

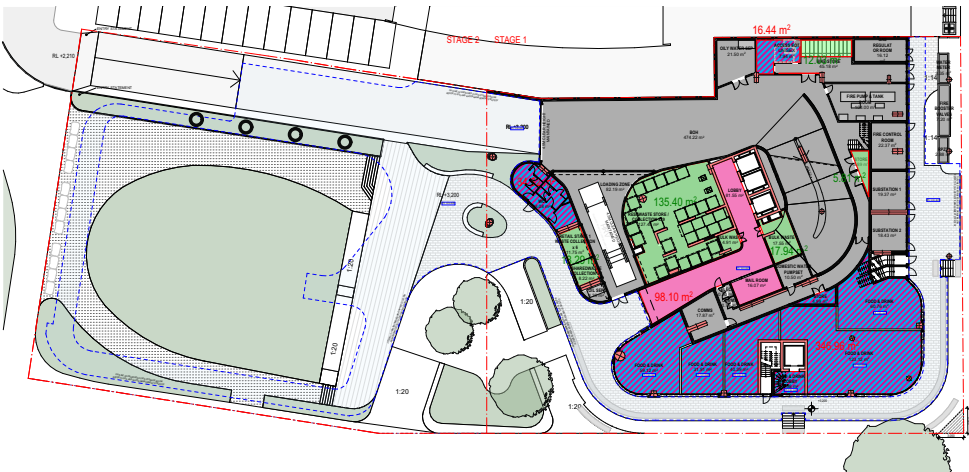
711 HUNTER ST, NEWCASTLE

DESIGN RESPONSES

14th of August 2023



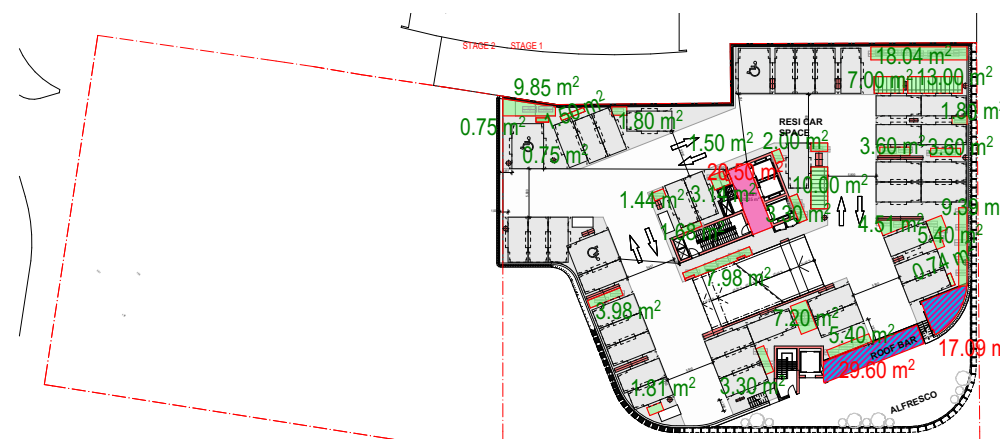
GFA DESIGN DEVELOPMENT
FLOOR PLANS: GROUND 00 - LEVEL 05 (STAGE 1)



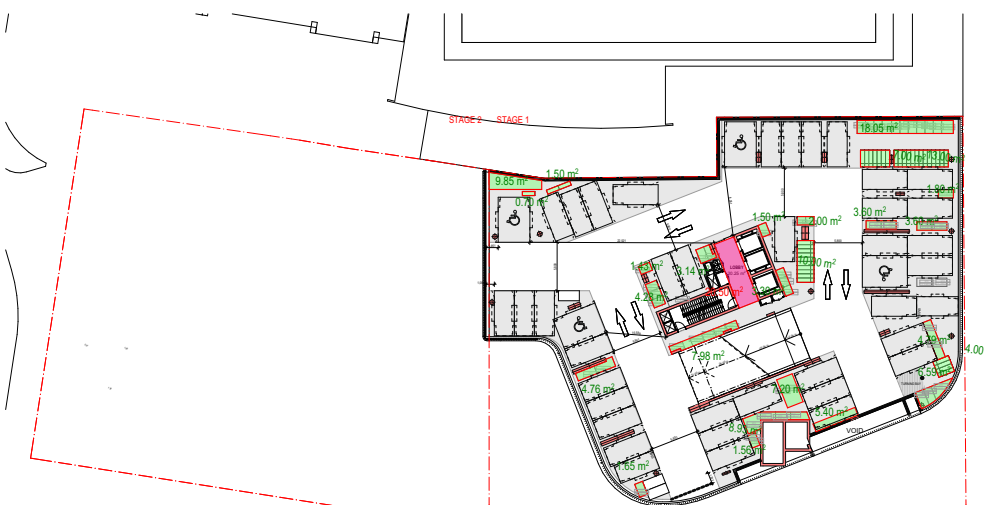
GROUND 00
1:550



LEVEL 01
1:550



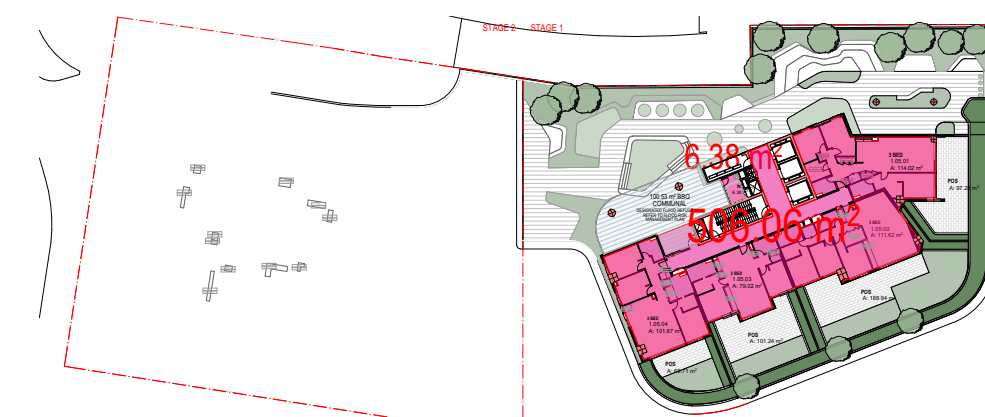
LEVEL 02
1:550



LEVEL 03
1:550



LEVEL 04
1:550



LEVEL 05
1:550

		REVISED GFA WITHOUT STORAGE AND WASTE	REVISED GFA WITH STORAGE AND WASTE
S1	Site Area	2,510	
	GFA:	13,597	14,015.23
	FSR:	5.42:1	5.58:1
S2	Site Area	2,214	
	GFA:	12,133.57	12,484.56
	FSR:	5.48:1	5.64:1

GFA DEFINITION:

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

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

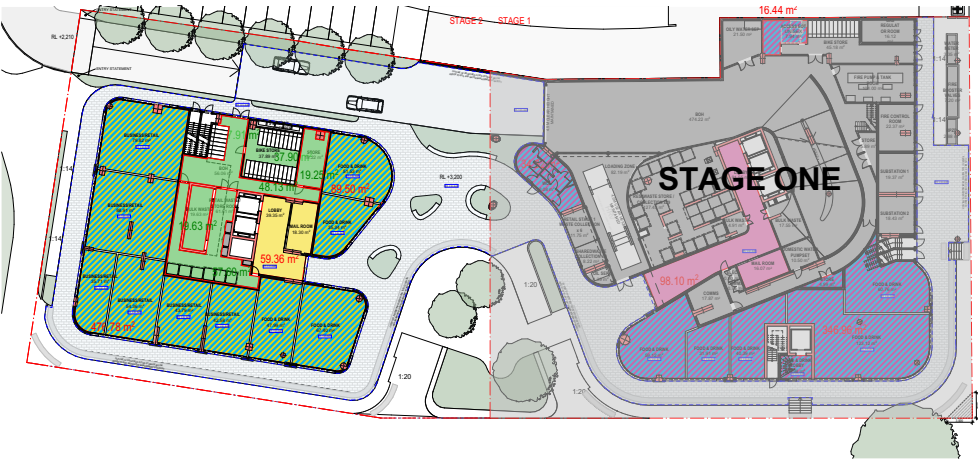
but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (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 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

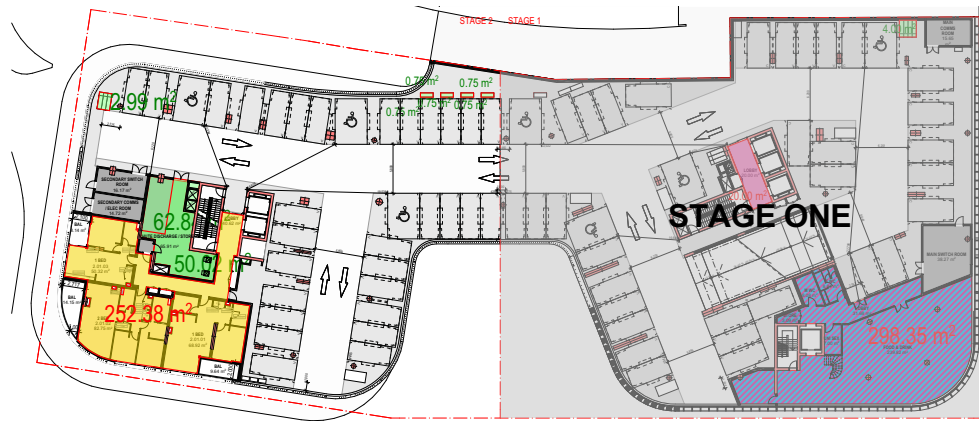
S1 RESIDENTIAL
S1 RETAIL
S2 RESIDENTIAL
S2 RETAIL
REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
 FLOOR PLANS: GROUND 00 - LEVEL 05 (STAGE 2)

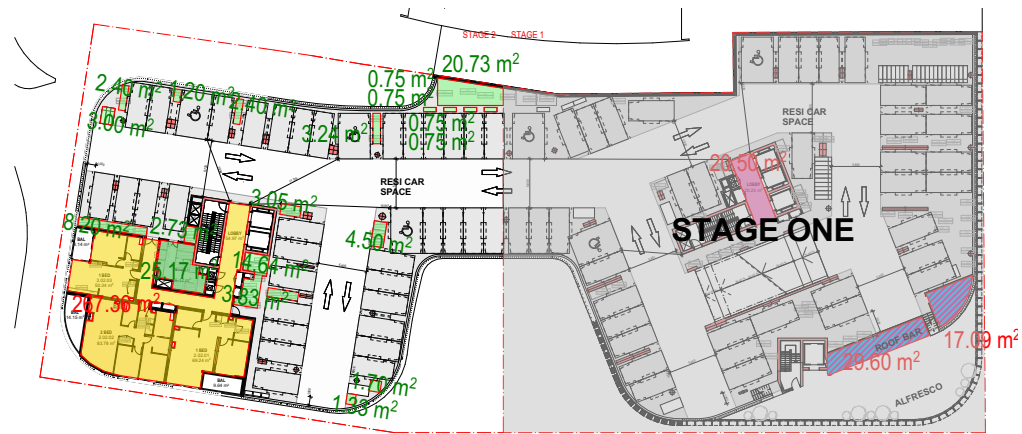
REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE



0. GROUND 00
1:550



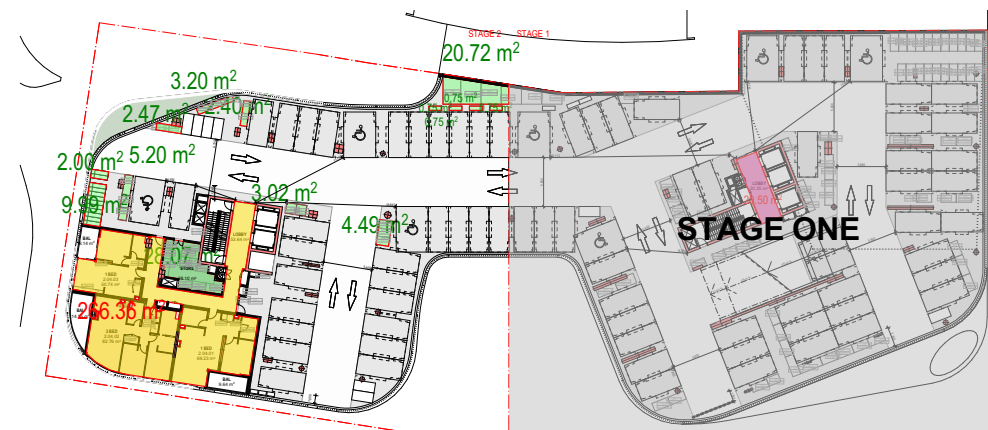
2. LEVEL 01
1:550



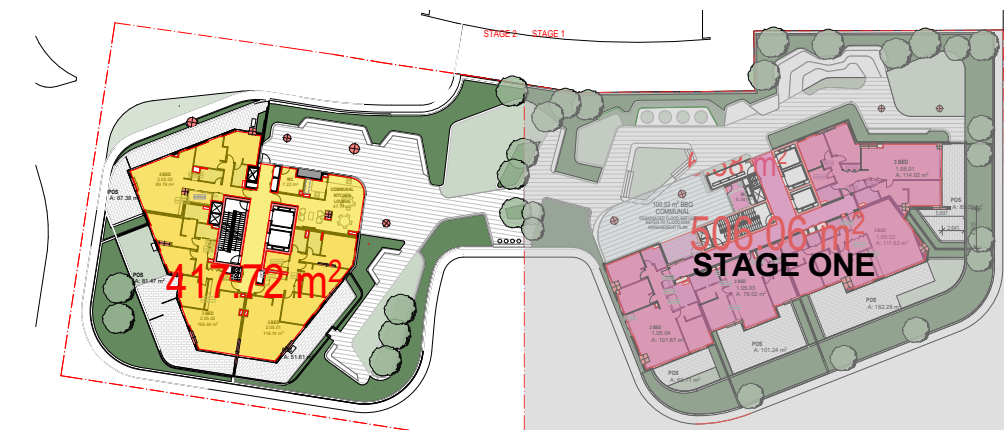
3. LEVEL 02
1:550



4. LEVEL 03
1:550



5. LEVEL 04
1:550



6. LEVEL 05
1:550

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1



S1 RESIDENTIAL
 S1 RETAIL
 S2 RESIDENTIAL
 S2 RETAIL
 REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT

REVISED ADDITIONAL STORAGE AREA: GROUND FLOOR 00 - LEVEL 05

	Based Permitted GFA (5:1)	Permitted GFA with 10% bonus (5.5:1)	GFA without Storage and Waste	Waste and Storage GFA	Total GFA including Waste and Storage
Stage 1	12,550sqm	13,805sqm	13597	418.23	14015.23
Stage 2	11,070sqm	12,177sqm	12133.57	350.99	12484.56
Combined	23,620sqm	25,982sqm	25730.57	769.22	26499.79
FSR:			5.45:1		5.61:1

STAGE 1	BIKE STORAGE:	WASTE & OTHER:	CAGE STORAGE:	REVISED GFA
GROUND 00	12.02	177.44	0	189.46
LEVEL 1	9.25	13.29	0	22.54
LEVEL 2	33	0	100.71	133.71
LEVEL 3	35.25	0	101.41	136.66
LEVEL 4	2.25	0	135.65	137.9
TOTAL:	91.77	190.73	337.77	620.27
STORAGE ALLOWANCE:	115.5	0	134	249.5
ADDITIONAL GFA:	23.73	190.73	203.77	418.23
TOTAL GFA:				14015.23
FSR:				5.58:1

STAGE 2				
GROUND 00	45.81	149.05	0	194.86
LEVEL 1	6	62.84	0	68.84
LEVEL 2	6	25.17	70.08	101.25
LEVEL 3	18	26.42	77.56	121.98
LEVEL 4	14.99	28.07	41.5	84.56
TOTAL:	90.8	291.55	189.14	571.49
STORAGE ALLOWANCE:	103.5	0	117	220.5
ADDITIONAL GFA:	-12.7	291.55	72.14	350.99
TOTAL GFA:				12484.56
FSR:				5.64:1

REVISED GFA WITHOUT
STORAGE AND WASTE

REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA:	13,597	14,015.23
	FSR:	5.42:1	5.58:1
S2	Site Area	2,214	
	GFA:	12,133.57	12,484.56
	FSR:	5.48:1	5.64:1

ADDITIONAL AREAS TO BE ADDED TO OVERALL GFA:

Summary: Additional storage area added to stage 1 is approximately *418.23SQM. Total GFA is 14015.23SQM with FSR 5.58:1.

Summary:
Additional storage area added to stage 2 is approximately *350.99SQM. Total GFA is 12484.56SQM with FSR 5.64:1.



S1 RESIDENTIAL
S1 RETAIL
S2 RESIDENTIAL
S2 RETAIL
REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA - GROUND FLOOR 00 - STAGE (1)



REVISED GFA WITHOUT
STORAGE AND WASTE

REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

	AREA TO BE ADDED TO GFA = 189.46m2
BIKE GROUND 00	12.02M2
CAGES GROUND 00	0M2
WASTE AND STORE GROUND 00	177.45M2

	S1 RESIDENTIAL
	S1 RETAIL
	S2 RESIDENTIAL
	S2 RETAIL
	REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT

ADDITIONAL STORAGE AREA: GROUND FLOOR 00 - STAGE (2)

REVISED GFA WITHOUT
STORAGE AND WASTE

REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

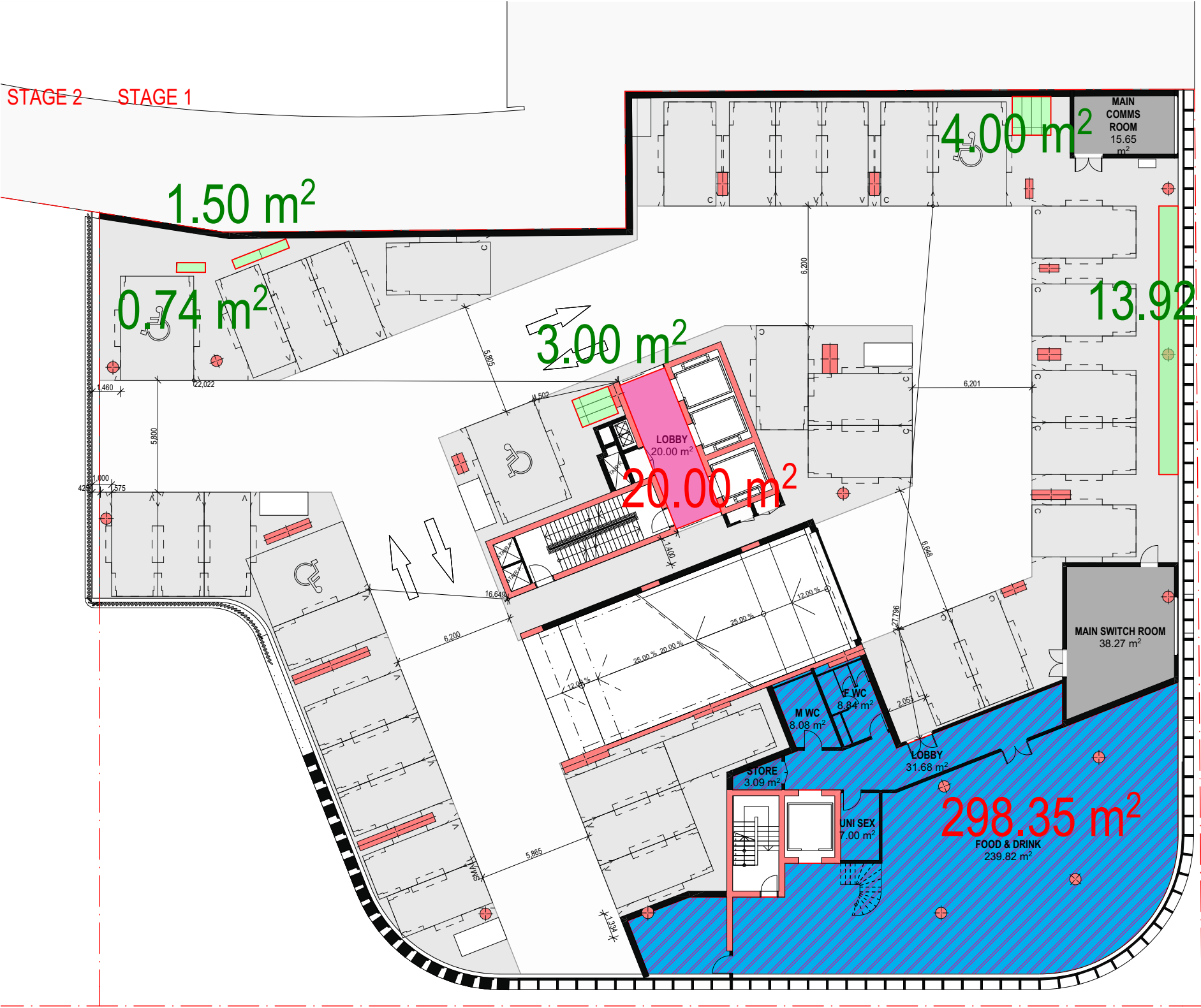
● AREA TO BE ADDED TO GFA = 202.98M2

BIKE GROUND 00	45.81M2
CAGES GROUND 00	0M2
WASTE AND STORE GROUND 00	149.05M2

S1 RESIDENTIAL
S1 RETAIL
S2 RESIDENTIAL
S2 RETAIL
REVISED ADDITIONAL GFA



GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 01 - STAGE (1)



REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

● AREA TO BE ADDED TO GFA = 22.54M2

BIKE LEVEL 01	9.25M2
CAGES LEVEL 01	0M2
WASTE AND STORE LEVEL 01	13.92M2

■ S1 RESIDENTIAL
■ S1 RETAIL
■ S2 RESIDENTIAL
■ S2 RETAIL
■ REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 01 - STAGE (2)

REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:






	AREA TO BE ADDED TO GFA = 68.84M2
BIKE LEVEL 01	6M2
CAGES LEVEL 01	0M2
WASTE AND STORE LEVEL 01	62.84M2



	S1 RESIDENTIAL
	S1 RETAIL
	S2 RESIDENTIAL
	S2 RETAIL
	REVISED ADDITIONAL GFA

● AREA TO BE ADDED TO GFA = 133.71M2

WASTE AND STORE
LEVEL 02 0M2

	S1 RESIDENTIAL
	S1 RETAIL
	S2 RESIDENTIAL
	S2 RETAIL
	REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 02 - STAGE (2)

REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE

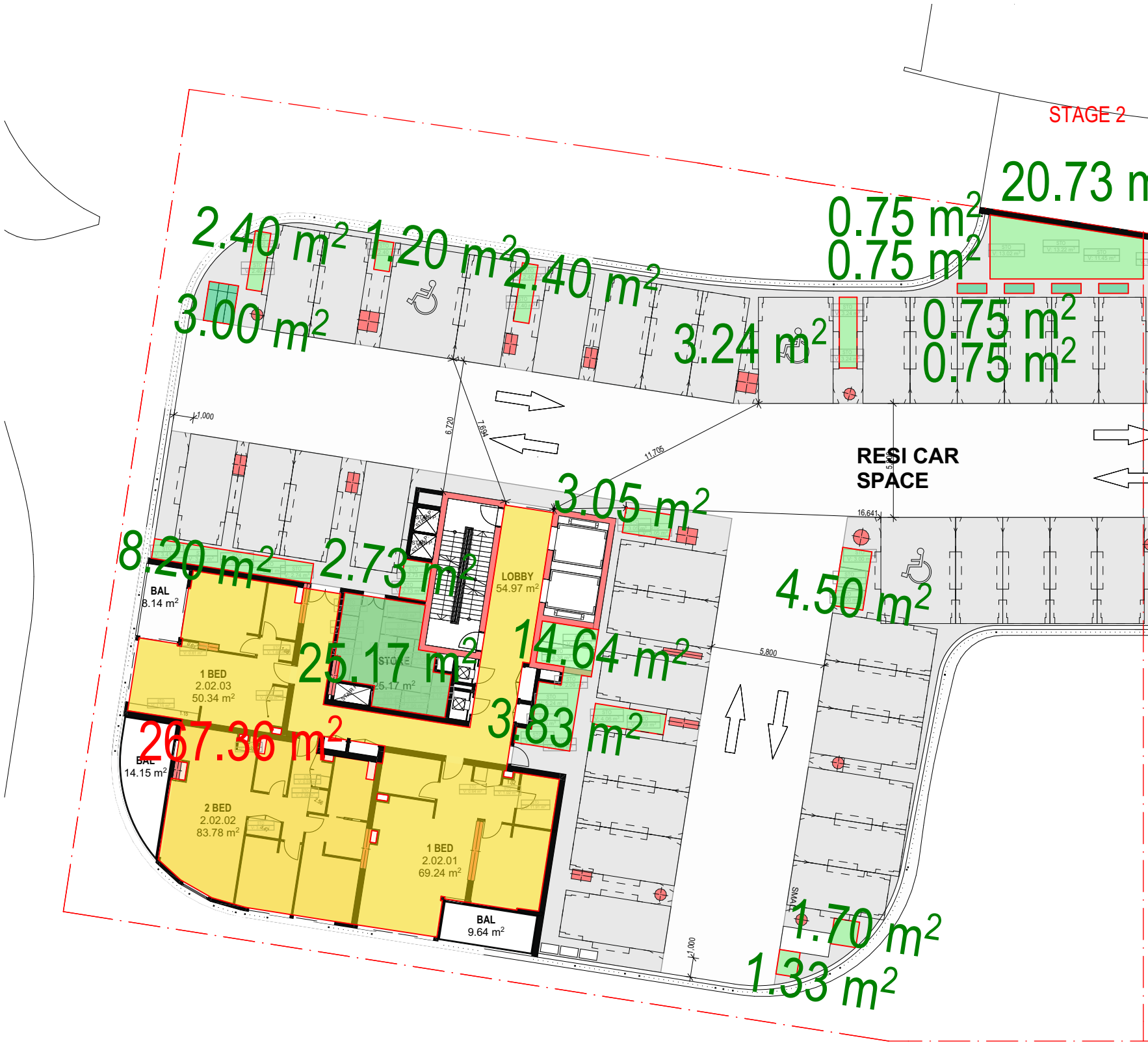
S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

	AREA TO BE ADDED TO GFA = 101.25M2
BIKE LEVEL 02	6M2
CAGES LEVEL 02	70.08M2
WASTE AND STORE LEVEL 02	25.17M2

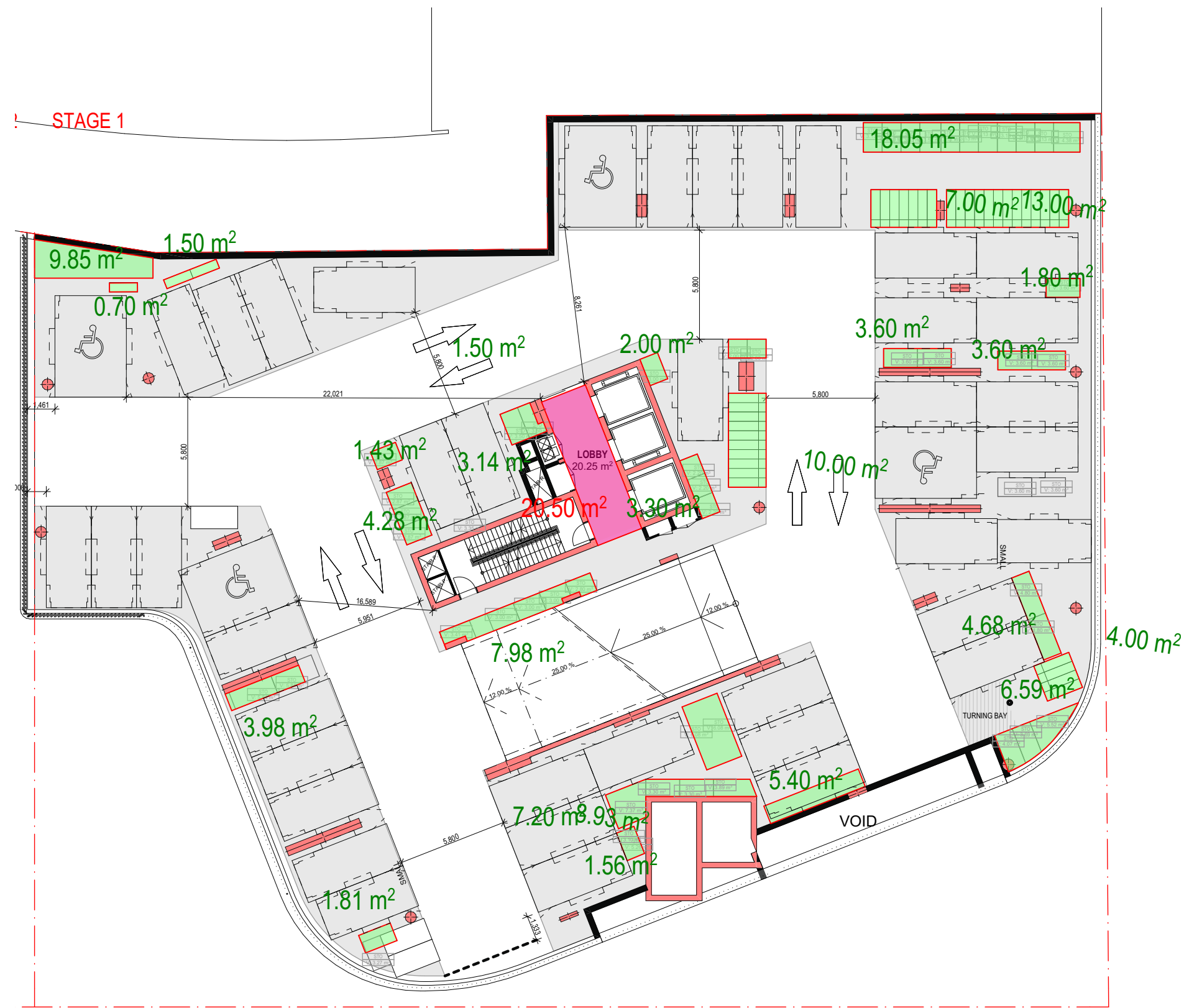
	S1 RESIDENTIAL
	S1 RETAIL
	S2 RESIDENTIAL
	S2 RETAIL
	REVISED ADDITIONAL GFA

JOB NO. 20623
DATE 14/08/2023
SCALE NTS



GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 03 - STAGE (1)

REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE



S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

● AREA TO BE ADDED TO GFA = 136.66M2

BIKE LEVEL 03	35.25M2
CAGES LEVEL 03	101.41M2
WASTE AND STORE LEVEL 03	0M2

- S1 RESIDENTIAL
- S1 RETAIL
- S2 RESIDENTIAL
- S2 RETAIL
- REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 03 - STAGE (2)

REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA:	13,597	14,015.23
	FSR:	5.42:1	5.58:1
S2	Site Area	2,214	
	GFA:	12,133.57	12,484.56
	FSR:	5.48:1	5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

● AREA TO BE ADDED TO GFA = 121.98M2

BIKE LEVEL 03	18M2
CAGES LEVEL 03	77.56M2
WASTE AND STORE LEVEL 03	26.42M2

■	S1 RESIDENTIAL
■	S1 RETAIL
■	S2 RESIDENTIAL
■	S2 RETAIL
■	REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 04 - STAGE (1)



REVISED GFA WITHOUT
STORAGE AND WASTE

REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

	AREA TO BE ADDED TO GFA = 137.90M2
BIKE LEVEL 04	2.25M2
CAGES LEVEL 04	135.65M2
WASTE AND STORE LEVEL 04	0M2

	S1 RESIDENTIAL
	S1 RETAIL
	S2 RESIDENTIAL
	S2 RETAIL
	REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
ADDITIONAL STORAGE AREA: LEVEL 04 - STAGE (2)

REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA:	13,597	14,015.23
	FSR:	5.42:1	5.58:1
S2	Site Area	2,214	
	GFA:	12,133.57	12,484.56
	FSR:	5.48:1	5.64:1

ADDITIONAL AREAS TO BE ADDED TO
OVERALL GFA:

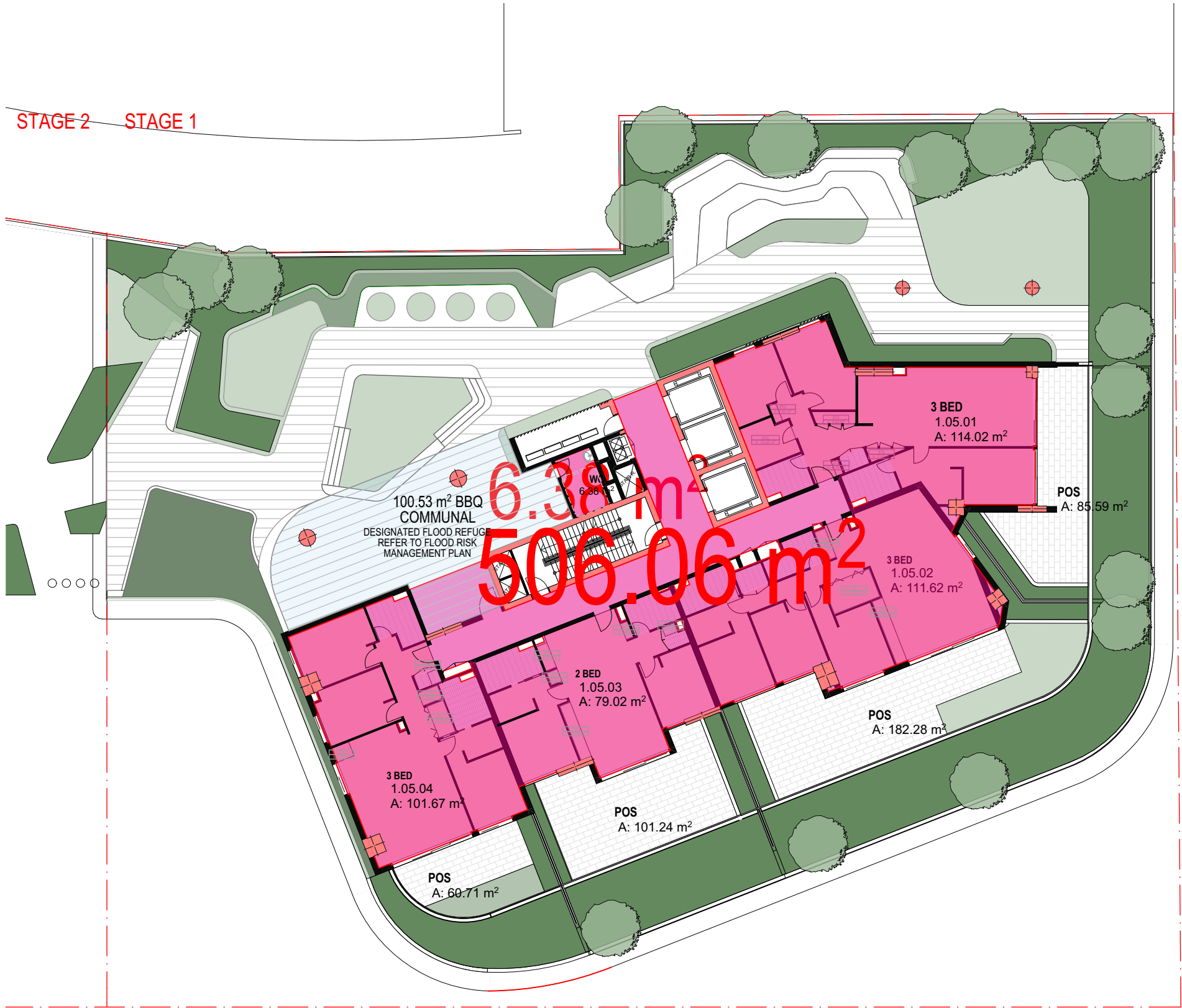
● AREA TO BE ADDED TO GFA = 84.56M2

BIKE LEVEL 03	14.99M2
CAGES LEVEL 03	41.50M2
WASTE AND STORE LEVEL 03	28.07M2



- S1 RESIDENTIAL
- S1 RETAIL
- S2 RESIDENTIAL
- S2 RETAIL
- REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
REVISED AREA: LEVEL 05 - STAGE (1)



REVISED GFA WITHOUT
STORAGE AND WASTE

REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1

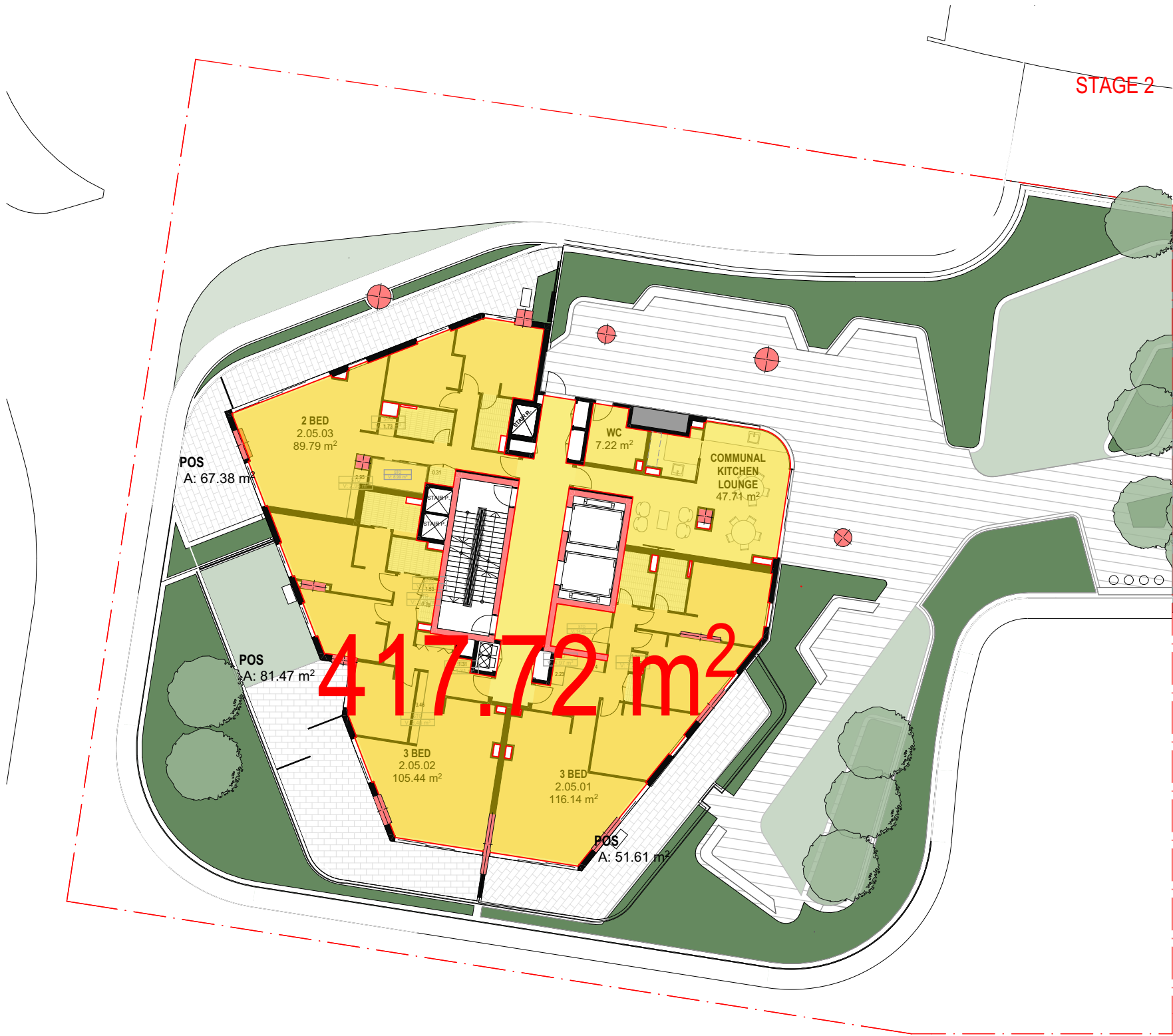


S1 RESIDENTIAL
S1 RETAIL
S2 RESIDENTIAL
S2 RETAIL
REVISED ADDITIONAL GFA

GFA DESIGN DEVELOPMENT
REVISED AREA: LEVEL 05 - STAGE (2)

REVISED GFA WITHOUT
STORAGE AND WASTE REVISED GFA WITH
STORAGE AND WASTE

S1	Site Area	2,510	
	GFA: FSR:	13,597 5.42:1	14,015.23 5.58:1
S2	Site Area	2,214	
	GFA: FSR:	12,133.57 5.48:1	12,484.56 5.64:1



S1 RESIDENTIAL
S1 RETAIL
S2 RESIDENTIAL
S2 RETAIL
REVISED ADDITIONAL GFA