STAGE TWO 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

DA DA Drawing List Stage 02

LAYOUT NO.	NAME
PLA-DA-S2-0000 PRELIMINARY	
PLA-DA-S2-0000	STAGE TWO DEVELOPMENT APPLICATION
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PLA-DA-S2-0200	SITE ANALYSIS
PLA-DA-S2-0300	DEMOLITION PLAN
PLA-DA-S2-0301	DEMOLITION PLAN LEVEL 1
PLA-DA-S2-0400	PROPOSED SITE PLAN
PLA-DA-S2-0500	STAGING PLAN
PLA-DA-S2-0700	LEP HEIGHT PLANE DIAGRAM
PLA-DA-S2-0800	VIEW ANALYSIS
PLA-DA-S2-0900	NOTIFICATION - SITE PLAN
PLA-DA-S2-0901	NOTIFICATION - NORTH ELEVATION
PLA-DA-S2-0902	NOTIFICATION - EAST ELEVATION
PLA-DA-S2-0903	NOTIFICATION - SOUTH ELEVATION
PLA-DA-S2-0904	NOTIFICATION - WEST ELEVATION
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PLA-DA-S2-1000	OVERALL FLOOR PLAN - GROUND
PLA-DA-S2-1000.1	OVERALL FLOOR PLAN - MEZZANINE
PLA-DA-S2-1001	OVERALL FLOOR PLAN - LEVEL 01
PLA-DA-S2-1002	OVERALL FLOOR PLAN - LEVEL 02
PLA-DA-S2-1003	OVERALL FLOOR PLAN - LEVEL 03
PLA-DA-S2-1004	OVERALL FLOOR PLAN - LEVEL 04
PLA-DA-S2-1005	OVERALL FLOOR PLAN - LEVEL 05
PLA-DA-S2-1007	OVERALL FLOOR PLAN - LEVEL 06 - LEVEL 13
PLA-DA-S2-1014	OVERALL FLOOR PLAN - LEVEL 14 - LEVEL 16
PLA-DA-S2-1017	OVERALL FLOOR PLAN - LEVEL 17
PLA-DA-S2-1024	OVERALL FLOOR PLAN - LEVEL 18 - LEVEL 24
PLA-DA-S2-1025	OVERALL FLOOR PLAN - LEVEL 25
PLA-DA-S2-1026	OVERALL FLOOR PLAN - LEVEL 26 PLANT
PLA-DA-S2-1027	OVERALL FLOOR PLAN - ROOF
PLA-DA-S2-1100 GENERAL FLOOR PLAN	
PLA-DA-S2-1100	GENERAL FLOOR PLAN - GROUND
PLA-DA-S2-1100.1	GENERAL FLOOR PLAN - MEZZANINE
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PLA-DA-S2-1102	GENERAL FLOOR PLAN - LEVEL 02
PLA-DA-S2-1103	GENERAL FLOOR PLAN - LEVEL 03
PLA-DA-S2-1104	GENERAL FLOOR PLAN - LEVEL 04
PLA-DA-S2-1105	GENERAL FLOOR PLAN - LEVEL 05
PLA-DA-S2-1107	GENERAL FLOOR PLAN - LEVEL 06 - LEVEL 13
PLA-DA-S2-1114	GENERAL FLOOR PLAN - LEVEL 14 - LEVEL 24
PLA-DA-S2-1125	GENERAL FLOOR PLAN - LEVEL 25
PLA-DA-S2-1126	GENERAL FLOOR PLAN - LEVEL 26
PLA-DA-S2-1127	GENERAL FLOOR PLAN - ROOF
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PLA-DA-S2-2000	ELEVATION NORTH
PLA-DA-S2-2001	ELEVATION SOUTH
PLA-DA-S2-2002	ELEVATION EAST
PLA-DA-S2-2003	ELEVATION WEST
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PLA-DA-S2-3001	SECTION 02
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PLA-DA-S2-4000	SUN EYE VIEW 21 JUN
PLA-DA-S2-4001	SUN EYE VIEW 21 JUN
PLA-DA-S2-4002	SUN EYE VIEW 21 JUN
PLA-DA-S2-4003	SUN EYE VIEW 22 DEC
PLA-DA-S2-4004	SUN EYE VIEW 22 DEC
PLA-DA-S2-4005	SUN EYE VIEW 22 DEC
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PLA-DA-S2-4100	SHADOW DIAGRAM 9AM
PLA-DA-S2-4101	SHADOW DIAGRAM 10AM
PLA-DA-S2-4102	SHADOW DIAGRAM 11AM
PLA-DA-S2-4103	SHADOW DIAGRAM 12PM
PLA-DA-S2-4104	SHADOW DIAGRAM 1PM
PLA-DA-S2-4105	SHADOW DIAGRAM 2PM
PLA-DA-S2-4106	SHADOW DIAGRAM 3PM
PLA-DA-S2-4200 SOLAR AMENITY DIAGRAM	
PLA-DA-S2-4200	SOLAR AMENITY DIAGRAM SHEET 01
PLA-DA-S2-4201	SOLAR AMENITY DIAGRAM SHEET 02
PLA-DA-S2-4202	SOLAR AMENITY DIAGRAM SHEET 03
PLA-DA-S2-4300 CROSS VENTILATION DIAGRAM	
PLA-DA-S2-4300	CROSS VENTILATION DIAGRAM
PLA-DA-S2-5000 AREA DIAGRAM	
PLA-DA-S2-5000	GFA DIAGRAM
PLA-DA-S2-5001	GFA DIAGRAM
PLA-DA-S2-5002	GFA DIAGRAM
PLA-DA-S2-5100	GBA DIAGRAM
PLA-DA-S2-5101	GBA DIAGRAM
PLA-DA-S2-5102	GBA DIAGRAM
PLA-DA-S2-5003	COMMUNAL OPEN SPACE DIAGRAM
PLA-DA-S2-6000 ADAPTABLE UNITS	
PLA-DA-S2-6000	ADAPTABLE UNITS (PRE & POST)
PLA-DA-S2-6001	ADAPTABLE UNITS (PRE & POST)
PLA-DA-S2-7000 MATERIAL SCHEDULE	
PLA-DA-S2-7000	MATERIAL SCHEDULE
PLA-DA-S2-8000 DEVELOPMENT SUMMARY TABLES	
PLA-DA-S2-8000	DEVELOPMENT SUMMARY TABLES
PLA-DA-S2-8001	DEVELOPMENT SUMMARY TABLES
PLA-DA-9000-S2 PERSPECTIVE	
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PLA-DA-S2-9001	PERSPECTIVE 2
PLA-DA-S2-9002	PERSPECTIVE 3
PLA-DA-S2-9003	PERSPECTIVE 4
PLA-DA-S2-9004	PERSPECTIVE 5

DATE	REVISION	BY	CHK	NO.
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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
Rido Pin 11286

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
STAGE TWO
DEVELOPMENT
APPLICATION

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	N.T.S. @A1

DRAWN	CHECKED
AA/CY	HN

JOB NO.
20623

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PLA-DA-S2-0000

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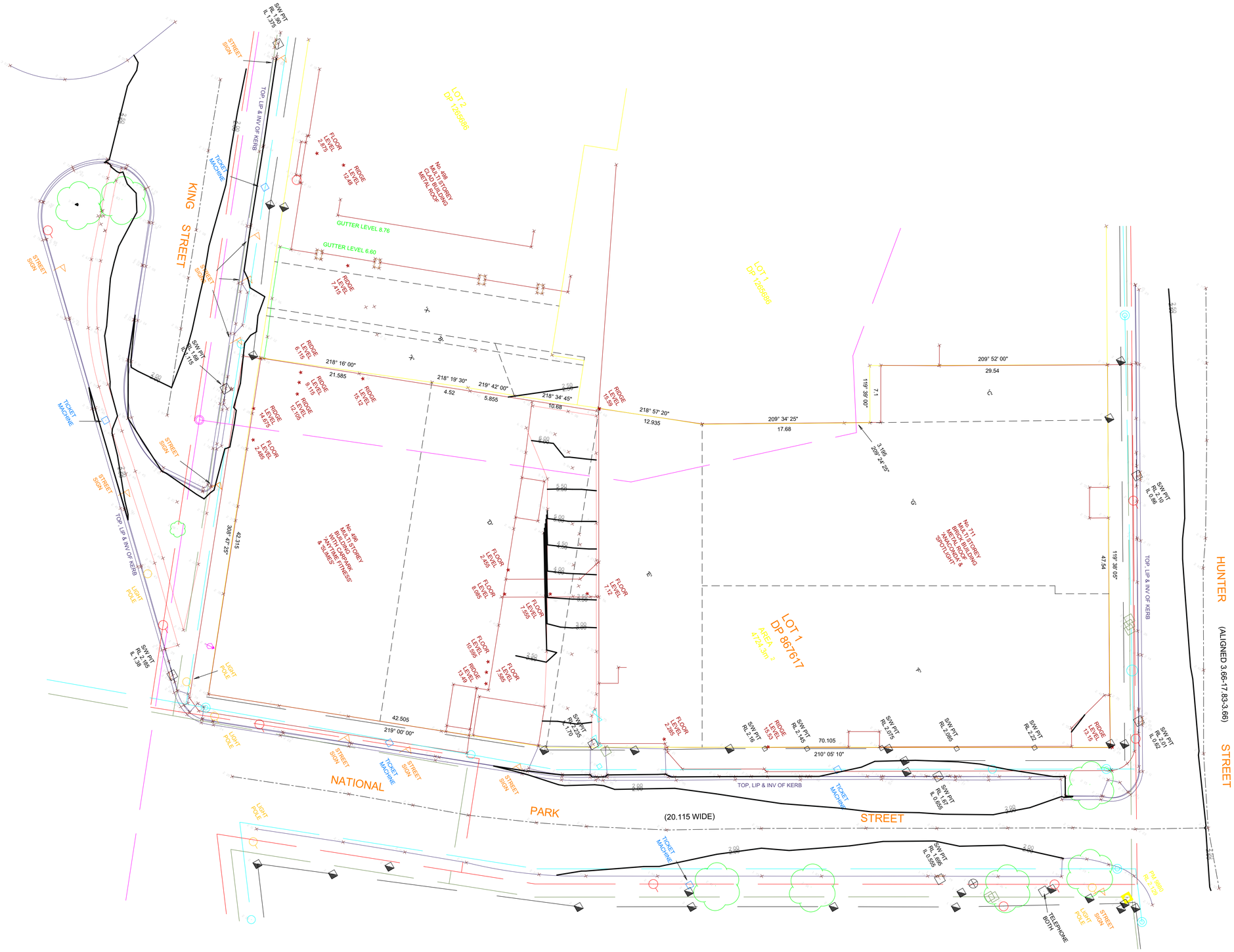
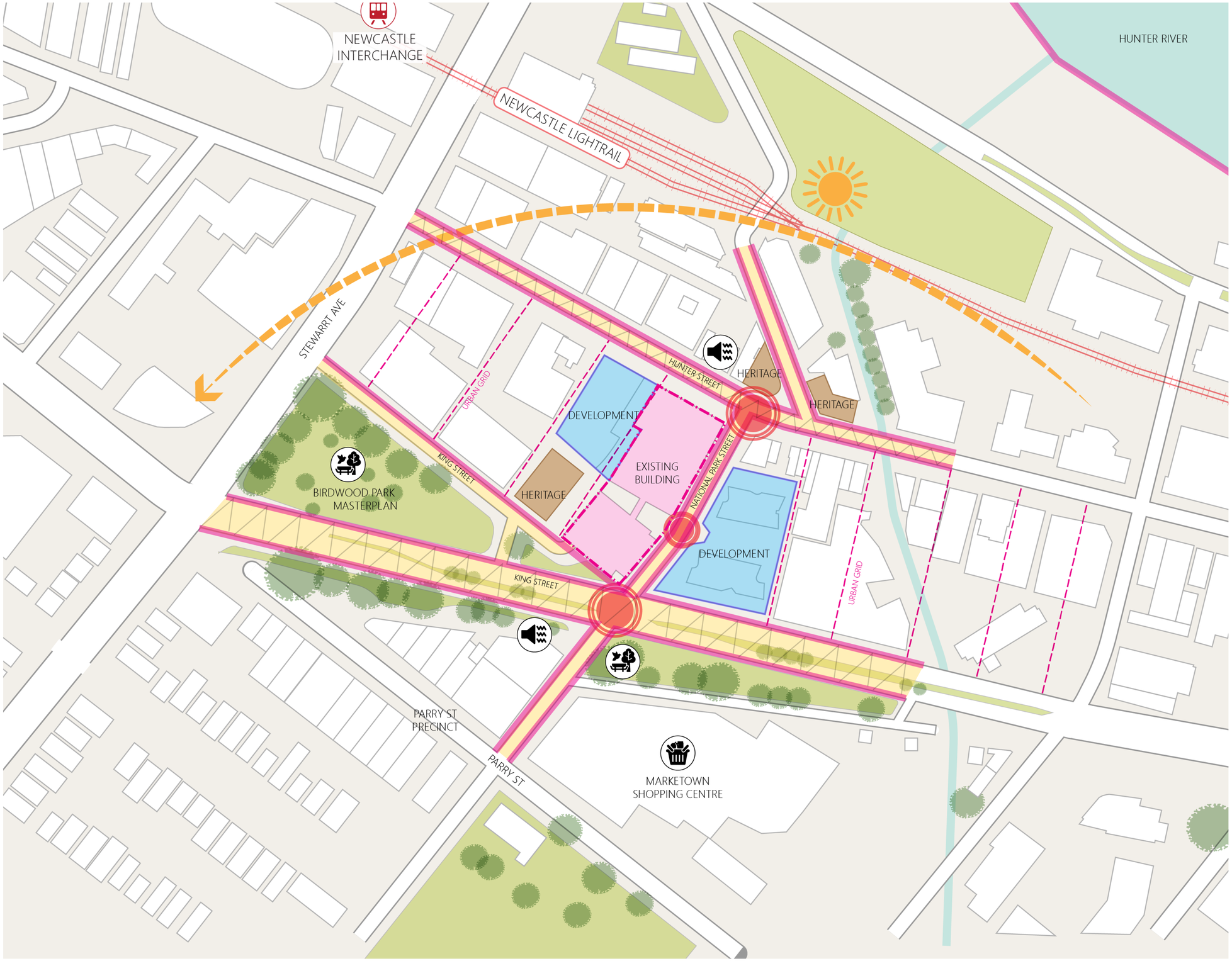

KING STREET
HUNTER STREET (ALIGNED 3.66-17.83-3.66)
NATIONAL PARK
(20.115 WIDE)
LOT 2 DP 1263086
LOT 1 DP 1263086
LOT 1 DP 867617
AREA 4754.3m²
No. 498 MULTI STOREY MIXED BUILDING METAL ROOF
No. 496 MULTI STOREY BUILDING WITH CAR PARK WITH GYM FITNESS & NAYTHE FITNESS & SUITES
No. 711 STOREY MULTI BUILDING BRICK, GLASS & METAL CANOPY & AWNING SPOTLIGHT
GUTTER LEVEL 8.76
GUTTER LEVEL 6.60
TOP, LIP & INV OF KERB
TOP, LIP & INV OF KERB
TOP, LIP & INV OF KERB



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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

DATE	REVISION	BY	CHK	NO.
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Rido Pin 11286

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711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SITE ANALYSIS

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	N.T.S. @A1

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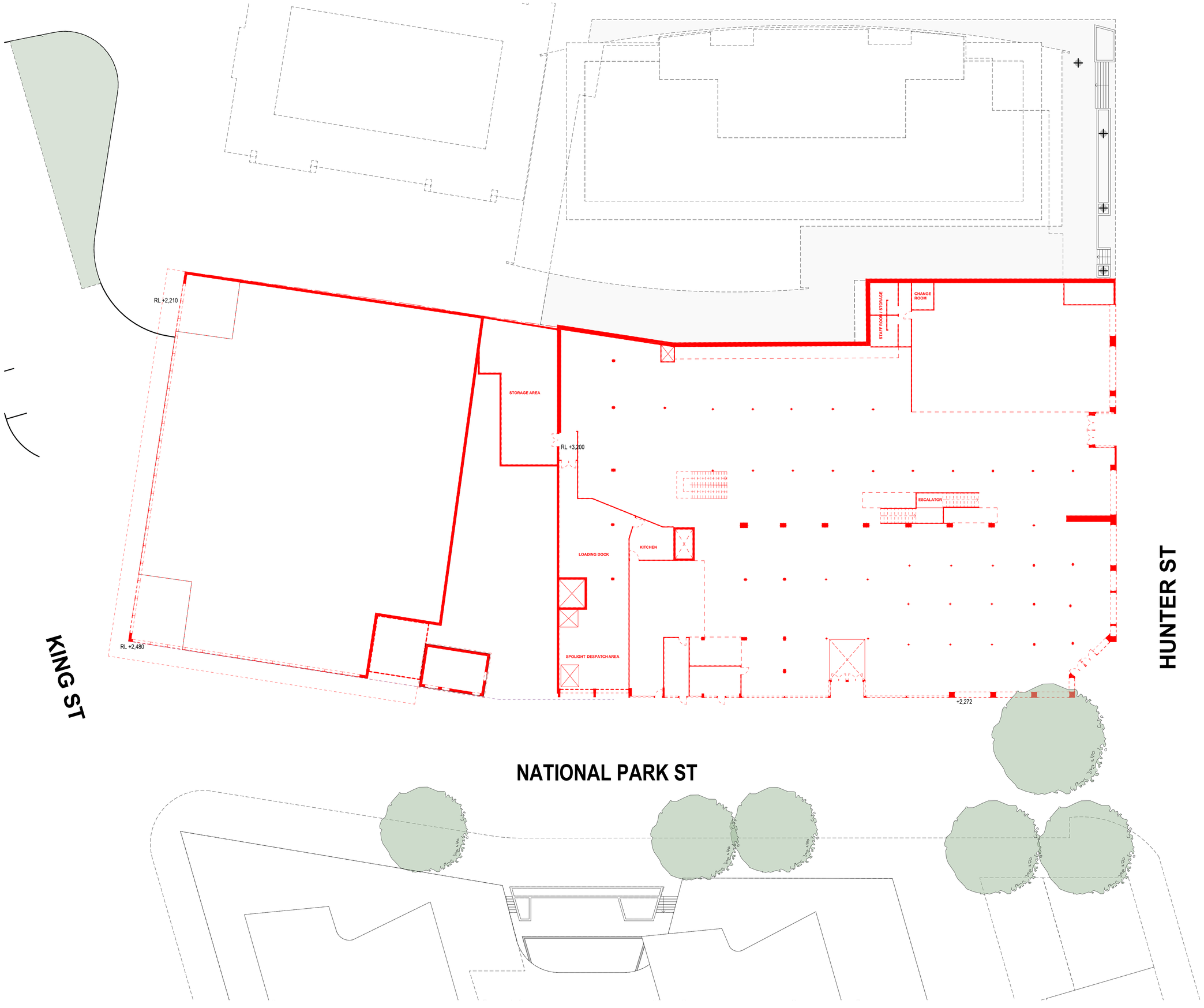

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REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND WATER DRAINAGE DETAILED ISSUE

TO BE DEMOLISHED

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

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Auckland

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
DEMOLITION PLAN

FOR INFORMATION

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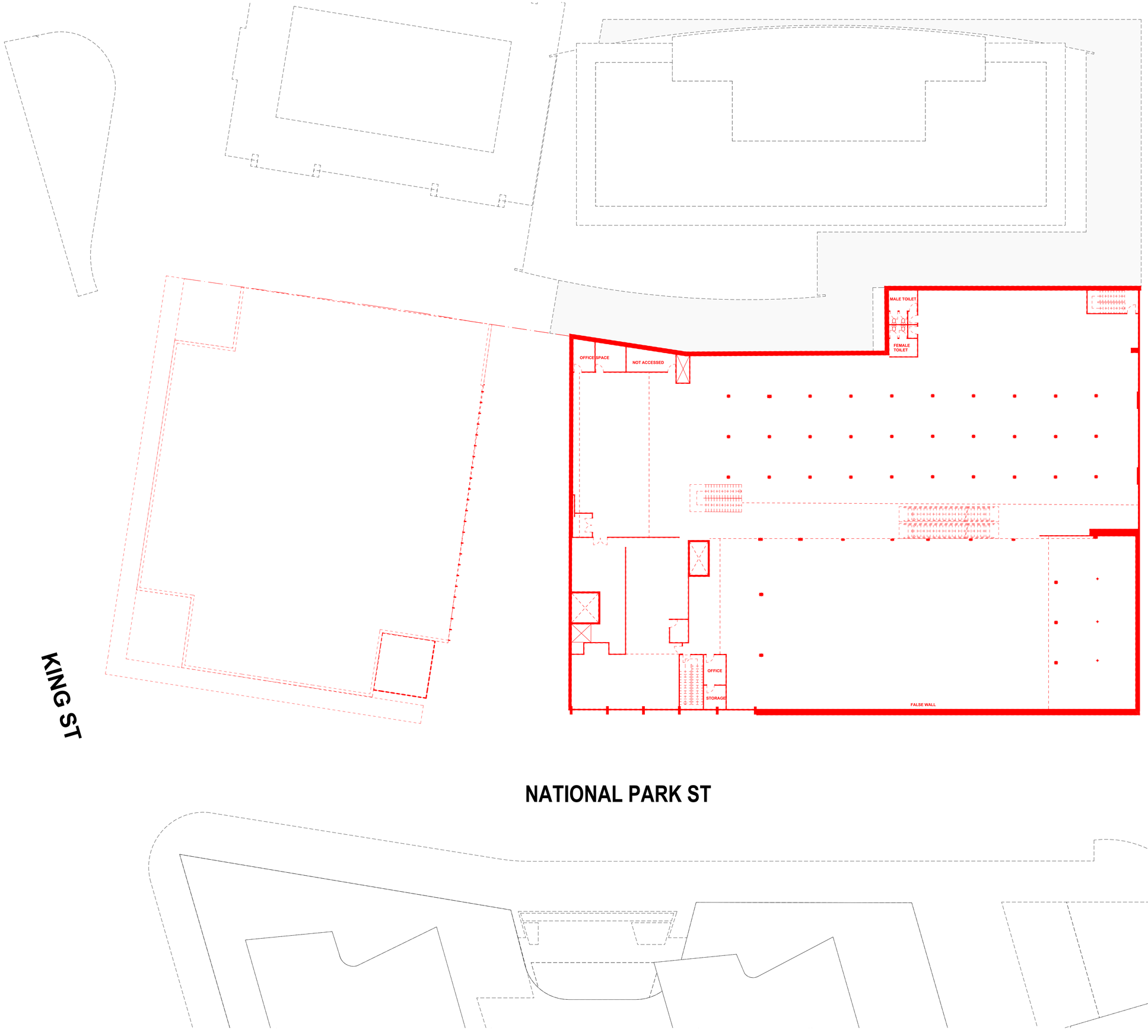

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REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND WATER DRAINAGE PLANS PREPARED BY CMS

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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
DEMOLITION PLAN
LEVEL 1

FOR INFORMATION

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19/05/2023	19/05/2023	1:200 @A1

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REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND STORMWATER DRAINAGE PLAN BY BG&E

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER DRAINAGE DETAILS

ADJACENT COMMERCIAL BUILDINGS

HERITAGE BUILDINGS

NEWCASTLE LIGTHRAIL

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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
PROPOSED SITE PLAN

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:500 @A1
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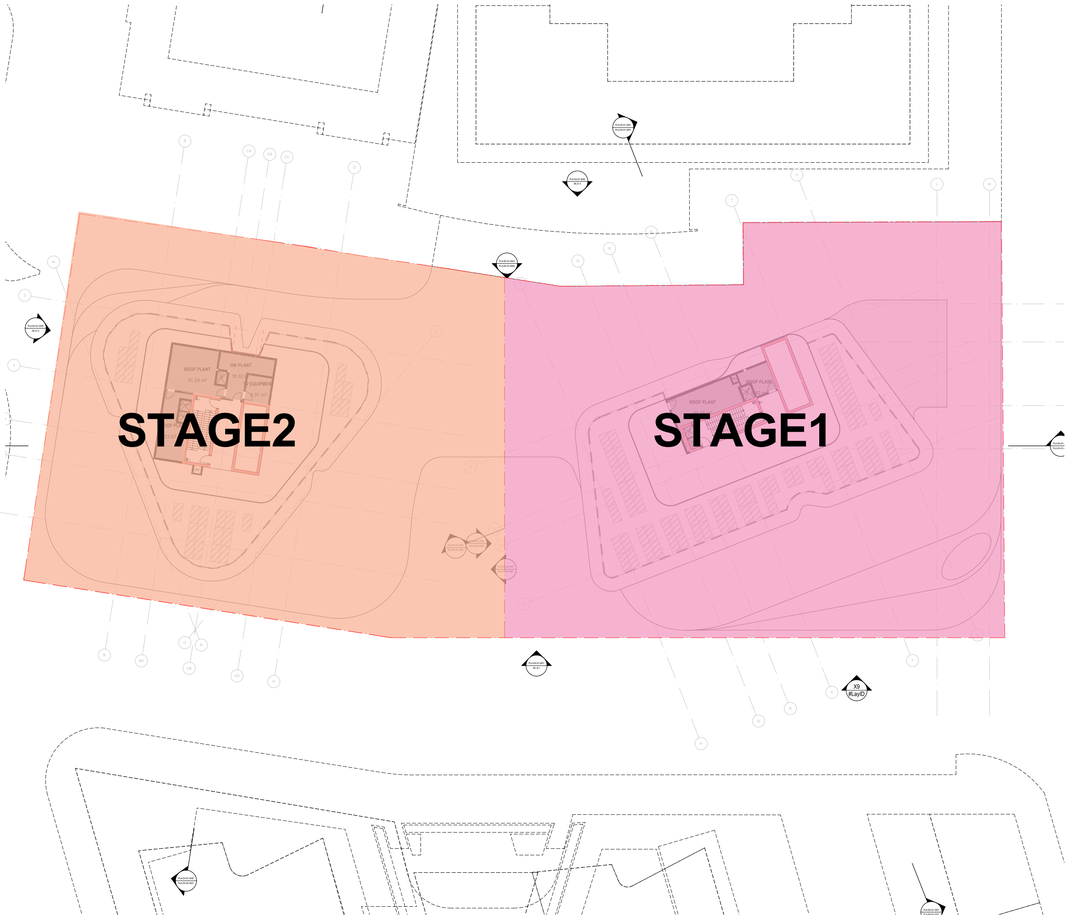

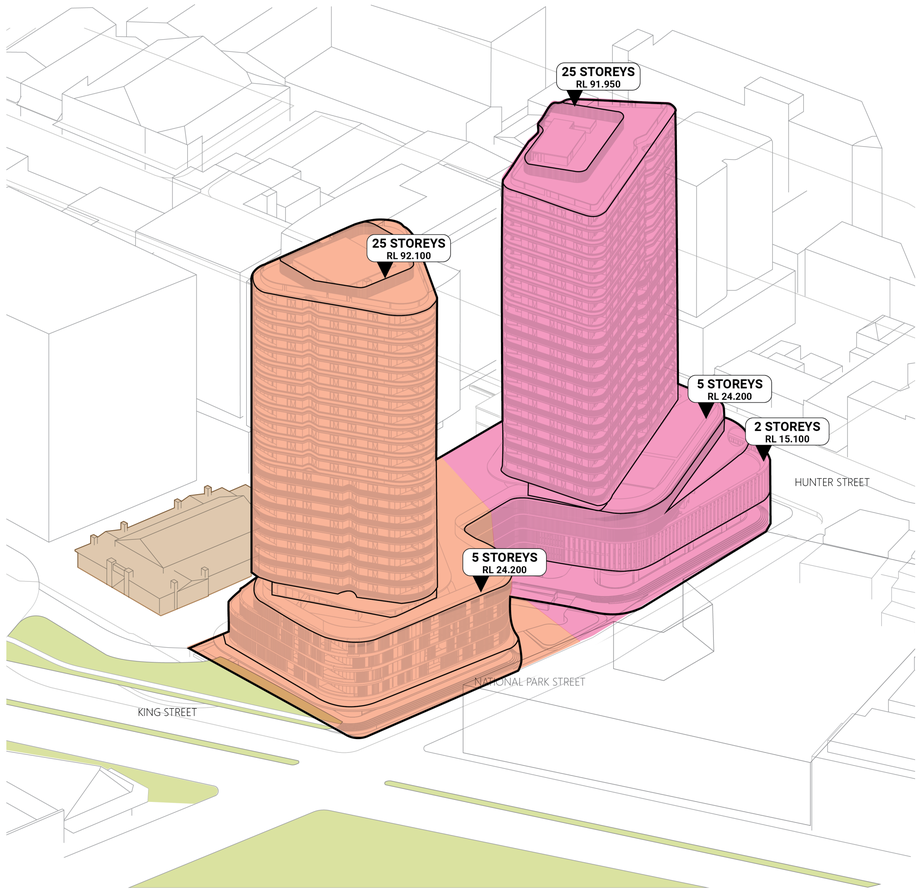

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REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND STORMWATER DRAWINGS PREPARED BY BG&E

STAGE 01

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER COMMENTS

STAGE 02

DATE	REVISION	BY	CHK	NO.
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PROJECT
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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
STAGING PLAN

FOR INFORMATION

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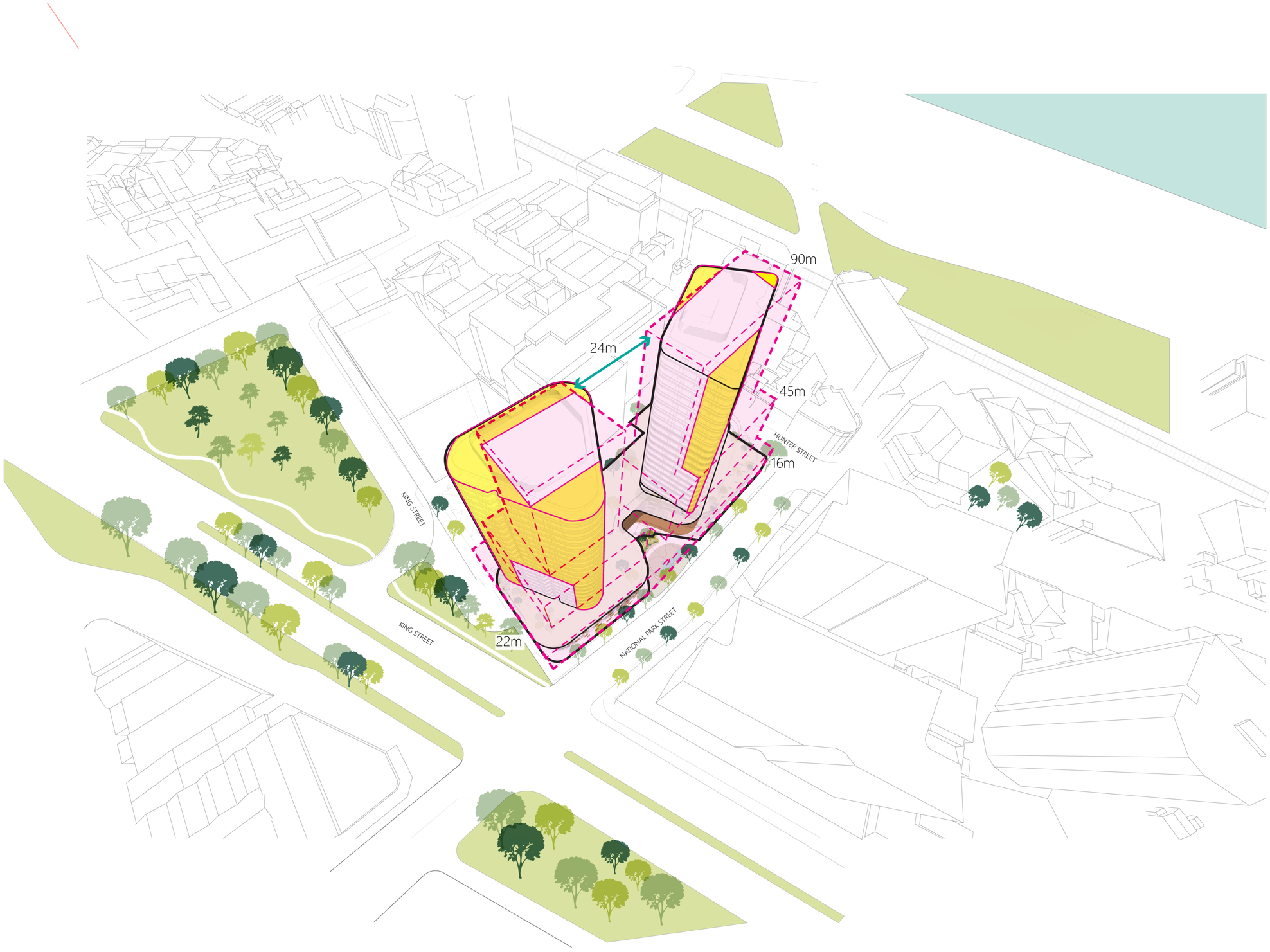

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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
LEP HEIGHT PLANE DIAGRAM

FOR INFORMATION

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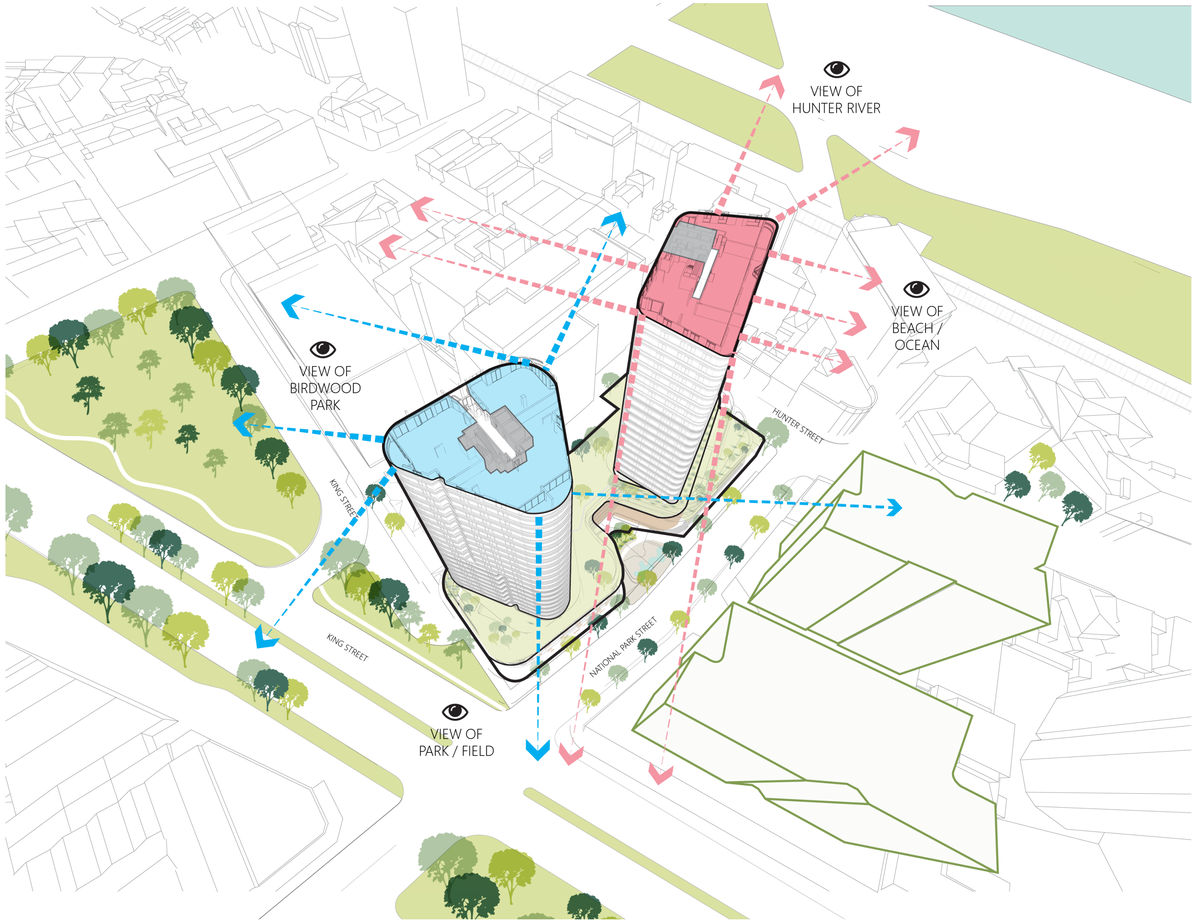

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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

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Plus Architecture Pty. Ltd.
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Nominated Architect (NSW):
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
VIEW ANALYSIS

FOR INFORMATION

DATE	PLOT DATE	SCALE
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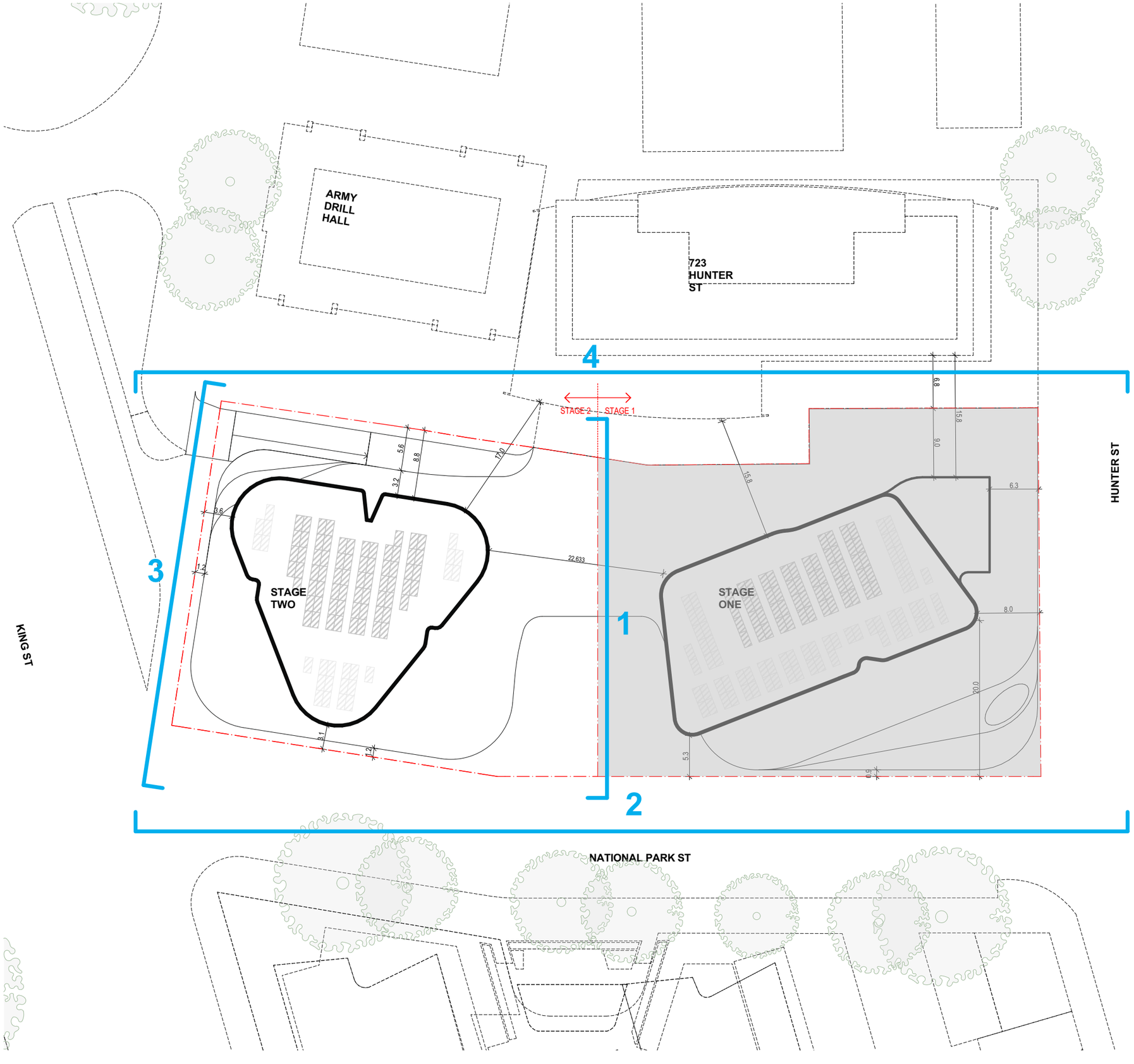

DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
28/10/2022	ISSUE FOR SUBMISSION			01
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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
NOTIFICATION - SITE PLAN

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:500 @A3
DRAWN AA/CY	CHECKED HN	

JOB NO.
20623

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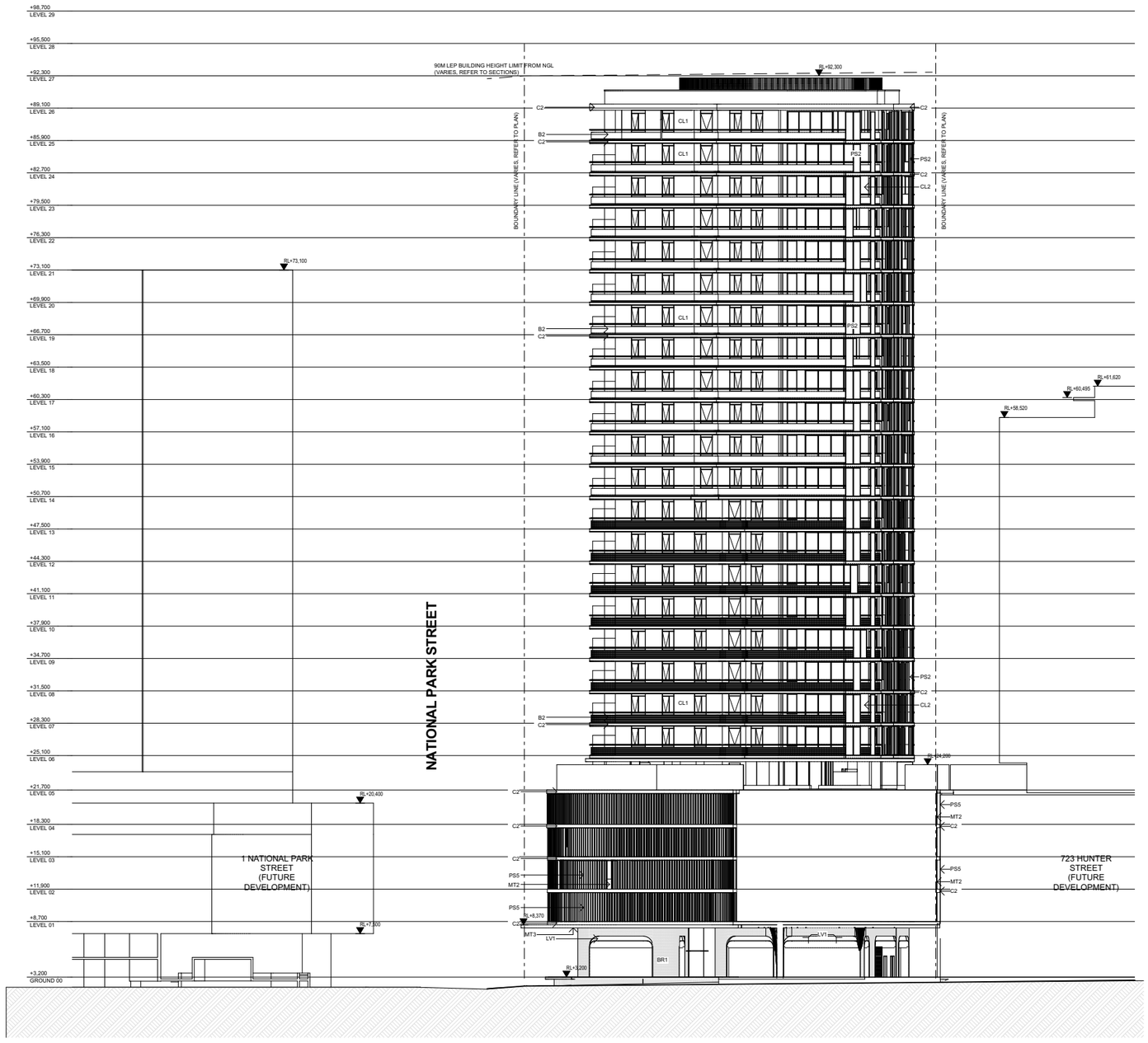
DRG. NO.
PLA-DA-S2-0900

REVISION
B

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



DATE	REVISION	BY	CHK	NO.
28/10/2022	ISSUE FOR SUBMISSION			01
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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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
NOTIFICATION - NORTH ELEVATION

FOR INFORMATION

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

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AA/CY	HN

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DRG. NO.
PLA-DA-S2-0901

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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 SUBMISSION			01
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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Nominated Architect (NSW):
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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	
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
NOTIFICATION - EAST ELEVATION

FOR INFORMATION

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

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AA/CY	HN

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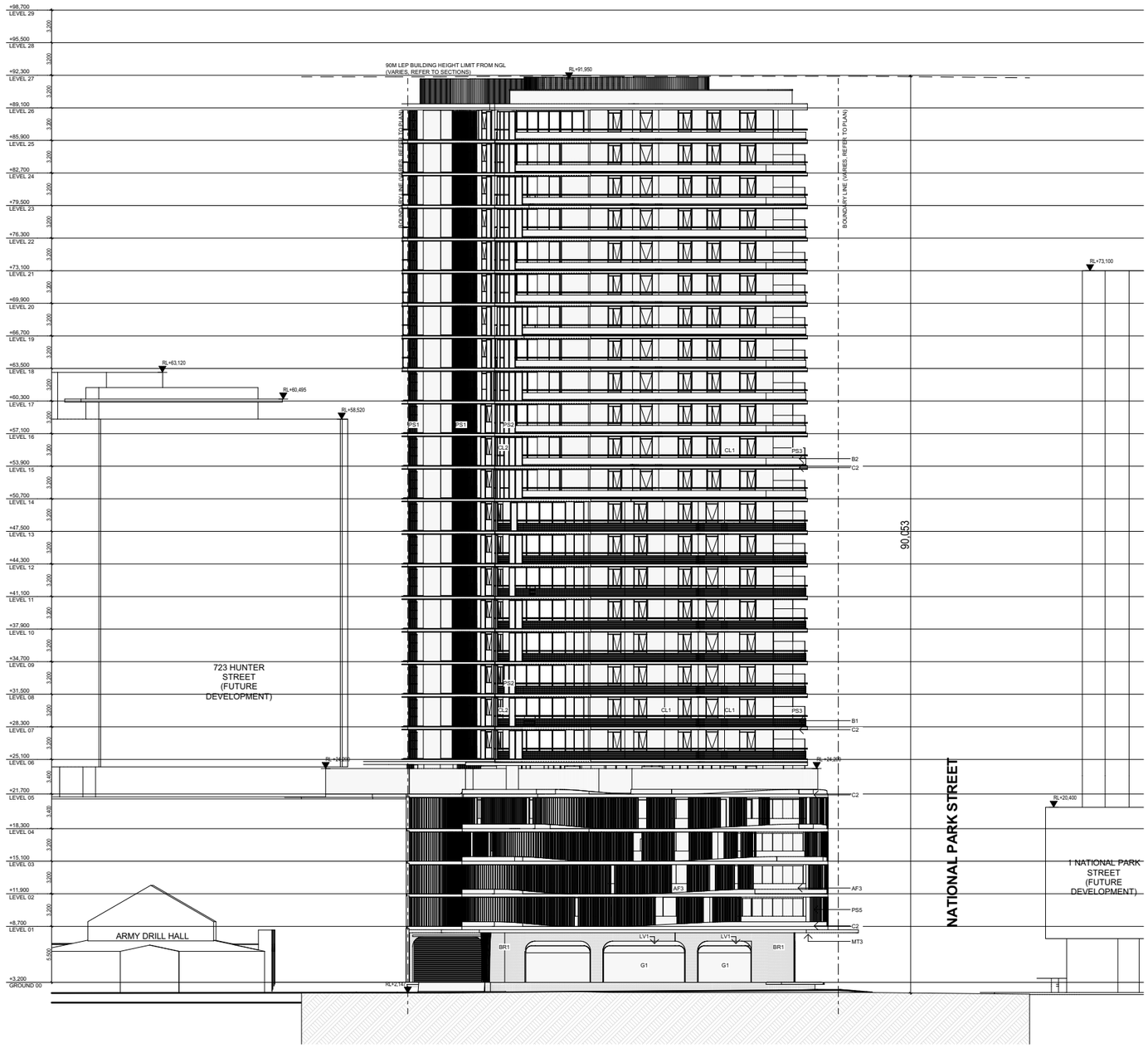
DRG. NO.
PLA-DA-S2-0902

REVISION
B



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28/10/2022	ISSUE FOR SUBMISSION			01
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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Nominated Architect (NSW):
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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	
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
NOTIFICATION - SOUTH ELEVATION

FOR INFORMATION

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

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DRG. NO.
PLA-DA-S2-0903

REVISION
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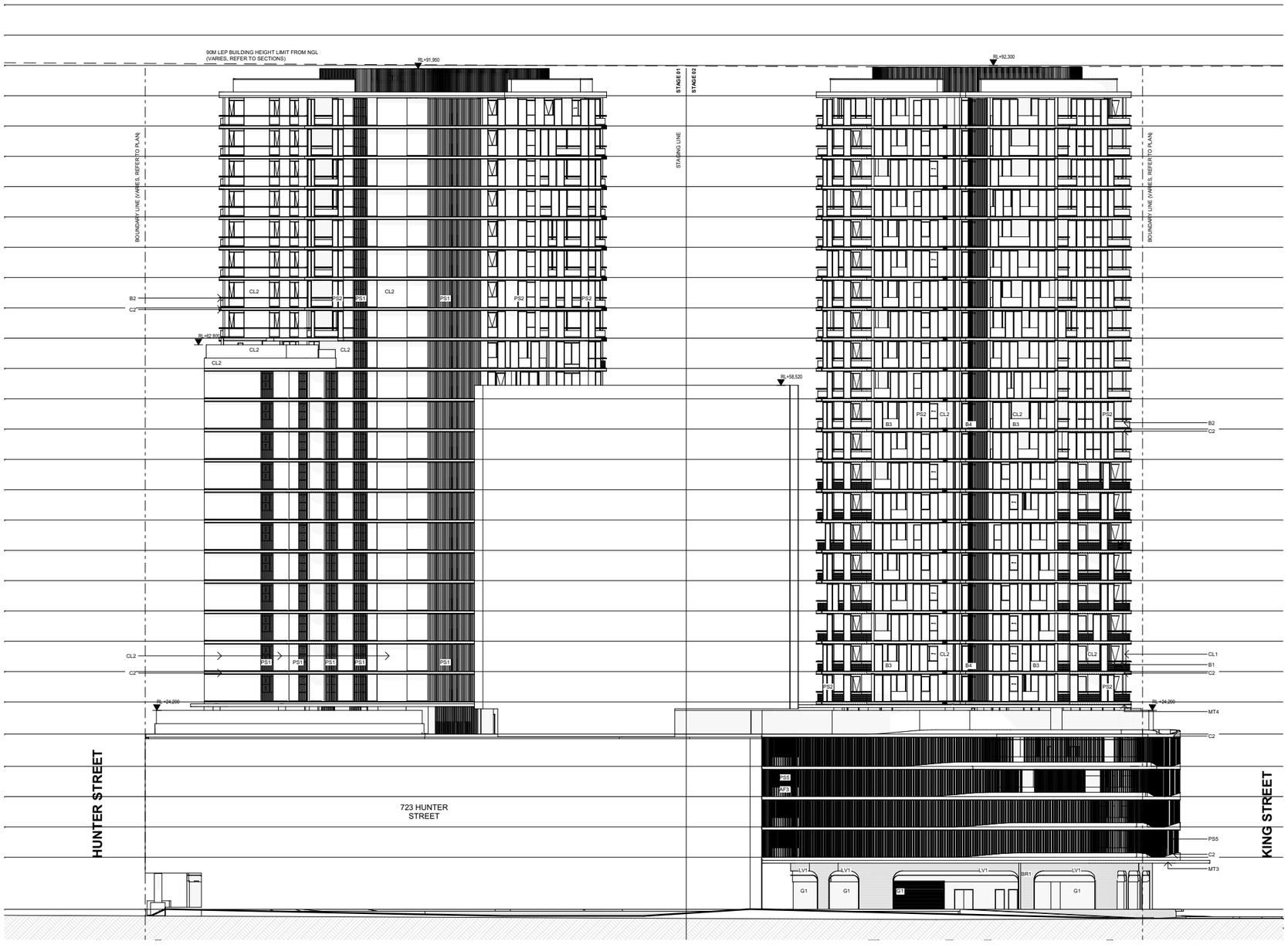

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DATE	REVISION	BY	CHK	NO.
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4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	02
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
OVERALL FLOOR PLAN - GROUND

FOR INFORMATION

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

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DRG. NO.
PLA-DA-S2-1000

REVISION
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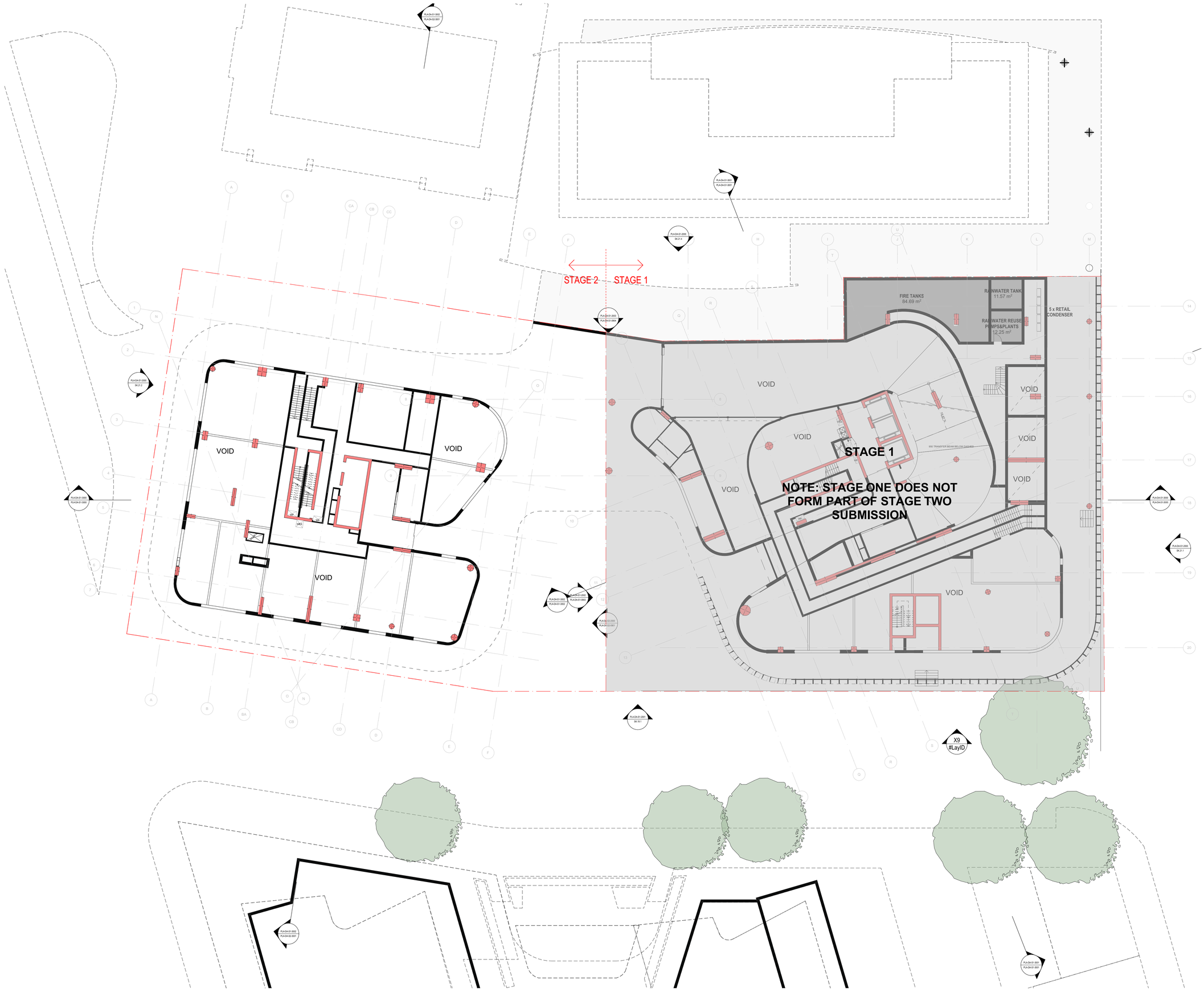
STAGE 2
STAGE 1
FIRE TANKS
84.69 m²
RAINWATER TANK
11.57 m²
RAINWATER REUSE PUMPS&PLANTS
12.25 m²
5 x RETAIL CONDENSER
VOID
VOID
VOID
VOID
VOID
VOID
VOID
VOID
VOID
STAGE 1
NOTE: STAGE ONE DOES NOT FORM PART OF STAGE TWO SUBMISSION
900 TRANSFER BEAM BELOW DASHED
HB2.2L
HB2.2L
WR1
WR1
WR1

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

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	02
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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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
Rido Pin 11286

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 01

FOR INFORMATION

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

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DRG. NO.
PLA-DA-S2-1001

REVISION
B

STAGE 2 STAGE 1

RESI VISITOR CAR SPACE

COMMERCIAL CAR SPACE

STAGE 1

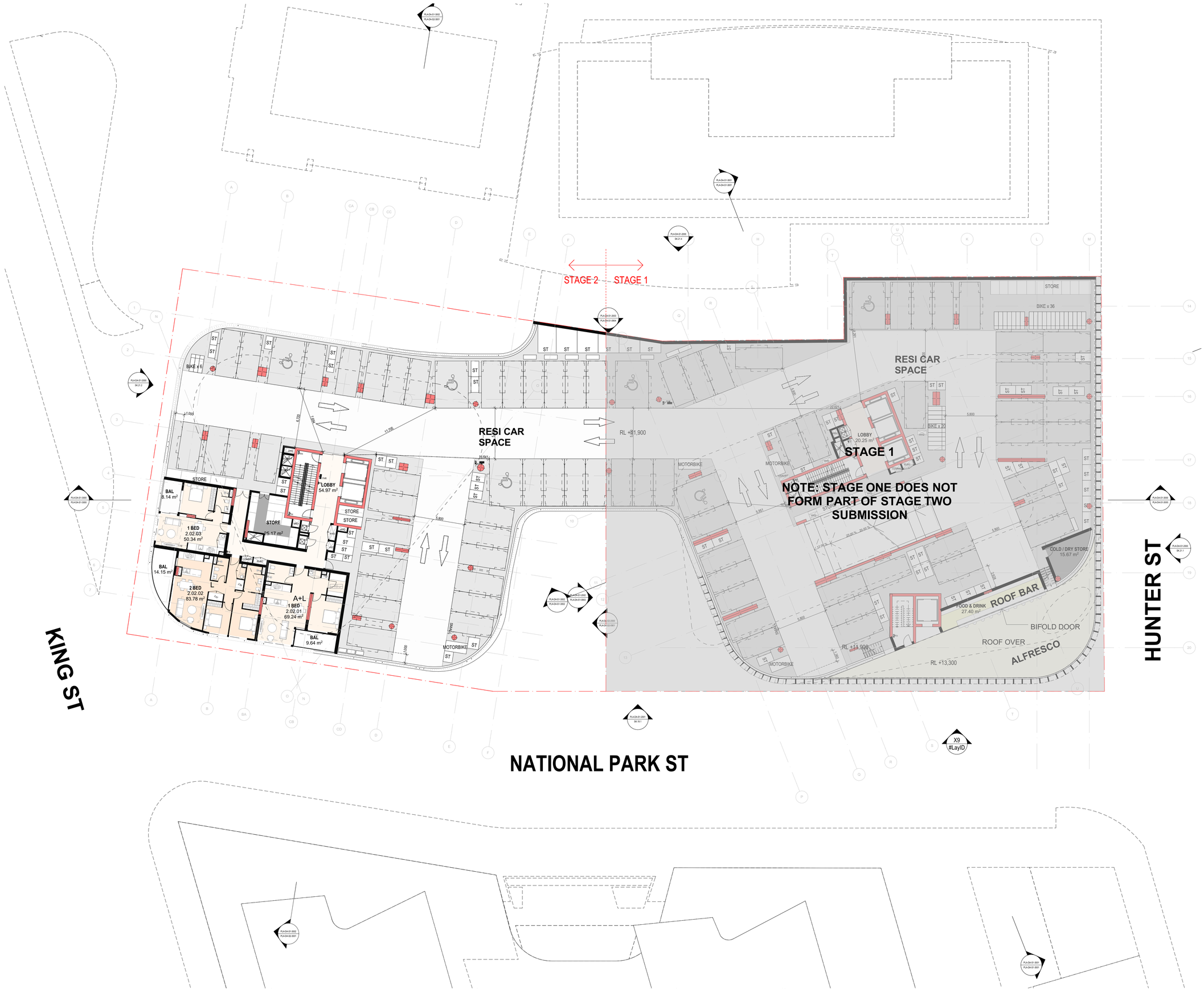
NOTE: STAGE ONE DOES NOT FORM PART OF STAGE TWO SUBMISSION

SECONDARY SWITCH ROOM 16.17 m²
SECONDARY COMMS / ELEC ROOM 14.72 m²
BAL 8.14 m²
CHUTE DISCHARGE / STORE X3 65.91 m²
LOBBY 40.62 m²
1 BED 2.01.03 50.32 m²
BAL 14.15 m²
2 BED 2.01.02 82.75 m²
A+L 1 BED 2.01.01 68.92 m²
BAL 9.64 m²
BIKE x 6
MOTORBIKE
WASH
BIKE x 8
MAIN COMMS ROOM 15.65 m²
LOBBY 20.00 m²
BIKE x 6
STORAGE
SECURITY GATE
MAIN SWITCH ROOM 38.27 m²
F.WC 5.64 m²
M.WC 6.08 m²
STORE 3.09 m²
LOBBY 31.68 m²
UNI SEX 7.00 m²
FOOD & DRINK 239.82 m²
RL 88.700

KING ST

HUNTER ST

NATIONAL PARK ST



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

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
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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Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW):
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 02

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1
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PLA-DA-S2-1002

REVISION
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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

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
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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www.plusarchitecture.com.au
Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW):
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 03

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1
DRAWN	CHECKED	
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DRG. NO.
PLA-DA-S2-1003

REVISION
B

STAGE 2 STAGE 1

RESI CAR SPACE

RESI CAR SPACE

STAGE 1

NOTE: STAGE ONE DOES NOT FORM PART OF STAGE TWO SUBMISSION

KING ST

HUNTER ST

NATIONAL PARK ST

STORE
BIKE x 36
BIKE x 32
BIKE x 20
LOBBY 20.25 m²
LOBBY 53.56 m²
BAL 8.14 m²
1 BED 2.03.03 50.74 m²
STORE 26.44 m²
BAL 14.15 m²
2 BED 2.03.02 82.80 m²
A+L 1 BED 2.03.01 69.24 m²
BAL 9.64 m²
MOTORBIKE
RL +15,100
VOID
TURNING BAY

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

DATE	REVISION	BY	CHK	NO.
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ACN 600506303

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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 04

FOR INFORMATION

DATE	PLOT DATE	SCALE
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DRG. NO.
PLA-DA-S2-1004

REVISION
B

STAGE 2 STAGE 1

RESI CAR SPACE

RESI CAR SPACE

STAGE 1

NOTE: STAGE ONE DOES NOT FORM PART OF STAGE TWO SUBMISSION

RL +18.300

MOTORBIKE

LOBBY 53.64 m²

LOBBY 20.25 m²

BAL 8.14 m²

BIKE x 24

1 BED 2.04.03 50.74 m²

STORE 28.10 m²

BAL 14.15 m²

2 BED 2.04.02 82.76 m²

A+L 1 BED 2.04.01 69.23 m²

BAL 9.64 m²

ROOF

KING ST

HUNTER ST

NATIONAL PARK ST

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

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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ACN 600506303

Nominated Architect (NSW):
Rido Pin 11286

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN -
LEVEL 05

FOR INFORMATION

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

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
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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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
Rido Pin 11286

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 06 - LEVEL 13

FOR INFORMATION

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

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PLA-DA-S2-1007

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DATE	REVISION	BY	CHK	NO.
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711 HUNTER ST
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NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 14 - LEVEL 16

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1
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PLA-DA-S2-1014

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

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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

DATE	REVISION	BY	CHK	NO.
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4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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ACN 600506303

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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 17

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	**19/05/2023**	**1:200 @A1**
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PLA-DA-S2-1017

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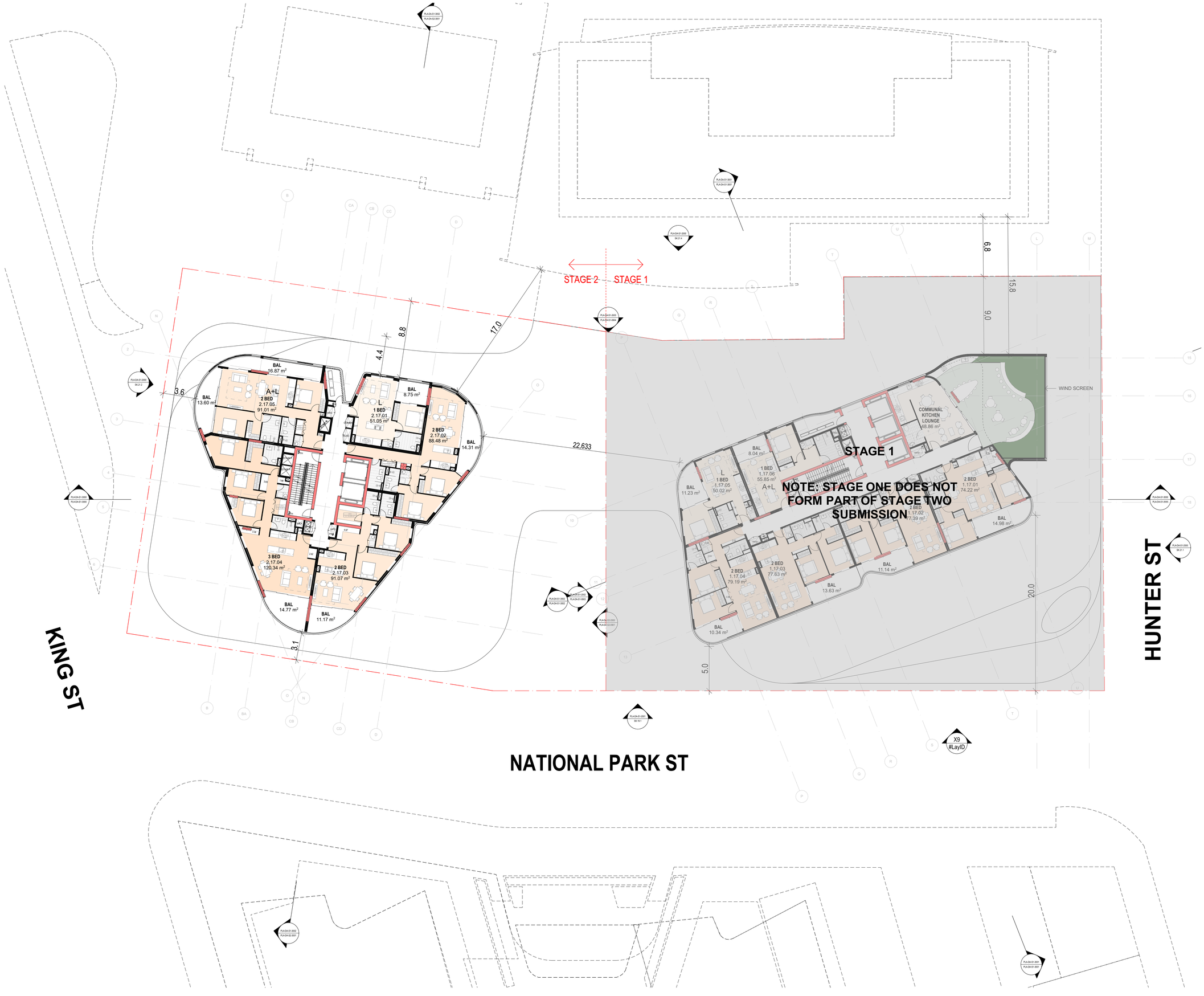

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REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND STORMWATER DRAWINGS PREPARED BY BG&E

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN -
LEVEL 18 - LEVEL 24

FOR INFORMATION

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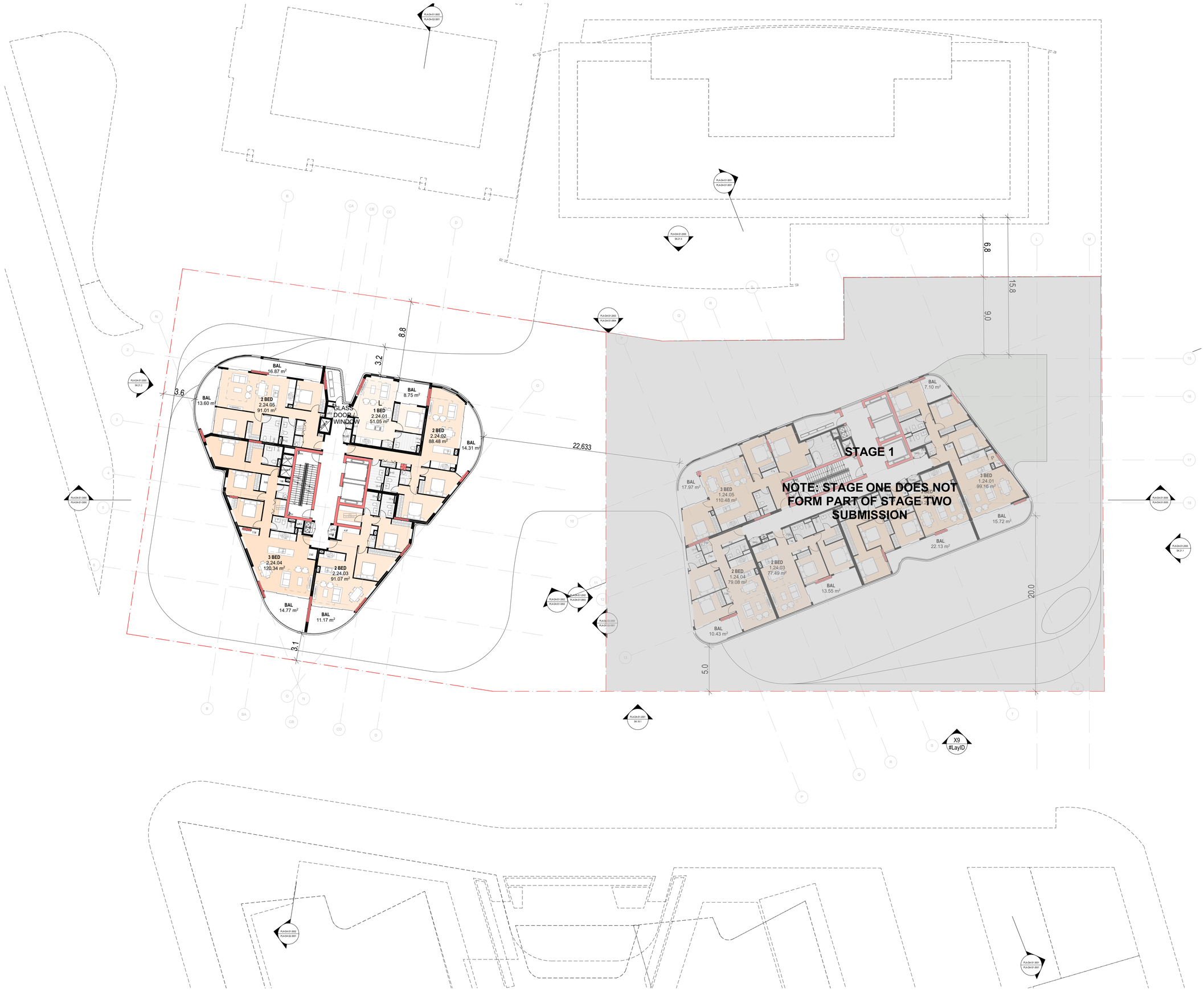

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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 25

FOR INFORMATION

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

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PLA-DA-S2-1025

REVISION
B

STAGE 2 STAGE 1

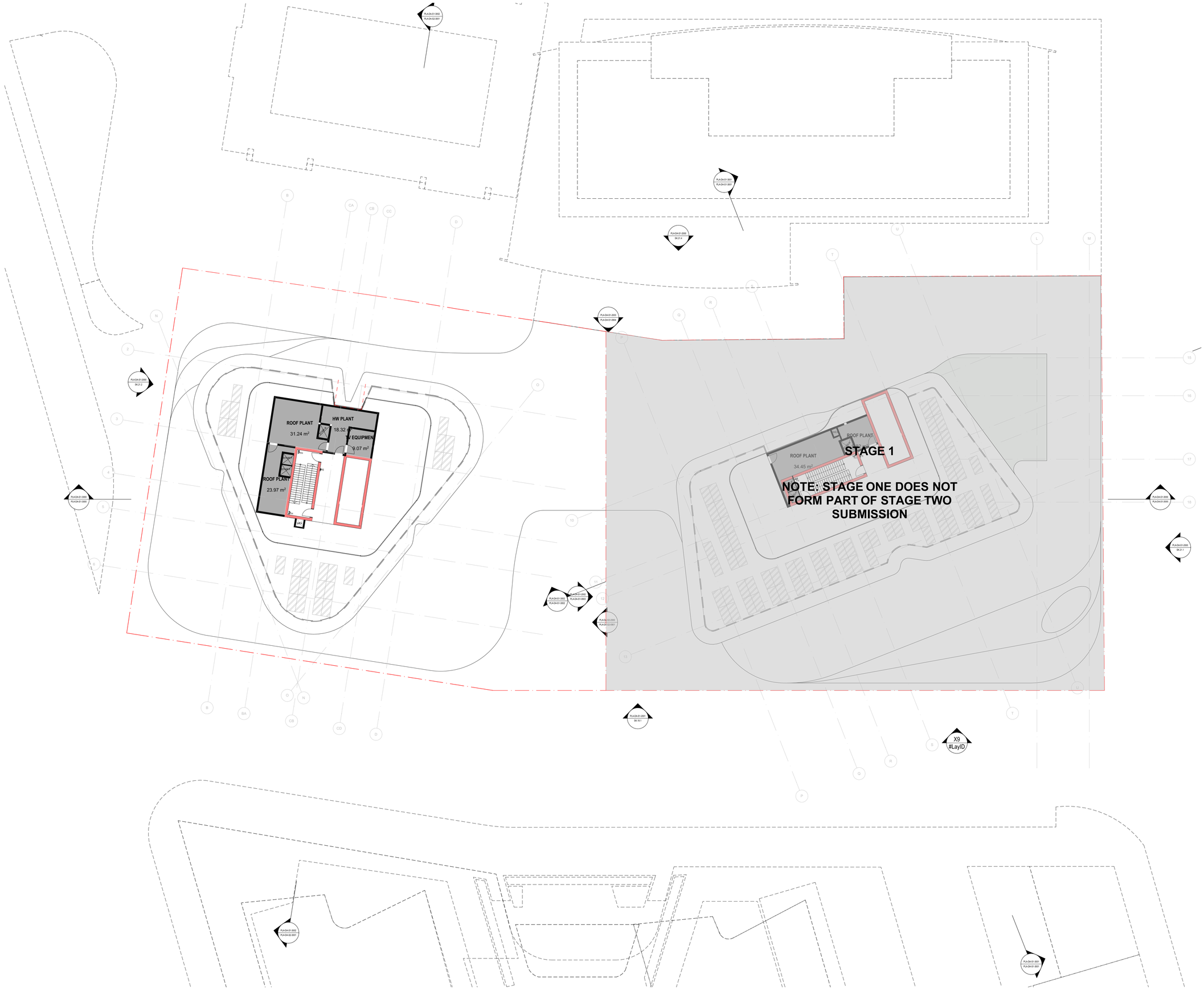
STAGE 1

NOTE: STAGE ONE DOES NOT FORM PART OF STAGE TWO SUBMISSION

KING ST

HUNTER ST

NATIONAL PARK ST



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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

DATE	REVISION	BY	CHK	NO.
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 26 PLANT

FOR INFORMATION

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

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PLA-DA-S2-1026

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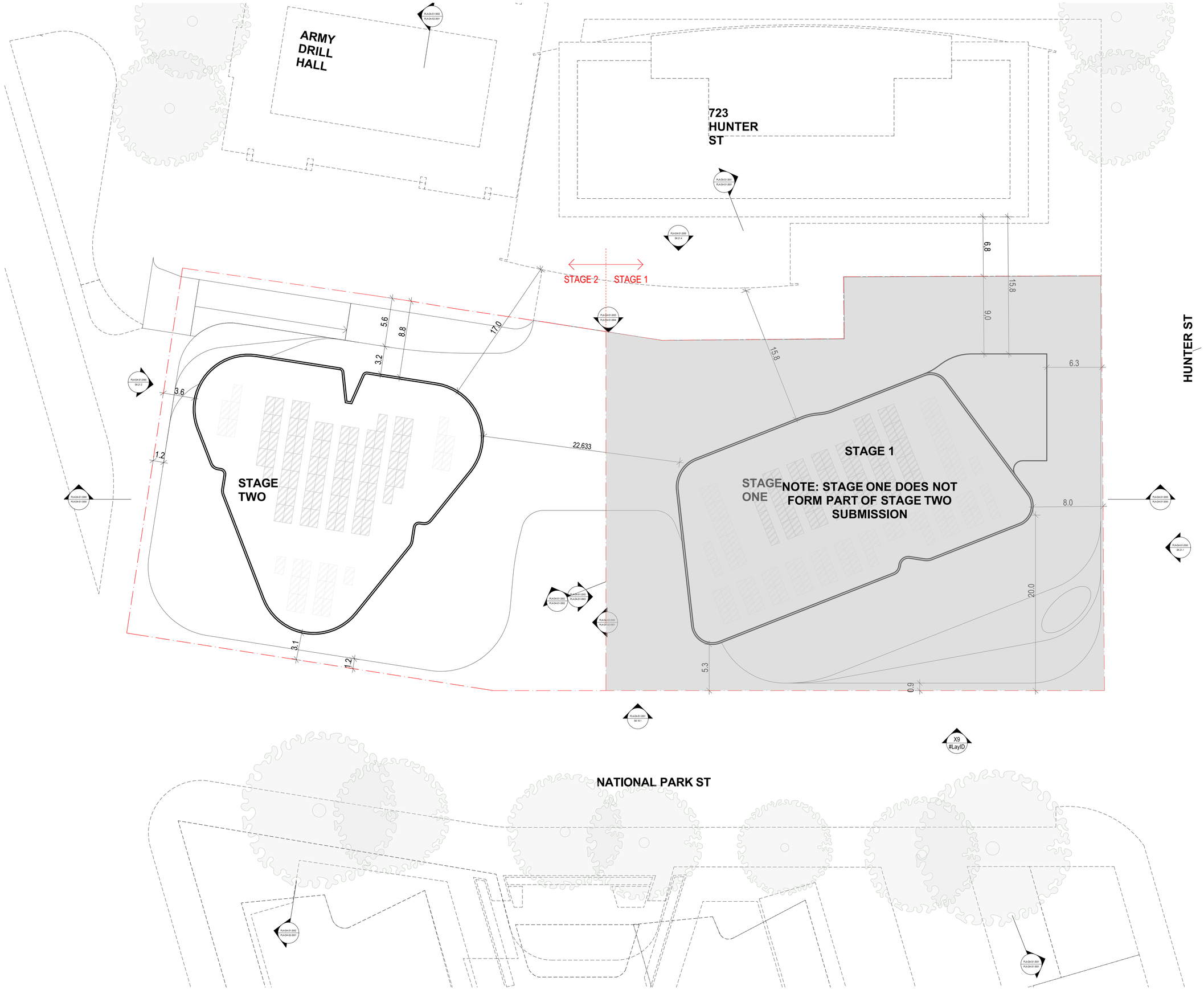

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REFER TO SOIL AND WATER MANAGEMENT STRATEGY AND STORMWATER DRAWINGS PREPARED BY BG&E

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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Plus Architecture Pty. Ltd.
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NEWCASTLE WEST
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DRAWING TITLE
OVERALL FLOOR PLAN - ROOF

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1
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DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - GROUND

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	**19/05/2023**	**1:100 @A1**
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PLA-DA-S2-1100

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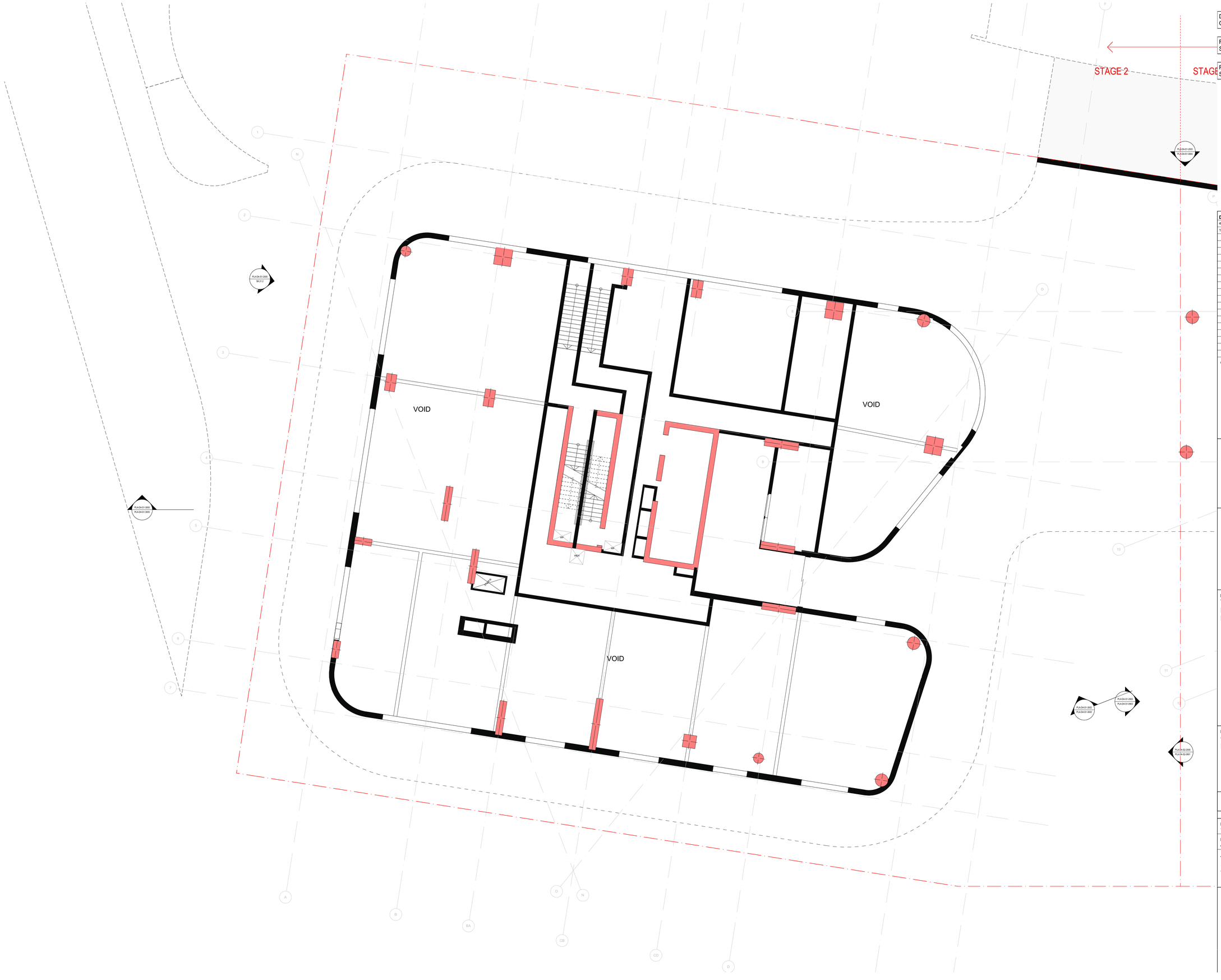

DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE

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DATE	REVISION	BY	CHK	NO.
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PROJECT
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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - MEZZANINE

FOR INFORMATION

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

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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

STAGE 2

STAGE

KING ST

SMALL

RESI VISITOR CAR SPACE

MOTORBIKE

BIKE x 6

BIKE PARKING SOUTH

SECONDARY SWITCH ROOM 16.17 m²

SECONDARY COMMS / ELEC ROOM 14.72 m²

CHUTE DISCHARGE / STORE X8 65.91 m²

BIN 1100

LOBBY 40.62 m²

BAL 8.14 m²

1 BED 2.01.03 50.32 m²

BAL 14.15 m²

2 BED 2.01.02 82.75 m²

A+L

1 BED 2.01.01 68.92 m²

BAL 9.64 m²

5,584

10,594

2,175

4,720

1,231

14,605

5,800

19,538

1,460

1,000

425

525

1,150

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 01

FOR INFORMATION

DATE	PLOT DATE	SCALE
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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

STAGE 2

STAGE

KING ST

RESI CAR SPACE

SMALL

BIKE X 6

BIKE PARKING SOUTH

STORE

BAL 8.14 m²

1 BED 2.02.03 50.34 m²

LOBBY 54.97 m²

STORE 25.17 m²

STORE

STORE

BAL 14.15 m²

2 BED 2.02.02 83.78 m²

A+L

1 BED 2.02.01 69.24 m²

BAL 9.64 m²

MOTORBIKE

ST

FH

FHR

HYD

SPR

VBX

DWNS

ELEC

1,000

4,700

2,500

11,705

16,641

5,800

1,000

PLA-DA-S1-2000
PLA-DA-S1-3002

PLA-DA-S1-3000
PLA-DA-S1-3003

PLA-DA-S1-2002
PLA-DA-S1-3002

PLA-DA-S2-2000
PLA-DA-S2-3007

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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 02

FOR INFORMATION

DATE	PLOT DATE	SCALE
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PLA-DA-S2-1102

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REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

STAGE 2

STAGE

KING ST

RESI CAR SPACE

SMALL

BAL 8.14 m²

1 BED 2.03.03 50.74 m²

STORE 26.44 m²

LOBBY 53.56 m²

STORE

BAL 14.15 m²

2 BED 2.03.02 82.80 m²

A+L

1 BED 2.03.01 69.24 m²

BAL 9.64 m²

BIKE x 32

MOTORBIKE

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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 03

FOR INFORMATION

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DRG. NO.
PLA-DA-S2-1103

REVISION
B

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

STAGE 2

STAGE

KING ST

RESI CAR SPACE

MOTORBIKE

BIKE x 24

BAL 8.14 m²

1 BED 2.04.03 50.74 m²

STORE 28.10 m²

LOBBY 53.64 m²

STORE

STORE

BAL 14.15 m²

2 BED 2.04.02 82.76 m²

A+L

1 BED 2.04.01 69.23 m²

BAL 9.64 m²

MOTORBIKE

BIKE PARKING SOUTH

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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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
Rido Pin 11286

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 04

FOR INFORMATION

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

JOB NO.
20623

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DRG. NO.
PLA-DA-S2-1104

REVISION
B

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

STAGE 2

STAGE

KING ST

AWNING ABOVE

RWT

FHR

WC
5.53 m²

2 BED
2.05.04
89.79 m²

POS
A: 67.38 m²

2 BED
2.05.01
80.88 m²

POS
A: 64.48 m²

POS
A: 171.34 m²

3 BED
2.05.03
105.44 m²

2 BED
2.05.02
97.23 m²

POS
A: 46.90 m²

AWNING ABOVE

RL +21,700

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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Nominated Architect (NSW):
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 05

FOR INFORMATION

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

DRAWN	CHECKED
AA/CY	HN

JOB NO.
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DRG. NO.
PLA-DA-S2-1105

REVISION
B

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

STAGE 2

STAGE

KING ST

DATE	REVISION	BY	CHK	NO.
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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 06 - LEVEL 13

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:100 @A1
DRAWN	CHECKED	
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DRG. NO.
PLA-DA-S2-1107

REVISION
B

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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

STAGE 2

STAGE

KING ST

3,454

22,633

BAL 16.87 m²
BAL 13.60 m²
BAL 8.75 m²
BAL 14.31 m²
BAL 14.77 m²
BAL 11.17 m²

2 BED 2.14.05 91.01 m²
1 BED 2.14.01 51.05 m²
2 BED 2.14.02 88.48 m²
3 BED 2.14.04 120.34 m²
2 BED 2.14.03 91.07 m²

A+L
L

S10 V: 5.50 m³
S10 V: 5.50 m³
S10 V: 14.29 m³

FH
FH

PLA-DA-01-2000
SK-212

PLA-DA-01-3000
PLA-DA-01-3001

PLA-DA-01-2001
PLA-DA-01-1002

PLA-DA-01-2002
PLA-DA-01-3002
PLA-DA-01-0902

PLA-DA-02-2000
PLA-DA-02-0007

DATE	REVISION	BY	CHK	NO.
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711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 14 - LEVEL 24

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:100 @A1
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20623

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DRG. NO.
PLA-DA-S2-1114

REVISION
B

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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

STAGE 2

STAGE

KING ST

BAL
16.87 m²

BAL
13.60 m²

3 BED
2.25.03
143.07 m²

3 BED
2.25.01
124.03 m²

BAL
27.49 m²

3 BED
2.25.02
179.48 m²

BAL
26.82 m²

3.6
3.2
8.8
17.0
22,633
3.1

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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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 25

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:100 @A1
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DRG. NO.
PLA-DA-S2-1125

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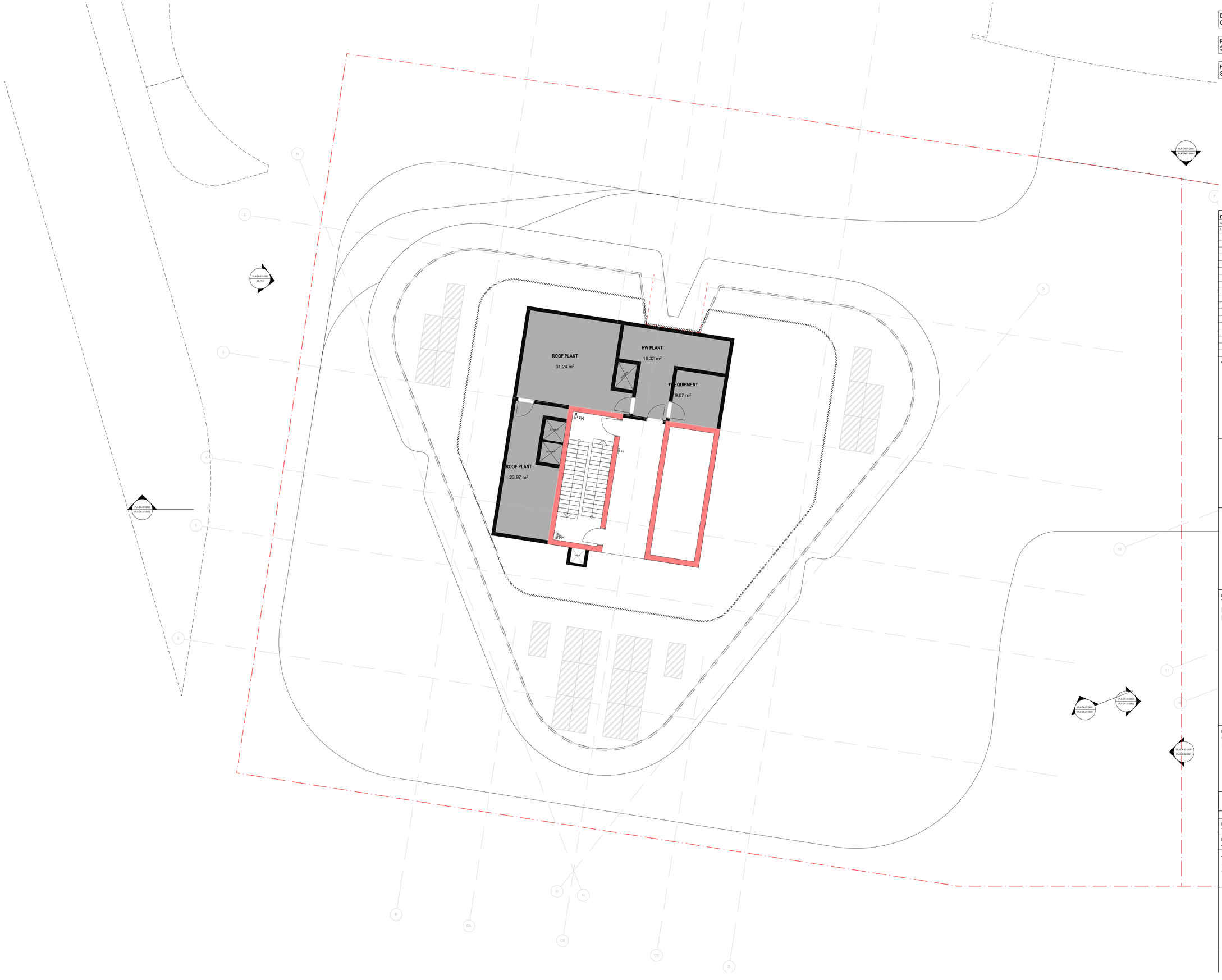
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE

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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS



DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 26

FOR INFORMATION

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

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DRG. NO.
PLA-DA-S2-1126

REVISION
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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

STAGE 2

STAGE

STAGE TWO

5.6

8.8

3.2

17.0

3.6

1.2

22,633

3.1

1.2

PLA-DA-01-2000
SK-212

PLA-DA-01-3000
PLA-DA-01-3000

PLA-DA-01-2000
PLA-DA-01-1002

PLA-DA-01-3002
PLA-DA-01-3002

PLA-DA-01-2002
PLA-DA-01-0952

PLA-DA-02-2000
PLA-DA-02-0001

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NSW 2302

DRAWING TITLE
GENERAL FLOOR PLAN - ROOF

FOR INFORMATION

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

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PLA-DA-S2-1127

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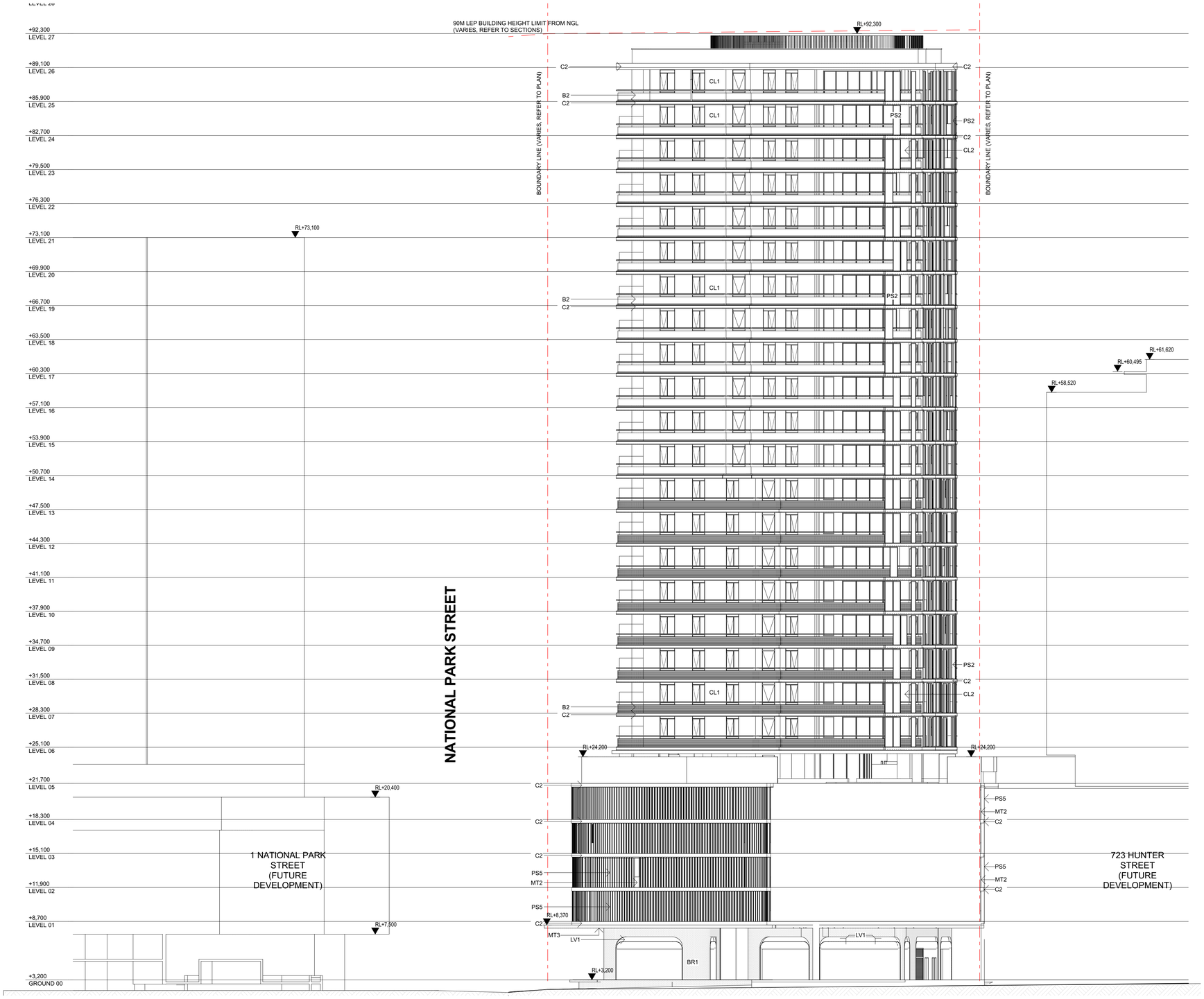

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
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PROJECT
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NEWCASTLE WEST
NSW 2302

DRAWING TITLE
ELEVATION NORTH

FOR INFORMATION

DATE	PLOT DATE	SCALE
21/07/2023	21/07/2023	1:200 @A1

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AA/CY	HN

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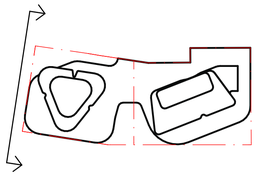

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
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PROJECT
711 HUNTER ST
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NSW 2302

DRAWING TITLE
ELEVATION SOUTH

FOR INFORMATION

DATE	PLOT DATE	SCALE
21/07/2023	**21/07/2023**	**1:200 @A1**
DRAWN **AA/CY**	CHECKED **HN**	

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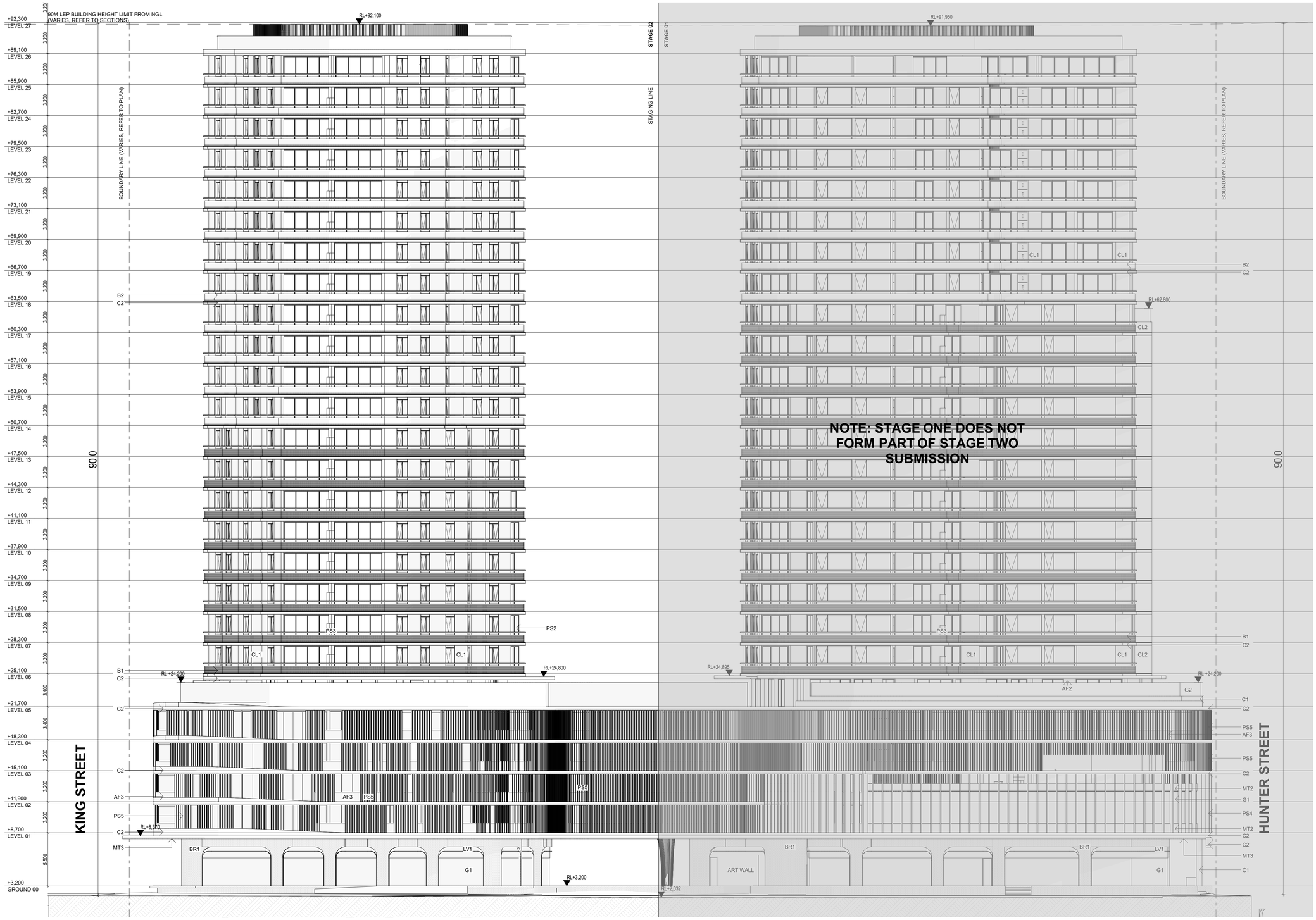
DRG. NO.
PLA-DA-S2-2001

REVISION
B

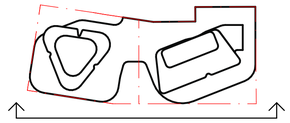
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE

STAGE2

STAGE 1



NOTE: STAGE ONE DOES NOT FORM PART OF STAGE TWO SUBMISSION



DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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Plus Architecture Pty. Ltd.
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PROJECT
711 HUNTER ST
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NSW 2302

DRAWING TITLE
ELEVATION EAST

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	1:200 @A1
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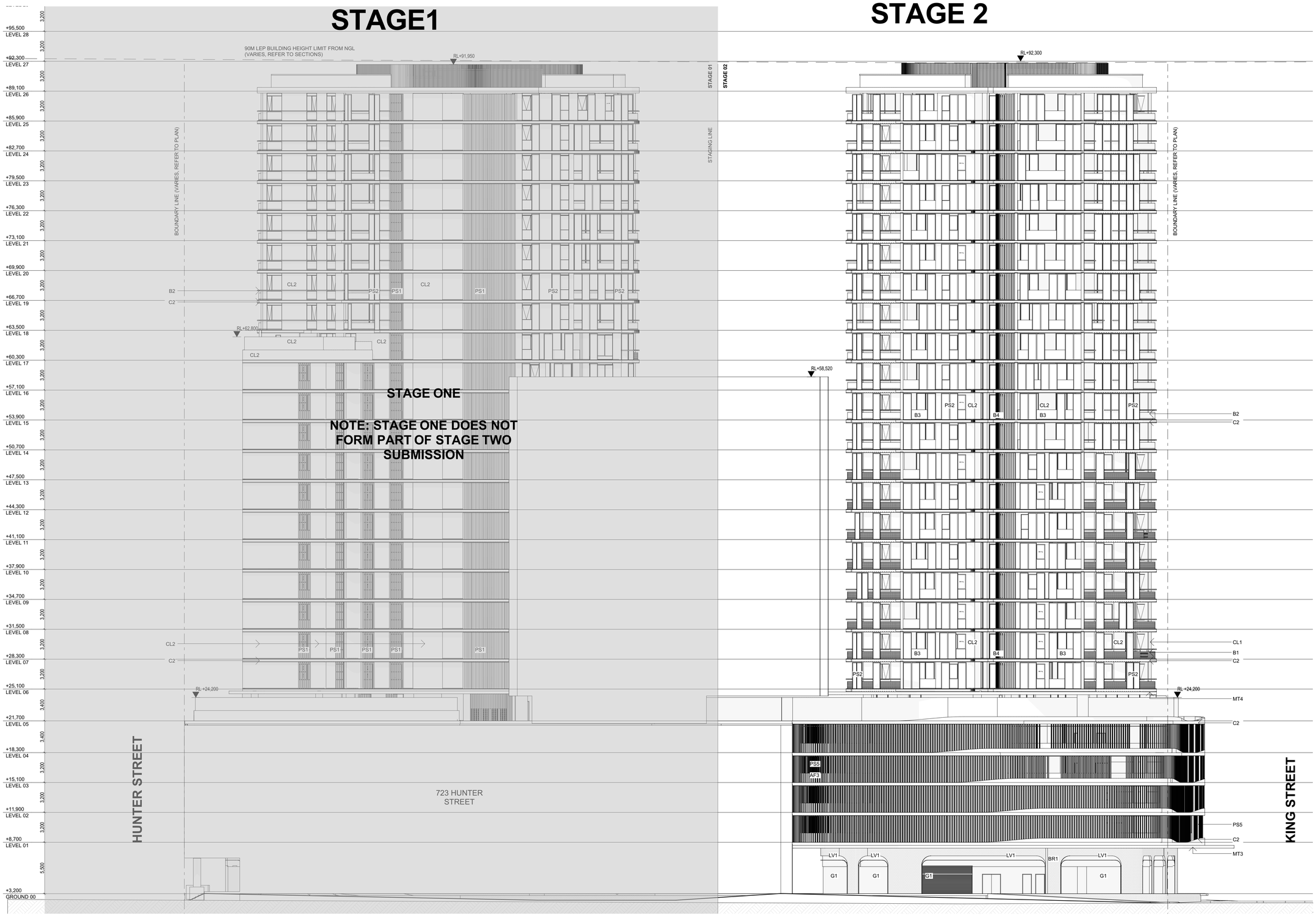
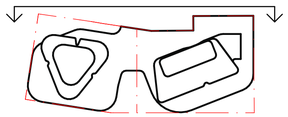
DRG. NO.
PLA-DA-S2-2002

REVISION
B

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





DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
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

DRAWING TITLE
ELEVATION WEST

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	**19/05/2023**	**1:200 @A1**
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DRG. NO.
PLA-DA-S2-2003

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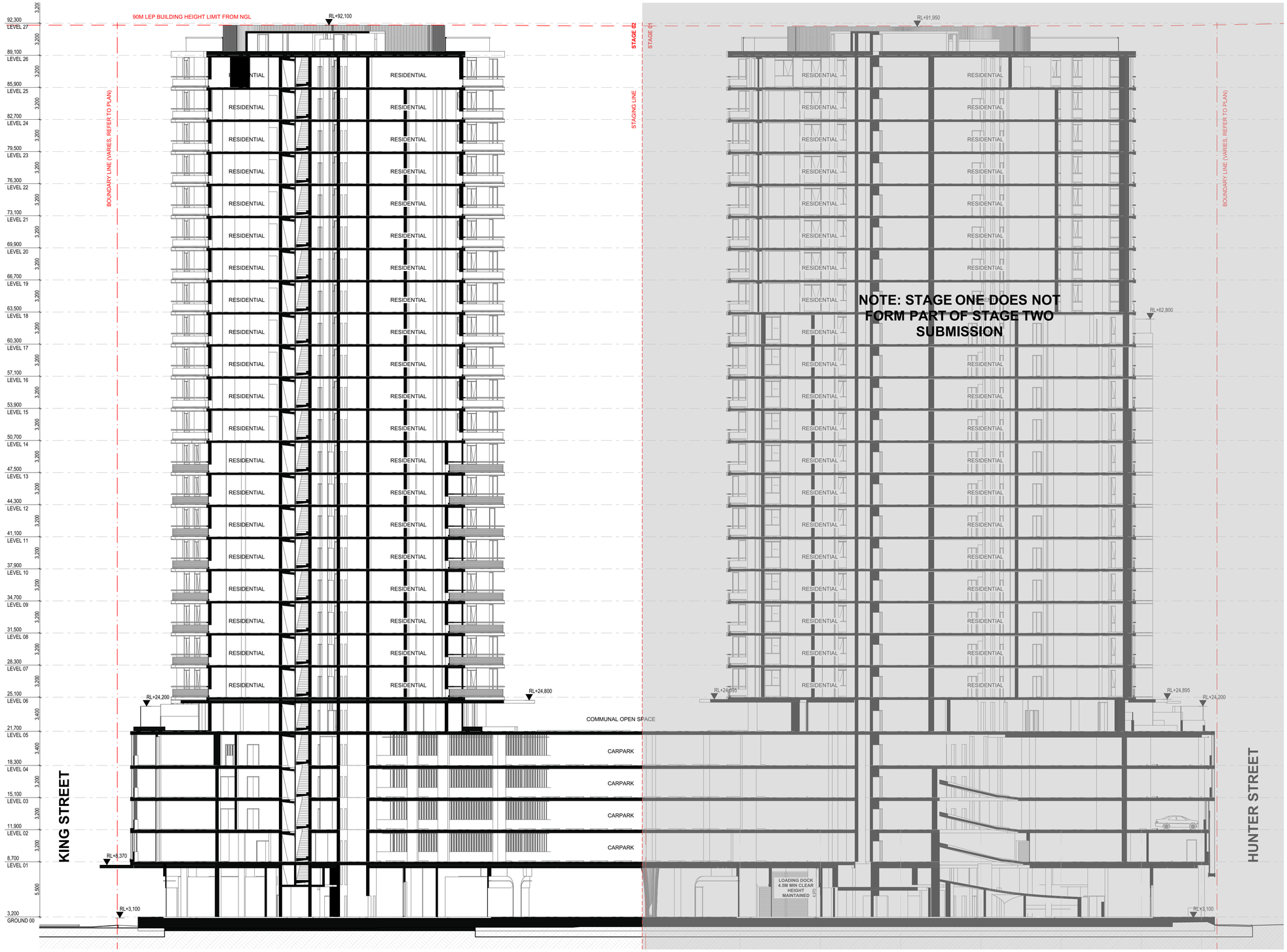
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE

STAGE2

STAGE 1



DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
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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StHilliers

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Plus Architecture Pty. Ltd.
ACN 600506303

Nominated Architect (NSW):
Rido Pin 11286

Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland

PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SECTION 01

FOR INFORMATION

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

JOB NO.
20623

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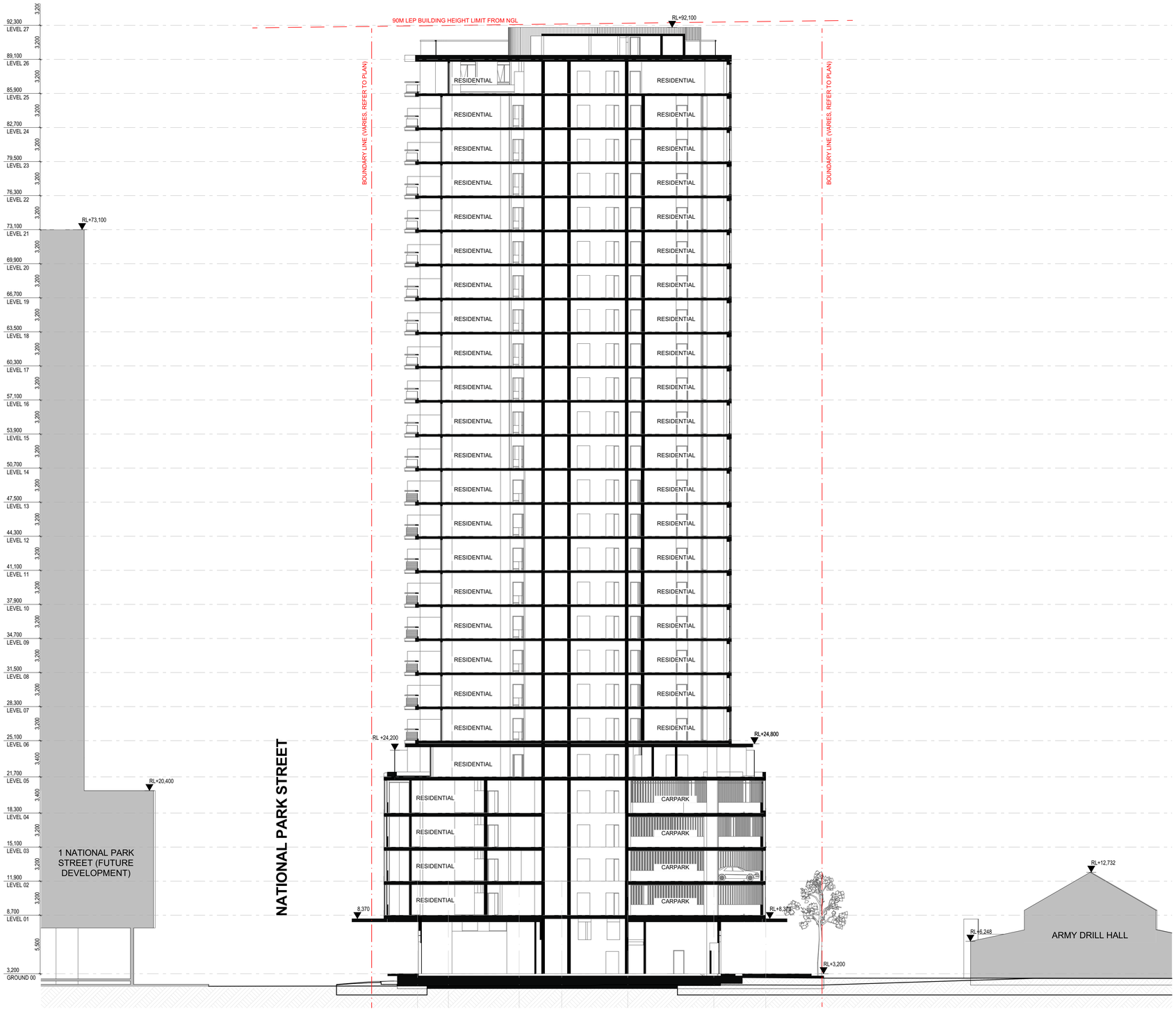
DRG. NO.
PLA-DA-S2-3000

REVISION
B



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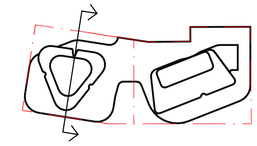

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	01
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

CLIENT

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Plus Architecture Pty. Ltd.
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Nominated Architect (NSW):
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PROJECT
711 HUNTER ST
NEWCASTLE WEST
NSW 2302

DRAWING TITLE
SECTION 02

FOR INFORMATION

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

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20623

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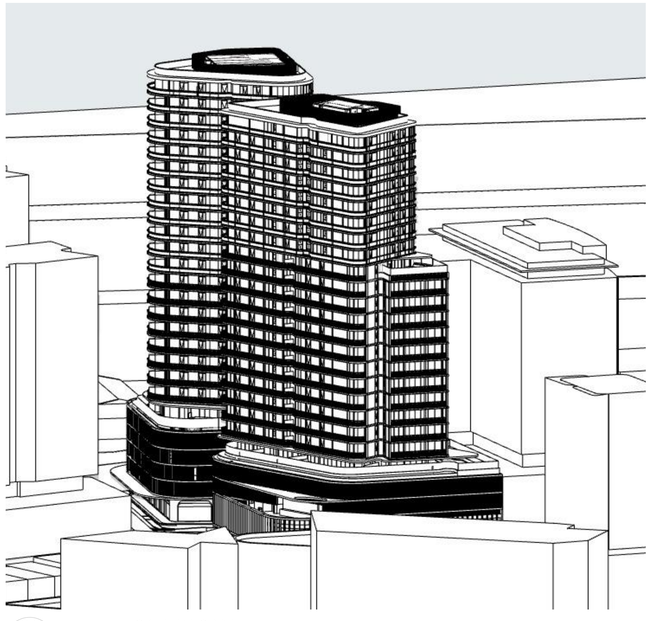
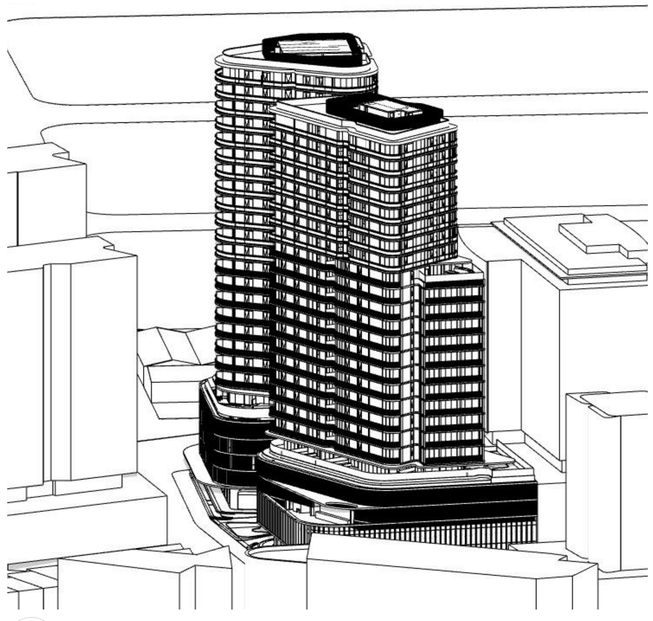
PLA-DA-S2-3001

REVISION
B

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



01 - 21 JUN 8AM



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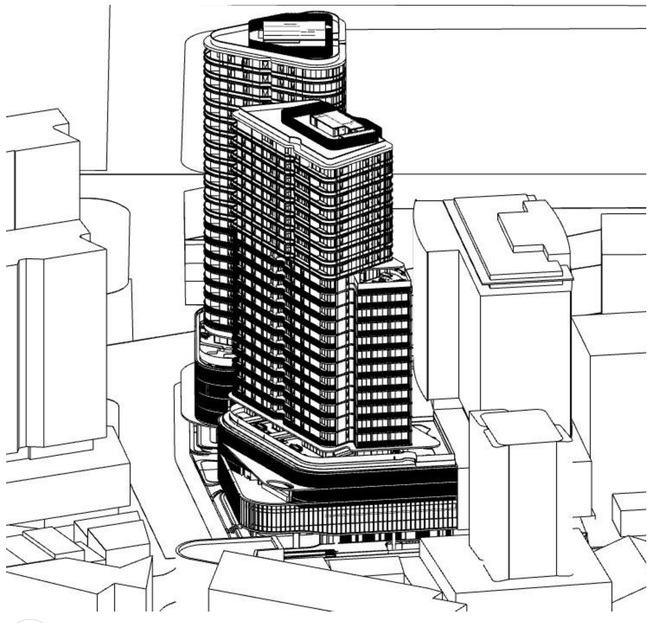
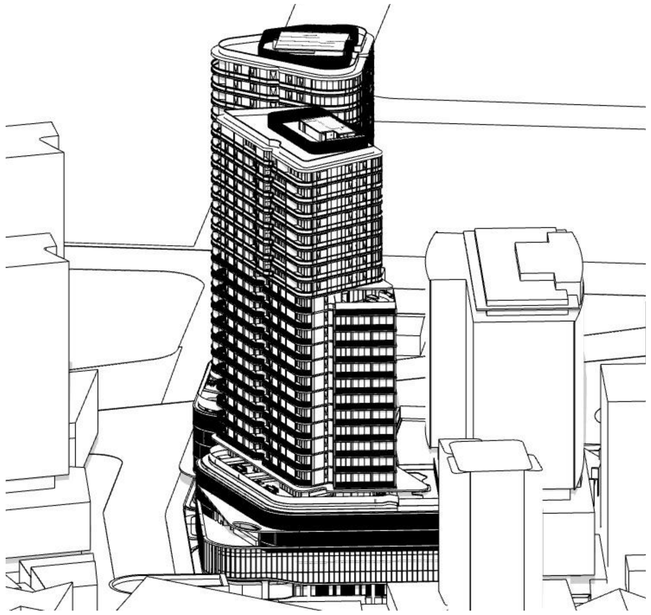


03 - 21 JUN 9AM



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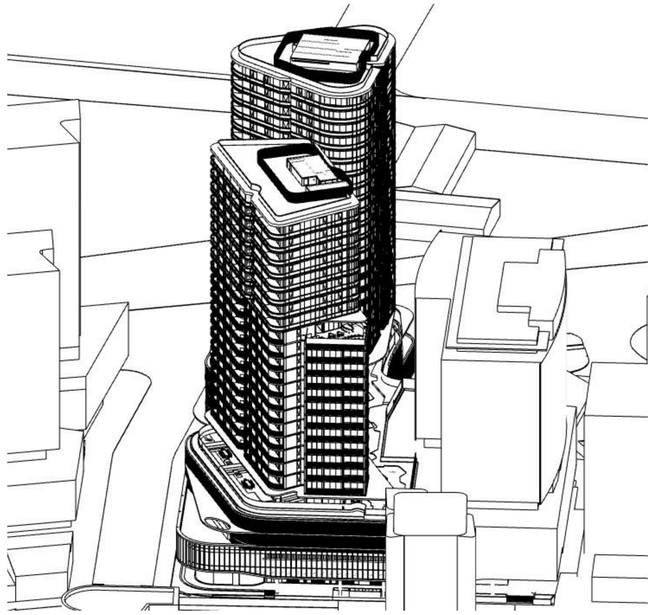

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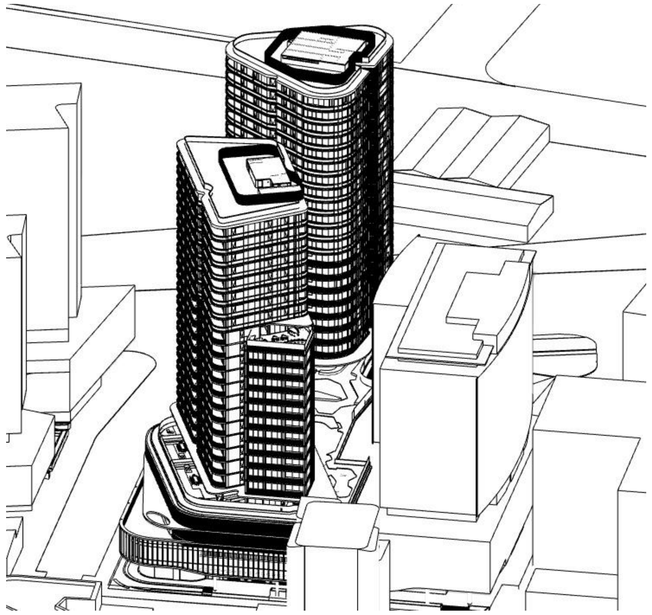

06 - 21 JUN 10:30AM

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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
SUN EYE VIEW 21 JUN

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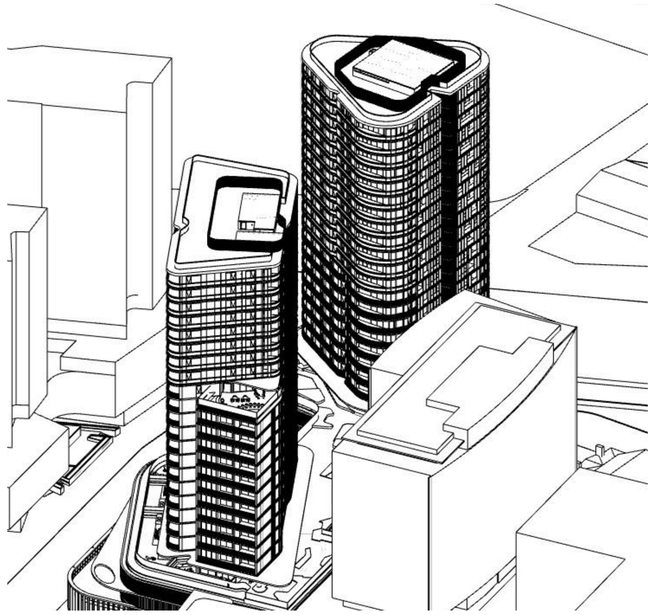
SCALE		
N.T.S. @A1		
DATE	PLOT DATE	
19/05/2023	19/05/2023	
DRAWN	CHECKED	
AA/CY	HN	
JOB NO.	DRAWING NO.	REVISION
20623	PLA-DA-S2-4000	B

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

01 - 21 JUN 11AM



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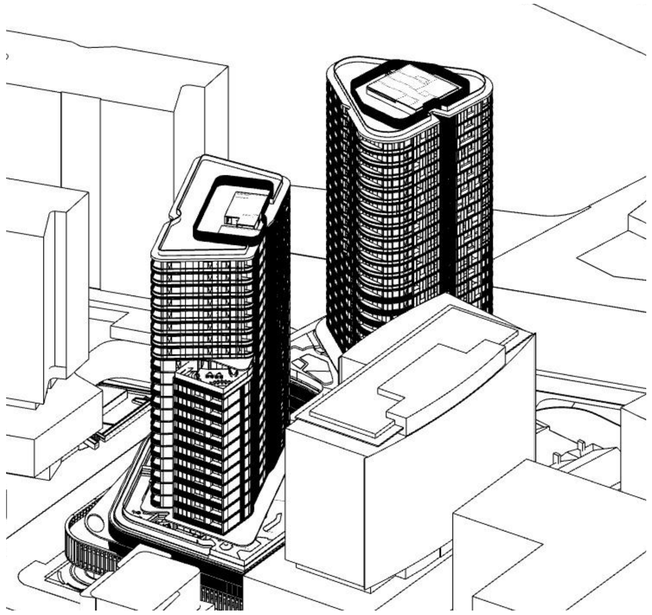

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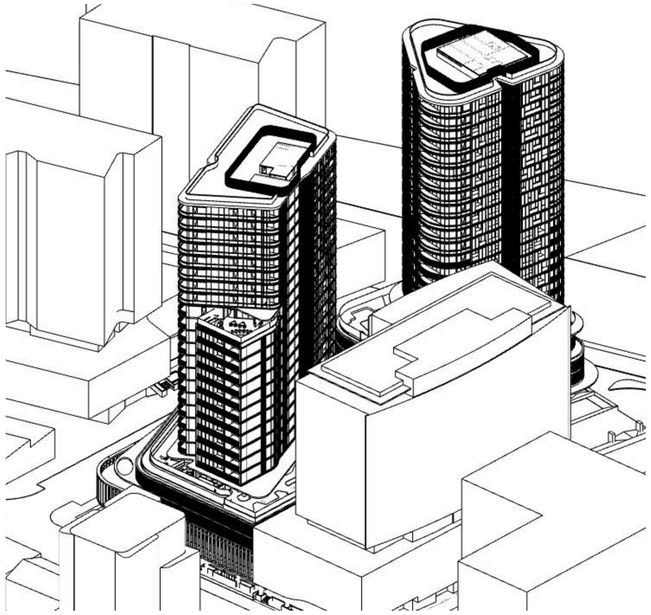
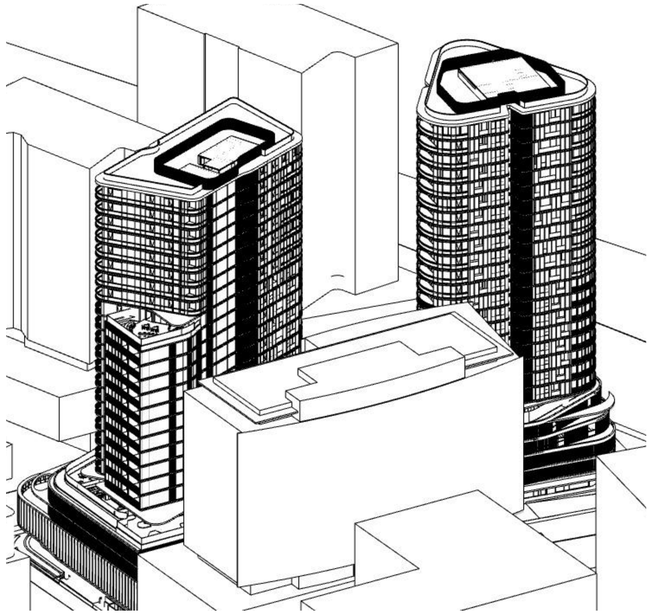


04 - 21 JUN 12:30PM

05 - 21 JUN 1PM



06 - 21 JUN 1:30PM

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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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SUN EYE VIEW 21 JUN

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SCALE		
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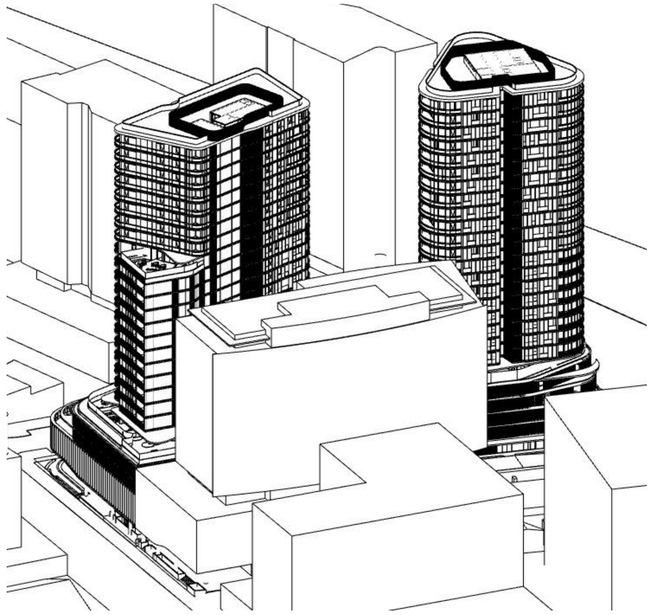
DATE	PLOT DATE	
19/05/2023	19/05/2023	
DRAWN	CHECKED	
AA/CY	HN	
JOB NO.	DRAWING NO.	REVISION
20623	PLA-DA-S2-4001	B

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



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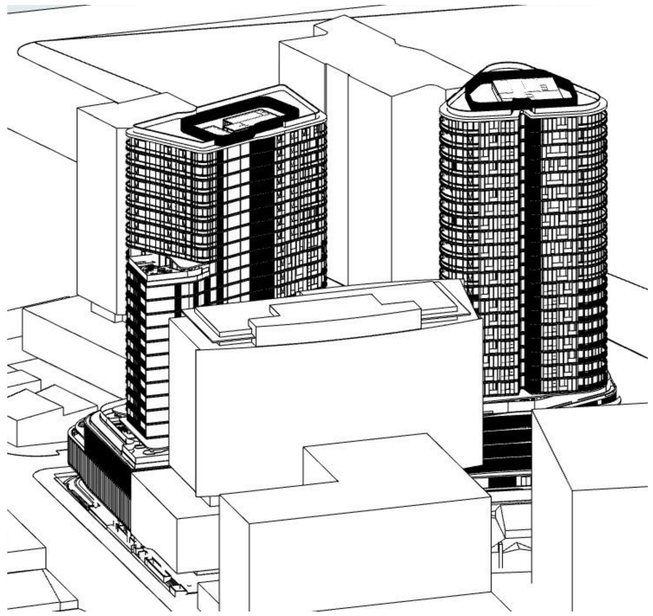

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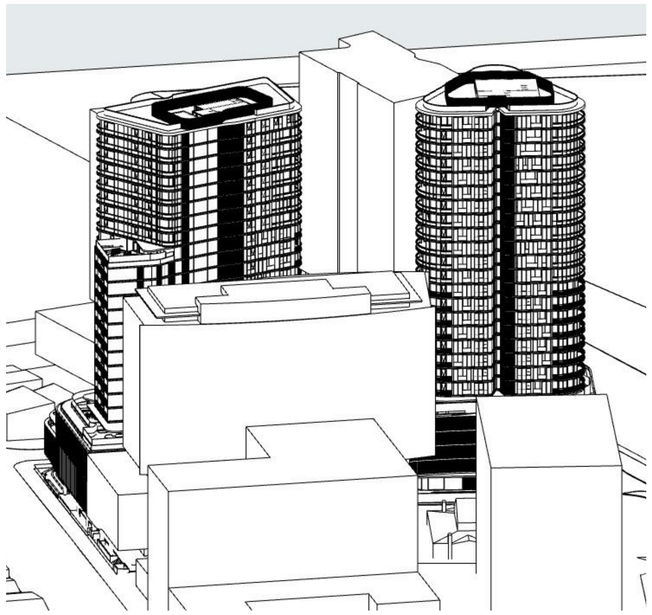

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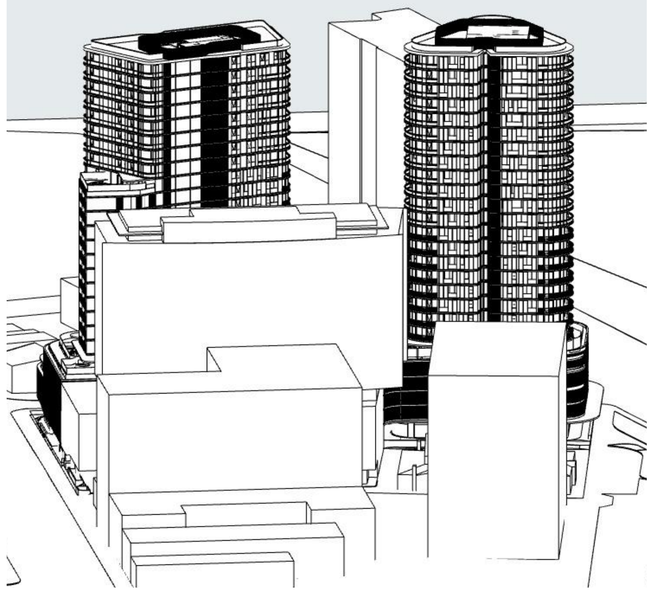

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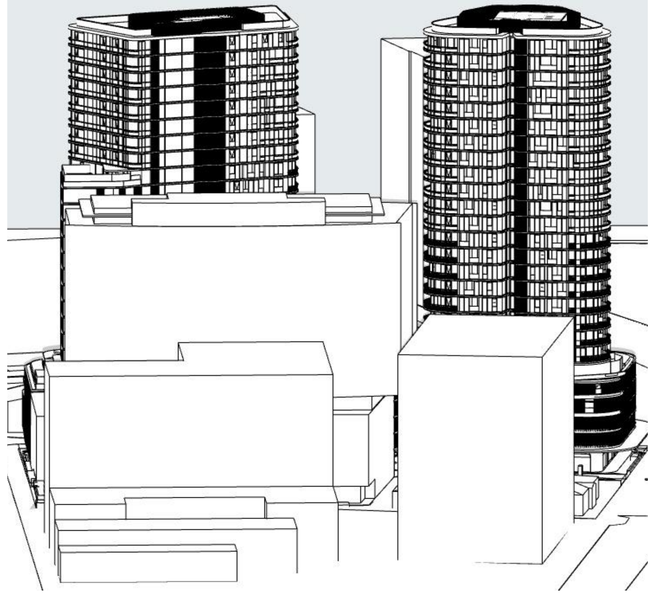

05 - 21 JUN 4PM

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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

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PROJECT
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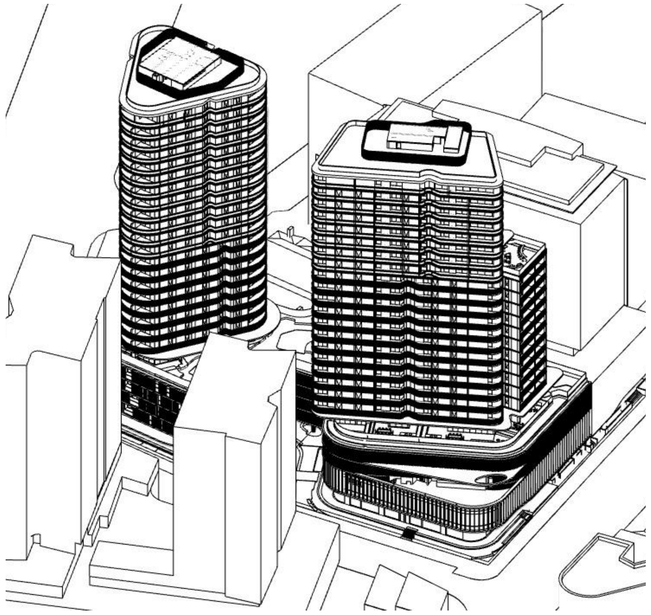
SCALE **N.T.S. @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-4002**	REVISION **B**

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



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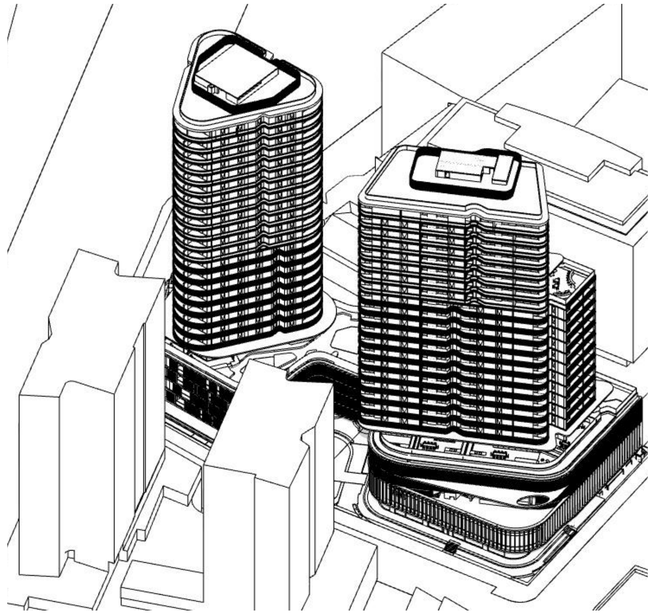

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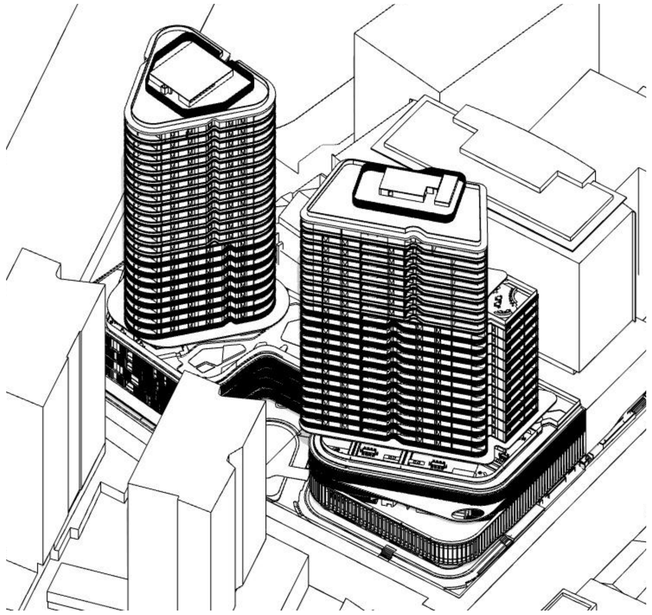

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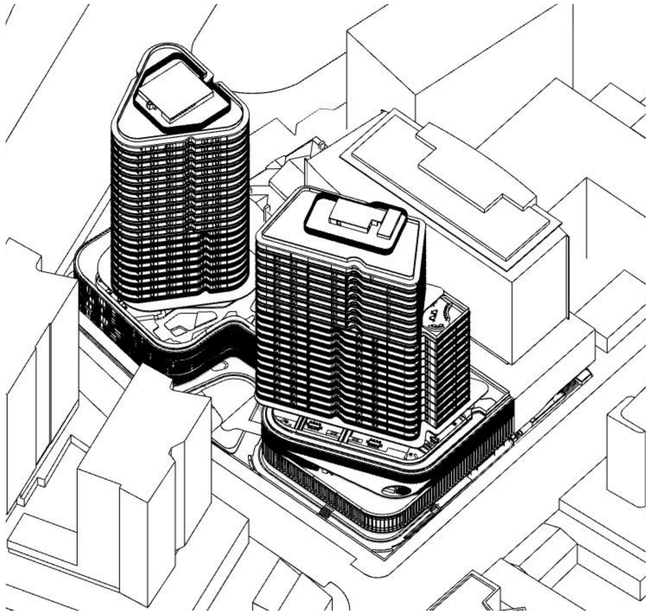

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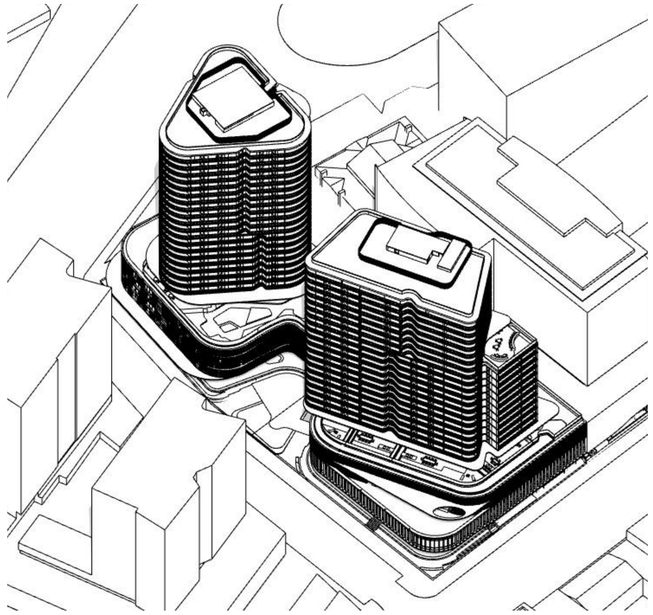

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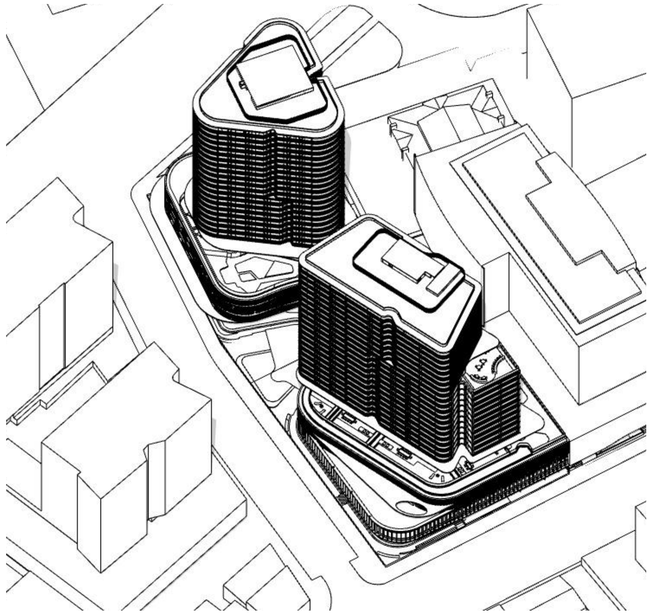

06 - 22 DEC 10:30AM

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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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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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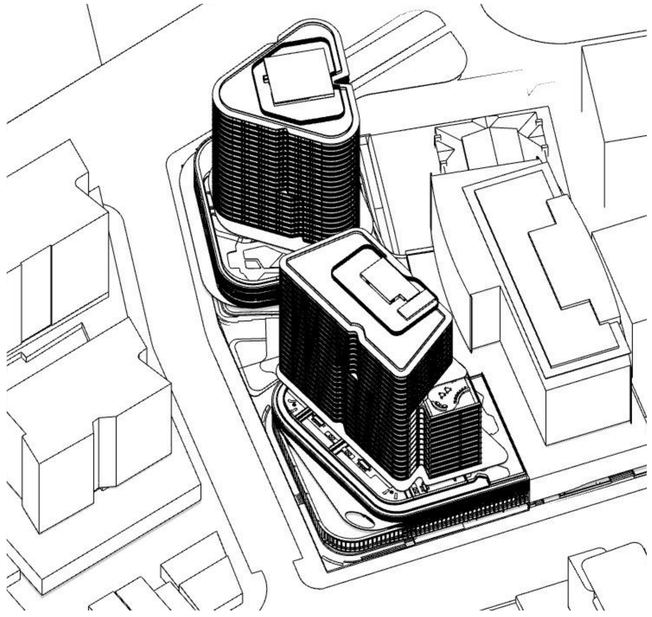
N.T.S. @A1		
DATE	PLOT DATE	
19/05/2023	19/05/2023	
DRAWN	CHECKED	
AA/CY	HN	
JOB NO.	DRAWING NO.	REVISION
20623	PLA-DA-S2-4003	B

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



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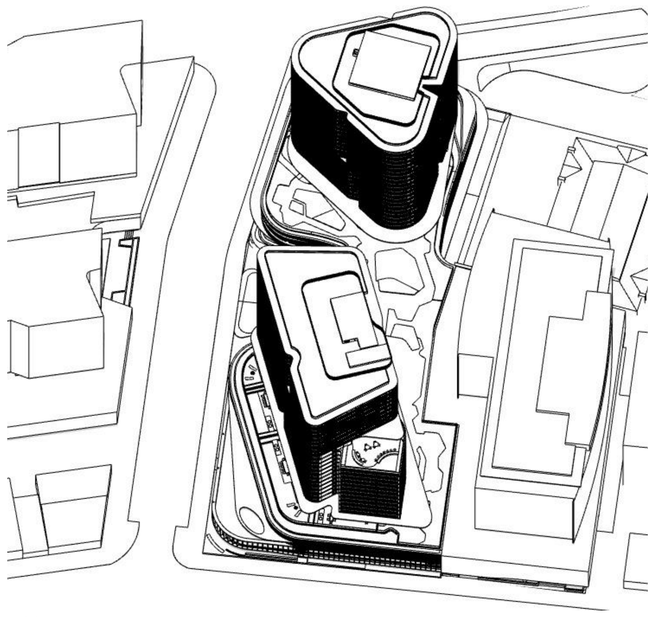
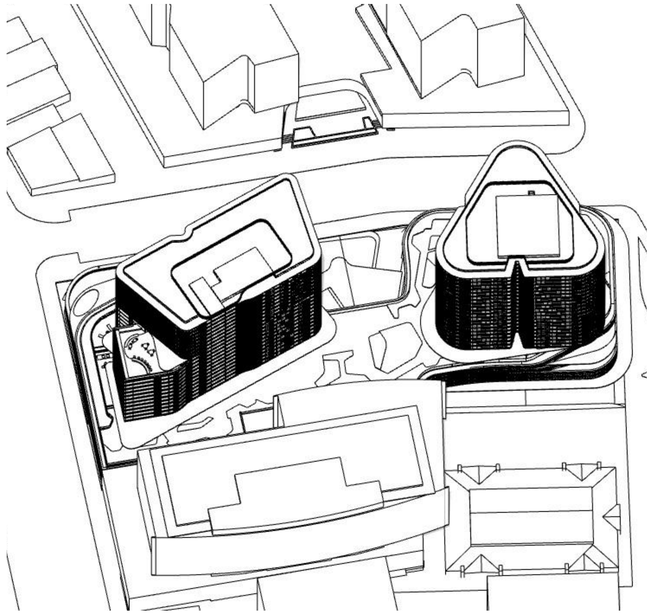


02 - 22 DEC 11:30AM

03 - 22 DEC 12PM



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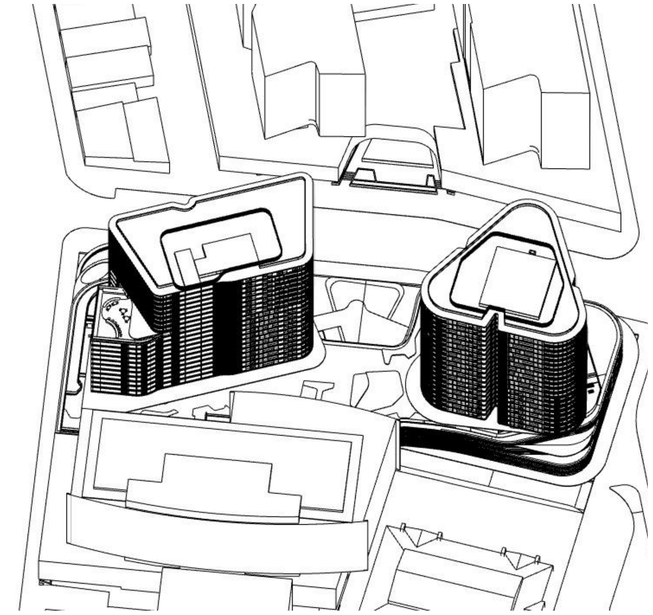

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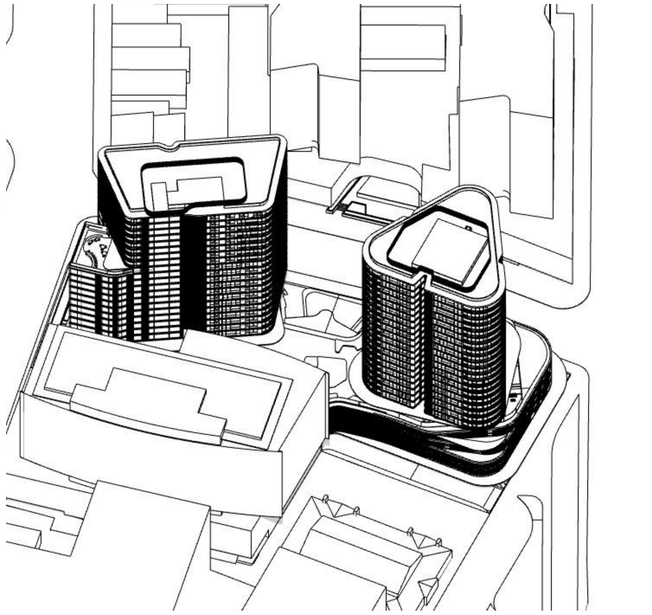

06 - 22 DEC 1:30PM

FOR INFORMATION

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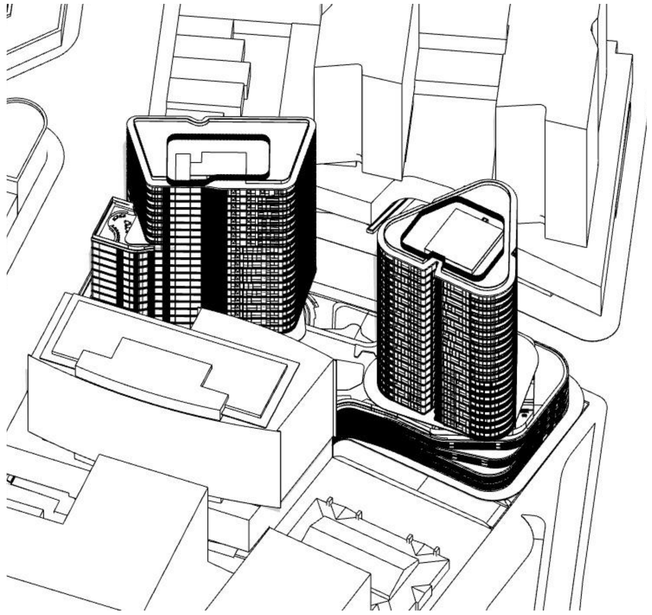
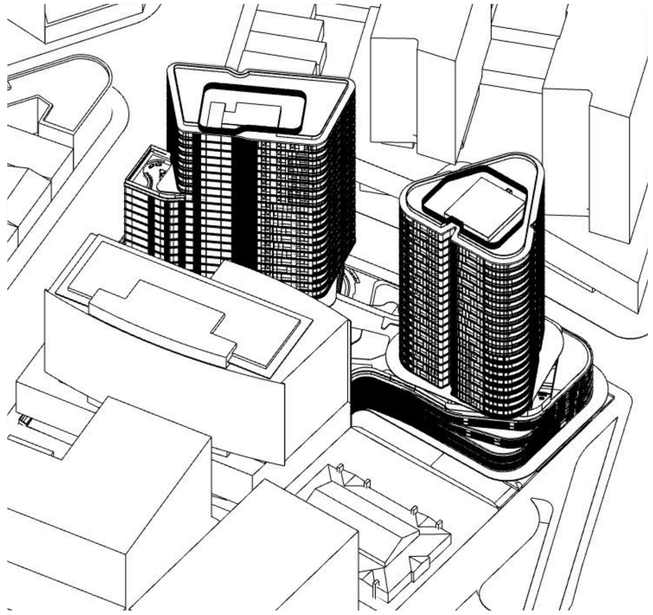
AA/CY	HN	
JOB NO.	DRAWING NO.	REVISION
20623	PLA-DA-S2-4004	B

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



01 - 22 DEC 2PM



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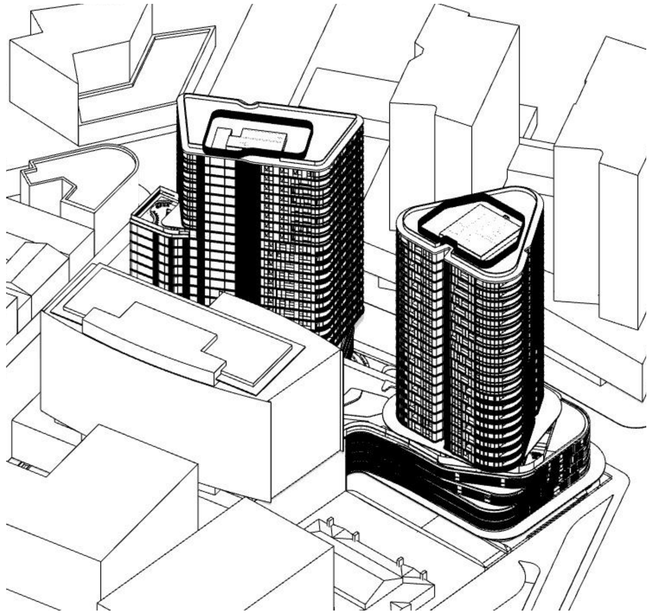
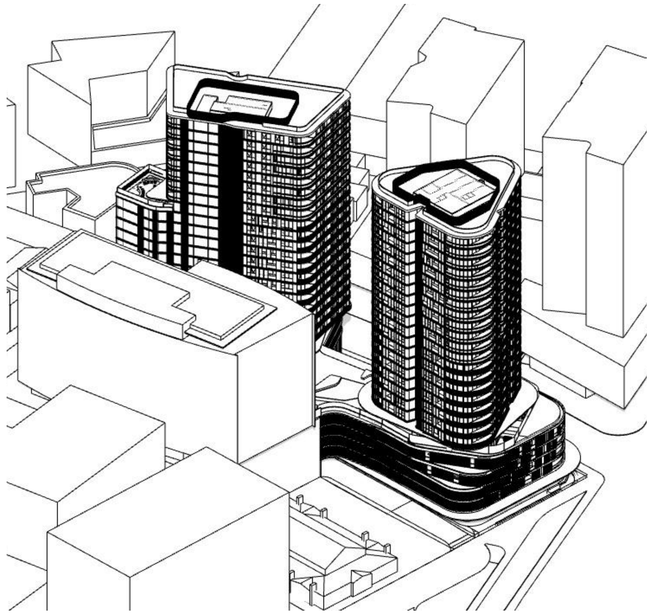


03 - 22 DEC 3PM



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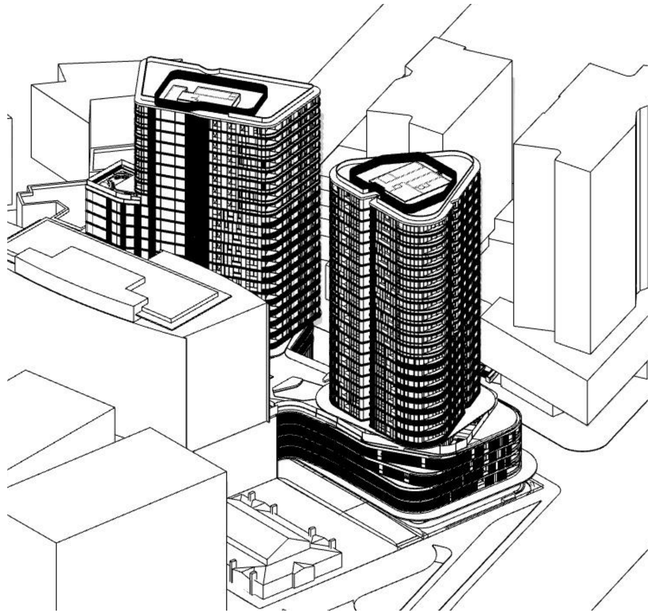

05 - 22 DEC 4PM

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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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711 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
SUN EYE VIEW 22 DEC

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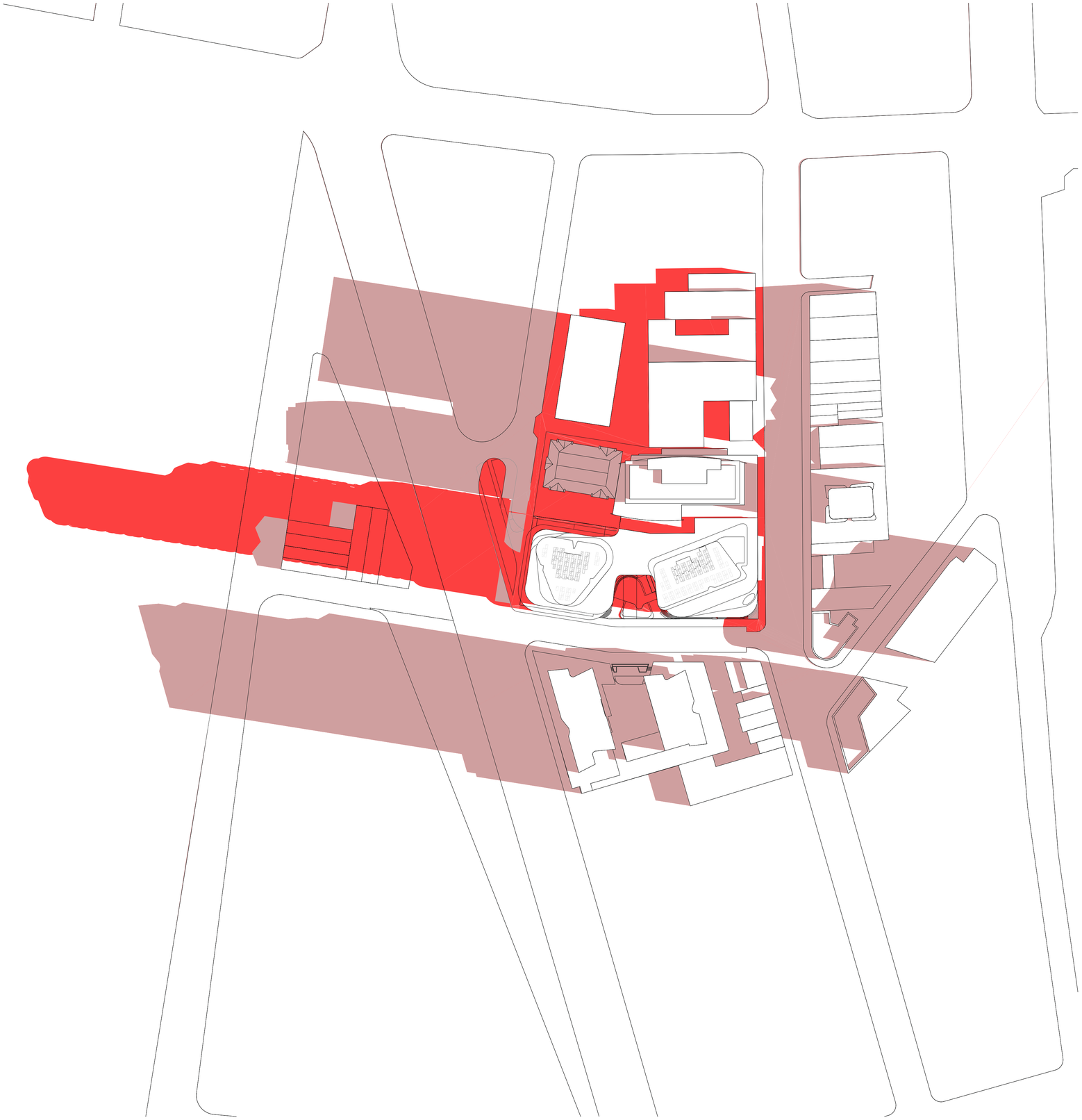
SCALE		
N.T.S. @A1		
DATE	PLOT DATE	
24/07/2023	**24/07/2023**	
DRAWN	CHECKED	
AA/CY	**HN**	
JOB NO.	DRAWING NO.	REVISION
20623	**PLA-DA-S2-4005**	**B**



ADDITIONAL SHADOW

EXISTING SHADOW

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

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

DRAWING TITLE
SHADOW DIAGRAM 9AM

FOR INFORMATION

DATE
19/05/2023

PLOT DATE
19/05/2023

SCALE
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20623

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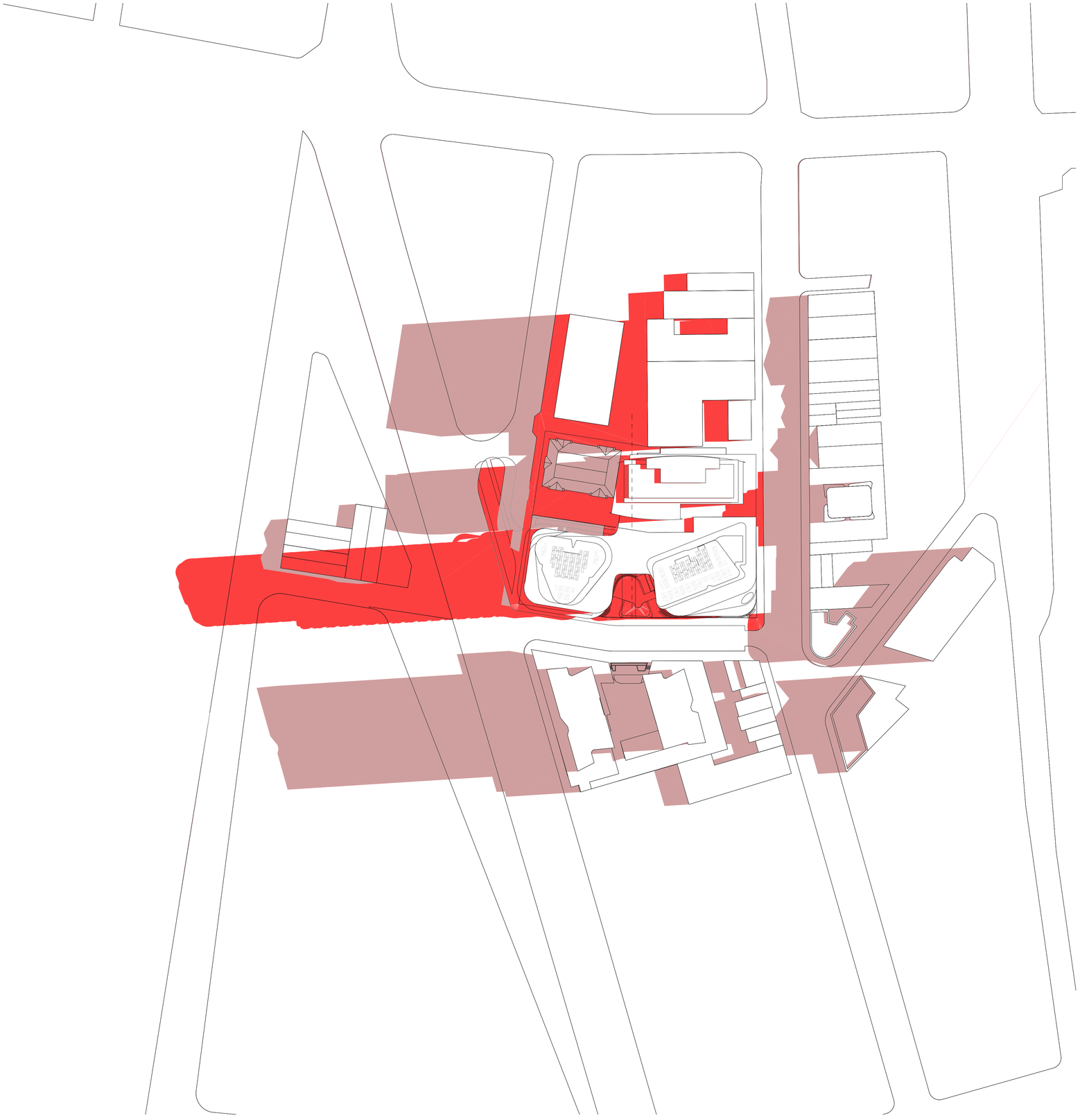
DRG. NO.
PLA-DA-S2-4100

REVISION
B



ADDITIONAL SHADOW

EXISTING SHADOW

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

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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DRAWING TITLE
SHADOW DIAGRAM 10AM

FOR INFORMATION

DATE
19/05/2023

PLOT DATE
19/05/2023

SCALE
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DRG. NO.
PLA-DA-S2-4101

REVISION
B

ADDITIONAL SHADOW

EXISTING SHADOW

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

REFER TO STRATUM REPORT PREPARED BY CMS FOR STORMWATER EASEMENTS

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

DRAWING TITLE
SHADOW DIAGRAM 11AM

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	N.T.S. @A1

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AA/CY	HN

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DRG. NO.
PLA-DA-S2-4102

REVISION
B

ADDITIONAL SHADOW

EXISTING SHADOW

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

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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DRAWING TITLE
SHADOW DIAGRAM 12PM

FOR INFORMATION

DATE
19/05/2023

PLOT DATE
19/05/2023

SCALE
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20623

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DRG. NO.
PLA-DA-S2-4103

REVISION
B

ADDITIONAL SHADOW

EXISTING SHADOW

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

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

DRAWING TITLE
SHADOW DIAGRAM 1PM

FOR INFORMATION

DATE	PLOT DATE	SCALE
19/05/2023	19/05/2023	N.T.S. @A1

DRAWN	CHECKED
AA/CY	HN

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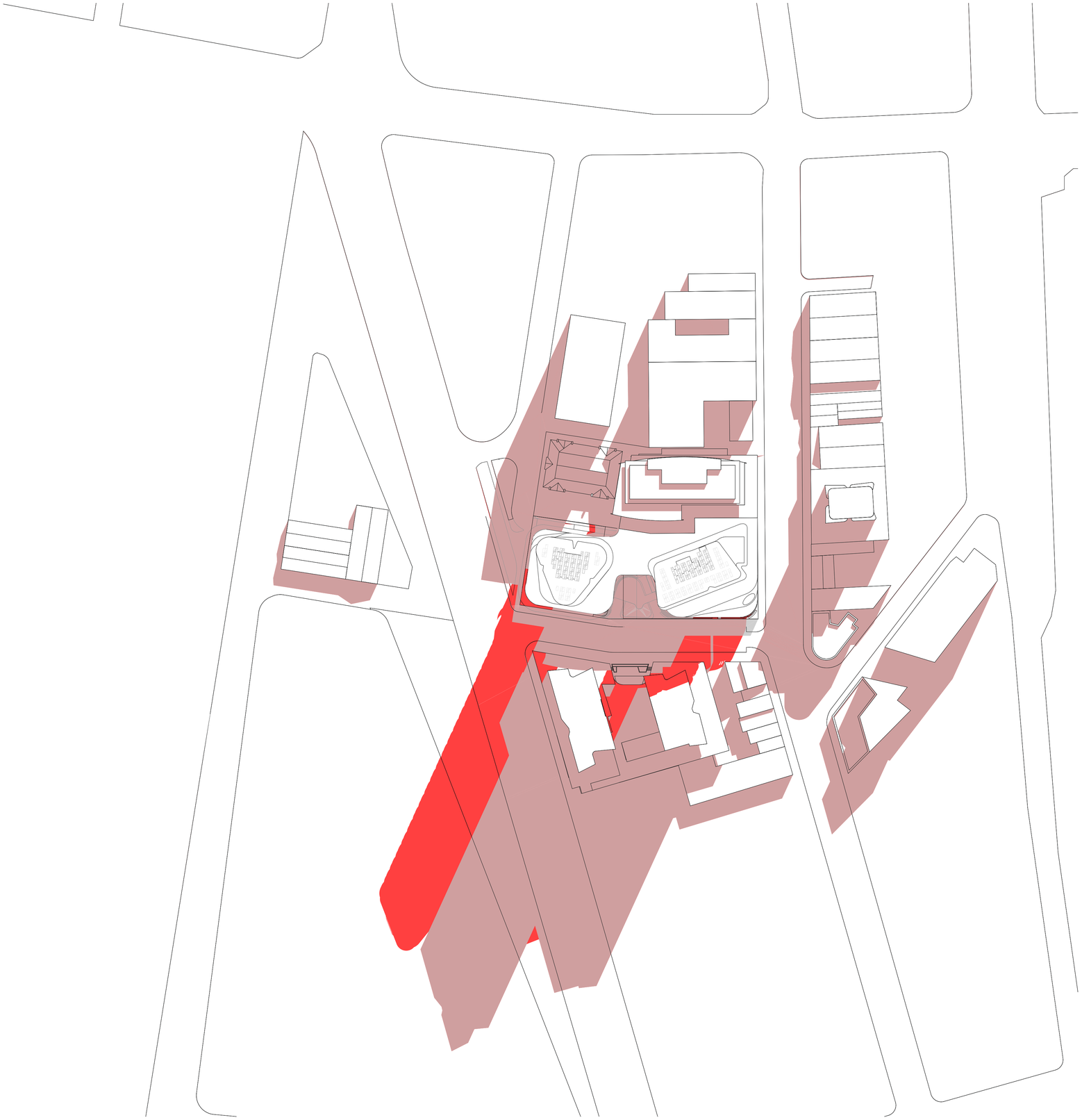
DRG. NO.
PLA-DA-S2-4104

REVISION
B



ADDITIONAL SHADOW

EXISTING SHADOW

02 EXG SHADOW DIAGRAM 2PM UPDATE 1:1000

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

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

DRAWING TITLE
SHADOW DIAGRAM 2PM

FOR INFORMATION

DATE **19/05/2023**
PLOT DATE **19/05/2023**
SCALE **N.T.S. @A1**
DRAWN **AA/CY**
CHECKED **HN**
JOB NO. **20623**

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PLA-DA-S2-4105

REVISION
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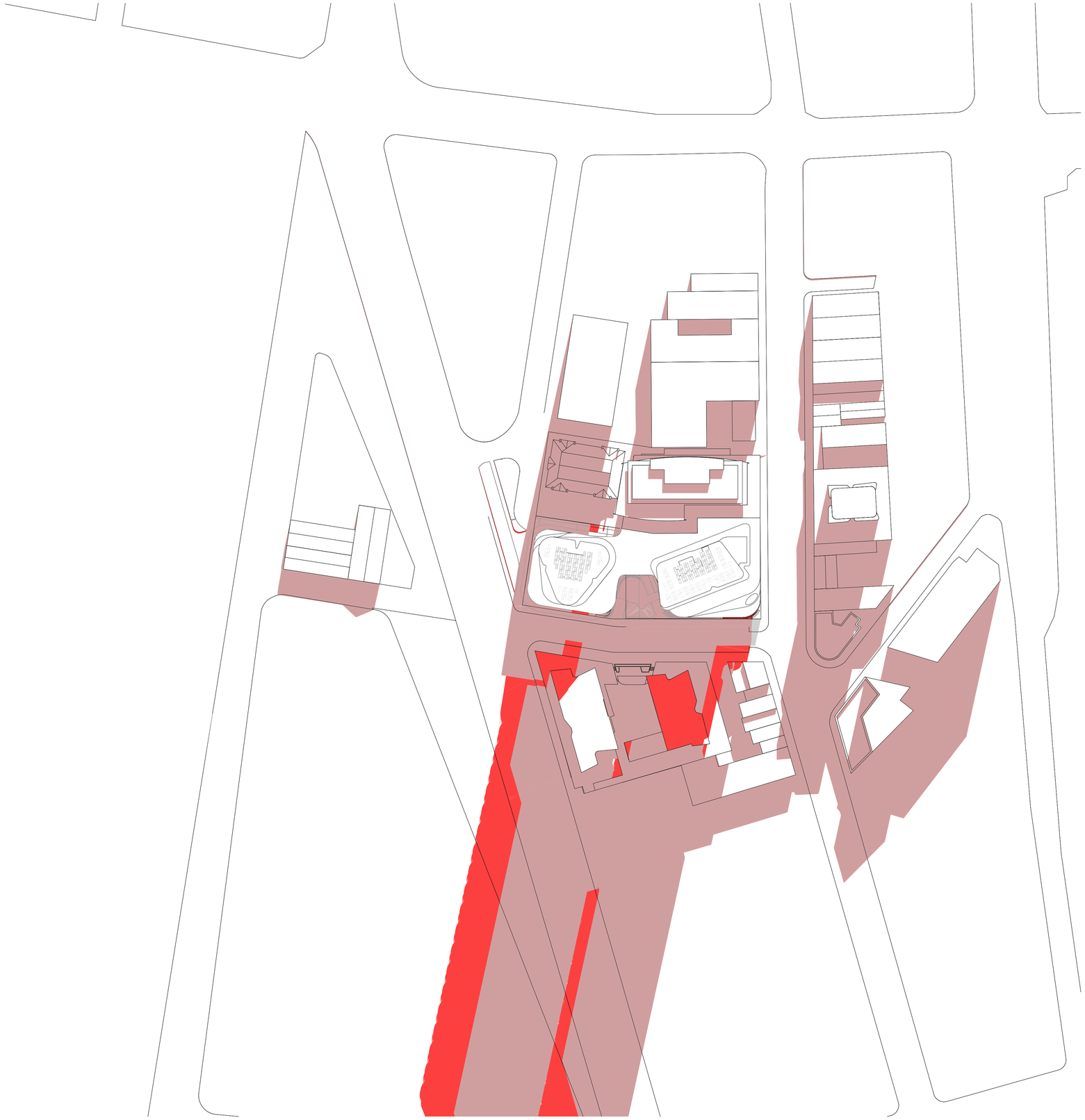

ADDITIONAL SHADOW

EXISTING SHADOW

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

DATE	REVISION	BY	CHK	NO.
4/11/2022	ISSUE FOR DA SUBMISSION	AA/CY	HN	A
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NSW 2302

DRAWING TITLE
SHADOW DIAGRAM 3PM

FOR INFORMATION

DATE	PLOT DATE	SCALE
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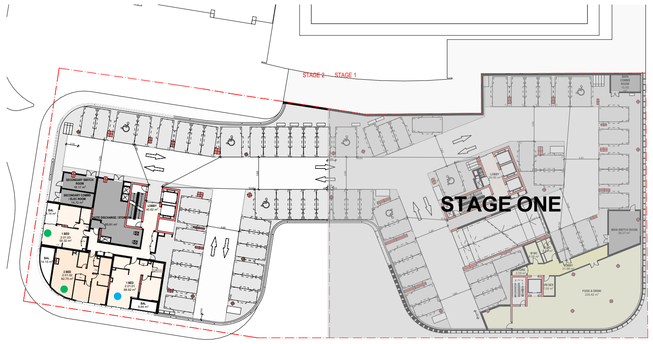
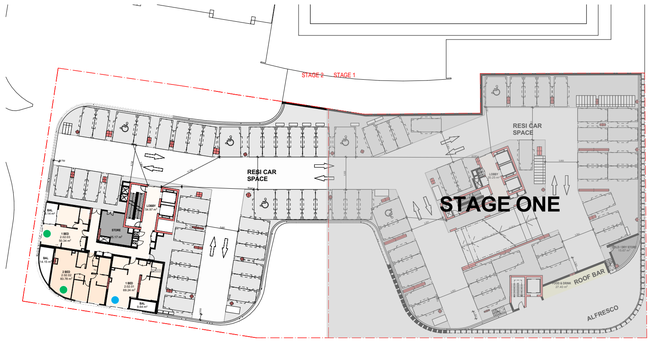
PLA-DA-S2-4106

REVISION
B

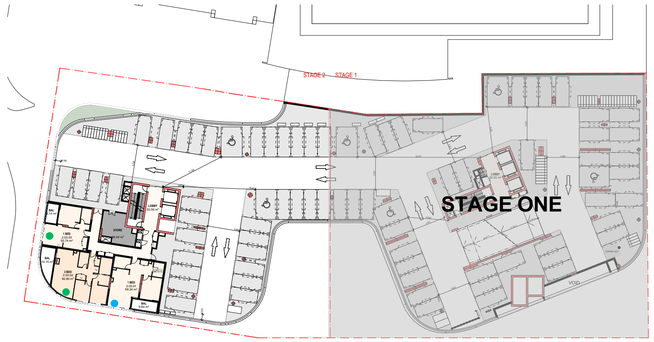
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



08 LEVEL 01 1:550



09 LEVEL 02 1:550



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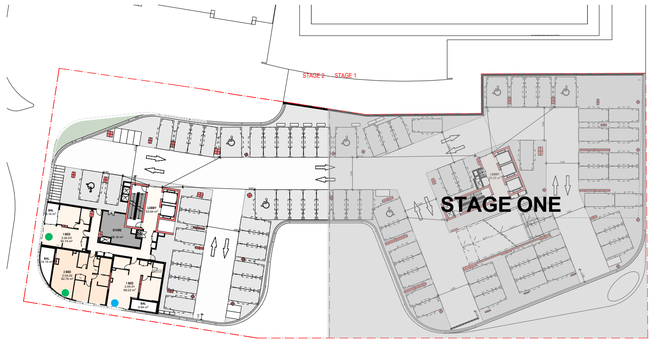
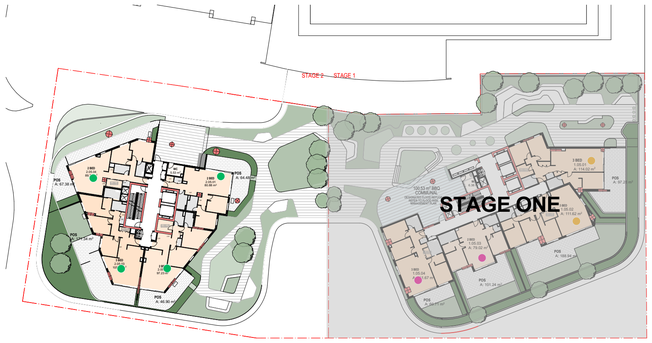
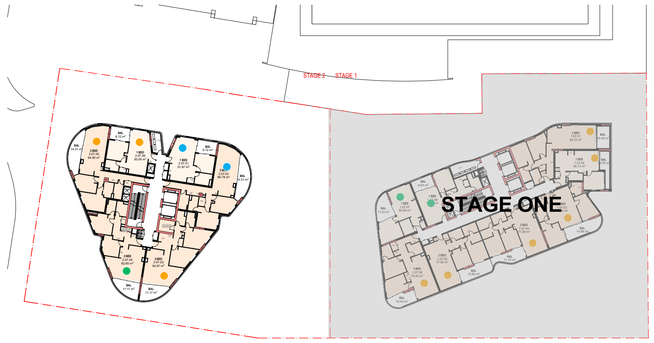


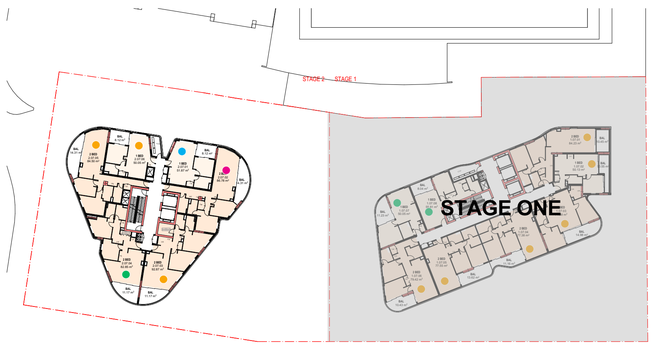
05 LEVEL 04 1:550



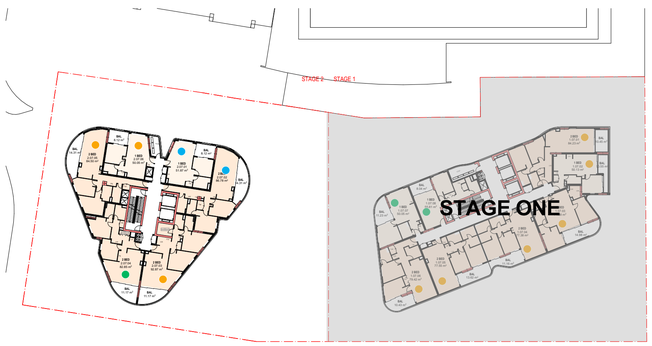
06 LEVEL 05 1:550



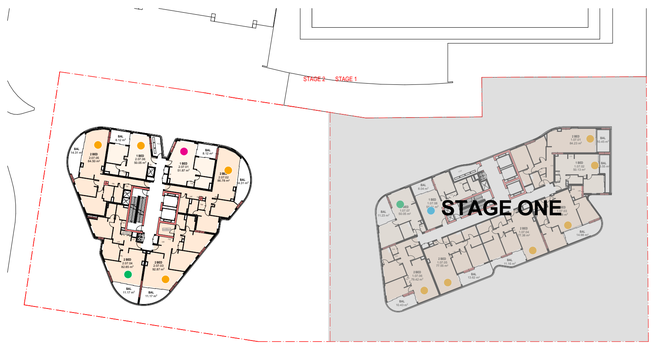
07 LEVEL 06 1:550



01 LEVEL 07 1:550



03 LEVEL 08 1:550



04 LEVEL 09 1:550

STAGE 2

	Unit Comply	Total Unit
LEVEL 1	0	3
LEVEL 2	0	3
LEVEL 3	0	3
LEVEL 4	0	3
LEVEL 5	0	4
LEVEL 6	3	6
LEVEL 7	3	6
LEVEL 8	3	6
LEVEL 9	4	6
LEVEL 10	4	6
LEVEL 11	5	6
LEVEL 12	5	6
LEVEL 13	5	6
LEVEL 14	4	5
LEVEL 15	4	5
LEVEL 16	4	5
LEVEL 17	4	5
LEVEL 18	4	5
LEVEL 19	4	5
LEVEL 20	4	5
LEVEL 21	4	5
LEVEL 22	4	5
LEVEL 23	4	5
LEVEL 24	4	5
LEVEL 25	3	3
TOTAL	**79**	**122**

TOTAL STAGE 1 AND STAGE 2 2 HOURS SOLAR ACESS	**200**	**78%**
TOTAL STAGE 1 AND STAGE 2 NO SOLAR ACCESS	**38**	**14.7%**

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

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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
SOLAR AMENITY DIAGRAM SHEET 01

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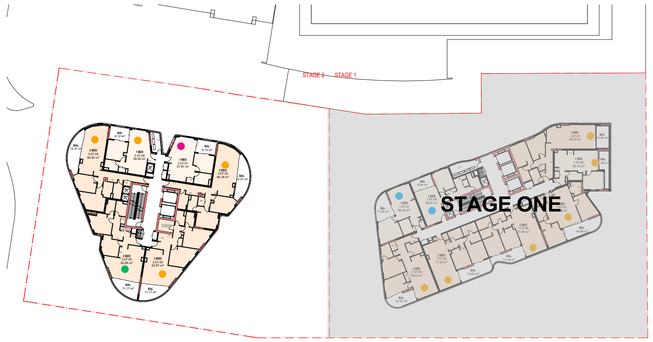
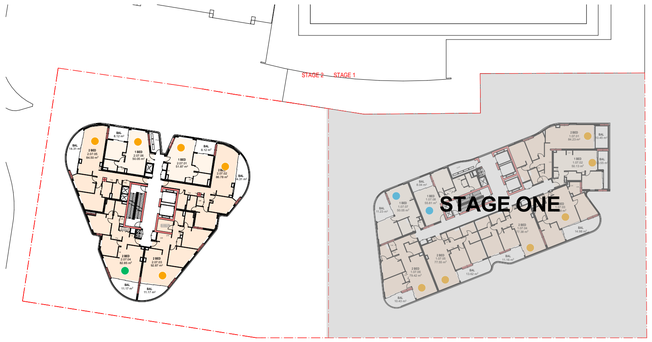
SCALE **N.T.S. @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-4200**	REVISION **B**

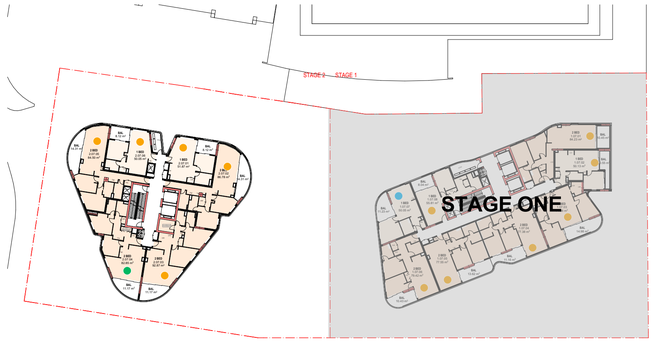
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



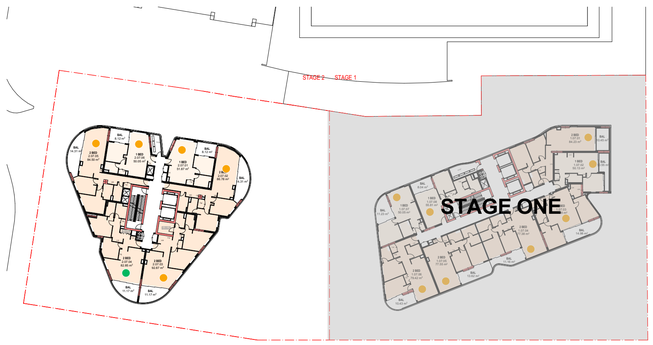
07 LEVEL 10 1:550



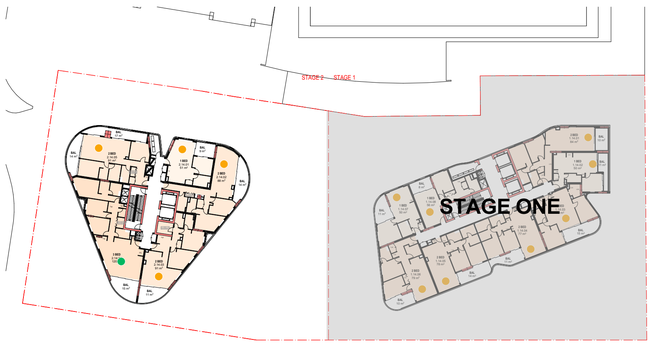
08 LEVEL 11 1:550



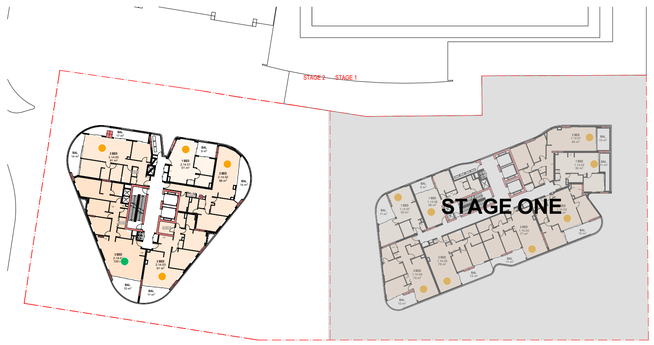
09 LEVEL 12 1:550



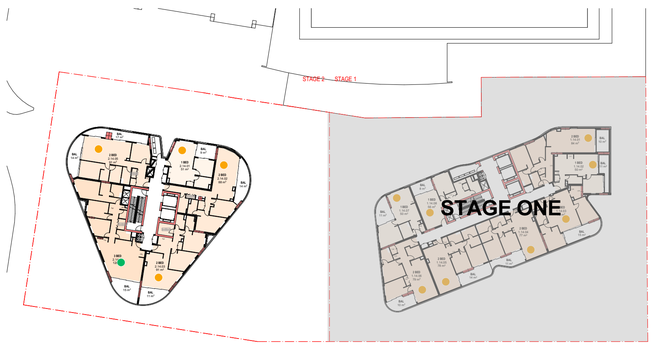
04 LEVEL 13 1:550



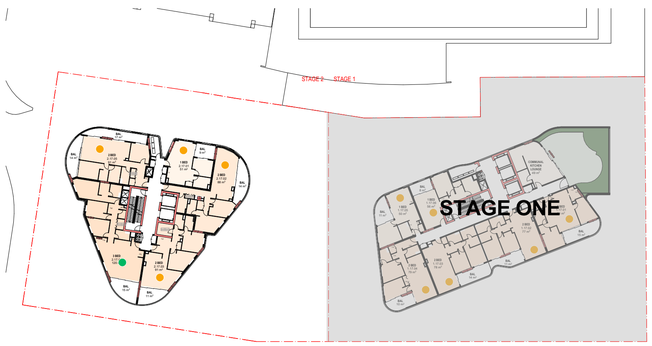
05 LEVEL 14 1:550



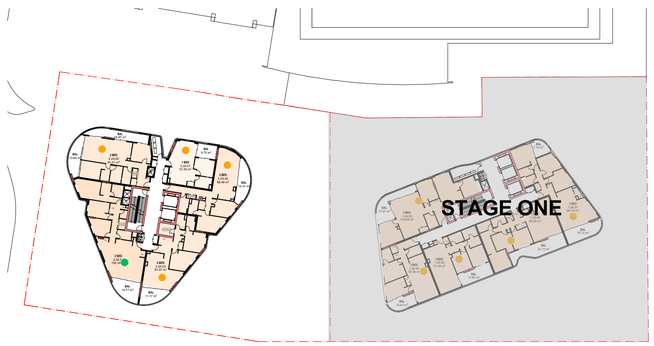
06 LEVEL 15 1:550



01 LEVEL 16 1:550



02 LEVEL 17 1:550



03 LEVEL 18 1:550

STAGE 2

	Unit Comply	Total Unit
LEVEL 1	0	3
LEVEL 2	0	3
LEVEL 3	0	3
LEVEL 4	0	3
LEVEL 5	0	4
LEVEL 6	3	6
LEVEL 7	3	6
LEVEL 8	3	6
LEVEL 9	4	6
LEVEL 10	4	6
LEVEL 11	5	6
LEVEL 12	5	6
LEVEL 13	5	6
LEVEL 14	4	5
LEVEL 15	4	5
LEVEL 16	4	5
LEVEL 17	4	5
LEVEL 18	4	5
LEVEL 19	4	5
LEVEL 20	4	5
LEVEL 21	4	5
LEVEL 22	4	5
LEVEL 23	4	5
LEVEL 24	4	5
LEVEL 25	3	3
TOTAL	**79**	**122**

TOTAL STAGE 1 AND STAGE 2 2 HOURS SOLAR ACESS	**200**	**78%**
TOTAL STAGE 1 AND STAGE 2 NO SOLAR ACCESS	**38**	**14.7%**

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

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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

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PROJECT
71 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
SOLAR AMENITY DIAGRAM SHEET 02

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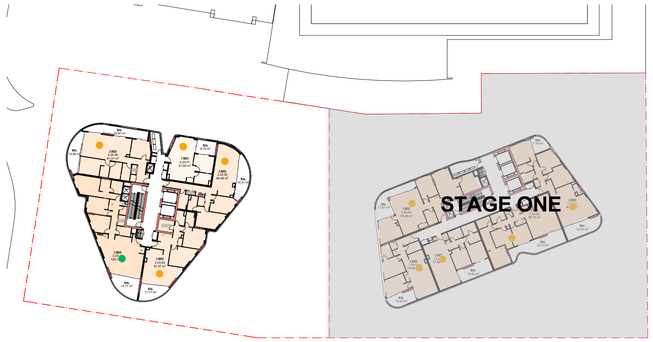
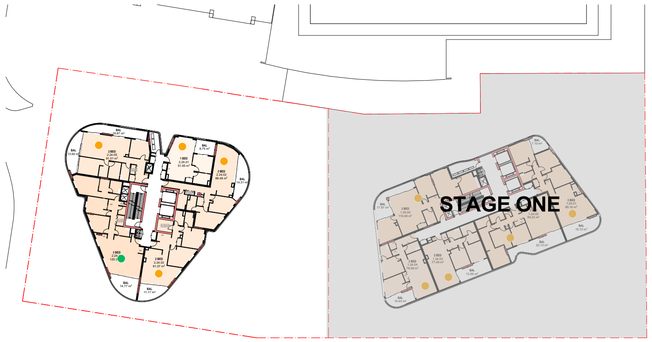
SCALE **N.T.S. @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-4201**	REVISION **B**

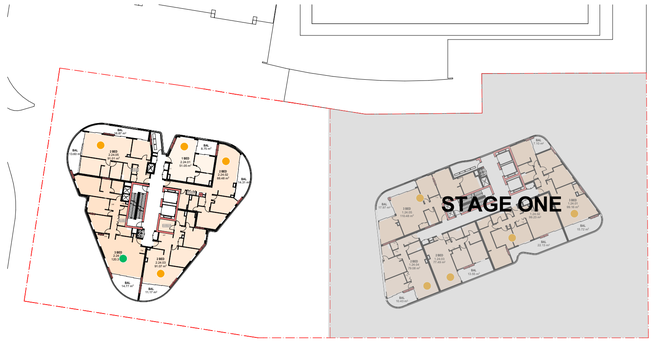
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



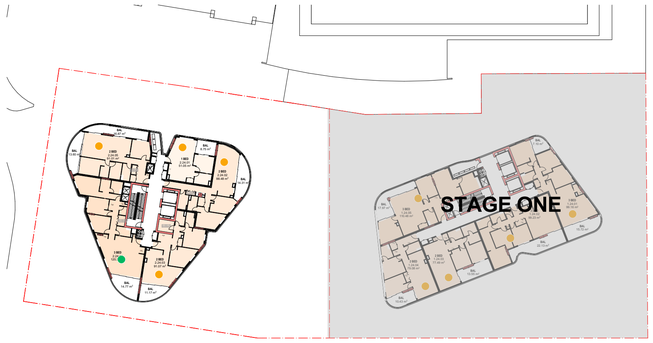
05 LEVEL 19 1:550



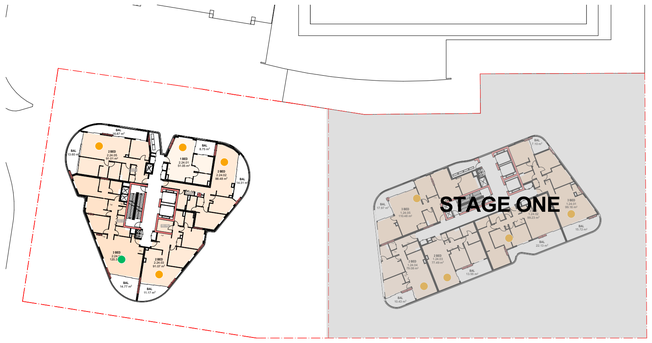
06 LEVEL 20 1:550



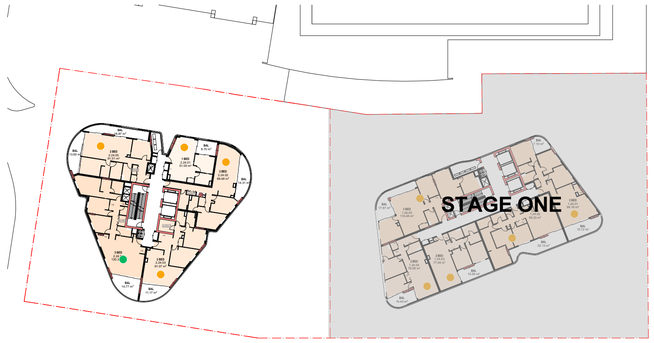
07 LEVEL 21 1:550



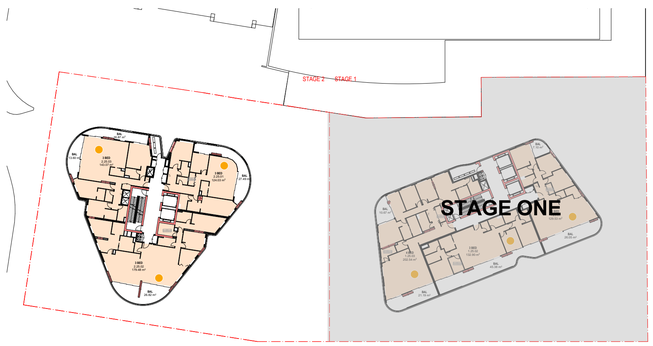
02 LEVEL 22 1:550



03 LEVEL 23 1:550



04 LEVEL 24 1:550



01 LEVEL 25 1:550

STAGE 2

	Unit Comply	Total Unit
LEVEL 1	0	3
LEVEL 2	0	3
LEVEL 3	0	3
LEVEL 4	0	3
LEVEL 5	0	4
LEVEL 6	3	6
LEVEL 7	3	6
LEVEL 8	3	6
LEVEL 9	4	6
LEVEL 10	4	6
LEVEL 11	5	6
LEVEL 12	5	6
LEVEL 13	5	6
LEVEL 14	4	5
LEVEL 15	4	5
LEVEL 16	4	5
LEVEL 17	4	5
LEVEL 18	4	5
LEVEL 19	4	5
LEVEL 20	4	5
LEVEL 21	4	5
LEVEL 22	4	5
LEVEL 23	4	5
LEVEL 24	4	5
LEVEL 25	3	3
TOTAL	**79**	**122**

TOTAL STAGE 1 AND STAGE 2 2 HOURS SOLAR ACESS	**200**	**78%**
TOTAL STAGE 1 AND STAGE 2 NO SOLAR ACCESS	**38**	**14.7%**

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.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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.

FOR INFORMATION

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PROJECT
71 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
SOLAR AMENITY DIAGRAM SHEET 03

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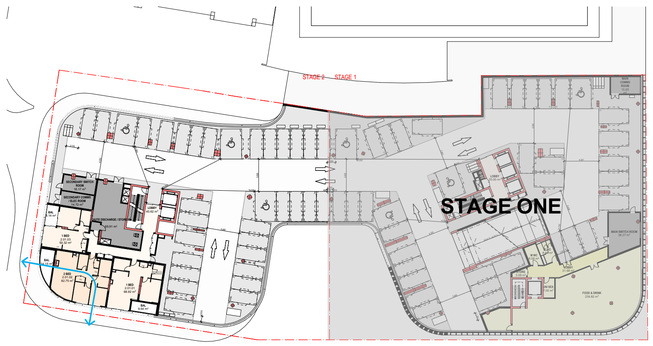
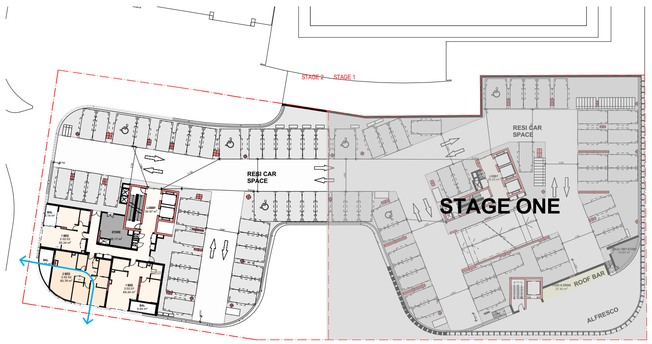
SCALE **N.T.S. @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-4202**	REVISION **B**

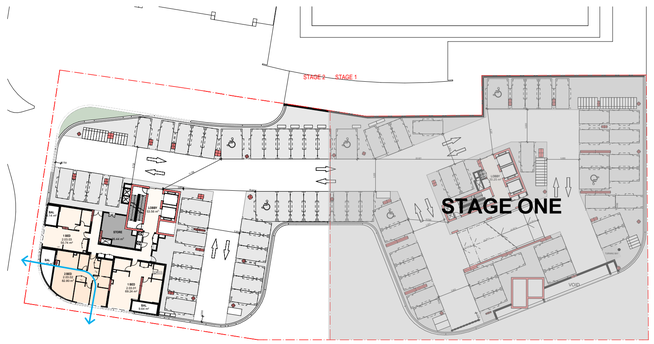
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



08 LEVEL 01 1:550



09 LEVEL 02 1:550



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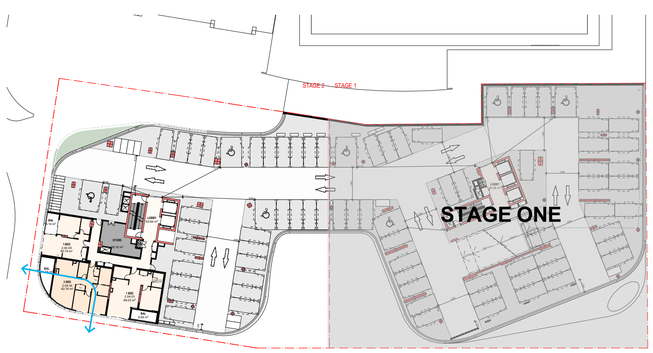

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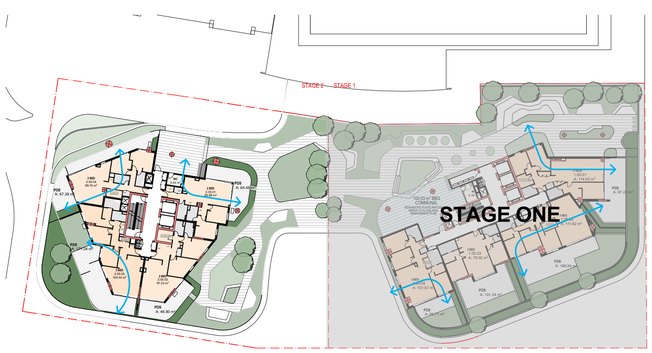

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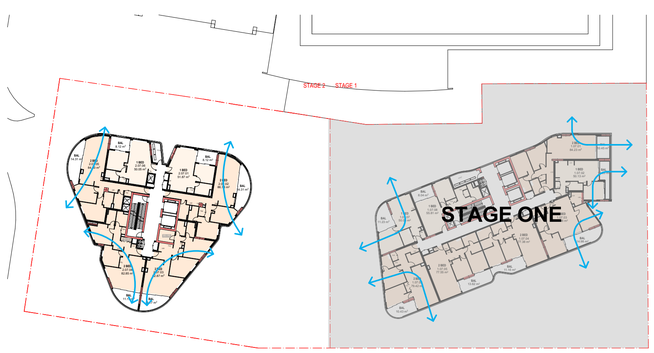
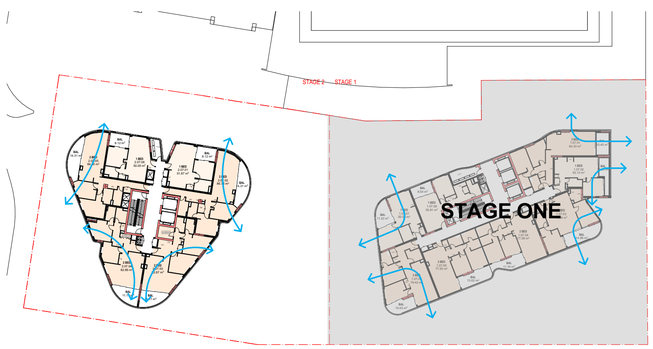


07 LEVEL 06 1:550



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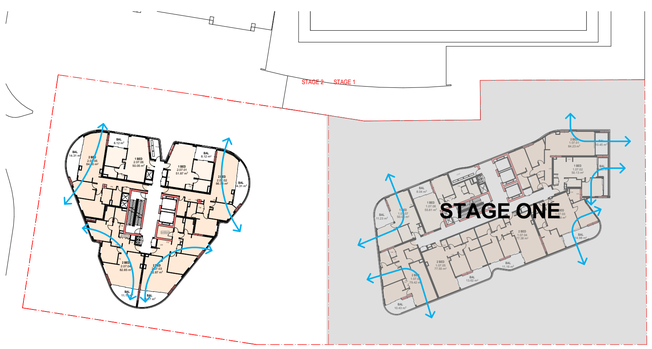

04 LEVEL 08 1:550

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%**

STAGE 2

	Unit Comply	Total Unit
LEVEL 1	1	3
LEVEL 2	1	3
LEVEL 3	1	3
LEVEL 4	1	3
LEVEL 5	4	4
LEVEL 6	4	6
LEVEL 7	4	6
LEVEL 8	4	6
TOTAL	**20**	**34**

TOTAL STAGE 1 AND 2	**61.3%**

⟷ ACHIEVE CROSS VENTILATION

FOR INFORMATION

DATE	REVISION	BY	CHK	NO.
11/05/2022	ISSUE FOR PRE-DA	FX	FX	03
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

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Sydney, NSW 2000 Australia
Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW):
Rido Pin 11286

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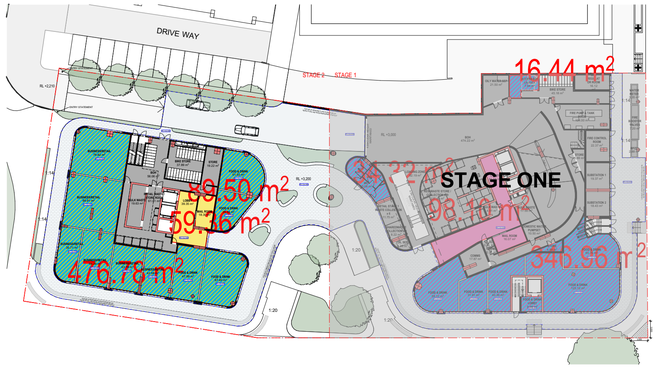
PROJECT
71 HUNTER ST NEWCASTLE WEST NSW 2302

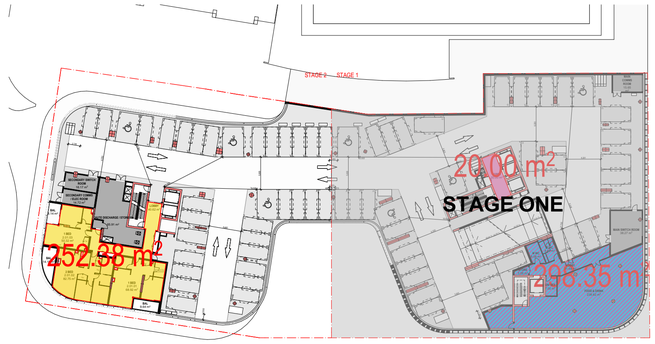
DRAWING TITLE
CROSS VENTILATION DIAGRAM

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-S2-4300**	REVISION **B**

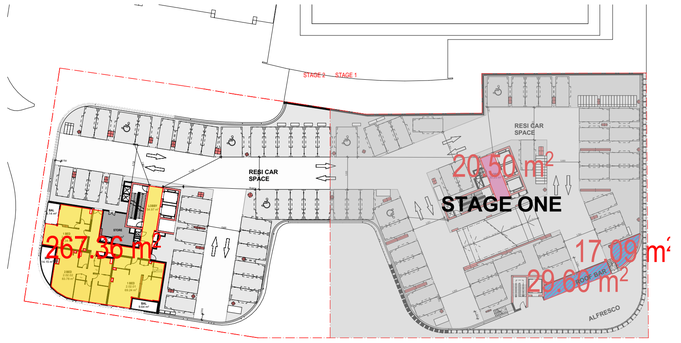
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



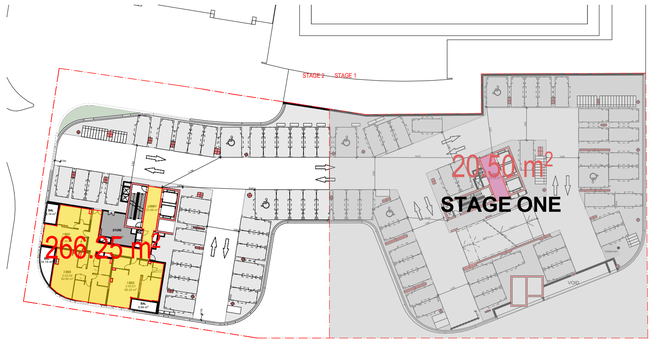
0 GROUND 00
1:550

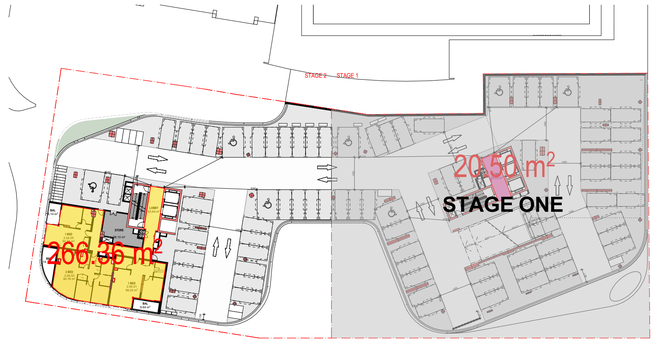


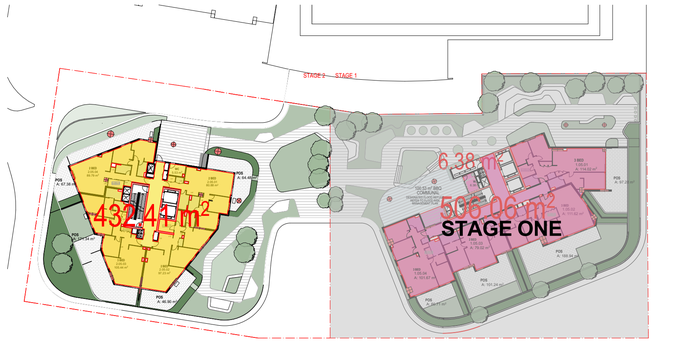
2 LEVEL 01
1:550



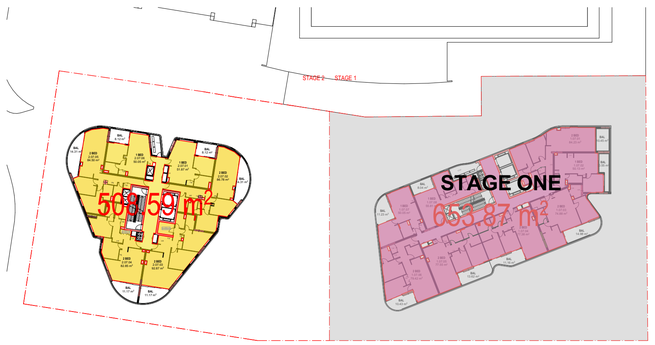
3 LEVEL 02
1:550







4 LEVEL 03
1:550



5 LEVEL 04
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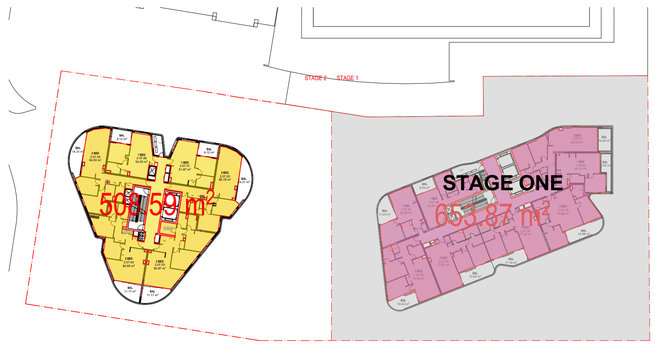
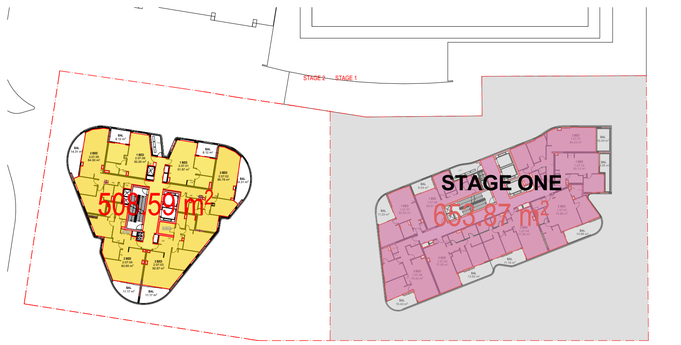


6 LEVEL 05
1:550



8 LEVEL 06
1:550

8 LEVEL 07
1:550

8 LEVEL 08
1:550

	STAGE 2 GFA
GROUND	625.64
LEVEL 1	252.38
LEVEL 2	267.36
LEVEL 3	266.25
LEVEL 4	266.36
LEVEL 5	432.41
LEVEL 6	508.59
LEVEL 7	508.59
LEVEL 8	508.59
LEVEL 9	508.59
LEVEL 10	508.59
LEVEL 11	508.59
LEVEL 12	508.59
LEVEL 13	508.59
LEVEL 14	497.86
LEVEL 15	497.86
LEVEL 16	497.86
LEVEL 17	497.86
LEVEL 18	497.86
LEVEL 19	497.86
LEVEL 20	497.86
LEVEL 21	497.86
LEVEL 22	497.86
LEVEL 23	497.86
LEVEL 24	497.86
LEVEL 25	492.68

TOTAL STAGE 1	**13597.45**
TOTAL STAGE 2	**12148.26**
TOTAL	**25745.71**

Figure above excludes GFA within car parking

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

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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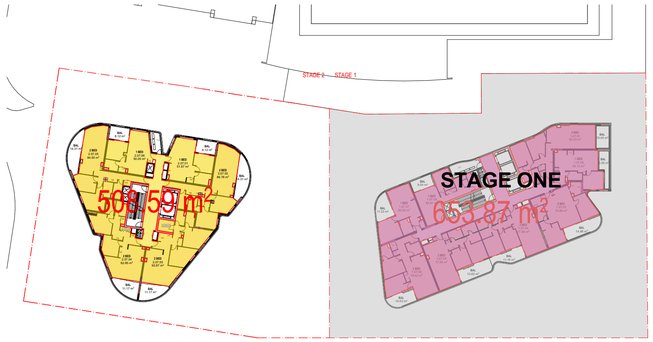
PROJECT
711 HUNTER ST NEWCASTLE WEST NSW 2302

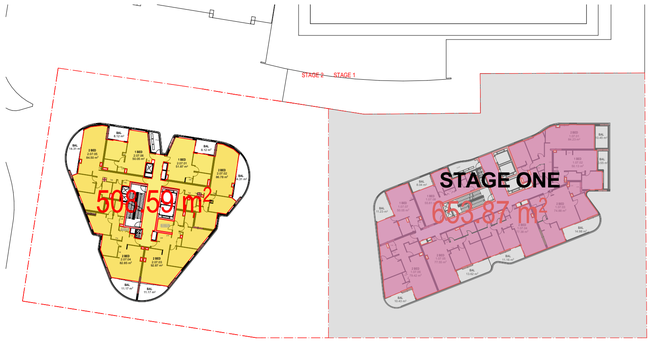
DRAWING TITLE
GFA DIAGRAM

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-S2-5000**	REVISION **B**

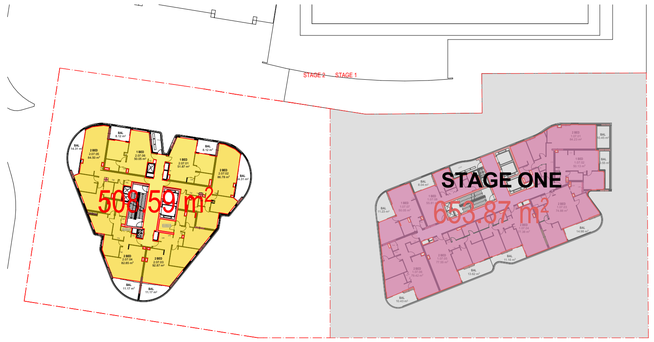
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



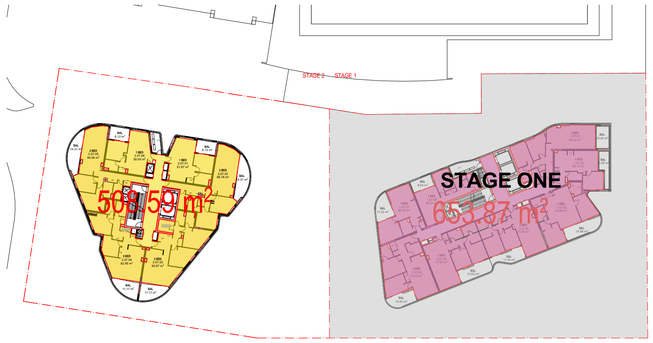
8 - LEVEL 09 1:550



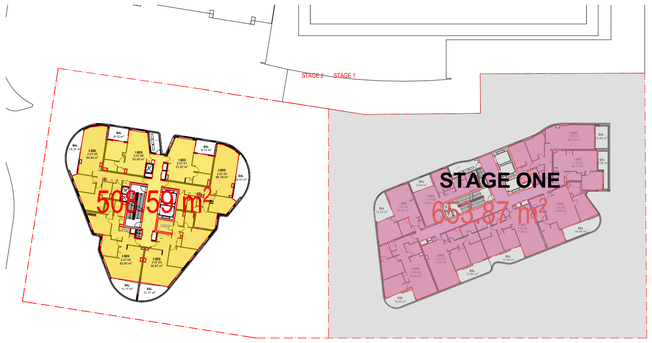
8 - LEVEL 10 1:550



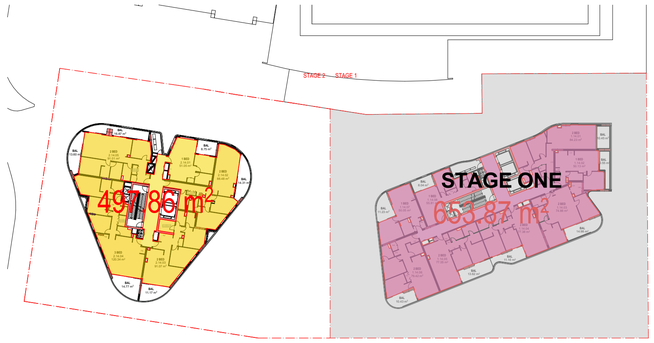
8 - LEVEL 11 1:550



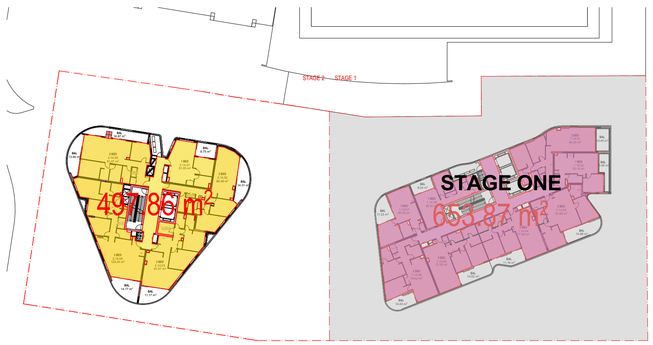
8 - LEVEL 12 1:550



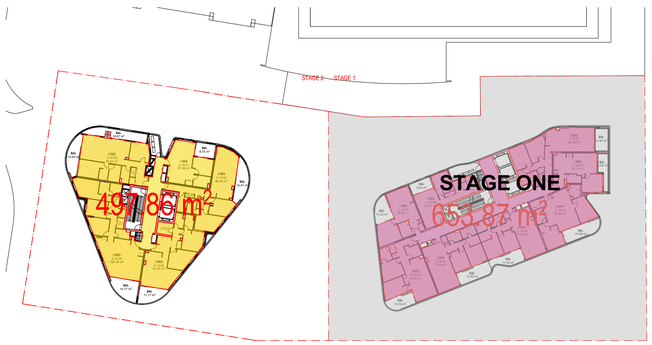
8 - LEVEL 13 1:550



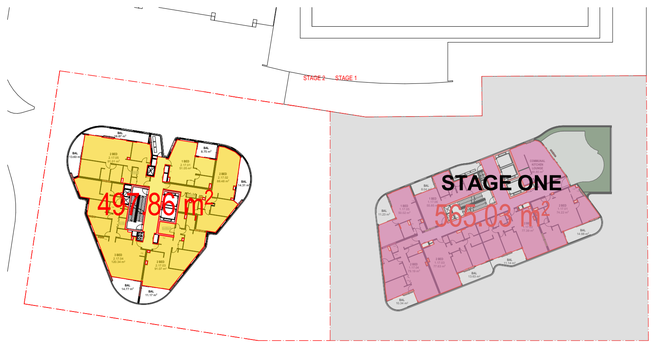
15 - LEVEL 14 1:550



15 - LEVEL 15 1:550



15 - LEVEL 16 1:550



18 - LEVEL 17 1:550

	STAGE 2 GFA
GROUND	625.64
LEVEL 1	252.38
LEVEL 2	267.36
LEVEL 3	266.25
LEVEL 4	266.36
LEVEL 5	432.41
LEVEL 6	508.59
LEVEL 7	508.59
LEVEL 8	508.59
LEVEL 9	508.59
LEVEL 10	508.59
LEVEL 11	508.59
LEVEL 12	508.59
LEVEL 13	508.59
LEVEL 14	497.86
LEVEL 15	497.86
LEVEL 16	497.86
LEVEL 17	497.86
LEVEL 18	497.86
LEVEL 19	497.86
LEVEL 20	497.86
LEVEL 21	497.86
LEVEL 22	497.86
LEVEL 23	497.86
LEVEL 24	497.86
LEVEL 25	492.68

TOTAL STAGE 1	**13597.45**
TOTAL STAGE 2	**12148.26**
TOTAL	**25745.71**

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	AA/CY	HN	A
19/05/2023	AMENDED FOR DA SUBMISSION	AA/CY	HN	B

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StHilliers

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Rido Pin 11286

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PROJECT
711 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
GFA DIAGRAM

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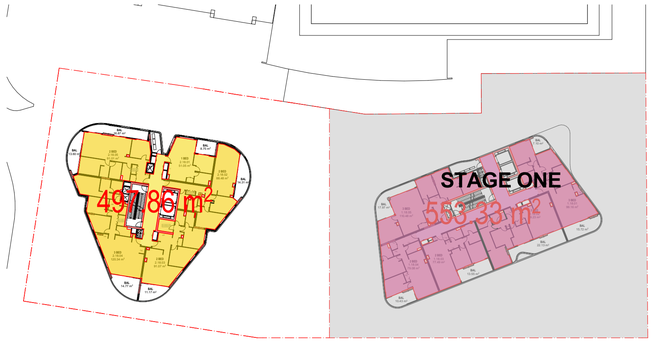
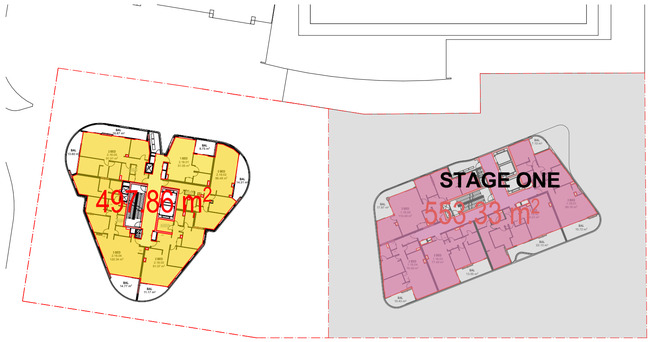
SCALE **N.T.S. @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-5001**	REVISION **B**

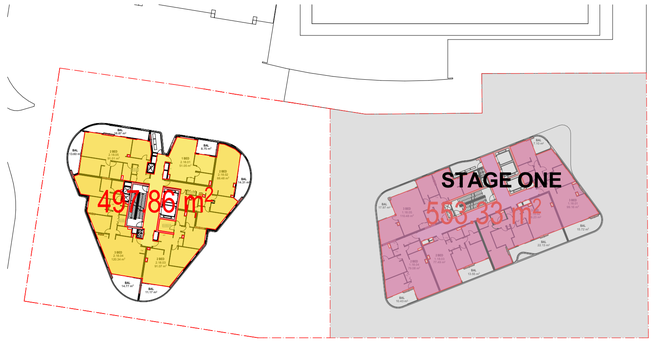
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



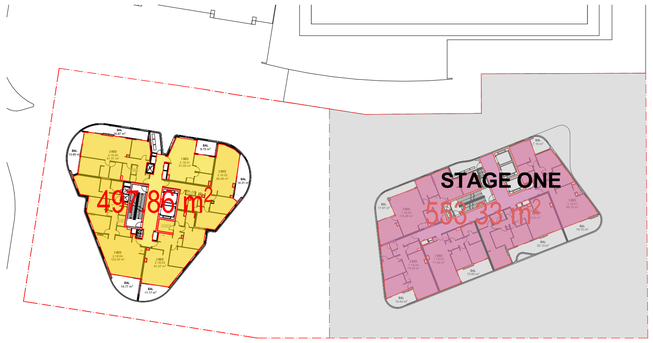
19 - LEVEL 18 1:550



19 - LEVEL 19 1:550



19 - LEVEL 20 1:550



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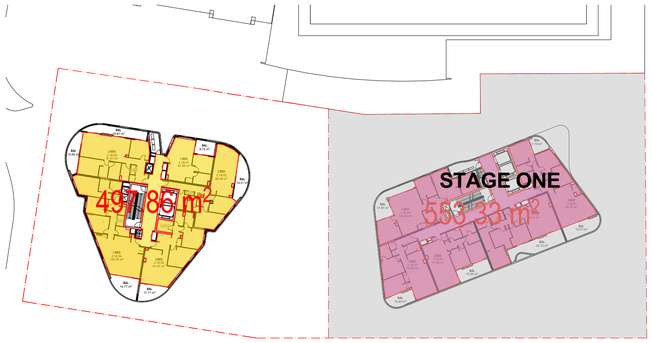

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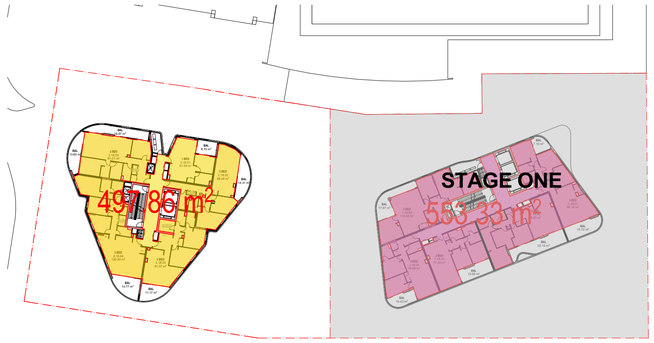

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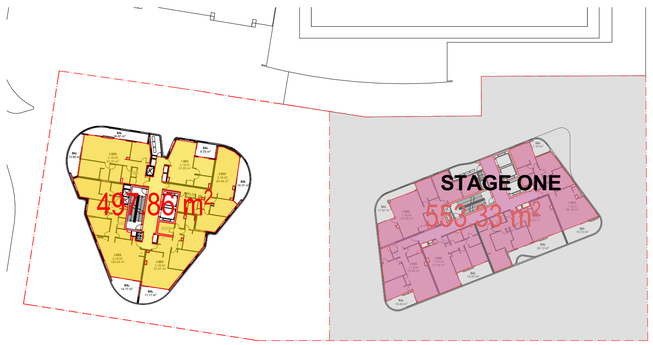
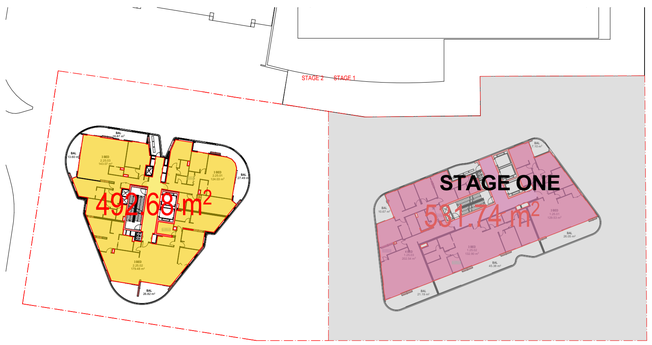


19 - LEVEL 24 1:550



26 - LEVEL 25 1:550

	STAGE 2 GFA
GROUND	625.64
LEVEL 1	252.38
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LEVEL 3	266.25
LEVEL 4	266.36
LEVEL 5	432.41
LEVEL 6	508.59
LEVEL 7	508.59
LEVEL 8	508.59
LEVEL 9	508.59
LEVEL 10	508.59
LEVEL 11	508.59
LEVEL 12	508.59
LEVEL 13	508.59
LEVEL 14	497.86
LEVEL 15	497.86
LEVEL 16	497.86
LEVEL 17	497.86
LEVEL 18	497.86
LEVEL 19	497.86
LEVEL 20	497.86
LEVEL 21	497.86
LEVEL 22	497.86
LEVEL 23	497.86
LEVEL 24	497.86
LEVEL 25	492.68

TOTAL STAGE 1	13597.45
TOTAL STAGE 2	12148.26
TOTAL	25745.71

Figure above excludes GFA within car parking

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

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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

DATE	REVISION	BY	CHK	NO.

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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-S2-5002	REVISION B

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

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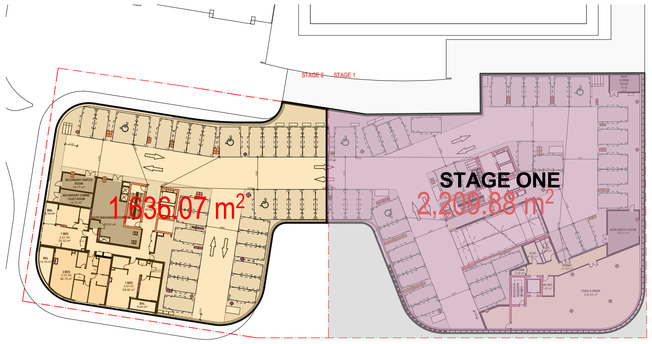
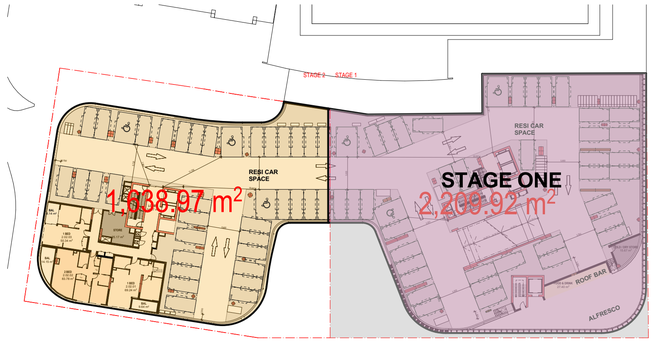


08 LEVEL 01 1:550



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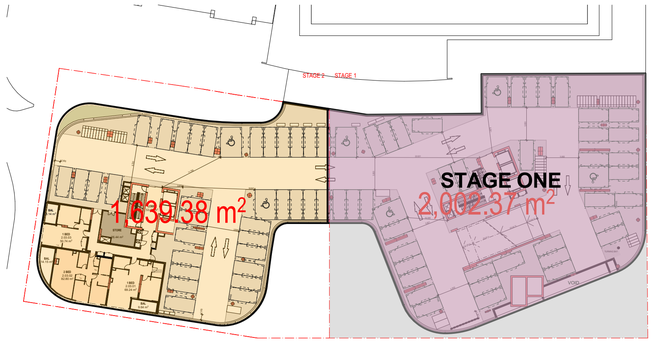
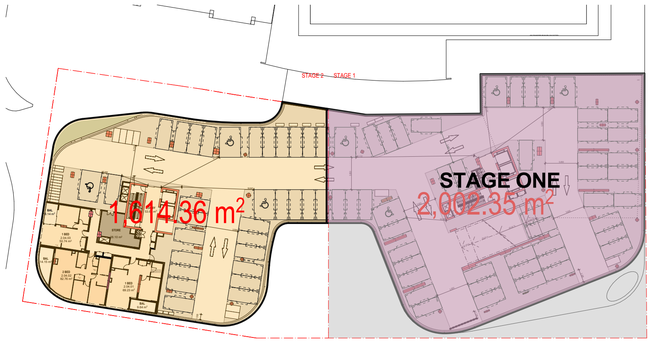


04 LEVEL 03 1:550



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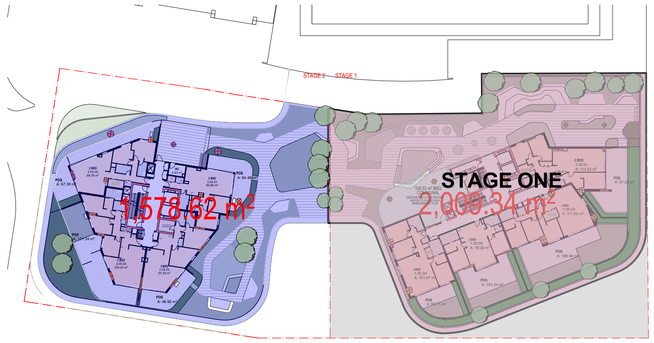
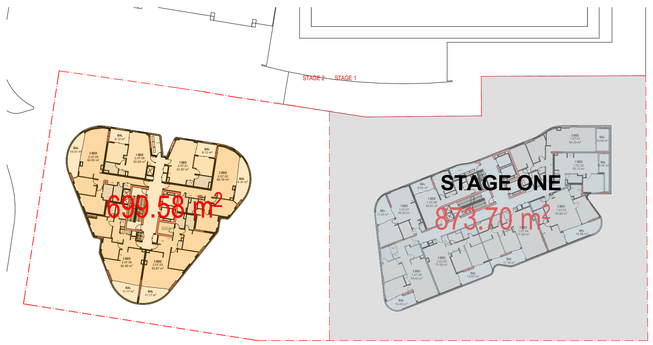
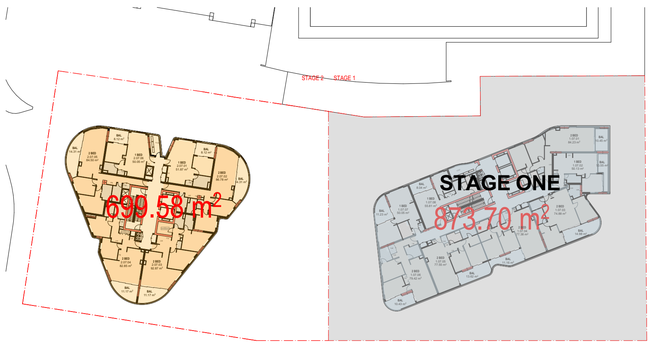


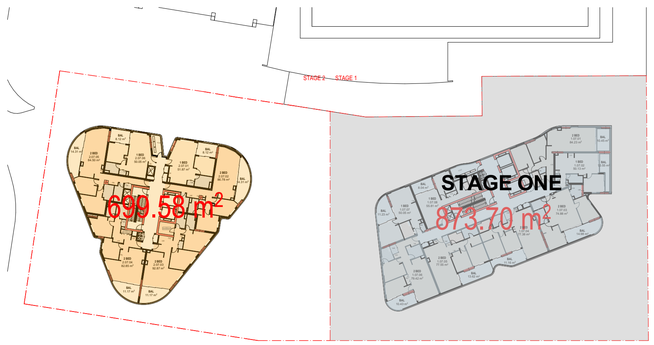
06 LEVEL 05 1:550



01 LEVEL 07 1:550



02 LEVEL 08 1:550



03 LEVEL 09 1:550

	STAGE 2 GBA
GROUND	2196.43
LEVEL 1	1636.07
LEVEL 2	1638.97
LEVEL 3	1639.38
LEVEL 4	1614.36
LEVEL 5	1578.62
LEVEL 6	699.58
LEVEL 7	699.58
LEVEL 8	699.58
LEVEL 9	699.58
LEVEL 10	699.58
LEVEL 11	699.58
LEVEL 12	699.58
LEVEL 13	699.58
LEVEL 14	699.58
LEVEL 15	699.58
LEVEL 16	699.58
LEVEL 17	699.58
LEVEL 18	699.58
LEVEL 19	699.58
LEVEL 20	699.58
LEVEL 21	699.58
LEVEL 22	699.58
LEVEL 23	699.58
LEVEL 24	699.58
LEVEL 25	699.58

TOTAL STAGE 1	29534.61
TOTAL STAGE 2	24295.43
TOTAL	53830.04

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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arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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711 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
GBA DIAGRAM

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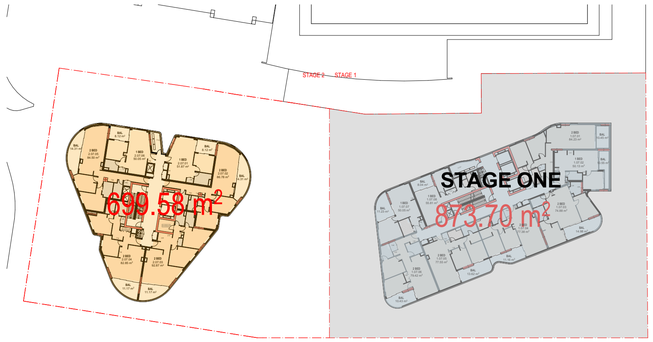
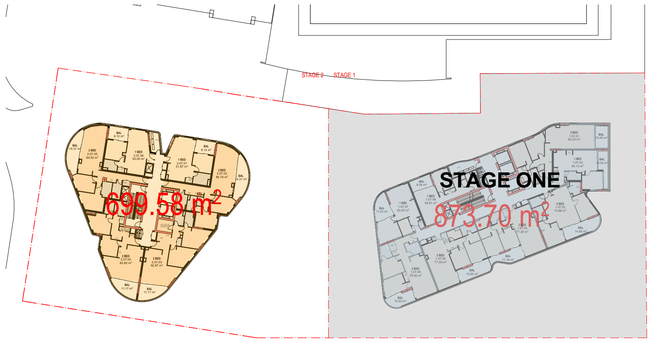
SCALE **N.T.S. @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-5100**	REVISION **B**

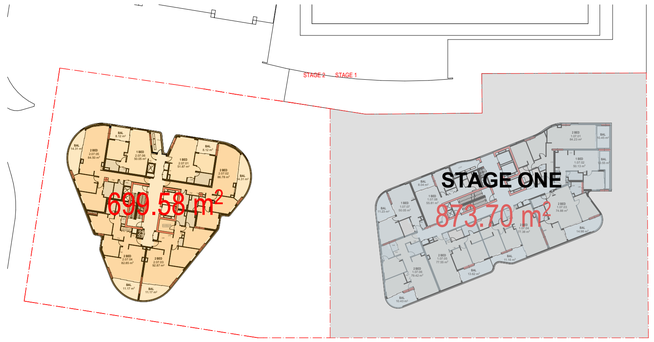
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



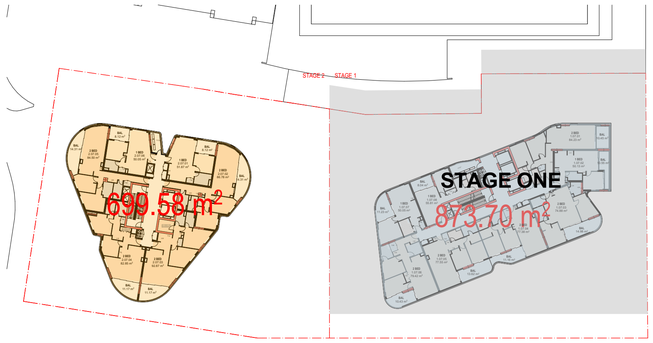
8 - LEVEL 09 1:550



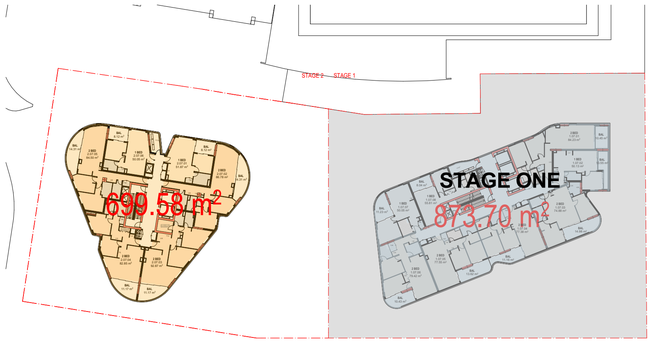
8 - LEVEL 10 1:550



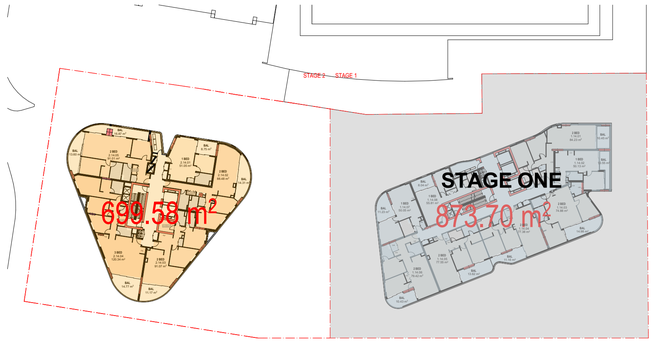
8 - LEVEL 11 1:550



8 - LEVEL 12 1:550



8 - LEVEL 13 1:550



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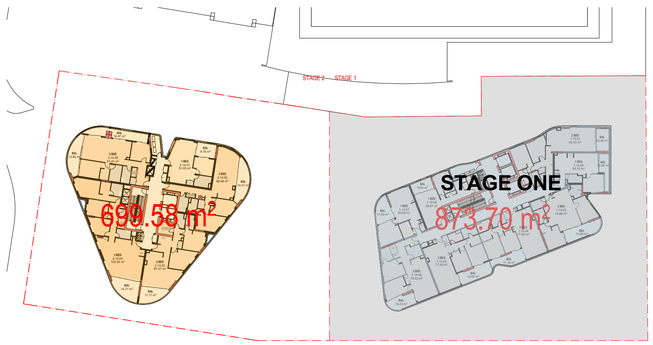
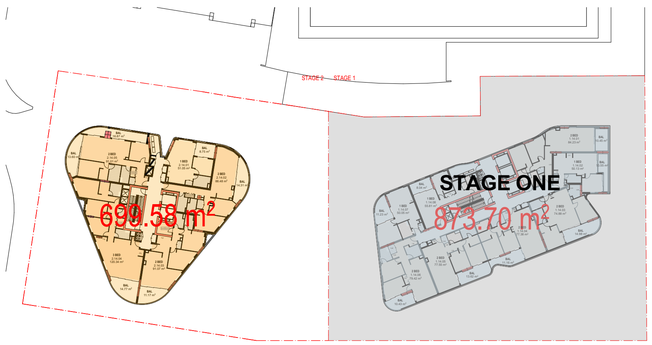
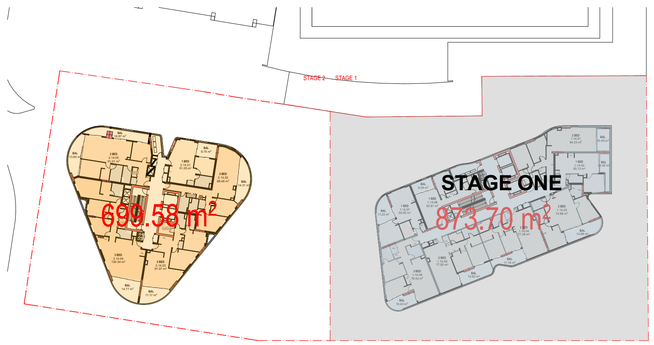


15 - LEVEL 15 1:550



15 - LEVEL 16 1:550



15 - LEVEL 17 1:550

	STAGE 2 GBA
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LEVEL 15	699.58
LEVEL 16	699.58
LEVEL 17	699.58
LEVEL 18	699.58
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LEVEL 24	699.58
LEVEL 25	699.58

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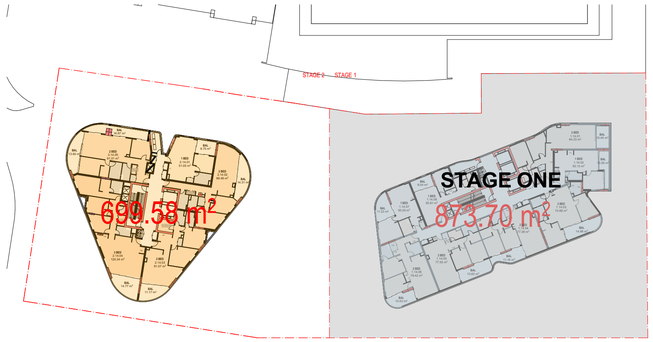
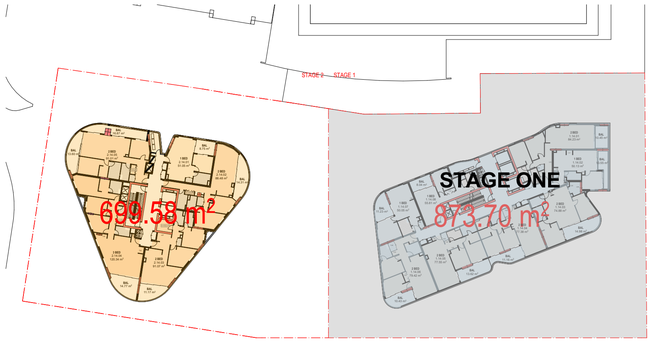
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-5101**	REVISION **B**

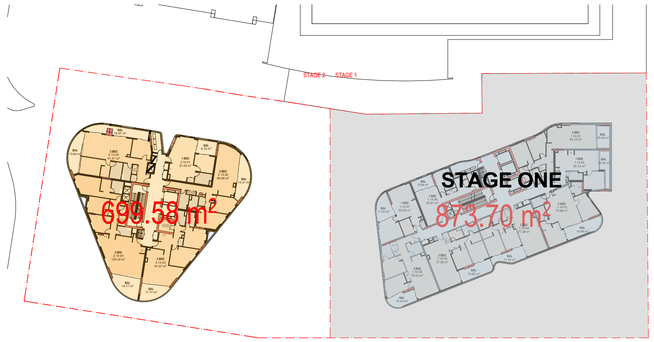
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT REPORT AND SCHEDULE



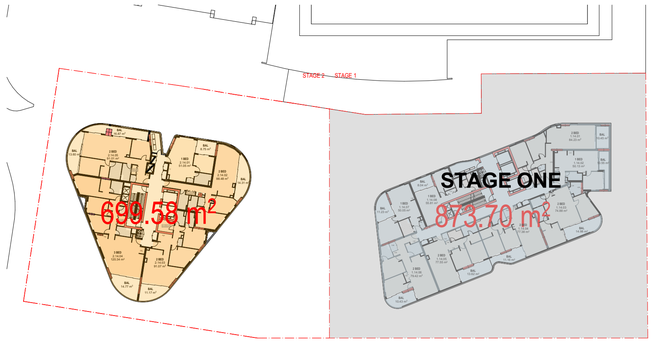
15 - LEVEL 18 1:550



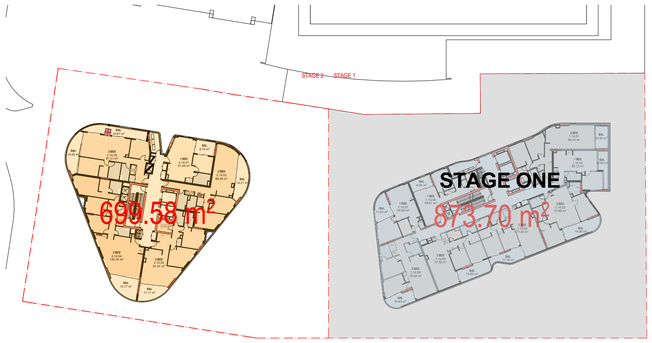
15 - LEVEL 19 1:550



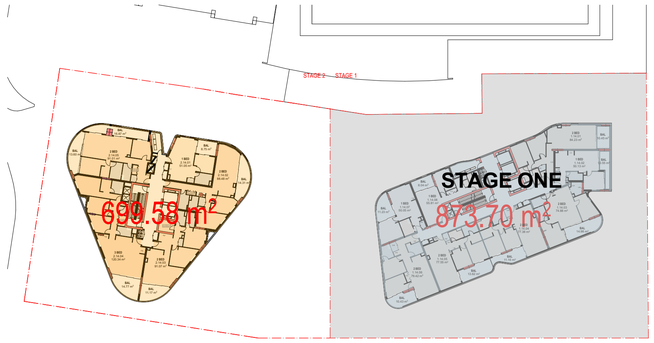
15 - LEVEL 20 1:550



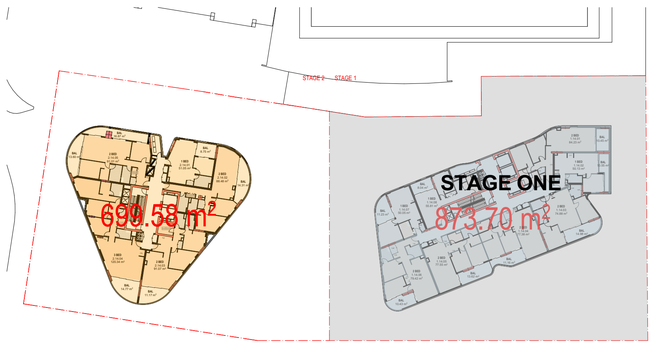
15 - LEVEL 21 1:550



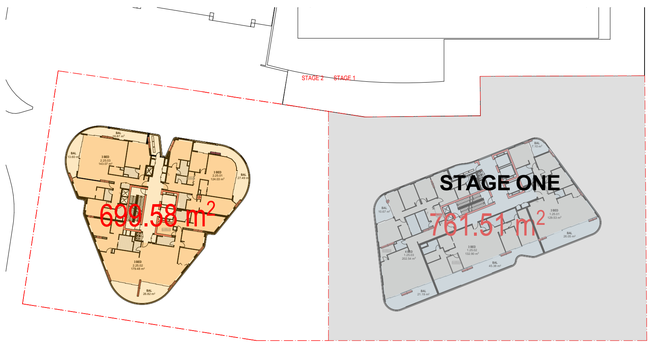
15 - LEVEL 22 1:550



15 - LEVEL 23 1:550



15 - LEVEL 24 1:550



26 - LEVEL 25 1:550

	STAGE 2 GBA
GROUND	2196.43
LEVEL 1	1636.07
LEVEL 2	1638.97
LEVEL 3	1639.38
LEVEL 4	1614.36
LEVEL 5	1578.62
LEVEL 6	699.58
LEVEL 7	699.58
LEVEL 8	699.58
LEVEL 9	699.58
LEVEL 10	699.58
LEVEL 11	699.58
LEVEL 12	699.58
LEVEL 13	699.58
LEVEL 14	699.58
LEVEL 15	699.58
LEVEL 16	699.58
LEVEL 17	699.58
LEVEL 18	699.58
LEVEL 19	699.58
LEVEL 20	699.58
LEVEL 21	699.58
LEVEL 22	699.58
LEVEL 23	699.58
LEVEL 24	699.58
LEVEL 25	699.58

TOTAL STAGE 1	**29534.61**
TOTAL STAGE 2	**24295.43**
TOTAL	**53830.04**

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.

FOR INFORMATION

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PROJECT
711 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
GBA DIAGRAM

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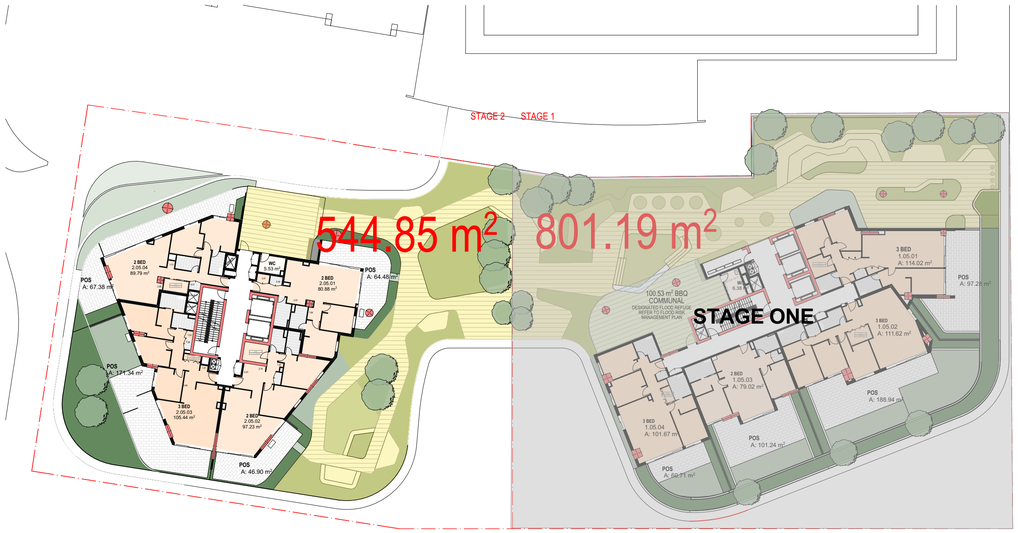
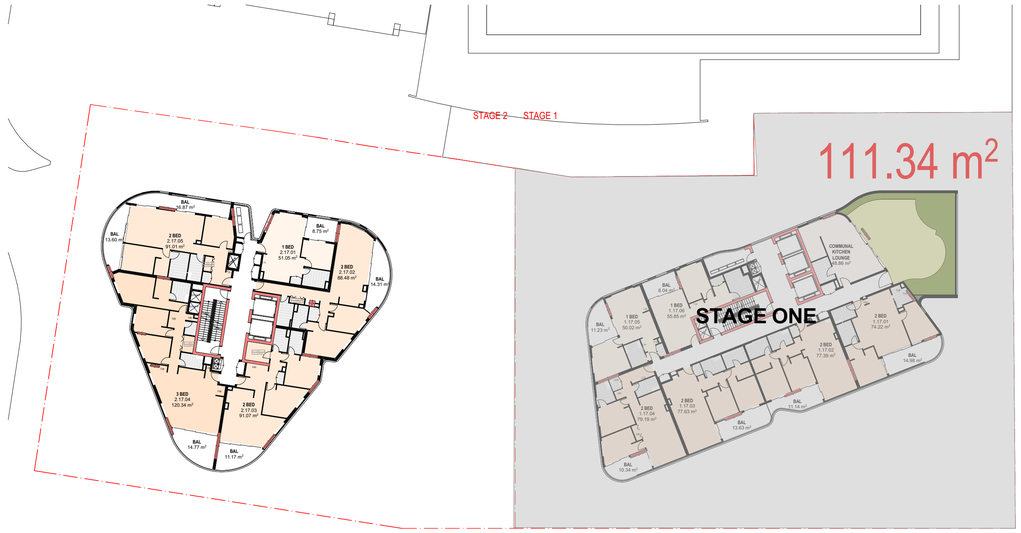
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-5102**	REVISION **B**

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



01 LEVEL 05
1:350



02 LEVEL 17
1:350

Communal Open Space - Stage 2

Stage 2 Site area = 2214 sqm
Communal Open Space Target: = 25%
= 1181 sqm

Stage 2 Proposed : = 24.6%
= 545 sqm

Combined Site area = 4724 sqm
Communal Open Space Target: = 25%
= 1181 sqm

Total Proposed: = 31%
= 801 + 111sqm + 545 sqm
= 1457 sqm

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
COMMUNAL OPEN SPACE DIAGRAM

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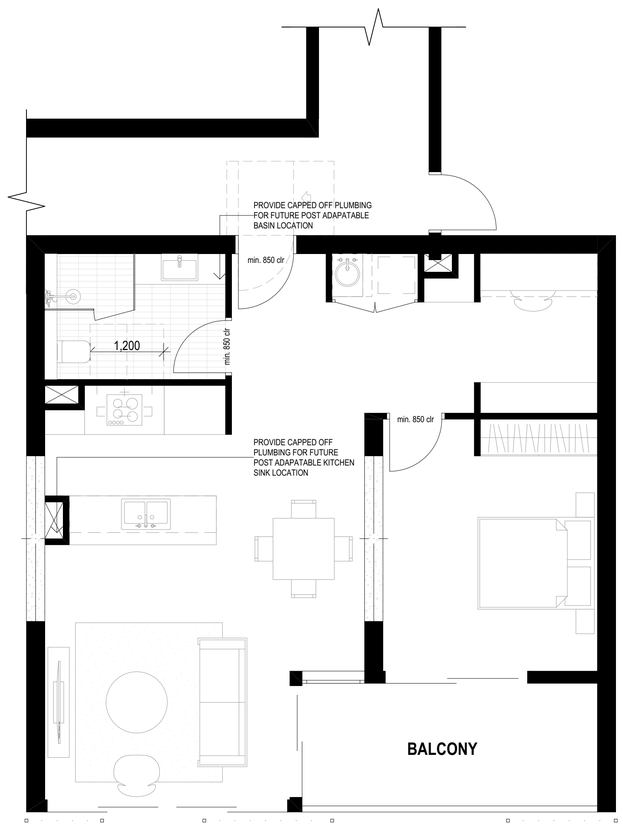
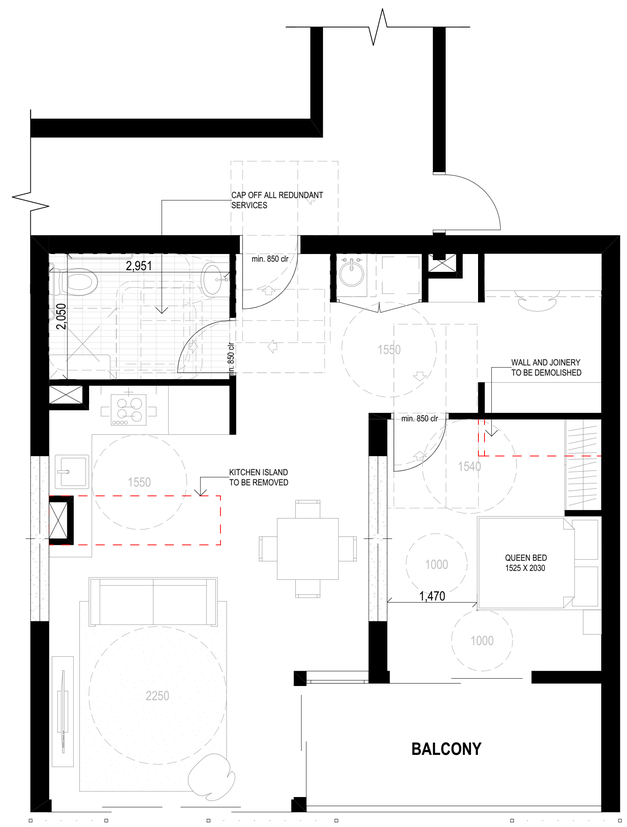
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-5003**	REVISION **B**

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



UNIT 2.01.01 - PRE ADAPTABLE
SCALE: 1:50@A1



UNIT 2.01.01 - POST ADAPTABLE
SCALE: 1:50@A1

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.

FOR INFORMATION

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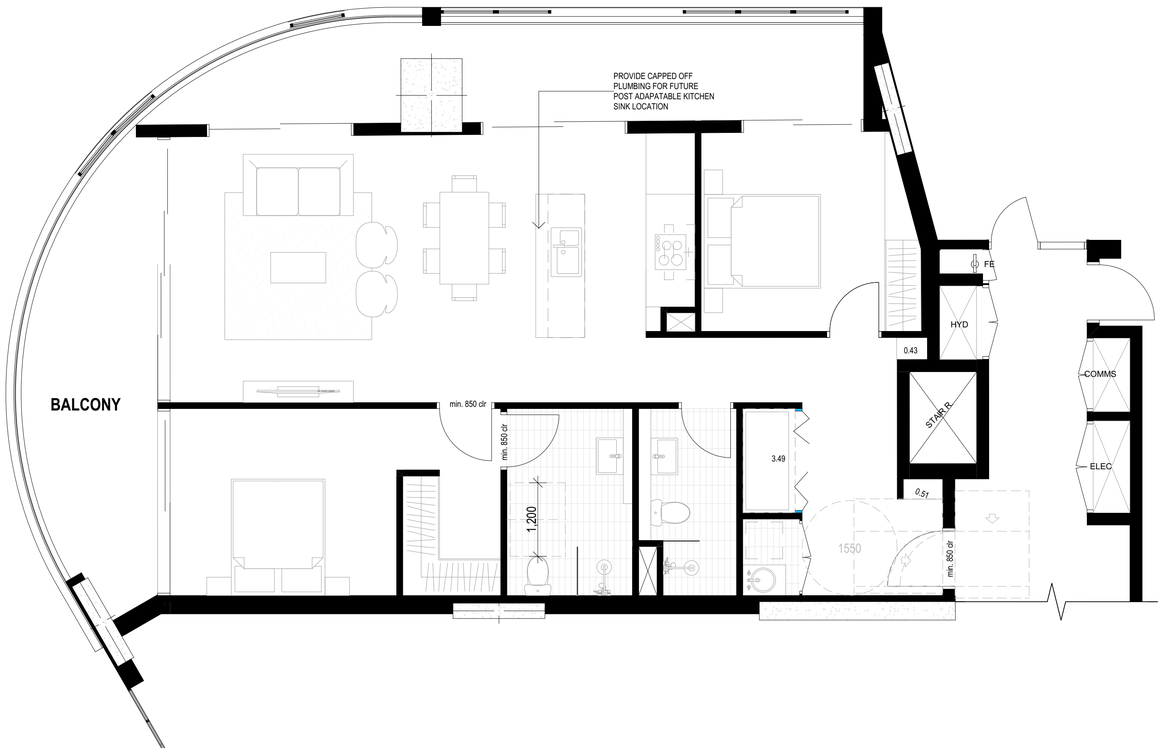
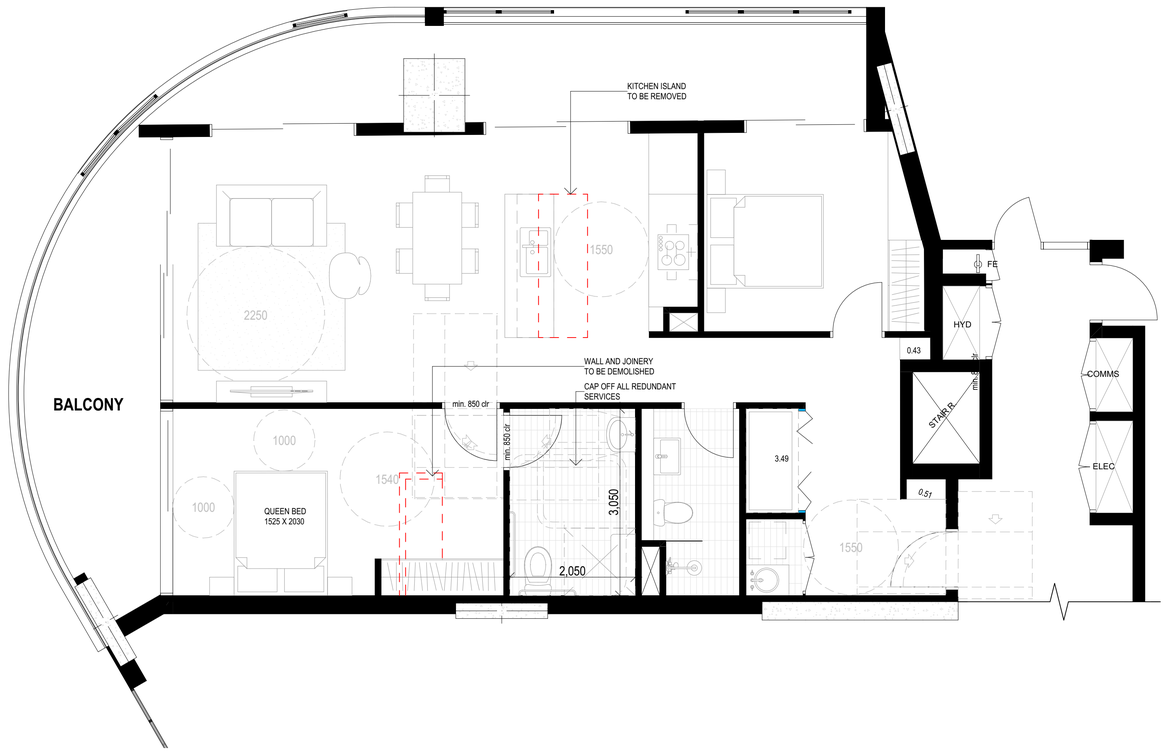
DRAWING TITLE
ADAPTABLE UNITS (PRE & POST)

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-S2-6000**	REVISION **B**

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



UNIT 2.14.05 - PRE ADAPTABLE
SCALE: 1:50@A1



UNIT 2.14.05 - POST ADAPTABLE
SCALE: 1:50@A1

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.

FOR INFORMATION

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PROJECT
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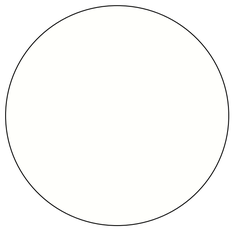
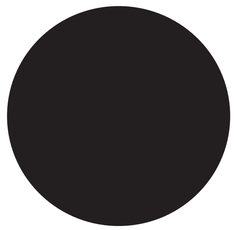
SCALE **1:50 @A1**		
DATE **19/05/2023**	PLOT DATE **19/05/2023**	
DRAWN **AA/CY**	CHECKED **HN**	
JOB NO. **20623**	DRAWING NO. **PLA-DA-S2-6001**	REVISION **B**

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

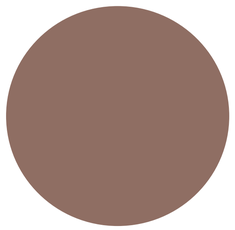
MATERIAL BOARD



AF1 APPLIED RENDER FINISH (WHITE)



AF2 APPLIED RENDER FINISH (DARK)



AF3 APPLIED RENDER FINISH (BROWN)

C1 CONCRETE

C2 CONCRETE (PROTECTED)

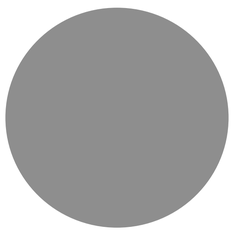
BR1 BRICK

ST1 STONE CLADDING

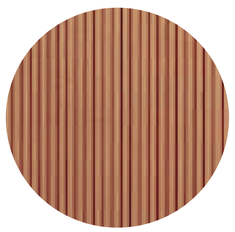
TL1 TILE CLADDING

MT2 METAL FINISH (BROWN)

MT3 METAL FINISH (CEILING)

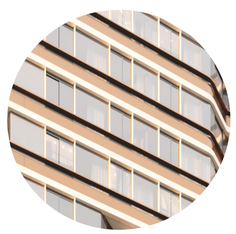


CL1 FACADE CLADDING (DARK)



CL2 FACADE CLADDING (EARTH)

G1 GLAZING TYPE 1



G2 GLAZING TYPE 2

G3 GLAZING TYPE 3 (WITH LOUVRE)

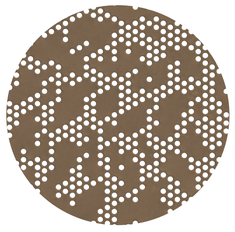
LV1 LOUVRE TYPE 1

PS1 PRIVACY FIXED SCREEN

PS2 PRIVACY FIXED SCREEN

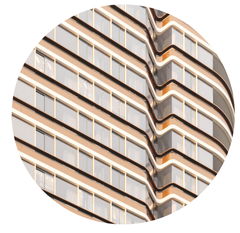
PS3 PRIVACY FIXED SCREEN

PS4 PRIVACY FIXED SCREEN /BROWN



PS5 PRIVACY SCREEN (FIXED / PERFORATED/ BROWN)

B1 BALAUSTRADE TYPE 1



B2 BALAUSTRADE TYPE 2

B3 GLASS BALAUSTRADE

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.

StHilliers

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PROJECT
711 HUNTER ST NEWCASTLE WEST NSW 2302

DRAWING TITLE
MATERIAL SCHEDULE

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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-S2-7000**	REVISION **B**

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

Development Yield Schedule Stage 02 Base Option

Unit No.	Level/ Unit No.	Apartment Type	SEPP 65 Private Open Space (sqm)	SEPP 65 Adaptable (Yes or No)	SEPP 65 Silver (Yes or No)	LEP GFA (sqm)	NSA Int (sqm)	NSA Ext (sqm)	NSA Total (sqm)	GBA Int (sqm)	GBA Ext (sqm)	GBA Total (sqm)
Retail/Commerical												
	Level 00					566.28						
						0.00						
						0.00						
						0.00						
Retail/Commerical Total						**566.28**						
Level 00												
Level 00 total	**0**			**0**	**0**	**625.64**	**-**	**-**	**-**			**2196.43**
Level 01												
2.01.01	LEVEL 01	1 BED	9.64	Y	Y		68.92	9.64	78.56			
2.01.02	LEVEL 01	2 BED	14.15		Y		82.75	14.15	96.90			
2.01.03	LEVEL 01	1 BED	8.14				50.32	8.14	58.46			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
Level 01 total	**3**		**0.00**	**1**	**2**	**252.38**	**201.99**	**31.93**	**233.92**			**1636.07**
Level 02												
2.02.01	LEVEL 02	1 BED	9.64	Y	Y		69.24	9.64	78.88			
2.02.02	LEVEL 02	2 BED	14.15		Y		83.78	14.15	97.93			
2.02.03	LEVEL 02	1 BED	8.14				50.34	8.14	58.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 02 total	**3**		**0.00**	**1**	**2**	**267.36**	**203.36**	**31.93**	**235.29**			**1638.97**
Level 03												
2.03.01	LEVEL 03	1 BED	9.64	Y	Y		69.24	9.64	78.88			
2.03.02	LEVEL 03	2 BED	14.15		Y		82.80	14.15	96.95			
2.03.03	LEVEL 03	1 BED	8.14				50.74	8.14	58.88			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 03 total	**3**		**0.00**	**1**	**2**	**266.25**	**202.78**	**31.93**	**234.71**			**1639.38**
Level 04												
2.04.01	LEVEL 04	1 BED	9.64	Y	Y		69.23	9.64	78.87			
2.04.02	LEVEL 04	2 BED	14.15		Y		82.76	14.15	96.91			
2.04.03	LEVEL 04	1 BED	8.14				50.74	8.14	58.88			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 04 total	**3**		**0.00**	**1**	**2**	**266.36**	**202.73**	**31.93**	**234.66**			**1614.36**
Level 05												
2.05.01	LEVEL 05	2 BED	64.47				80.88	64.47	145.35			
2.05.02	LEVEL 05	2 BED	47.94				97.23	47.94	145.17			
2.05.03	LEVEL 05	2 BED	171.33				105.44	171.33	276.77			
2.05.04	LEVEL 05	3 BED	67.38				89.79	67.38	157.17			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
Level 05 total	**4**		**3 351.12**	**0**	**0**	**432.41**	**373.34**	**351.12**	**724.46**			**1578.62**
Level 06												
2.06.01	LEVEL 06	1 BED	8.12		Y		51.87	8.12	59.99			
2.06.02	LEVEL 06	2 BED	14.30				86.78	14.30	101.08			
2.06.03	LEVEL 06	2 BED	11.17				92.87	11.17	104.04			
2.06.04	LEVEL 06	2 BED	11.17				82.85	11.17	94.02			
2.06.05	LEVEL 06	2 BED	14.30				84.50	14.30	98.80			
2.06.06	LEVEL 06	1 BED	8.12				50.05	8.12	58.17			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
Level 06 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 07												
2.07.01	LEVEL 07	1 BED	8.12		Y		51.87	8.12	59.99			
2.07.02	LEVEL 07	2 BED	14.30				86.78	14.30	101.08			
2.07.03	LEVEL 07	2 BED	11.17				92.87	11.17	104.04			
2.07.04	LEVEL 07	2 BED	11.17				82.85	11.17	94.02			
2.07.05	LEVEL 07	2 BED	14.30				84.50	14.30	98.80			
2.07.06	LEVEL 07	1 BED	8.12				50.05	8.12	58.17			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
	0 0		0.00				-	-	-			
Level 07 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 08												
2.08.01	LEVEL 08	1 BED	8.12		Y		51.87	8.12	59.99			
2.08.02	LEVEL 08	2 BED	14.30				86.78	14.30	101.08			
2.08.03	LEVEL 08	2 BED	11.17				92.87	11.17	104.04			
2.08.04	LEVEL 08	2 BED	11.17				82.85	11.17	94.02			
2.08.05	LEVEL 08	2 BED	14.30				84.50	14.30	98.80			
2.08.06	LEVEL 08	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 08 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 09												
2.09.01	LEVEL 09	1 BED	8.12		Y		51.87	8.12	59.99			
2.09.02	LEVEL 09	2 BED	14.30				86.78	14.30	101.08			
2.09.03	LEVEL 09	2 BED	11.17				92.87	11.17	104.04			
2.09.04	LEVEL 09	2 BED	11.17				82.85	11.17	94.02			
2.09.05	LEVEL 09	2 BED	14.30				84.50	14.30	98.80			
2.09.06	LEVEL 09	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 09 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 10												
2.10.01	LEVEL 10	1 BED	8.12		Y		51.87	8.12	59.99			
2.10.02	LEVEL 10	2 BED	14.30				86.78	14.30	101.08			
2.10.03	LEVEL 10	2 BED	11.17				92.87	11.17	104.04			
2.10.04	LEVEL 10	2 BED	11.17				82.85	11.17	94.02			
2.10.05	LEVEL 10	2 BED	14.30				84.50	14.30	98.80			
2.10.06	LEVEL 10	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 10 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 11												
2.11.01	LEVEL 11	1 BED	8.12		Y		51.87	8.12	59.99			
2.11.02	LEVEL 11	2 BED	14.30				86.78	14.30	101.08			
2.11.03	LEVEL 11	2 BED	11.17				92.87	11.17	104.04			
2.11.04	LEVEL 11	2 BED	11.17				82.85	11.17	94.02			
2.11.05	LEVEL 11	2 BED	14.30				84.50	14.30	98.80			
2.11.06	LEVEL 11	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 11 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 12												
2.12.01	LEVEL 12	1 BED	8.12		Y		51.87	8.12	59.99			
2.12.02	LEVEL 12	2 BED	14.30				86.78	14.30	101.08			
2.12.03	LEVEL 12	2 BED	11.17				92.87	11.17	104.04			
2.12.04	LEVEL 12	2 BED	11.17				82.85	11.17	94.02			
2.12.05	LEVEL 12	2 BED	14.30				84.50	14.30	98.80			
2.12.06	LEVEL 12	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 12 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 13												
2.13.01	LEVEL 13	1 BED	8.12		Y		51.87	8.12	59.99			
2.13.02	LEVEL 13	2 BED	14.30				86.78	14.30	101.08			
2.13.03	LEVEL 13	2 BED	11.17				92.87	11.17	104.04			
2.13.04	LEVEL 13	2 BED	11.17				82.85	11.17	94.02			
2.13.05	LEVEL 13	2 BED	14.30				84.50	14.30	98.80			
2.13.06	LEVEL 13	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 13 total	**6**		**67.18**	**0**	**1**	**508.59**	**448.92**	**67.18**	**516.10**			**699.58**
Level 14												
2.14.01	LEVEL 14	1 BED	8.75		Y		51.05	8.75	59.80			
2.14.02	LEVEL 14	2 BED	14.30				88.48	14.30	102.78			
2.14.03	LEVEL 14	2 BED	11.17				91.07	11.17	102.24			
2.14.04	LEVEL 14	3 BED	14.77				120.34	14.77	135.11			
2.14.05	LEVEL 14	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 14 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 15												
2.15.01	LEVEL 15	1 BED	8.75		Y		51.05	8.75	59.80			
2.15.02	LEVEL 15	2 BED	14.30				88.48	14.30	102.78			
2.15.03	LEVEL 15	2 BED	11.17				91.07	11.17	102.24			
2.15.04	LEVEL 15	3 BED	14.77				120.34	14.77	135.11			
2.15.05	LEVEL 15	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 15 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 16												
2.16.01	LEVEL 16	1 BED	8.75		Y		51.05	8.75	59.80			
2.16.02	LEVEL 16	2 BED	14.30				88.48	14.30	102.78			
2.16.03	LEVEL 16	2 BED	11.17				91.07	11.17	102.24			
2.16.04	LEVEL 16	3 BED	14.77				120.34	14.77	135.11			
2.16.05	LEVEL 16	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 16 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 17												
2.17.01	LEVEL 17	1 BED	8.75		Y		51.05	8.75	59.80			
2.17.02	LEVEL 17	2 BED	14.30				88.48	14.30	102.78			
2.17.03	LEVEL 17	2 BED	11.17				91.07	11.17	102.24			
2.17.04	LEVEL 17	3 BED	14.77				120.34	14.77	135.11			
2.17.05	LEVEL 17	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 17 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 18												
2.18.01	LEVEL 18	1 BED	8.75		Y		51.05	8.75	59.80			
2.18.02	LEVEL 18	2 BED	14.30				88.48	14.30	102.78			
2.18.03	LEVEL 18	2 BED	11.17				91.07	11.17	102.24			
2.18.04	LEVEL 18	3 BED	14.77				120.34	14.77	135.11			
2.18.05	LEVEL 18	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 18 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 19												
2.19.01	LEVEL 19	1 BED	8.75		Y		51.05	8.75	59.80			
2.19.02	LEVEL 19	2 BED	14.30				88.48	14.30	102.78			
2.19.03	LEVEL 19	2 BED	11.17				91.07	11.17	102.24			
2.19.04	LEVEL 19	3 BED	14.77				120.34	14.77	135.11			
2.19.05	LEVEL 19	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 19 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 20												
2.20.01	LEVEL 20	1 BED	8.75		Y		51.05	8.75	59.80			
2.20.02	LEVEL 20	2 BED	14.30				88.48	14.30	102.78			
2.20.03	LEVEL 20	2 BED	11.17				91.07	11.17	102.24			
2.20.04	LEVEL 20	3 BED	14.77				120.34	14.77	135.11			
2.20.05	LEVEL 20	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 20 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 21												
2.21.01	LEVEL 21	1 BED	8.75		Y		51.05	8.75	59.80			
2.21.02	LEVEL 21	2 BED	14.30				88.48	14.30	102.78			
2.21.03	LEVEL 21	2 BED	11.17				91.07	11.17	102.24			
2.21.04	LEVEL 21	3 BED	14.77				120.34	14.77	135.11			
2.21.05	LEVEL 21	2 BED	30.47	Y	Y		91.01	30.47	121.48			
2.21.06	LEVEL 21	1 BED	8.12				50.05	8.12	58.17			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 21 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 22												
2.22.01	LEVEL 22	1 BED	8.75		Y		51.05	8.75	59.80			
2.22.02	LEVEL 22	2 BED	14.30				88.48	14.30	102.78			
2.22.03	LEVEL 22	2 BED	11.17				91.07	11.17	102.24			
2.22.04	LEVEL 22	3 BED	14.77				120.34	14.77	135.11			
2.22.05	LEVEL 22	2 BED	30.47	Y	Y		91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 22 total	**5**		**79.46**	**1**	**2**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 23												
2.23.01	LEVEL 23	1 BED	8.75		Y		51.05	8.75	59.80			
2.23.02	LEVEL 23	2 BED	14.30				88.48	14.30	102.78			
2.23.03	LEVEL 23	2 BED	11.17				91.07	11.17	102.24			
2.23.04	LEVEL 23	3 BED	14.77				120.34	14.77	135.11			
2.23.05	LEVEL 23	2 BED	30.47				91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 23 total	**5**		**79.46**	**0**	**1**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 24												
2.24.01	LEVEL 24	1 BED	8.75		Y		51.05	8.75	59.80			
2.24.02	LEVEL 24	2 BED	14.30				88.48	14.30	102.78			
2.24.03	LEVEL 24	2 BED	11.17				91.07	11.17	102.24			
2.24.04	LEVEL 24	3 BED	14.77				120.34	14.77	135.11			
2.24.05	LEVEL 24	2 BED	30.47				91.01	30.47	121.48			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
	0 0	0	0.00				-	-	-			
Level 24 total	**5**		**79.46**	**0**	**1**	**497.86**	**441.95**	**79.46**	**521.41**			**699.58**
Level 25												
2.25.01	LEVEL 25	3 BED	124.03				124.03	27.48	151.51			
2.25.02	LEVEL 25	3 BED	179.43				179.43	26.87	206.30			
2.25.03	LEVEL 25	3 BED	143.07				143.07	30.47	173.54			

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04 PAGE 4 -

05 PAGE 5 -

06 PAGE 6 -

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.

StHilliers

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DRAWING TITLE
DEVELOPMENT SUMMARY TABLES

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

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-S2-8000
REVISION	B

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

Development Yield Schedule Stage 02 Base Option

Unit No.	Level/ Unit No.	Apartment Type	SEPP 65 Private Open Space (sqm)	SEPP 65 Adaptable (Yes or No)	SEPP 65 Silver (Yes or No)	LEP GFA (sqm)	NSA Int (sqm)	NSA Ext (sqm)	NSA Total (sqm)	GBA Int (sqm)	GBA Ext (sqm)	GBA Total (sqm)
Level 25 total	**3**		**446.53**	**0**	**0**	**492.68**	**446.53**	**84.82**	**531.35**			**699.58**
Development total (incl car parking levels)			**2209.15**	**13**	**36**	**12148.26**	**9,272.68**	**1,847.44**	**11,120.12**	**0.00**	**0.00**	**24295.43**
				11%	30%							

Total apartments	122	
1-bed apartments	*35*	28.7%
2-bed apartments	*72*	59.0%
3-bed apartments	*15*	12.3%

Site Totals		
Total GFA	12,148	sqm
Stage 02 Site Area	2,214	sqm
Floor Space Ratio	5.49	: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	33		1			
Car parking level 02	37		1			
Car parking level 03	34		1			
Car parking level 04	31		6			
Car parking level totals	**135**	**141.00**	9	6		138.00

Formula (DCP)	TYPE	RATES (CARS)	CAR REQUIRED	RATES (Reduced Scheme)	CAR REQUIRED
1 BED (DCP)		0.6	21.00		21.00
2 BED (DCP)		0.9	64.80		64.80
3 BED (DCP)		1.4	21.00		21.00
VISITOR (DCP)	5 + TOTAL UNITS/5		24.40		24.40
RETAIL (DCP)		60	9.44	100	5.66
TOTAL (DCP, ROUNDING UP)			**141.00**		**137.00**

Accessible Parking	
Required (10% Adaptable)	12
Provided	11

CARPARK RESI STORAGE					
TYPE	VOLUMN OVERALL REQ (M3)	RATE IN BASEMENT	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	72.00
3 BED	10.00	25%	2	1.25	18.75
TOTAL (ADG)					**117.00**

CARPARK BIKE STOREAGE	REQUIRED NO. BIKES	RATE PER BIKE (M2	GFA
BIKES	138	0.75	103.5
TOTAL			**103.5**

Development Yield Schedule Stage 02 Base Option

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

ADDITIONAL PODIUM CARPARK GFA	ADDITIONAL CARSPACES	GFA OF ADDITIONAL CARS
	-6	0
TOTAL		**0**

Total GFA in Carpark (CAR + BIKE + STORAGE)	220.50 m2
Total GFA INCLUDING GFA IN Carpark (CAR + BIKE + STORAGE)	12368.76 m2
TOTAL FSR	5.59 :1
MAXIMUM GFA ALLOWABLE	12177 m2
MAXIMUM FSR	5.5 :1
ADDITIONAL GFA	191.76 m2

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.

FOR INFORMATION

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ACN 600506303
Nominated Architect (NSW):
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DRAWING TITLE
DEVELOPMENT SUMMARY TABLES

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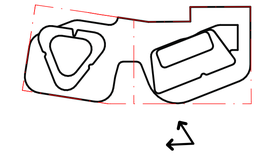

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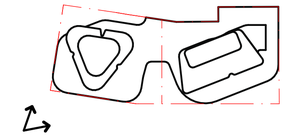

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DRAWING TITLE
PERSPECTIVE 2

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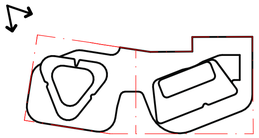

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DRAWING TITLE
PERSPECTIVE 3

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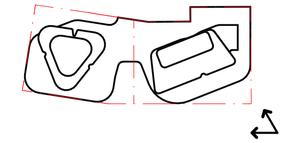

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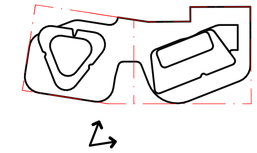

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