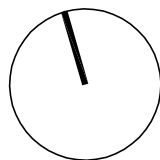




In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 694 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Retail
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Parking & Servicing
<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> Hotel	<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> Surrounding Buildings
<span style="display:inline-block; width:10px; height:10px; border:1px dashed black;"></span> Refer to Building Conservation and Retention Plan	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> Subject Site Boundary

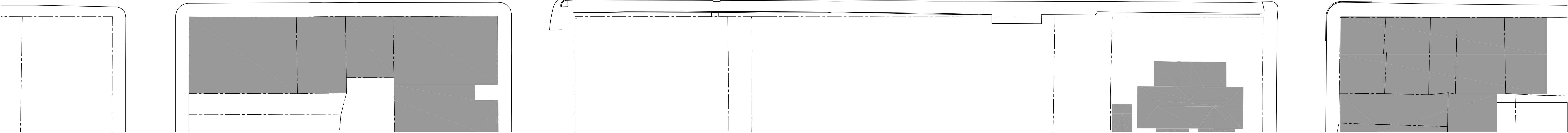
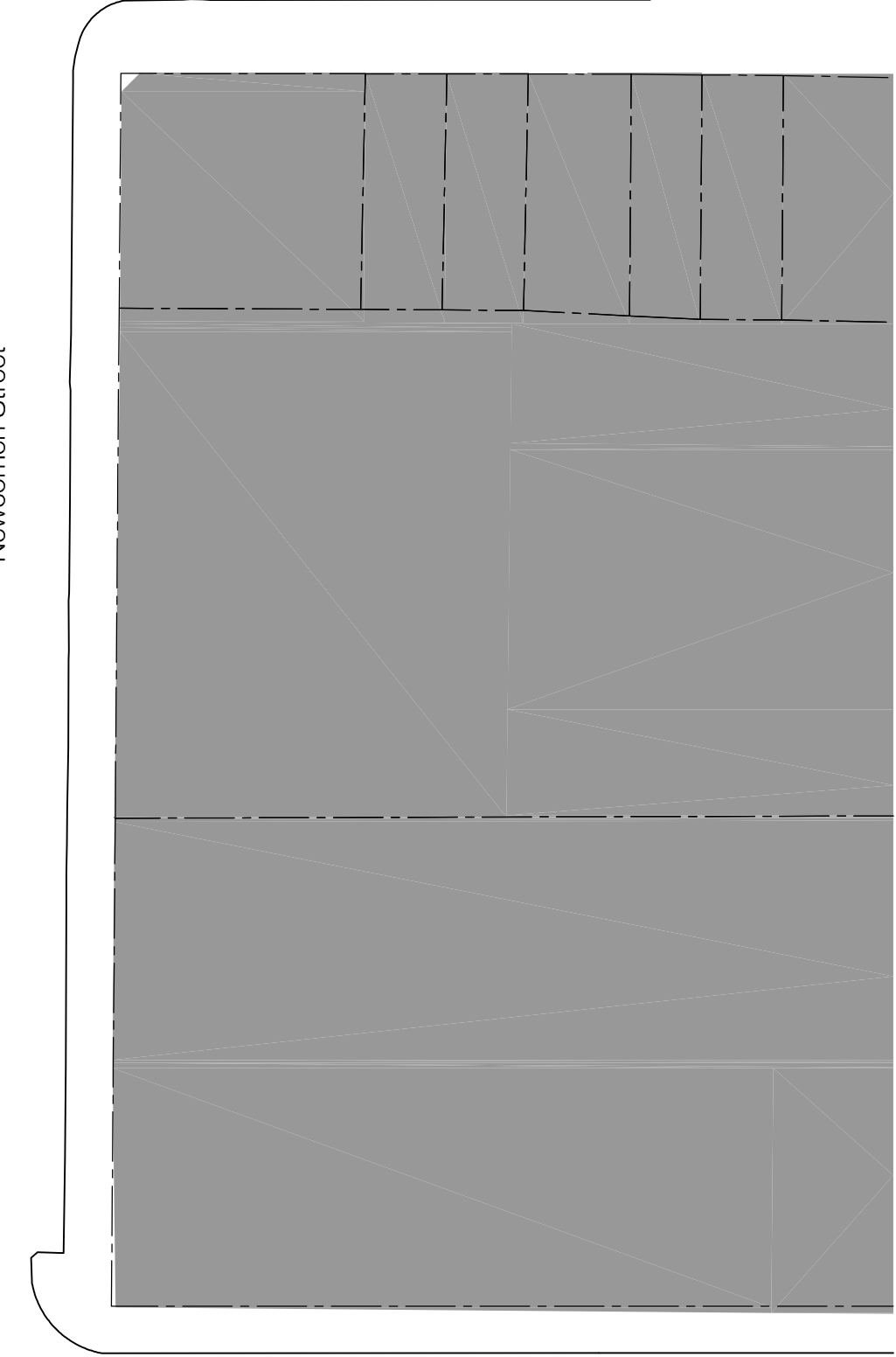
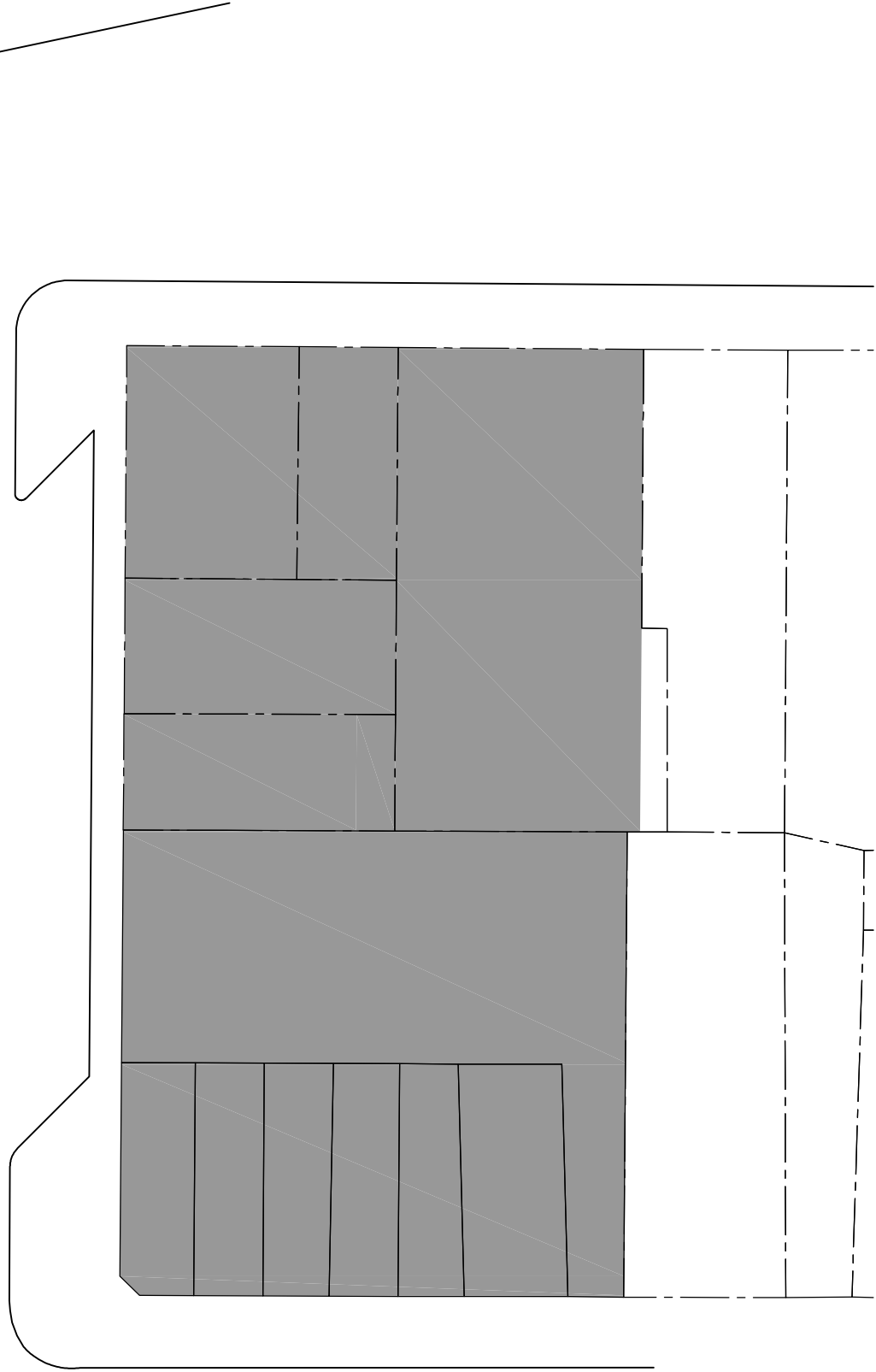
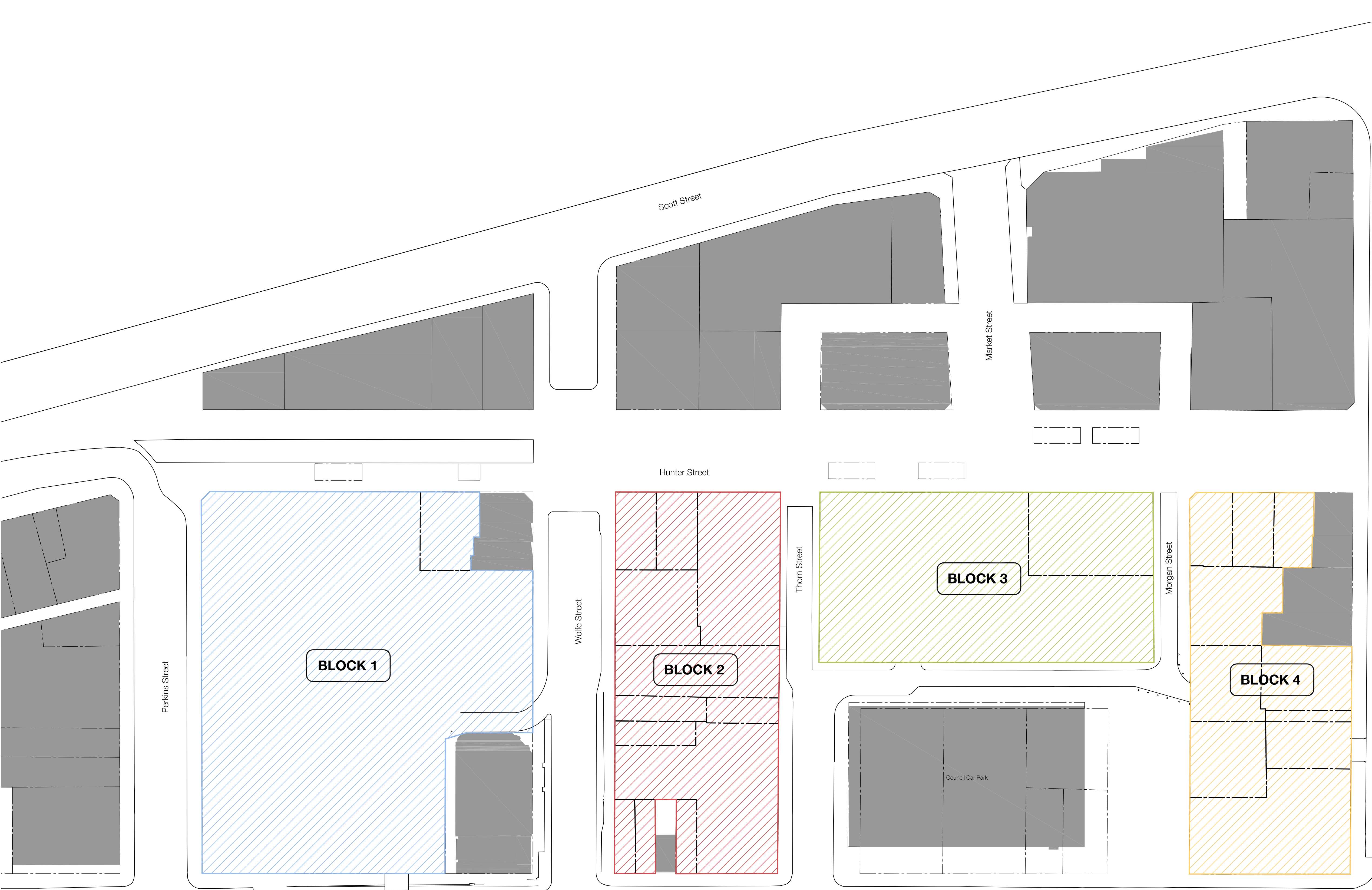
Project  
**Newcastle East End  
Staged DA  
Concept Proposal**  
Drawing Name  
**Floor Plans  
Basement 01**

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg. No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0200</b>	<b>/ 03</b>

**SJB Architects**  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9011  
F 61 2 9380 9922  
www.sjb.com.au







In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**

Nominated Architects

Adam Haddock 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key

Project  
**Newcastle East End  
Staged DA  
Concept Proposal**

Drawing Name  
**Block Plan**

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	MLI
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0103</b>	<b>/03</b>

**SJB Architects**

Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9011  
F 61 2 9380 9022  
www.sjb.com.au



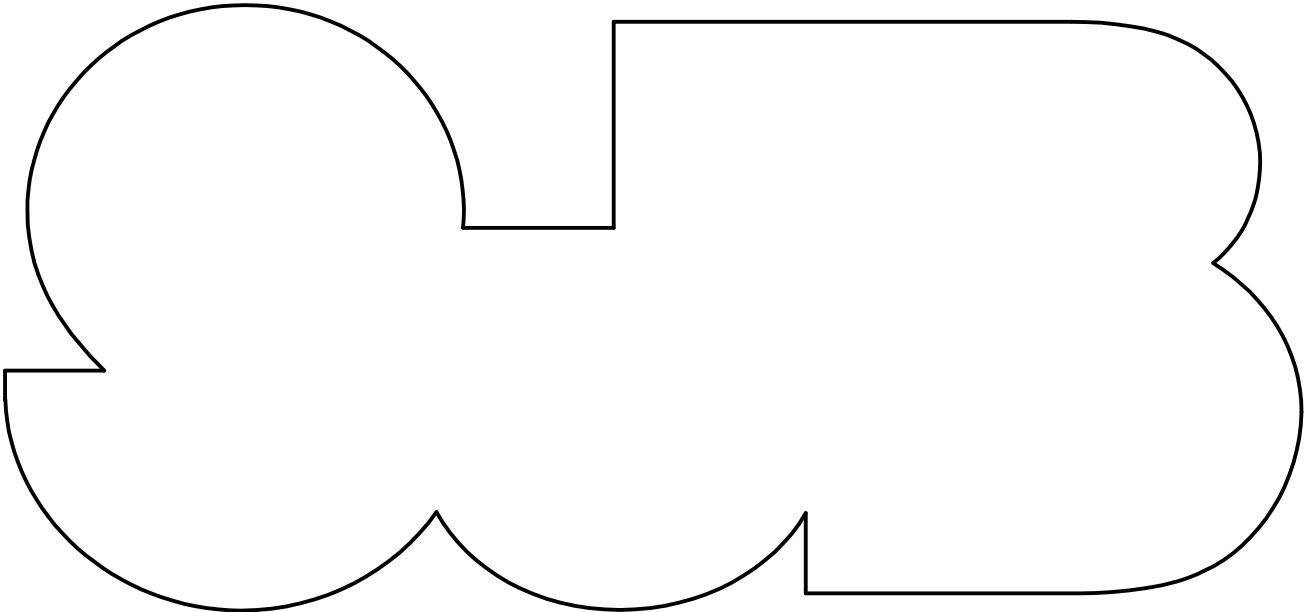
SJB Architects  
Level 2, 490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922

Project Number: 5614  
Date: September 2019  
Client: Iris Capital

iris

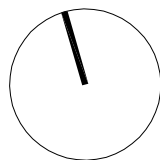
Contents

A-0001	Contents
A-0101	Site Plan; Location Plan
A-0102	Site Analysis Plan
A-0103	Block Plan
A-0200	Floor Plan; Basement 1
A-0201	Floor Plan; Level 01
A-0202	Floor Plan; Level 02
A-0203	Floor Plan; Level 03
A-0204	Floor Plan; Level 04
A-0205	Floor Plan; Level 05
A-0206	Floor Plan; Typical
A-0501	Elevation; North & East
A-0502	Elevation; South & West
A-0503	Elevation; Wolfe Street East & West
A-0504	Elevation; South & West
A-0602	Section; C & D
A-0603	Section; E & F
A-0604	Section; G & H
A-0605	Section; J
A-2901	Envelope Plan
A-2902	Privately Owned Public Access Plan
A-2903	Indicative Staging Plan
A-2904	FSR Plan





In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
SLOPED HEIGHT PLANE BASED ON NATURAL GROUND LEVEL
LEVEL HEIGHT PLANE

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name

Envelope Plan

Date  
19.09.2019  
Scale  
1:500

Reg. No.  
-  
Drawn  
ML  
Chk.  
ML

Job No.  
5614  
Drawing No.  
DA-2901 / 03  
Revision

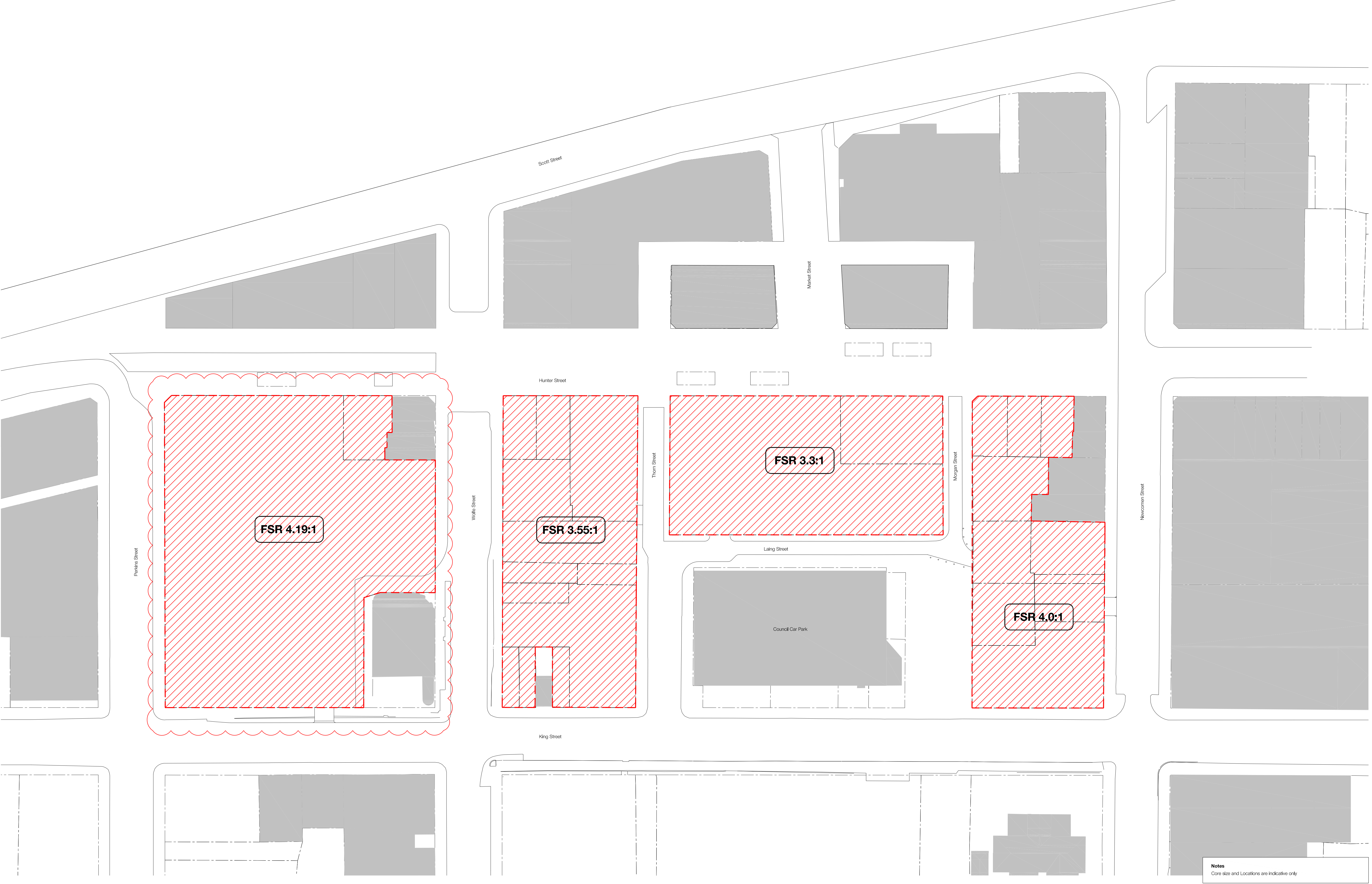
Notes  
Core size and Locations are indicative only

SJB Architects

Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au



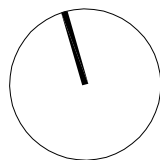




**Notes**  
Core size and Locations are indicative only

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key	
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	Residential
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	Retail
<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	Commercial
<span style="display:inline-block; width:10px; height:10px; background-color:olive;"></span>	Hotel
<span style="display:inline-block; width:10px; height:10px; background-color:gray;"></span>	Parking & Servicing
<span style="display:inline-block; width:10px; height:10px; background-color:lightgray;"></span>	Surrounding Buildings
<span style="display:inline-block; width:10px; height:10px; border:1px dashed black;"></span>	Refer to Building Conservation and Retention Plan
<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span>	Subject Site Boundary

Project  
**Newcastle East End Staged DA Concept Proposal**  
Drawing Name

FSR Plan

Date  
**19.09.2019**

Scale  
**1:500**

Reg No.  
**-**

Drawn  
**ML**

Job No.  
**5614**

Drawing No.  
**DA-2904 / 03**

Sheet Size  
**@ A1**

Chk.  
**ML**

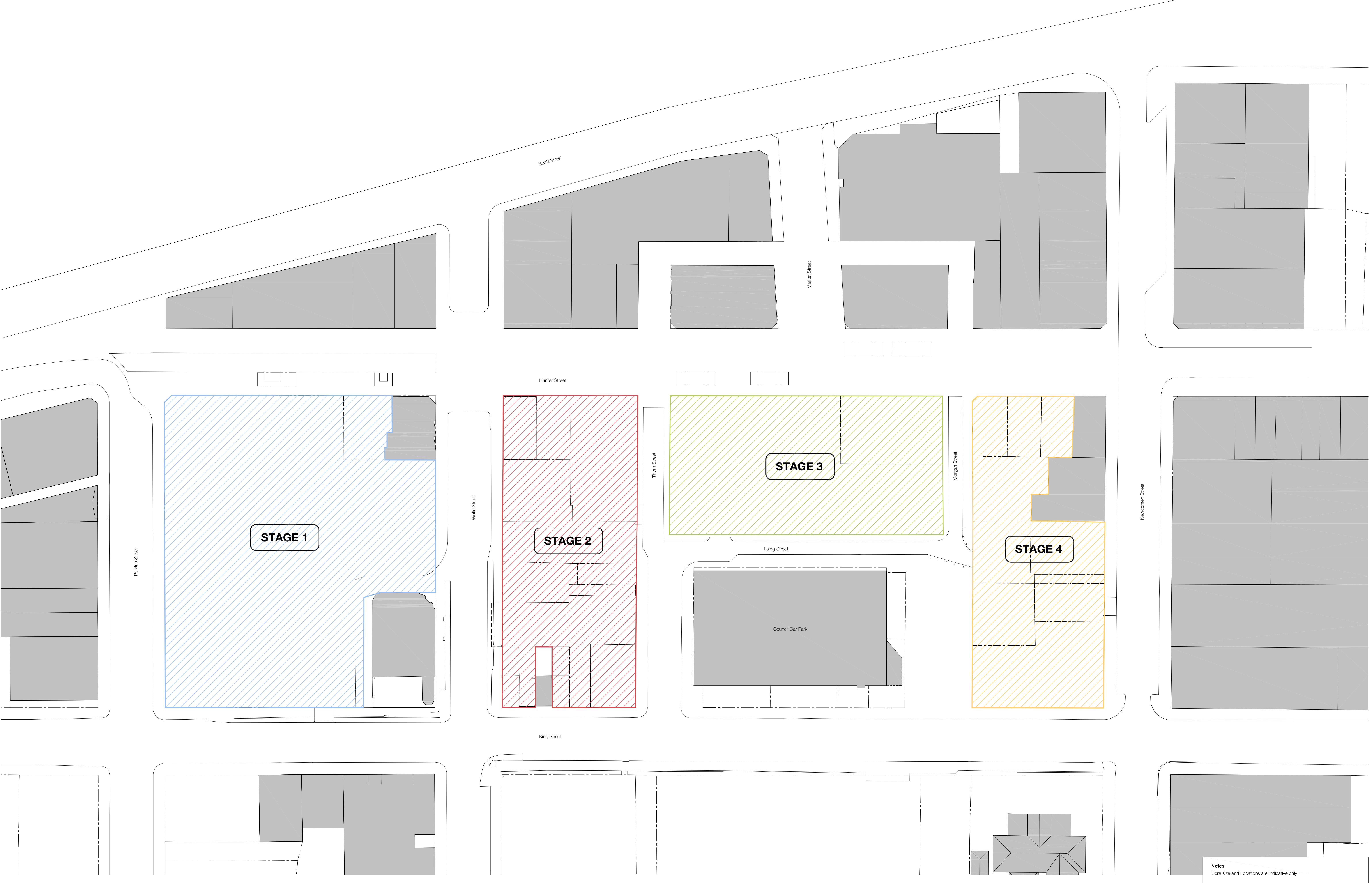
Revision

**SJB Architects**

Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au



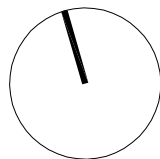




In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**



**iris**

Nominated Architects

Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key

STAGE 1

STAGE 2

STAGE 3

STAGE 4

STAGE 5

STAGE 6

Project

Newcastle East End  
Staged DA  
Concept Proposal

Drawing Name

Indicative Staging Plan

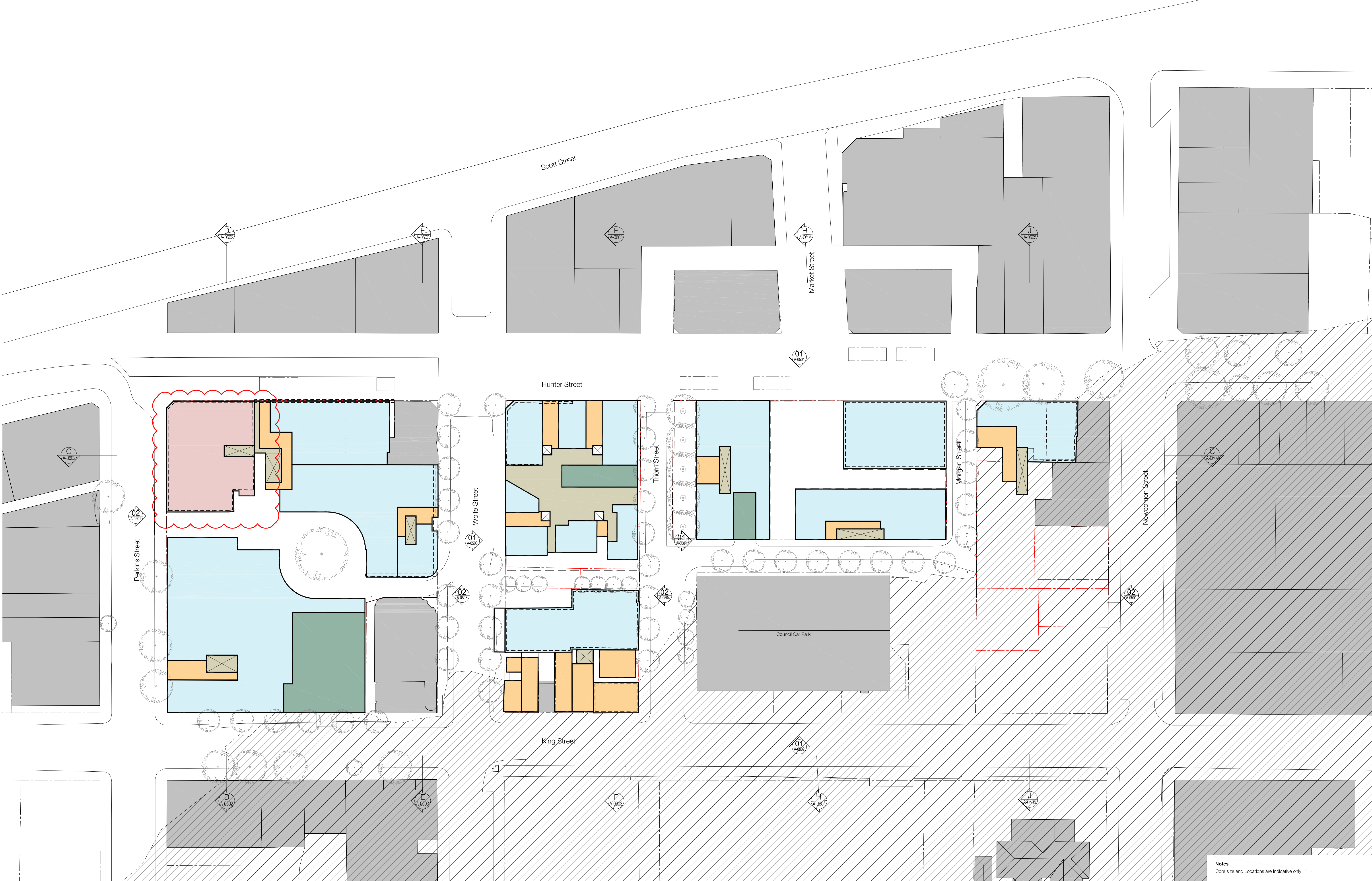
Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-2903 / 03	

**Notes**  
Core size and Locations are indicative only

Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

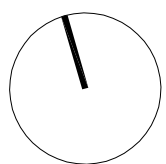






**Notes**  
Core size and Locations are indicative only

In accepting and utilizing this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

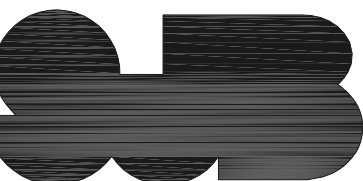
Rev.	Date	Revision	By	Chk.

Key	
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Retail
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Parking & Servicing
<span style="display:inline-block; width:10px; height:10px; background-color:lightpink; border:1px solid black;"></span> Hotel	<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> Surrounding Buildings
<span style="display:inline-block; width:10px; height:10px; border:1px dashed black;"></span> Refer to Building Conservation and Retention Plan	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Floor Plans  
Level 01

Date  
19.09.2019  
Scale  
1:500  
Reg No.  
-  
ML  
Job No.  
5614  
Drawing No.  
DA-0201 / 03

Sheet Size  
@ A1  
Chk.  
ML  
Revision  
ML  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

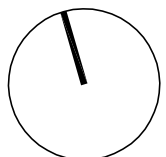






In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key		
	Residential	Retail
	Commercial	Parking & Servicing
	Hotel	Surrounding Buildings
	Refer to Building Conservation and Retention Plan	Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Floor Plan  
Level 02

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0202	/ 03

**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

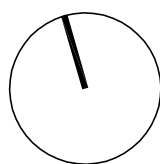




**Notes**  
Core size and Locations are indicative only

In accepting and utilizing this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 694 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**




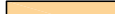





**iris**

Nominated Architects Adam Haddock 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key	
	Residential
	Commercial
	Hotel
	Refer to Building
	Retail
	Parking & Servicing
	Surrounding Buildings

Project  
**Newcastle East End  
Staged DA  
Concept Proposal**  
Drawing Name  
**Floor Plans  
Level 03**

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg. No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0203</b>	<b>/ 03</b>

**SJB Architects**  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

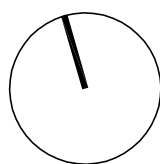






**Notes**  
Core size and Locations are indicative only

In accepting and utilizing this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key		
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Retail	
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:10px; height:10px; background-color:teal; border:1px solid black;"></span> Parking & Servicing	
<span style="display:inline-block; width:10px; height:10px; background-color:pink; border:1px solid black;"></span> Hotel	<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> Surrounding Buildings	
<span style="display:inline-block; width:10px; height:10px; border:1px dashed black;"></span> Refer to Building Conservation and Retention Plan	<span style="display:inline-block; width:10px; height:10px; border:1px dashed red;"></span> Subject Site Boundary	

Project  
**Newcastle East End  
Staged DA  
Concept Proposal**  
Drawing Name  
**Floor Plans  
Level 04**

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg. No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0204 / 03</b>	

**SJB Architects**

Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

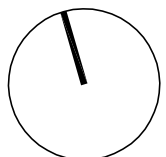






In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.










**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key	
 Residential	 Retail
 Commercial	 Parking & Servicing
 Hotel	 Surrounding Building
 Refer to Building	

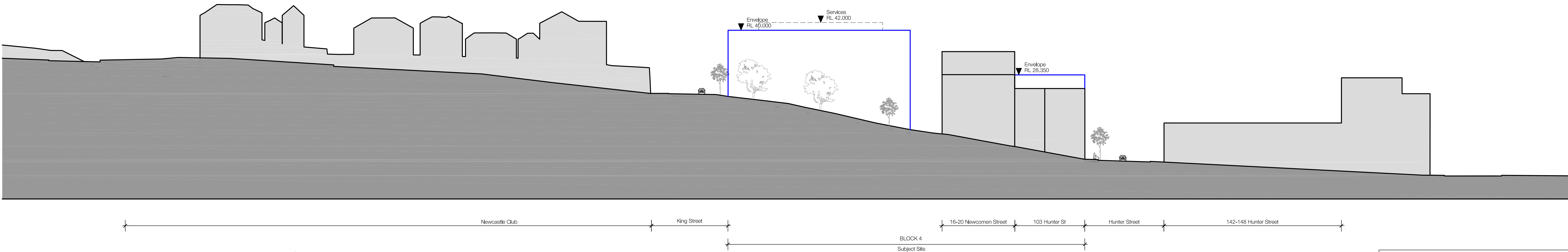
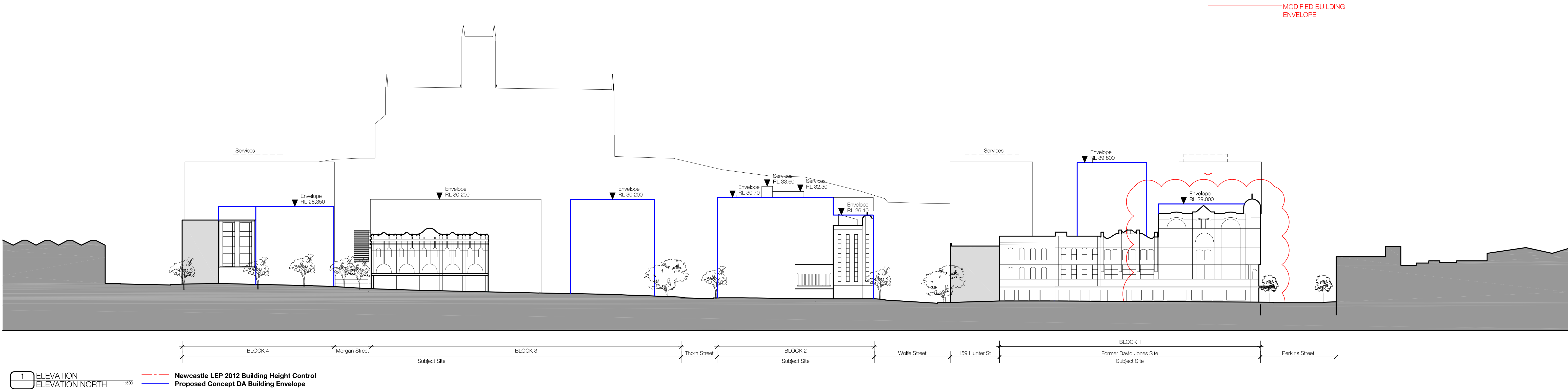
Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Floor Plans  
Level 05

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0205	/ 03

**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

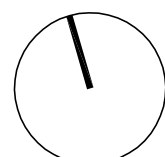






In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
Residential
Commercial
Hotel
Refer to Building Conservation and Retention Plan
Retail
Parking & Servicing
Surrounding Buildings
Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Building Envelope  
Elevation North and East

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0501	/ 03

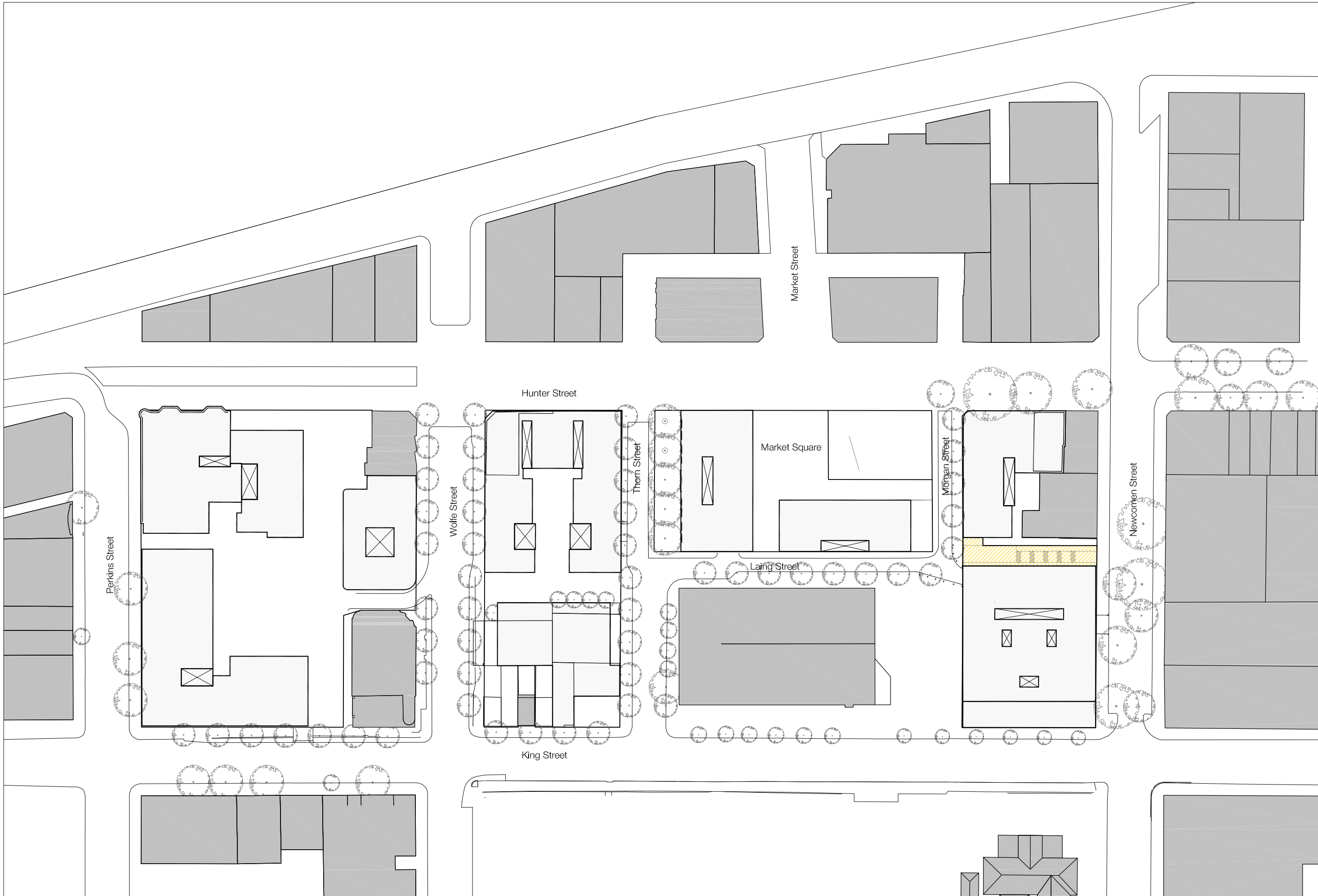
**Notes**  
Core size and Locations are indicative only

**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au





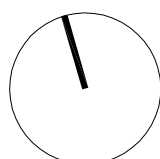
1 PUBLIC ACCESS PLAN  
Lower Levels  
1:1000



2 PUBLIC ACCESS PLAN  
Upper Levels  
1:1000

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
PRIVATELY OWNED / PUBLICLY ACCESSIBLE
DEDICATED TO COUNCIL - STRATUM
DEDICATED TO COUNCIL - TORRENS TITLE LOT

Project  
**Newcastle East End  
Staged DA  
Concept Proposal**  
Drawing Name  
  
Privately Owned Public Access

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-2902	/ 03

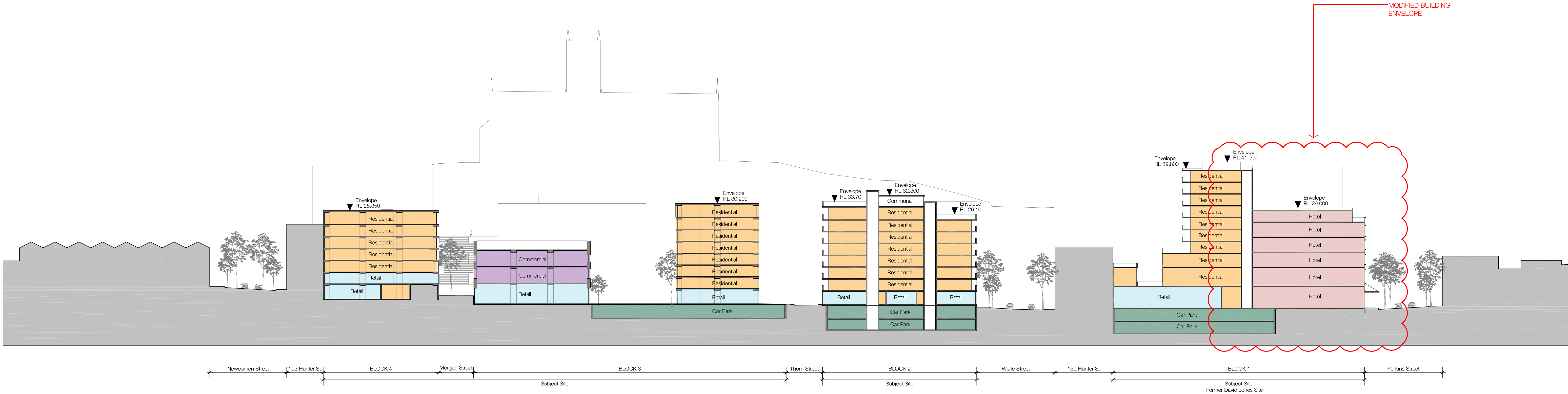
**Notes**  
Core size and Locations are indicative only

**SJB Architects**

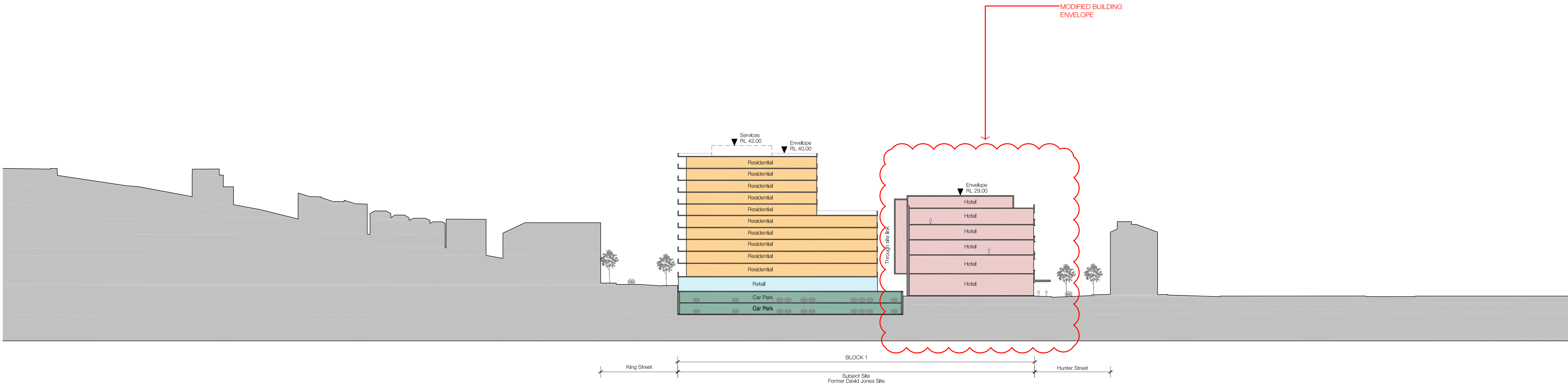
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9011  
F 61 2 9380 9022  
www.sjb.com.au





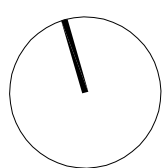


1 SECTION  
A-0201 SECTION C  
1:500  
Newcastle LEP 2012 Building Height Control  
Concept DA Building Envelope



2 SECTION  
A-0201 SECTION D  
1:500  
Newcastle LEP 2012 Building Height Control  
Concept DA Building Envelope

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key	
Residential	Retail
Commercial	Parking & Servicing
Hotel	Surrounding Buildings
Refer to Building Conservation and Retention Plan	Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Section C & D

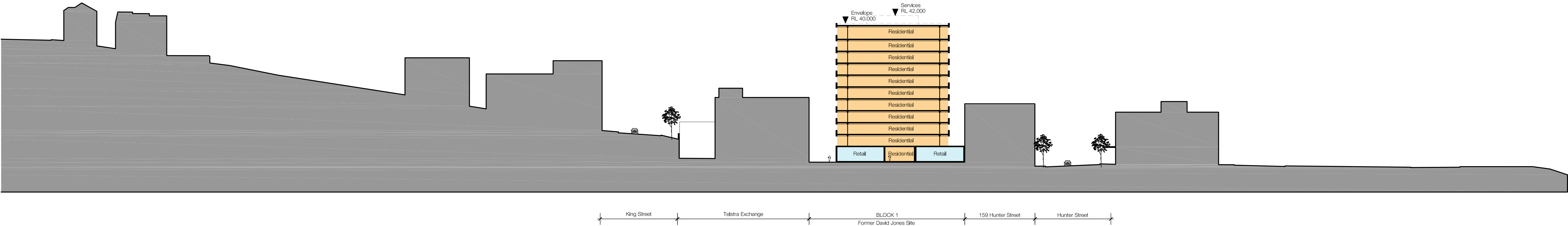
Date	Scale	Sheet Size	SJB Architects
19.09.2019	1:500	@ A1	
Reg No.	Drawn	Chk.	
-	ML	ML	
Job No.	Drawing No.	Revision	
5614	DA-0601	/ 03	

Notes  
Core size and Locations are indicative only

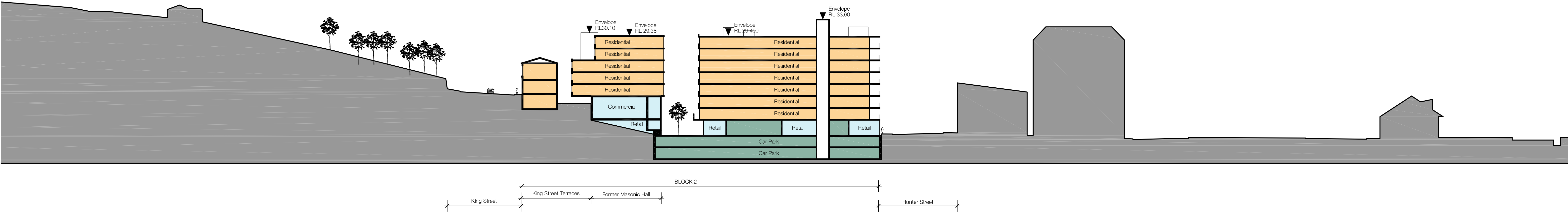
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au







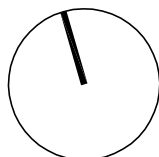
1 SECTION  
A-0201 SECTION E  
1:500  
Newcastle LEP 2012 Building Height Control  
Concept DA Building Envelope



2 SECTION  
A-0201 SECTION F  
1:500  
Newcastle LEP 2012 Building Height Control  
Concept DA Building Envelope

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse this document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
Residential
Retail
Commercial
Parking & Servicing
Hotel
Surrounding Buildings
Refer to Building Conservation and Retention Plan
Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Section E & F

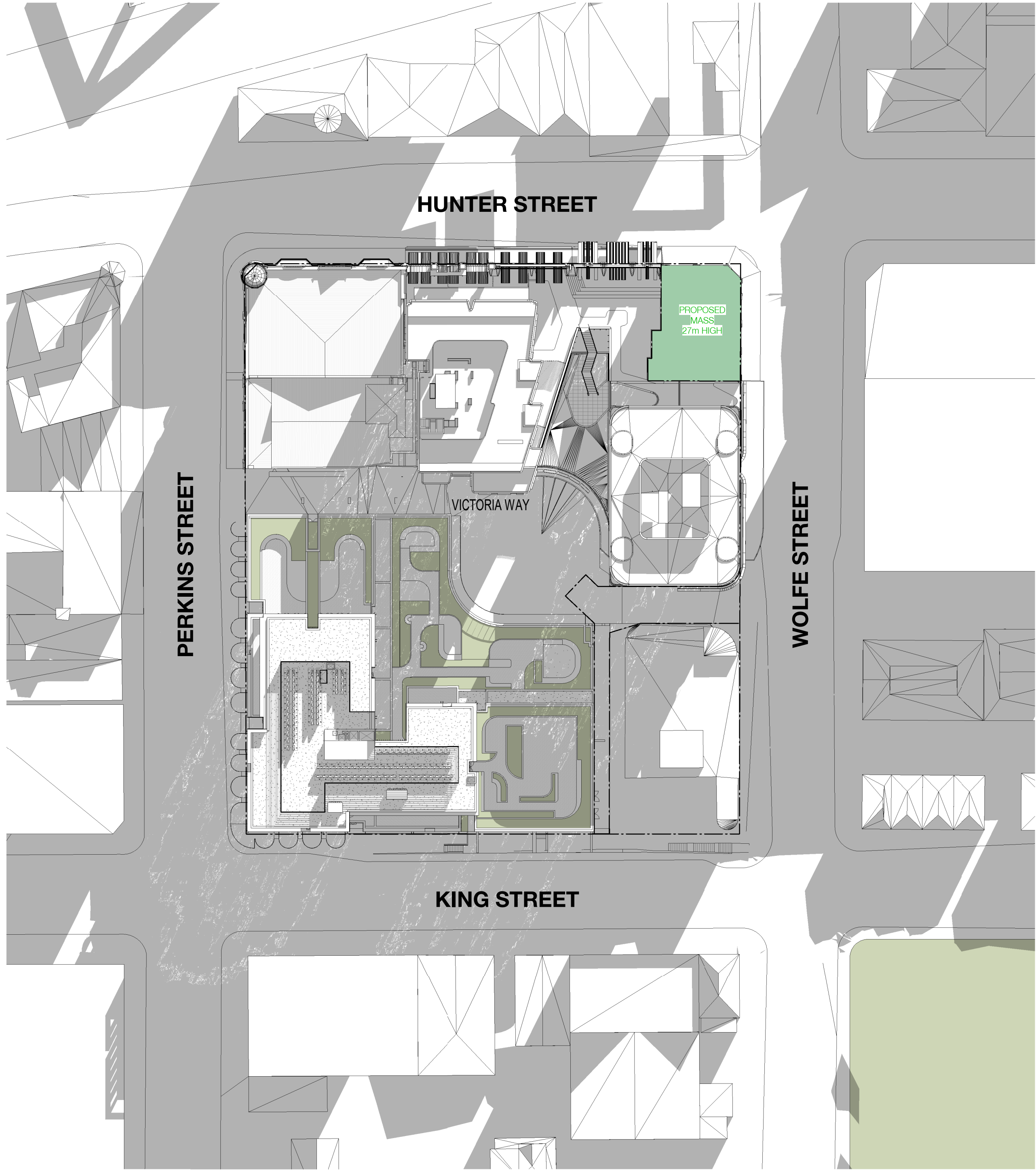
Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0602	/ 03

**Notes**  
Core size and Locations are indicative only

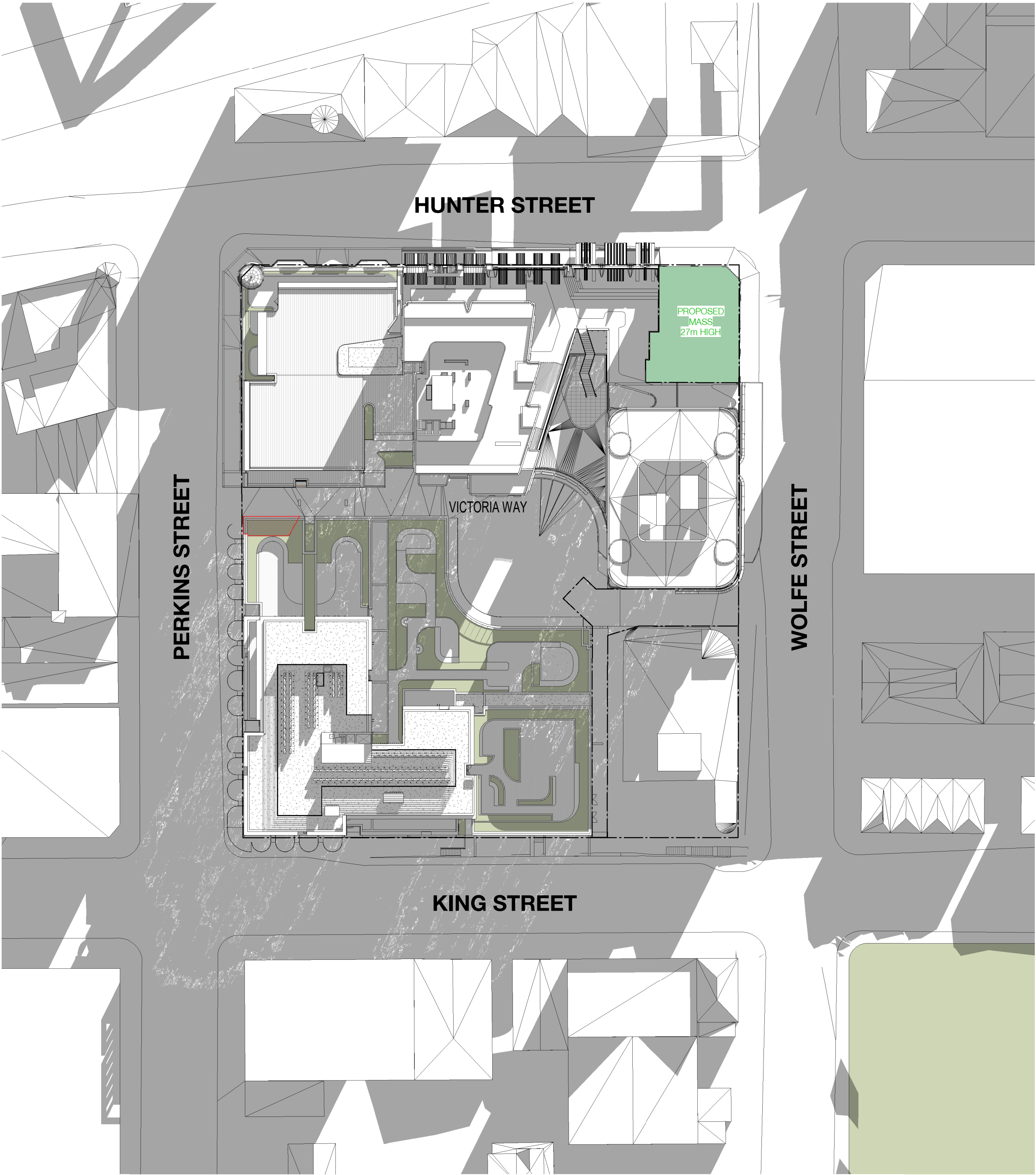
**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au









SOLAR STUDY - STAGE 1 DA - JUNE 21st 9am



SOLAR STUDY - PROPOSED - JUNE 21st 9am

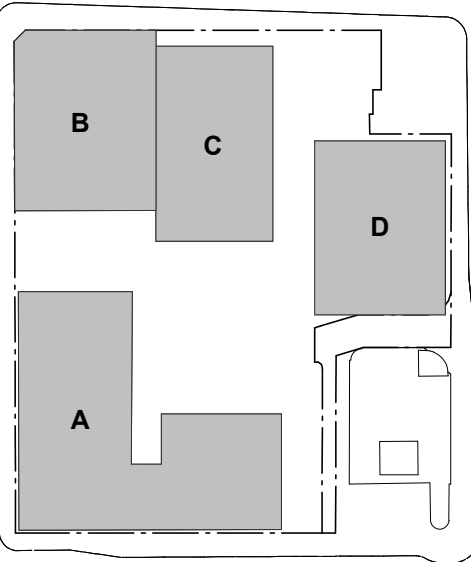
KEY:  
 INCREASE IN OVERSHADOWING  
 REDUCTION IN OVERSHADOWING

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



- Executive Architect + Building A+B  
SJB Architects
- Building C - Hunter St  
Tonkin Zulaikha Greer Architects
- Building D - Wolfe St  
Durbach Block Jaggars
- Town Planning  
SJB Planning
- Structural Engineer  
Northrop
- Fire Engineer  
Innova
- BCA Consultant  
City Plan Services
- Acoustic Consultant  
Acoustic Logic
- Landscape Architect  
Xeriscapes
- Access Consultant  
ABE Consulting
- Heritage Consultant  
City Plan Services
- Traffic Engineer  
TTM Consulting

Client

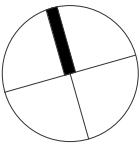
RICHARD CROOKES  
CONSTRUCTIONS

Project

Newcastle East End - Stage 1  
163 & 169-185 Hunter St  
Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 9AM



Date  
18.10.2019

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
RD

Chk.  
ML

Job No.  
5589

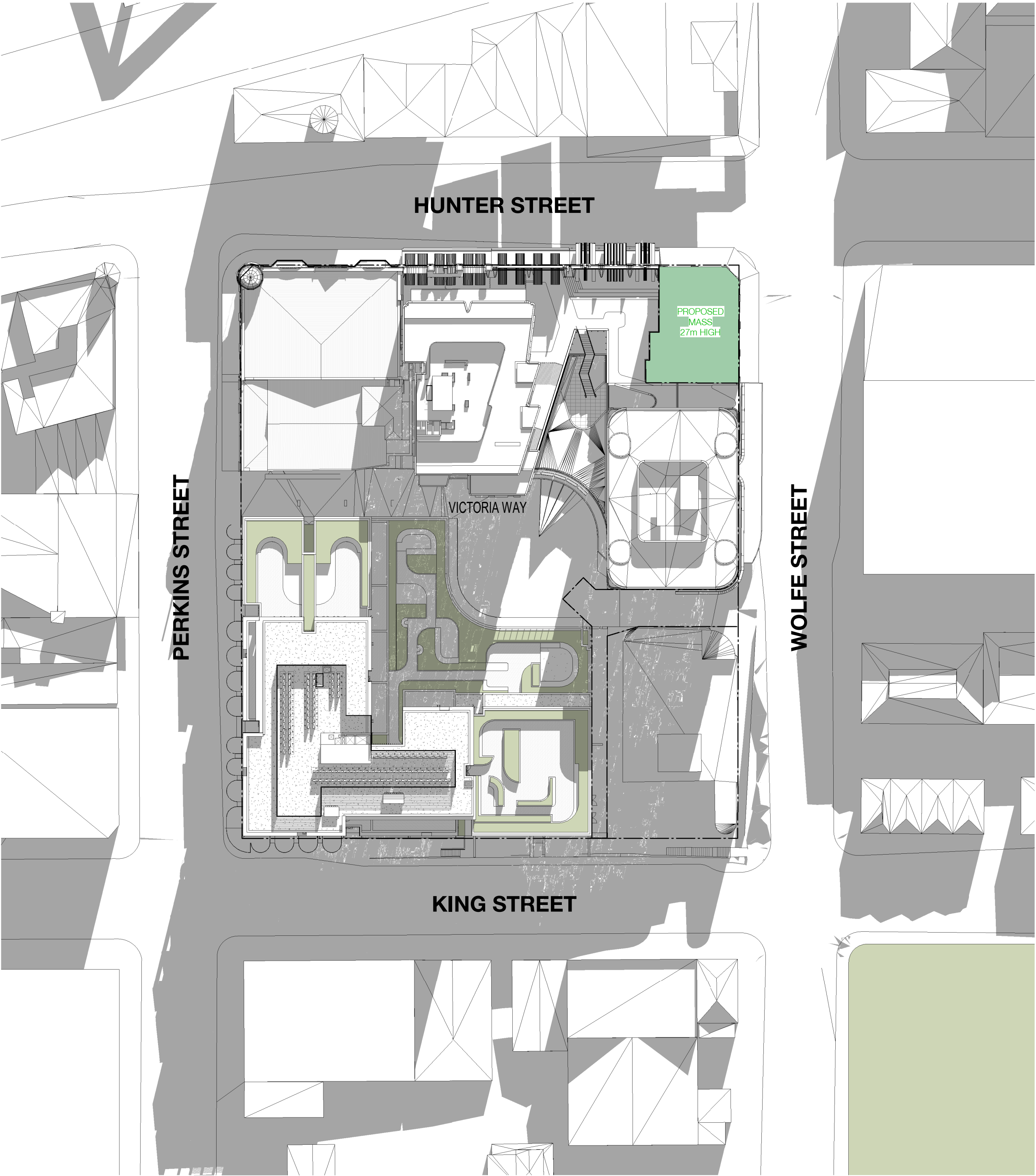
Drawing No.  
P-A-2811 / 22

Revision

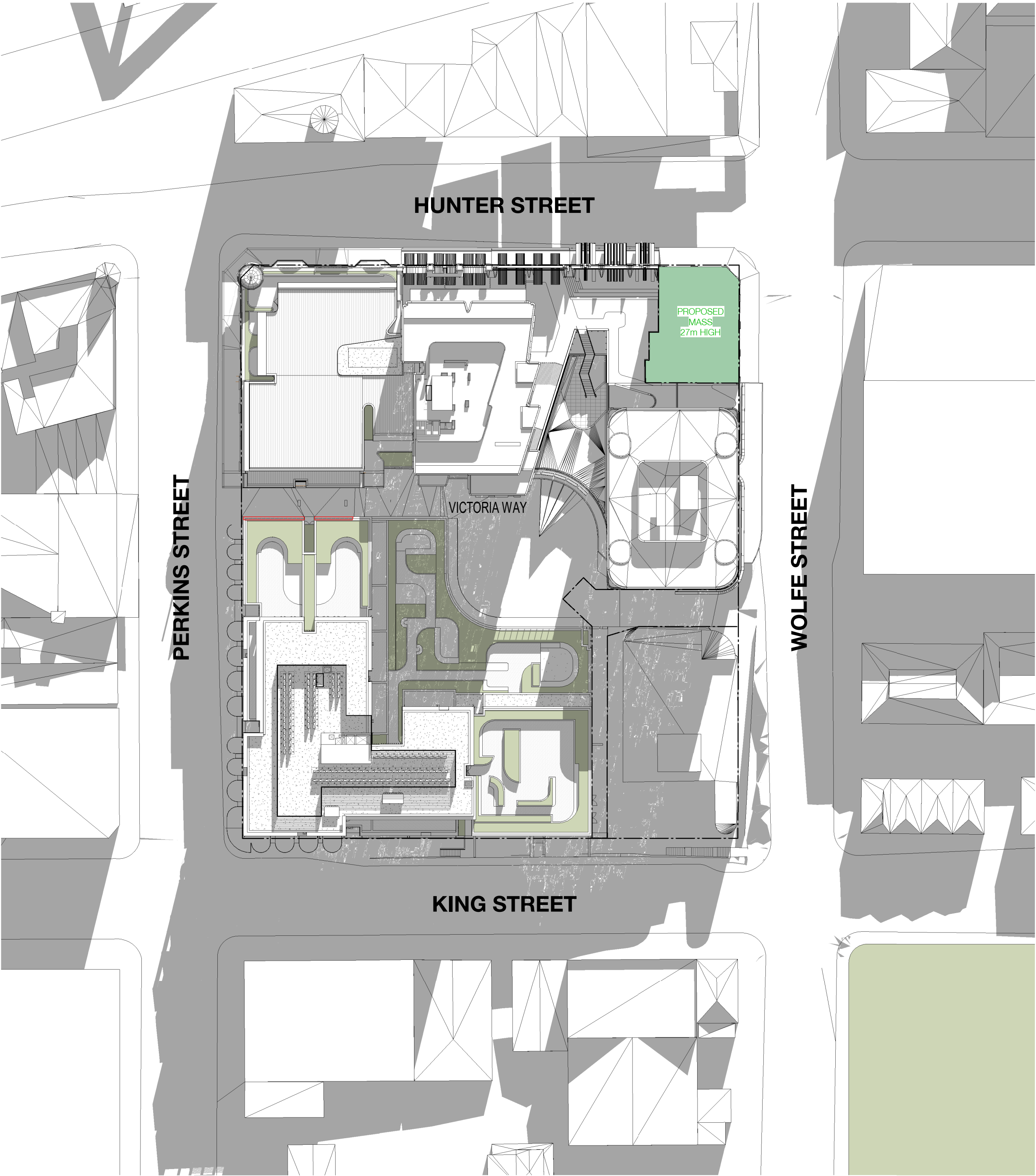
SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au







SOLAR STUDY - STAGE 1 DA - JUNE 21st 10am



SOLAR STUDY - PROPOSED - JUNE 21st 10am

KEY:

INCREASE IN OVERSHADOWING

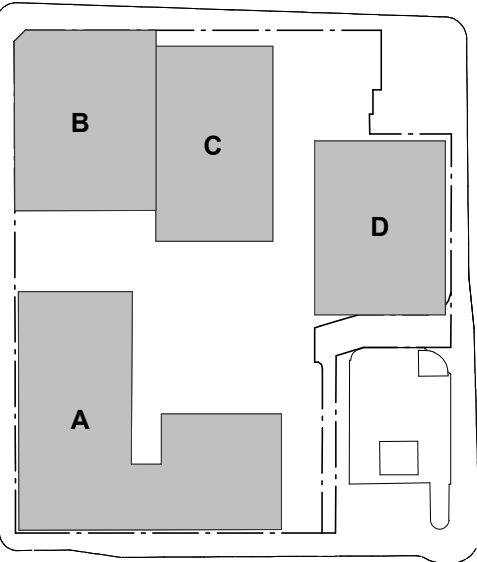
REDUCTION IN OVERSHADOWING

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



- Executive Architect + Building A+B  
SJB Architects
- Building C - Hunter St  
Tonkin Zulaikha Greer Architects
- Building D - Wolfe St  
Durbach Block Jaggars
- Town Planning  
SJB Planning
- Structural Engineer  
Northrop
- Fire Engineer  
Innova
- BCA Consultant  
City Plan Services
- Acoustic Consultant  
Acoustic Logic
- Landscape Architect  
Xeriscapes
- Access Consultant  
ABE Consulting
- Heritage Consultant  
City Plan Services
- Traffic Engineer  
TTM Consulting

Client

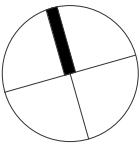
RICHARD CROOKES  
CONSTRUCTIONS

Project

Newcastle East End - Stage 1  
163 & 169-185 Hunter St  
Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 10AM



Date  
18.10.2019

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
RD

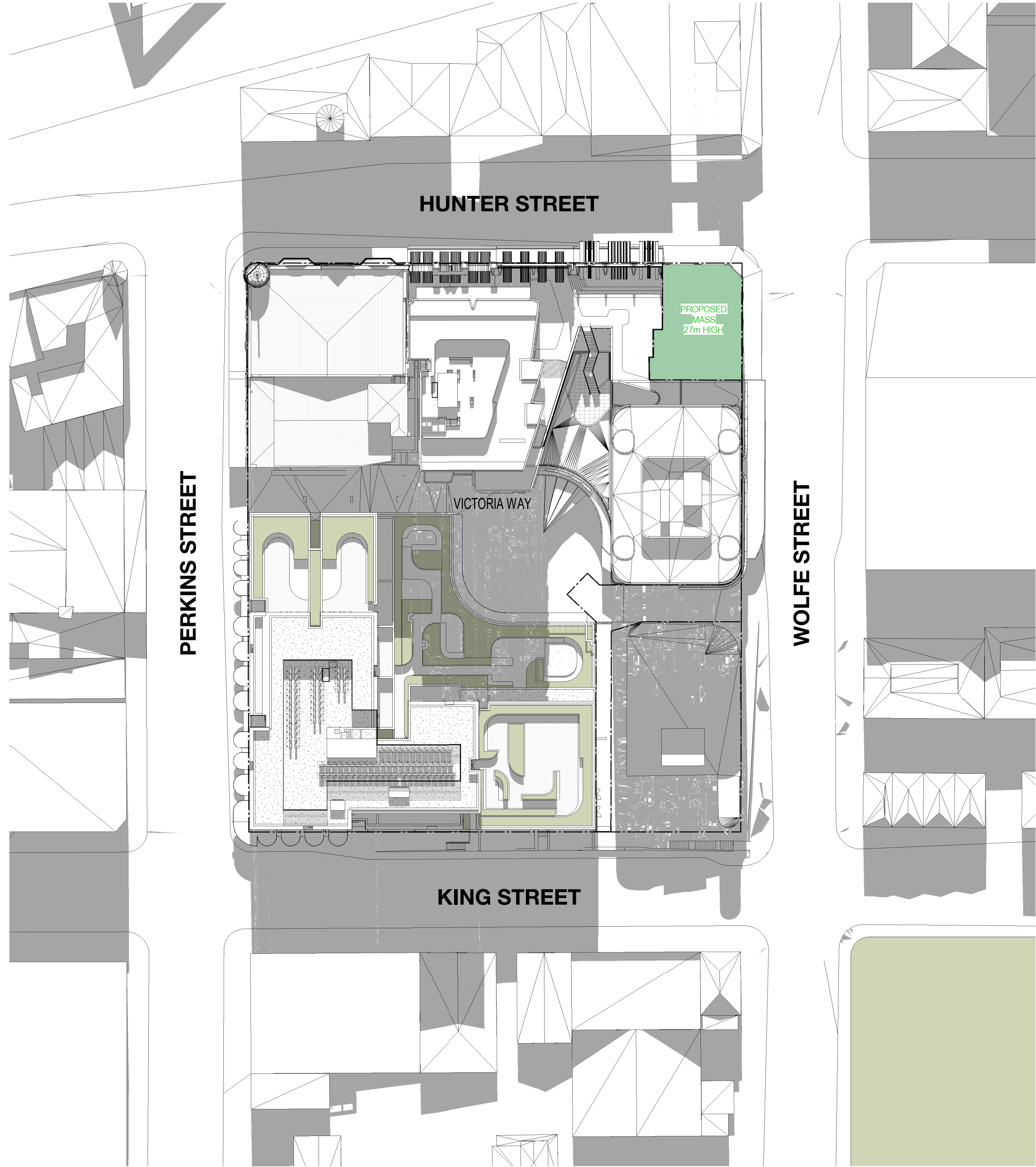
Chk.  
ML

Job No.  
5589

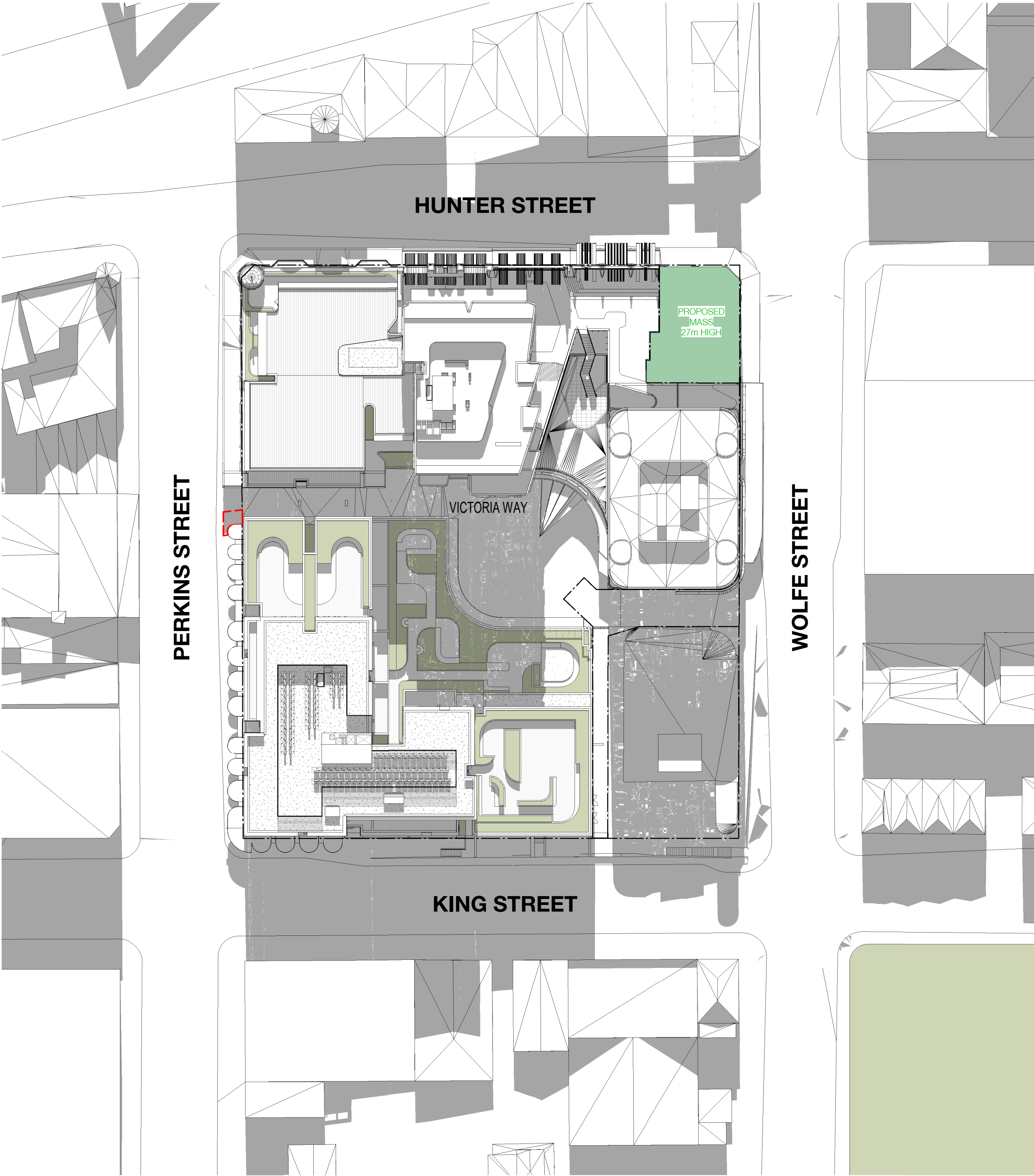
Drawing No.  
P-A-2812/ 22

Revision







SOLAR STUDY - STAGE 1 DA - JUNE 21st 11am



SOLAR STUDY - PROPOSED - JUNE 21st 11am

KEY:

 INCREASE IN OVERSHADOWING

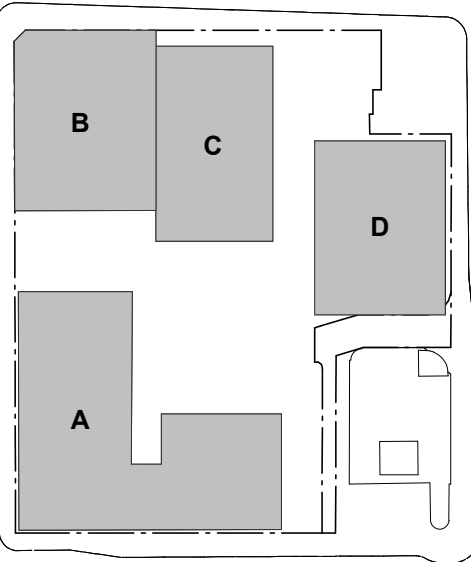
 REDUCTION IN OVERSHADOWING

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jagers

Town Planning

SJB Planning

Structural Engineer

Northrop

Fire Engineer

Innova

BCA Consultant

City Plan Services

Acoustic Consultant

Acoustic Logic

Landscape Architect

Xeriscapes

Access Consultant

ABE Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

TTM Consulting

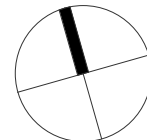
**RICHARD CROOKES**  
**CONSTRUCTIONS**

Project

Newcastle East End - Stage 1  
163 & 169-185 Hunter St  
Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 11AM



Date: 18.10.2019 Scale: As indicated Sheet Size: @ A1

Drawn: RD Chk: ML

Job No.: 5589 Drawing No.: P-A-2813/ Revision: 22

SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
F 61 2 9380 9922  
www.sjb.com.au



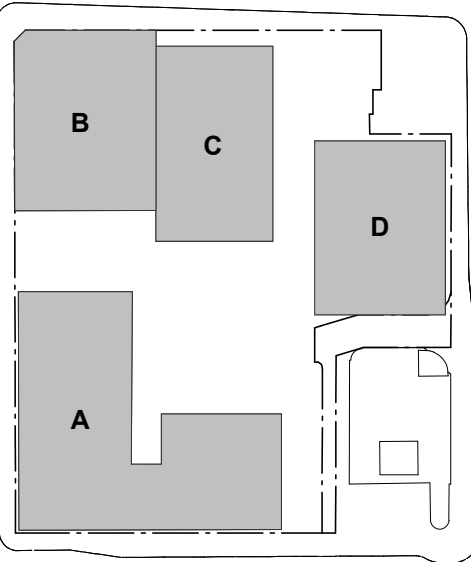


In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



Executive Architect + Building A+B

SJB Architects

Building C - Hunter St

Tonkin Zulaikha Greer Architects

Building D - Wolfe St

Durbach Block Jaggers

Town Planning

SJB Planning

Structural Engineer

Northrop

Fire Engineer

Innova

BCA Consultant

City Plan Services

Acoustic Consultant

Acoustic Logic

Landscape Architect

Xeriscapes

Access Consultant

ABE Consulting

Heritage Consultant

City Plan Services

Traffic Engineer

TTM Consulting

Client

**RICHARD CROOKES**  
**CONSTRUCTIONS**

Project

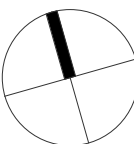
Newcastle East End - Stage 1

163 & 169-185 Hunter St

Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 12PM



Date: 18.10.2019 Scale: As indicated Sheet Size: @ A1

Drawn: RD Chk: ML

Job No: 5589 Drawing No: P-A-2814 / 22 Revision:

SJB Architects

Level 2

490 Crown Street

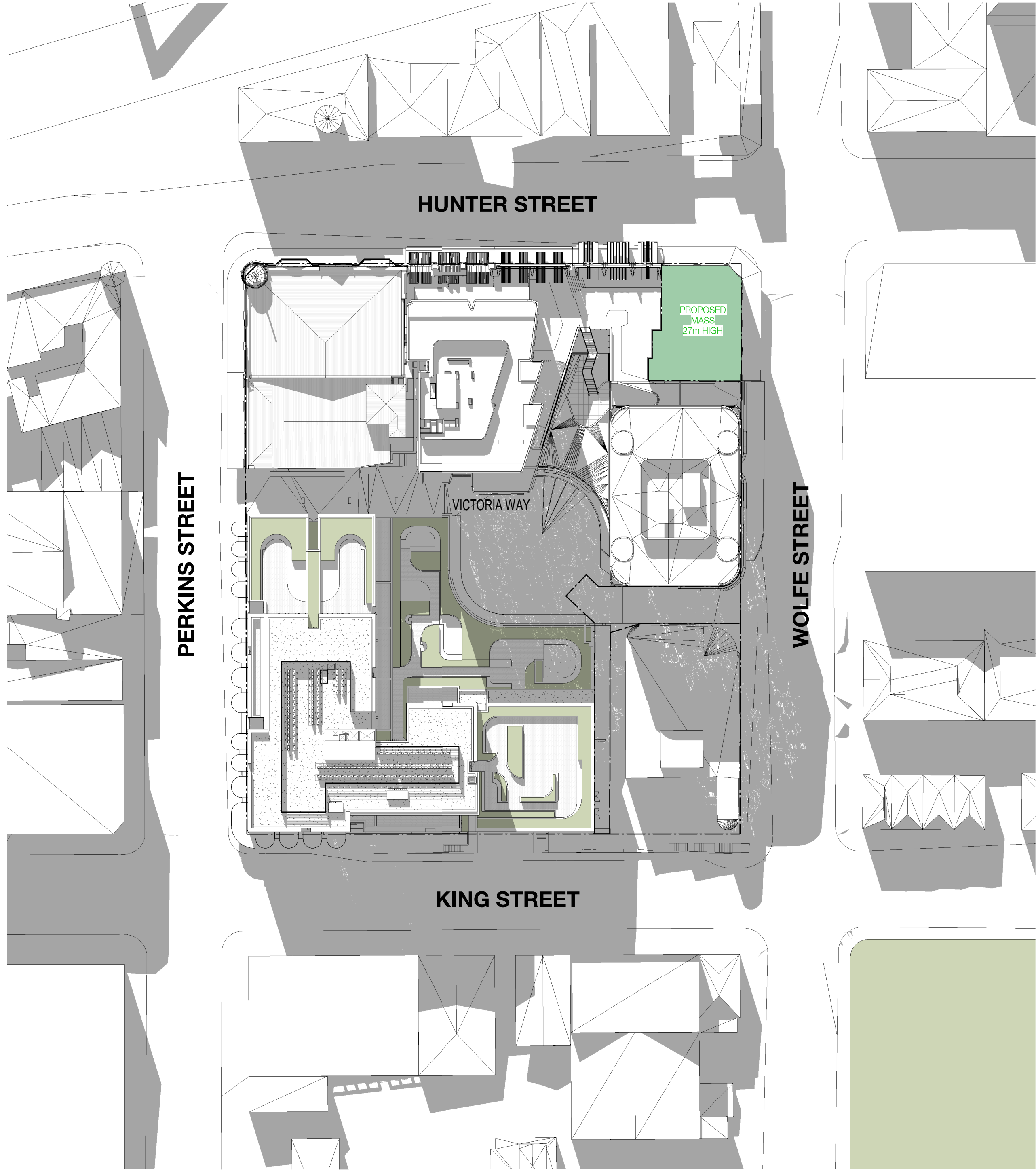
Surry Hills NSW

2010 Australia

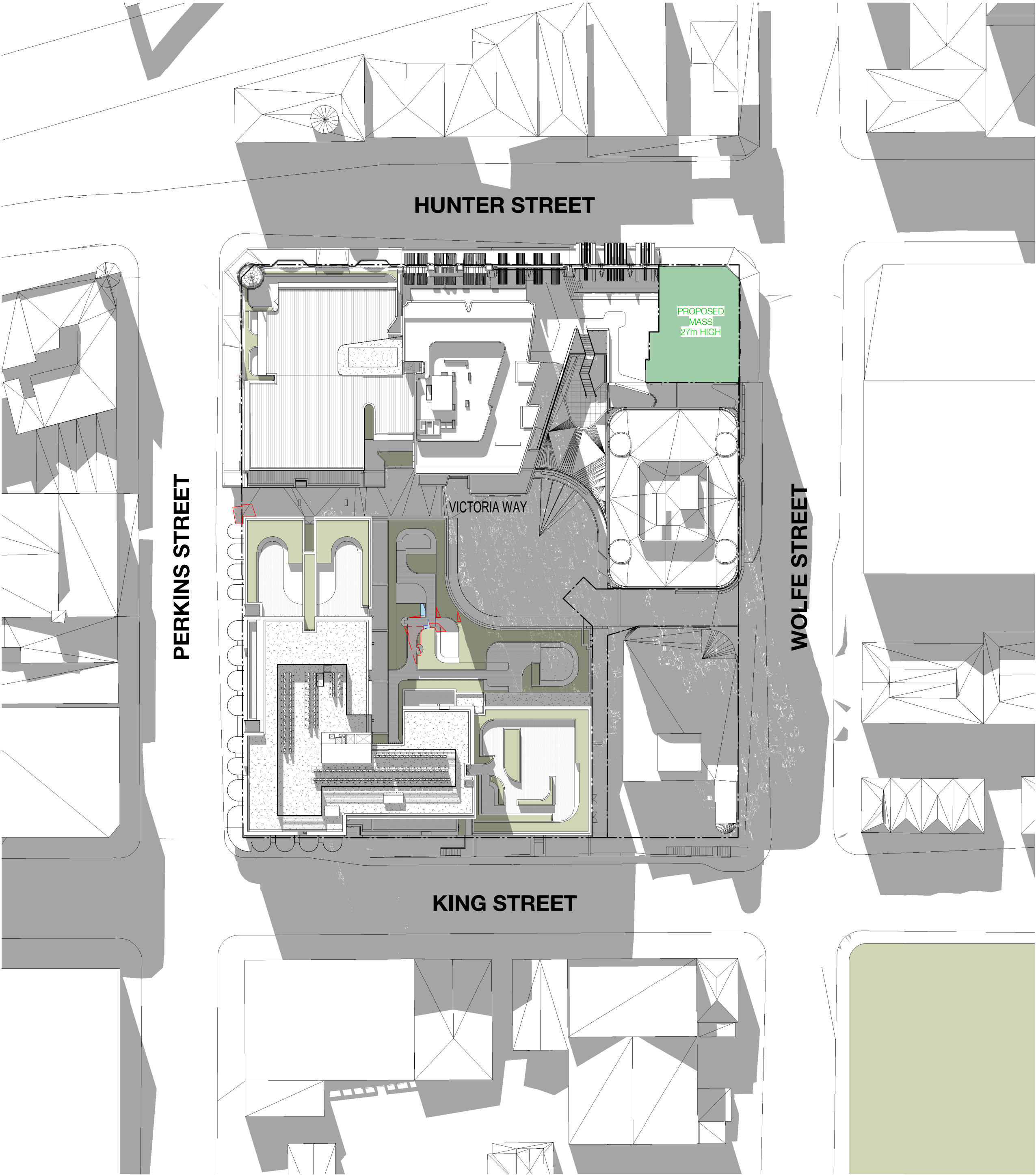
F 61 2 9380 9911

F 61 2 9380 9922

www.sjb.com.au



SOLAR STUDY - STAGE 1 DA - JUNE 21st 12pm



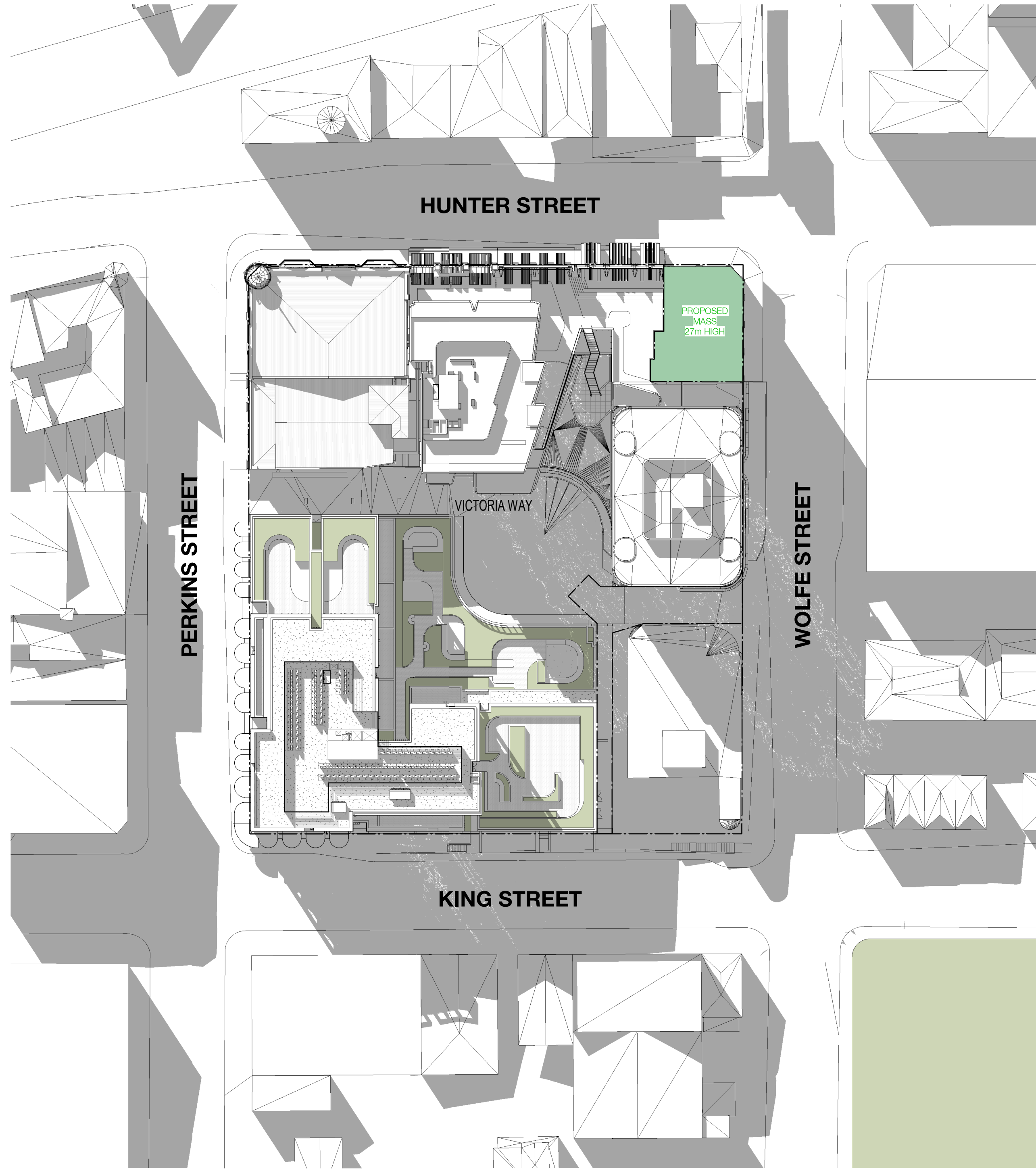
SOLAR STUDY -PROPOSED - JUNE 21st 12pm

KEY:

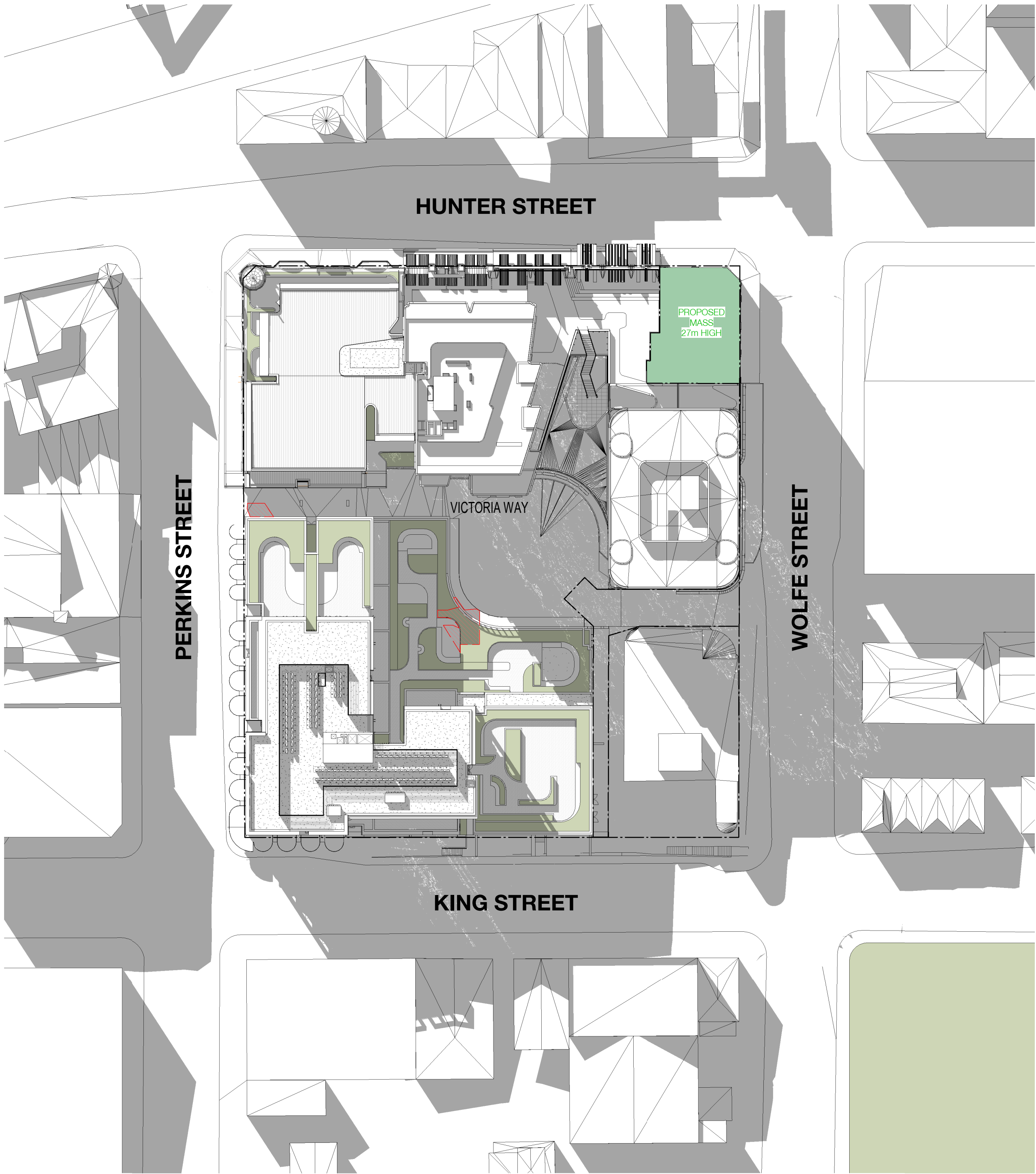
 INCREASE IN OVERSHADOWING

 REDUCTION IN OVERSHADOWING





SOLAR STUDY - STAGE 1 DA - JUNE 21st 1pm



SOLAR STUDY - PROPOSED - JUNE 21st 1pm

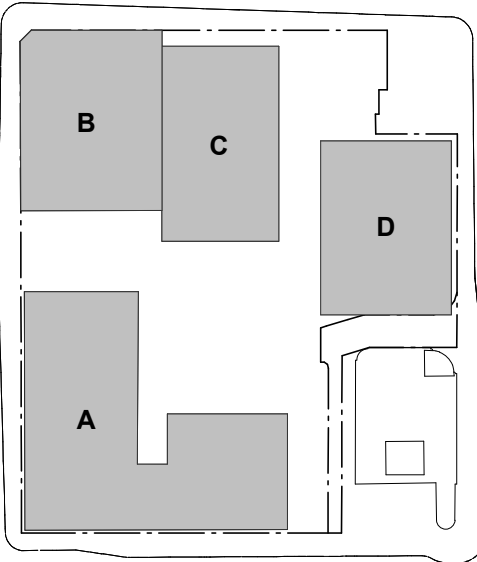
- KEY:
- INCREASE IN OVERSHADOWING
  - REDUCTION IN OVERSHADOWING

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

## FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



Executive Architect + Building A+B  
SJB Architects

Building C - Hunter St  
Tonkin Zulaikha Greer Architects

Building D - Wolfe St  
Durbach Block Jagers

Town Planning  
SJB Planning

Structural Engineer  
Northrop

Fire Engineer  
Innova

BCA Consultant  
City Plan Services

Acoustic Consultant  
Acoustic Logic

Landscape Architect  
Xeriscapes

Access Consultant  
ABE Consulting

Heritage Consultant  
City Plan Services

Traffic Engineer  
TTM Consulting

Client

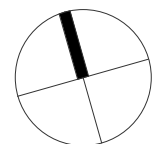
**RICHARD CROOKES**  
**CONSTRUCTIONS**

Project

Newcastle East End - Stage 1  
163 & 169-185 Hunter St  
Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 1PM



Date  
18.10.2019

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
RD

Chk.  
ML

Job No.  
5589

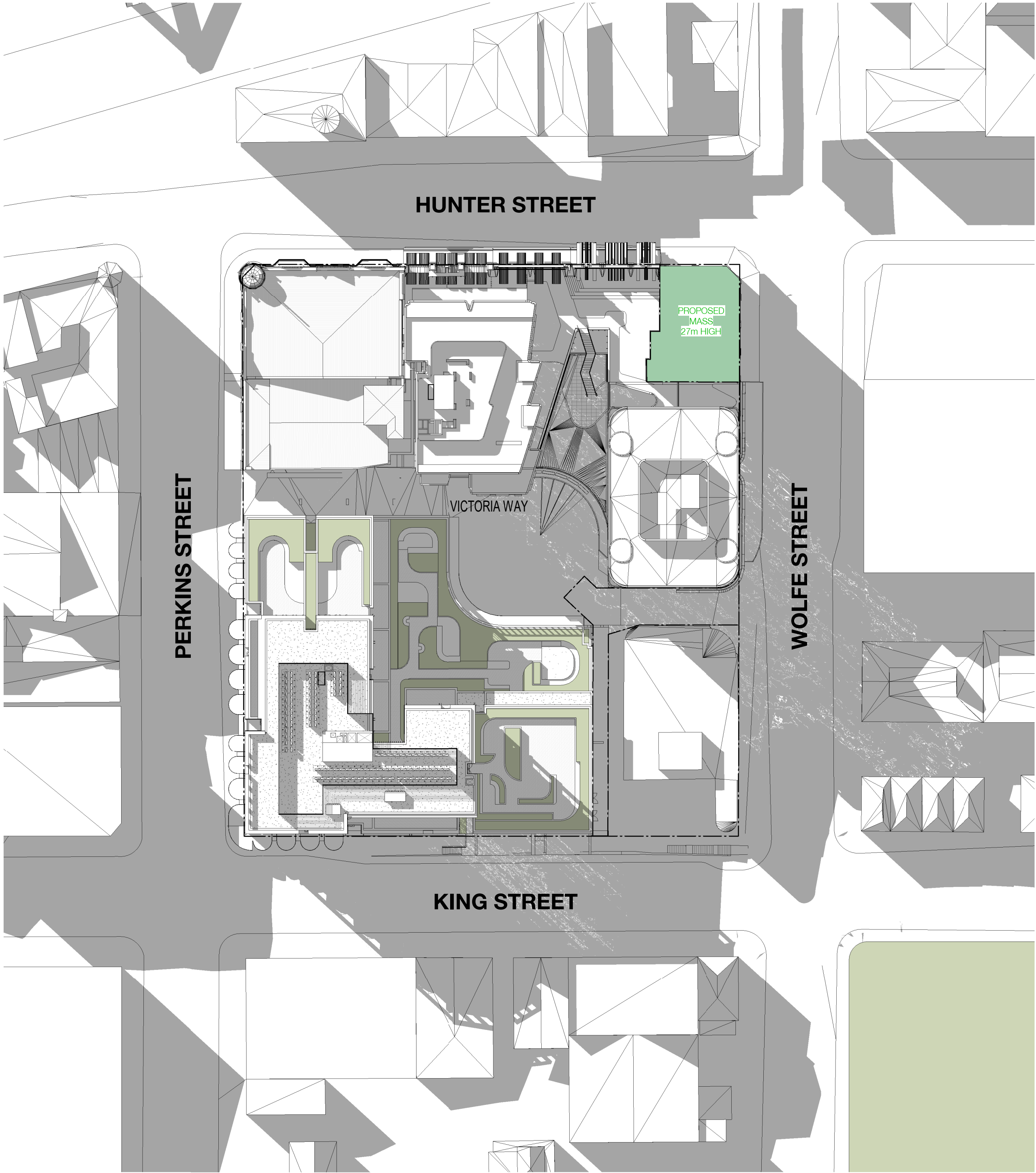
Drawing No.  
P-A-2815/ 22

Revision

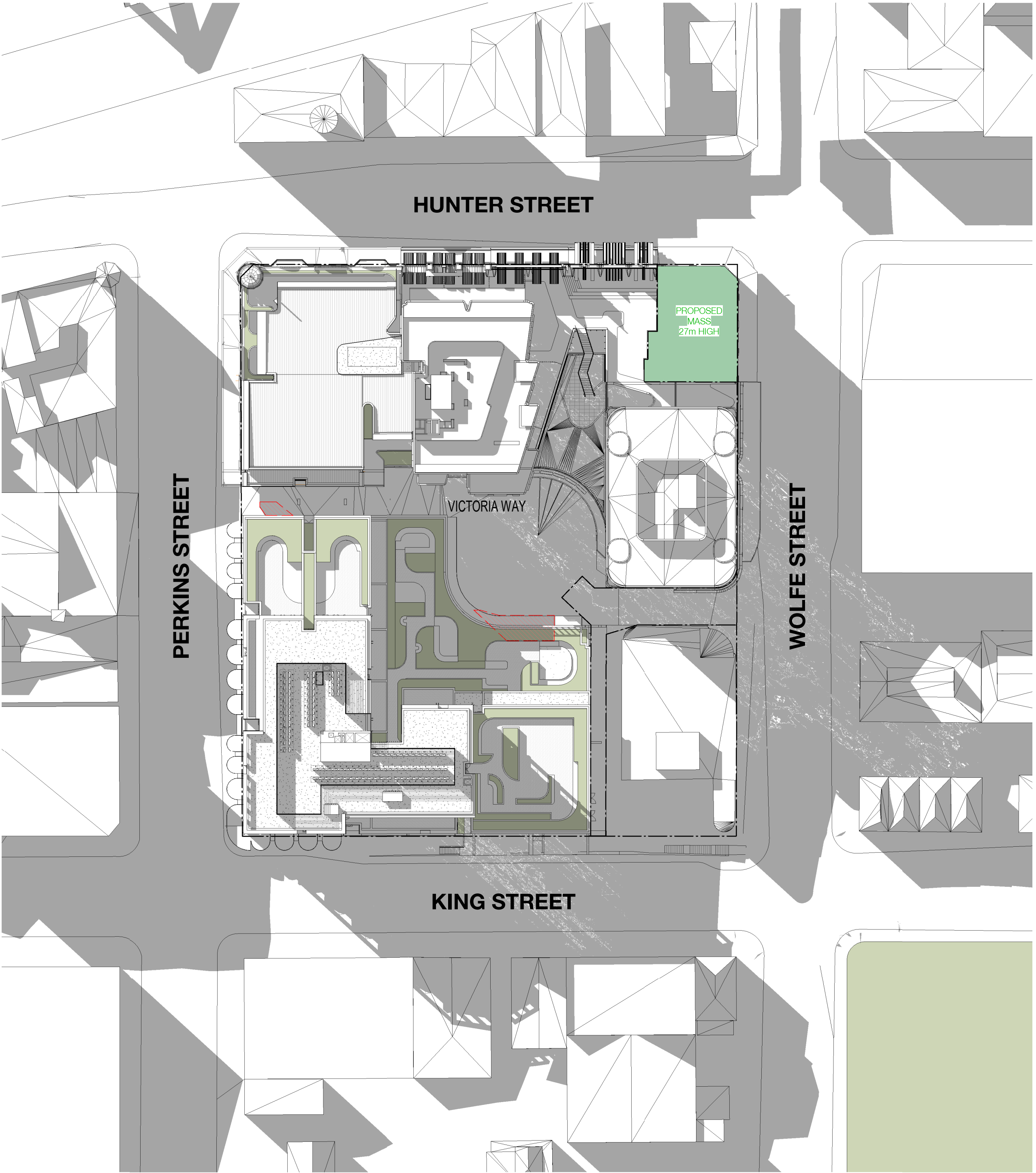
SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
F 61 2 9380 9922  
www.sjb.com.au









SOLAR STUDY - STAGE 1 DA - JUNE 21st 2pm



SOLAR STUDY - PROPOSED - JUNE 21st 2pm

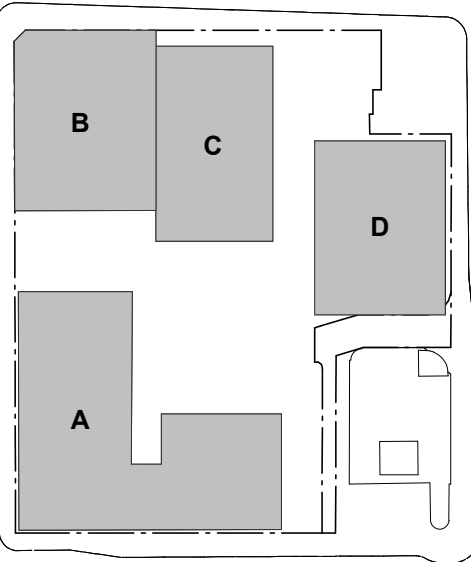
KEY:  
 INCREASE IN OVERSHADOWING  
 REDUCTION IN OVERSHADOWING

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



- Executive Architect + Building A+B  
SJB Architects
- Building C - Hunter St  
Tonkin Zulaikha Greer Architects
- Building D - Wolfe St  
Durbach Block Jagers
- Town Planning  
SJB Planning
- Structural Engineer  
Northrop
- Fire Engineer  
Innova
- BCA Consultant  
City Plan Services
- Acoustic Consultant  
Acoustic Logic
- Landscape Architect  
Xeriscapes
- Access Consultant  
ABE Consulting
- Heritage Consultant  
City Plan Services
- Traffic Engineer  
TTM Consulting

Client

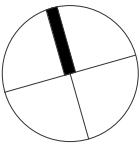
RICHARD CROOKES  
CONSTRUCTIONS

Project

Newcastle East End - Stage 1  
163 & 169-185 Hunter St  
Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 2PM



Date 18.10.2019 Scale As indicated Sheet Size @ A1

Drawn RD Chk. ML

Job No. 5589 Drawing No. P-A-2816/ 22 Revision

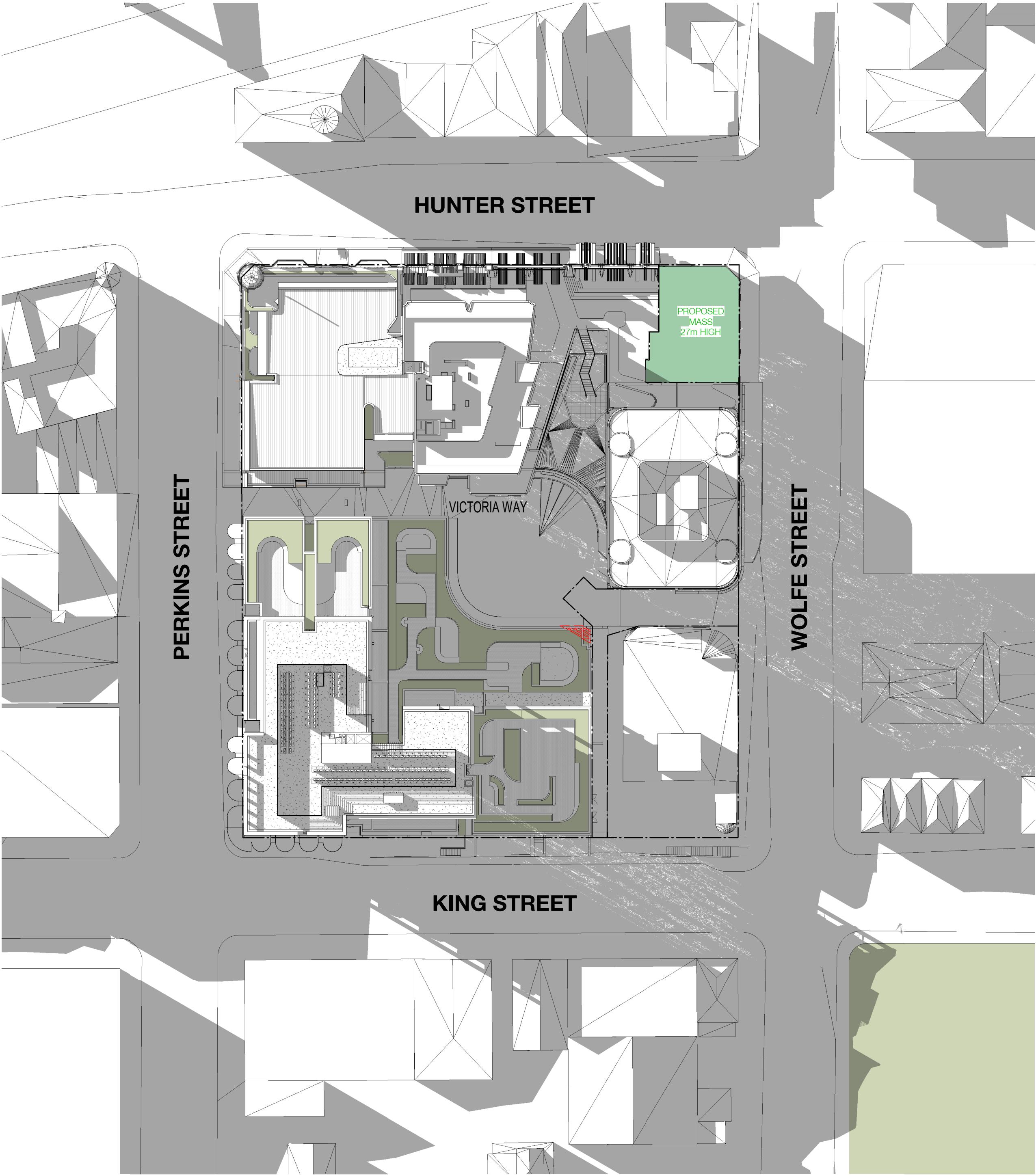
SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au









SOLAR STUDY - STAGE 1 DA - JUNE 21st 3pm



SOLAR STUDY - PROPOSED - JUNE 21st 3pm

KEY:

 INCREASE IN OVERSHADOWING

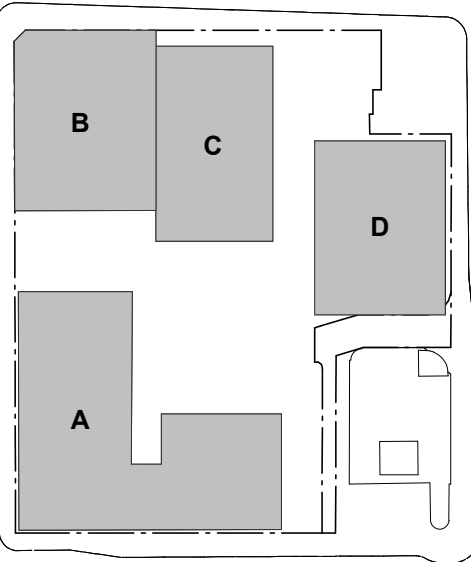
 REDUCTION IN OVERSHADOWING

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

Rev	Date	Revision	By	Chk.
3	10.03.2017	Client Issue		
4	14.03.2017	Client Issue		
5	17.03.2017	Consultant Coordination		
6	21.03.2017	Consultant Coordination		
7	22.03.2017	Consultant Coordination		
8	28.03.2017	Consultant Coordination		
9	30.03.2017	Consultant Coordination		
10	07.04.2017	PRE DA ISSUE		
11	19.04.2017	Consultant Coordination		
12	28.04.2017	DRAFT DA ISSUE		
13	12.05.2017	FINAL DRAFT DA ISSUE		
14	19.05.2017	ISSUED FOR DA		
16	09.11.2017	Post DA Issued for Information		
19	15.08.2019	DRAFT DA ISSUE		
20	28.08.2019	DRAFT DA ISSUE		
21	24.09.2019	FINAL DRAFT DA ISSUE		
22	18.10.2019	ISSUED FOR DA		



Executive Architect + Building A+B  
SJB Architects

Building C - Hunter St  
Tonkin Zulaikha Greer Architects

Building D - Wolfe St  
Durbach Block Jagers

Town Planning  
SJB Planning

Structural Engineer  
Northrop

Fire Engineer  
Innova

BCA Consultant  
City Plan Services

Acoustic Consultant  
Acoustic Logic

Landscape Architect  
Xeriscapes

Access Consultant  
ABE Consulting

Heritage Consultant  
City Plan Services

Traffic Engineer  
TTM Consulting

Client

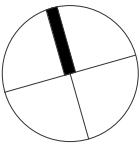
RICHARD CROOKES  
CONSTRUCTIONS

Project

Newcastle East End - Stage 1  
163 & 169-185 Hunter St  
Newcastle NSW

Drawing Name

SHADOW DIAGRAMS - 3PM



Date 18.10.2019 Scale As indicated Sheet Size @ A1

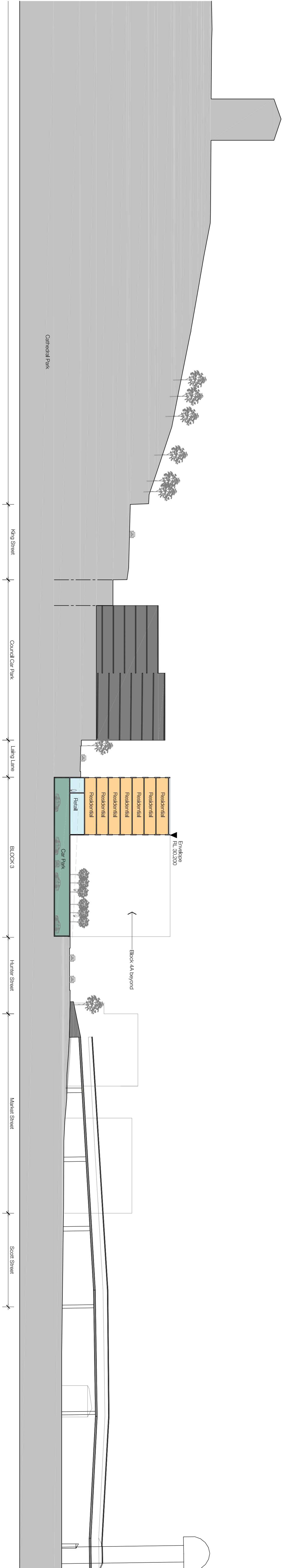
Drawn RD Chk. ML

Job No. 5589 Drawing No. P-A-2817 / 22 Revision

SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au







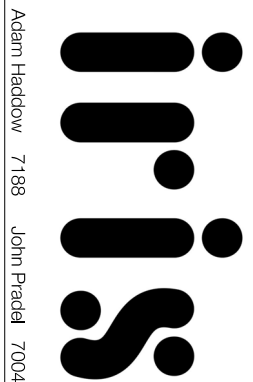
01 SECTION  
A-2201 SECTION H

1:500

In accepting and allowing this document the recipient agrees that SJB Architects (NSW) Pty. Ltd. A/CN 891 724 T/A SJB Architects, retain all common law, statutory and/or equitable rights in and to the design and drawings contained herein and agree not to use the document for any purpose other than the intended use to which all claims against SJB Architects resulting from unauthorised changes or SJB Architects. Under no circumstances shall transfer of the document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Use Burell dimensions only. Do not scale drawing.

FOR APPROVAL

Normalized Architects



Adam Hickox 7188 John Pivard 7004

Rev.	Date	Revision	By	CHK.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.03.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	CHK.

Key

Residential

Commercial

Hotel

Conservation and Retention Plan

Pavil

Parking & Servicing

Surrounding Buildings

Subject Site Boundary

Project

Newcastle East End Staged DA Concept Proposal


Drawn by Name

Section H

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Fig No.	Drawn	CHK.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0603 / 03	

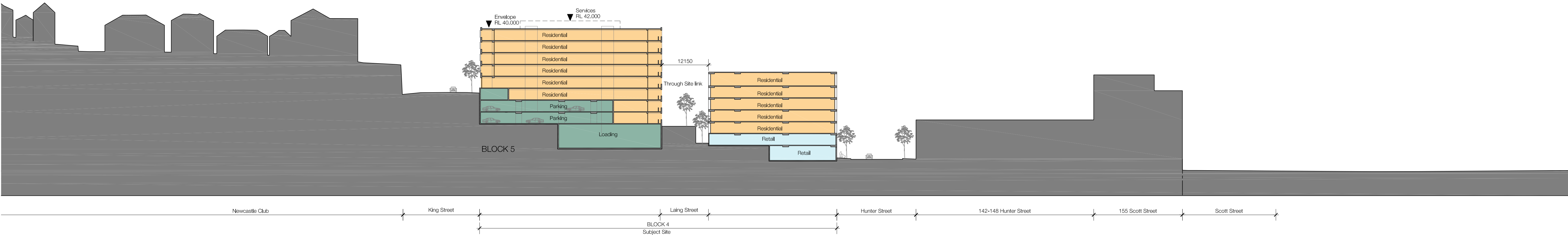
SJB Architects

Level 2  
500 Crown Street  
Sydney NSW  
2010 Australia  
T 61 2 8580 9922  
www.sjb.com.au



**Notes**  
Core size and locations are indicative only

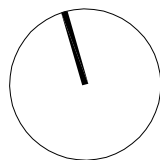




2 SECTION  
A-0201 SECTION J  
1:500  
Newcastle LEP 2012 Building Height Control  
Staged DA Building Envelope

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**











**iris**

Nominated Architects Adam Haddock 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key			
	Residential		Retail
	Commercial		Parking & Servicing
	Hotel		Surrounding Buildings
	Refer to Building Conservation and Retention Plan		Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Section J

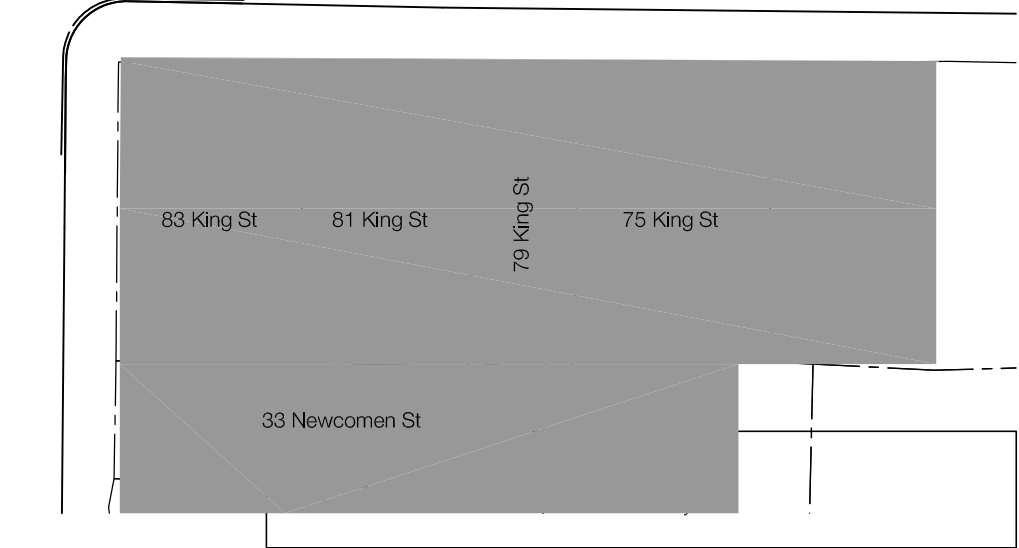
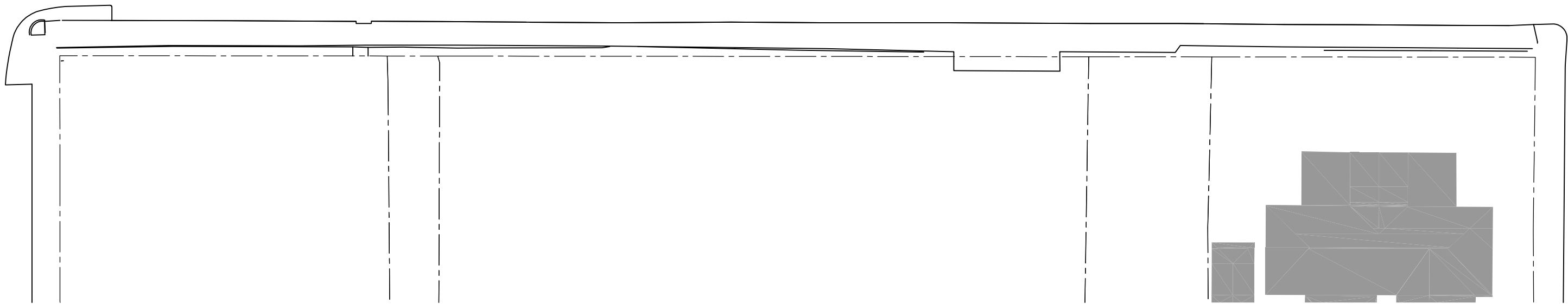
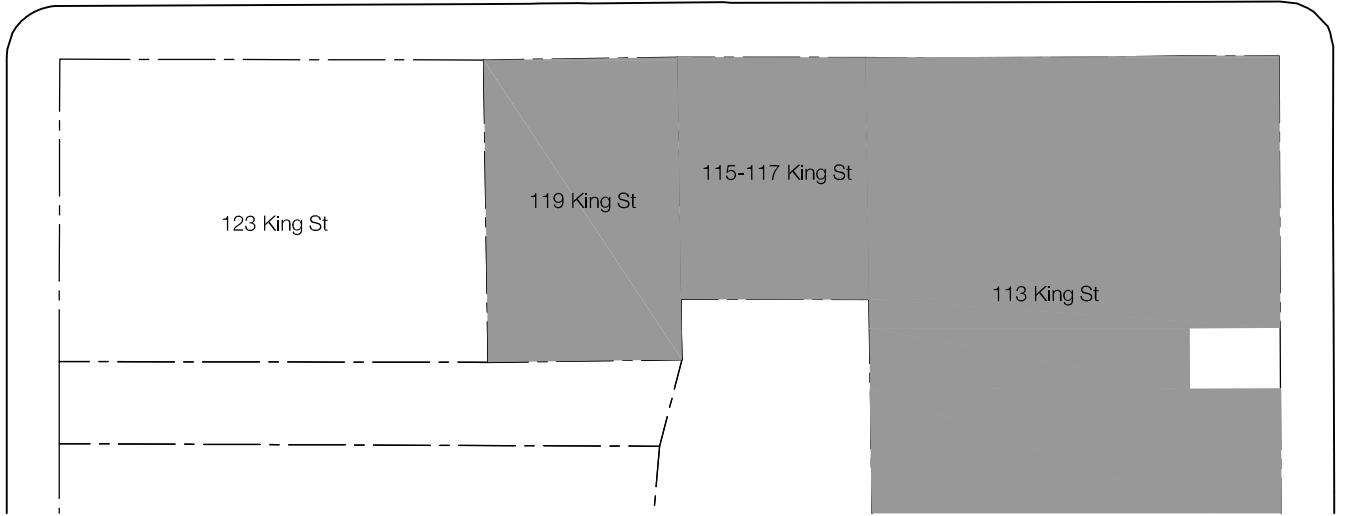
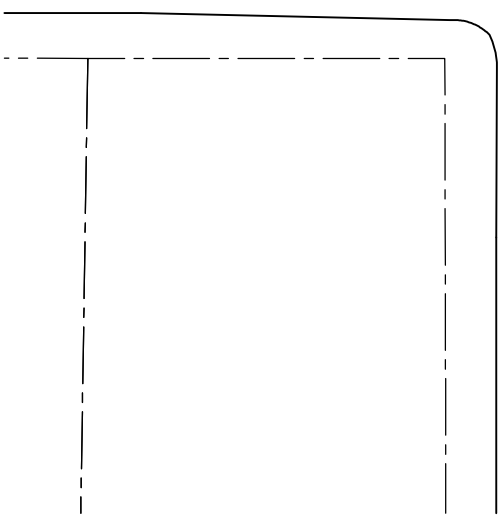
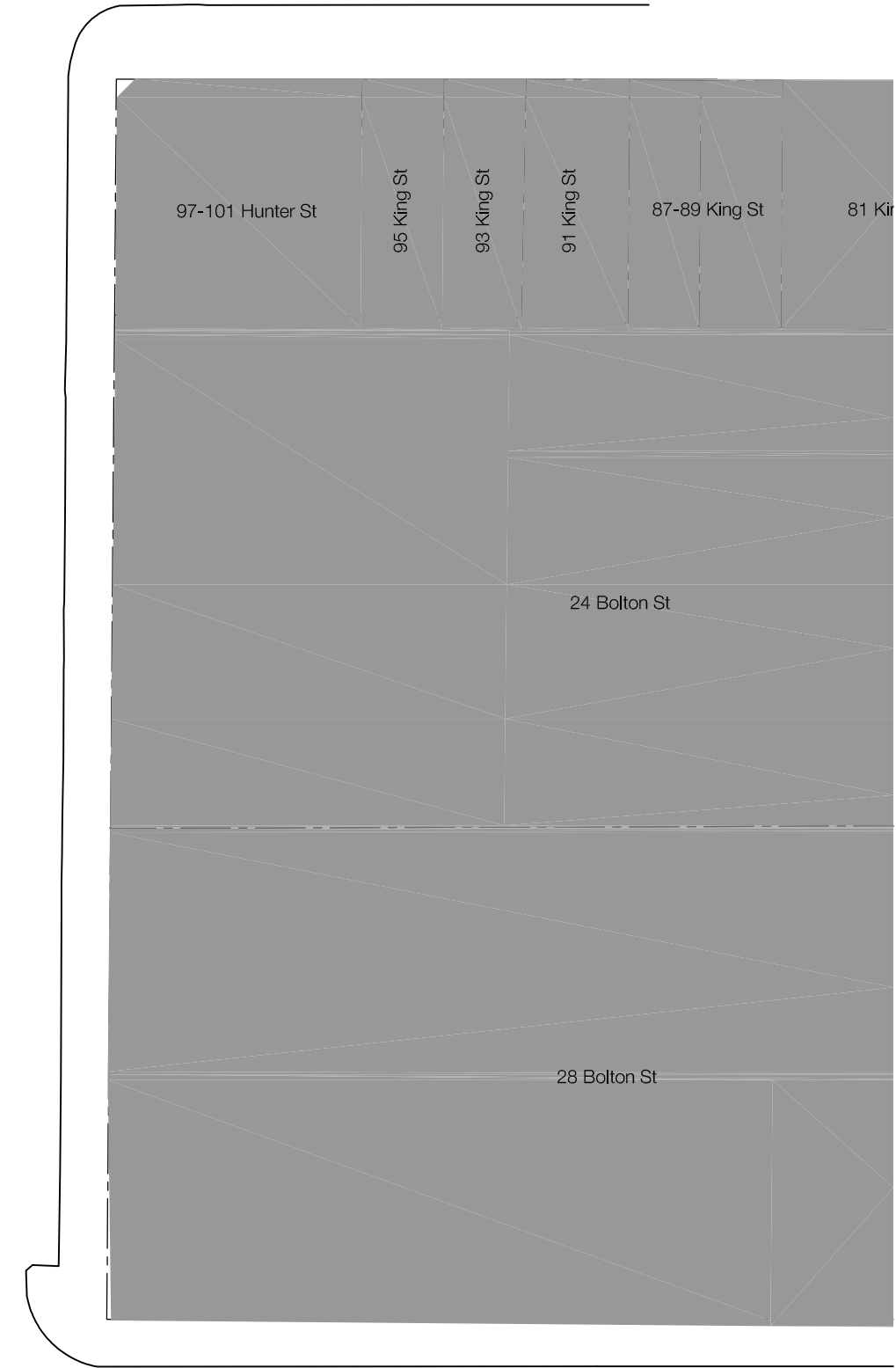
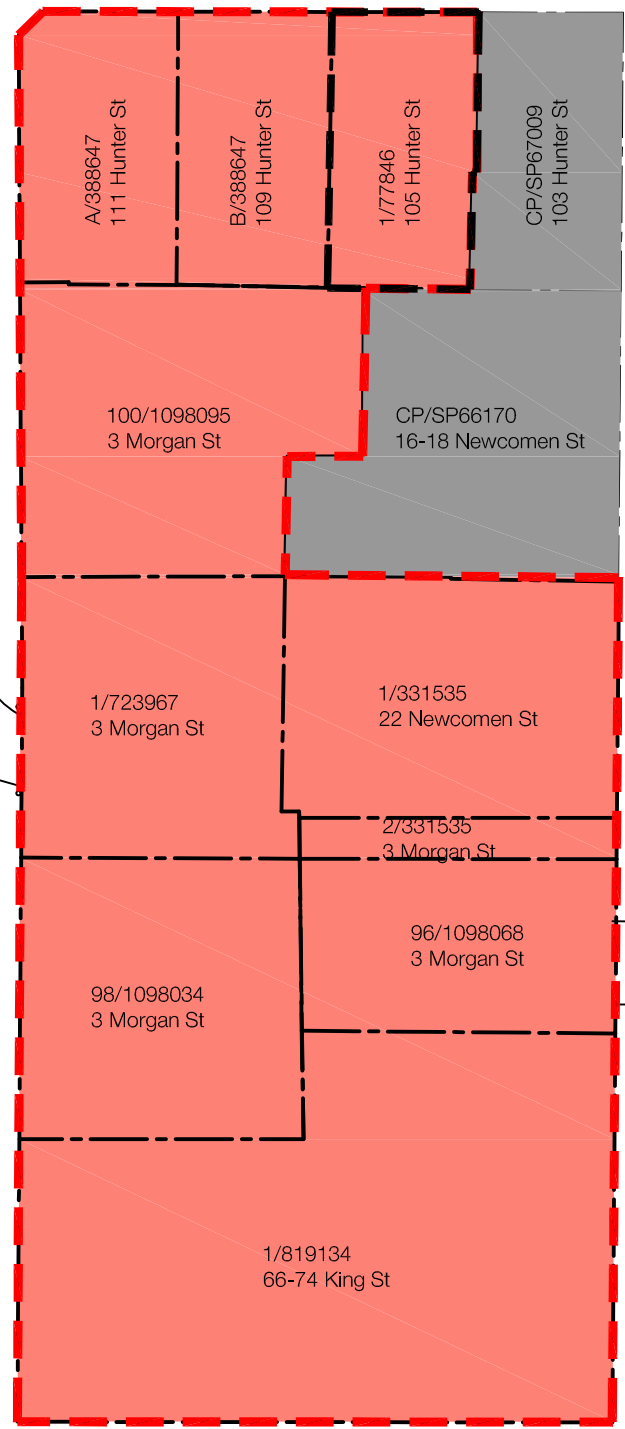
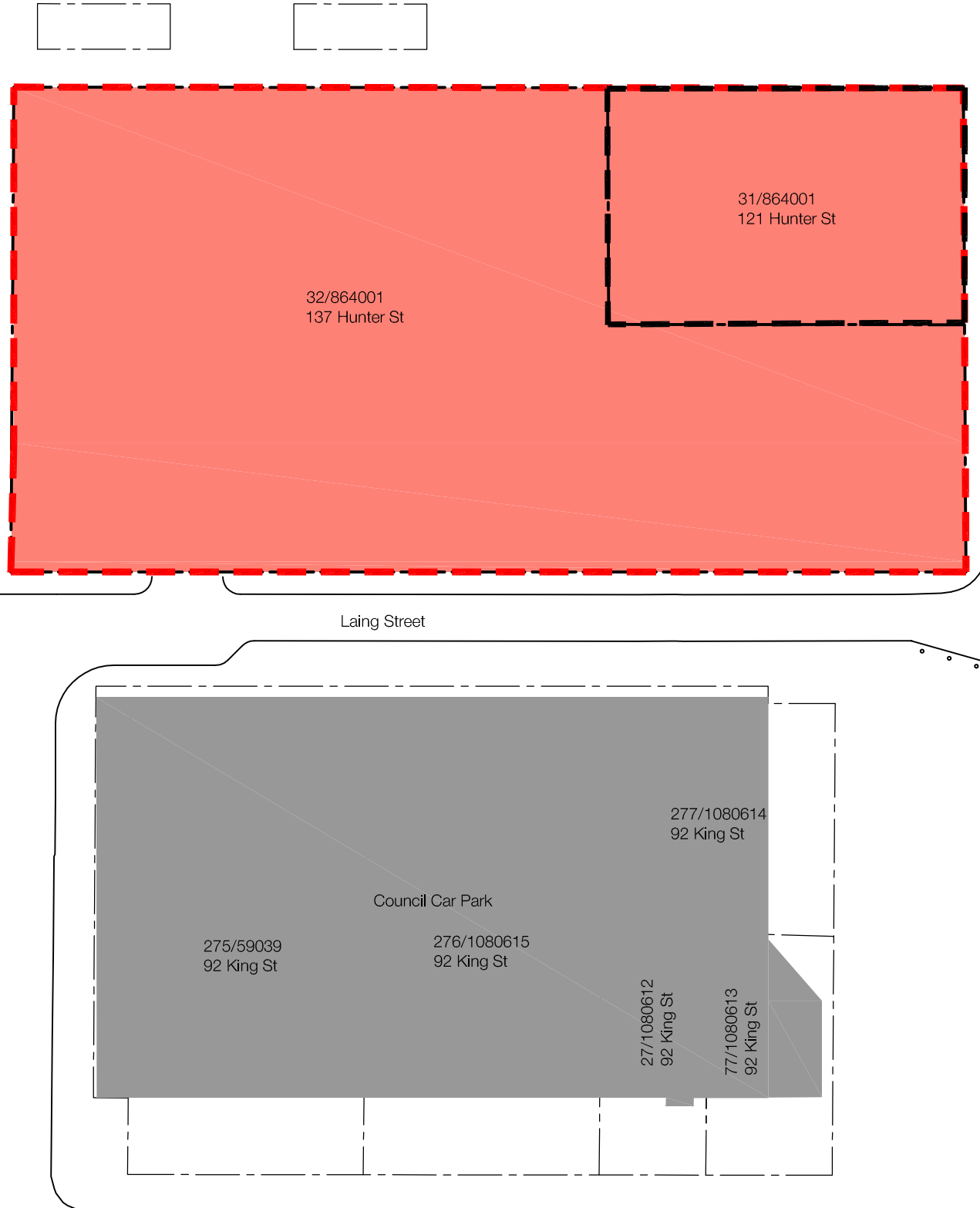
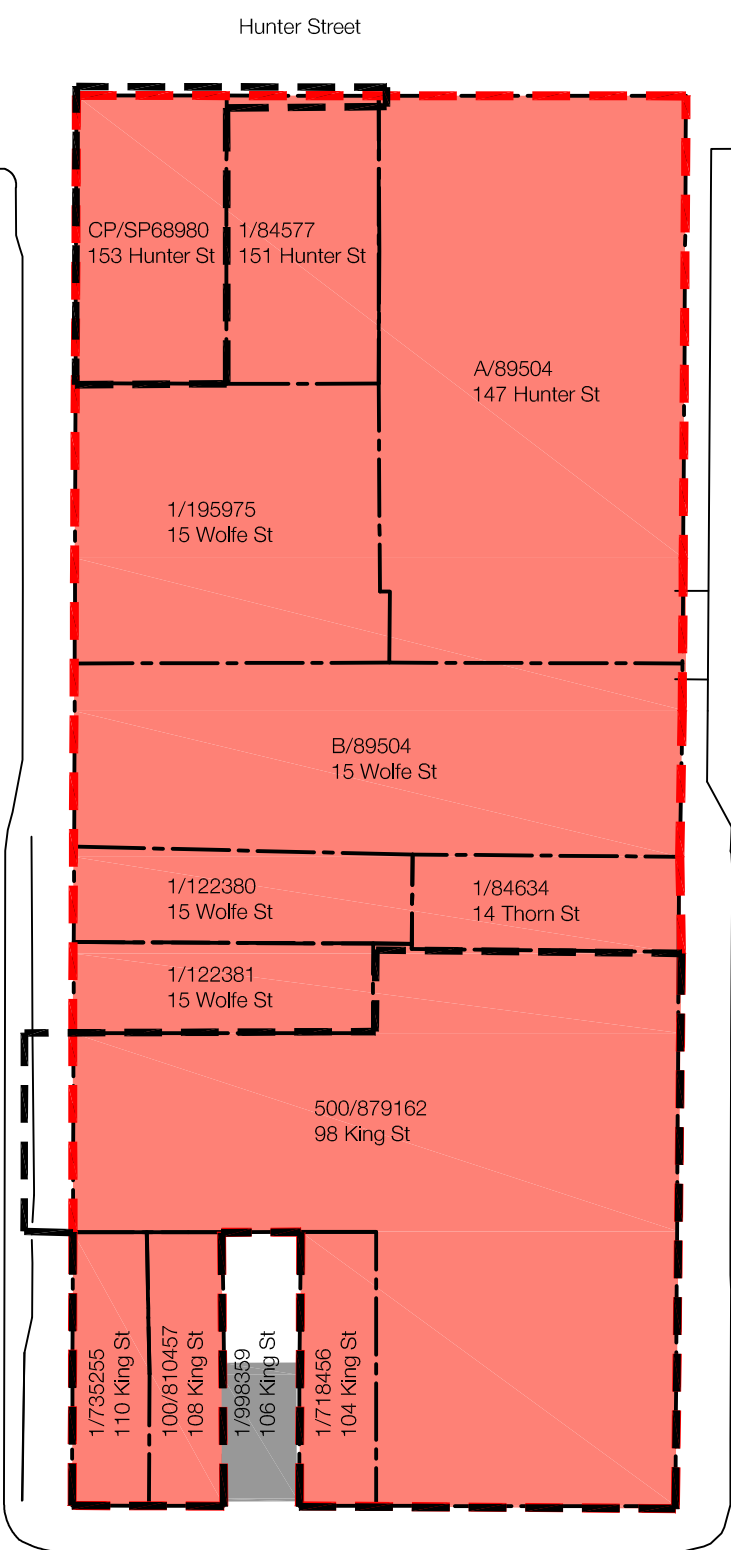
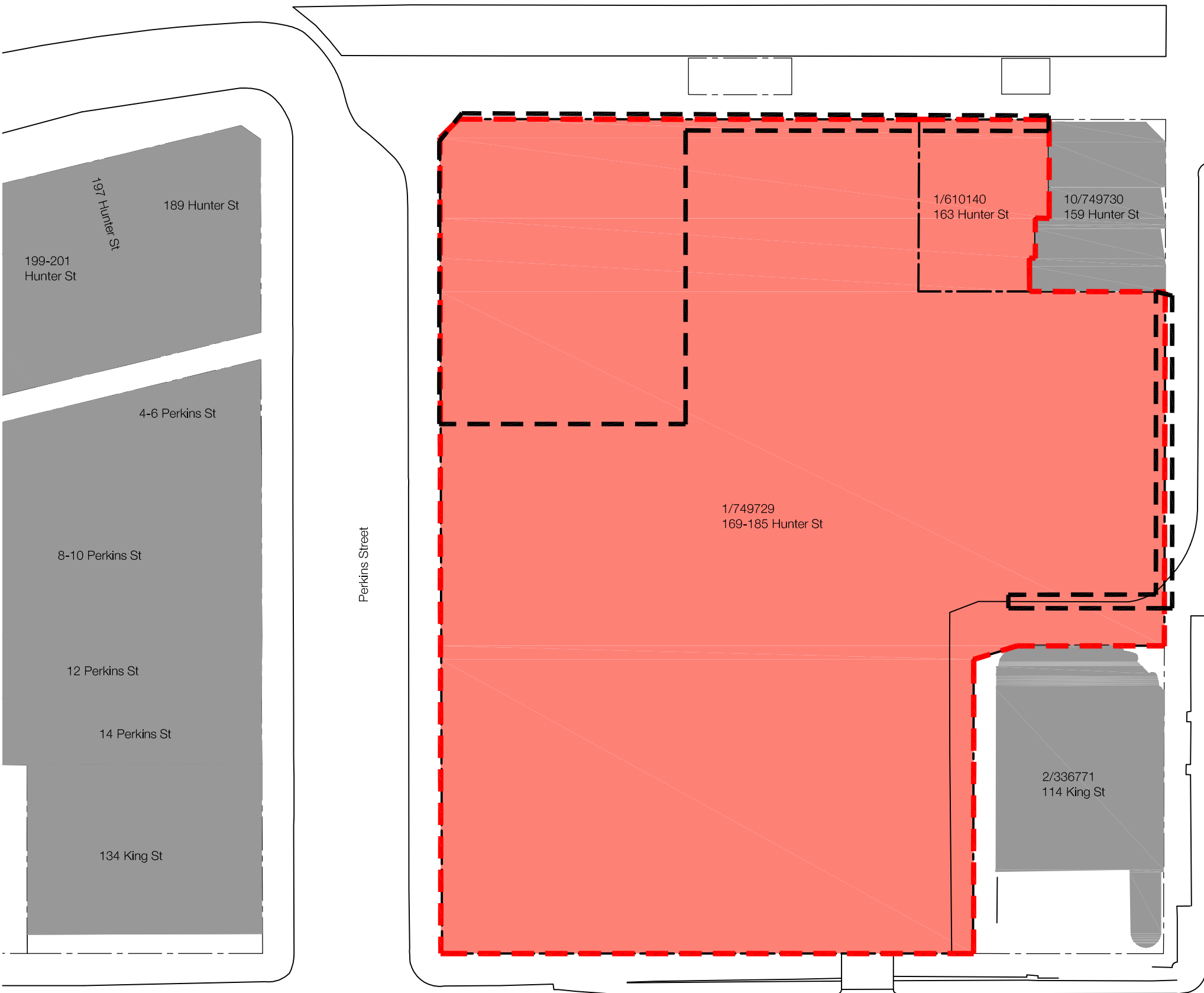
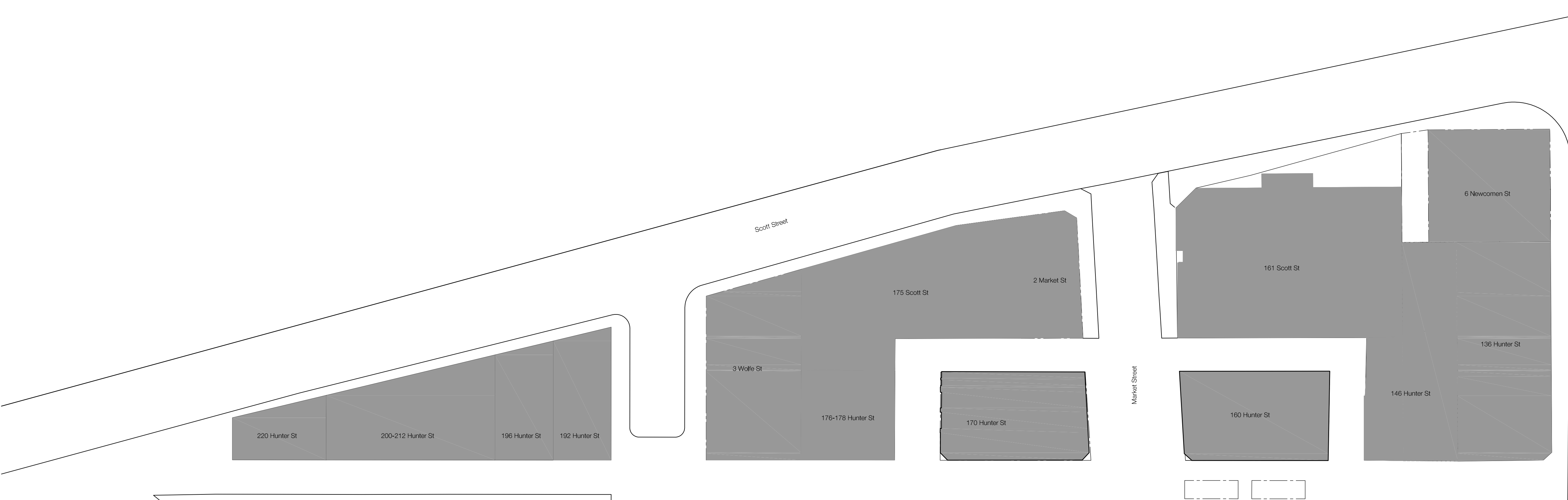
Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0604	/ 03

Notes  
Core size and Locations are indicative only

SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

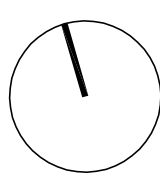






In accepting and utilising this document the recipient agrees that SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**




**iris**


Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH


Rev.	Date	Revision	By	Chk.



Iris Capital



Heter to Building Conservation and Retention Plan



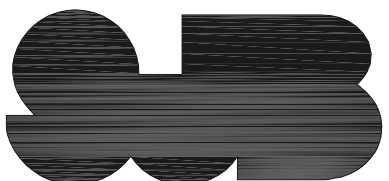
Subject Site Boundary

Project  
**Newcastle East End Staged DA Concept Proposal**  
Drawing Name  
**Location Plan**

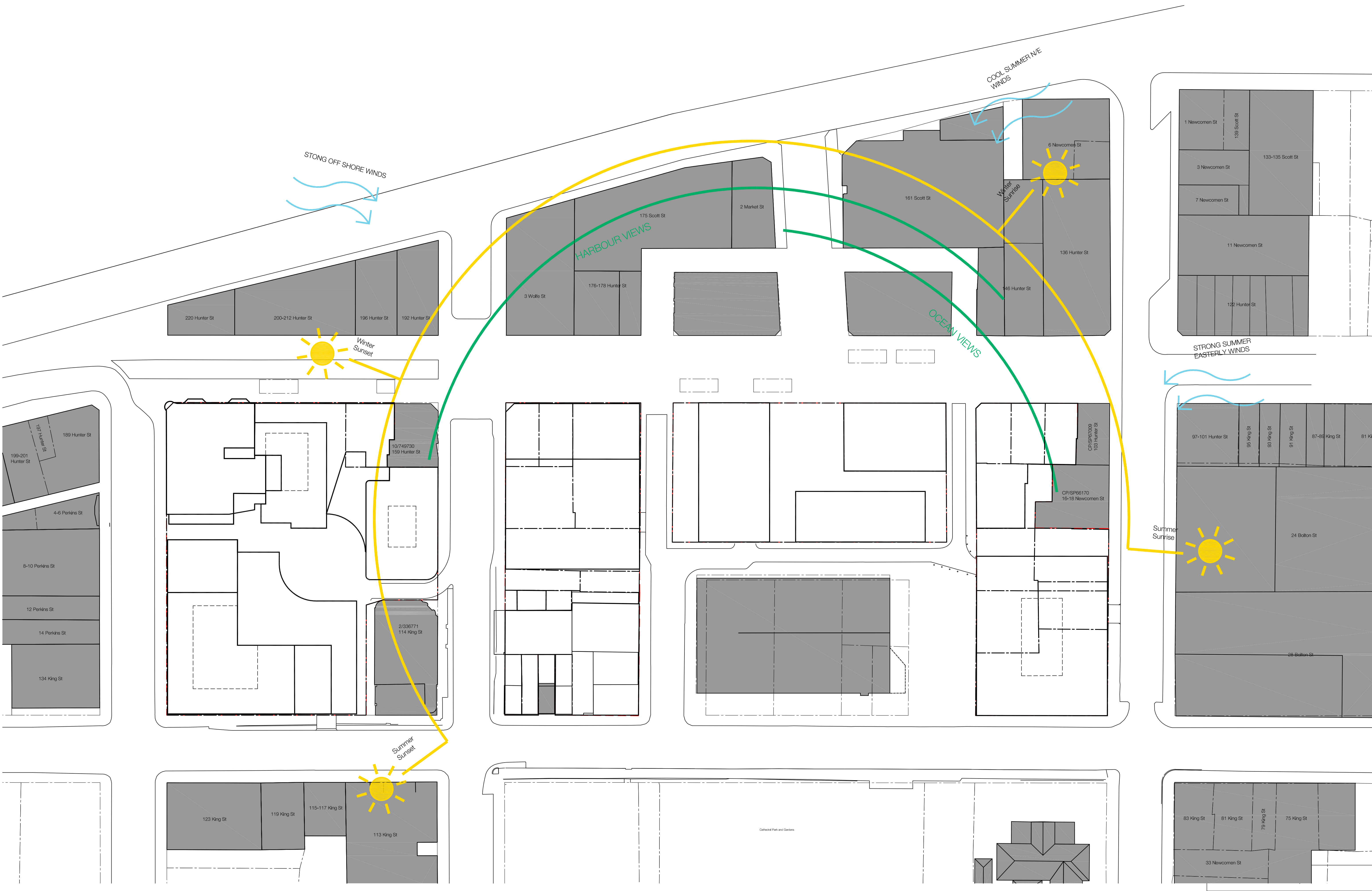
Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	AH
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0101</b>	<b>/ 03</b>

**SJB Architects**

Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au







In accepting and utilising this document the recipient agrees that SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**

**iris**  
Nominated Architects  
Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

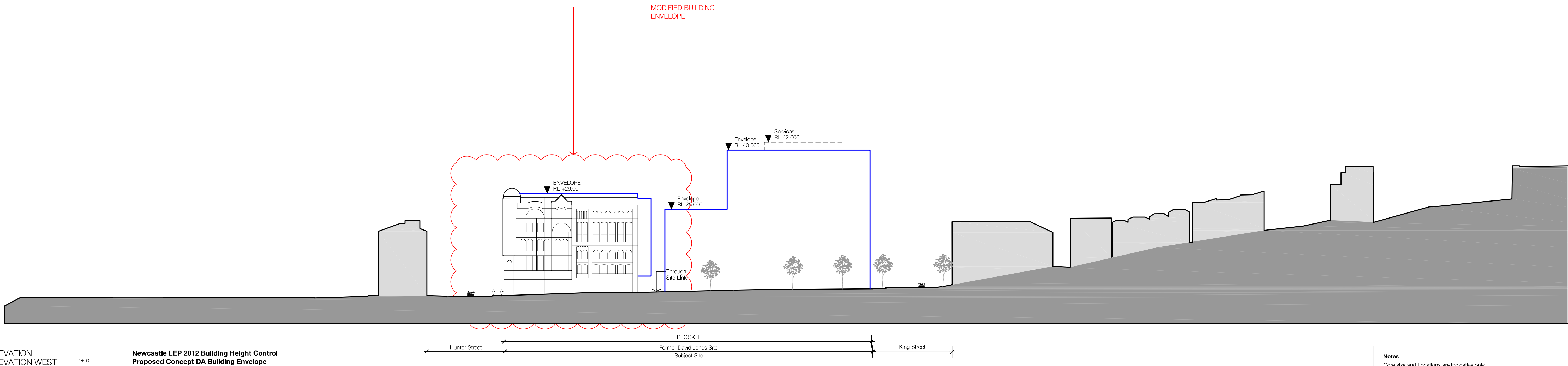
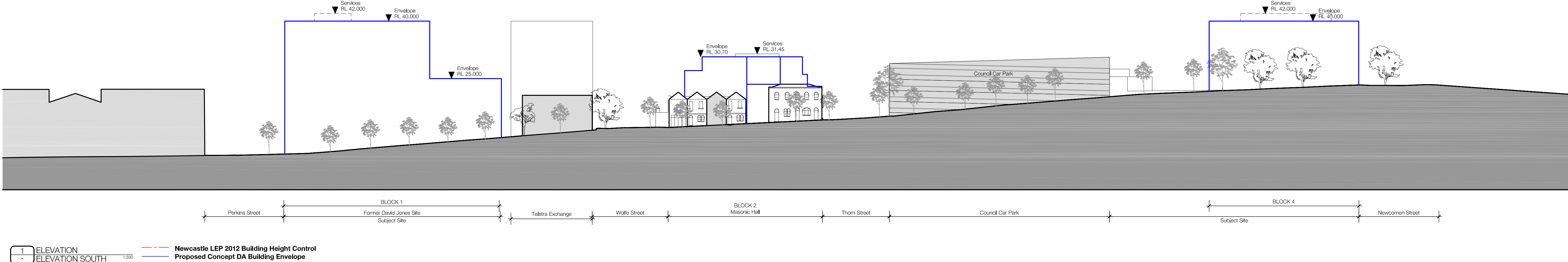
Key

Project  
**Newcastle East End  
Staged DA  
Concept Proposal**  
Drawing Name  
**Site Analysis Plan**

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg. No.	Drawn	Chk.
-	ML	AH
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0102 / 03</b>	

**SJB Architects**  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9011  
F 61 2 9380 9022  
www.sjb.com.au





In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**

**iris**

Nominated Architects  
Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
Residential
Commercial
Hotel
Refer to Building Conservation and Retention Plan
Retail
Parking & Servicing
Surrounding Buildings
Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Building Envelope  
Elevation South and West

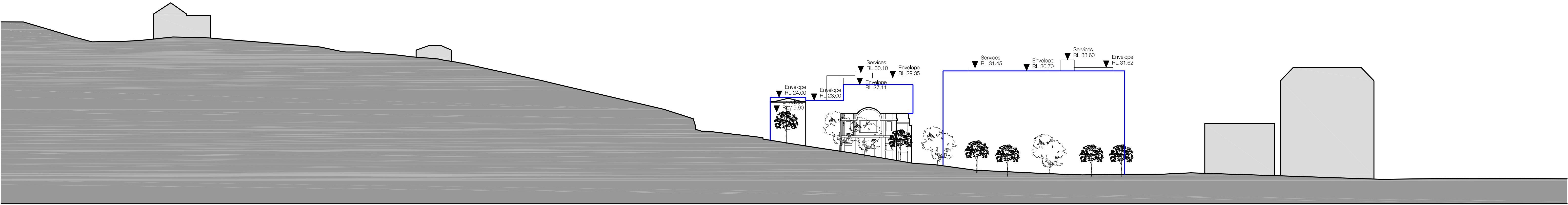
Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0502	/ 03

**Notes**  
Core size and Locations are indicative only

**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

**SJB**

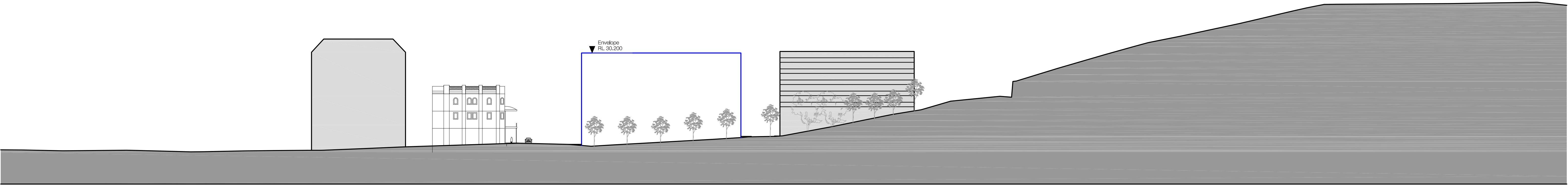




1 ELEVATION  
- ELEVATION THORN STREET EAST

1:500

--- Newcastle LEP 2012 Building Height Control  
--- Concept DA Building Envelope



2 ELEVATION  
- ELEVATION THORN STREET WEST

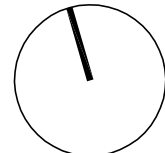
1:500

--- Newcastle LEP 2012 Building Height Control  
--- Concept DA Building Envelope

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse this document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**



**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
Residential
Commercial
Hotel
Refer to Building Conservation and Retention Plan
Retail
Parking & Servicing
Surrounding Buildings
Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Building Envelope  
Elevation South and West

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0504	/ 03

Notes  
Core size and Locations are indicative only

Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

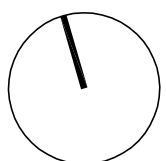






In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.











**iris**

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.


Rev.	Date	Revision	By	Chk.

Key	
 Residential	 Retail
 Commercial	 Parking & Servicing
 Hotel	 Surrounding Building
 Refer to Building Conservation and Retention Plan	 Subject Site Boundary

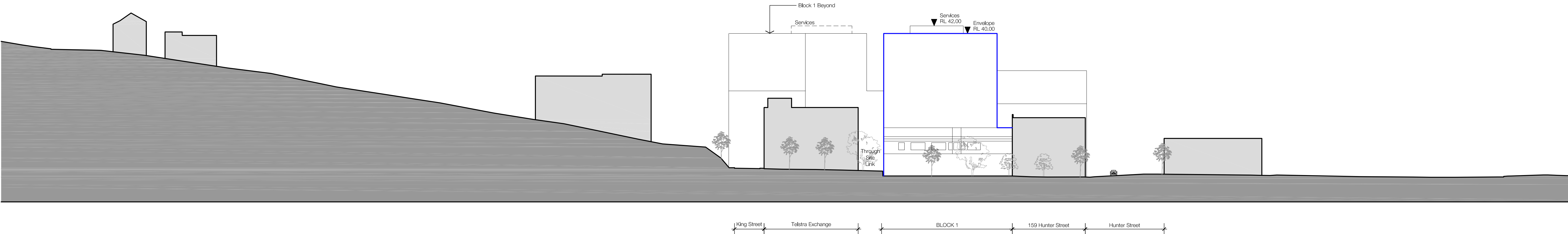
Project  
**Newcastle East End Staged DA Concept Proposal**  
Drawing Name  
**Floor Plans Level - Typical**

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
<b>5614</b>	<b>DA-0206</b>	<b>/ 03</b>

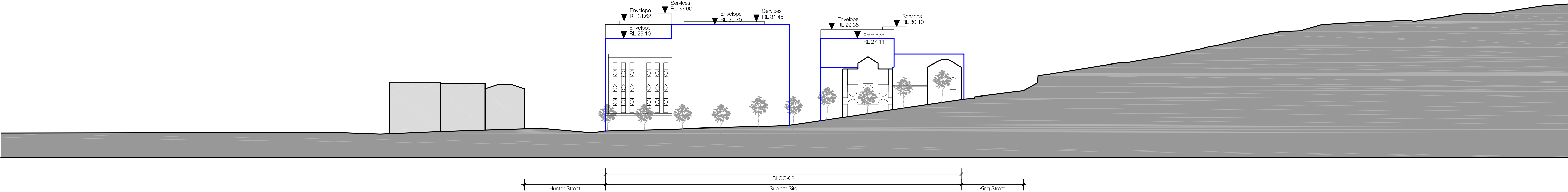
**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au







1 ELEVATION  
- ELEVATION WOLFE STREET EAST  
1:500  
Newcastle LEP 2012 Building Height Control  
Concept DA Building Envelope



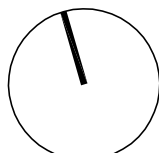
2 ELEVATION  
- ELEVATION WOLFE STREET WEST  
1:500  
Newcastle LEP 2012 Building Height Control  
Concept DA Building Envelope

Notes  
Core size and Locations are indicative only

In accepting and utilising this document the recipient agrees that SJ&B Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJ&B Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJ&B Architects resulting from unauthorised changes; or to reuse this document on other projects without the prior written consent of SJ&B Architects. Under no circumstances shall transfer of this document be deemed a sale. SJ&B Architects makes no warranties of fitness for any purpose.

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

**FOR APPROVAL**



**iris**

Nominated Architects  
Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	15.05.17	Issue for DA	ML	AH
01	04.04.18	Section 4.55 - Block 2	ML	AH
02	12.12.18	Section 4.55 - Block 2	ML	AH
03	19.09.19	Section 4.55 - Block 2	ML	AH

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Key
Residential
Commercial
Hotel
Refer to Building Conservation and Retention Plan
Retail
Parking & Servicing
Surrounding Buildings
Subject Site Boundary

Project  
Newcastle East End  
Staged DA  
Concept Proposal  
Drawing Name  
Building Envelope  
Elevation Wolfe Street East+West

Date	Scale	Sheet Size
19.09.2019	1:500	@ A1
Reg No.	Drawn	Chk.
-	ML	ML
Job No.	Drawing No.	Revision
5614	DA-0503	/ 03

**SJB Architects**  
Level 2  
490 Crown Street  
Sunny Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au

