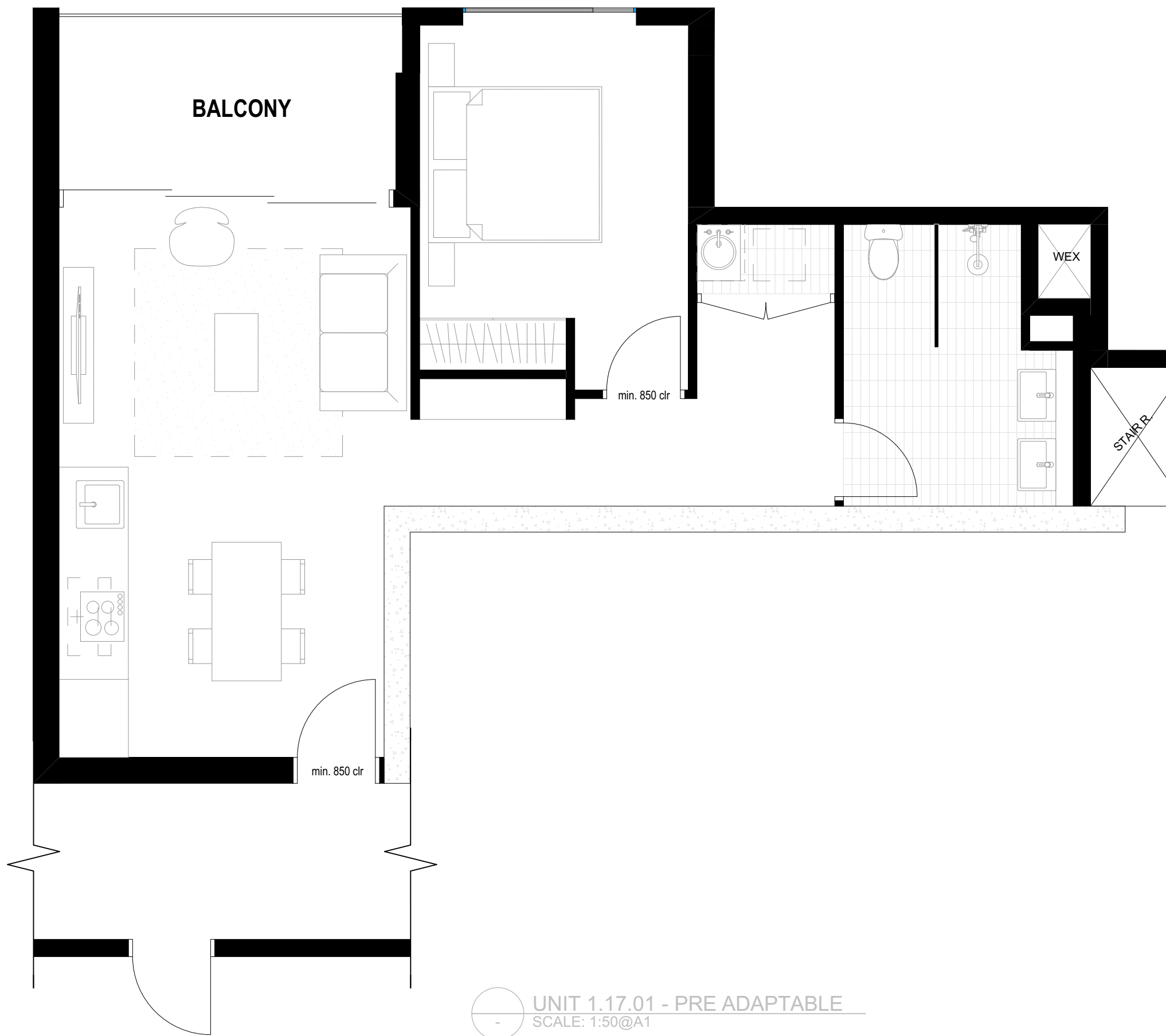
FOR INFORMATION

SCALE 1:350 @A1		
DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-5103	REVISION B



UNIT 1.07.06 - PRE ADAPTABLE
SCALE: 1:50@A1

UNIT 1.07.06 - POST ADAPTABLE
SCALE: 1:50@A1



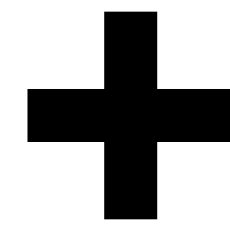
UNIT 1.17.01 - PRE ADAPTABLE
SCALE: 1:50@A1

UNIT 1.17.01 - POST ADAPTABLE
SCALE: 1:50@A1

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



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Plus Architecture Pty. Ltd.
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Nominated Architect (NSW):
Rida Pin 11286

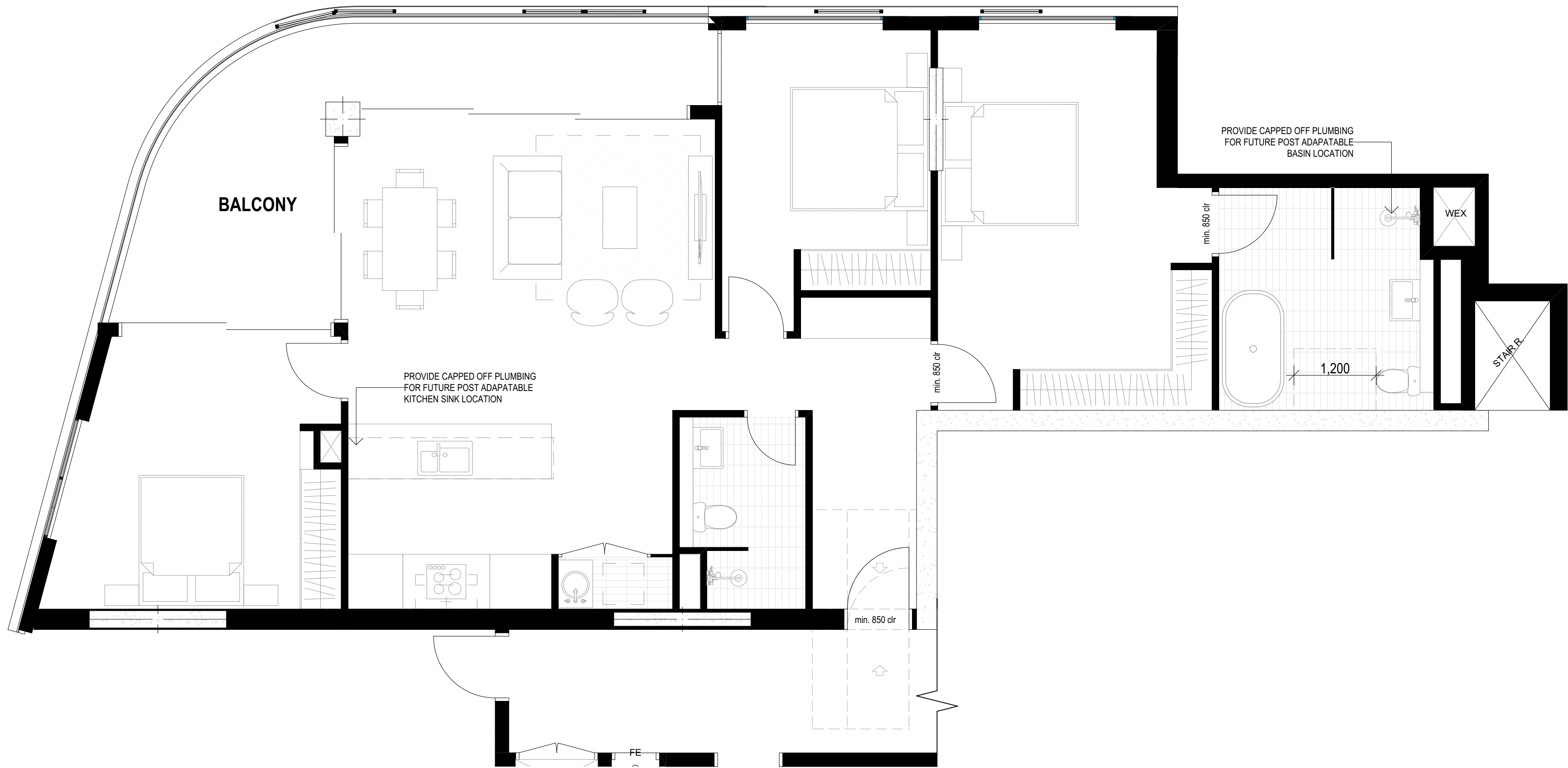
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

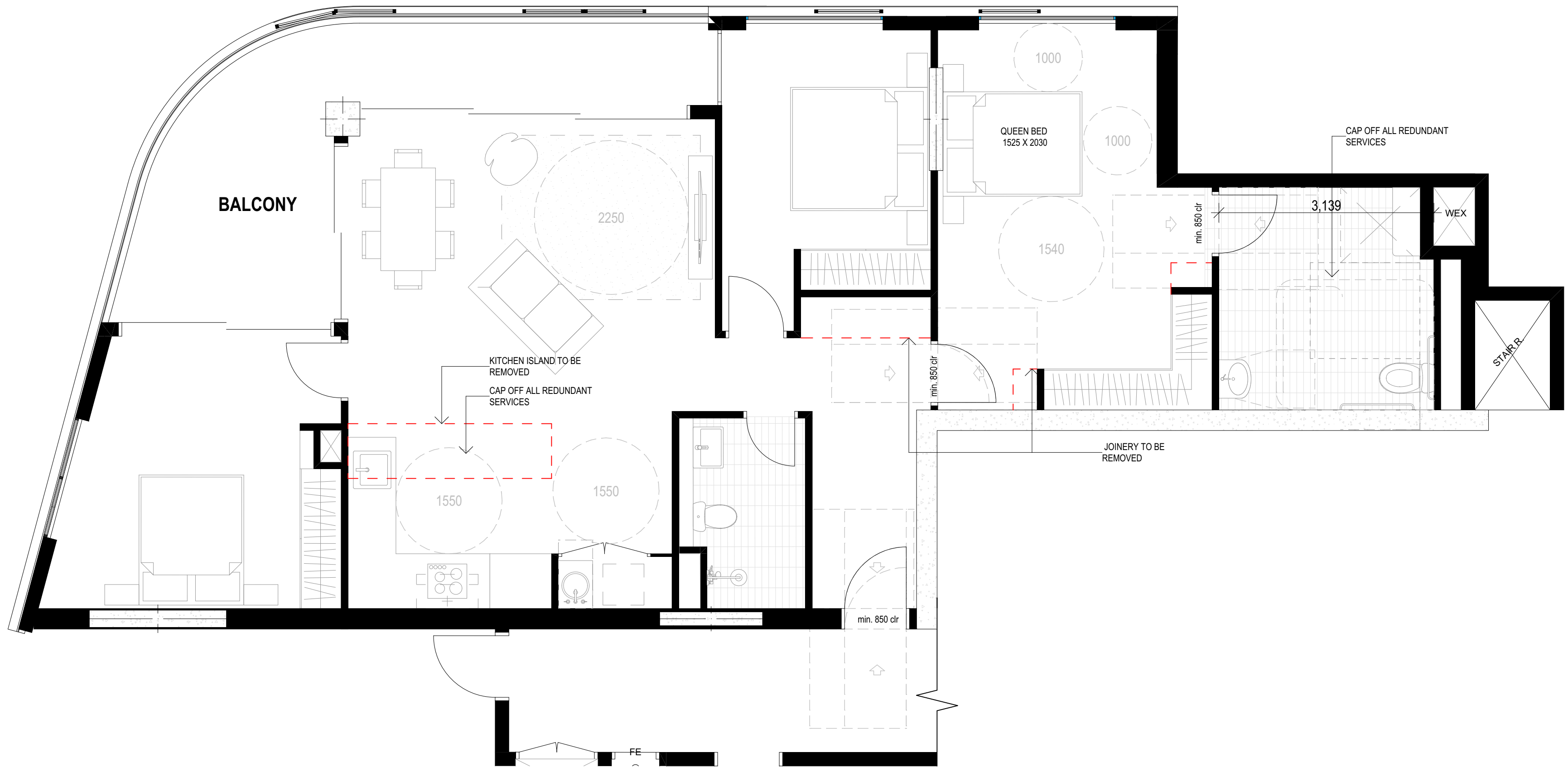
DRAWING TITLE
ADAPTABLE UNITS (PRE
& POST)

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SCALE 1:50 @A1		
DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-6000	REVISION B



UNIT 1.18.05 - PRE ADAPTABLE
SCALE: 1:50@A1

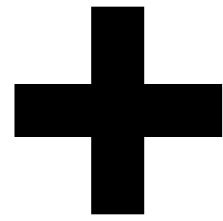


UNIT 1.18.05 - POST ADAPTABLE
SCALE: 1:50@A1

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



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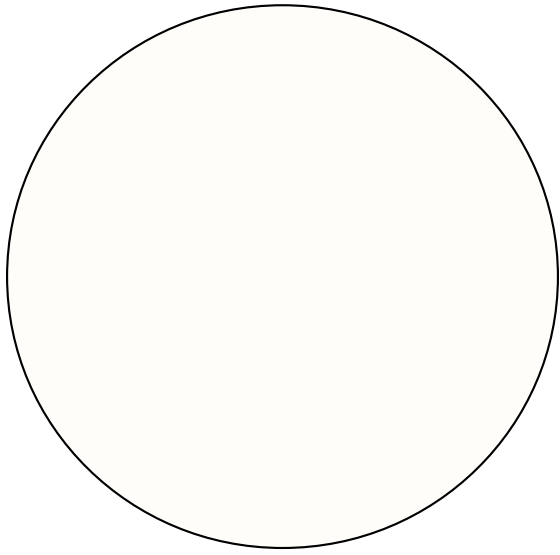
PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
ADAPTABLE UNITS (PRE
& POST)

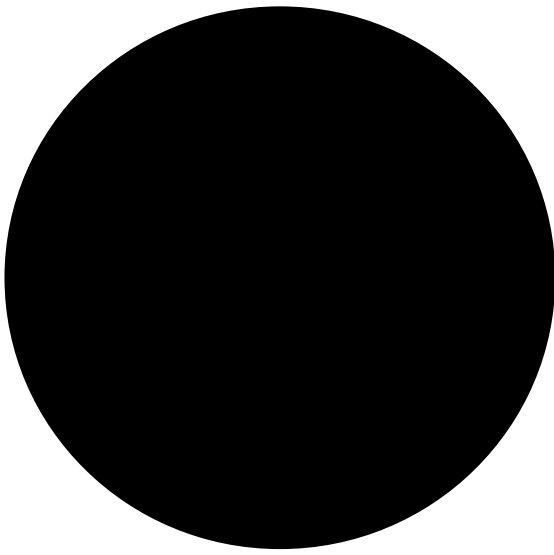
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SCALE 1:50 @A1		
DATE 19/05/2023	PLOT DATE 19/05/2023	
DRAWN AA/CY	CHECKED HN	
JOB NO. 20623	DRAWING NO. PLA-DA-S1-6001	REVISION B

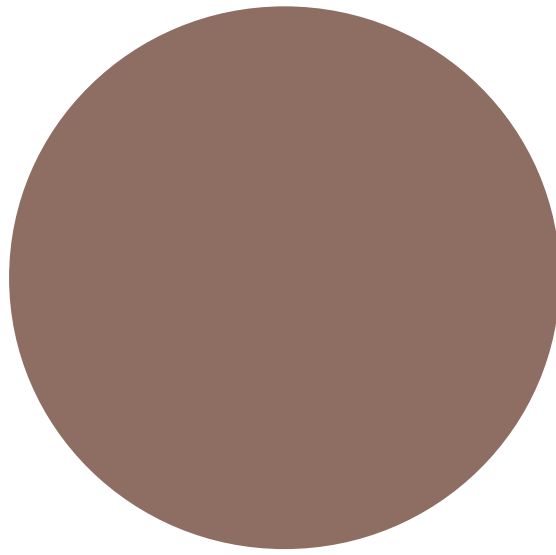
MATERIAL BOARD



AF1 APPLIED RENDER
FINISH (WHITE)



AF2 APPLIED RENDER
FINISH (DARK)



AF3 APPLIED RENDER
FINISH (BROWN)



C1 CONCRETE



C2 CONCRETE
(PROTECTED)



BR1 BRICK



ST1 STONE CLADDING



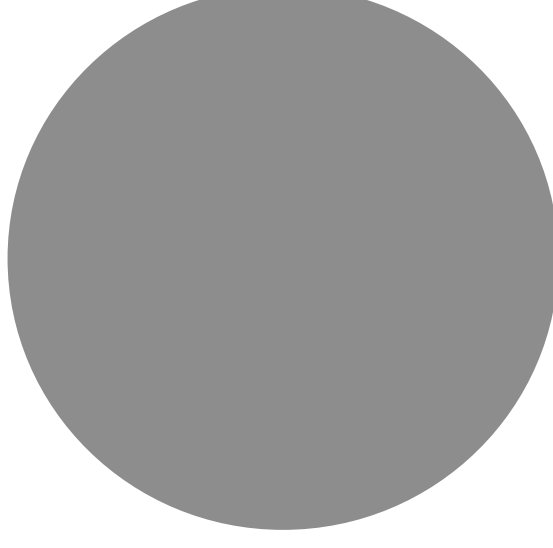
TL1 TILE CLADDING



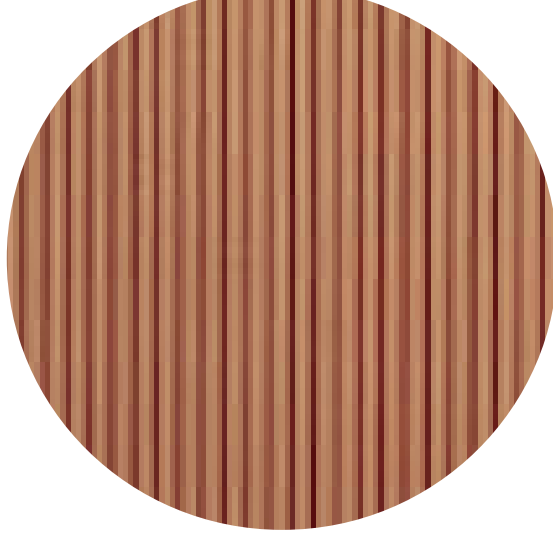
MT2 METAL FINISH
(BROWN)



MT3 METAL FINISH
(CEILING)



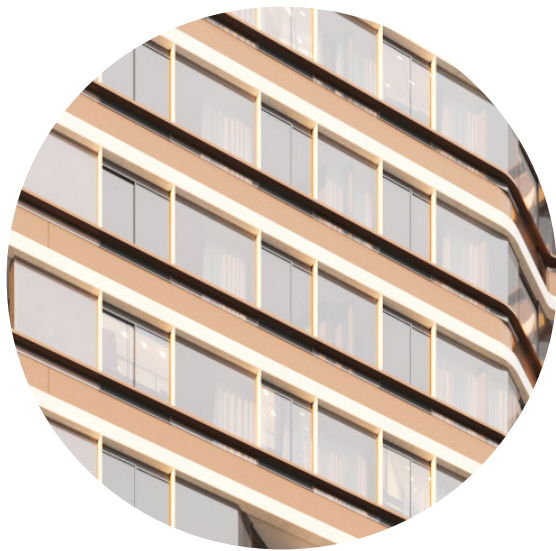
CL1 FACADE
CLADDING (DARK)



CL2 FACADE
CLADDING (EARTH)



G1 GLAZING TYPE 1



G2 GLAZING TYPE 2



G3 GLAZING TYPE 3
(WITH LOUVRE)



LV1 LOUVRE TYPE 1



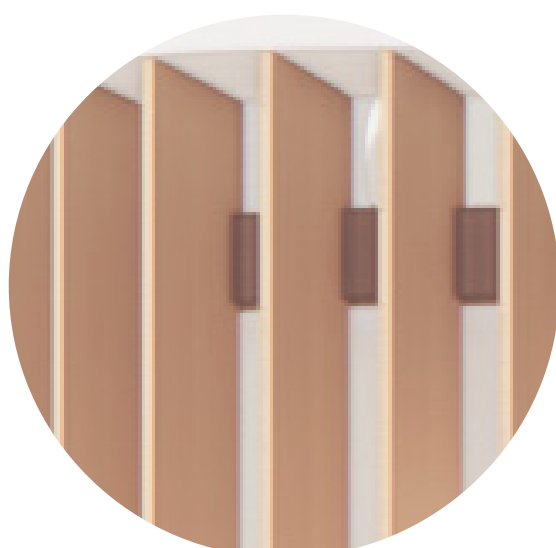
PS1 PRIVACY FIXED SCREEN



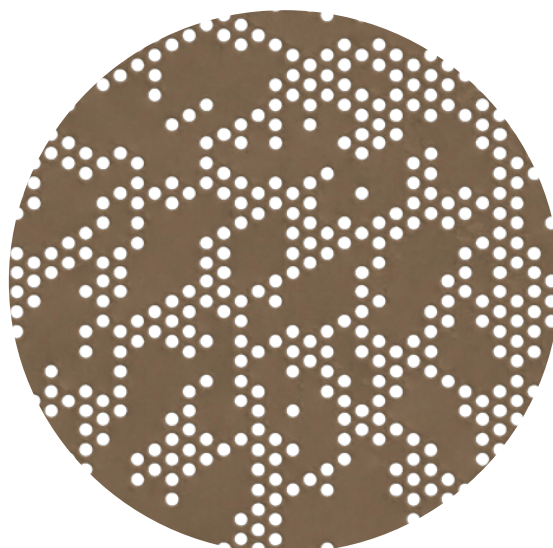
PS2 PRIVACY FIXED SCREEN



PS3 PRIVACY FIXED SCREEN



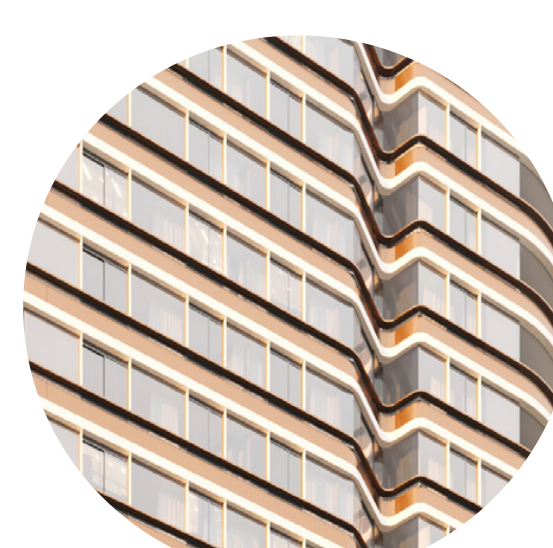
PS4 PRIVACY FIXED SCREEN
/BROWN



PS5 PRIVACY SCREEN
(FIXED / PERFORATED/ BROWN)



B1 BALAUSTRade TYPE 1



B2 BALAUSTRade TYPE 2

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



PROJECT 711 HUNTER ST NEWCASTLE WEST NSW 2302	DRAWING TITLE MATERIAL SCHEDULE
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FOR INFORMATION

SCALE N.T.S. @A1	PLOT DATE 19/05/2023	
DATE 19/05/2023	CHECKED HN	
DRAWN AA/CY	DRAWING NO. PLA-DA-S1-7000	
JOB NO. 20623	REVISION B	

Development Yield Schedule Stage 01 Base Option

Unit No.	Level/ Unit No.	Apartment Type	SEPP 65		Silver (Yes or No)	GFA (sqm)	NSA			Int (sqm)	Ext (sqm)	Total (sqm)	GBA		Total (sqm)
			Private Open Space (sqm)	Adaptable (Yes or No)			Int (sqm)	Ext (sqm)	Int (sqm)				Ext (sqm)		
Retail/Commercial															
	Level 00					397.72									
	Level 01					298.35									
	Level 02					46.69									
Retail/Commercial Total						742.76									
Level 00															
Level 00 total			0		0	495.82	-	-	-						2524
Level 01															
Level 01 total			0	0.00	0	318.35	-	-	-						2209
Level 02															
Level 02 total			0	0.00	0	67.19	-	-	-						2209
Level 03															
Level 03 total			0	0.00	0	20.50	-	-	-						2002
Level 04															
Level 04 total			0	0.00	0										

Development Yield Schedule Stage 01 Base Option

Unit No.	Level/ Unit No.	Apartment Type	SEPP 65		Silver (Yes or No)	GFA (sqm)	NSA			GBA				
			Private Open Space (sqm)	Adaptable (Yes or No)			Int (sqm)	Ext (sqm)	Total (sqm)	Int (sqm)	Ext (sqm)	Total (sqm)		

Development Yield Schedule Stage 01 Base Option

Unit No.	Level/ Unit No.	Apartment Type	Private Open Space (sqm)	SEPP 65 Adaptable (Yes or No)	Silver (Yes or No)	GFA (sqm)	LEP	NSA Int (sqm)	Ext (sqm)	Total (sqm)	Int (sqm)	Ext (sqm)	GBA Total (sqm)
Level 26 total	#REF!		0.00	0	0			-	-	-			
Level 27													
Level 27 total	#REF!		0.00	0	0			-	-	-			
Development total (incl car parking levels)			3030.99	14	28	13597.45		10,587.63	3,149.59	13,737.22	0.00	0.00	29534

Total apartments	136
1-bed apartments	35
2-bed apartments	74
3+ bed apartments	27

Site Totals	
Total GFA	13,597 sqm
Stage 01 Site Area	2,510 sqm
Floor Space Ratio	5.42 :1
Landscaped open space for development site	sqm

Car Parking Levels	Parking Spaces	Parking Spaces Req	Motorcycle Spaces	Motorcycle Spaces Req	Bicycle Spaces	Bicycle Spaces Req
Car parking level 01	36		3			
Car parking level 02	40		3			
Car parking level 03	42		3			
Car parking level 04	47		0			
Car parking level totals	165	165.00	9	7		154.00

Formula (DCP)	TYPE	RATES (CARS)	CAR REQUIRED	CAR REQUIRED
				RATES (Reduced Scheme)
1 BED (DCP)		0.6	21.00	21.00
2 BED (DCP)		0.9	66.60	66.60
3 BED (DCP)		1.4	37.80	37.80
VISITOR (DCP)	5 + TOTAL UNITS/5		27.00	27.00
RETAIL (DCP)		60	12.38	100
TOTAL (DCP, ROUNDING UP)			165	161

CARPARK RESI STORAGE	TYPE	VOLUMN	OVERALL RATE IN BASEMENT REQ (M3)	ASSUMED HEIGHT (M)	REQ BASEMENT AREA (M2)	GFA
1 BED		6.00	25%	2	0.75	26.25
2 BED		8.00	25%	2	1	74.00

Accessible Parking	
Required (10% Adaptable)	14
Provided	15

Development Yield Schedule Stage 01 Base Option

Unit No.	Level/ Unit No.	Apartment Type	Private Open Space (sqm)	SEPP 65 Adaptable (Yes or No)	Silver (Yes or No)	GFA (sqm)	LEP	NSA Int (sqm)	Ext (sqm)	Total (sqm)	Int (sqm)	Ext (sqm)	GBA Total (sqm)
3 BED	10.00		25%	2				1.25		33.75			
TOTAL (ADG)										154.99			

CARPARK BIKE STORAGE	
BIKES	REQUIRED NO. BIKES
	154
	RATE PER BIKE (M2)
	0.75
TOTAL	GFA
	115.9
	115.9

ADDITIONAL PODIUM CARPARK GFA	
	ADDITIONAL CARSPACES
	0
	GFA OF ADDITIONAL CARS
	0
TOTAL	0

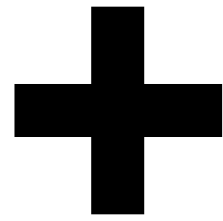
NOTE COUNTING TANDEM PARKING USED FOR GFA CALC (12.96)

Total GFA in Carpark (CAR + BIKE + STORAGE)	249.50 m2
Total GFA INCLUDING GFA IN Carpark (CAR + BIKE + STORAGE)	13846.95 m2
TOTAL FSR	5.52 :1
MAXIMUM GFA ALLOWABLE	13805 m2
MAXIMUM FSR	5.5 :1
ADDITIONAL GFA	41.95 m2

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

DATE	REVISION	BY	CHK	NO.



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Brisbane
Christchurch
Sydney
Western Australia
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Nominated Architect (NSW):
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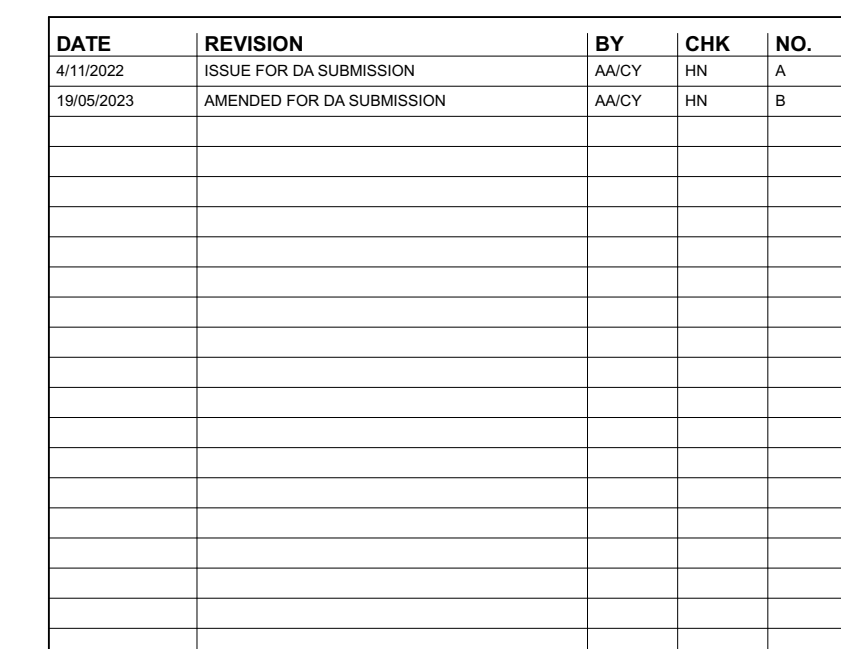
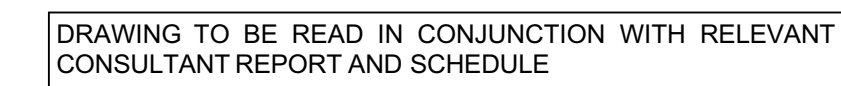
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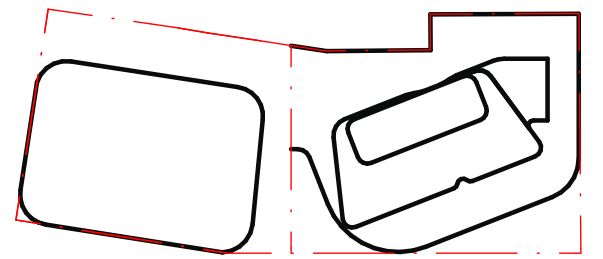
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CONSULTANT REPORT AND SCHEDULE

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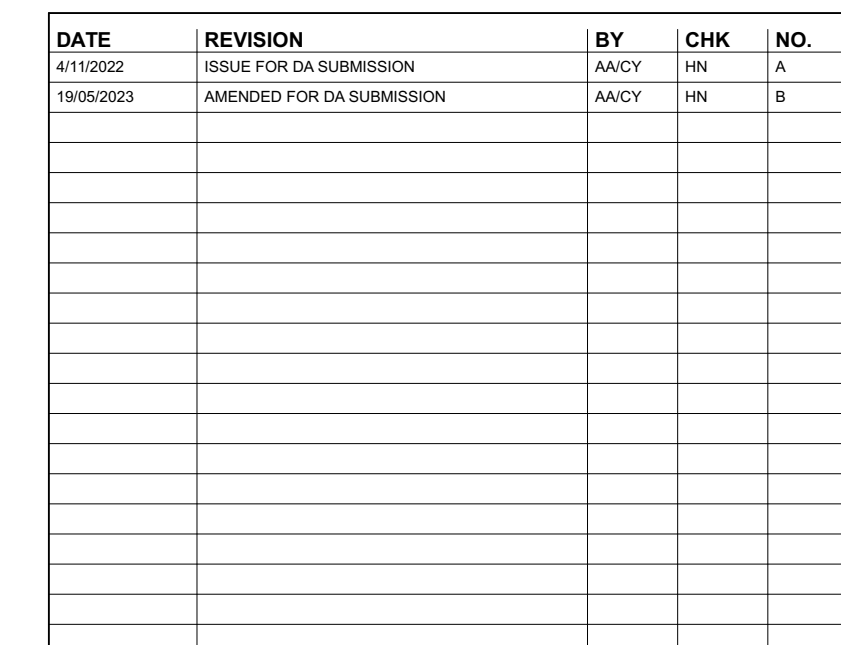
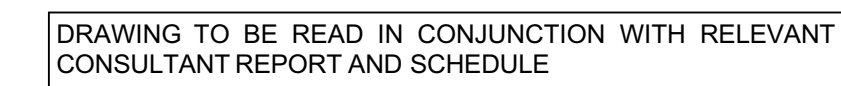
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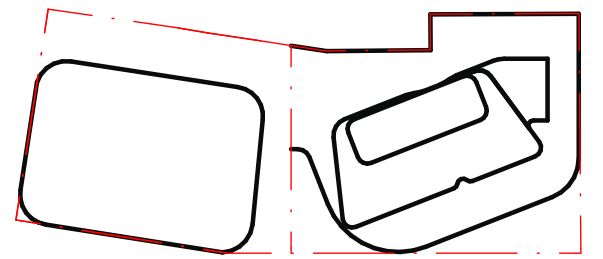


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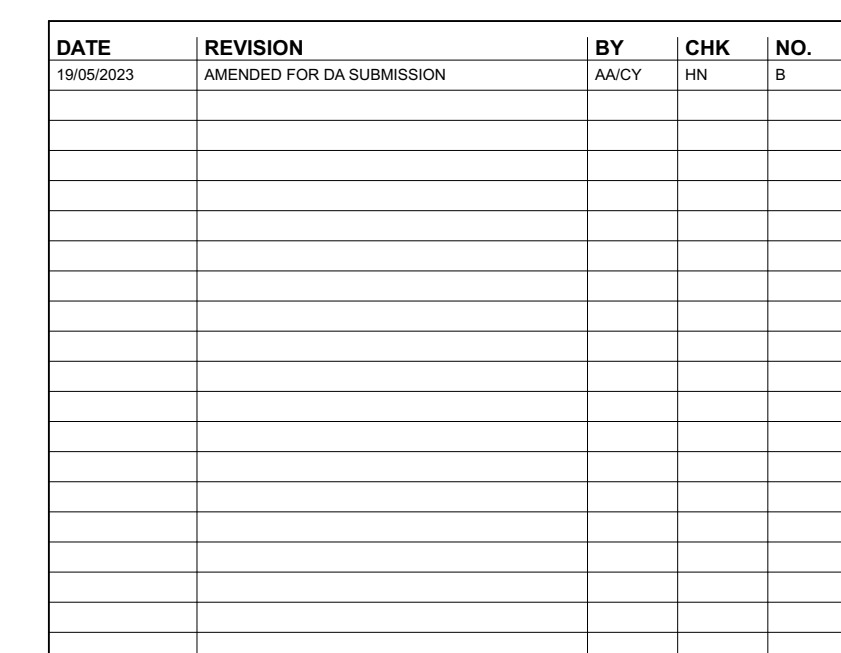
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