124 - 126 BULL STREET
NEWCASTLE WEST 2302
Project no:22104

RFI2 AMENDMENTS

Sheet Number	Current Revision	Sheet Name
		RFI2 - UPDATED
01 INTRODUCTION		
DA000	08	DRAWING LIST
02 SITE CONTEXT		
DA030	09	EXISTING SITE PLAN
DA031	14	PROPOSED SITE PLAN
DA032	14	URBAN PLANING
		RFI2 - UPDATED
03 FLOOR PLANS		
DA001	18	BASEMENT LEVEL 2 FLOOR PLAN
DA002	15	BASEMENT LEVEL 1 FLOOR PLAN
DA003	15	GROUND LEVEL FLOOR PLAN
DA004	15	LEVEL 1 FLOOR PLAN
DA005	14	LEVEL 2 FLOOR PLAN
DA006	11	LEVEL 3 FLOOR PLAN
DA007	17	LEVEL 4 FLOOR PLAN
DA008	15	LEVEL 5 FLOOR PLAN
DA009	15	LEVEL 6 FLOOR PLAN
DA010	14	LEVEL 7 FLOOR PLAN
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DA018	16	LEVEL 15 FLOOR PLAN
DA019	18	ROOF PLAN
04 APARTMENT FLOOR PLANS		
DA120	05	TOWER B - APARTMENT TYPES 1A & 1B
DA121	10	TOWER B - APARTMENT TYPES 1C
DA122	09	TOWER B - APARTMENT TYPES 2A & 2B
DA123	04	TOWER B - APARTMENT TYPES 2C
DA124	04	TOWER B - APARTMENT TYPES 2D
DA125	04	TOWER B - APARTMENT TYPES 2E
DA126	04	TOWER B - APARTMENT TYPES 2F
DA127	04	TOWER B - APARTMENT TYPES 3A & 3B
DA128	04	TOWER B - APARTMENT TYPES 3C
DA129	04	TOWER B - APARTMENT TYPES 3D & 3E
DA130	10	TOWER B - APARTMENT TYPES 3E & 3F
DA131	08	TOWER B - APARTMENT TYPES 3G
DA140	10	TOWER A - APARTMENT TYPES 1A & 1B
DA141	10	TOWER A - APARTMENT TYPES 2A & 2B
DA142	10	TOWER A - APARTMENT TYPES 2C & 2D

RFI2 AMENDMENTS

Sheet Number	Current Revision	Sheet Name
DA143	09	TOWER A - APARTMENT TYPES 2E
DA144	04	TOWER A - APARTMENT TYPES 3B
DA145	04	TOWER A - APARTMENT TYPES 3C
DA146	04	TOWER A - APARTMENT TYPES 3E & 3F
DA147	03	TOWER A - APARTMENT TYPES 3D
05 ELEVATION		
DA101	17	NORTH ELEVATION
DA102	14	SOUTH ELEVATION
DA103	15	WEST ELEVATION
DA104	19	EAST ELEVATION
DA105	18	WEST 2 ELEVATION
DA106	15	EAST 2 ELEVATION
06 SECTION		
DA501	19	SECTION AA
DA502	14	SECTION BB
DA503	16	SECTION CC
DA504	02	BULL STREET APARTMENT SECTIONS
07 COMPLIANCE		
DA510	05	PROPOSED GFA CALCULATIONS
DA511	13	PROPOSED GFA CALCULATIONS
DA512	12	PROPOSED GFA CALCULATIONS
DA513	13	PROPOSED CROSS VENTILATION DIAGRAMS
DA514	13	PROPOSED CROSS VENTILATION DIAGRAMS
DA515	12	PROPOSED CROSS VENTILATION DIAGRAMS
DA517	13	PROPOSED SOLAR ACCESS DIAGRAMS
DA518	13	PROPOSED SOLAR ACCESS DIAGRAMS
DA519 RFI2 - UPDATED	13	PROPOSED SOLAR ACCESS DIAGRAMS
DA524	15	COMPLIANCE SUMMARY
DA525	14	YIELD SUMMARY
DA550	05	TOWER A DEVELOPMENT SCHEDULE 01
DA551	05	TOWER A DEVELOPMENT SCHEDULE 02
DA552	05	TOWER A DEVELOPMENT SCHEDULE 03
DA553	05	TOWER B DEVELOPMENT SCHEDULE 01
DA554	05	TOWER B DEVELOPMENT SCHEDULE 02
DA555	05	TOWER B DEVELOPMENT SCHEDULE 03
DA556	05	TOWER B DEVELOPMENT SCHEDULE 04
DA557	13	VIEW FROM SUN DIAGRAMS
DA558	14	VIEW FROM SUN DIAGRAMS
DA559	14	VIEW FROM SUN DIAGRAMS
DA560	14	VIEW FROM SUN DIAGRAMS
DA561	14	VIEW FROM SUN DIAGRAMS
DA562	14	VIEW FROM SUN DIAGRAMS
DA563	14	VIEW FROM SUN DIAGRAMS
DA748	01	SHADOW DIAGRAMS
DA749	02	SHADOW DIAGRAMS

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

Amendments Schedule
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

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REVISION

-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
--	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
01	DEVELOPMENT APPLICATION	FK	29.08.2018
02	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
03	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
04	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
05	DEVELOPMENT APPLICATION	FK	16.10.2024
06	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
07	COUNCIL RFI 2	FK	24.04.2025
08	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	01.05.2025	TF	21/03/2025	22104	

DRAWING TITLE
DRAWING LIST

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WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 08

DRAWING NO.
DA000



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
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07.2. Deep Soil Zone amended on apartment sections
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19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 BASEMENT 02 FLOOR PLAN - DA
SCALE 1 : 200

CAR PARK LEGEND

- RESIDENT VISITOR CARPARK
- RETAIL CARPARK
- RESIDENT CARPARK
- MOTORCYCLE

DEEP SOIL ZONE

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REVISION			
08	ISSUE FOR REVIEW	FK	06.04.2023
09	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
10	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
11	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
12	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
13	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
14	DRAFT ISSUE	FK	10.03.2025
15	UDRP ISSUE	FK	12.03.2025
16	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
17	COUNCIL RFI 2	FK	24.04.2025
18	COUNCIL RFI 2_UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	BASEMENT LEVEL 2 FLOOR PLAN

ISSUE PURPOSE: DEVELOPMENT APPLICATION

REV. 18

DRAWING NO. DA001

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
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17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 BASEMENT 01 FLOOR PLAN - DA
SCALE 1 : 200

CAR PARK LEGEND

- RESIDENT VISITOR CARPARK
- RETAIL CARPARK
- RESIDENT CARPARK
- MOTORCYCLE

DEEP SOIL ZONE

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REVISION			
05	FOR COUNCIL DISCUSSION	FK	28.11.2022
06	CONCEPT DESIGN ISSUE	FK	03.02.2023
07	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
08	ISSUE FOR REVIEW	FK	06.04.2023
09	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
10	DEVELOPMENT APPLICATION	FK	16.10.2024
11	DRAFT ISSUE	FK	10.03.2025
12	UDRP ISSUE	FK	12.03.2025
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025
15	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

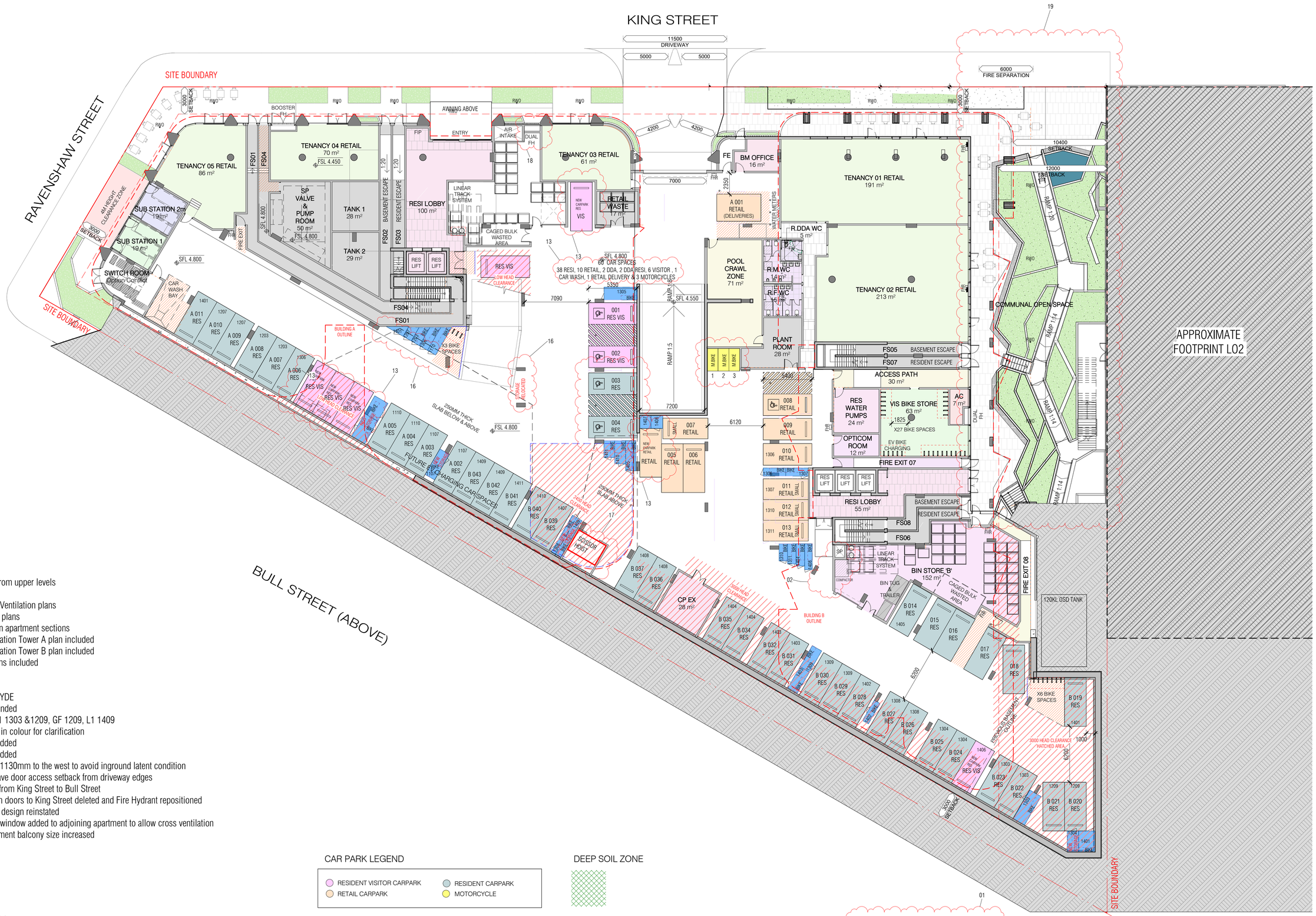
FK
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	BASEMENT LEVEL 1 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 15

DRAWING NO. DA002


KING STREET
RAVENSHAW STREET
BULL STREET (ABOVE)
SITE BOUNDARY
11500 DRIVEWAY
5000
5000
6000 FIRE SEPARATION
3000 SETBACK
10400 SETBACK
12000 SETBACK
BOOSTER FH
AWNING ABOVE
ENTRY
AIR INTAKE
DUAL FH
FIP
FE
FHR
RWO
TENANCY 05 RETAIL 86 m²
TENANCY 04 RETAIL 70 m²
FSL 4.450
TENANCY 03 RETAIL 61 m²
TENANCY 01 RETAIL 191 m²
TENANCY 02 RETAIL 213 m²
BM OFFICE 16 m²
A 001 RETAIL (DELIVERIES)
WATER METERS
R.DDA WC 5 m²
R.M.WC 14 m²
R.F.WC 15 m²
SUB STATION 2m 19 m²
SUB STATION 1 19 m²
4M HEIGHT CLEARANCE ZONE
SWITCH ROOM Optiom Comfort
SP VALVE & PUMP ROOM 50 m²
TANK 1 28 m²
TANK 2 29 m²
FS01
FS02
FS03
FS04
FS05 BASEMENT ESCAPE
FS07 RESIDENT ESCAPE
FS08 BASEMENT ESCAPE
FS06 RESIDENT ESCAPE
RESI LOBBY 100 m²
RESI LOBBY 55 m²
LINEAR TRACK SYSTEM
CAGED BULK WASTED AREA
RETAIL WASTE 17 m²
BIN STORE 'B' 152 m²
BIN TUG & TRAILER
COMPACTOR
RES LIFT
FIRE EXIT
FIRE EXIT 08
FIRE EXIT 07
SFL 4.800
SFL 4.550
SFL 4.450
60 CAR SPACES
38 RESI, 10 RETAIL, 2 ODA, 2 ODA RESI, 6 VISITOR , 1 CAR WASH, 1 RETAIL DELIVERY & 3 MOTORCYCLES
CAR WASH BAY
RES VIS
LOW HEAD CLEARANCE
3000 HEAD CLEARANCE
3000 HEAD CLEARANCE HATCHED AREA
X3 BIKE SPACES
X6 BIKE SPACES
X27 BIKE SPACES
EV BIKE CHARGING
FUTURE EV CHARGING CAR SPACES
SCISSOR HOIST
250MM THICK SLAB BELOW & ABOVE
250MM THICK SLAB ABOVE
BUILDING A OUTLINE
BUILDING B OUTLINE
BASEMENT OUTLINE
RAMP 1:5
RAMP 1:20
RAMP 1:14
RAMP 1:8
POOL CRAWL ZONE 71 m²
PLANT ROOM 28 m²
ACCESS PATH 30 m²
RES WATER PUMPS 24 m²
VIS BIKE STORE 63 m²
OPTICOM ROOM 12 m²
AC 7 m²
CP EX 28 m²
120KL OSD TANK
COMMUNAL OPEN SPACE
APPROXIMATE FOOTPRINT L02
001 RES VIS
002 RES VIS
003 RES
004 RES
005 RETAIL
006 RETAIL
007 RETAIL
008 RETAIL
009 RETAIL
010 RETAIL
011 RETAIL
012 RETAIL
013 RETAIL
A 001 RES
A 002 RES
A 003 RES
A 004 RES
A 005 RES
A 006 RES
A 007 RES
A 008 RES
A 009 RES
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A 011 RES
B 001 RES
B 002 RES
B 003 RES
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B 035 RES
B 036 RES
B 037 RES
B 039 RES
B 040 RES
B 041 RES
B 042 RES
B 043 RES
M.BIKE
BIKE
SLAB EDGE
NEW CARPARK RES VIS
NEW CARPARK RETAIL
NEW CARPARK RES
1 2 3
6120
6200
7090
7200
7000
5350
4200
4200
2350
2400
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KING STREET

RAVENSHAW STREET

BULL STREET

SITE BOUNDARY

APPROXIMATE FOOTPRINT

COMMON
COMMUNAL OPEN SPACE PLAN
1 134SQ.M.

1 LEVEL 1 FLOOR PLAN
SCALE 1 : 200

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
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10. Lift Clarification by GWH & GYDE
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12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

CAR PARK LEGEND

- RESIDENT VISITOR CARPARK
- RETAIL CARPARK
- RESIDENT CARPARK
- MOTORCYCLE

DEEP SOIL ZONE

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REVISION			
05	FOR COUNCIL DISCUSSION	FK	28.11.2022
06	CONCEPT DESIGN ISSUE	FK	03.02.2023
07	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
08	ISSUE FOR REVIEW	FK	06.04.2023
09	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
10	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	UDRP ISSUE	FK	12.03.2025
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025
15	COUNCIL RFI 2_UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 1 FLOOR PLAN	DEVELOPMENT APPLICATION	15	DA004



Amendments Schedule
01. Project address updated
02. Revision clouds identified
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07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 2 FLOOR PLAN
SCALE 1 : 200

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION				REVISION
04	CONCEPT DESIGN ISSUE	FK	03.02.2023	
05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023	
06	ISSUE FOR REVIEW	FK	06.04.2023	
07	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023	
08	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019	
09	DEVELOPMENT APPLICATION	FK	16.10.2024	
10	DRAFT ISSUE	FK	10.03.2025	
11	UDRP ISSUE	FK	12.03.2025	
12	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
13	COUNCIL RFI 2	FK	24.04.2025	
14	COUNCIL RFI 2_UPDATED	FK	01.05.2025	

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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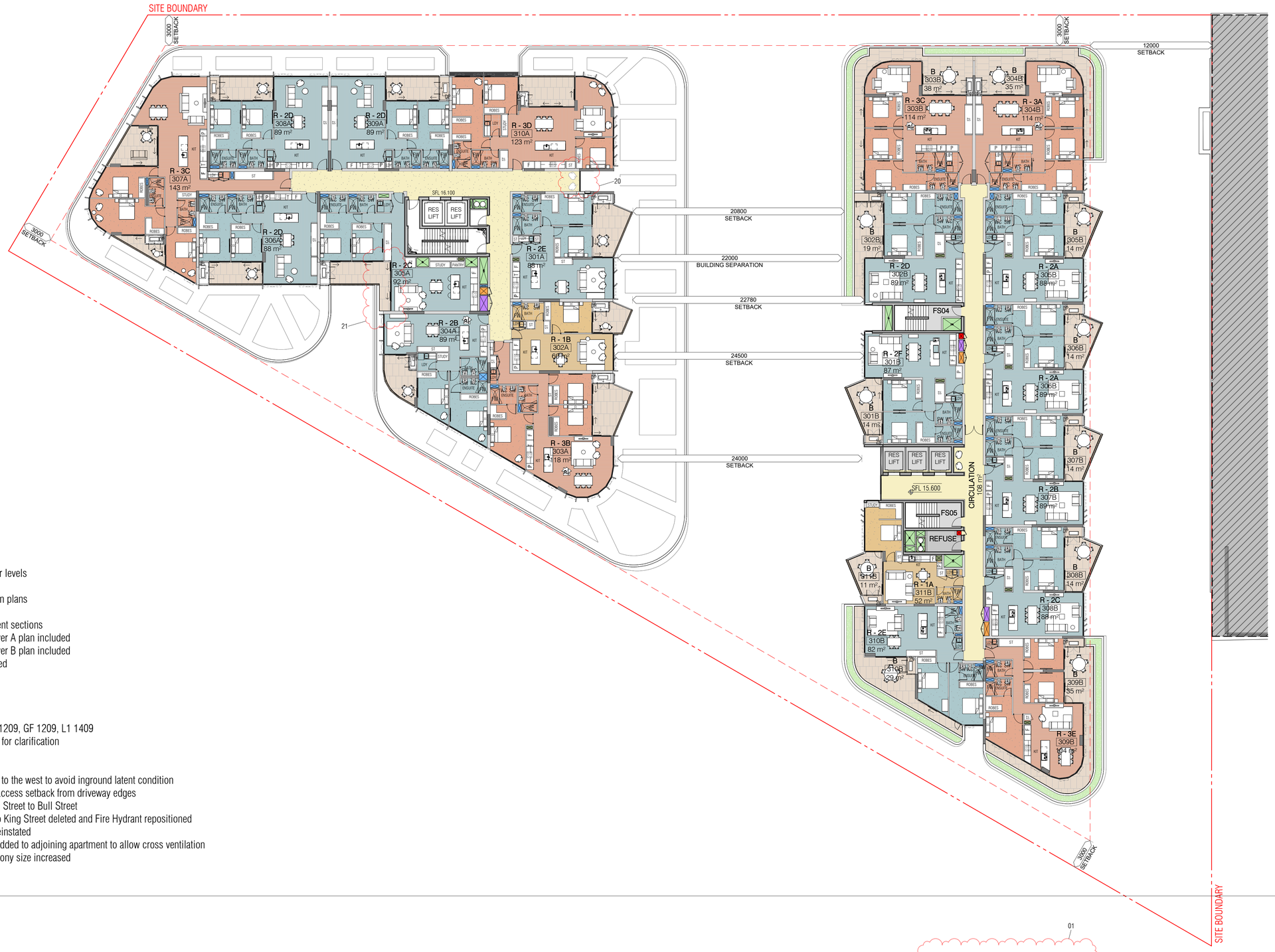
01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

FK
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 2 FLOOR PLAN	DEVELOPMENT APPLICATION	14	DA005



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 3 FLOOR PLAN
SCALE 1 : 200

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REVISION				REVISION
01	PRE DEVELOPMENT APPLICATION	FK	19.04.2018	
02	DEVELOPMENT APPLICATION	FK	29.08.2019	
03	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019	
04	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023	
05	ISSUE FOR REVIEW	FK	06.04.2023	
06	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019	
07	DEVELOPMENT APPLICATION	FK	16.10.2024	
08	UDRP ISSUE	FK	12.03.2025	
09	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
10	COUNCIL RFI 2	FK	24.04.2025	
11	COUNCIL RFI 2_ UPDATED	FK	01.05.2025	

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

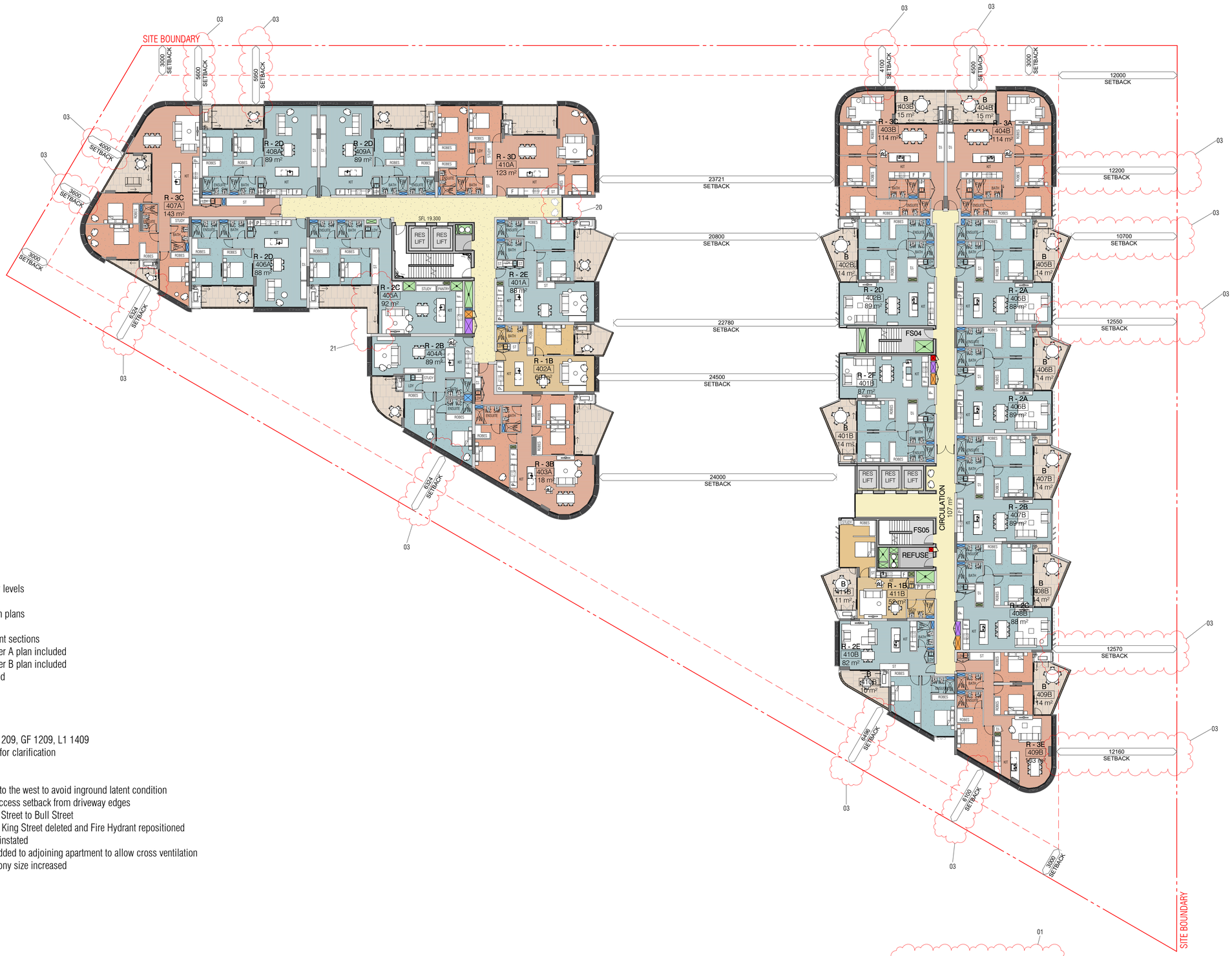
FK
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 3 FLOOR PLAN

ISSUE PURPOSE DEVELOPMENT APPLICATION

REV. 11

DRAWING NO. DA006



Amendments Schedule

01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 4 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION

07	ISSUE FOR REVIEW	FK	06.04.2023
08	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
09	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
10	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
11	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
12	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
13	DEVELOPMENT APPLICATION	FK	16.10.2024
14	UDRP ISSUE	FK	12.03.2025
15	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
16	COUNCIL RFI 2	FK	24.04.2025
17	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1

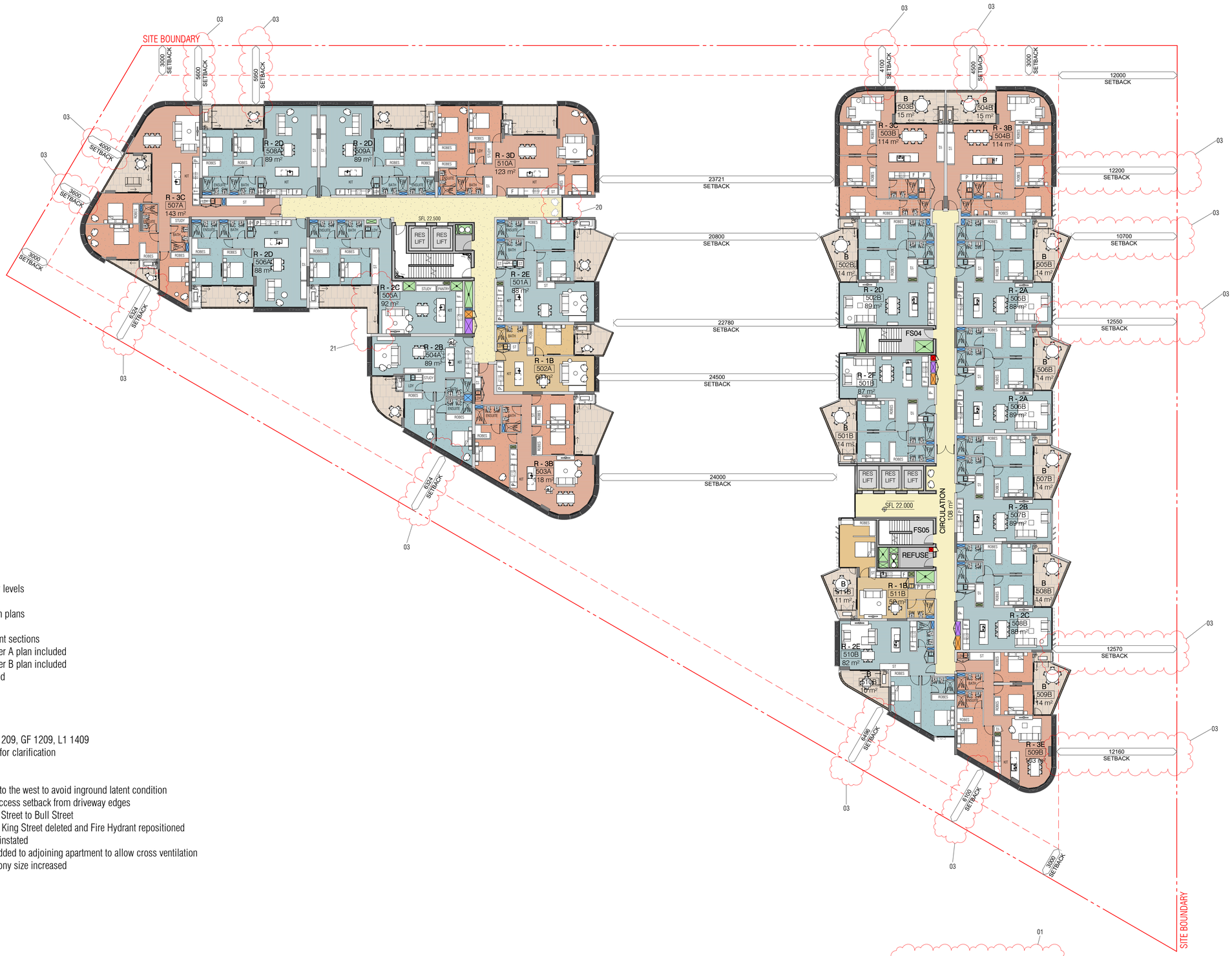
DRAWING TITLE
LEVEL 4 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 17

DRAWING NO.
DA007



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 5 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION

05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
08	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
09	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
10	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	UDRP ISSUE	FK	12.03.2025
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025
15	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

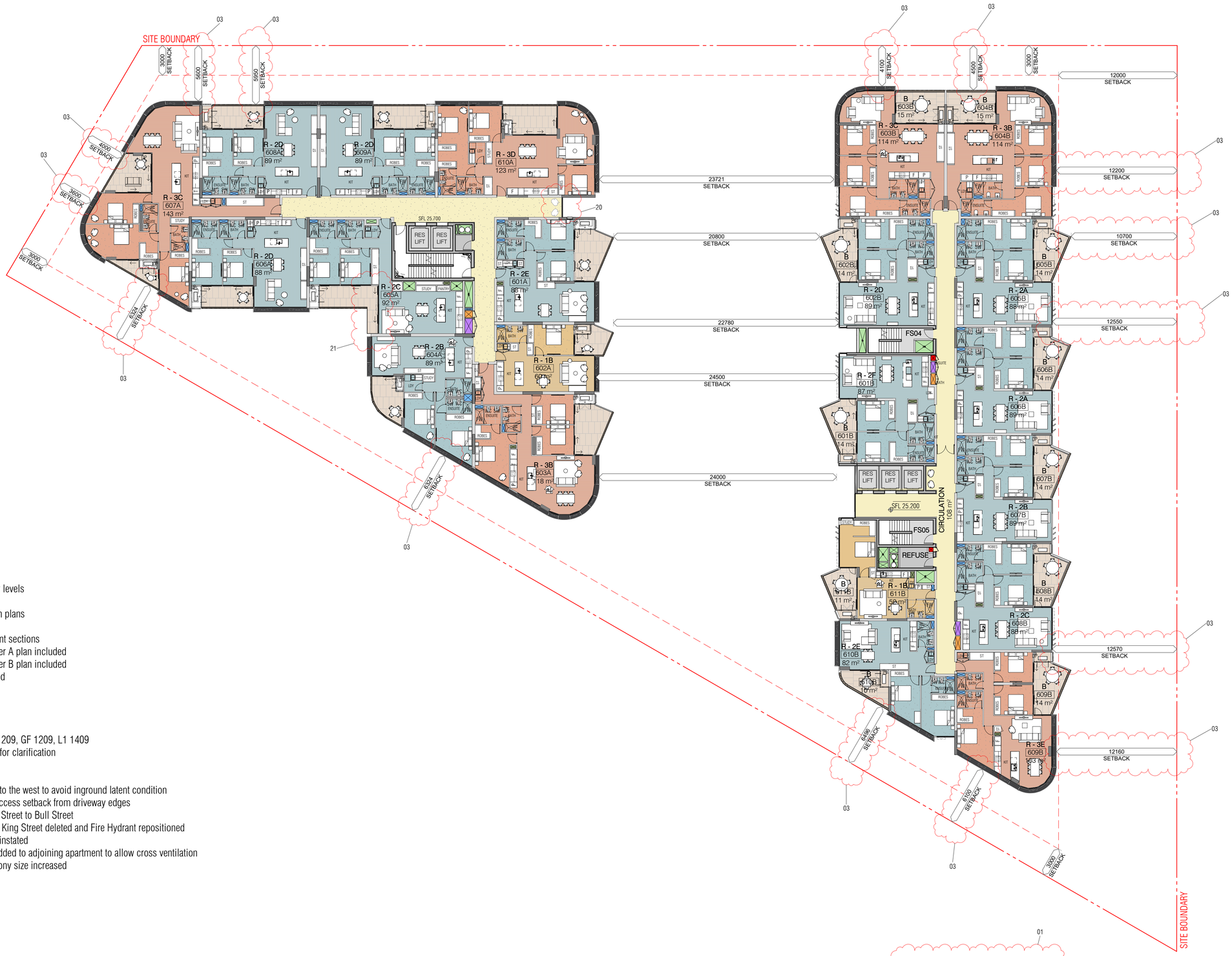
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 5 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 15

DRAWING NO. DA008



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 6 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION

05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
08	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
09	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
10	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	UDRP ISSUE	FK	12.03.2025
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025
15	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

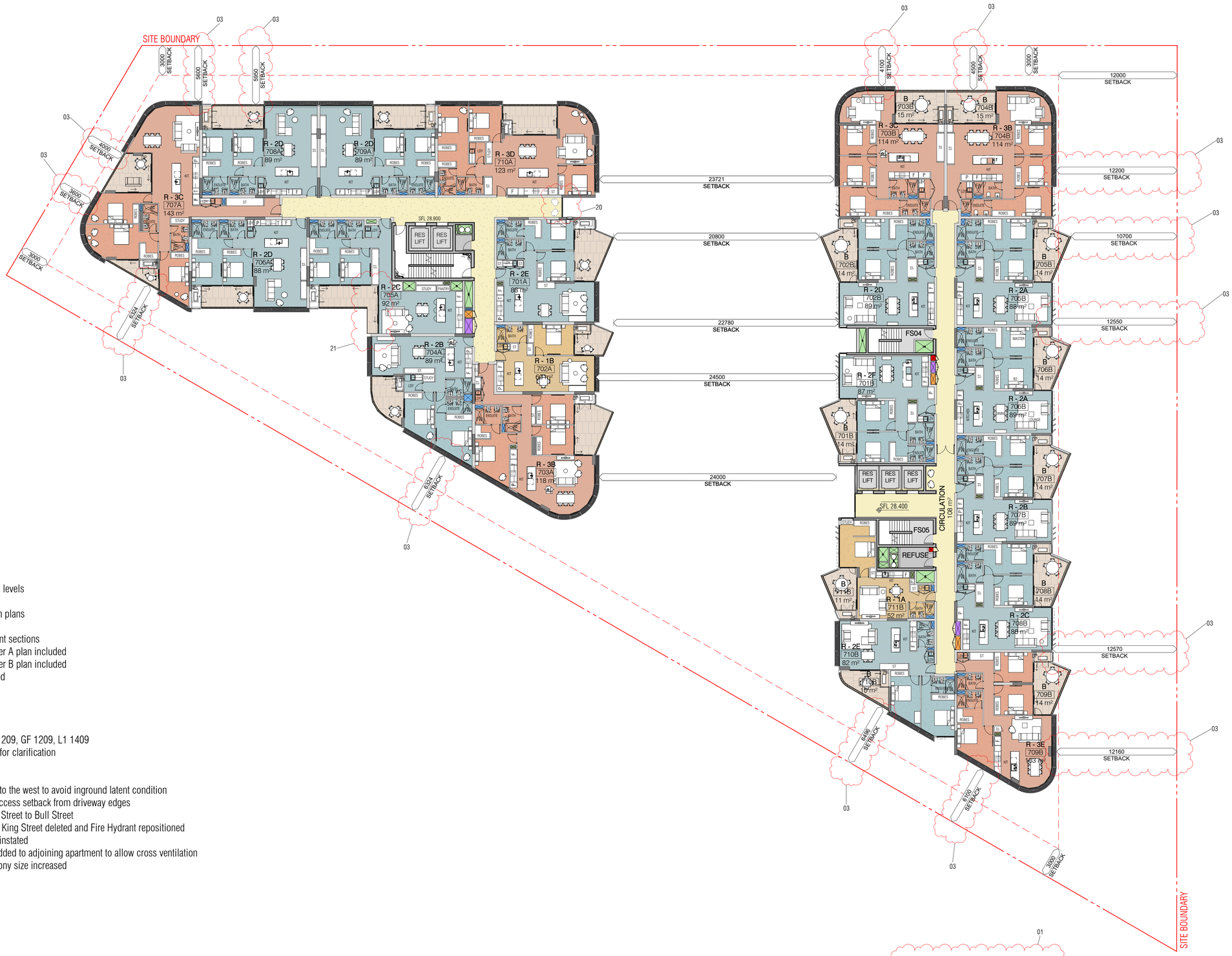
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 6 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 15

DRAWING NO. DA009



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
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11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
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14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
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17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 7 FLOOR PLAN

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REVISION

04	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
05	ISSUE FOR REVIEW	FK	06.04.2023
06	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
07	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
08	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
10	DEVELOPMENT APPLICATION	FK	16.10.2024
11	UDRP ISSUE	FK	12.03.2025
12	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
13	COUNCIL RFI 2	FK	24.04.2025
14	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

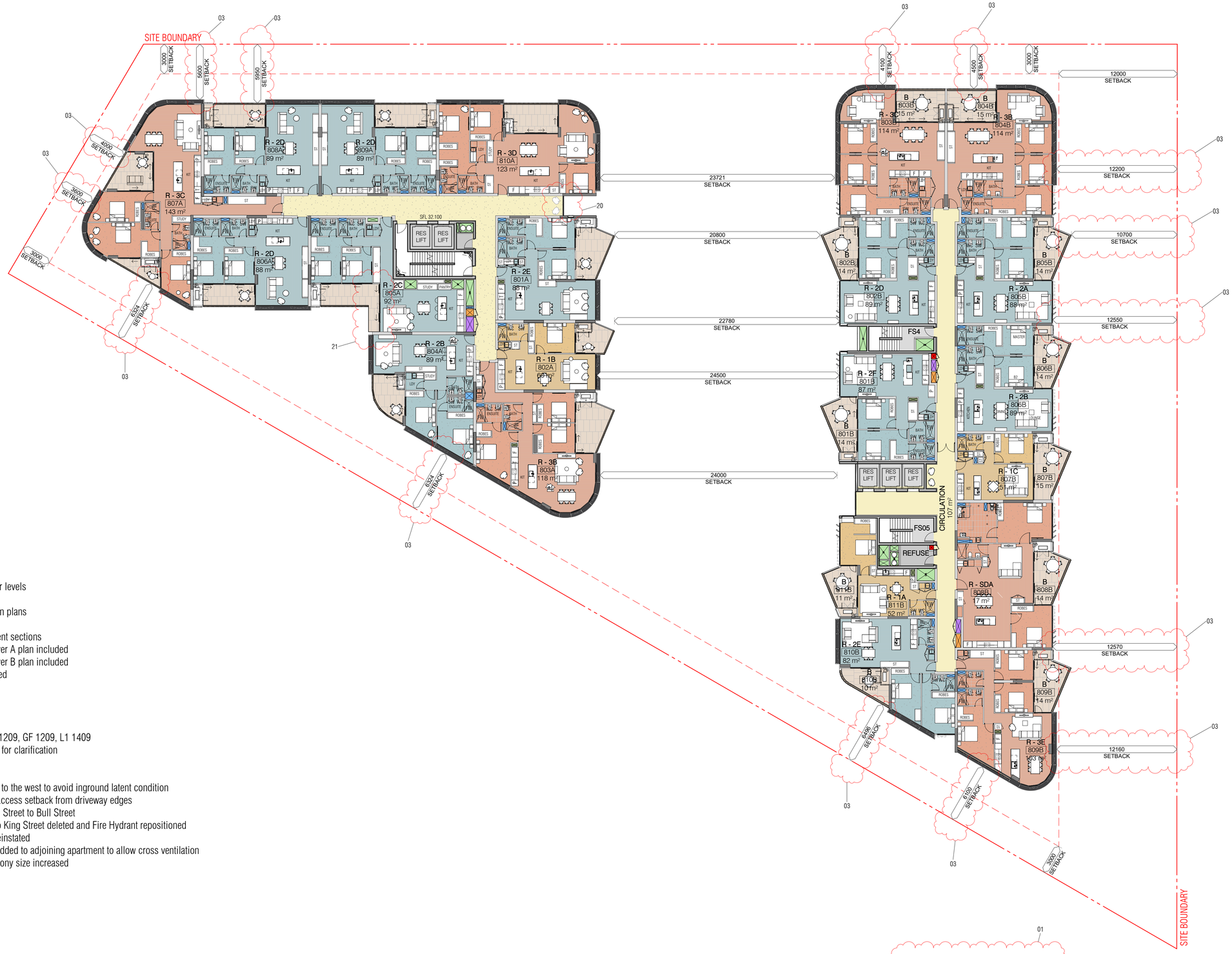
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 7 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA010



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
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14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 8 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION			
01	CONCEPT DESIGN ISSUE	FK	03.02.2023
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
03	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
04	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
05	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
06	DEVELOPMENT APPLICATION	FK	16.10.2024
07	UDRP ISSUE	FK	12.03.2025
08	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
09	COUNCIL RFI 2	FK	24.04.2025
10	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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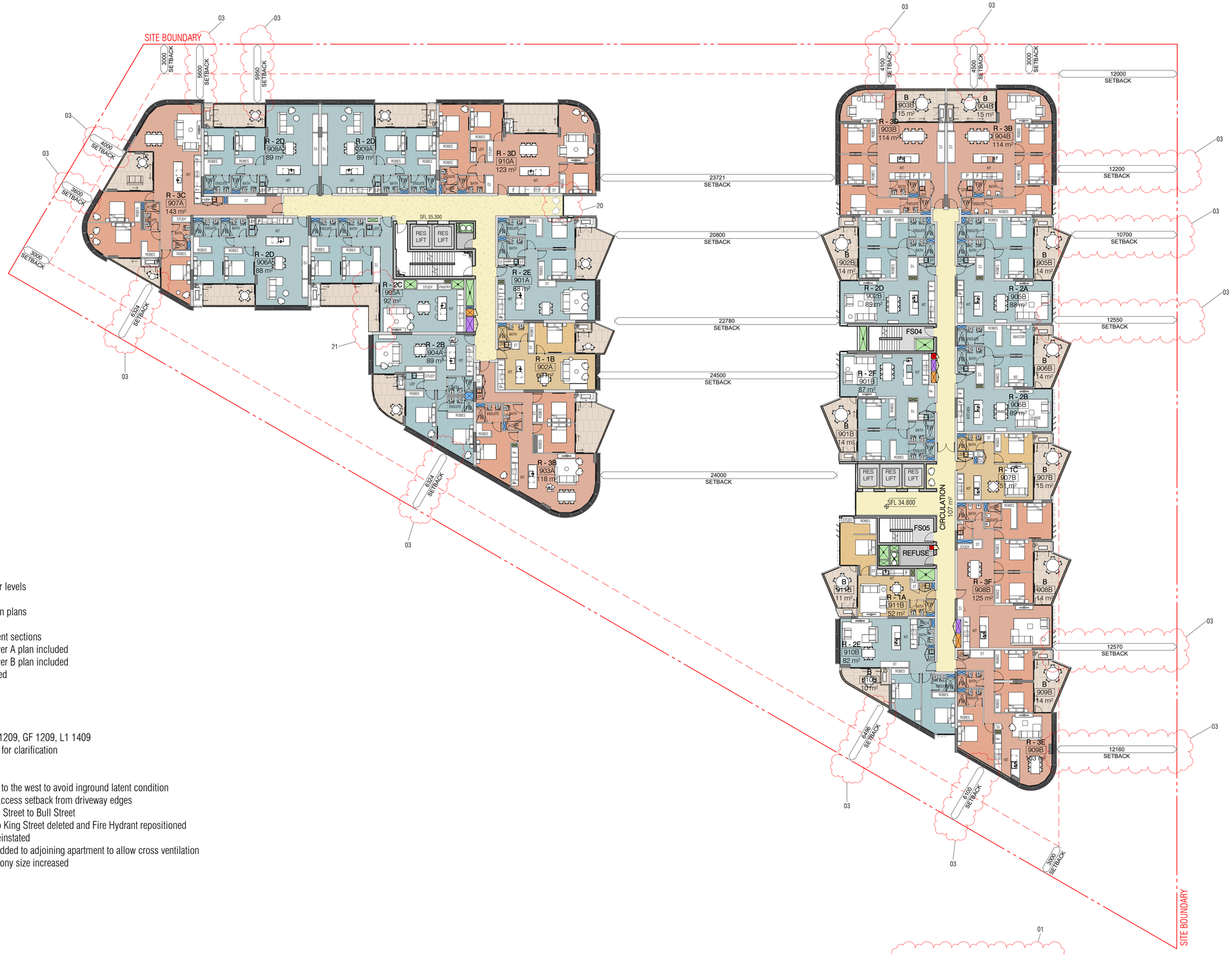
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 8 FLOOR PLAN	DEVELOPMENT APPLICATION	10	DA011



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 9 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION			
04	CONCEPT DESIGN ISSUE	FK	03.02.2023
05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
08	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
10	DEVELOPMENT APPLICATION	FK	16.10.2024
11	UDRP ISSUE	FK	12.03.2025
12	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
13	COUNCIL RFI 2	FK	24.04.2025
14	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1

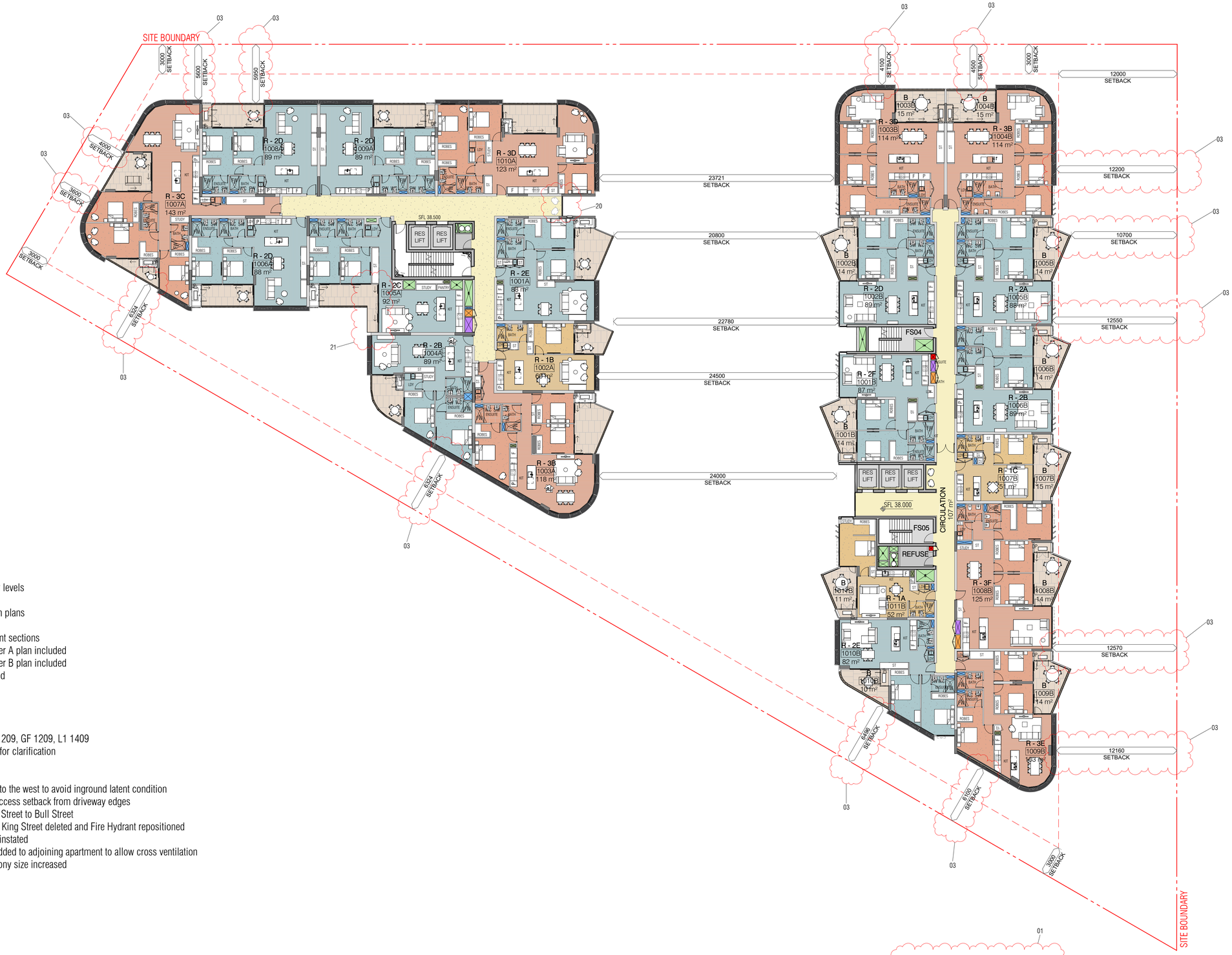
DRAWING TITLE
LEVEL 9 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO.
DA012

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



Amendments Schedule

01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 10 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION			
03	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
04	CONCEPT DESIGN ISSUE	FK	03.02.2023
05	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
06	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
07	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
08	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
09	DEVELOPMENT APPLICATION	FK	16.10.2024
10	UDRP ISSUE	FK	12.03.2025
11	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
12	COUNCIL RFI 2	FK	24.04.2025
13	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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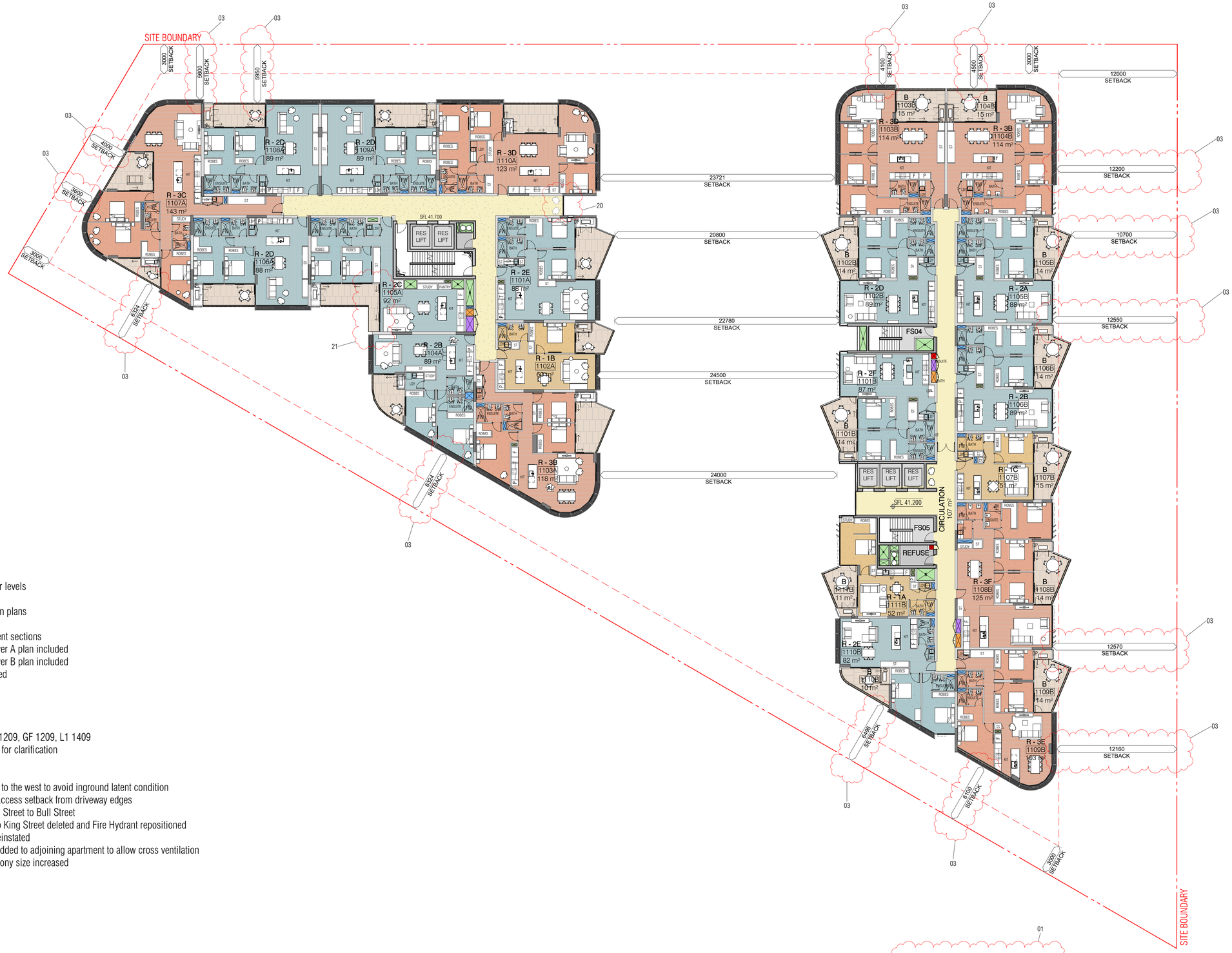
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 10 FLOOR PLAN	DEVELOPMENT APPLICATION	13	DA013



Amendments Schedule

01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 11 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION			
02	DEVELOPMENT APPLICATION	FK	29.08.2019
03	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
04	CONCEPT DESIGN ISSUE	FK	03.02.2023
05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
07	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
08	DEVELOPMENT APPLICATION	FK	16.10.2024
09	UDRP ISSUE	FK	12.03.2025
10	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
11	COUNCIL RFI 2	FK	24.04.2025
12	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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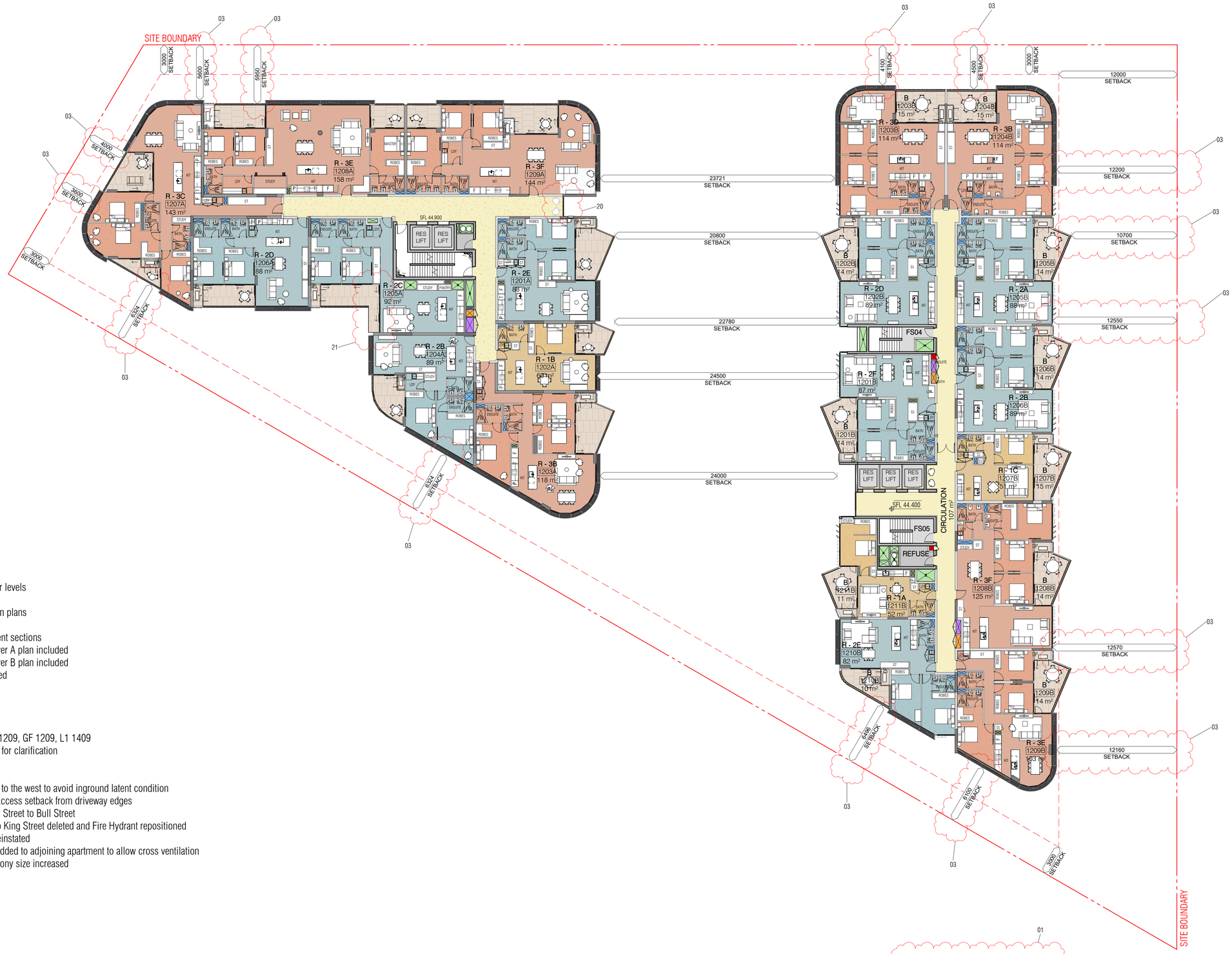
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 11 FLOOR PLAN	DEVELOPMENT APPLICATION	12	DA014



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 12 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION			
03	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
04	CONCEPT DESIGN ISSUE	FK	03.02.2023
05	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
06	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
07	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
08	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
09	DEVELOPMENT APPLICATION	FK	16.10.2024
10	UDRP ISSUE	FK	12.03.2025
11	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
12	COUNCIL RFI 2	FK	24.04.2025
13	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

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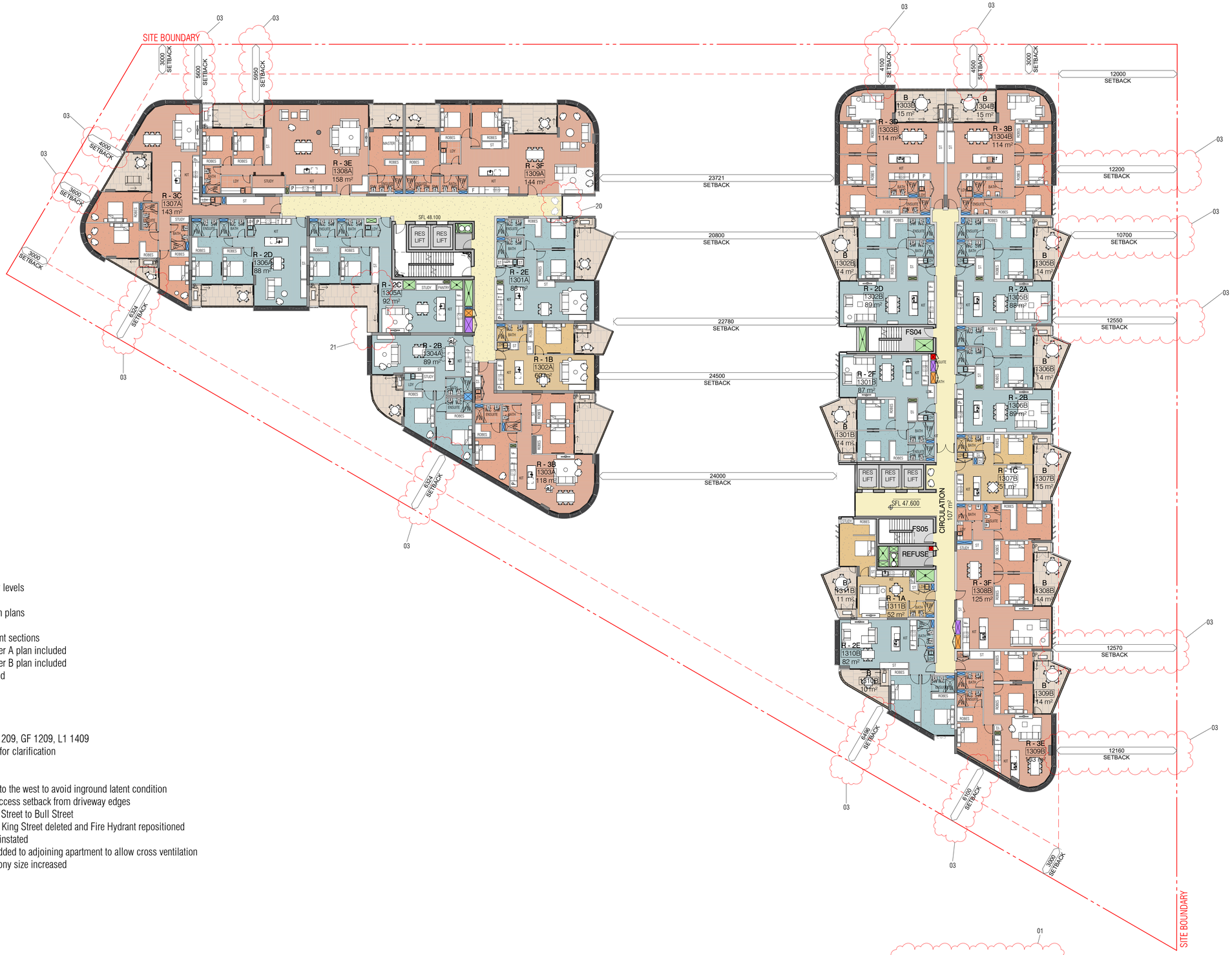
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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NEW SOUTH WALES 2000 AUSTRALIA
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 12 FLOOR PLAN	DEVELOPMENT APPLICATION	13	DA015



Amendments Schedule

01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 13 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION				REVISION
06	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023	
07	ISSUE FOR REVIEW	FK	06.04.2023	
08	TOWER A SCHEMATIC DESIGN	FK	18.04.2023	
09	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023	
10	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023	
11	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023	
12	DEVELOPMENT APPLICATION	FK	16.10.2024	
13	UDRP ISSUE	FK	12.03.2025	
14	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
15	COUNCIL RFI 2	FK	24.04.2025	
16	COUNCIL RFI 2_ UPDATED	FK	01.05.2025	

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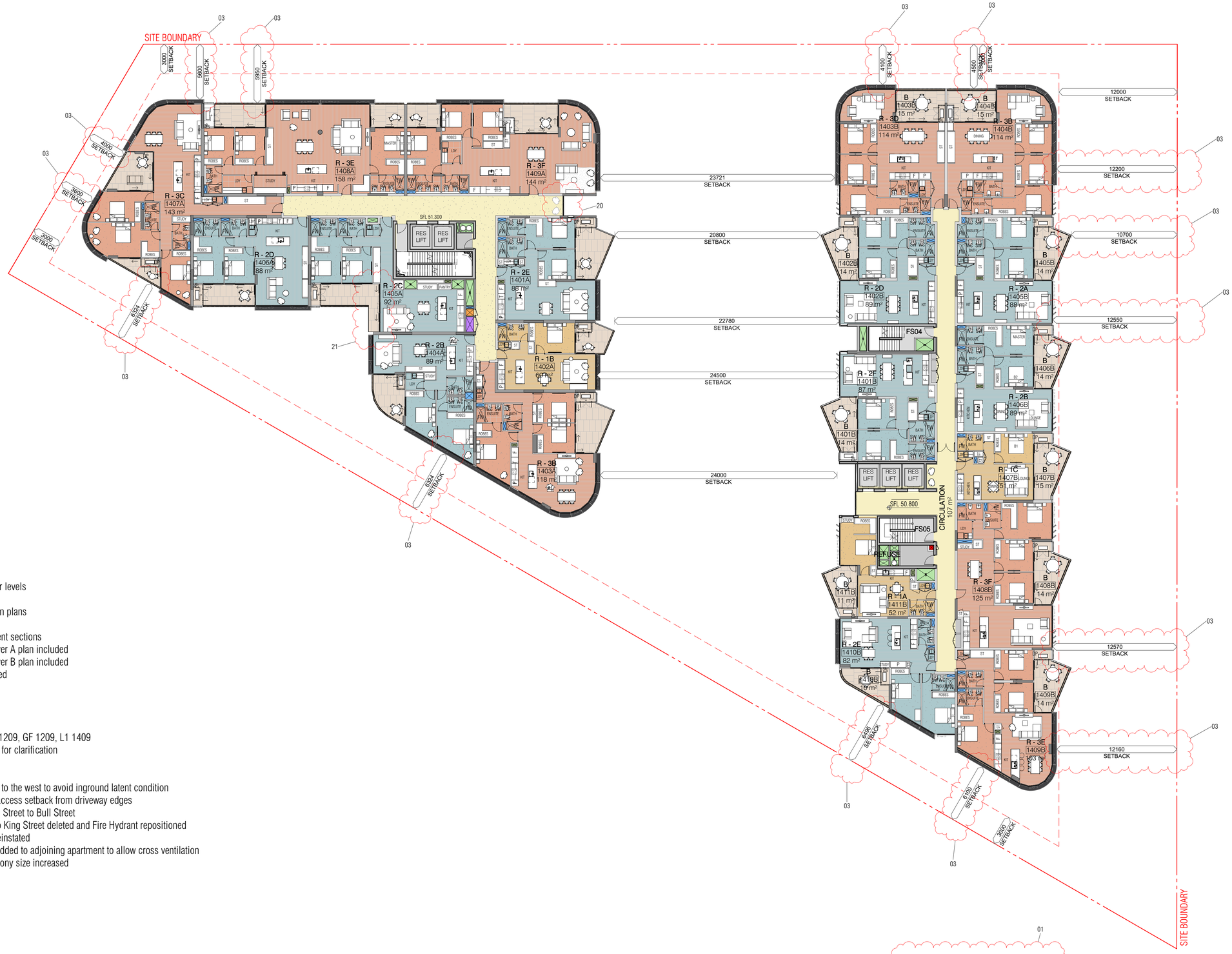
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 13 FLOOR PLAN	DEVELOPMENT APPLICATION	16	DA016



Amendments Schedule

01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
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12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
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18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 14 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION

06	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
07	ISSUE FOR REVIEW	FK	06.04.2023
08	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
09	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
10	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
11	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
12	DEVELOPMENT APPLICATION	FK	16.10.2024
13	UDRP ISSUE	FK	12.03.2025
14	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
15	COUNCIL RFI 2	FK	24.04.2025
16	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

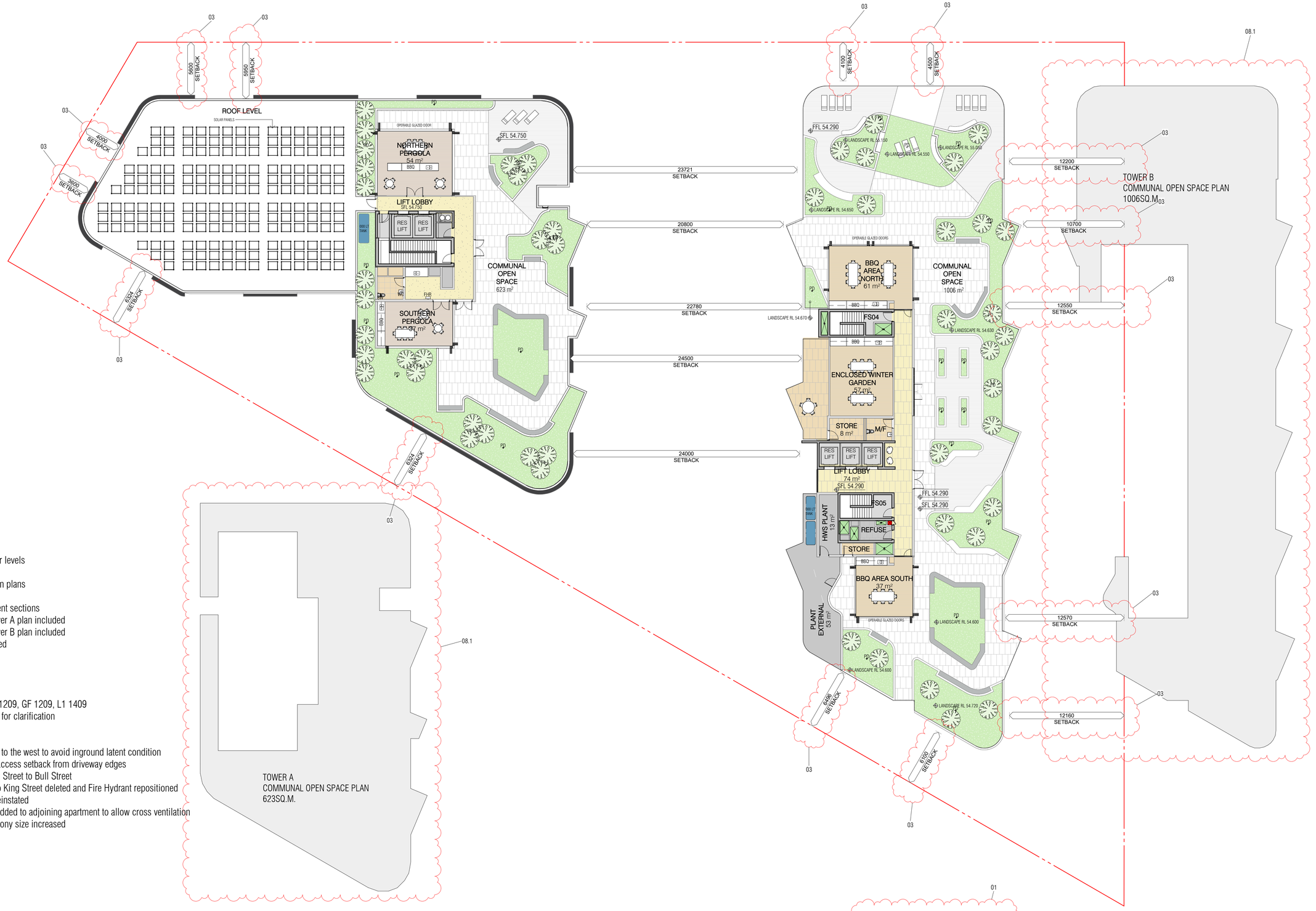
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 14 FLOOR PLAN

ISSUE PURPOSE DEVELOPMENT APPLICATION

REV. 16

DRAWING NO. DA017



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 LEVEL 15 FLOOR PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION

06	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
07	ISSUE FOR REVIEW	FK	06.04.2023
08	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
10	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
11	RFI AMENDMENTS SHOWN CLOUDED	FK	03.11.2023
12	DEVELOPMENT APPLICATION	FK	16.10.2024
13	UDRP ISSUE	FK	12.03.2025
14	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
15	COUNCIL RFI 2	FK	24.04.2025
16	COUNCIL RFI 2_ UPDATED	FK	01.05.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

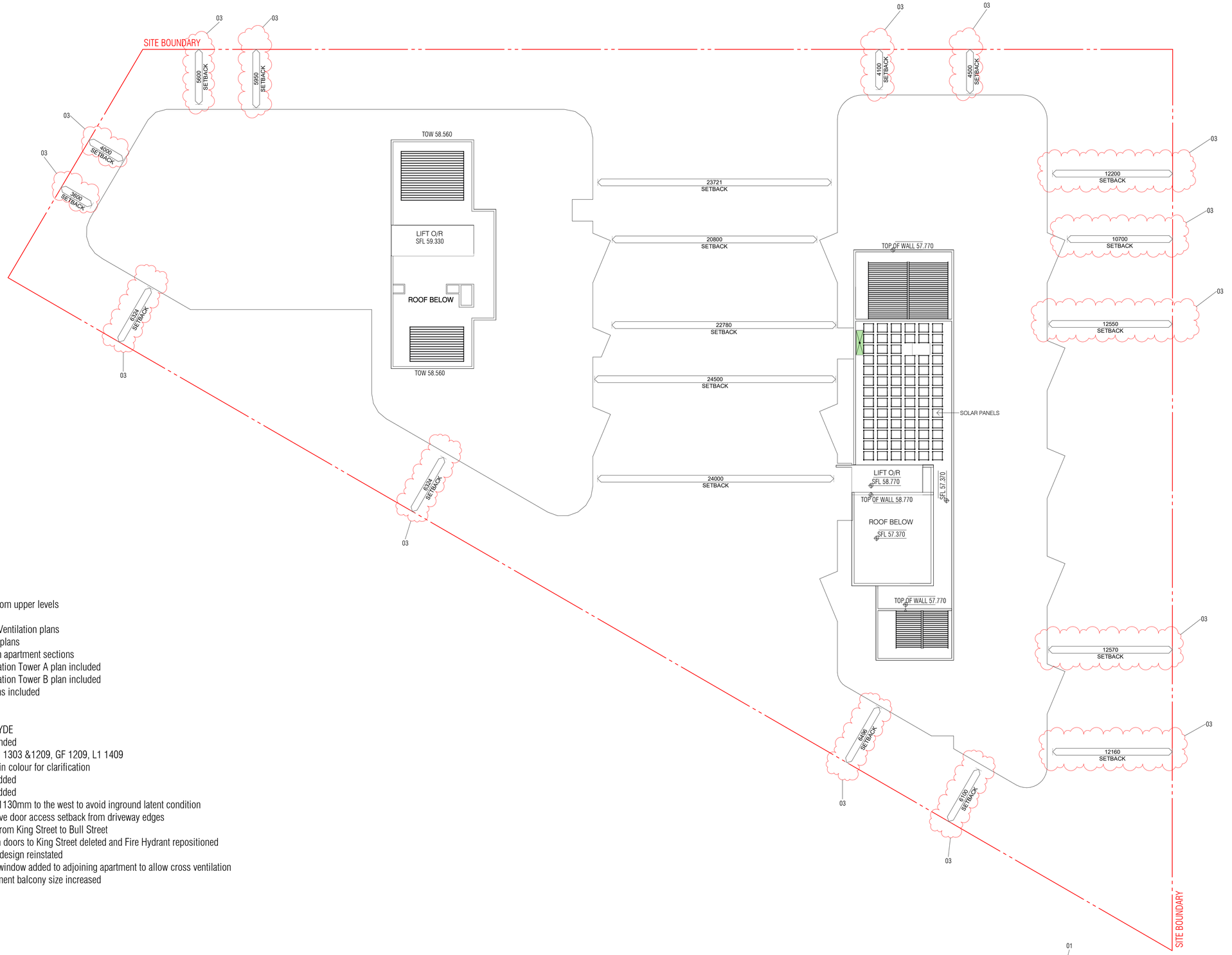
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1	LEVEL 15 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 16

DRAWING NO. DA018



Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
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09.3. Shadow Diagrams clarified
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17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

1 ROOF PLAN

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION				REVISION
08	TOWER A SCHEMATIC DESIGN	FK	18.04.2023	
09	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023	
10	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023	
11	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023	
12	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023	
13	DEVELOPMENT APPLICATION	FK	16.10.2024	
14	DRAFT ISSUE	FK	10.03.2025	
15	UDRP ISSUE	FK	12.03.2025	
16	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
17	COUNCIL RFI 2	FK	24.04.2025	
18	COUNCIL RFI 2_ UPDATED	FK	01.05.2025	

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
CL	01.05.2025	TF	21/03/2025	22104	1 : 200@A1

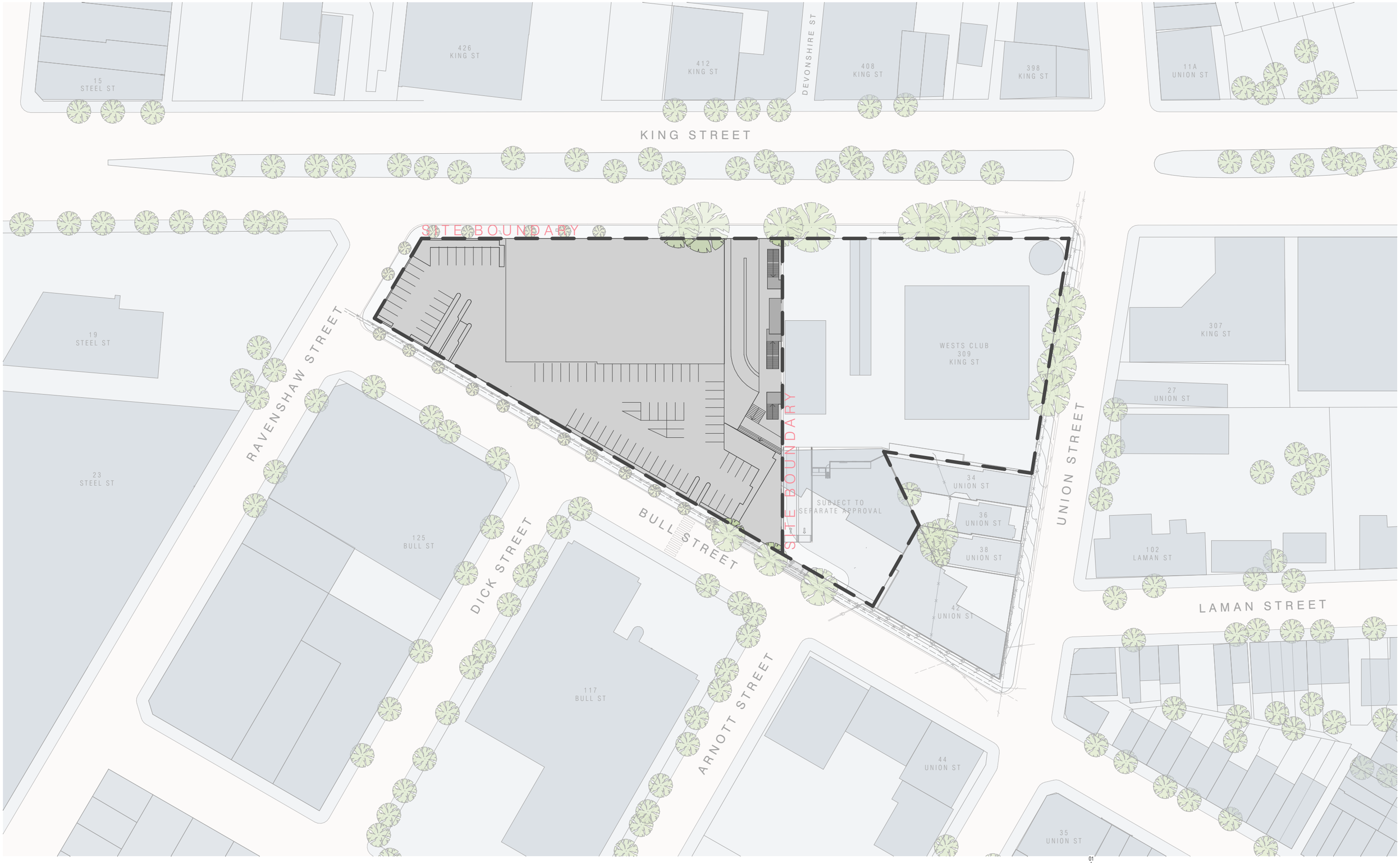
DRAWING TITLE
ROOF PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 18

DRAWING NO. DA019



BIMcloud: fkeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION			
01	PRE DEVELOPMENT APPLICATION	IM	19.04.2018
02	DEVELOPMENT APPLICATION	MP	29.08.2018
03	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
04	FOR COUNCIL DISCUSSION	PM	28.11.2022
05	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
07	DEVELOPMENT APPLICATION	TA	16.10.2024
08	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025

REVISION			
09	COUNCIL RFI 2	FK	24.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
TA	21.03.2025	RM	23.04.2025	22104	1:1000@A3	EXISTING SITE PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 09

DRAWING NO. DA030



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 54.55 Tower B

REVISION

01	PRE DEVELOPMENT APPLICATION	IM	19.04.2018
02	DEVELOPMENT APPLICATION	MP	29.08.2018
03	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
04	DEVELOPMENT APPLICATION _AMENDED	NZ	22.05.2020
05	FOR HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL SUBMISSION	NZ	26.02.2021
06	FOR COUNCIL DISCUSSION	PM	28.11.2022
07	CONCEPT DESIGN ISSUE	RAS	03.02.2023
08	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023

REVISION

09	ISSUE FOR REVIEW	RAS	06.04.2023
10	TOWER A AND B SCHEMATIC DESIGN	PM	17.05.2023
11	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
12	DEVELOPMENT APPLICATION	TA	16.10.2024
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

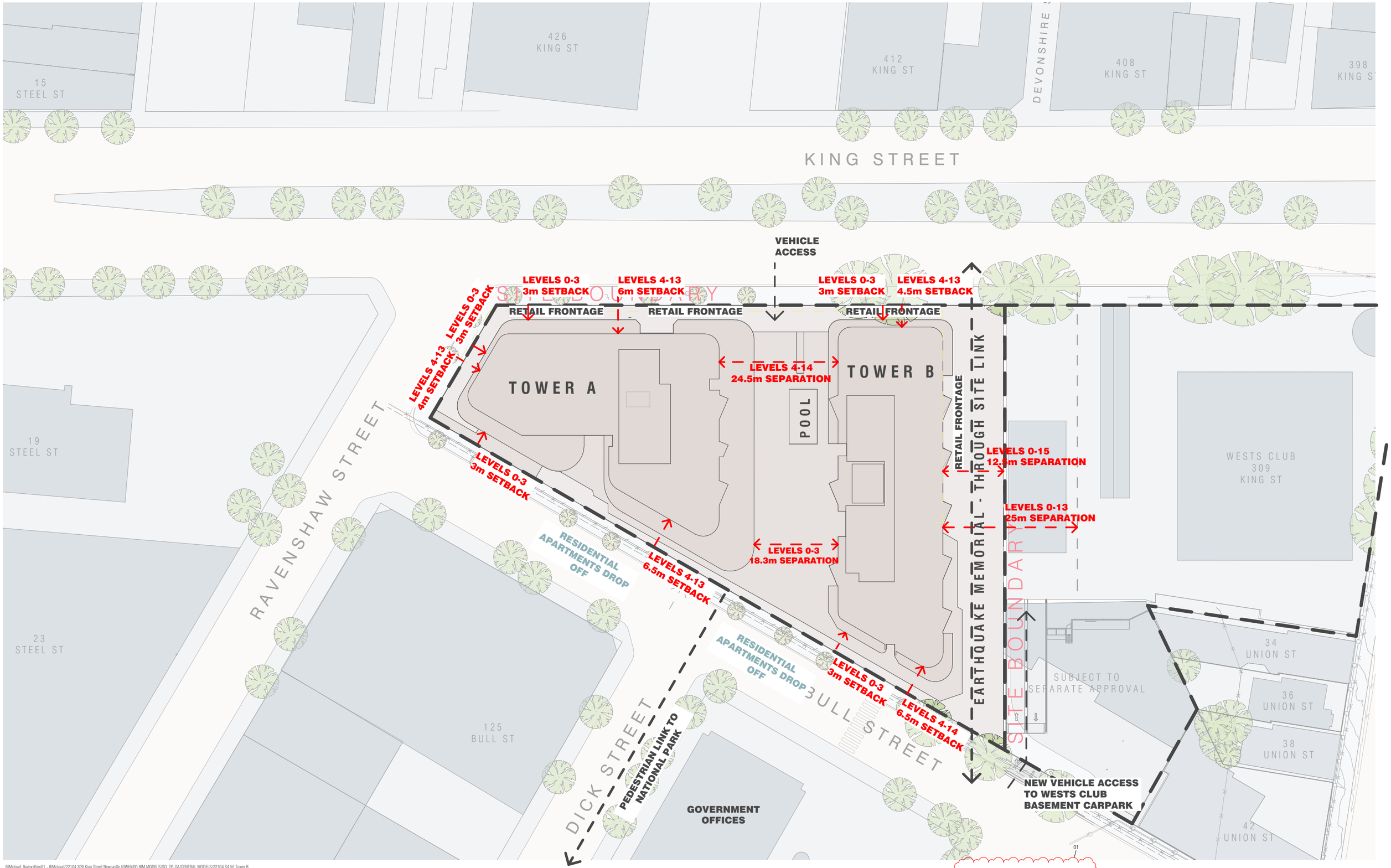
FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
TA	21.03.2025	RM	23.04.2025	22104	1:1000@A3	PROPOSED SITE PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA031



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 54.55 Tower B

REVISION			
01	PRE DEVELOPMENT APPLICATION	MP	11.04.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	MP	19.08.2019
03	DEVELOPMENT APPLICATION_AMENDED	NZ	22.05.2020
04	FOR HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL SUBMISSION	NZ	26.02.2021
05	FOR COUNCIL DISCUSSION	PM	28.11.2022
06	FOR COUNCIL DISCUSSION	PM	29.11.2022
07	CONCEPT DESIGN ISSUE	RAS	03.02.2023
08	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023

REVISION			
09	ISSUE FOR REVIEW	RAS	06.04.2023
10	TOWER A AND B SCHEMATIC DESIGN	TF	17.05.2023
11	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
12	DEVELOPMENT APPLICATION	TA	16.10.2024
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
TA	21.03.2025	RM	23.04.2025	22104	N.T.S.@A3	URBAN PLANNING - PROPOSED

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA032

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

Amendments Schedule
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
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18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

MATERIAL LEGENDS

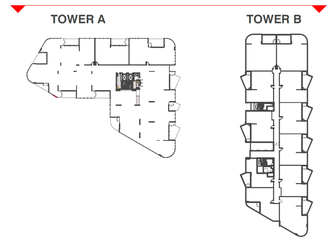
C1 NATURAL IN-SITU CONCRETE
C2 POLISHED PRECAST CONCRETE WITH LIGHT AND DARK AGGREGATE
C3 PRECAST CONCRETE BALUSTRADE WITH VERTICAL RIB PATTERN
C4 PRECAST CONCRETE LIGHT GREY PAINT FINISH

G1 SINGLE AND DOUBLE GLAZING
G2 METAL BACK GLASS PANELS
G3 CLEAR GLASS BALUSTRADE
G4 CLEAR GLASS LOUVRES

M1 BRONZE POWDERCOAT ALUMINIUM PANELS
M2 GREY POWDERCOAT ALUMINIUM MULLIONS AND FRAMES
L1 CHARCOAL GREY POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES
L2 BRONZE POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES



1 NORTH ELEVATION
SCALE 1 : 200



Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION

08	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
09	ISSUE FOR REVIEW	FK	06.04.2023
10	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
11	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
12	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
13	DEVELOPMENT APPLICATION	FK	16.10.2024
14	DRAFT ISSUE	FK	10.03.2025
15	UDRP ISSUE	FK	12.03.2025
16	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
17	COUNCIL RFI 2	FK	24.04.2025

REVISION

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1

DRAWING TITLE
NORTH ELEVATION

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
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TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 17

DRAWING NO. DA101

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
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09.3. Shadow Diagrams clarified

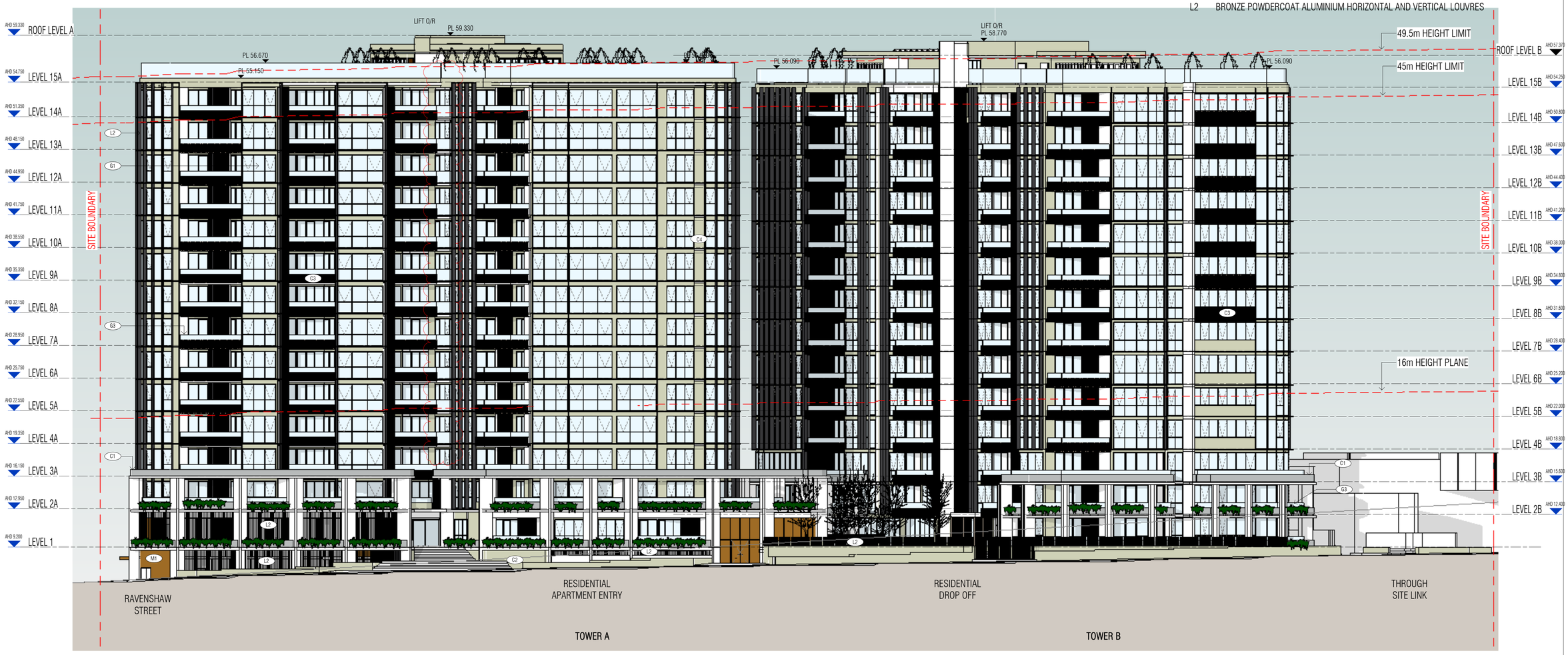
Amendments Schedule
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13. Carparking Space use shown in colour for clarification
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14.2. Bicycle Parking Schedule added
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16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

MATERIAL LEGENDS

C1 NATURAL IN-SITU CONCRETE
C2 POLISHED PRECAST CONCRETE WITH LIGHT AND DARK AGGREGATE
C3 PRECAST CONCRETE BALUSTRADE WITH VERTICAL RIB PATTERN
C4 PRECAST CONCRETE LIGHT GREY PAINT FINISH

G1 SINGLE AND DOUBLE GLAZING
G2 METAL BACK GLASS PANELS
G3 CLEAR GLASS BALUSTRADE
G4 CLEAR GLASS LOUVRES

M1 BRONZE POWDERCOAT ALUMINIUM PANELS
M2 GREY POWDERCOAT ALUMINIUM MULLIONS AND FRAMES
L1 CHARCOAL GREY POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES
L2 BRONZE POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES



1 SOUTH ELEVATION - DA



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REVISION

05	CONCEPT DESIGN ISSUE	FK	03.02.2023
06	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
07	ISSUE FOR REVIEW	FK	06.04.2023
08	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
10	DEVELOPMENT APPLICATION	FK	16.10.2024
11	DRAFT ISSUE	FK	10.03.2025
12	UDRP ISSUE	FK	12.03.2025
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	SOUTH ELEVATION

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA102

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

Amendments Schedule
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12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
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18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

MATERIAL LEGENDS

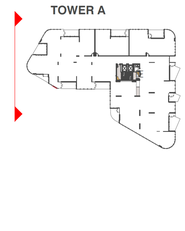
C1 NATURAL IN-SITU CONCRETE
C2 POLISHED PRECAST CONCRETE WITH LIGHT AND DARK AGGREGATE
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C4 PRECAST CONCRETE LIGHT GREY PAINT FINISH

G1 SINGLE AND DOUBLE GLAZING
G2 METAL BACK GLASS PANELS
G3 CLEAR GLASS BALUSTRADE
G4 CLEAR GLASS LOUVRES

M1 BRONZE POWDERCOAT ALUMINIUM PANELS
M2 GREY POWDERCOAT ALUMINIUM MULLIONS AND FRAMES
L1 CHARCOAL GREY POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES
L2 BRONZE POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES



1 WEST ELEVATION - DA





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REVISION			
06	ISSUE FOR REVIEW	FK	06.04.2023
07	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
08	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
09	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
10	RFI AMENDMENTS SHOWN CLOUDED	FK	03.11.2023
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	DRAFT ISSUE	FK	10.03.2025
13	UDRP ISSUE	FK	12.03.2025
14	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
15	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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GWH

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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1

DRAWING TITLE
WEST ELEVATION

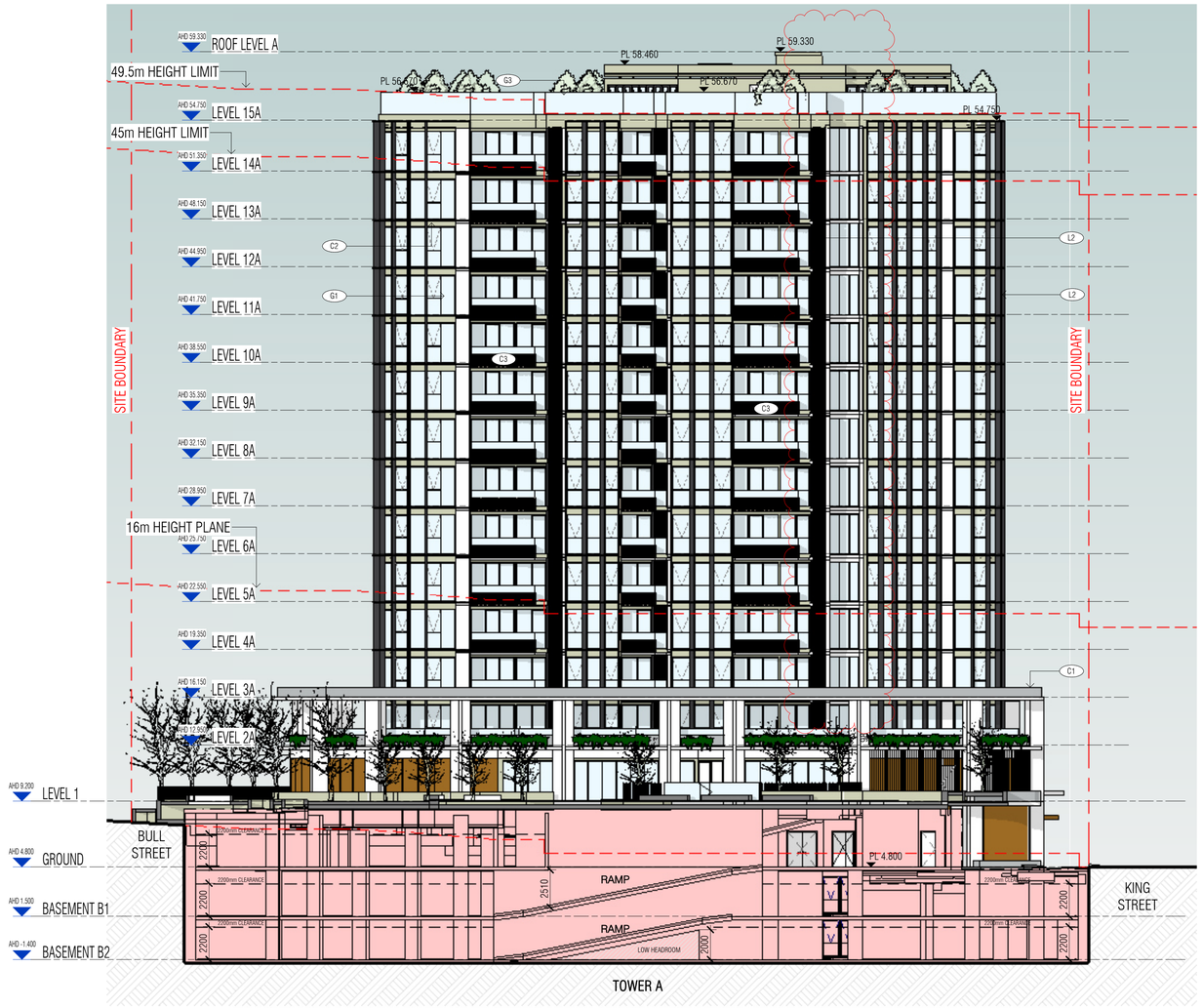
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 15

DRAWING NO.
DA103

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

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19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased



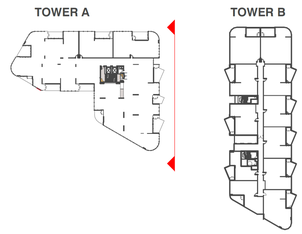
1 EAST ELEVATION - DA

MATERIAL LEGENDS

C1 NATURAL IN-SITU CONCRETE
C2 POLISHED PRECAST CONCRETE WITH LIGHT AND DARK AGGREGATE
C3 PRECAST CONCRETE BALUSTRADE WITH VERTICAL RIB PATTERN
C4 PRECAST CONCRETE LIGHT GREY PAINT FINISH

G1 SINGLE AND DOUBLE GLAZING
G2 METAL BACK GLASS PANELS
G3 CLEAR GLASS BALUSTRADE
G4 CLEAR GLASS LOUVRES

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REVISION

10	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
11	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
12	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
13	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
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18	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
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REVISION

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ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

FK
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L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	EAST ELEVATION

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 19

DRAWING NO. DA104

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
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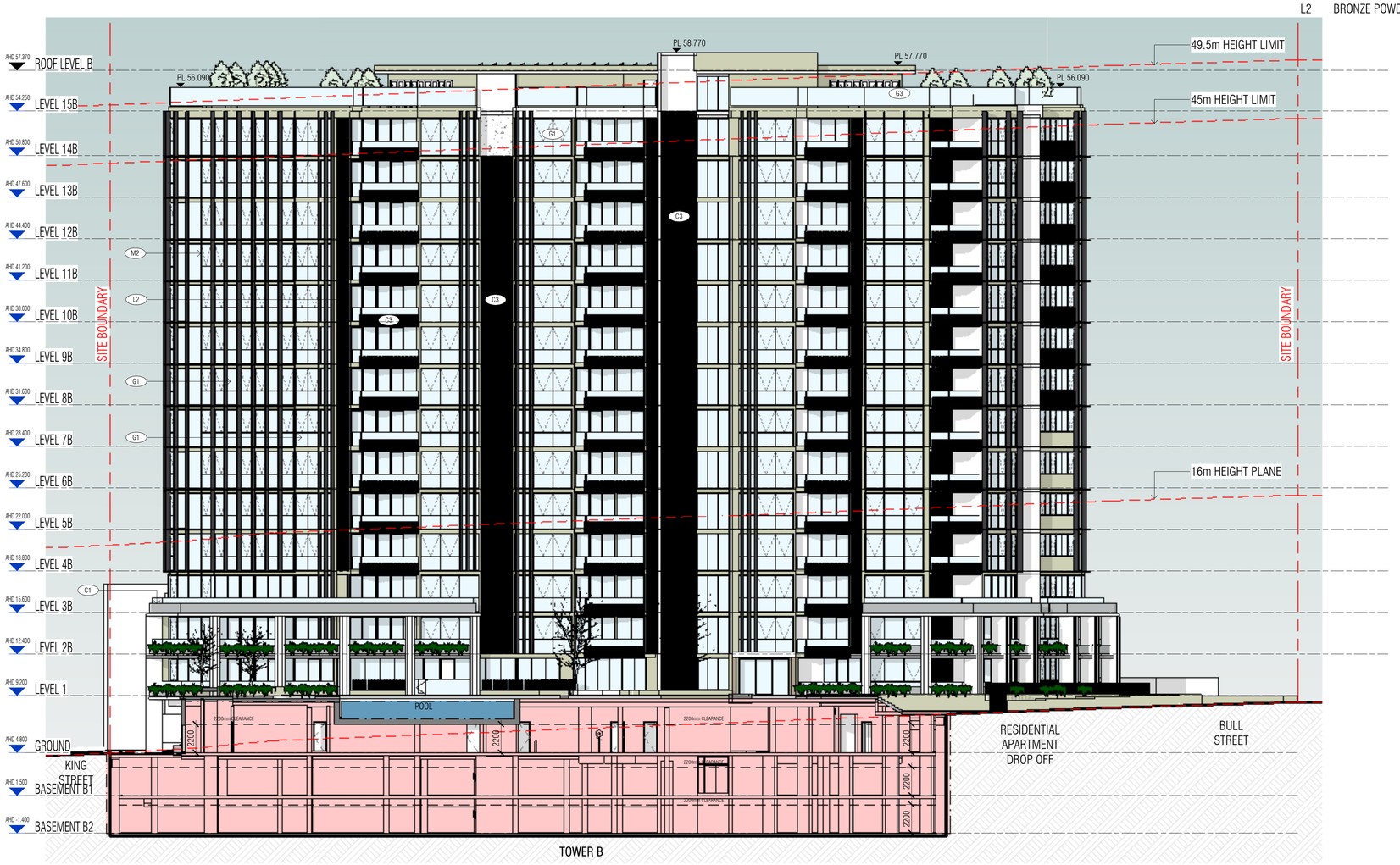
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MATERIAL LEGENDS

C1 NATURAL IN-SITU CONCRETE
C2 POLISHED PRECAST CONCRETE WITH LIGHT AND DARK AGGREGATE
C3 PRECAST CONCRETE BALUSTRADE WITH VERTICAL RIB PATTERN
C4 PRECAST CONCRETE LIGHT GREY PAINT FINISH

G1 SINGLE AND DOUBLE GLAZING
G2 METAL BACK GLASS PANELS
G3 CLEAR GLASS BALUSTRADE
G4 CLEAR GLASS LOUVRES

M1 BRONZE POWDERCOAT ALUMINIUM PANELS
M2 GREY POWDERCOAT ALUMINIUM MULLIONS AND FRAMES
L1 CHARCOAL GREY POWDERCOAT ALUMINIUM HORIZONTAL AND VERTICAL LOUVRES
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1 WEST 2 ELEVATION - DA



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REVISION			
09	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
10	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
11	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
12	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
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17	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
18	COUNCIL RFI 2	FK	24.04.2025

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	WEST 2 ELEVATION

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 18

DRAWING NO. DA105

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
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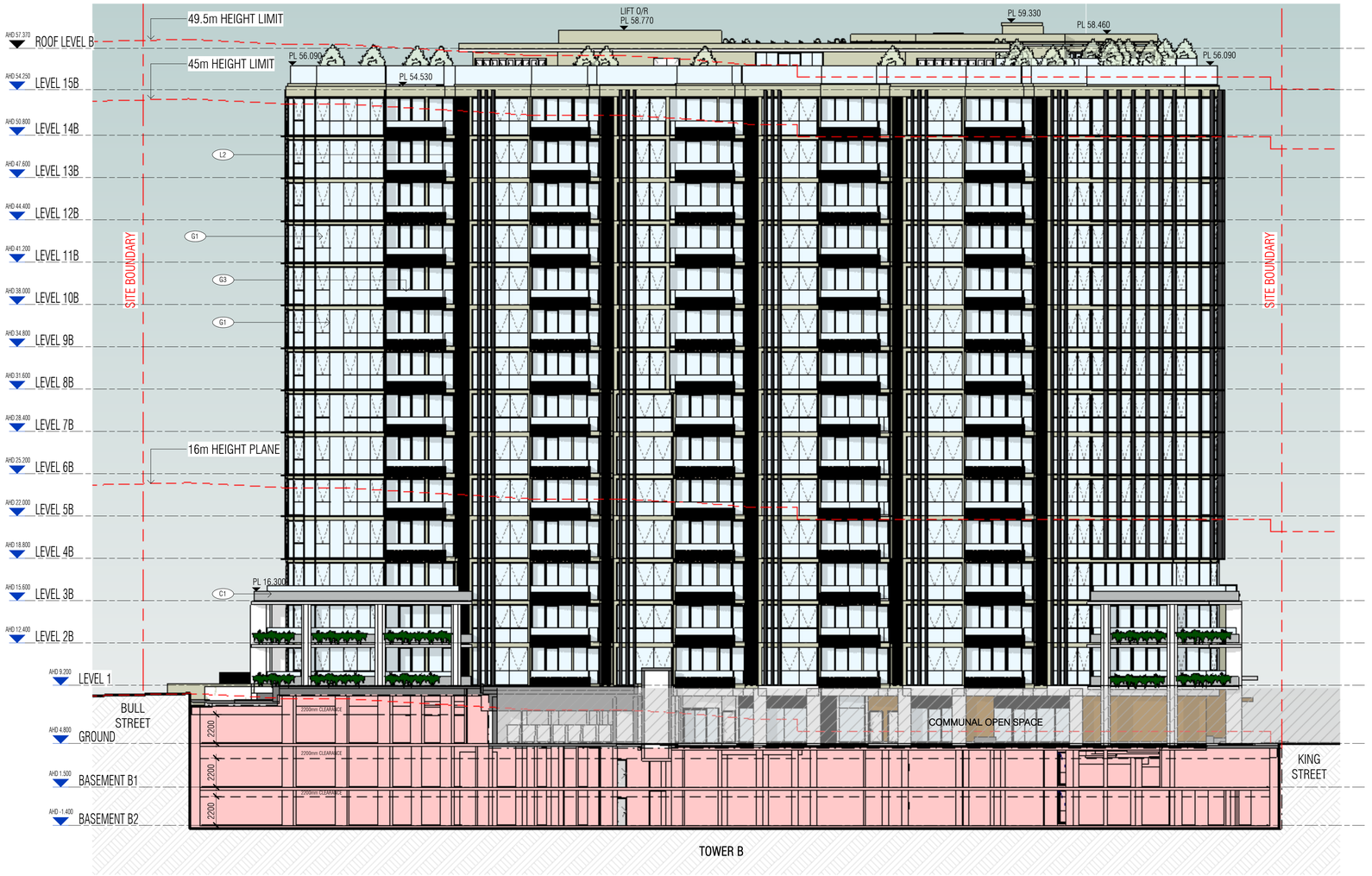
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MATERIAL LEGENDS

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C2 POLISHED PRECAST CONCRETE WITH LIGHT AND DARK AGGREGATE
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C4 PRECAST CONCRETE LIGHT GREY PAINT FINISH

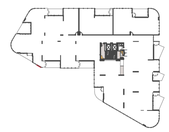
G1 SINGLE AND DOUBLE GLAZING
G2 METAL BACK GLASS PANELS
G3 CLEAR GLASS BALUSTRADE
G4 CLEAR GLASS LOUVRES

M1 BRONZE POWDERCOAT ALUMINIUM PANELS
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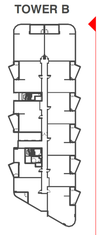


1 EAST 2 ELEVATION - DA

TOWER A



TOWER B



Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION			
06	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
07	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
08	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
10	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	DRAFT ISSUE	FK	10.03.2025
13	UDRP ISSUE	FK	12.03.2025
14	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
15	COUNCIL RFI 2	FK	24.04.2025

REVISION

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01

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ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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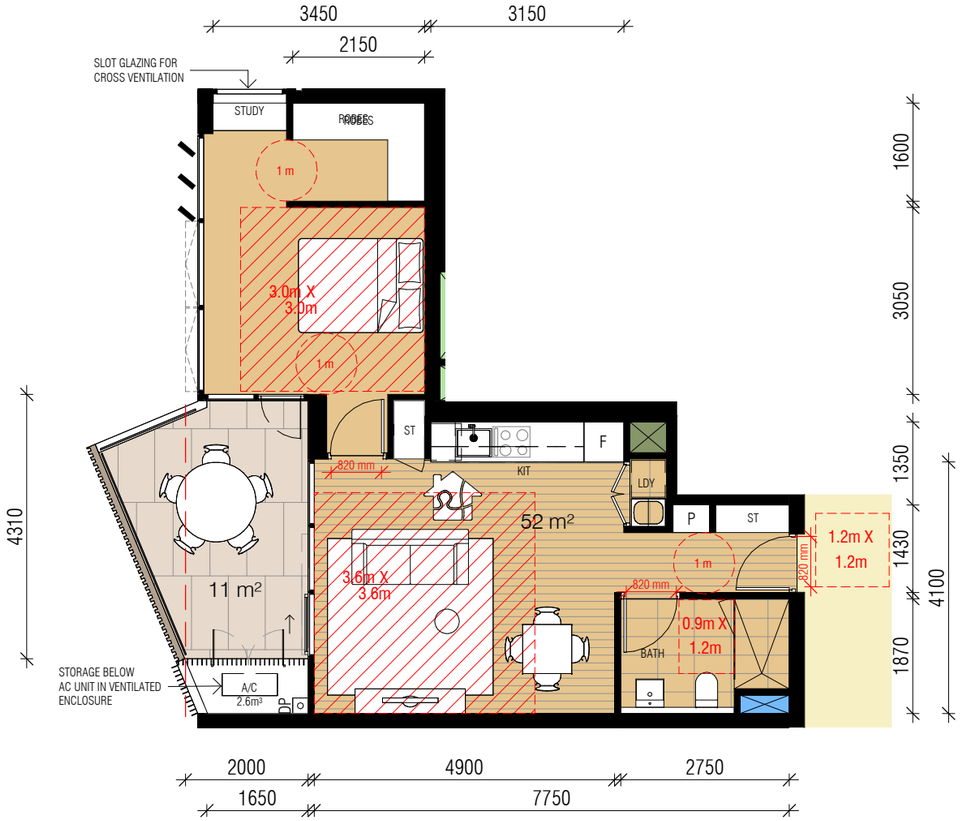
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	EAST 2 ELEVATION

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 15

DRAWING NO. DA106

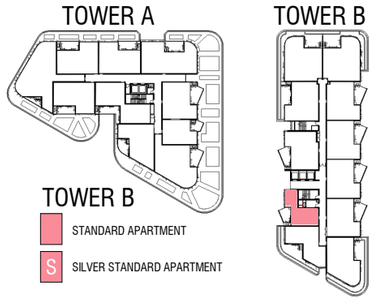




APARTMENT TYPE 1A

TYPICAL ONE BED APARTMENT

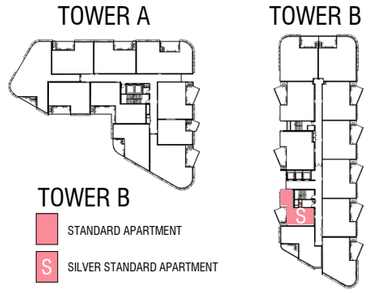
LOCATION : WEST FACADE
QUANTITY : 10
LEVELS : 2,3,7 - 14



APARTMENT TYPE 1B - SILVER LIVABLE

TYPICAL ONE BED APARTMENT

LOCATION : WEST FACADE
QUANTITY : 3
LEVELS : 4,5,6



01

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REVISION

01	ISSUE FOR REVIEW	FK	19.08.2019
02	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
03	DEVELOPMENT APPLICATION	FK	16.10.2024
04	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
05	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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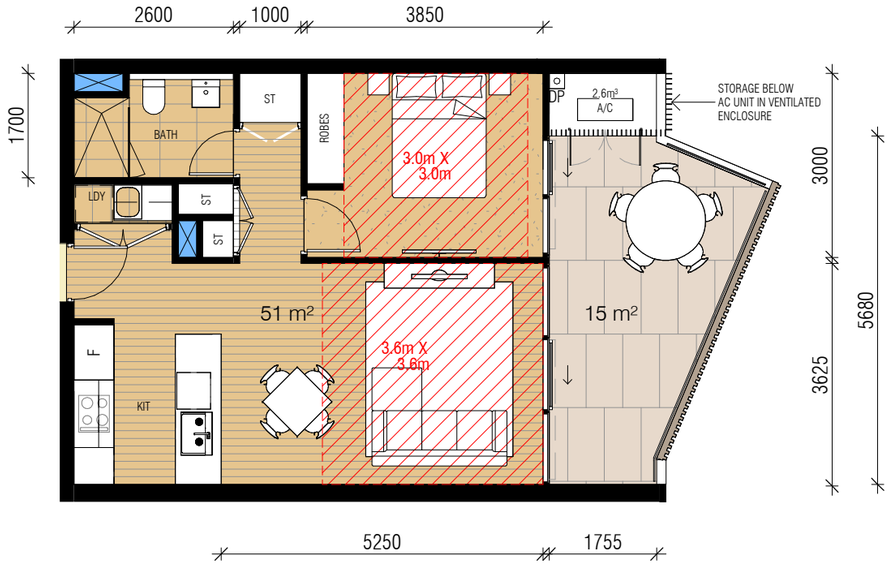
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER B - APARTMENT TYPES 1A & 1B	DEVELOPMENT APPLICATION	05	DA120

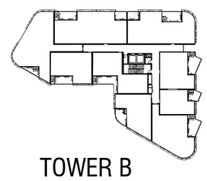


APARTMENT TYPE 1C

TYPICAL ONE BED APARTMENT

LOCATION : EAST FACADE
QUANTITY : 7
LEVELS : 8 - 14

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION

01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
03	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
04	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
05	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
07	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
08	DEVELOPMENT APPLICATION	FK	16.10.2024
09	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
10	COUNCIL RFI 2	FK	24.04.2025

REVISION

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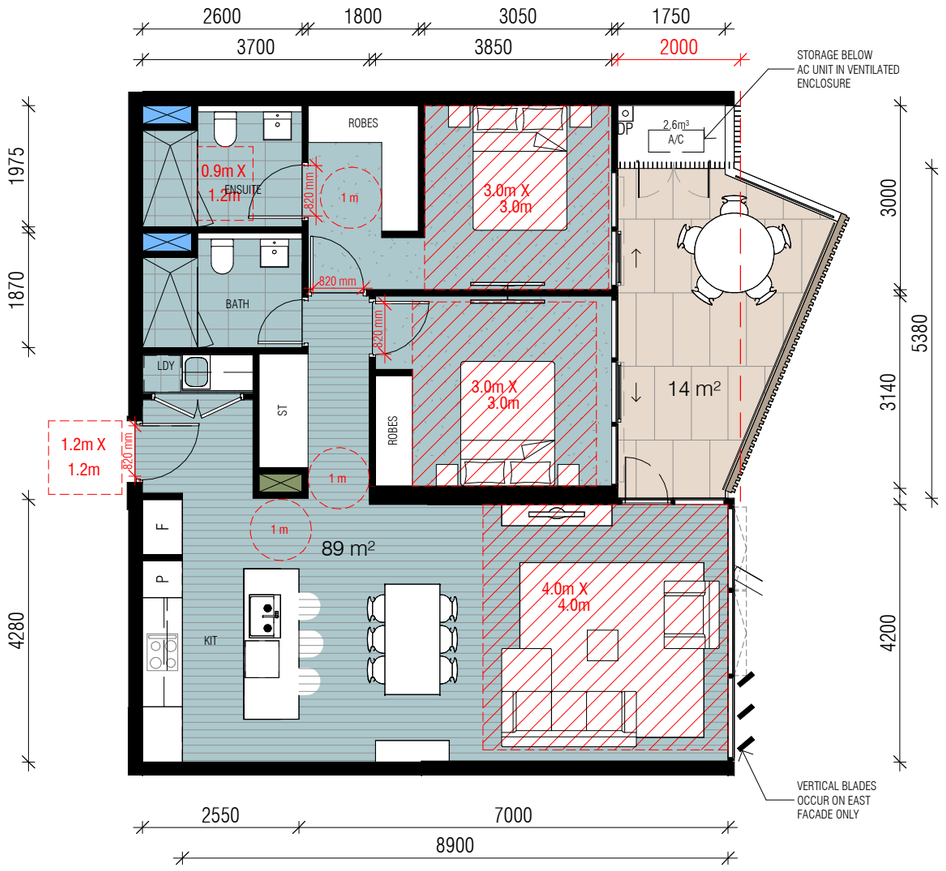
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124 - 126 BULL STREET, NEWCASTLE WEST

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER B - APARTMENT TYPES 1C	DEVELOPMENT APPLICATION	10	DA121





APARTMENT TYPE 2A

TYPICAL TWO BED APARTMENT

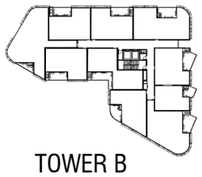
LOCATION: EAST FACADE
QUANTITY: 22
LEVELS: 1 -14

APARTMENT TYPE 2B - SILVER LIVEABLE

TYPICAL TWO BED APARTMENT

LOCATION: EAST FACADE
QUANTITY: 13
LEVELS: 1-11

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION			
-	TOWER B - APARTMENT TYPE 1C	FK	17.05.2023
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
03	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
04	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
05	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
06	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
07	DEVELOPMENT APPLICATION	FK	16.10.2024
08	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
09	COUNCIL RFI 2	FK	24.04.2025

REVISION

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER B - APARTMENT TYPES 2A & 2B

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 09

DRAWING NO. DA122

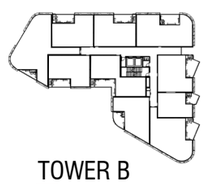


APARTMENT TYPE 2C

TYPICAL TWO BED APARTMENT
WITH SERVICE RISERS TO CORRIDOR AT REAR

LOCATION: EAST FACADE
QUANTITY: 7
LEVELS: 1-7

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION

-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	DEVELOPMENT APPLICATION	FK	16.10.2024
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
04	COUNCIL RFI 2	FK	24.04.2025

REVISION

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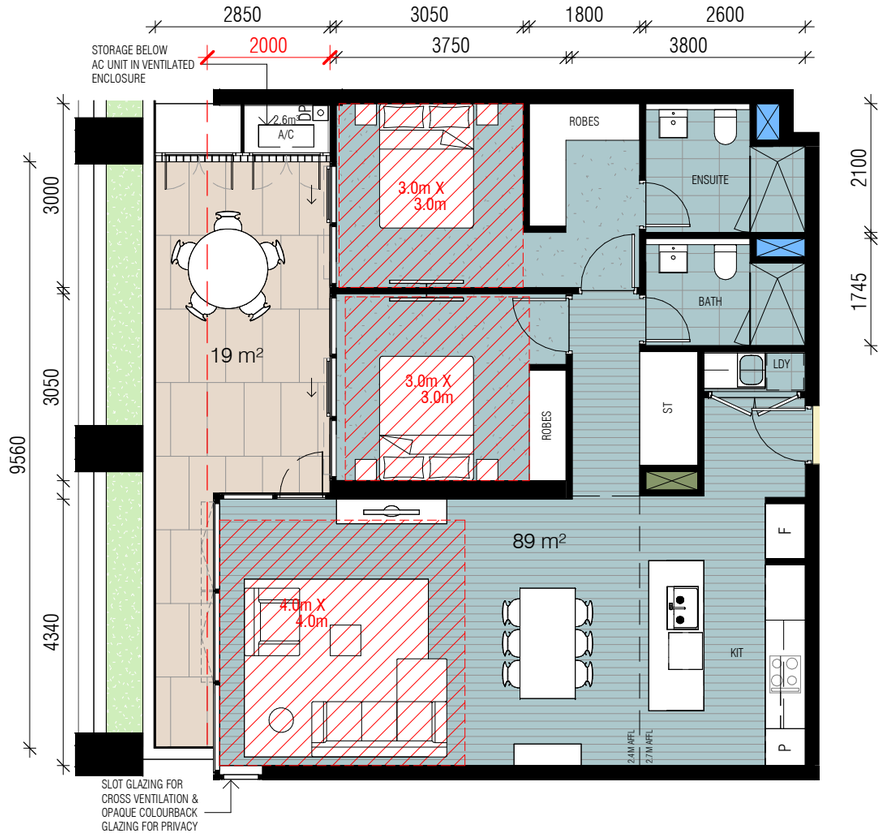
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER B - APARTMENT TYPES 2C

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

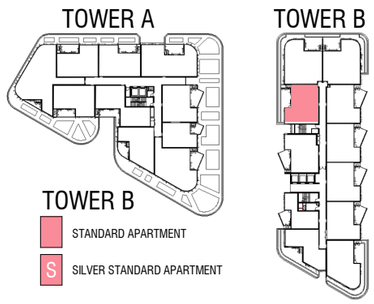
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DA123

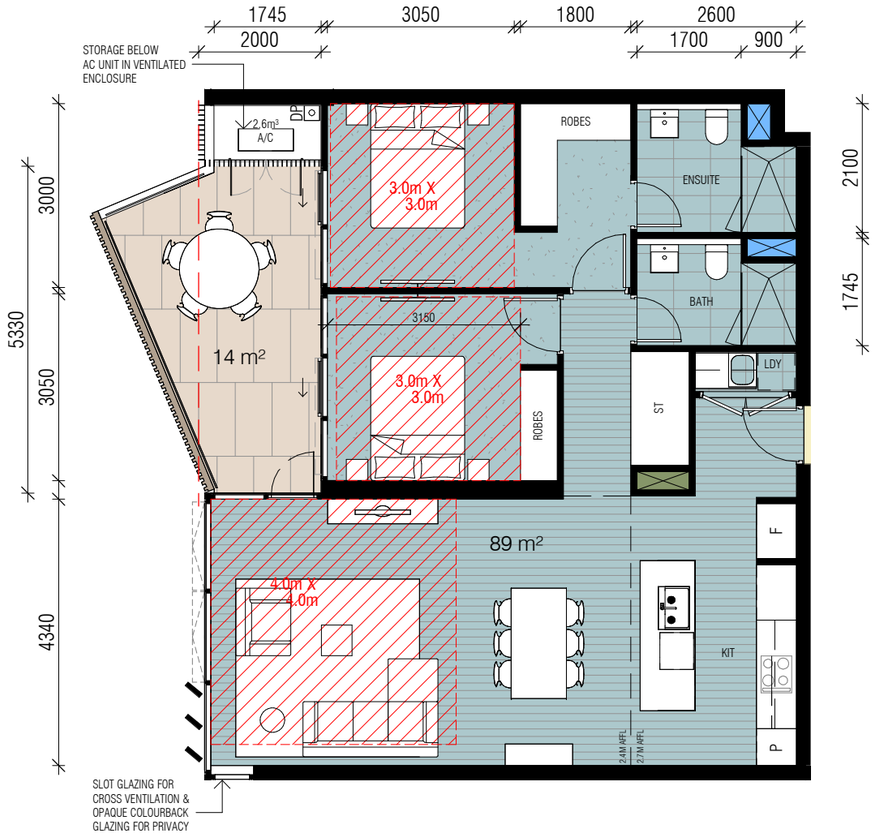


APARTMENT TYPE 2D LOWER

TYPICAL PODIUM TWO BED APARTMENT WITH TERRACE

LOCATION: WEST FACADE
QUANTITY:
LEVELS: 2-3

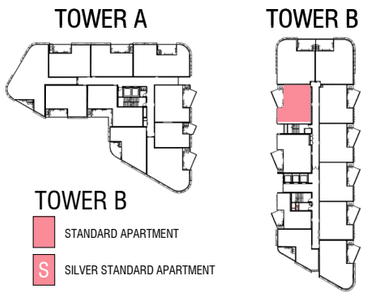




APARTMENT TYPE 2D UPPER

TYPICAL TOWER TWO BED APARTMENT

LOCATION: WEST FACADE
QUANTITY: 11
LEVELS: 4-14



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REVISION

-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	DEVELOPMENT APPLICATION	FK	16.10.2024
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
04	COUNCIL RFI 2	FK	24.04.2025

REVISION

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

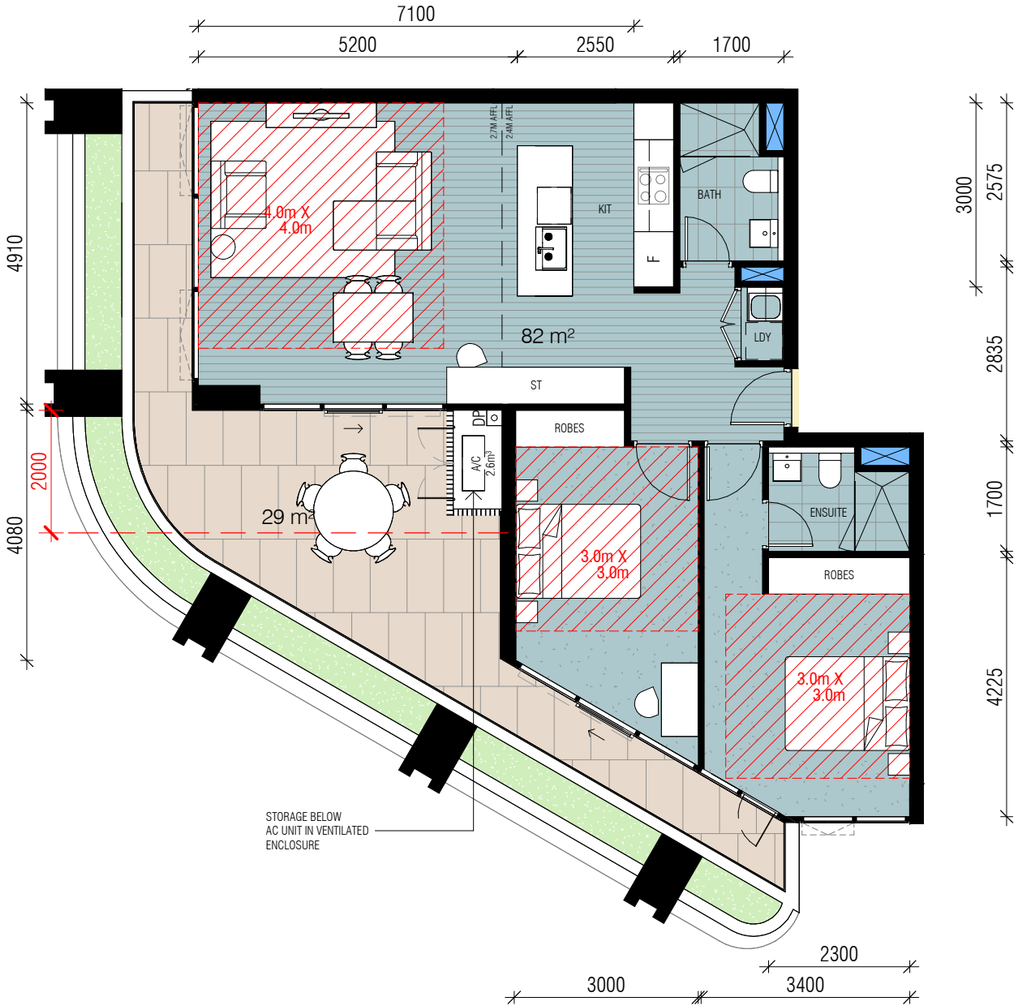
DRAWING TITLE
TOWER B - APARTMENT TYPES 2D

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TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

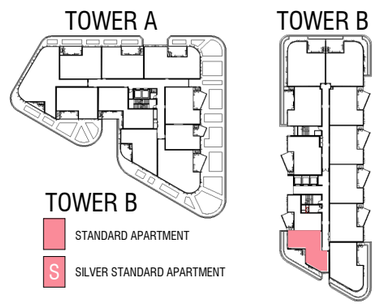
DRAWING NO.
DA124



APARTMENT TYPE 2E LOWER

TYPICAL PODIUM TWO BED APARTMENT

LOCATION: SOUTH WEST CORNER
QUANTITY: 2
LEVELS: 2-3

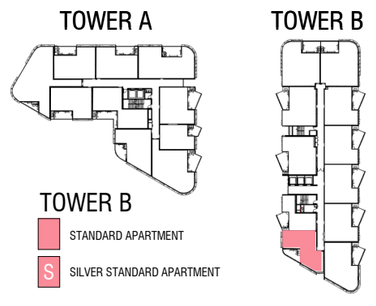




APARTMENT TYPE 2E UPPER

TYPICAL TOWER TWO BED APARTMENT

LOCATION: SOUTH WEST CORNER
QUANTITY: 11
LEVELS: 4-14



01

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REVISION			REVISION
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	DEVELOPMENT APPLICATION	FK	16.10.2024
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER B - APARTMENT TYPES 2E	DEVELOPMENT APPLICATION	04	DA125

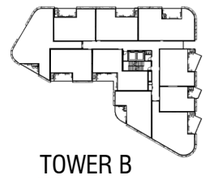


APARTMENT TYPE 2F

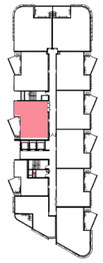
TYPICAL TWO BED APARTMENT

LOCATION:WEST FACADE
QUANTITY: 13
LEVELS: 2-14

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION

01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	DEVELOPMENT APPLICATION	FK	16.10.2024
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
04	COUNCIL RFI 2	FK	24.04.2025

REVISION

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124 - 126 BULL STREET, NEWCASTLE WEST

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER B - APARTMENT TYPES 2F	DEVELOPMENT APPLICATION	04	DA126

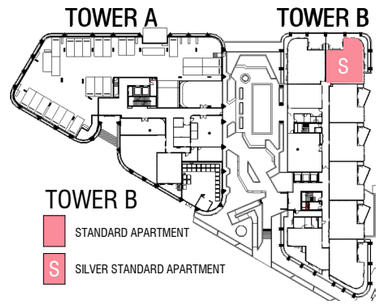




APARTMENT TYPE 3A - SILVER LIVEABLE

TYPICAL PODIUM THREE BED APARTMENT WITH TERRACE

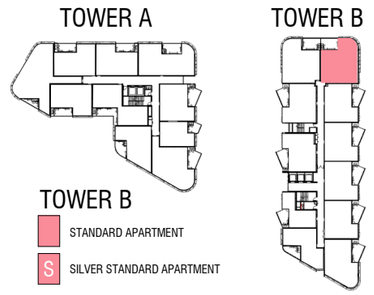
LOCATION: PODIUM NORTH EAST CORNER
QUANTITY: 4
LEVELS: 1-4



APARTMENT TYPE 3B

TYPICAL TOWER THREE BED APARTMENT

LOCATION: NORTH EAST CORNER
QUANTITY: 10
LEVELS: 5-14



01

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REVISION

-	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	DEVELOPMENT APPLICATION	FK	16.10.2024
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
04	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001 -2015)

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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER B - APARTMENT TYPES 3A & 3B

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
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VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

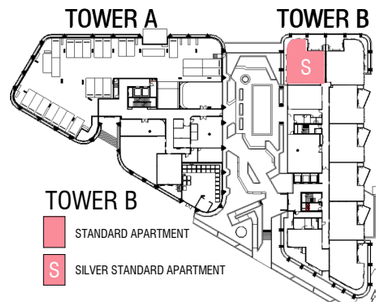
DRAWING NO.
DA127

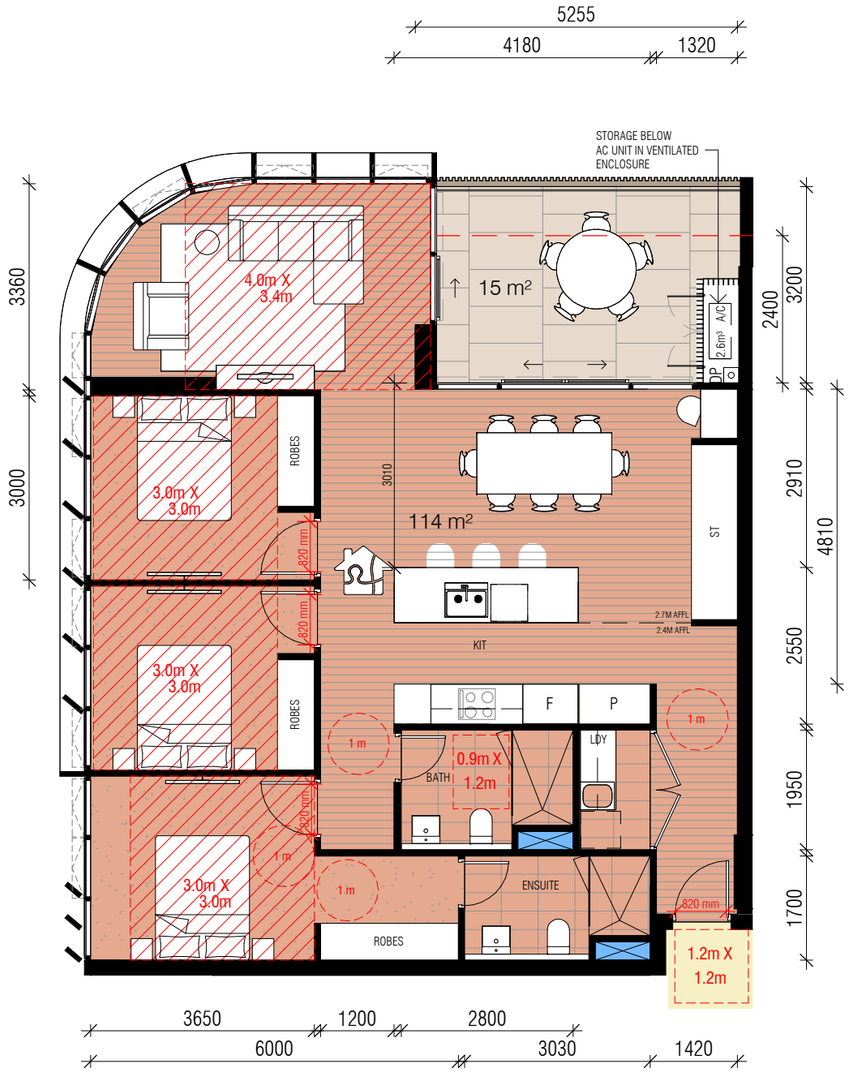


APARTMENT TYPE 3C - SILVER LIVEABLE

TYPICAL PODIUM THREE BED APARTMENT

LOCATION: PODIUM NORTH WEST CORNER
QUANTITY: 3
LEVELS: 1-3

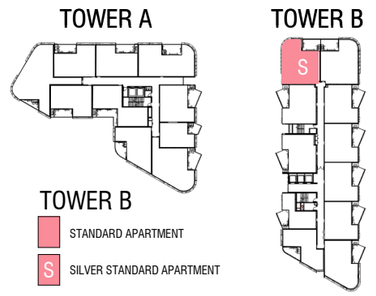




APARTMENT TYPE 3C - SILVER LIVEABLE

TYPICAL TOWER THREE BED APARTMENT

LOCATION: NORTH WEST CORNER
QUANTITY: 5
LEVELS: 4-8



01

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REVISION

-	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
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REVISION

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

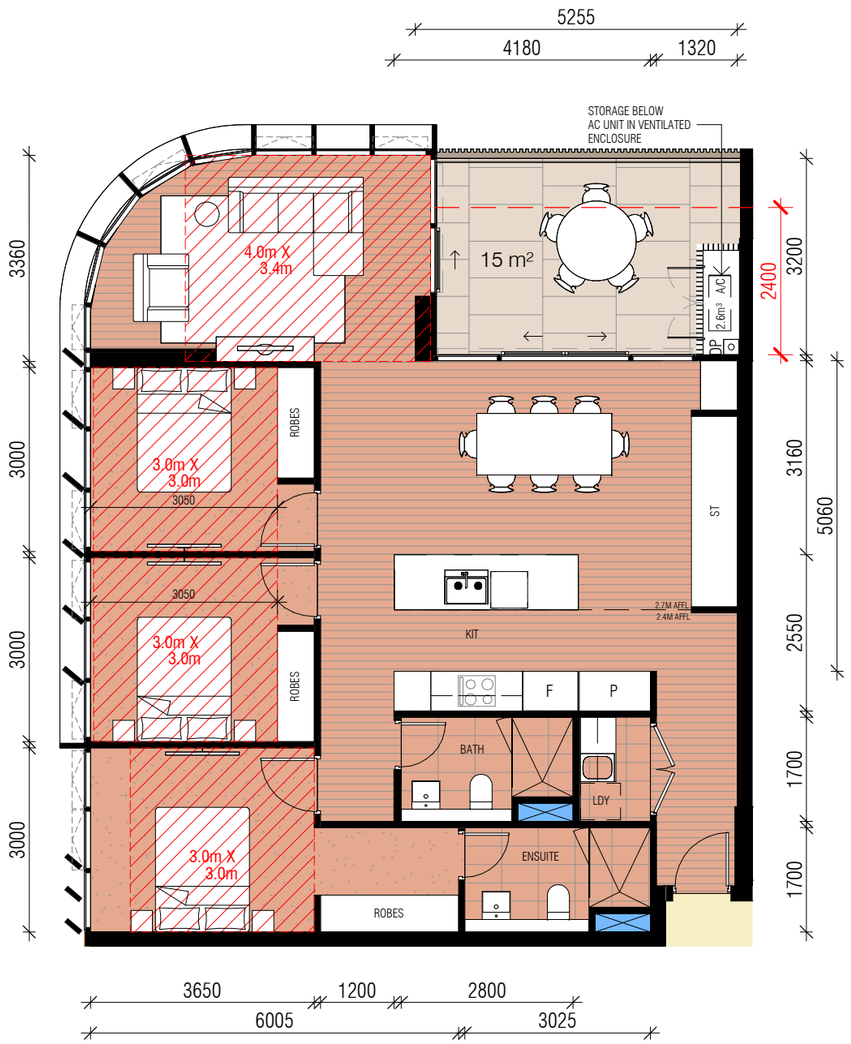
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER B - APARTMENT TYPES 3C

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

DRAWING NO.
DA128



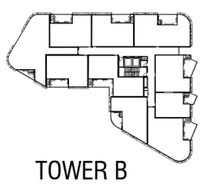


APARTMENT TYPE 3D

TYPICAL TOWER THREE BED APARTMENT

LOCATION: NORTH WEST CORNER
QUANTITY: 6
LEVELS: 9-14

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

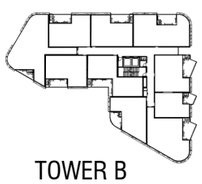
S SILVER STANDARD APARTMENT

APARTMENT TYPE 3E

TYPICAL PODIUM THREE BED APARTMENT

LOCATION: SOUTH EAST CORNER
QUANTITY: 3
LEVELS: 1-3

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

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REVISION				REVISION
-	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019	
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ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER B - APARTMENT TYPES 3D & 3E	DEVELOPMENT APPLICATION	04	DA129



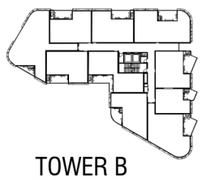


APARTMENT TYPE 3E

TYPICAL TOWER THREE BED APARTMENT

LOCATION: SOUTH EAST CORNER
QUANTITY: 11
LEVELS: 4-14

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

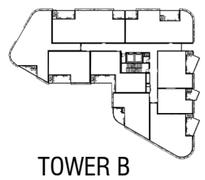
S SILVER STANDARD APARTMENT

APARTMENT TYPE 3F

TYPICAL TOWER THREE BED APARTMENT

LOCATION: EAST FACADE
QUANTITY: 7
LEVELS: 8-14

TOWER A



TOWER B



TOWER B

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

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REVISION

-	ISSUE FOR REVIEW	FK	15.02.2023
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
03	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
04	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
05	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
07	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
08	DEVELOPMENT APPLICATION	FK	16.10.2024
09	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
10	COUNCIL RFI 2	FK	24.04.2025

REVISION

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124 - 126 BULL STREET, NEWCASTLE WEST

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VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

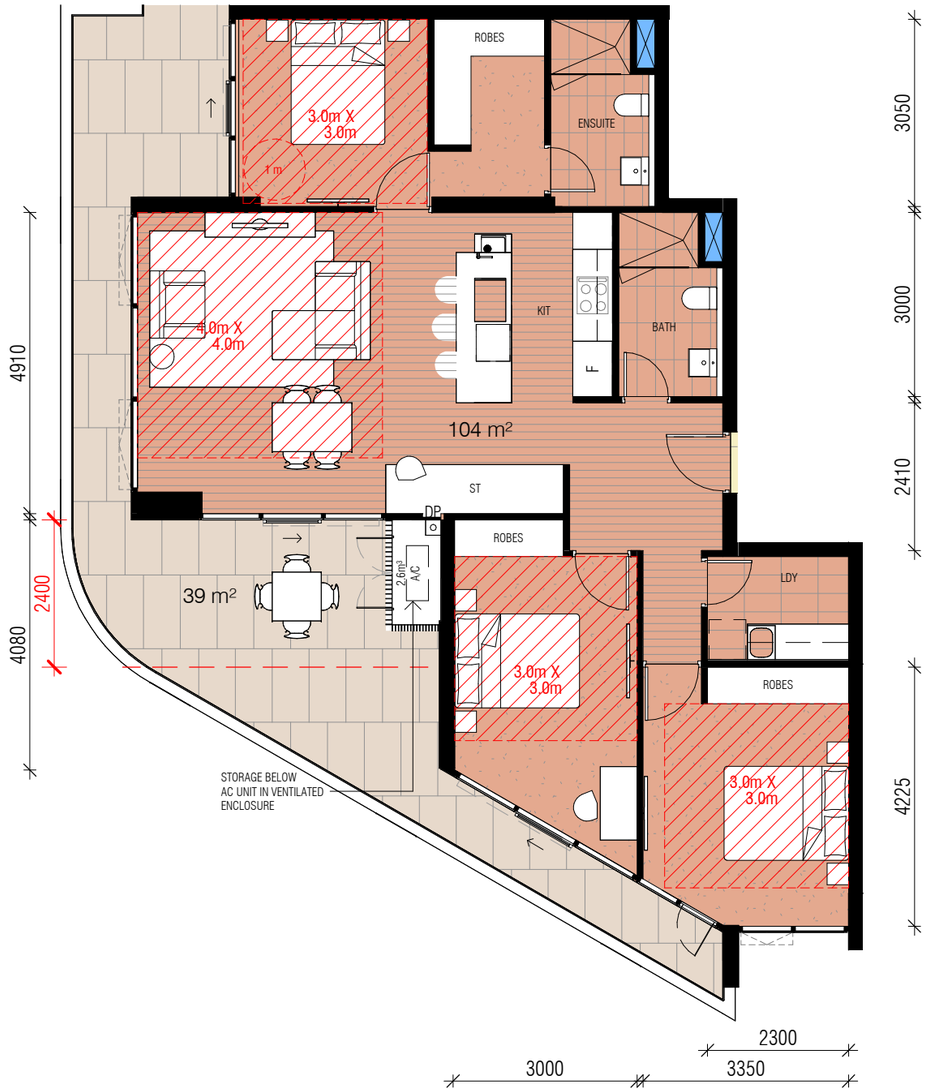
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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER B - APARTMENT TYPES 3E & 3F

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 10

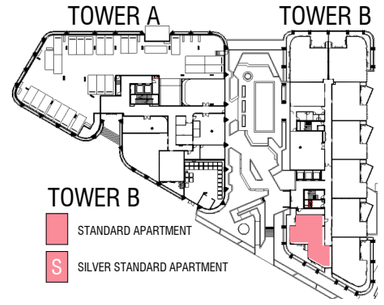
DRAWING NO.
DA130



APARTMENT TYPE 3G

UNIQUE PODIUM THREE BED APARTMENT

LOCATION: WEST FACADE
QUANTITY: 1
LEVELS: 1



01

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REVISION

-	ISSUE FOR REVIEW	FK	15.02.2023
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
03	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
04	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
05	SECTION 72 TP AMENDMENT	FK	19.08.2019
06	DEVELOPMENT APPLICATION	FK	16.10.2024
07	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
08	COUNCIL RFI 2	FK	24.04.2025

REVISION

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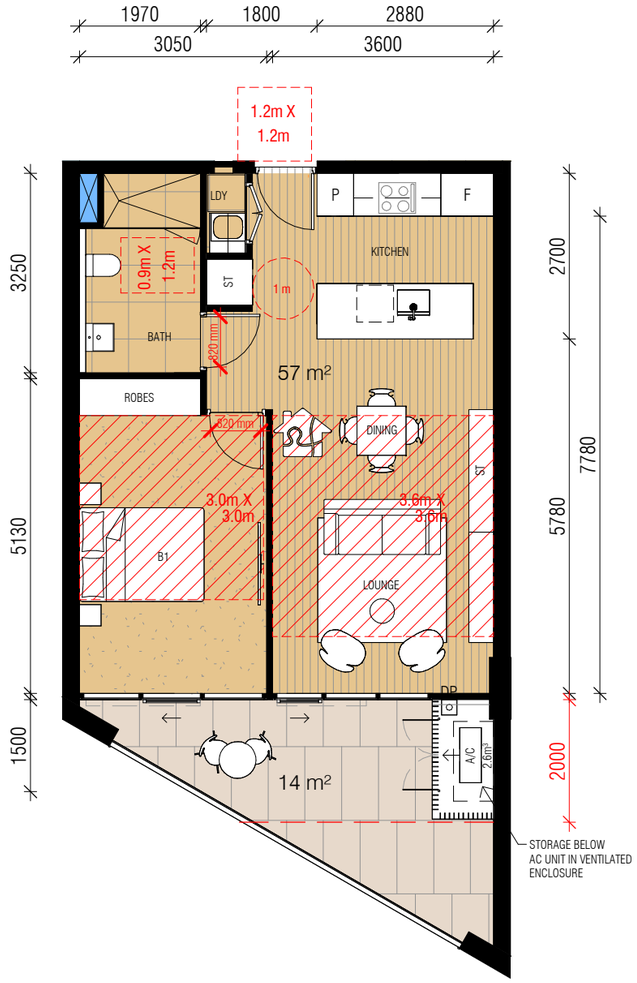
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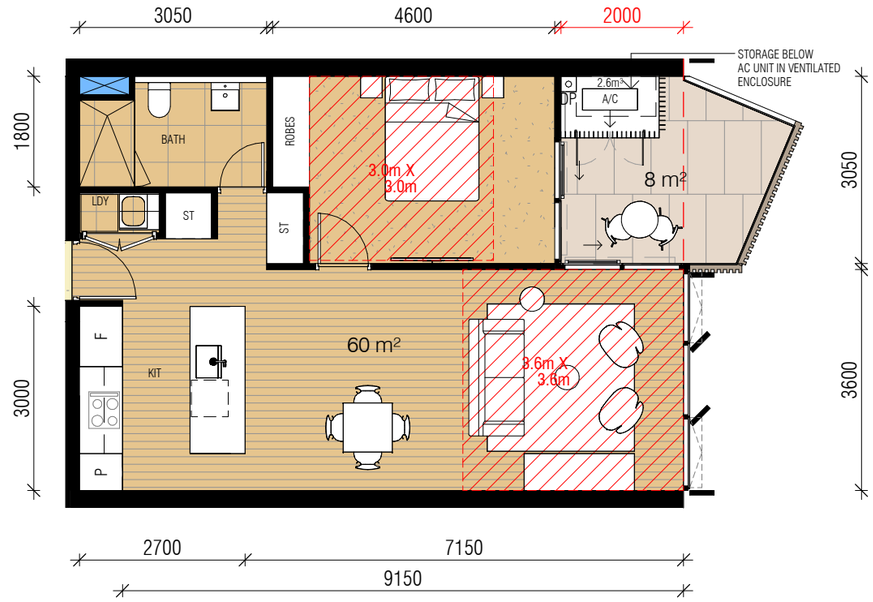
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PROJECT
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124 - 126 BULL STREET, NEWCASTLE WEST

FENDER KATSALIDIS
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER B - APARTMENT TYPES 3G	DEVELOPMENT APPLICATION	08	DA131

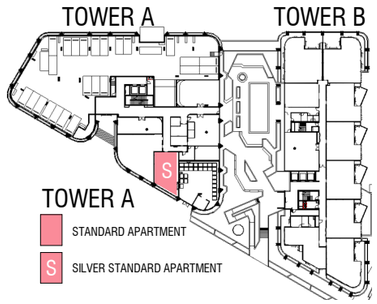




APARTMENT TYPE 1A - SILVER LIVABLE

UNIQUE ONE BED APARTMENT
TO LIVING HOUSING GUIDELINES SILVER STANDARD

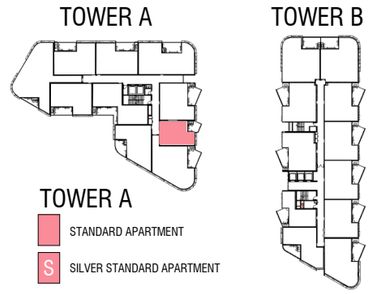
LOCATION: SOUTH FACADE LEVEL 1
QUANTITY: 1
LEVELS: 1



APARTMENT TYPE 1B

TYPICAL ONE BED APARTMENT

LOCATION: EAST FACADE
QUANTITY: 13
LEVELS: 2-14



01

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REVISION

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04	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
05	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
07	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
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REVISION

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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER A - APARTMENT TYPES 1A & 1B

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 10

DRAWING NO. DA140

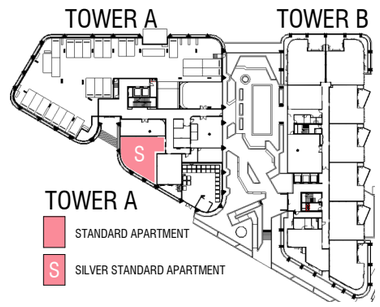




APARTMENT TYPE 2A - SILVER LIVABLE

UNIQUE TWO BED APARTMENT
TO LIVING HOUSING GUIDELINES SILVER STANDARD

LOCATION: SOUTH WEST CORNER
QUANTITY: 1
LEVELS: 1



APARTMENT TYPE 2B - SILVER LIVABLE

TYPICAL TWO BED APARTMENT
TO LIVING HOUSING GUIDELINES SILVER STANDARD

LOCATION: SOUTH WEST CORNER LEVELS 2-14
QUANTITY: 13
LEVELS: 2-14



01

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REVISION

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05	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
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PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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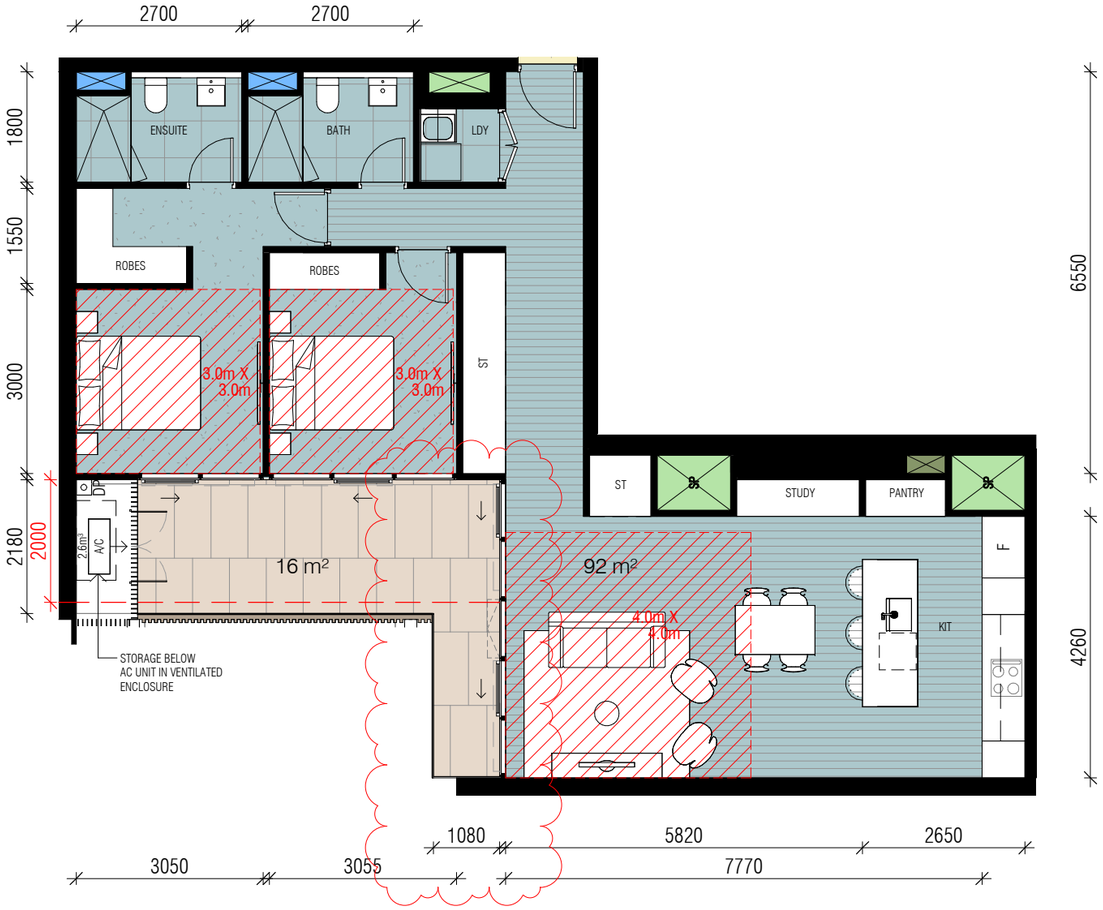
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER A - APARTMENT TYPES 2A & 2B

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 10

DRAWING NO. DA141

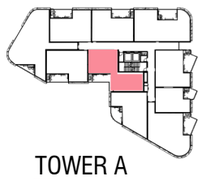


APARTMENT TYPE 2C

TYPICAL TWO BED APARTMENT

LOCATION: SOUTH FACING ELBOW LEVELS 2 -14
QUANTITY: 13

TOWER A



TOWER B



TOWER A

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

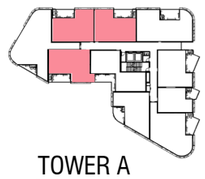


APARTMENT TYPE 2D

TYPICAL TWO BED APARTMENT

LOCATION: SEE KEY PLAN LEVELS 2-14
QUANTITY: 33

TOWER A



TOWER B



TOWER A

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION

-	ISSUE FOR REVIEW	FK	15.02.2023
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
03	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
04	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
05	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
07	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
08	DEVELOPMENT APPLICATION	FK	16.10.2024
09	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
10	COUNCIL RFI 2	FK	24.04.2025

REVISION

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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER A - APARTMENT TYPES 2C & 2D	DEVELOPMENT APPLICATION	10	DA142

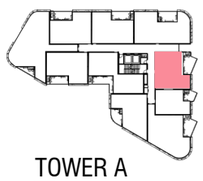


APARTMENT TYPE 2E

TYPICAL TWO BED APARTMENT

LOCATION: EAST FACING FACADE LEVELS 2 -14
QUANTITY: 13

TOWER A



TOWER B



TOWER A

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION				REVISION
-	TOWER B - APARTMENT TYPE 3G	FK	17.05.2023	
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019	
02	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023	
03	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023	
04	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023	
05	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023	
06	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019	
07	DEVELOPMENT APPLICATION	FK	16.10.2024	
08	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
09	COUNCIL RFI 2	FK	24.04.2025	

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DRAWING TITLE
TOWER A - APARTMENT TYPES 2E

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 09

DRAWING NO. DA143

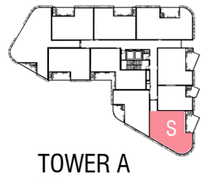


APARTMENT TYPE 3B - SILVER LIVABLE

TYPICAL THREE BED APARTMENT
TO LIVING HOUSING GUIDELINES SILVER STANDARD

LOCATION: SOUTH EAST CORNER
QUANTITY: 13
LEVELS: 2-14

TOWER A



TOWER A

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

TOWER B



01

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REVISION

-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
02	DEVELOPMENT APPLICATION	FK	16.10.2024
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
04	COUNCIL RFI 2	FK	24.04.2025

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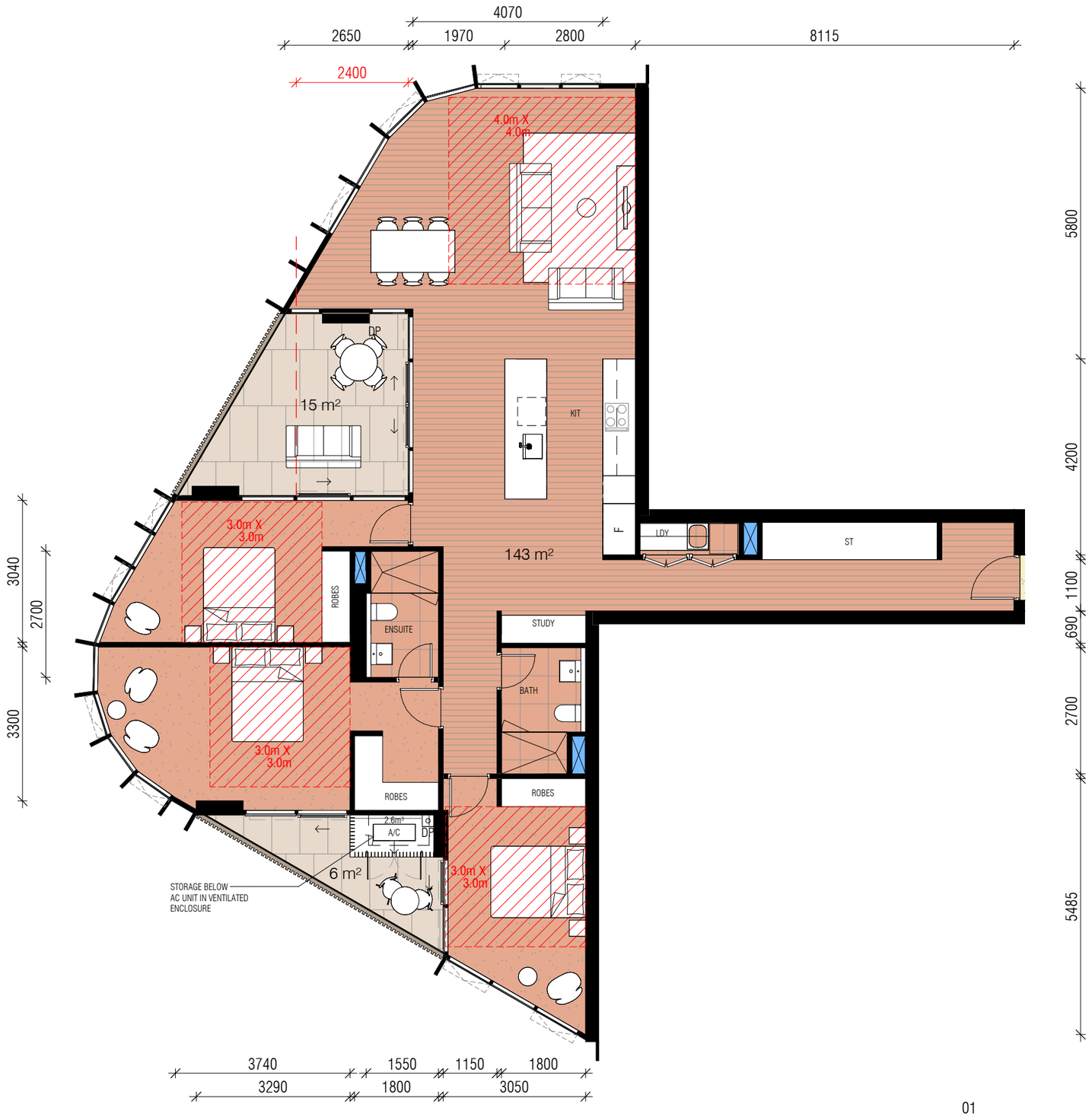
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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3	TOWER A - APARTMENT TYPES 3B	DEVELOPMENT APPLICATION	04	DA144

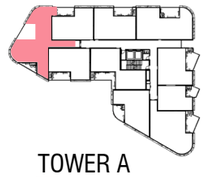


APARTMENT TYPE 3C

TYPICAL THREE BED APARTMENT

LOCATION: WEST CORNER LEVELS 2-14
QUANTITY: 13

TOWER A



TOWER B



TOWER A

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

01

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REVISION				REVISION
-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019	
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019	
02	DEVELOPMENT APPLICATION	FK	16.10.2024	
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
04	COUNCIL RFI 2	FK	24.04.2025	

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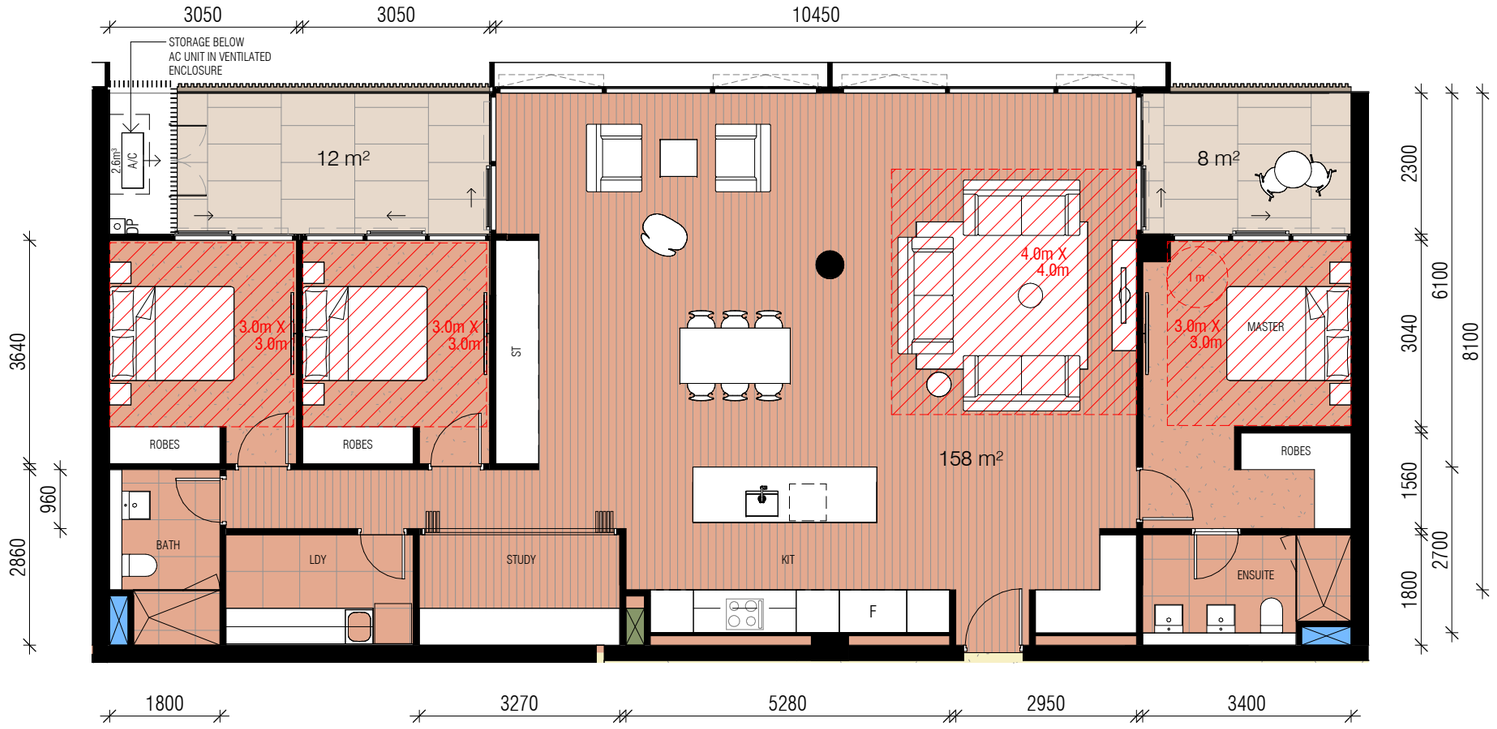
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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER A - APARTMENT TYPES 3C

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

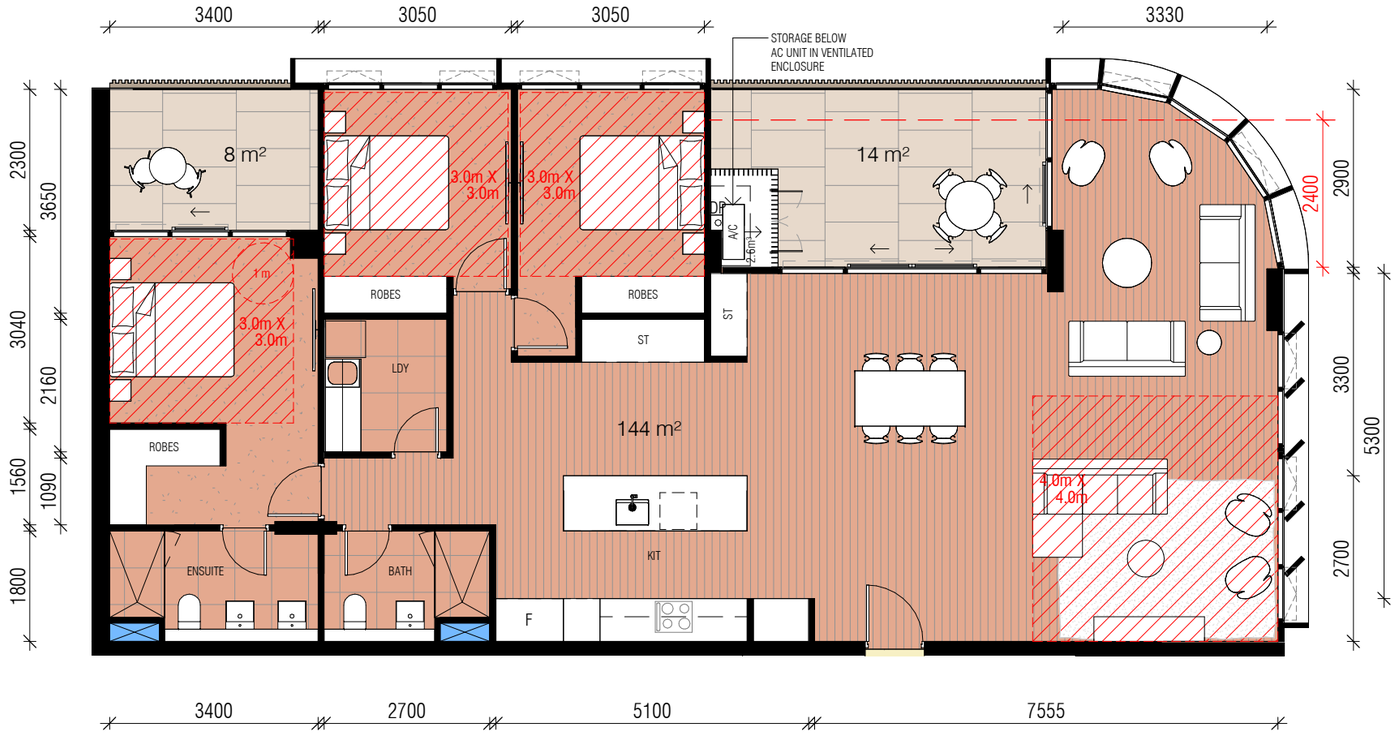
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APARTMENT TYPE 3E

TYPICAL THREE BED APARTMENT

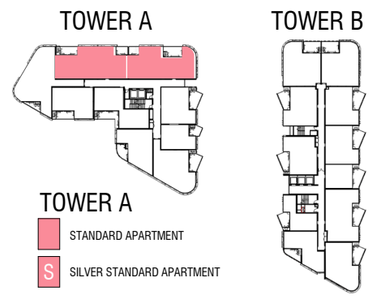
LOCATION: NORTH FACADE LEVELS 12-14
QUANTITY: 3



APARTMENT TYPE 3F

TYPICAL THREE BED APARTMENT

LOCATION: NORTH EAST CORNER LEVELS 12-14
QUANTITY: 3



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REVISION

-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019	
01	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019	
02	DEVELOPMENT APPLICATION	FK	16.10.2024	
03	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
04	COUNCIL RFI 2	FK	24.04.2025	

REVISION

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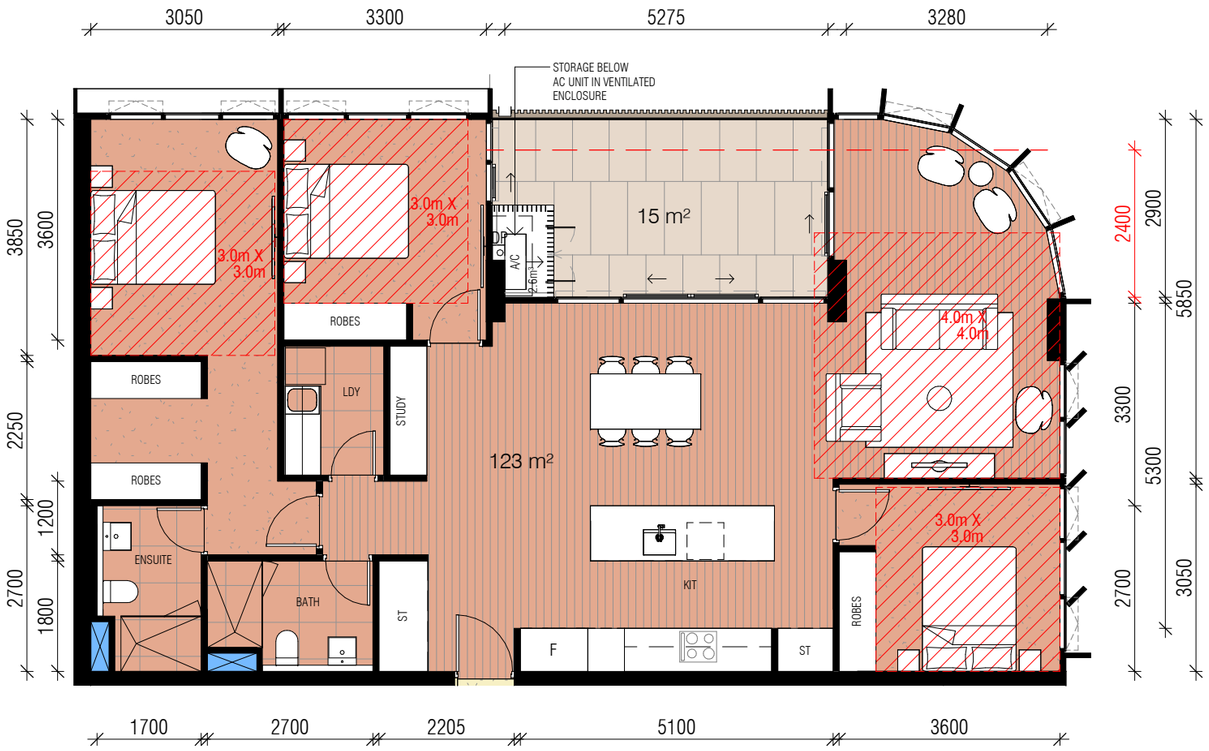
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BB	24.04.2025	TF	21/03/2025	22104	1 : 100@A3

DRAWING TITLE
TOWER A - APARTMENT TYPES 3E & 3F

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

DRAWING NO.
DA146

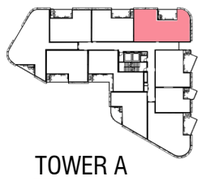


APARTMENT TYPE 3D

TYPICAL THREE BED APARTMENT

LOCATION: NORTH EAST CORNER LEVELS 2-11
QUANTITY: 10

TOWER A



TOWER A

STANDARD APARTMENT

S SILVER STANDARD APARTMENT

TOWER B



01

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REVISION

-	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
01	DEVELOPMENT APPLICATION	FK	16.10.2024
02	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
03	COUNCIL RFI 2	FK	24.04.2025

REVISION

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TOWER A - APARTMENT TYPES 3D

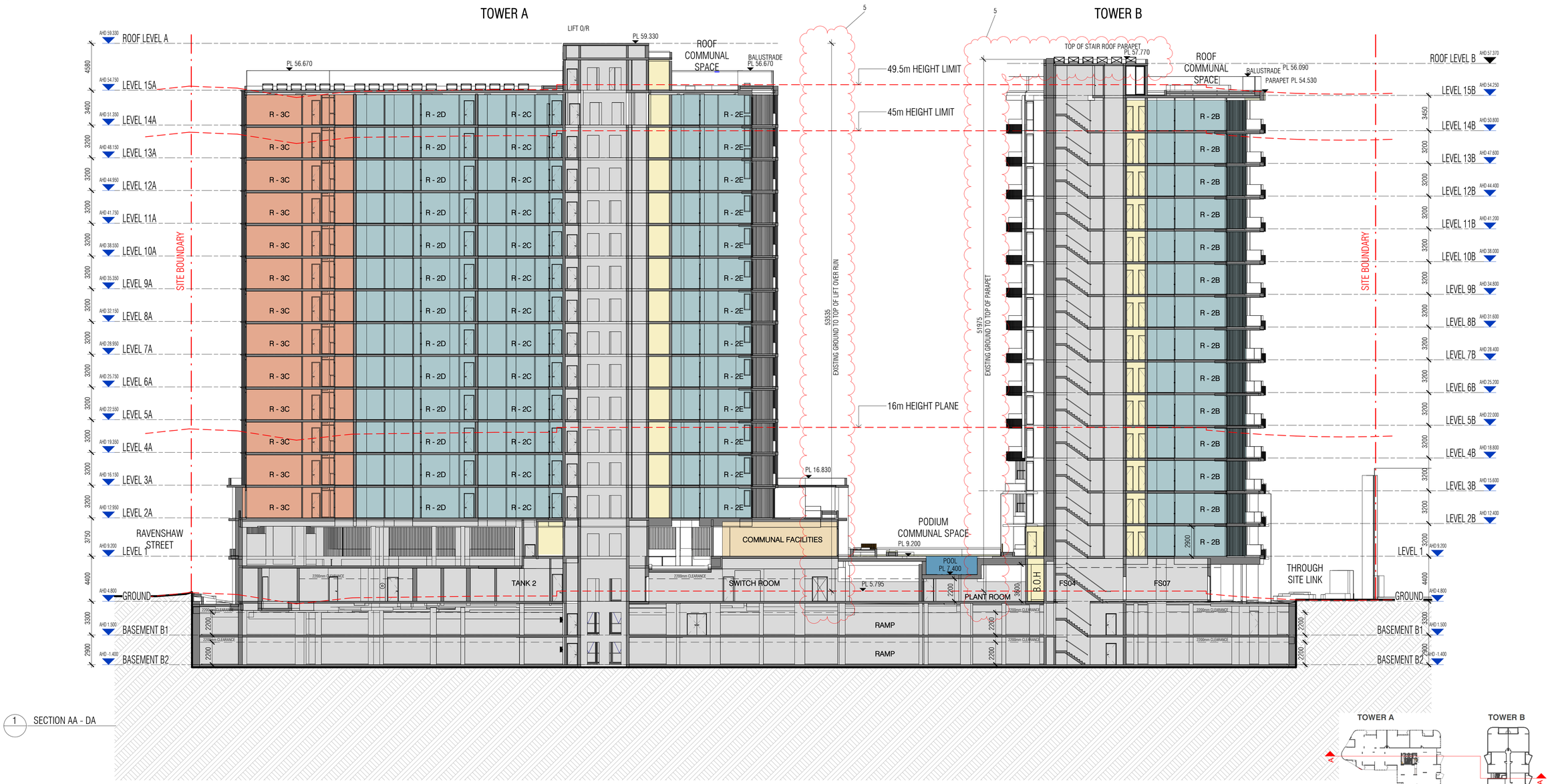
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 03

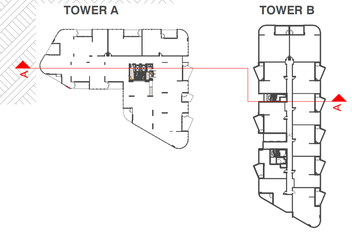
DRAWING NO. DA147

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

Amendments Schedule
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased



1 SECTION AA - DA



LEGEND

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- COMMERCIAL / RETAIL
- CARPARKING / CORE / SERVICES
- COMMUNITY AMENITY
- CIRCULATION
- RES WATER PUMP / BIN STORE

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REVISION

10	ISSUE FOR REVIEW	FK	06.04.2023
11	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
12	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
13	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
14	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
15	DEVELOPMENT APPLICATION	FK	16.10.2024
16	DRAFT ISSUE	FK	10.03.2025
17	UDRP ISSUE	FK	12.03.2025
18	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
19	COUNCIL RFI 2	FK	24.04.2025

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124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	SECTION AA

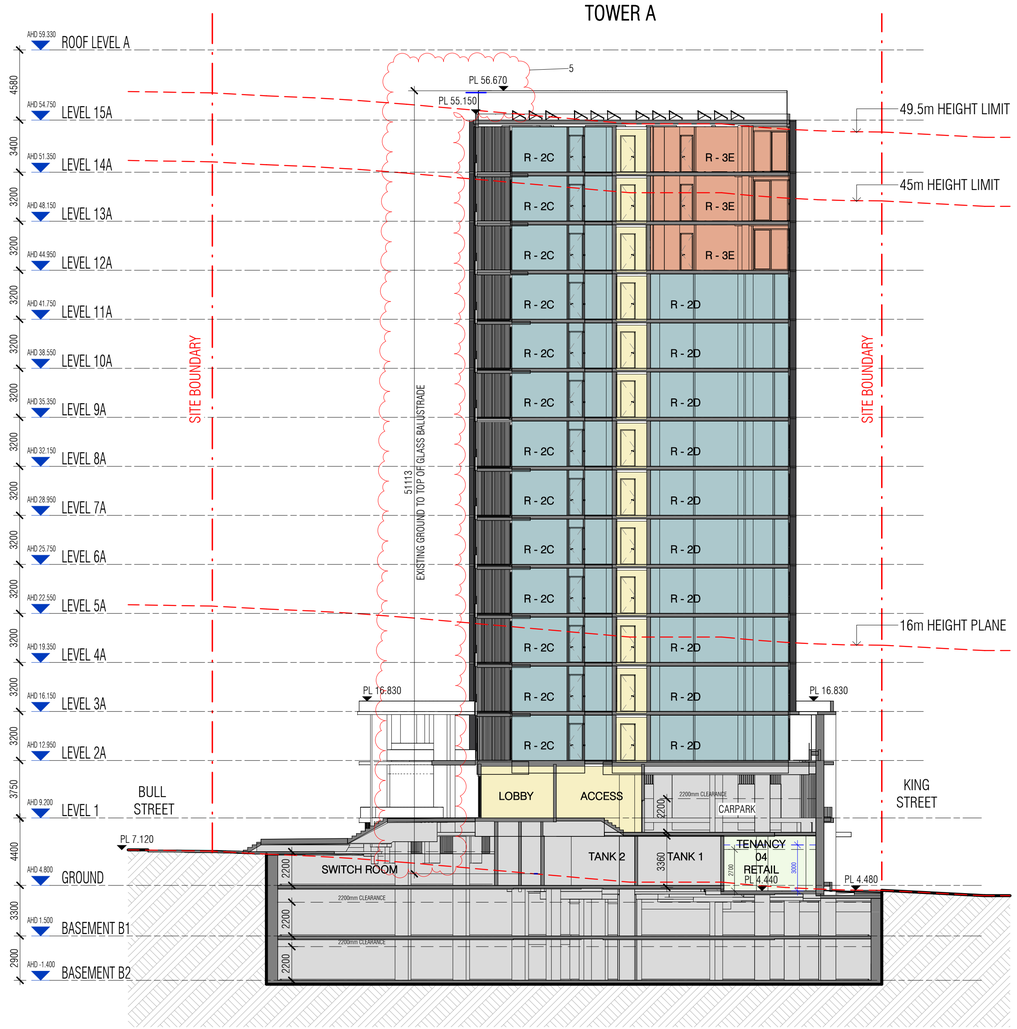
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 19

DRAWING NO. DA501

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

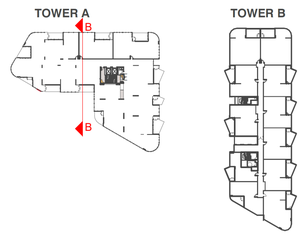
Amendments Schedule
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased



1 SECTION BB - DA

LEGEND

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- COMMERCIAL / RETAIL
- CARPARKING / CORE / SERVICES
- COMMUNITY AMENITY
- CIRCULATION
- RES WATER PUMP / BIN STORE



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REVISION				REVISION
05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023	
06	ISSUE FOR REVIEW	FK	06.04.2023	
07	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023	
08	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023	
09	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019	
10	DEVELOPMENT APPLICATION	FK	16.10.2024	
11	DRAFT ISSUE	FK	10.03.2025	
12	UDRP ISSUE	FK	12.03.2025	
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
14	COUNCIL RFI 2	FK	24.04.2025	

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	SECTION BB

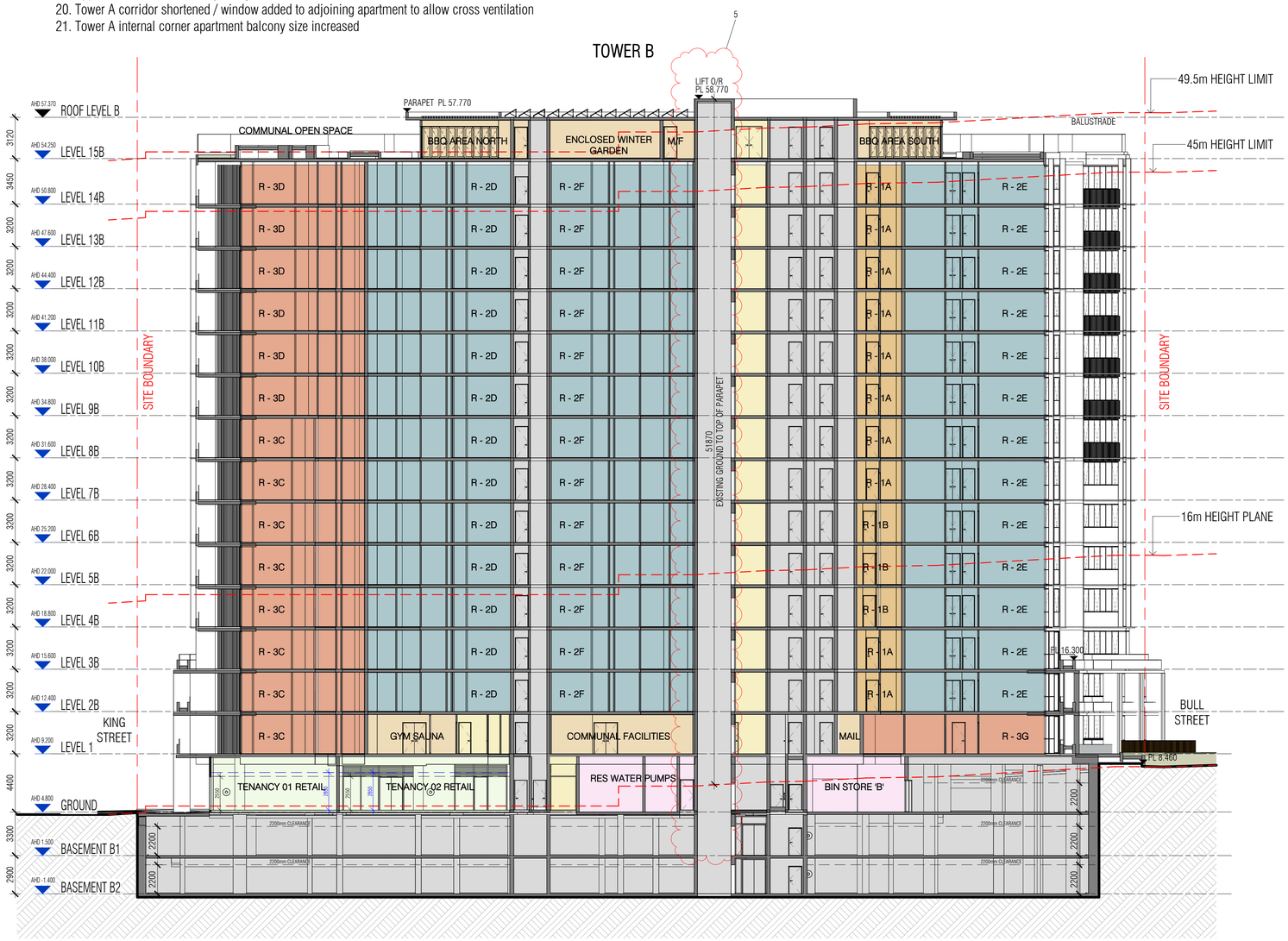
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA502

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified

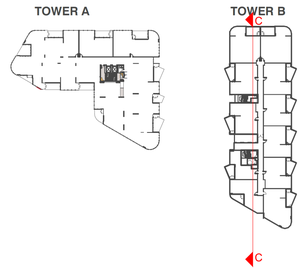
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11. Storage Cages Schedule amended
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18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased



2 SECTION CC - DA

LEGEND

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- COMMERCIAL / RETAIL
- CARPARKING / CORE / SERVICES
- COMMUNITY AMENITY
- CIRCULATION
- RES WATER PUMP / BIN STORE



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REVISION			
07	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
08	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
10	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
11	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
12	DEVELOPMENT APPLICATION	FK	16.10.2024
13	DRAFT ISSUE	FK	10.03.2025
14	UDRP ISSUE	FK	12.03.2025
15	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
16	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	1 : 200@A1	SECTION CC

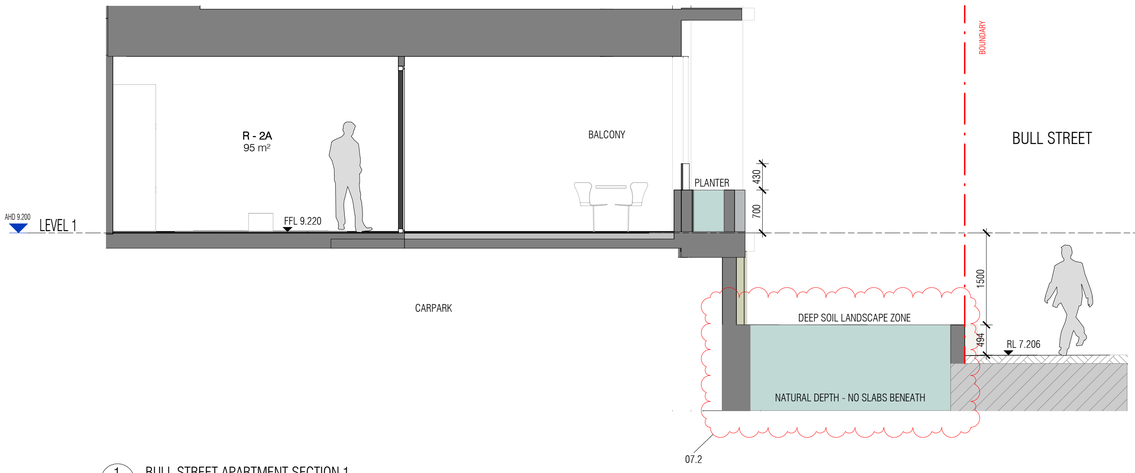
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 16

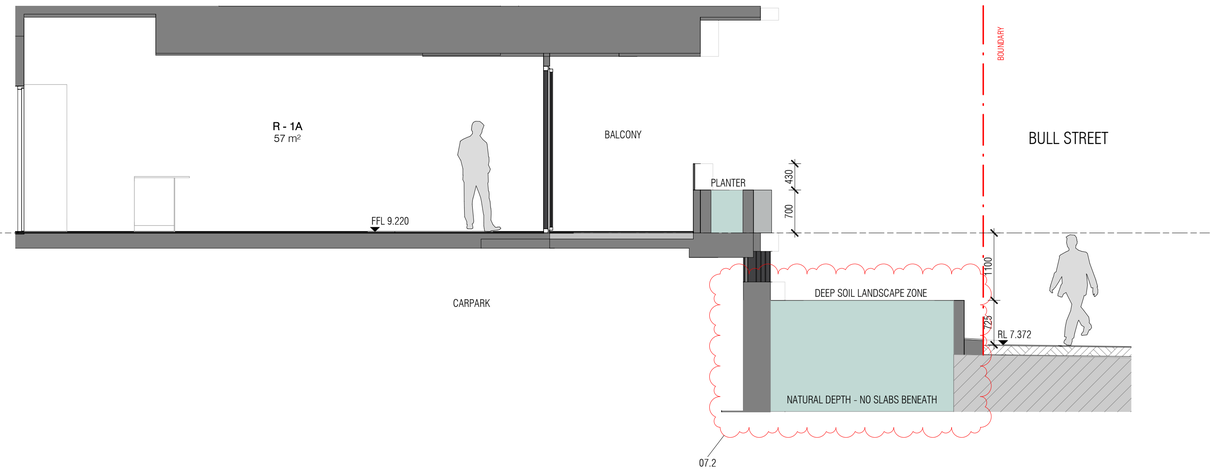
DRAWING NO. DA503

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
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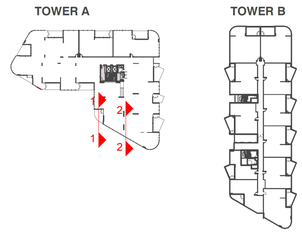
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18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased



1 BULL STREET APARTMENT SECTION 1
SCALE 1 : 50



2 BULL STREET APARTMENT SECTION 2
SCALE 1 : 50



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REVISION				REVISION
01	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025	
02	COUNCIL RFI 2	FK	24.04.2025	

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
CL	24.04.2025	TF	21/03/2025	22104	As indicated @A1	BULL STREET APARTMENT SECTIONS

FK
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 02

DRAWING NO. DA504



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION

01	DEVELOPMENT APPLICATION	BB	19.04.2018
01	DEVELOPMENT APPLICATION	MP	29.08.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
03	FOR COUNCIL DISCUSSION	PM	28.11.2022
04	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
05	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
> 07	DEVELOPMENT APPLICATION	TA	16.10.2024

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☐ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT

309 King Street
Newcastle NSW 2302

FENDER KATSALIDIS
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	16.10.2024	RM	16.10.2024	22104	N.T.S.@A3

DRAWING TITLE
3D PERSPECTIVE VIEW 1 - EXISTING

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 07

DRAWING NO.
DA401



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION			
01	DEVELOPMENT APPLICATION	BB	19.04.2018
02	DEVELOPMENT APPLICATION	MP	29.08.2018
03	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
04	FOR COUNCIL DISCUSSION	PM	28.11.2022
05	FOR COUNCIL DISCUSSION	PM	29.11.2022
06	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
07	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
> 08	DEVELOPMENT APPLICATION	TA	16.10.2024

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT

309 King Street
Newcastle NSW 2302

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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	16.10.2024	RM	16.10.2024	22104	N.T.S.@A3

DRAWING TITLE
3D PERSPECTIVE VIEW 1 - PROPOSED

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 08

DRAWING NO.
DA402



BIMcloud: fkaeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION			
01	DEVELOPMENT APPLICATION	MP	29.08.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
03	FOR COUNCIL DISCUSSION	PM	28.11.2022
04	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
05	4.55 APPLICATION SUBMISSION	TF	17.05.2023
06	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023
07	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
> 08	DEVELOPMENT APPLICATION	TA	16.10.2024

REVISION

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PROJECT

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Newcastle NSW 2302

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WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	16.10.2024	RM	16.10.2024	22104	N.T.S.@A3

DRAWING TITLE
3D PERSPECTIVE VIEW 2 - EXISTING

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 08

DRAWING NO.
DA403



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION

01	DEVELOPMENT APPLICATION	BB	19.04.2018
02	DEVELOPMENT APPLICATION	MP	29.08.2018
03	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
04	FOR COUNCIL DISCUSSION	PM	28.11.2022
05	FOR COUNCIL DISCUSSION	PM	29.11.2022
06	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
07	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023
08	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023

REVISION

09	DEVELOPMENT APPLICATION	TA	16.10.2024

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PROJECT

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Newcastle NSW 2302

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TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	16.10.2024	IM	16.10.2024	22104	N.T.S.@A3

DRAWING TITLE
3D PERSPECTIVE VIEW 2 - PROPOSED

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 09

DRAWING NO.
DA404



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION

01	DEVELOPMENT APPLICATION	MP	29.08.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
03	FOR COUNCIL DISCUSSION	PM	28.11.2022
04	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
05	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023
06	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
> 07	DEVELOPMENT APPLICATION	TA	16.10.2024

REVISION

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PROJECT

309 King Street
Newcastle NSW 2302

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	16.10.2024	IM	16.10.2024	22104	N.T.S.@A3

DRAWING TITLE
3D PERSPECTIVE VIEW 3 - EXISTING

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 07

DRAWING NO.
DA405



BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION			
01	DEVELOPMENT APPLICATION	BB	19.04.2018
02	DEVELOPMENT APPLICATION	MP	29.08.2018
03	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
04	FOR COUNCIL DISCUSSION	PM	28.11.2022
05	FOR COUNCIL DISCUSSION	PM	29.11.2022
06	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
07	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023
08	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023

REVISION			
09	DEVELOPMENT APPLICATION	TA	16.10.2024

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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TA	16.10.2024	IM	16.10.2024	22104	N.T.S.@A3

DRAWING TITLE

3D PERSPECTIVE VIEW 3 - PROPOSED

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

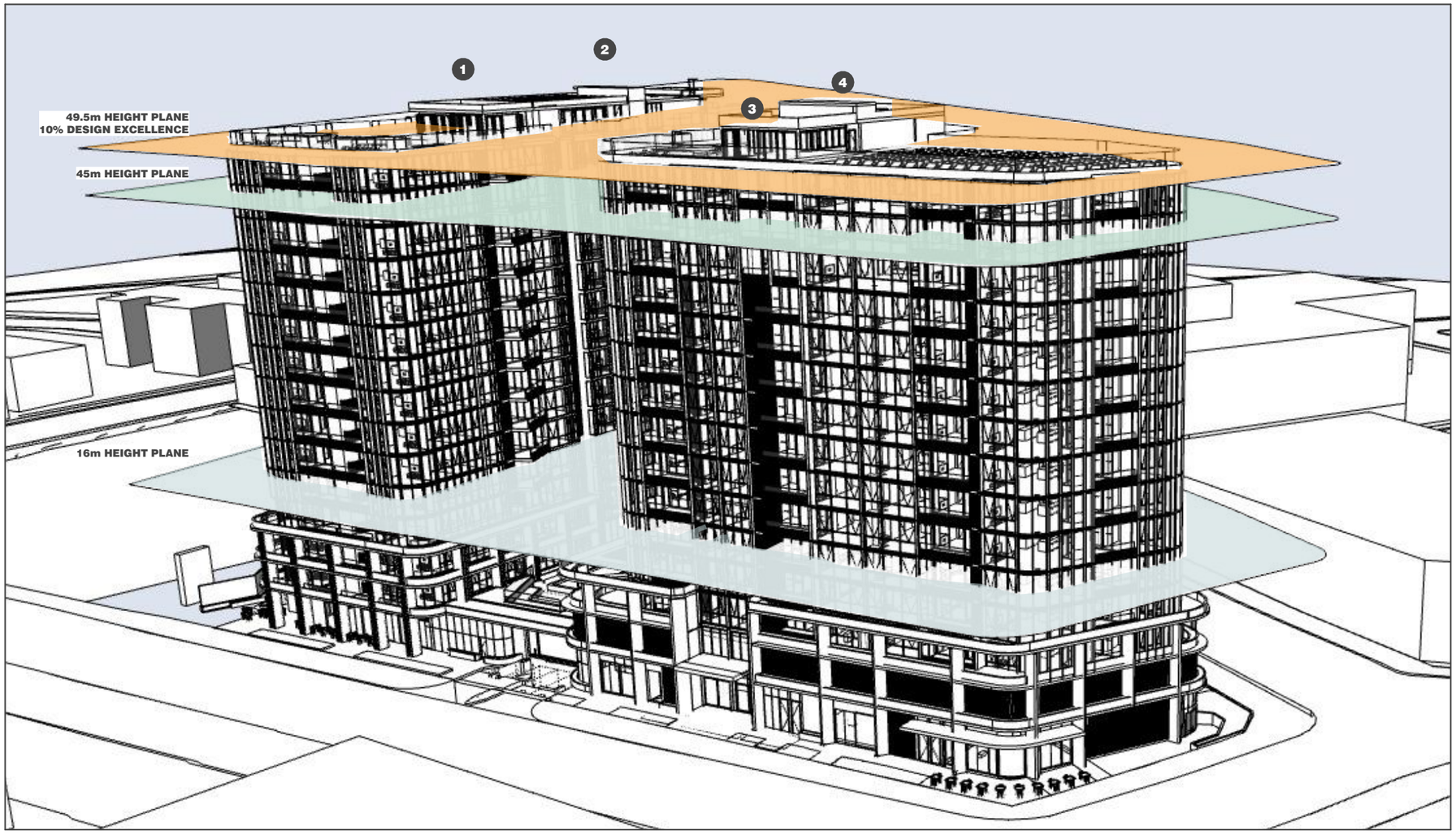
ISSUE PURPOSE

DEVELOPMENT APPLICATION

REV. 09

DRAWING NO.

DA406



LEGEND

1. TOWER B - PV PANELS & AWNING - 1.8m OVER 49.5m
2. TOWER B - LIFT O/R - 2.6m OVER 49.5m
3. TOWER A - PV PANELS & AWNING - 4.1m OVER 49.5m
4. TOWER A - LIFT O/R - 4.9m OVER 49.5m

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REVISION				REVISION
01	DEVELOPMENT APPLICATION	IM	29.08.2018	
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> 03	DEVELOPMENT APPLICATION	TF	16.10.2024	
04	COUNCIL RFI 2	FK	12.05.2025	

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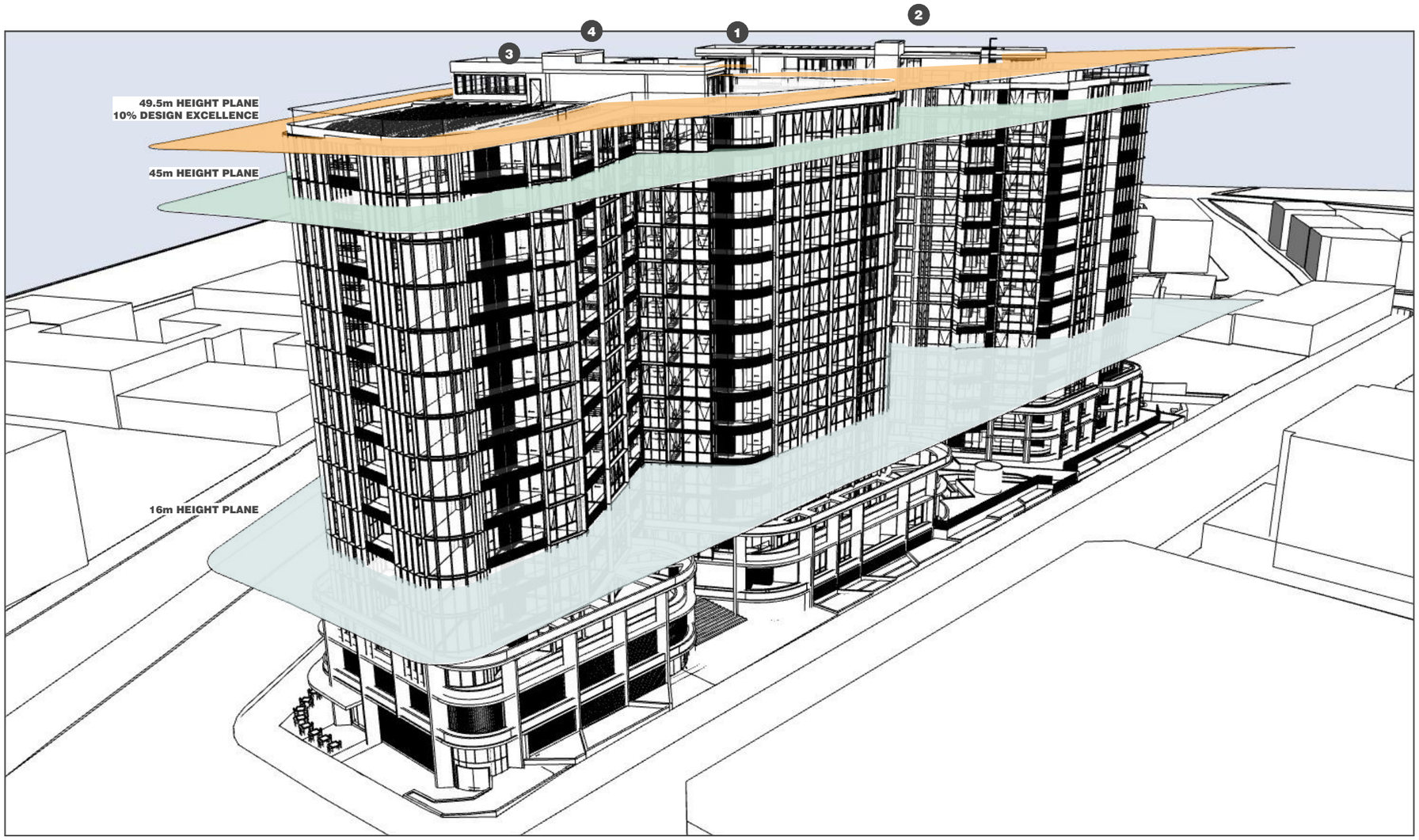
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	16.10.2024	TF	13.05.2025	22104	N.T.S.@A3

DRAWING TITLE
HEIGHT PLANE ANALYSIS VIEW 1

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 04

DRAWING NO. DA500



LEGEND

1. TOWER B - PV PANELS & AWNING - 1.8m OVER 49.5m
2. TOWER B - LIFT O/R - 2.6m OVER 49.5m
3. TOWER A - PV PANELS & AWNING - 4.1m OVER 49.5m
4. TOWER A - LIFT O/R - 4.9m OVER 49.5m

BIMcloud: tkaeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 54.55 Tower B

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TA	16.10.2024	TF	13.05.2025	22104	N.T.S.@A3

PROJECT

309 King Street
Newcastle NSW 2302

DRAWING TITLE

HEIGHT PLANE ANALYSIS VIEW 2

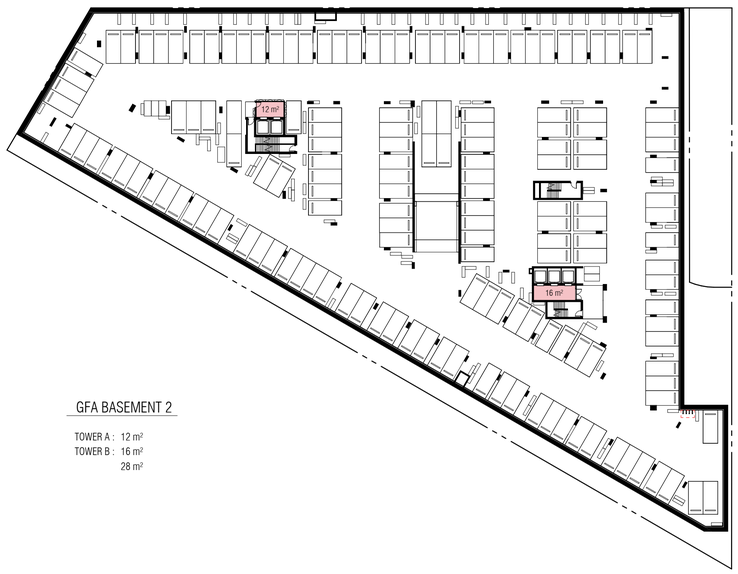
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

DEVELOPMENT APPLICATION

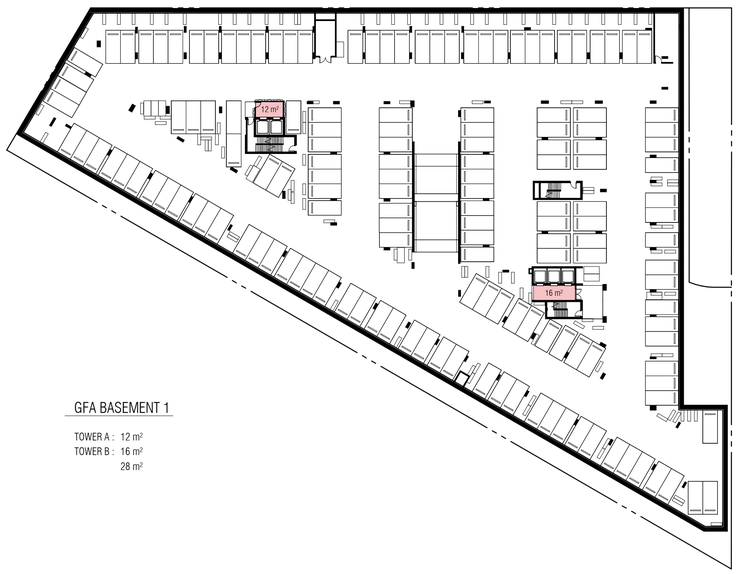
REV. 04

DRAWING NO. DA501



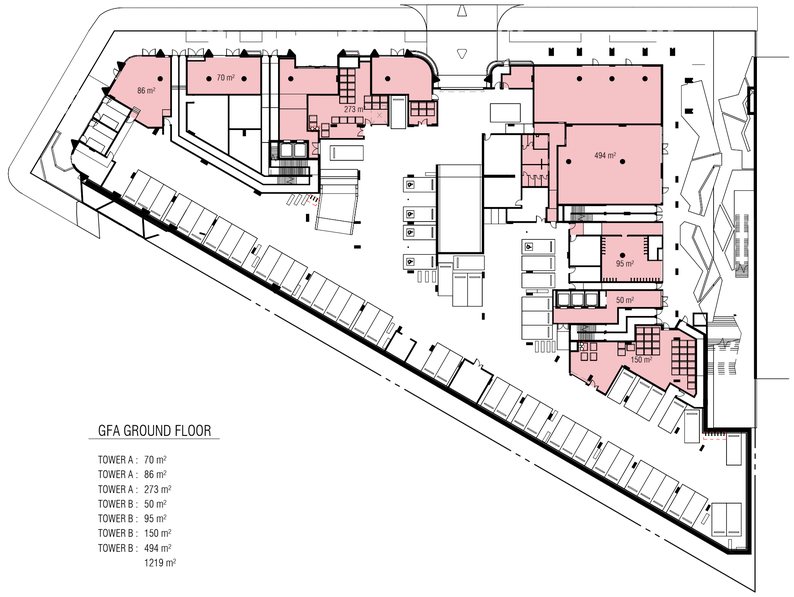
GFA BASEMENT 2

TOWER A : 12 m²
TOWER B : 16 m²
28 m²



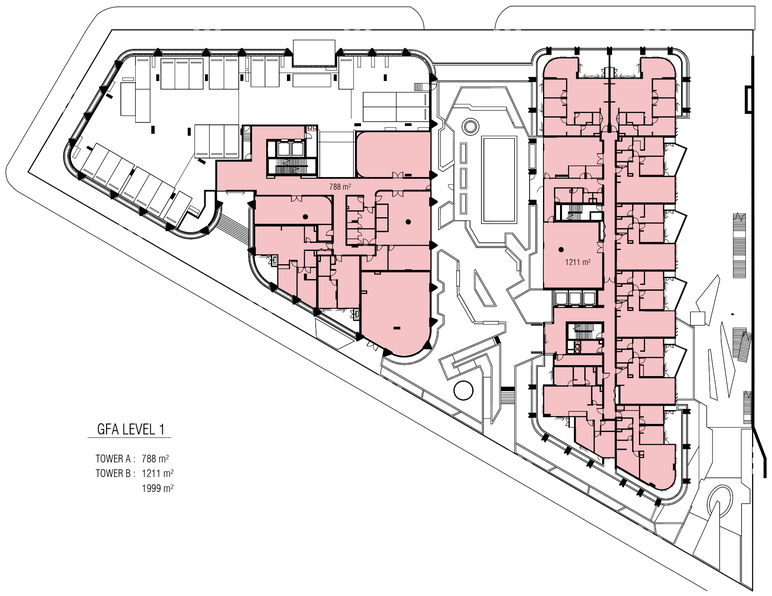
GFA BASEMENT 1

TOWER A : 12 m²
TOWER B : 16 m²
28 m²



GFA GROUND FLOOR

TOWER A : 70 m²
TOWER A : 86 m²
TOWER A : 273 m²
TOWER B : 50 m²
TOWER B : 95 m²
TOWER B : 150 m²
TOWER B : 494 m²
1219 m²



GFA LEVEL 1

TOWER A : 788 m²
TOWER B : 1211 m²
1999 m²



GFA LEVEL 2

TOWER A : 1139 m²
TOWER B : 1180 m²
2319 m²



GFA LEVEL 3

TOWER A : 1136 m²
TOWER B : 1181 m²
2317 m²

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REVISION

01	DEVELOPMENT APPLICATION	FK	29.08.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
03	DEVELOPMENT APPLICATION	FK	16.10.2024
04	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
05	COUNCIL RFI 2	FK	24.04.2025

REVISION

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
TA	24.04.2025	TF	21/03/2025	22104	1 : 500@A1	PROPOSED GFA CALCULATIONS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 05

DRAWING NO. DA510



GFA LEVEL 4-11

TOWER A : 1136 m²
TOWER B : 1181 m²
2317 m²



GFA LEVEL 12 - 14

TOWER A : 1136 m²
TOWER B : 1179 m²
2316 m²



GFA LEVEL 15

TOWER A : 166 m²
TOWER B : 4 m²
TOWER B : 250 m²
421 m²

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REVISION

04	FOR COUNCIL DISCUSSION	FK	28.11.2022
05	CONCEPT DESIGN ISSUE	FK	03.02.2023
06	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
07	ISSUE FOR REVIEW	FK	06.04.2023
08	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
09	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
10	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
13	COUNCIL RFI 2	FK	24.04.2025

REVISION

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01

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

CLIENT
GWH

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	24.04.2025	TF	21/03/2025	22104	1 : 500@A1

DRAWING TITLE
PROPOSED GFA CALCULATIONS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 13

DRAWING NO.
DA511

GFA SCHEDULE	
LEVEL	GFA
TOWER A :	
Not Placed	0 m²
BASEMENT B2	12 m²
BASEMENT B1	12 m²
GROUND	430 m²
LEVEL 1	788 m²
LEVEL 2A	1139 m²
LEVEL 3A	1136 m²
LEVEL 4A	1136 m²
LEVEL 5A	1136 m²
LEVEL 6A	1136 m²
LEVEL 7A	1136 m²
LEVEL 8A	1136 m²
LEVEL 9A	1136 m²
LEVEL 10A	1136 m²
LEVEL 11A	1136 m²
LEVEL 12A	1136 m²
LEVEL 13A	1136 m²
LEVEL 14A	1136 m²
LEVEL 15A	166 m²
	16181 m²
TOWER B :	
BASEMENT B2	16 m²
BASEMENT B1	16 m²
GROUND	789 m²
LEVEL 1	1211 m²
LEVEL 2A	1180 m²
LEVEL 3A	1181 m²
LEVEL 4A	1181 m²
LEVEL 5A	1181 m²
LEVEL 6A	1181 m²
LEVEL 7A	1181 m²
LEVEL 8A	1181 m²
LEVEL 9A	1181 m²
LEVEL 10A	1181 m²
LEVEL 11A	1181 m²
LEVEL 12A	1179 m²
LEVEL 13A	1179 m²
LEVEL 14A	1179 m²
LEVEL 15A	255 m²
	17634 m²
TOTAL	33815 m²

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REVISION

03	FOR COUNCIL DISCUSSION	FK	28.11.2022
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REVISION

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01

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ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
PROPOSED GFA CALCULATIONS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 12

DRAWING NO. DA512

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased



LEVEL 1

06

TOWER A - 2 RESIDENTIAL APARTMENTS

1 Apartments Cross Ventilated

1 Apartments Not Cross Ventilated

06

TOWER B - 8 RESIDENTIAL APARTMENTS

4 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 2

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 3

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 4

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 5

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated

BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION			
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01

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ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	21.03.2025	TF	16.04.2025	22104	1:1000@A3

DRAWING TITLE
PROPOSED CROSS VENTILATION DIAGRAMS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 13

DRAWING NO. DA513

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



LEVEL 6

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 7

TOWER A - 10 RESIDENTIAL APARTMENTS

5

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 8

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 9

TOWER A - 10 RESIDENTIAL APARTMENTS

5 Apartments Cross Ventilated

5 Apartments Not Cross Ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

7 Apartments Cross Ventilated

4 Apartments Not Cross Ventilated



LEVEL 10

TOWER A - 10 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated



LEVEL 11

TOWER A - 10 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

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REVISION

01	GFA CALCULATIONS	BB	29.08.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
03	FOR COUNCIL DISCUSSION	PM	28.11.2022
04	CONCEPT DESIGN ISSUE	RAS	03.02.2023
05	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
06	ISSUE FOR REVIEW	RAS	06.04.2023
07	TOWER A AND B SCHEMATIC DESIGN	PM	17.05.2023
08	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023

REVISION

09	SECTION 4.55 APPLICATION SUBMISSION	RL	06.06.2023
10	SECTION 4.55 RFI SUBMISSION	TA	19.08.2019
11	DEVELOPMENT APPLICATION	TA	16.10.2024
12	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025
13	COUNCIL RFI 2	FK	24.04.2025

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ERA NEWCASTLE
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	21.03.2025	TF	16.04.2025	22104	1:1000@A3

DRAWING TITLE
PROPOSED CROSS VENTILATION DIAGRAMS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 13

DRAWING NO.
DA514

SUMMARY

TOWER A NATURAL CROSS VENTILATION
82 RESIDENTIAL APARTMENTS ON LEVELS 1 - 9

50% **41** Naturally Cross Ventilated

50% **41** Not Naturally Cross Ventilated

TOWER B NATURAL CROSS VENTILATION
96 RESIDENTIAL APARTMENTS ON LEVELS 1 - 9

63% **60** Naturally Cross Ventilated

38% **36** Not Naturally Cross Ventilated



LEVEL 12

TOWER A - 9 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

06



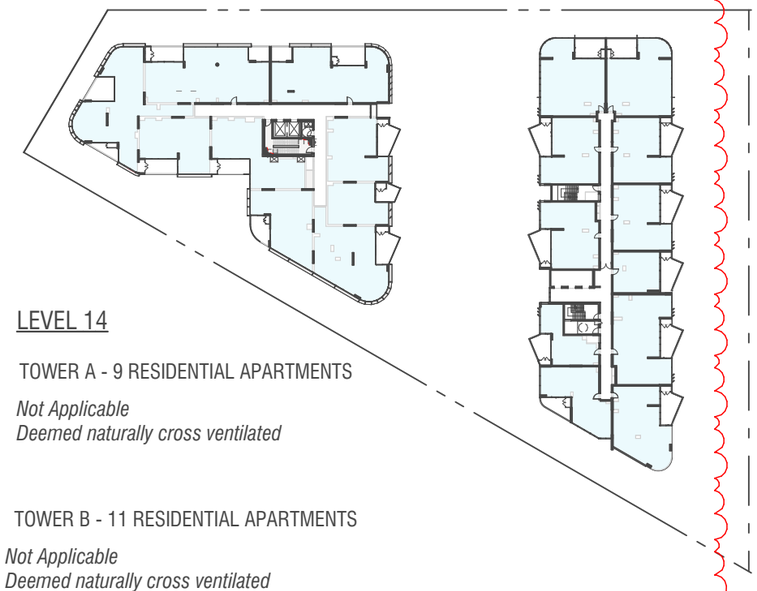
LEVEL 13

TOWER A - 9 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated



LEVEL 14

TOWER A - 9 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

TOWER B - 11 RESIDENTIAL APARTMENTS

Not Applicable
Deemed naturally cross ventilated

Amendments Schedule
01. Project address updated
02. Revision clouds identified
03. Setback annotations included
04. Easement location removed from upper levels
05. Building Height clarifications
06. Labelling updated on Natural Ventilation plans
07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
08.1. Rooftop C.O.S. area clarification Tower A plan included
08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
13. Carparking Space use shown in colour for clarification
14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
15. Shoring wall position moved 1130mm to the west to avoid inground latent condition
16. Storage cages amended to have door access setback from driveway edges
17. Bin Holding Room relocated from King Street to Bull Street
18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

01

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DRAWING TITLE
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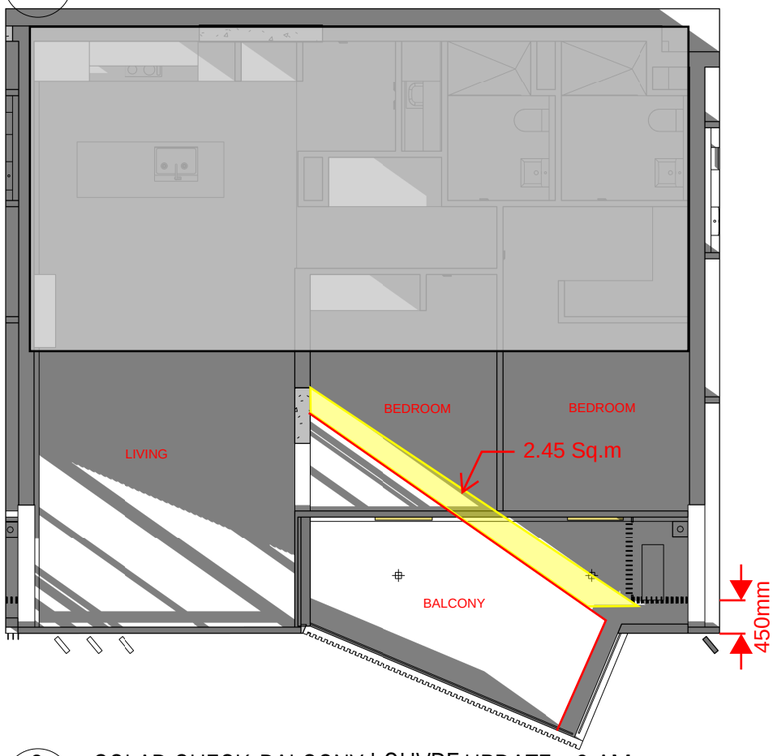
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 12

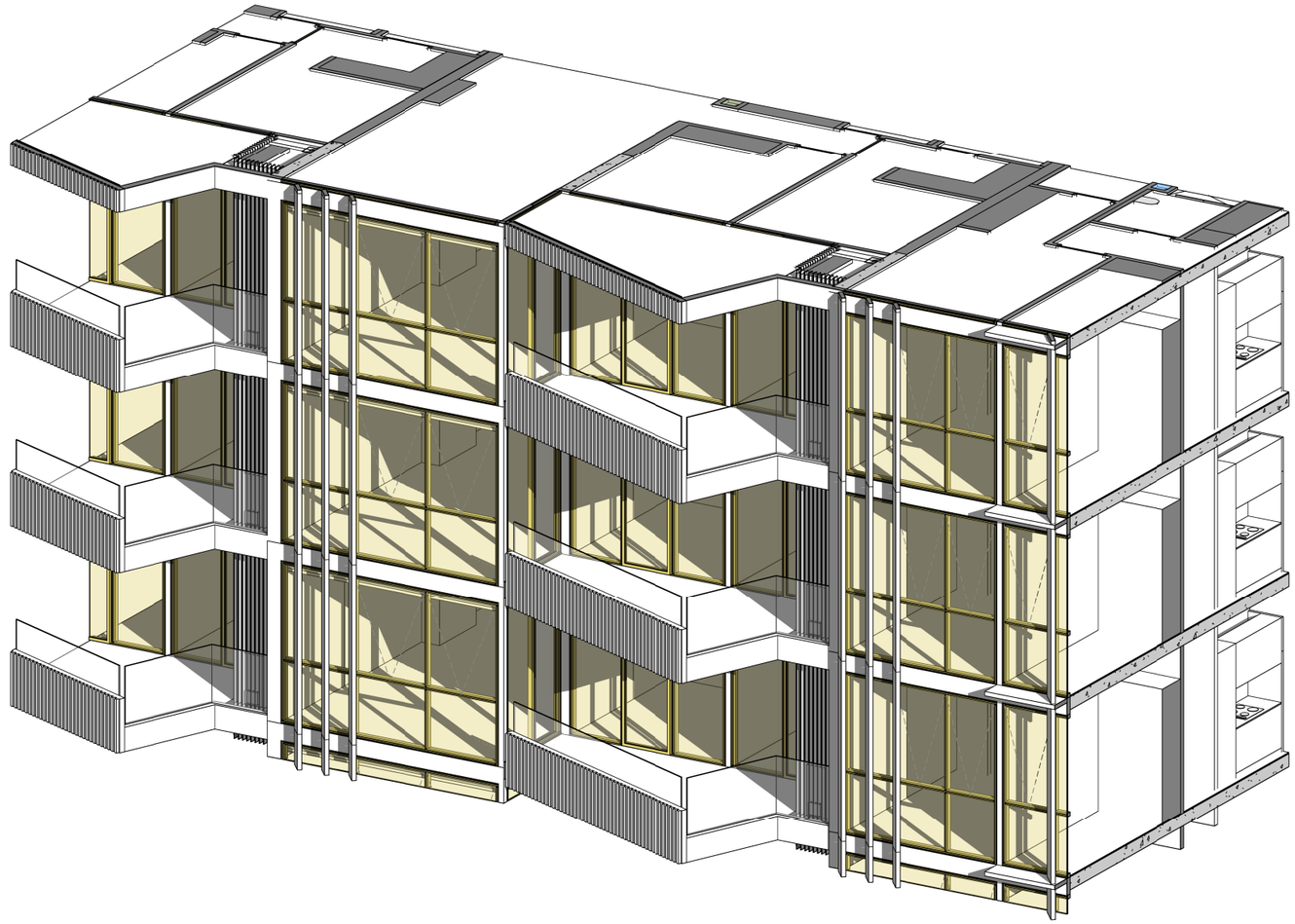
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3 SOLAR CHECK NO DESIGN CHANGE - 9.00 AM



2 SOLAR CHECK-BALCONY LOUVRE UPDATE - 9 AM



1 BALCONY LOUVRE UPDATE 3D-9 AM

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SUN EYE VIEW CHECK 9 AM

ISSUE PURPOSE

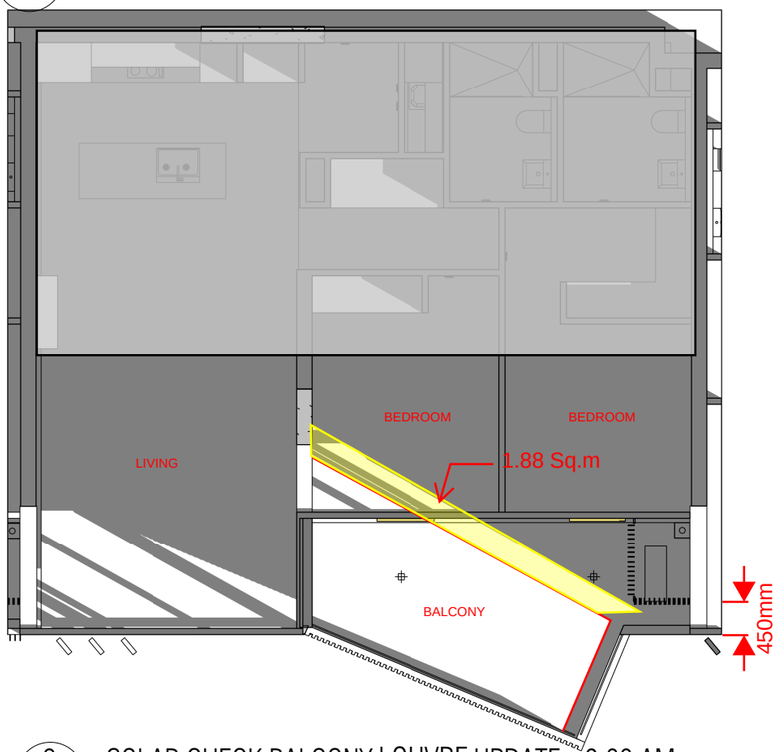
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DRAWING NO.
SK558

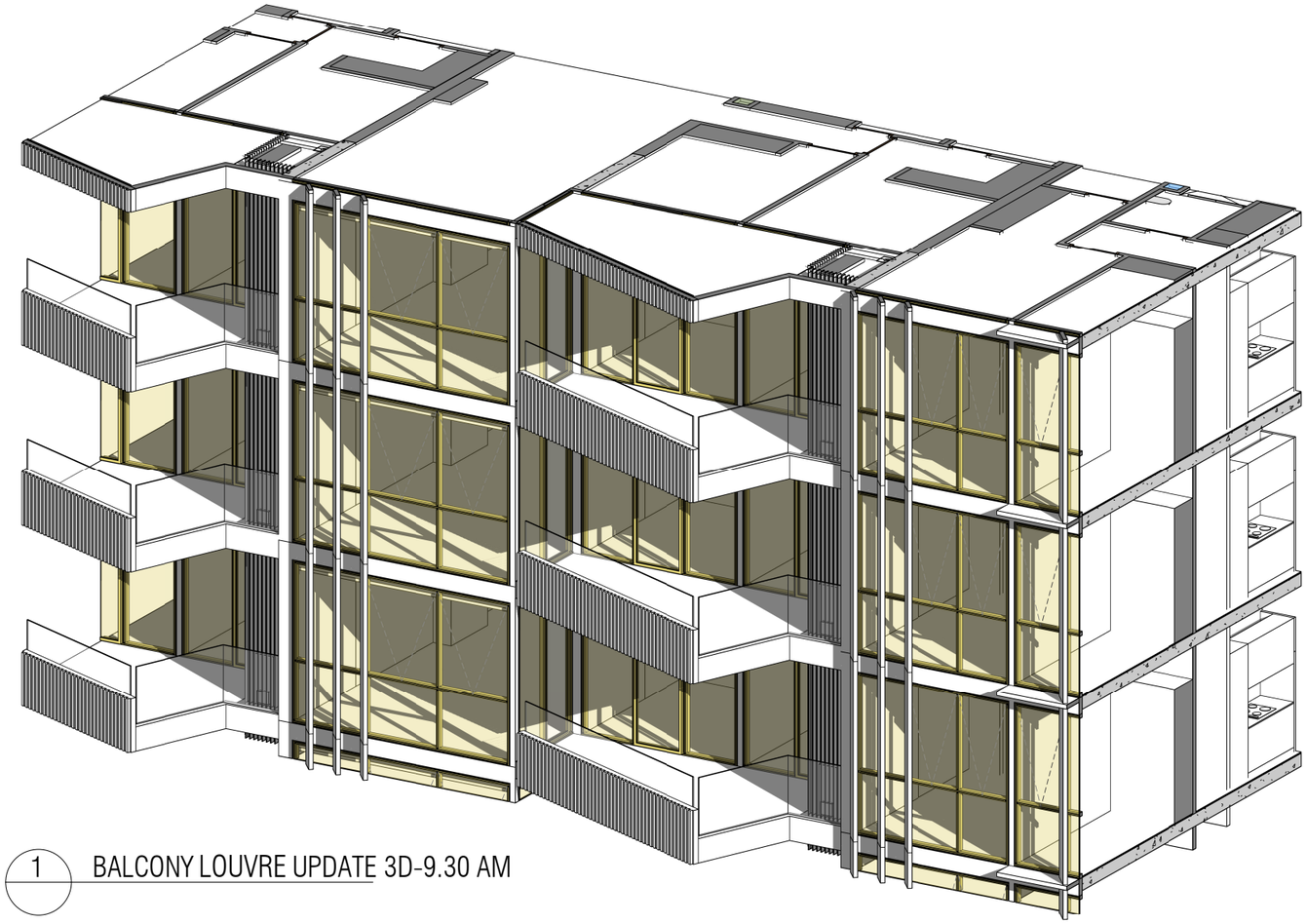
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2 SOLAR CHECK BALCONY LOUVRE UPDATE - 9.30 AM



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CHECKED Checker
DATE
JOB NO. 22104
SCALE [TYPE SCALE]

DRAWING TITLE
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ISSUE PURPOSE

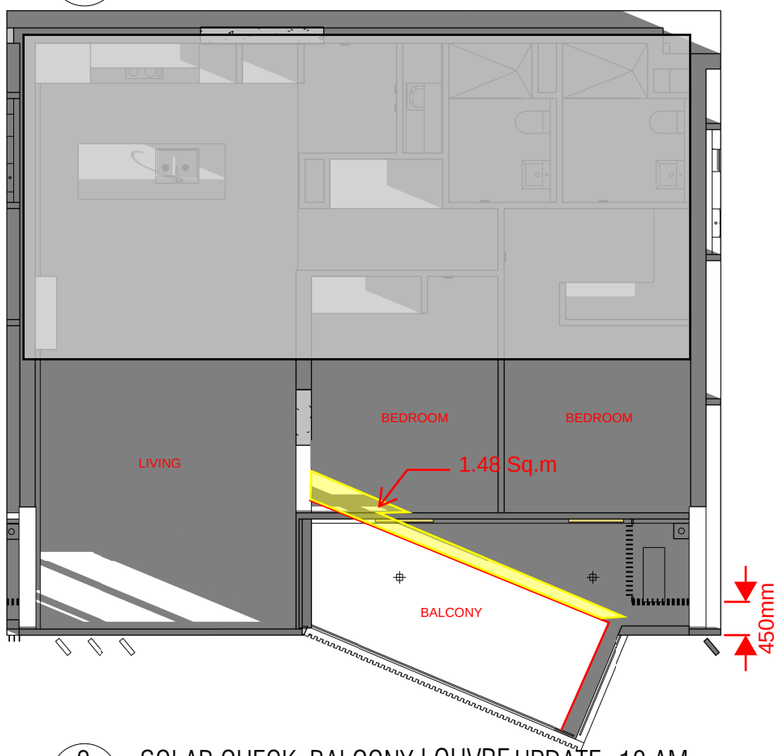
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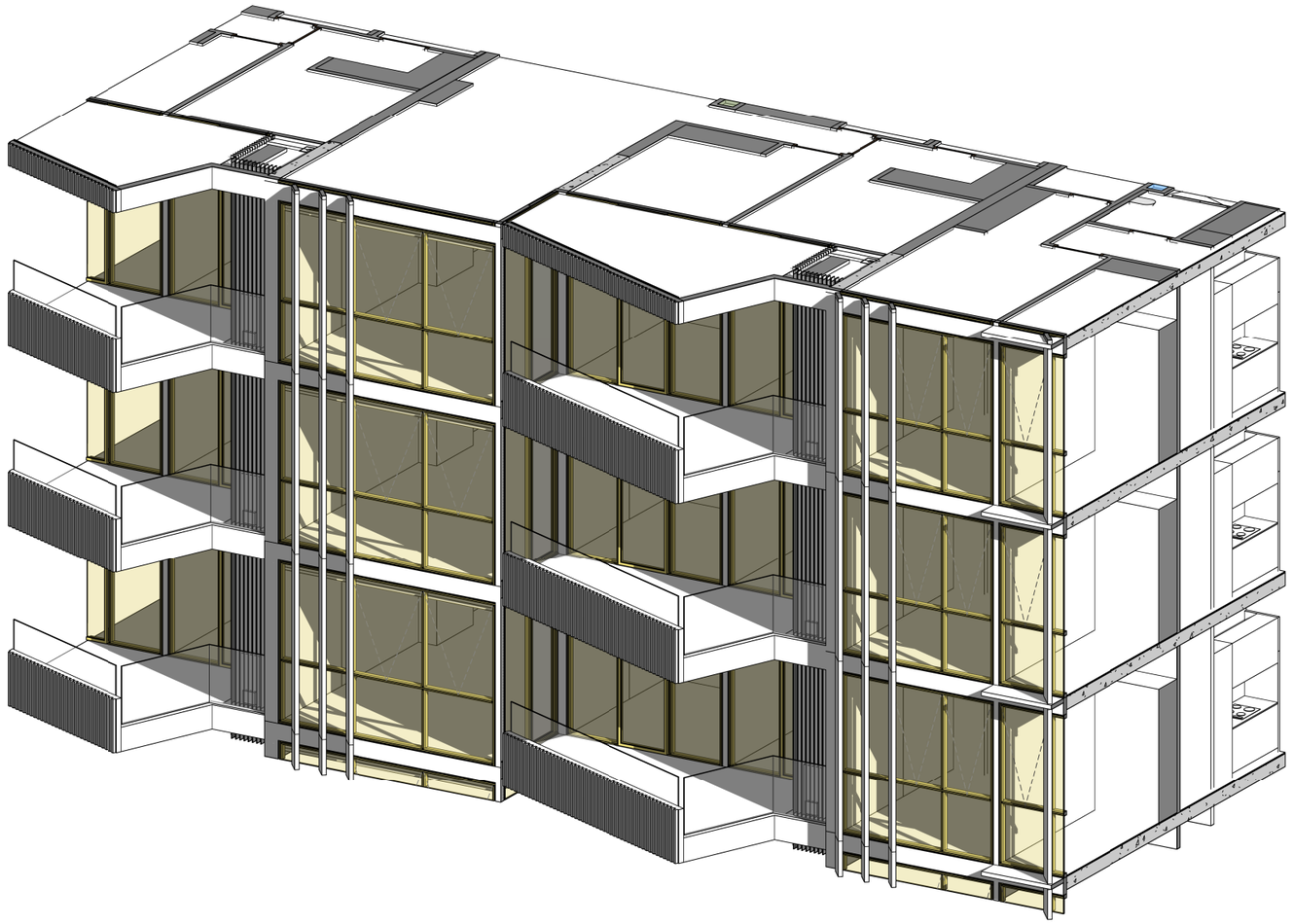
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3 SOLAR CHECK NO DESIGN CHANGE - 10 AM



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1 BALCONY LOUVRE UPDATE 3D-10.00

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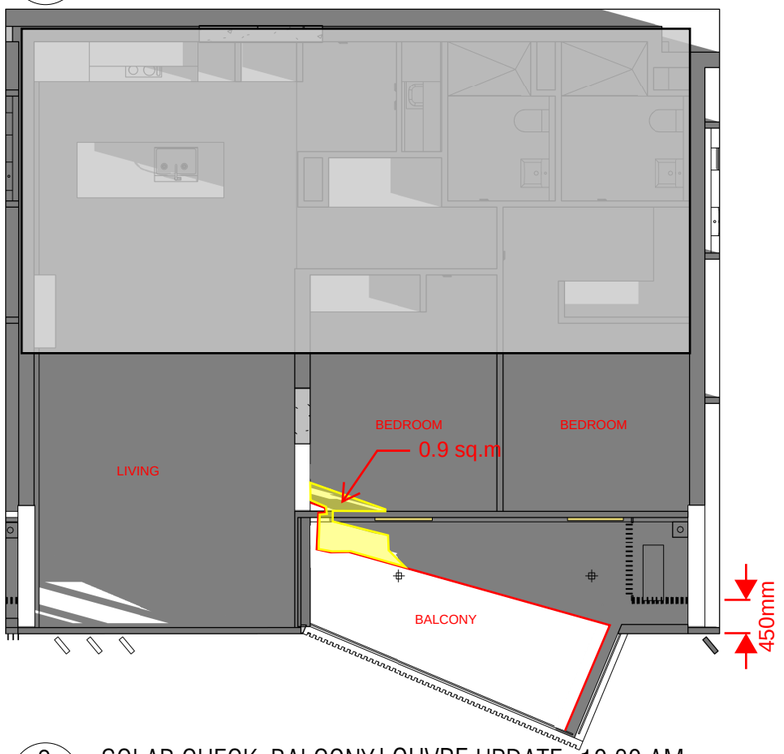
ISSUE PURPOSE

REV.

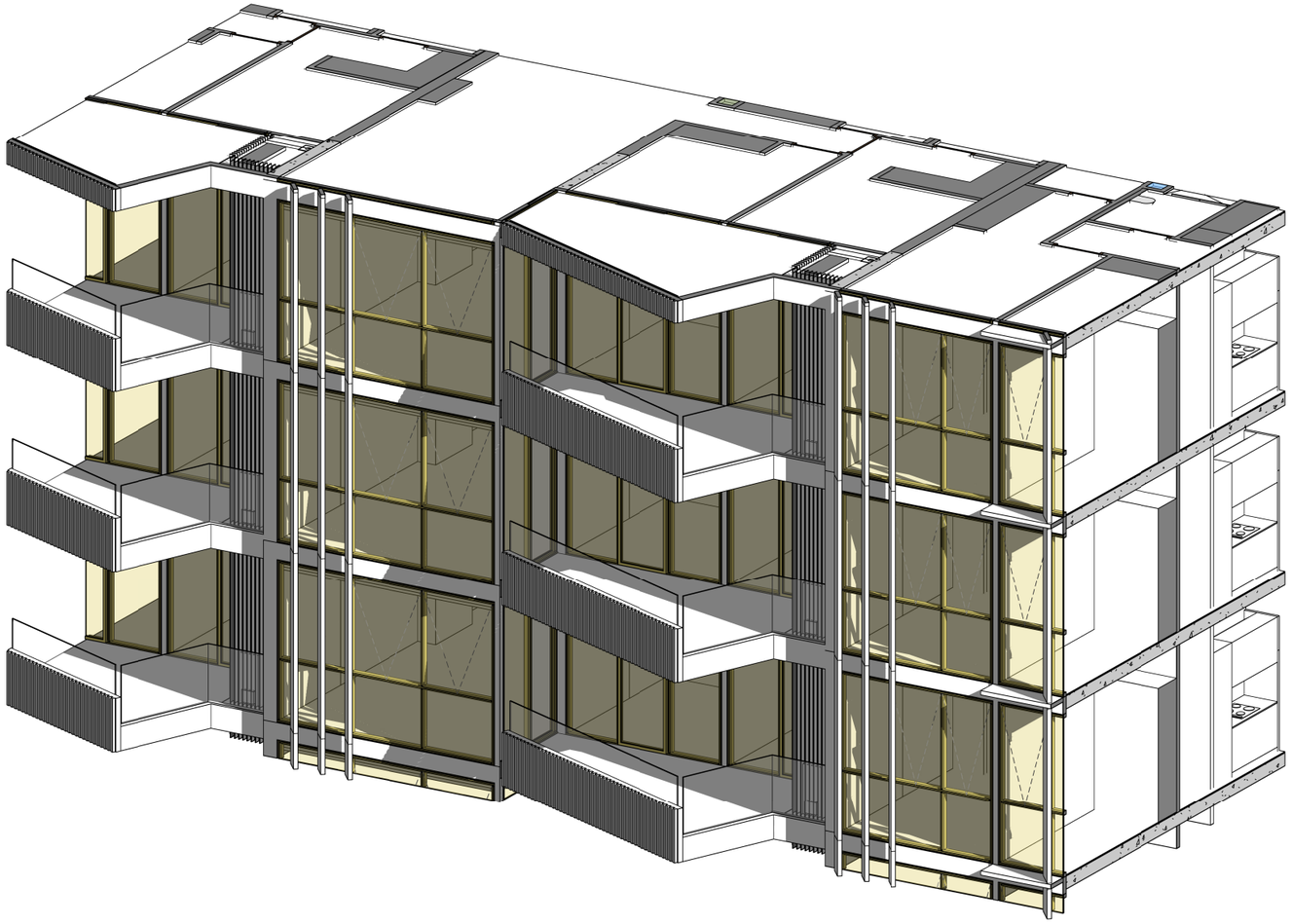
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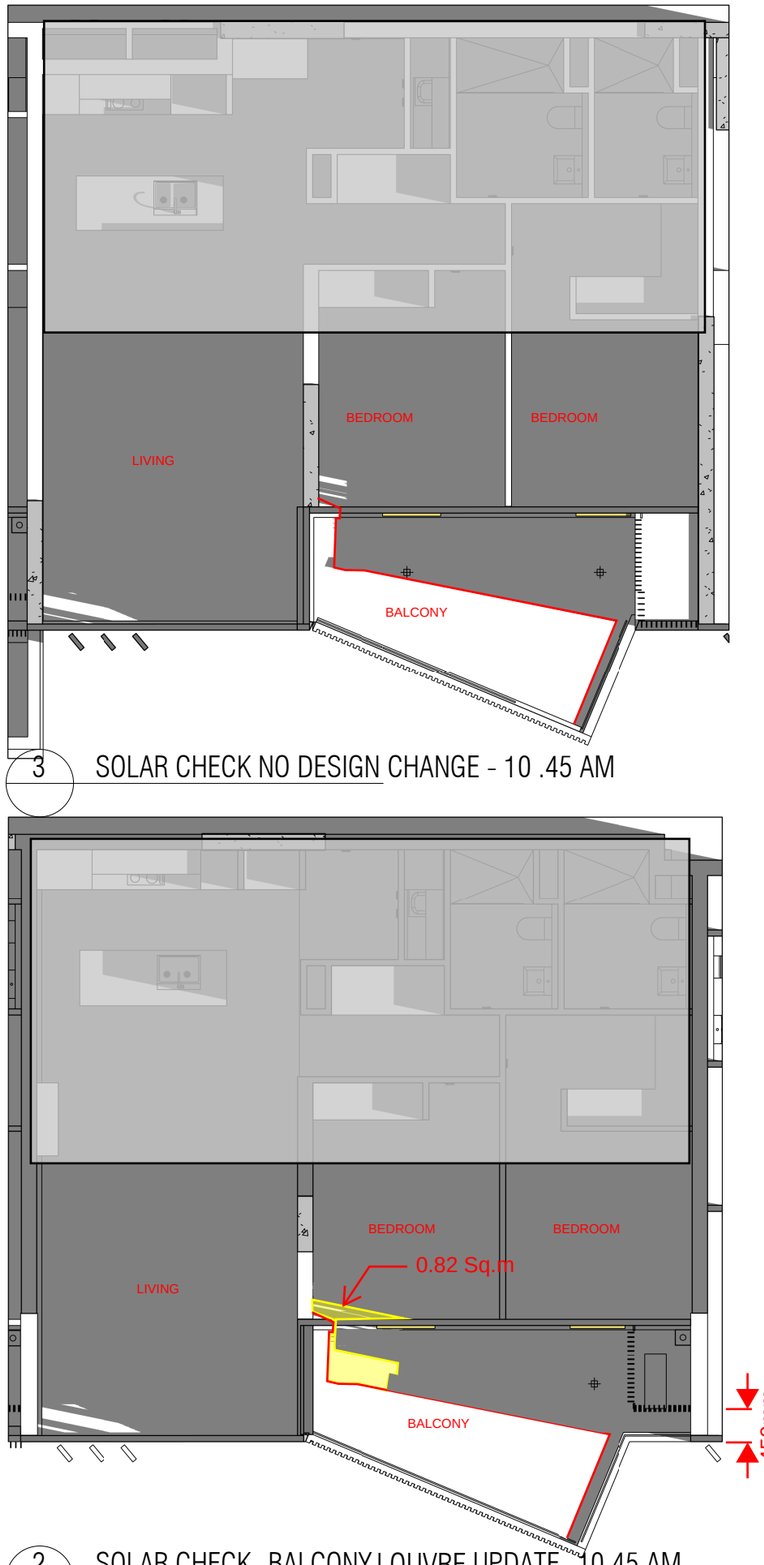
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SUN EYE VIEW CHECK 10.30 AM

ISSUE PURPOSE

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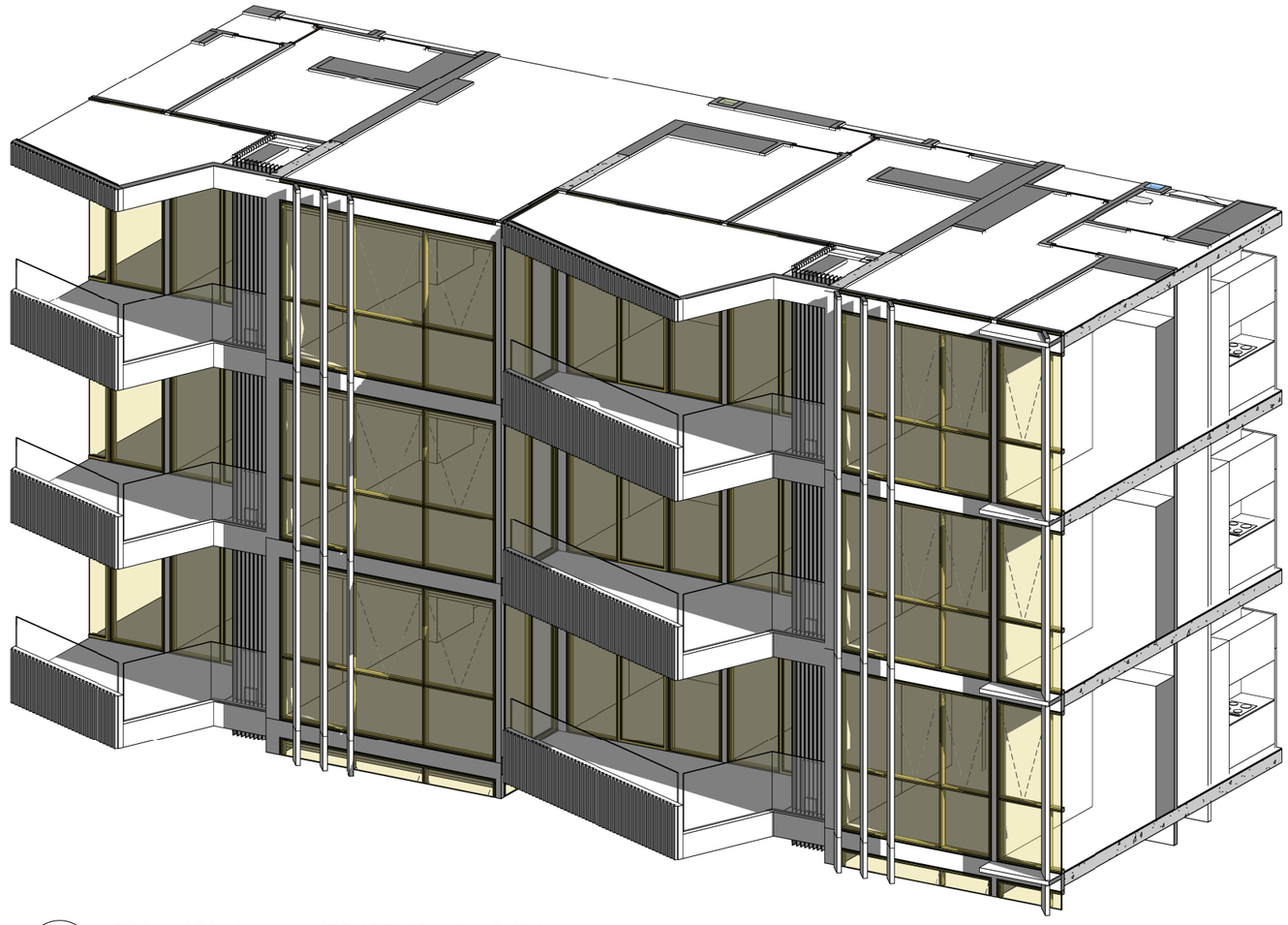
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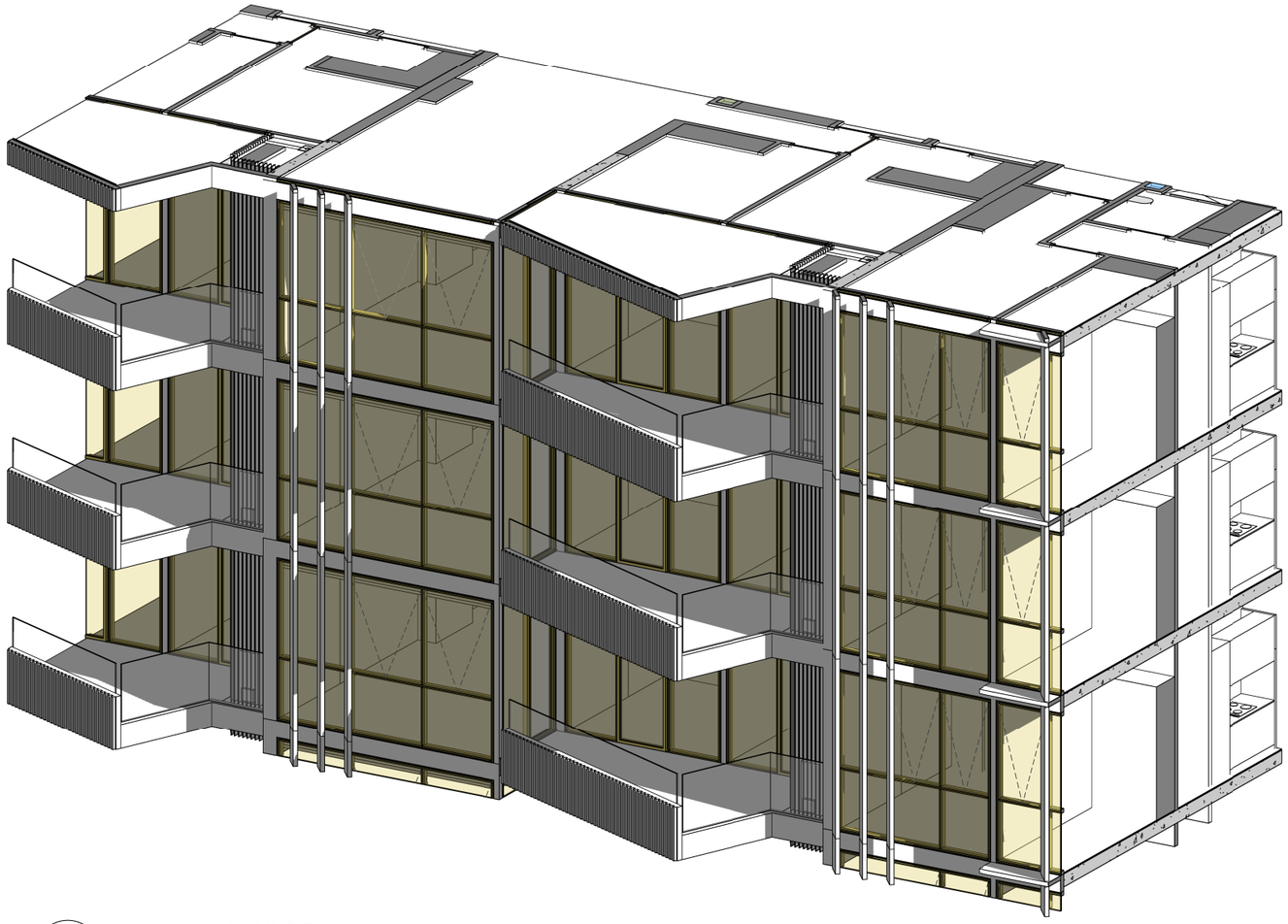
DRAWING NO.
SK562



3 SOLAR CHECK NO DESIGN CHANGE - 11 AM



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REV.

DRAWING NO.
SK563

November 2024	BSA Reference: 13436
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.

In NSW both BASIX & the BCA variations must be complied with, in particular the following:
- *Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1*
- *Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)*
- *Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)*
- *Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.*

Thermal Performance Specifications (sole occupancy units only)

External Wall Construction			*Added Insulation*
Concrete + Plasterboard			R2.5
Lightweight & Colour backed glazing			R2.5
Concrete columns + Plasterboard			R1.0
Internal Wall Construction			*Added Insulation*
Plasterboard on studs & Concrete (internal to units)			None
Plasterboard on studs (adjacent to common lobbies)			R2.5
Concrete + Plasterboard (adjacent to lift/stair cores & columns)			R1.0
Plasterboard on double studs (party walls between units)			R2.0 + R2.0
Ceiling Construction			*Added Insulation*
Plasterboard			None (see roof) + Air gap above
Roof Construction	*Colour (Solar Absorptance)*		*Added Insulation*
Concrete	Concrete (SA0.50)	R1.0 under concrete decks above to Level 1 units	
Concrete	Concrete (SA0.50)	R3.35 under concrete roof decks to Level 14 units	
Floor Construction	*Covering*		*Added Insulation*
Concrete	As drawn (if not noted default values used)	R1.4 to unit B0202 lobby below	
Concrete	As drawn (if not noted default values used)	R1.4 to units with carpark below	
Concrete	As drawn (if not noted default values used)	None to all other units	

Windows	*Glass and frame type*	*U value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		*4.50*	*0.45 - 0.55*	As drawn
Performance glazing Type B		*4.50*	*0.55 - 0.67*	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements *(eaves, verandahs, awnings etc)*

All shade elements modelled as drawn

Ceiling Penetrations *(downlights, exhaust fans, flues etc)*

Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA

Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Additional Notes

Nil

ADG COMPLIANCE

CROSS VENTILATION

ACROSS BOTH TOWERS - 178 APARTMENTS ON LEVELS 1 - 9

57% — **101** Apartments Cross Ventilated

43% — **77** Apartments Not Cross Ventilated

Amendments Schedule
01. Project address updated
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03. Setback annotations included
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07.1. Deep Soil Zone clarified on plans
07.2. Deep Soil Zone amended on apartment sections
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08.2. Rooftop C.O.S. area clarification Tower B plan included
09.1. Views from the Sun diagrams included
09.2. Shadow Diagrams clarified
09.3. Shadow Diagrams clarified
10. Lift Clarification by GWH & GYDE
11. Storage Cages Schedule amended
12. Storage Cages clarified for B1 1303 &1209, GF 1209, L1 1409
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14.1. Bicycle Parking Schedule added
14.2. Bicycle Parking Schedule added
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18. King Street Bin Holding Room doors to King Street deleted and Fire Hydrant repositioned
19. Approved Memorial Walkway design reinstated
20. Tower A corridor shortened / window added to adjoining apartment to allow cross ventilation
21. Tower A internal corner apartment balcony size increased

DDA & SILVER LHG APARTMENTS

ACROSS BOTH TOWERS - 57 APARTMENTS (20%)

7% — **04** 1 BEDROOM APARTMENTS
Building A: 1 Apts
Building B: 3 Apts

49% — **28** 2 BEDROOM APARTMENTS
Building A: 14 Apts
Building B: 14 Apts

44% — **25** 3 BEDROOM APARTMENTS
Building A: 13 Apts
Building B: 12 Apts

08.1 & 08.2

COMMUNAL OPEN SPACE

INCLUDES MEMORIAL WALKWAY

Site Area = 6 631sq.m.

Level 1 = 1 134 sq.m.
Rooftop Tower A = 623 sq.m.
Rooftop Tower B = 1 006 sq.m.
Memorial Walkway = 1 033 sq.m.

TOTAL = 3 796 sq.m.

57.0% — Site Area is Communal Open Space (Includes Memorial Walkway Area)

41.0% — Site Area is Communal Open Space (Excludes Memorial Walkway Area)

COMMUNAL AREAS (OTHER)

Tower A Residential Amenity= 57 sq.m.
Tower A Communal Facilities= 82 sq.m.
Tower A Gym= 118 sq.m.

Tower B Communal Facilities= 100 sq.m.
Tower B Gym= 63 sq.m.

LANDSCAPE

ACROSS THE WHOLE SITE (EXCLUDES L2 BALCONY PLANTER BOXES)

Refer to Oculus Landscape Plans

Total Area= 1 634 sq.m.

25% — Site Area is Soft Landscape Planting Area

14.1 & 14.2

BICYCLE PARKING

	RES CAGED BIKES	RES RACKED BIKES	VIS BIKE STORE
B2	117	4	-
B1	113	-	-
G	25	9	27
L1	15	-	-
TOTAL	270	13	27

01

BIMcloud: 9aeprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION			
01	DEVELOPMENT APPLICATION	MP	29.08.2018
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019
03	DEVELOPMENT APPLICATION_AMENDED	NZ	22.05.2020
04	FOR COUNCIL DISCUSSION	PM	28.11.2022
05	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023
06	ISSUE FOR REVIEW	RAS	06.04.2023
07	TOWER A AND B SCHEMATIC DESIGN	PM	17.05.2023
08	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023

REVISION			
09	SECTION 4.55 APPLICATION SUBMISSION	TF	06.06.2023
10	SECTION 4.55 RFI SUBMISSION	TA	30.11.2023
11	SECTION 4.55 RFI SUBMISSION	TA	19.08.2019
12	DEVELOPMENT APPLICATION	TA	16.10.2024
13	DEVELOPMENT APPLICATION	TA	01.11.2024
14	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025
15	COUNCIL RFI 2	FK	24.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCES / CONFLICTS.

PROJECT
ERA NEWCASTLE
124 - 126 BULL STREET, NEWCASTLE WEST

FENDER KATSALIDIS
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
TA	21.03.2025	TF	22.04.2025	22104	N.T.S.@A3	COMPLIANCE SUMMARY	DEVELOPMENT APPLICATION	15	DA524

APARTMENT MIX SCHEDULE

	QTY	AREA
TOWER A		
R - 1A	1	57
R - 1B	13	780
R - 2A	1	96
R - 2B	13	1 170
R - 2C	13	1 235
R - 2D	33	2 925
R - 2E	13	1 157
R - 3B	13	1 534
R - 3C	13	1 859
R - 3D	10	1 240
R - 3E	3	474
R - 3F	3	435
	129	12,962m2
TOWER B		
R - 1A	10	509
R - 1B	3	153
R - 1C	7	350
R - 2A	22	1 936
R - 2B	13	1 153
R - 2C	7	609
R - 2D	13	1 157
R - 2E	13	1 066
R - 2F	13	1 131
R - 3A	4	452
R - 3B	10	1 130
R - 3C	8	904
R - 3D	6	678
R - 3F	14	1 429
R - 3G	7	868
R - 3H	1	103
	151	**13 628 m²**
	280	26,590m2

GFA SCHEDULE	
LEVEL	GFA
TOWER A :	
Not Placed	0 m²
BASEMENT B2	12 m²
BASEMENT B1	12 m²
GROUND	430 m²
LEVEL 1	788 m²
LEVEL 2A	1139 m²
LEVEL 3A	1136 m²
LEVEL 4A	1136 m²
LEVEL 5A	1136 m²
LEVEL 6A	1136 m²
LEVEL 7A	1136 m²
LEVEL 8A	1136 m²
LEVEL 9A	1136 m²
LEVEL 10A	1136 m²
LEVEL 11A	1136 m²
LEVEL 12A	1136 m²
LEVEL 13A	1136 m²
LEVEL 14A	1136 m²
LEVEL 15A	166 m²
	16181 m²
TOWER B :	
BASEMENT B2	16 m²
BASEMENT B1	16 m²
GROUND	789 m²
LEVEL 1	1211 m²
LEVEL 2A	1180 m²
LEVEL 3A	1181 m²
LEVEL 4A	1181 m²
LEVEL 5A	1181 m²
LEVEL 6A	1181 m²
LEVEL 7A	1181 m²
LEVEL 8A	1181 m²
LEVEL 9A	1181 m²
LEVEL 10A	1181 m²
LEVEL 11A	1181 m²
LEVEL 12A	1179 m²
LEVEL 13A	1179 m²
LEVEL 14A	1179 m²
LEVEL 15A	255 m²
	17634 m²
TOTAL	33815 m²

CARPARKING SCHEDULE

LEVEL 01

24 RESIDENTIAL
2 RESIDENTIAL VISITORS

TOTAL: 26 CAR BAYS

GROUND FLOOR

2 DDA RESIDENTIAL VISITOR
2 DDA RESIDENTIAL
10 RETAIL / COMMERCIAL
1 CAR WASH BAY
1 RETAIL DELIVERY BAY
38 RESIDENTIAL
6 RESIDENTIAL VISITOR
(3 MOTORCYCLES)

TOTAL: 60 CAR BAYS

BASEMENT 01

152 RESIDENTIAL
1 RESIDENTIAL VISITOR
(8 MOTORCYCLES)

TOTAL: 153 CAR BAYS

BASEMENT 02

158 RESIDENTIAL
1 RESIDENTIAL VISITOR
(6 MOTORCYCLES)

TOTAL: 159 CAR BAYS

OVERALL TOTAL VEHICLE SPACES: 398

TOTAL RESIDENTIAL: 372 BAYS (372 REQ.)

TOTAL MOTORCYCLES: 17 BAYS

TOTAL BICYCLES: 283 RES BAYS (+ 27 VIS)

13

GFA & FSR

SITE AREA	6,631m²
GFA	33,815m²
FSR	5:1

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01 – Apartment Mix Schedule

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PROJECT
309 King Street
Newcastle NSW 2302

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	21.03.2025	TF	30.04.2025	22104	N.T.S.@A3

DRAWING TITLE
YIELD SUMMARY

ISSUE PURPOSE
DEVELOPMENT APPLICATION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

REV. 14
DRAWING NO. DA525

	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER A	**101**	R - 2A	96	12	7.15	16.0	23.1	0HRS	YES	NO	N/A
TOWER A	**102**	R - 1A	57	13	3.27	13.9	17.1	0HRS	NO	NO	N/A
TOWER A	**201**	R - 2E	89	15	4.59	17.2	21.8	2HRS	NO	NO	N/A
TOWER A	**202**	R - 1B	60	8	3	13.9	16.9	2HRS	NO	NO	N/A
TOWER A	**203**	R - 3B	118	15	4.23	31.0	35.2	2HRS	YES	SILVER	N/A
TOWER A	**204**	R - 2B	89	12	4	17.2	21.2	0HRS	YES	NO	N/A
TOWER A	**205**	R - 2C	92	16	8.4	13.9	22.3	0HRS	NO	NO	N/A
TOWER A	**206**	R - 2D	88	11	4.32	13.9	18.2	0HRS	NO	NO	N/A
TOWER A	**207**	R - 3C	143	22	7.2	6.0	13.2	2HRS	YES	SILVER	N/A
TOWER A	**208**	R - 2D	88	11	4.32	16.2	20.5	2HRS	NO	NO	N/A
TOWER A	**209**	R - 2D	88	11	4.6	13.9	18.5	2HRS	NO	NO	N/A
TOWER A	**210**	R - 3D	123	15	4.38	7.7	12.1	2HRS	YES	SILVER	N/A
TOWER A	**301**	R - 2E	89	15	4.59	13.9	18.5	2HRS	NO	NO	N/A
TOWER A	**302**	R - 1B	60	8	3	15.9	18.9	2HRS	NO	NO	N/A
TOWER A	**303**	R - 3B	118	15	4.23	5.8	10.0	2HRS	YES	SILVER	N/A
TOWER A	**304**	R - 2B	89	12	4	11.7	15.7	0HRS	YES	NO	N/A
TOWER A	**305**	R - 2C	92	16	8.4	15.0	23.4	0HRS	NO	NO	N/A
TOWER A	**306**	R - 2D	88	11	4.32	13.9	18.2	0HRS	NO	NO	N/A
TOWER A	**307**	R - 3C	143	22	7.2	11.9	19.1	2HRS	YES	SILVER	N/A
TOWER A	**308**	R - 2D	88	11	4.32	15.0	19.3	2HRS	NO	NO	N/A
TOWER A	**309**	R - 2D	88	11	4.6	3.5	8.1	2HRS	NO	NO	N/A
TOWER A	**310**	R - 3D	123	15	4.38	9.7	14.0	2HRS	YES	SILVER	N/A
TOWER A	**401**	R - 2E	88	15	4.59	4.6	9.2	2HRS	NO	NO	N/A
TOWER A	**402**	R - 1B	60	8	3	3.6	6.6	2HRS	NO	NO	N/A
TOWER A	**403**	R - 3B	118	15	4.23	9.1	13.3	2HRS	YES	SILVER	N/A
TOWER A	**404**	R - 2B	90	12	4	4.2	8.2	0HRS	YES	NO	N/A
TOWER A	**405**	R - 2C	92	12	8.4	2.8	11.2	0HRS	NO	NO	N/A
TOWER A	**406**	R - 2D	88	12	4.32	4.1	8.4	0HRS	NO	NO	N/A
TOWER A	**407**	R - 3C	143	16	7.2	33.2	40.4	2HRS	YES	SILVER	N/A
TOWER A	**408**	R - 2D	88	11	4.32	7.5	11.8	2HRS	NO	NO	N/A
TOWER A	**409**	R - 2D	88	12	4.6	3.6	8.2	2HRS	NO	NO	N/A
TOWER A	**410**	R - 3D	123	15	4.38	29.4	33.8	2HRS	YES	SILVER	N/A
TOWER A	**501**	R - 2E	88	15	4.59	4.3	8.8	2HRS	NO	NO	N/A
TOWER A	**502**	R - 1B	60	8	3	5.3	8.3	2HRS	NO	NO	N/A
TOWER A	**503**	R - 3B	118	15	4.23	33.8	38.1	2HRS	YES	SILVER	N/A
TOWER A	**504**	R - 2B	89	12	4	5.4	9.4	0HRS	YES	NO	N/A
TOWER A	**505**	R - 2C	92	12	8.4	7.3	15.7	0HRS	NO	NO	N/A
TOWER A	**506**	R - 2D	88	12	4.32	3.7	8.0	0HRS	NO	NO	N/A
TOWER A	**507**	R - 3C	143	16	7.2	6.8	14.0	2HRS	YES	SILVER	N/A
TOWER A	**508**	R - 2D	89	11	4.32	4.1	8.4	2HRS	NO	NO	N/A
TOWER A	**509**	R - 2D	89	12	4.6	5.8	10.4	2HRS	NO	NO	N/A
TOWER A	**510**	R - 3D	123	15	4.38	9.1	13.5	2HRS	YES	SILVER	N/A
TOWER A	**601**	R - 2E	88	15	4.59	3.4	8.0	2HRS	NO	NO	N/A

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	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER A	**602**	R - 1B	60	8	3	5.2	8.2	2HRS	NO	NO	N/A
TOWER A	**603**	R - 3B	118	15	4.23	9.1	13.3	2HRS	YES	SILVER	N/A
TOWER A	**604**	R - 2B	89	12	4	25.1	29.1	0HRS	YES	NO	N/A
TOWER A	**605**	R - 2C	92	12	8.4	6.5	14.9	0HRS	NO	NO	N/A
TOWER A	**606**	R - 2D	88	12	4.32	13.6	17.9	0HRS	NO	NO	N/A
TOWER A	**607**	R - 3C	143	16	7.2	4.6	11.8	2HRS	YES	SILVER	N/A
TOWER A	**608**	R - 2D	88	11	4.32	4.5	8.9	2HRS	NO	NO	N/A
TOWER A	**609**	R - 2D	88	11	4.6	6.5	11.1	2HRS	NO	NO	N/A
TOWER A	**610**	R - 3D	123	15	4.38	33.2	37.6	2HRS	YES	SILVER	N/A
TOWER A	**701**	R - 2E	88	15	4.59	4.5	9.1	2HRS	NO	NO	N/A
TOWER A	**702**	R - 1B	60	8	3	3.4	6.4	2HRS	NO	NO	N/A
TOWER A	**703**	R - 3B	118	15	4.23	6.0	10.2	2HRS	YES	SILVER	N/A
TOWER A	**704**	R - 2B	89	12	4	5.7	9.7	0HRS	YES	NO	N/A
TOWER A	**705**	R - 2C	92	12	8.4	13.9	22.3	0HRS	NO	NO	N/A
TOWER A	**706**	R - 2D	88	12	4.32	13.9	18.2	0HRS	NO	NO	N/A
TOWER A	**707**	R - 3C	143	16	7.2	5.2	12.4	2HRS	YES	SILVER	N/A
TOWER A	**708**	R - 2D	88	11	4.32	17.2	21.5	2HRS	NO	NO	N/A
TOWER A	**709**	R - 2D	88	11	4.6	13.9	18.5	2HRS	NO	NO	N/A
TOWER A	**710**	R - 3D	123	15	4.38	7.7	12.1	2HRS	YES	SILVER	N/A
TOWER A	**801**	R - 2E	88	15	4.59	17.2	21.8	2HRS	NO	NO	N/A
TOWER A	**802**	R - 1B	60	8	3	13.9	16.9	2HRS	NO	NO	N/A
TOWER A	**803**	R - 3B	118	15	4.23	7.0	11.2	2HRS	YES	SILVER	N/A
TOWER A	**804**	R - 2B	89	12	4	13.9	17.9	0HRS	YES	NO	N/A
TOWER A	**805**	R - 2C	92	12	8.4	16.2	24.6	0HRS	NO	NO	N/A
TOWER A	**806**	R - 2D	88	12	4.32	13.9	18.2	0HRS	NO	NO	N/A
TOWER A	**807**	R - 3C	143	16	7.2	11.9	19.1	2HRS	YES	SILVER	N/A
TOWER A	**808**	R - 2D	88	11	4.32	13.9	18.2	2HRS	NO	NO	N/A
TOWER A	**809**	R - 2D	88	11	4.6	14.7	19.3	2HRS	NO	NO	N/A
TOWER A	**810**	R - 3D	123	15	4.38	11.3	15.7	2HRS	YES	SILVER	N/A
TOWER A	**901**	R - 2E	88	14	4.59	17.9	22.5	2HRS	NO	NO	N/A
TOWER A	**902**	R - 1B	60	8	3	15.0	18.0	2HRS	NO	NO	N/A
TOWER A	**903**	R - 3B	118	15	4.23	5.0	9.2	2HRS	YES	SILVER	N/A
TOWER A	**904**	R - 2B	89	12	4	13.9	17.9	0HRS	YES	NO	N/A
TOWER A	**905**	R - 2C	92	12	8.4	15.0	23.4	0HRS	NO	NO	N/A
TOWER A	**906**	R - 2D	88	12	4.32	8.1	12.4	0HRS	NO	NO	N/A
TOWER A	**907**	R - 3C	143	16	7.2	27.2	34.4	2HRS	YES	SILVER	N/A
TOWER A	**908**	R - 2D	88	11	4.32	3.8	8.1	2HRS	NO	NO	N/A
TOWER A	**909**	R - 2D	88	11	4.6	4.6	9.2	2HRS	NO	NO	N/A
TOWER A	**910**	R - 3D	123	15	4.38	34.6	39.0	2HRS	YES	SILVER	N/A
TOWER A	**1001**	R - 2E	88	15	4.59	4.9	9.5	2HRS	NO	NO	N/A
TOWER A	**1002**	R - 1B	60	8	3	4.0	7.0	2HRS	NO	NO	N/A
TOWER A	**1003**	R - 3B	118	15	4.23	5.0	9.2	2HRS	YES	SILVER	N/A
TOWER A	**1004**	R - 2B	89	12	4	10.3	14.3	0HRS	YES	NO	N/A
TOWER A	**1005**	R - 2C	92	12	8.4	2.8	11.2	0HRS	NO	NO	N/A

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REVISION

01	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
02	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
03	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
04	DEVELOPMENT APPLICATION	FK	16.10.2024
05	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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01

PROJECT
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124 - 126 BULL STREET, NEWCASTLE WEST

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
TA	24.04.2025	TF	21/03/2025	22104	N.T.S.	TOWER A DEVELOPMENT SCHEDULE 02	DEVELOPMENT APPLICATION	05	DA551

	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER A	**1006**	R - 2D	88	12	4.32	7.5	11.8	0HRS	NO	NO	N/A
TOWER A	**1007**	R - 3C	143	22	7.2	9.1	16.3	2HRS	YES	SILVER	N/A
TOWER A	**1008**	R - 2D	88	12	4.32	3.8	8.1	2HRS	NO	NO	N/A
TOWER A	**1009**	R - 2D	88	12	4.6	5.9	10.5	2HRS	NO	NO	N/A
TOWER A	**1010**	R - 3D	123	15	4.38	9.1	13.5	2HRS	YES	SILVER	N/A
TOWER A	**1101**	R - 2E	88	15	4.59	11.2	15.8	2HRS	NO	NO	N/A
TOWER A	**1102**	R - 1B	60	8	3	0.5	3.5	2HRS	NO	NO	N/A
TOWER A	**1103**	R - 3B	118	15	4.23	4.5	8.7	2HRS	YES	SILVER	N/A
TOWER A	**1104**	R - 2B	89	12	4	4.3	8.3	0HRS	YES	NO	N/A
TOWER A	**1105**	R - 2C	92	12	8.4	3.4	11.8	0HRS	NO	NO	N/A
TOWER A	**1106**	R - 2D	88	12	4.32	4.7	9.0	0HRS	NO	NO	N/A
TOWER A	**1107**	R - 3C	143	22	7.2	8.4	15.6	2HRS	YES	SILVER	N/A
TOWER A	**1108**	R - 3F	144	12	4.32	4.2	8.5	2HRS	NO	NO	N/A
TOWER A	**1109**	R - 3E	158	12	4.6	4.3	8.9	2HRS	NO	NO	N/A
TOWER A	**1110**	R - 3D	123	15	4.38	6.4	10.8	2HRS	YES	SILVER	N/A
TOWER A	**1201**	R - 2E	88	15	4.59	12.1	16.7	2HRS	NO	NO	N/A
TOWER A	**1202**	R - 1B	60	8	3	5.0	8.0	2HRS	NO	NO	N/A
TOWER A	**1203**	R - 3B	118	15	4.23	3.8	8.0	2HRS	YES	SILVER	N/A
TOWER A	**1204**	R - 2B	89	12	4	13.6	17.6	0HRS	YES	NO	N/A
TOWER A	**1205**	R - 2C	92	16	8.4	4.5	12.9	0HRS	NO	NO	N/A
TOWER A	**1206**	R - 2D	88	11	4.32	6.5	10.8	0HRS	NO	NO	N/A
TOWER A	**1207**	R - 3C	143	22	7.2	2.5	9.7	2HRS	YES	SILVER	N/A
TOWER A	**1208**	R - 3F	144	14	6.1	9.7	15.8	2HRS	NO	SILVER	N/A
TOWER A	**1209**	R - 3E	158	20	5.3	12.7	18.0	2HRS	YES	SILVER	N/A
TOWER A	**1301**	R - 2E	89	15	4.59	4.5	9.1	2HRS	NO	NO	N/A
TOWER A	**1302**	R - 1B	60	8	3	3.4	6.4	2HRS	NO	NO	N/A
TOWER A	**1303**	R - 3B	118	15	4.23	5.8	10.0	2HRS	YES	SILVER	N/A
TOWER A	**1304**	R - 2B	89	12	4	6.8	10.8	<2HRS	YES	NO	N/A
TOWER A	**1305**	R - 2C	92	16	8.4	11.1	19.5	0HRS	NO	NO	N/A
TOWER A	**1306**	R - 2D	88	11	4.32	5.1	9.4	0HRS	NO	NO	N/A
TOWER A	**1307**	R - 3C	143	22	7.2	18.9	26.1	2HRS	YES	SILVER	N/A
TOWER A	**1308**	R - 3E	158	20	6.1	18.9	25.0	2HRS	NO	SILVER	N/A
TOWER A	**1309**	R - 3F	144	14	5.3	18.9	24.2	2HRS	YES	SILVER	N/A
TOWER A	**1401**	R - 2E	88	15	4.59	5.1	9.7	2HRS	NO	NO	N/A
TOWER A	**1402**	R - 1B	3d3	8	3	8.3	11.3	2HRS	NO	NO	N/A
TOWER A	**1403**	R - 3B	118	15	4.23	15.3	19.5	2HRS	YES	SILVER	N/A
TOWER A	**1404**	R - 2B	89	12	4	5.8	9.8	2HRS	YES	NO	N/A
TOWER A	**1405**	R - 2C	92	16	8.4	12.3	20.7	0HRS	NO	NO	N/A
TOWER A	**1406**	R - 2D	88	11	4.32	6.7	11.0	0HRS	NO	NO	N/A
TOWER A	**1407**	R - 3C	143	22	7.2	5.3	12.5	2HRS	YES	SILVER	N/A
TOWER A	**1408**	R - 3E	158	20	6.1	5.4	11.5	2HRS	YES	SILVER	N/A
TOWER A	**1409**	R - 3F	144	14	5.3	9.1	14.4	2HRS	YES	SILVER	N/A

	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER B	**101**	R - 3C	144	35	5.13	6.5	11.6	2HRS	YES	SILVER	N/A
TOWER B	**102**	R - 3A	144	35	5.13	15.0	20.2	2HRS	YES	NO	N/A
TOWER B	**103**	R - 2A	89	14	4.36	16.8	21.1	<2HRS	NO	NO	N/A
TOWER B	**104**	R - 2B	88	14	4.36	13.9	18.2	<2HRS	NO	NO	N/A
TOWER B	**105**	R - 2B	89	14	4.36	13.9	18.2	<2HRS	NO	SILVER	N/A
TOWER B	**106**	R - 2C	88	14	4.36	15.0	19.4	<2HRS	NO	NO	N/A
TOWER B	**107**	R - 3E	104	35	5.48	6.9	12.4	<2HRS	YES	NO	N/A
TOWER B	**108**	R - 3G	104	39	5.55	12.6	18.1	<2HRS	YES	NO	N/A
TOWER B	**201**	R - 2F	87	14	4.22	13.9	18.1	<2HRS	YES	NO	N/A
TOWER B	**202**	R - 2D	89	19	4.22	17.3	21.5	<2HRS	YES	NO	N/A
TOWER B	**203**	R - 3C	114	38	5.13	5.2	10.3	2HRS	YES	SILVER	N/A
TOWER B	**204**	R - 3A	114	35	5.13	6.4	11.5	2HRS	YES	NO	N/A
TOWER B	**205**	R - 2A	89	14	4.36	17.3	21.7	2HRS	NO	NO	N/A
TOWER B	**206**	R - 2B	89	14	4.36	13.9	18.2	2HRS	NO	NO	N/A
TOWER B	**207**	R - 2B	89	14	4.36	15.0	19.4	2HRS	NO	SILVER	N/A
TOWER B	**208**	R - 2C	88	14	4.36	15.3	19.7	2HRS	NO	NO	N/A
TOWER B	**209**	R - 3E	103	35	5.48	5.7	11.2	2HRS	YES	NO	N/A
TOWER B	**210**	R - 2E	82	29	4.17	15.3	19.5	<2HRS	YES	NO	N/A
TOWER B	**211**	R - 1A	51	11	3.47	15.6	19.1	0HRS	YES	NO	N/A
TOWER B	**301**	R - 2F	87	14	4.22	15.6	19.8	<2HRS	YES	NO	N/A
TOWER B	**302**	R - 2D	89	19	4.22	14.9	19.1	<2HRS	YES	NO	N/A
TOWER B	**303**	R - 3C	114	38	5.13	8.2	13.4	2HRS	YES	SILVER	N/A
TOWER B	**304**	R - 3A	114	35	5.13	8.2	13.4	2HRS	YES	NO	N/A
TOWER B	**305**	R - 2A	89	14	4.36	14.0	18.4	2HRS	NO	NO	N/A
TOWER B	**306**	R - 2B	89	14	4.36	4.5	8.9	2HRS	NO	SILVER	N/A
TOWER B	**307**	R - 2B	89	14	4.36	5.1	9.4	2HRS	NO	SILVER	N/A
TOWER B	**308**	R - 2C	88	14	4.36	6.9	11.3	2HRS	NO	NO	N/A
TOWER B	**309**	R - 3E	103	35	5.48	10.2	15.7	2HRS	YES	NO	N/A
TOWER B	**310**	R - 2E	82	29	4.17	6.8	10.9	<2HRS	YES	NO	N/A
TOWER B	**311**	R - 1A	51	11	3.47	5.2	8.7	0HRS	YES	NO	N/A
TOWER B	**401**	R - 2F	87	14	4.22	5.4	9.6	<2HRS	YES	NO	N/A
TOWER B	**402**	R - 2D	89	14	4.22	7.0	11.3	<2HRS	YES	NO	N/A
TOWER B	**403**	R - 3C	113	15	5.13	8.1	13.2	2HRS	YES	SILVER	N/A
TOWER B	**404**	R - 3A	113	15	5.13	5.1	10.2	2HRS	YES	NO	N/A
TOWER B	**405**	R - 2A	89	14	4.36	9.7	14.1	2HRS	NO	NO	N/A
TOWER B	**406**	R - 2B	89	14	4.36	12.2	16.6	2HRS	NO	SILVER	N/A
TOWER B	**407**	R - 2B	89	14	4.36	7.0	11.4	2HRS	NO	SILVER	N/A
TOWER B	**408**	R - 2C	88	14	4.36	7.0	11.4	2HRS	NO	NO	N/A
TOWER B	**409**	R - 3E	103	14	5.48	5.1	10.6	2HRS	YES	NO	N/A
TOWER B	**410**	R - 2E	82	10	4.17	4.9	9.1	<2HRS	YES	NO	N/A
TOWER B	**411**	R - 1B	51	11	3.89	6.8	10.7	0HRS	YES	SILVER	N/A
TOWER B	**501**	R - 2F	87	14	4.22	3.9	8.1	<2HRS	YES	NO	N/A
TOWER B	**502**	R - 2D	89	14	4.22	3.8	8.0	2HRS	YES	NO	N/A
TOWER B	**503**	R - 3C	113	15	5.13	3.6	8.7	2HRS	YES	SILVER	N/A

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	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER B	**504**	R - 3B	113	15	5.58	6.8	12.4	2HRS	YES	NO	N/A
TOWER B	**505**	R - 2A	89	14	4.36	5.1	9.4	2HRS	NO	NO	N/A
TOWER B	**506**	R - 2B	89	14	4.36	5.1	9.4	2HRS	NO	NO	N/A
TOWER B	**507**	R - 2B	89	14	4.36	5.1	9.4	2HRS	NO	SILVER	N/A
TOWER B	**508**	R - 2C	88	14	4.36	5.1	9.4	2HRS	NO	NO	N/A
TOWER B	**509**	R - 3E	103	14	5.48	12.1	17.5	2HRS	YES	NO	N/A
TOWER B	**510**	R - 2E	82	10	4.17	11.4	15.6	<2HRS	YES	NO	N/A
TOWER B	**511**	R - 1B	51	11	3.89	5.1	9.0	0HRS	YES	SILVER	N/A
TOWER B	**601**	R - 2F	87	14	4.22	5.1	9.3	<2HRS	YES	NO	N/A
TOWER B	**602**	R - 2D	89	14	4.22	18.6	22.8	2HRS	YES	NO	N/A
TOWER B	**603**	R - 3C	113	15	5.13	12.1	17.2	2HRS	YES	SILVER	N/A
TOWER B	**604**	R - 3B	113	15	5.58	17.4	23.0	2HRS	YES	NO	N/A
TOWER B	**605**	R - 2A	89	14	4.36	5.0	9.4	2HRS	NO	NO	N/A
TOWER B	**606**	R - 2B	89	14	4.36	5.0	9.4	2HRS	NO	NO	N/A
TOWER B	**607**	R - 2B	89	14	4.36	6.2	10.6	2HRS	NO	SILVER	N/A
TOWER B	**608**	R - 2C	88	14	4.36	13.1	17.4	2HRS	NO	NO	N/A
TOWER B	**609**	R - 3F	103	14	5.04	9.1	14.2	2HRS	YES	NO	N/A
TOWER B	**610**	R - 2E	82	10	4.17	6.8	11.0	<2HRS	YES	NO	N/A
TOWER B	**611**	R - 1B	51	11	3.89	6.7	10.6	0HRS	YES	SILVER	N/A
TOWER B	**701**	R - 2F	87	14	4.22	4.7	8.9	<2HRS	YES	NO	N/A
TOWER B	**702**	R - 2D	89	14	4.22	4.6	8.8	2HRS	YES	NO	N/A
TOWER B	**703**	R - 3C	113	15	5.13	11.5	16.6	2HRS	YES	SILVER	N/A
TOWER B	**704**	R - 3B	113	15	5.58	4.5	10.1	2HRS	YES	NO	N/A
TOWER B	**705**	R - 2A	89	14	4.36	6.5	10.9	2HRS	NO	NO	N/A
TOWER B	**706**	R - 2B	89	14	4.53	4.6	9.1	2HRS	NO	NO	N/A
TOWER B	**707**	R - 2B	89	14	4.53	16.8	21.3	2HRS	NO	SILVER	N/A
TOWER B	**708**	R - 2C	88	14	4.36	13.9	18.2	2HRS	NO	NO	N/A
TOWER B	**709**	R - 3E	103	14	5.48	6.5	12.0	2HRS	YES	NO	N/A
TOWER B	**710**	R - 2E	82	10	4.17	13.9	18.0	<2HRS	YES	NO	N/A
TOWER B	**711**	R - 1A	51	11	3.47	15.0	18.5	0HRS	YES	NO	N/A
TOWER B	**801**	R - 2F	87	14	4.22	13.9	18.1	<2HRS	YES	NO	N/A
TOWER B	**802**	R - 2D	89	14	4.22	17.3	21.6	2HRS	YES	NO	N/A
TOWER B	**803**	R - 3C	113	15	5.13	7.5	12.6	2HRS	YES	SILVER	N/A
TOWER B	**804**	R - 3B	113	15	5.58	8.1	13.7	2HRS	YES	NO	N/A
TOWER B	**805**	R - 2A	89	14	4.36	17.3	21.7	2HRS	NO	NO	N/A
TOWER B	**806**	R - 2B	89	14	4.53	13.9	18.4	2HRS	NO	SILVER	N/A
TOWER B	**807**	R - 1C	50	15	3.72	15.0	18.7	<2HRS	NO	NO	N/A
TOWER B	**808**	R - 3F	124	14	5.04	11.5	16.5	2HRS	NO	NO	N/A
TOWER B	**809**	R - 3E	102	14	5.48	4.8	10.2	2HRS	YES	NO	N/A
TOWER B	**810**	R - 2E	82	10	4.17	15.3	19.5	<2HRS	YES	NO	N/A
TOWER B	**811**	R - 1A	51	11	3.47	15.3	18.8	0HRS	YES	NO	N/A
TOWER B	**901**	R - 2F	87	14	4.22	15.7	19.9	<2HRS	YES	NO	N/A
TOWER B	**902**	R - 2D	89	14	4.22	15.5	19.7	2HRS	YES	NO	N/A
TOWER B	**903**	R - 3D	114	15	5.58	5.6	11.2	2HRS	YES	NO	N/A

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REVISION

01	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
02	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
03	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
04	DEVELOPMENT APPLICATION	FK	16.10.2024
05	COUNCIL RFI 2	FK	24.04.2025

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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01

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
TOWER B DEVELOPMENT SCHEDULE 02

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 05

DRAWING NO. DA554

	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER B	**904**	R - 3B	114	15	5.58	5.7	11.3	2HRS	YES	NO	N/A
TOWER B	**905**	R - 2A	89	14	4.36	14.9	19.2	2HRS	NO	NO	N/A
TOWER B	**906**	R - 2B	89	14	4.53	13.9	18.4	2HRS	NO	SILVER	N/A
TOWER B	**907**	R - 1C	51	15	3.72	6.9	10.7	<2HRS	NO	NO	N/A
TOWER B	**908**	R - 3F	125	14	5.04	8.2	13.3	2HRS	NO	NO	N/A
TOWER B	**909**	R - 3E	103	14	5.48	8.2	13.7	2HRS	YES	NO	N/A
TOWER B	**910**	R - 2E	82	10	4.17	6.7	10.9	<2HRS	YES	NO	N/A
TOWER B	**911**	R - 1A	51	11	3.47	4.5	7.9	<2HRS	YES	NO	N/A
TOWER B	**1001**	R - 2F	87	14	4.22	5.4	9.6	<2HRS	N/A	NO	N/A
TOWER B	**1002**	R - 2D	89	14	4.22	5.8	10.1	2HRS	N/A	NO	N/A
TOWER B	**1003**	R - 3D	114	15	5.58	10.2	15.8	2HRS	N/A	NO	N/A
TOWER B	**1004**	R - 3B	114	15	5.58	9.1	14.7	2HRS	N/A	NO	N/A
TOWER B	**1005**	R - 2A	89	14	4.36	8.8	13.2	2HRS	N/A	NO	N/A
TOWER B	**1006**	R - 2B	89	14	4.53	12.2	16.8	2HRS	N/A	SILVER	N/A
TOWER B	**1007**	R - 1C	51	15	3.72	7.0	10.7	<2HRS	NO	NO	N/A
TOWER B	**1008**	R -3F	125	14	5.04	7.3	12.4	2HRS	N/A	NO	N/A
TOWER B	**1009**	R - 3E	103	14	5.48	11.4	16.9	2HRS	N/A	NO	N/A
TOWER B	**1010**	R - 2E	82	10	4.17	6.7	10.9	<2HRS	YES	NO	N/A
TOWER B	**1011**	R - 1A	51	11	3.47	4.9	8.4	<2HRS	YES	NO	N/A
TOWER B	**1101**	R - 2F	87	14	4.22	6.8	11.0	<2HRS	N/A	NO	N/A
TOWER B	**1102**	R - 2D	89	14	4.22	5.2	9.4	2HRS	N/A	NO	N/A
TOWER B	**1103**	R - 3D	114	15	5.58	6.8	12.4	2HRS	N/A	NO	N/A
TOWER B	**1104**	R - 3B	114	15	5.58	6.2	11.8	2HRS	N/A	NO	N/A
TOWER B	**1105**	R - 2A	89	14	4.36	5.2	9.5	2HRS	N/A	NO	N/A
TOWER B	**1106**	R - 2B	89	14	4.53	5.2	9.7	2HRS	N/A	SILVER	N/A
TOWER B	**1107**	R - 1C	51	15	3.72	4.6	8.3	<2HRS	NO	NO	N/A
TOWER B	**1108**	R - 3F	125	14	5.04	12.1	17.1	2HRS	N/A	NO	N/A
TOWER B	**1109**	R - 3E	103	14	5.48	12.1	17.5	2HRS	N/A	NO	N/A
TOWER B	**1110**	R - 2E	82	10	4.17	3.6	7.8	<2HRS	YES	NO	N/A
TOWER B	**1111**	R - 1A	51	11	3.47	5.1	8.5	<2HRS	YES	NO	N/A
TOWER B	**1201**	R - 2F	87	14	4.22	6.9	11.2	2HRS	N/A	NO	N/A
TOWER B	**1202**	R - 2D	89	14	4.22	6.7	10.9	2HRS	N/A	NO	N/A
TOWER B	**1203**	R - 3D	114	15	5.58	10.6	16.2	2HRS	N/A	NO	N/A
TOWER B	**1204**	R - 3B	114	15	5.58	3.1	8.6	2HRS	N/A	NO	N/A
TOWER B	**1205**	R - 2A	89	14	4.36	8.0	12.4	2HRS	N/A	NO	N/A
TOWER B	**1206**	R - 2B	89	14	4.53	13.1	17.6	2HRS	N/A	NO	N/A
TOWER B	**1207**	R - 1C	51	15	3.72	6.8	10.5	<2HRS	NO	NO	N/A
TOWER B	**1208**	R- 3F	125	14	5.04	11.5	16.5	2HRS	N/A	NO	N/A
TOWER B	**1209**	R - 3E	103	14	5.48	4.8	10.3	2HRS	N/A	NO	N/A
TOWER B	**1210**	R - 2E	82	10	4.17	4.6	8.8	<2HRS	YES	NO	N/A
TOWER B	**1211**	R - 1A	51	11	3.47	6.6	10.1	<2HRS	YES	NO	N/A
TOWER B	**1301**	R - 2F	87	14	4.22	8.2	12.5	2HRS	N/A	NO	N/A
TOWER B	**1302**	R - 2D	89	14	4.22	7.4	11.6	2HRS	N/A	NO	N/A
TOWER B	**1303**	R - 3D	114	15	5.58	5.4	10.9	2HRS	N/A	NO	N/A

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REVISION

01	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
02	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
03	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
04	DEVELOPMENT APPLICATION	FK	16.10.2024
05	COUNCIL RFI 2	FK	24.04.2025

REVISION

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
TOWER B DEVELOPMENT SCHEDULE 03

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 05

DRAWING NO. DA555

	APARTMENT NUMBER	APARTMENT TYPE	APARTMENT M^2	BALCONY M^2	INTERNAL STORAGE M^3	EXTERNAL STORAGE M^3	TOTAL STORAGE M^3	SOLAR	VENTILATION	LIVABLE	ADAPTABLE
TOWER B	**1304**	R - 3B	114	15	5.58	6.2	11.7	2HRS	N/A	NO	N/A
TOWER B	**1305**	R - 2A	89	14	4.36	5.3	9.7	2HRS	N/A	NO	N/A
TOWER B	**1306**	R - 2B	89	14	4.53	4.7	9.3	2HRS	N/A	NO	N/A
TOWER B	**1307**	R - 1C	51	15	3.72	4.7	8.5	<2HRS	NO	NO	N/A
TOWER B	**1308**	R - 3F	125	14	5.04	6.0	11.0	2HRS	N/A	NO	N/A
TOWER B	**1309**	R - 3E	103	14	5.48	6.8	12.3	2HRS	N/A	NO	N/A
TOWER B	**1310**	R - 2E	82	10	4.17	3.8	8.0	<2HRS	YES	NO	N/A
TOWER B	**1311**	R - 1A	51	11	3.47	4.5	8.0	<2HRS	YES	NO	N/A
TOWER B	**1401**	R - 2F	87	14	4.22	9.0	13.2	2HRS	N/A	NO	N/A
TOWER B	**1402**	R - 2D	89	14	4.22	4.1	8.3	2HRS	N/A	NO	N/A
TOWER B	**1403**	R - 3D	114	15	5.58	6.8	12.4	2HRS	N/A	NO	N/A
TOWER B	**1404**	R - 3B	114	15	5.58	4.9	10.5	2HRS	N/A	NO	N/A
TOWER B	**1405**	R - 2A	89	14	4.36	8.1	12.5	2HRS	N/A	NO	N/A
TOWER B	**1406**	R - 2B	89	14	4.53	4.0	8.5	2HRS	N/A	NO	N/A
TOWER B	**1407**	R - 1C	51	15	3.72	3.8	7.6	2HRS	NO	NO	N/A
TOWER B	**1408**	R - 3F	125	14	5.04	5.0	10.0	2HRS	N/A	NO	N/A
TOWER B	**1409**	R - 3E	103	14	5.48	6.1	11.5	2HRS	N/A	NO	N/A
TOWER B	**1410**	R - 2E	82	10	4.17	6.5	10.7	2HRS	YES	NO	N/A

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REVISION

01	TOWER A AND B SCHEMATIC DESIGN	FK	03.03.2023
02	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
03	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
04	DEVELOPMENT APPLICATION	FK	16.10.2024
05	COUNCIL RFI 2	FK	24.04.2025

REVISION

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
TOWER B DEVELOPMENT SCHEDULE 04

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 05

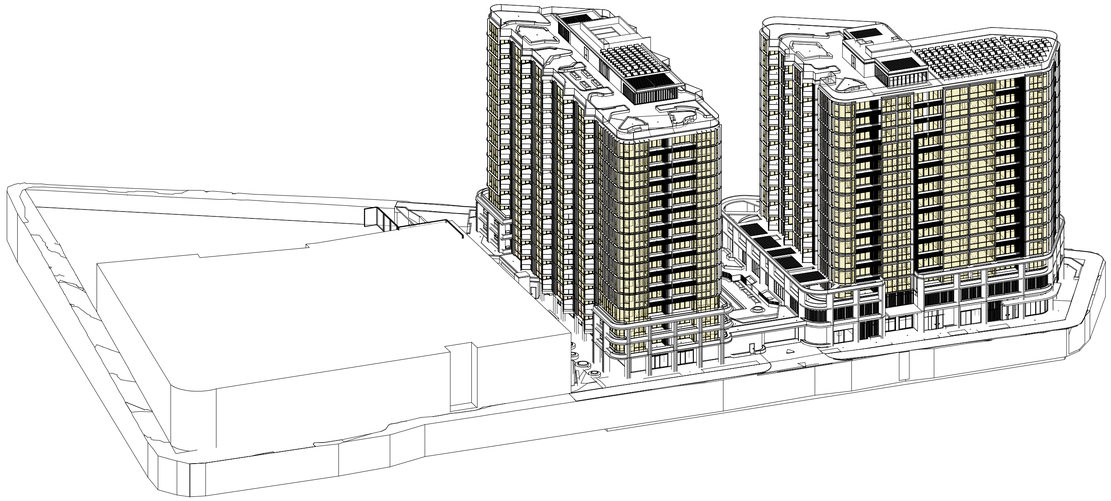
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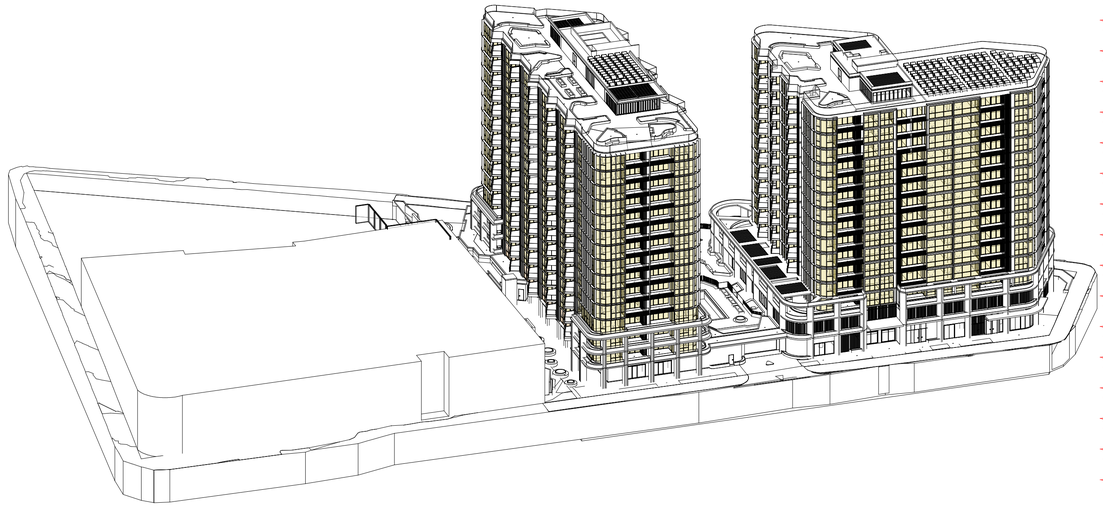
1 SUN VIEW - 0900



2 SUN VIEW - 0915



3 SUN VIEW - 0930



4 SUN VIEW - 0945

09.1

01

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REVISION

04	CONCEPT DESIGN ISSUE	FK	03.02.2023
05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
08	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
09	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
10	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
11	DEVELOPMENT APPLICATION	FK	16.10.2024
12	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
13	COUNCIL RFI 2	FK	24.04.2025

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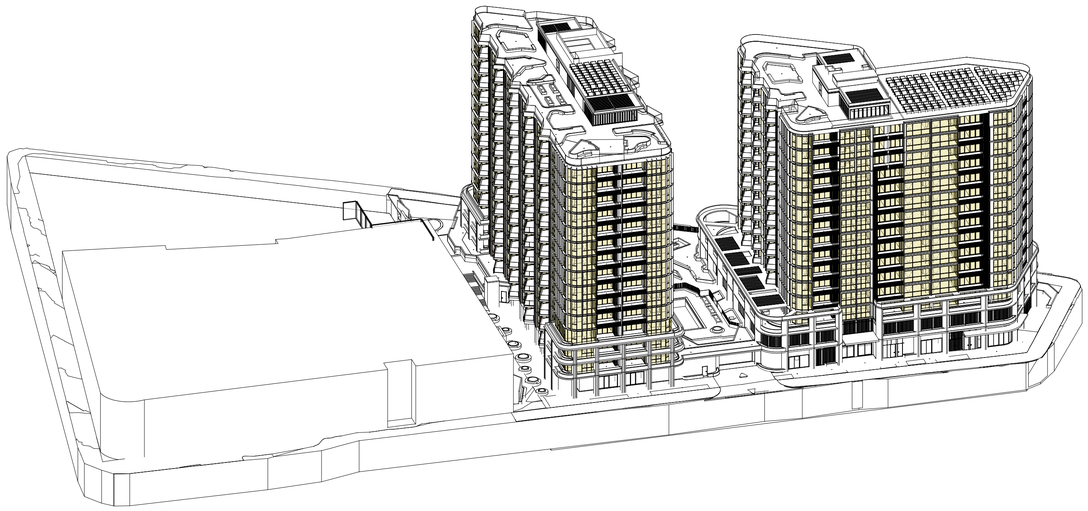
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TA	24.04.2025	TF	21/03/2025	22104	N.T.S.	VIEW FROM SUN DIAGRAMS

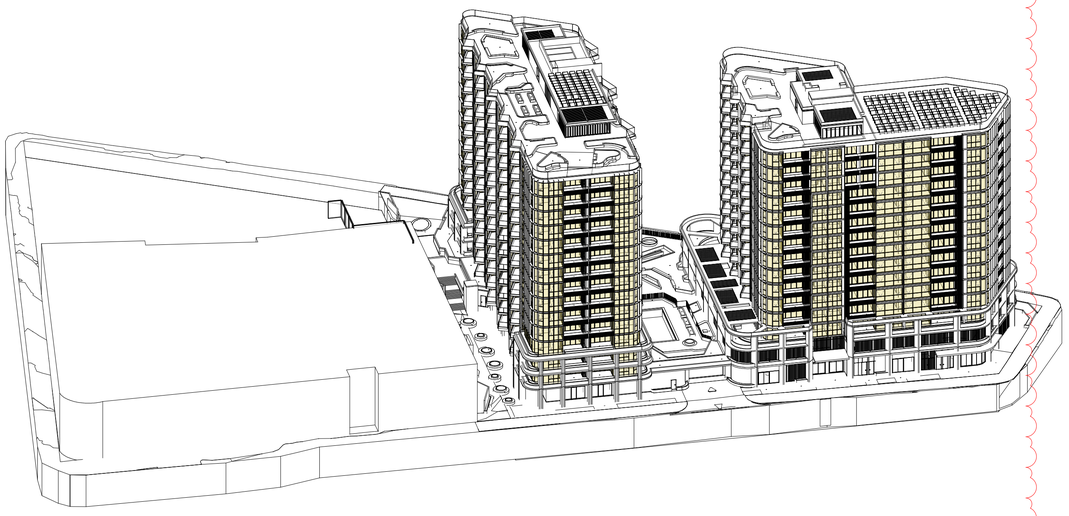
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 13

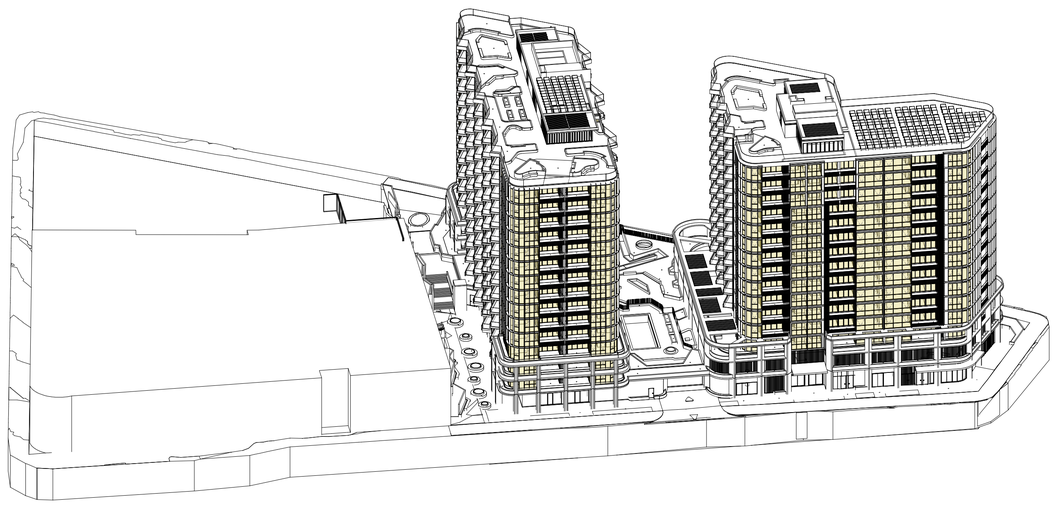
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1 SUN VIEW - 1000

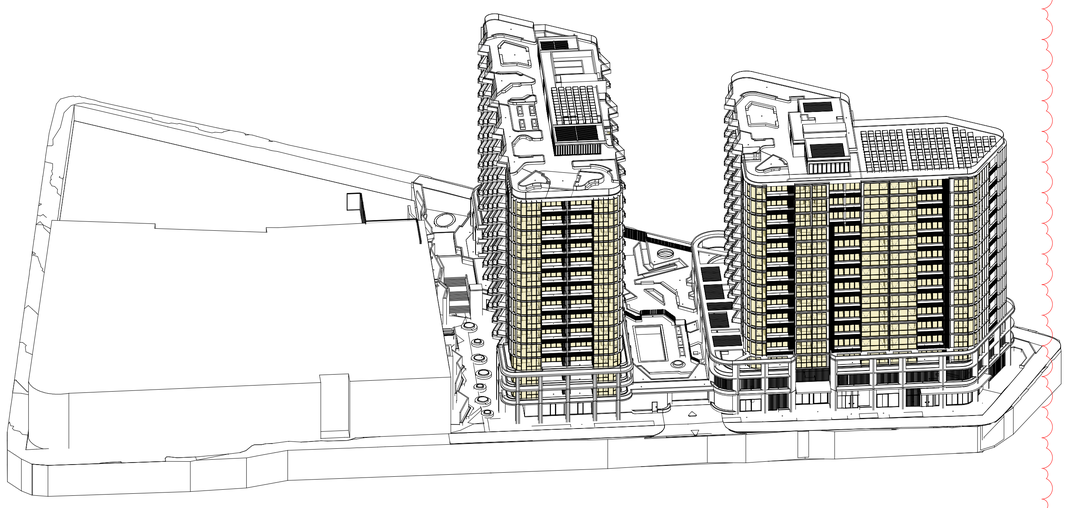


2 SUN VIEW - 1015



3 SUN VIEW - 1030

09.1



4 SUN VIEW - 1045

01

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REVISION

05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
08	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
10	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
11	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
12	DEVELOPMENT APPLICATION	FK	16.10.2024
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025

REVISION

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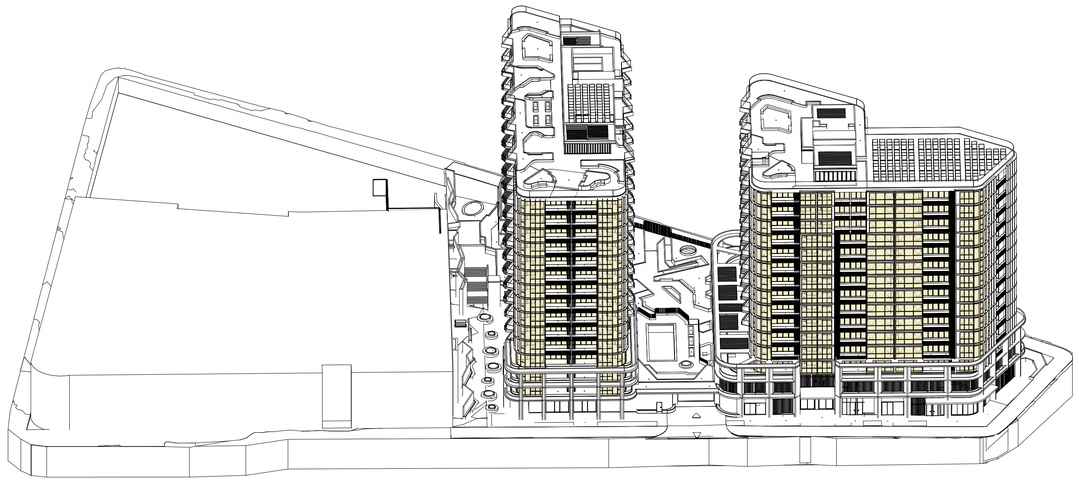
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TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
VIEW FROM SUN DIAGRAMS

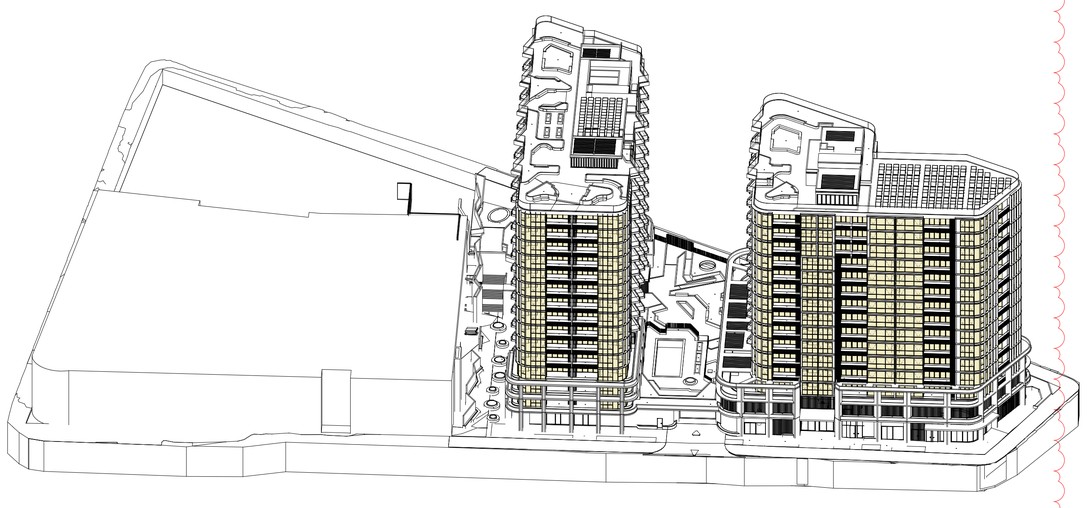
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

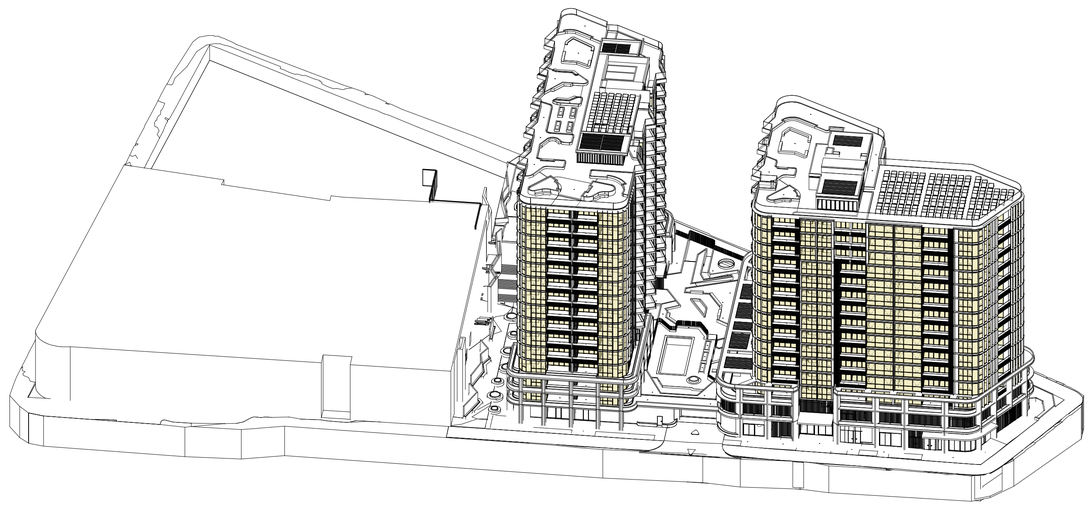
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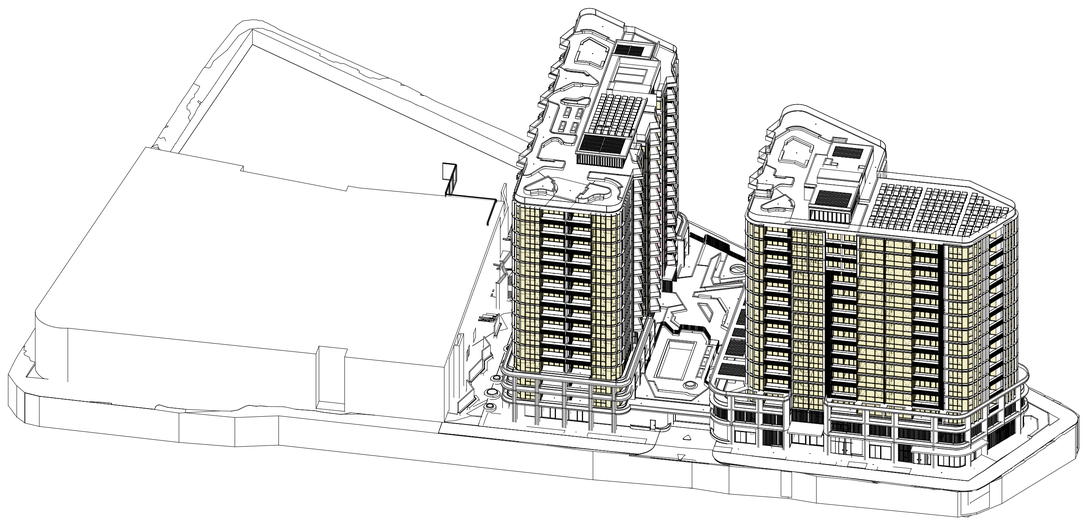
1 SUN VIEW - 1100



2 SUN VIEW - 1115



3 SUN VIEW - 1130



4 SUN VIEW - 1145

09.1

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REVISION

05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
08	TOWER A SCHEMATIC DESIGN RAC	FK	18.04.2023
09	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	06.10.2023
10	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
11	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
12	DEVELOPMENT APPLICATION	FK	16.10.2024
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025
14	COUNCIL RFI 2	FK	24.04.2025

REVISION

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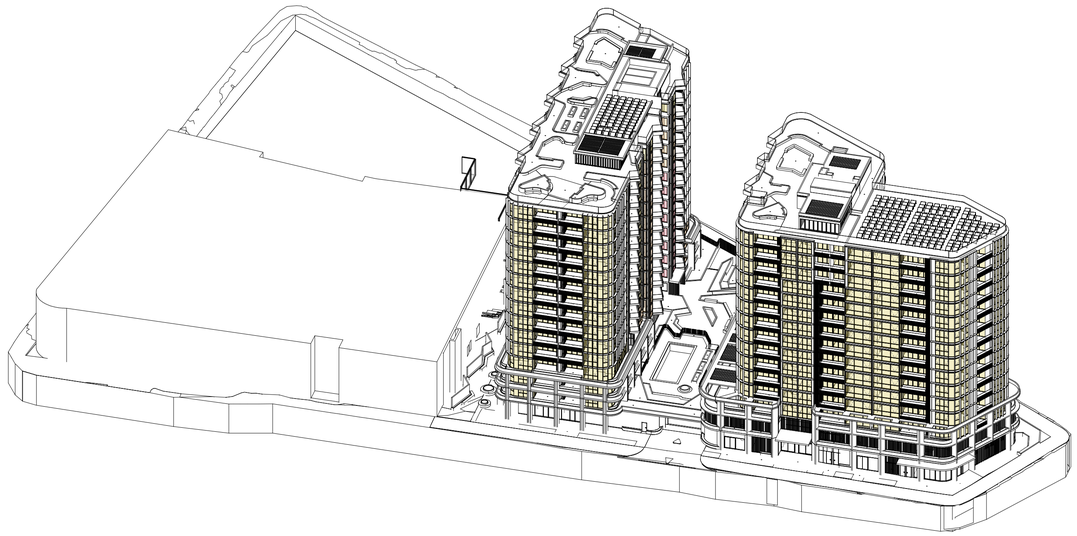
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TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
VIEW FROM SUN DIAGRAMS

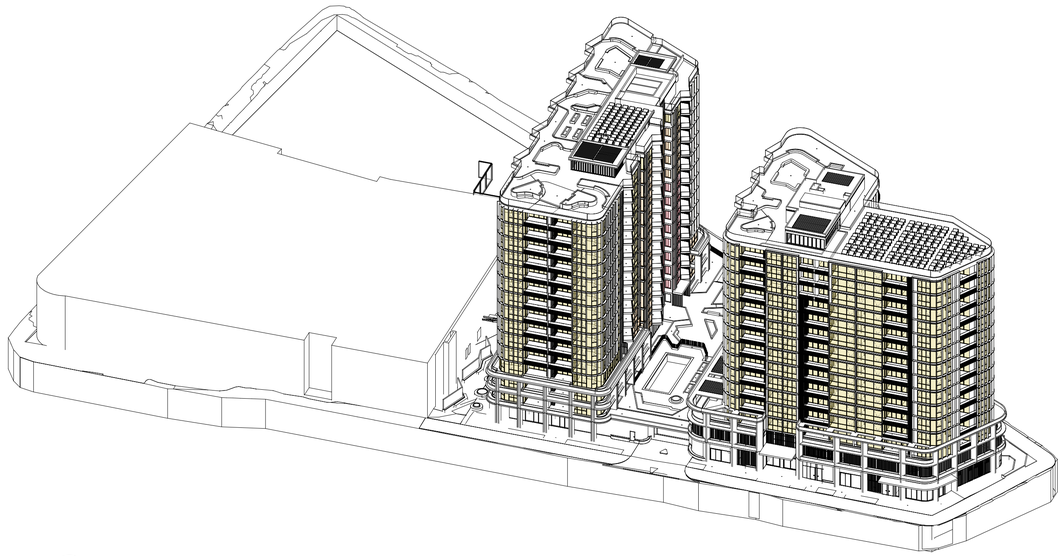
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

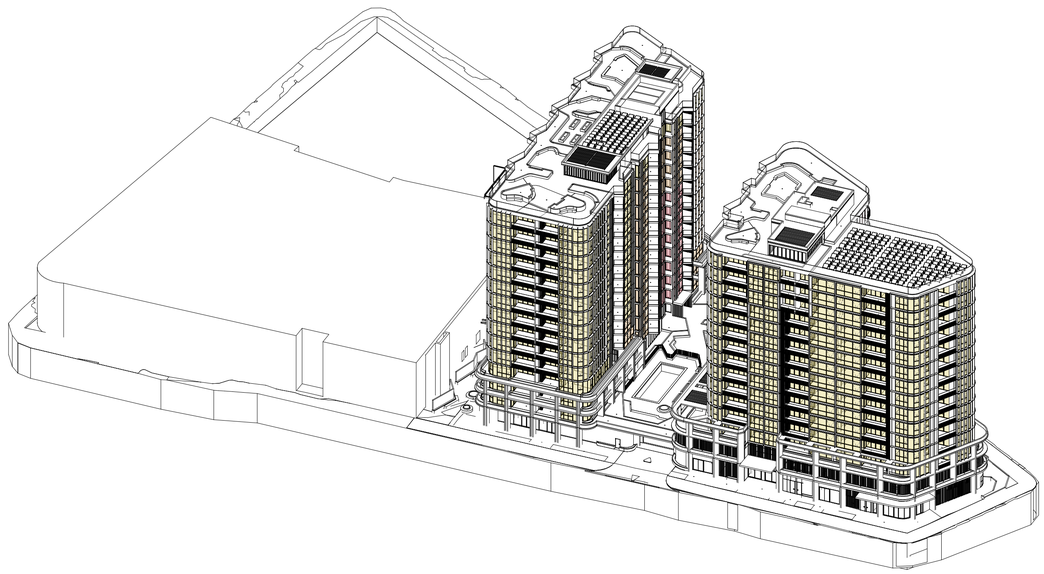
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1 SUN VIEW - 1200

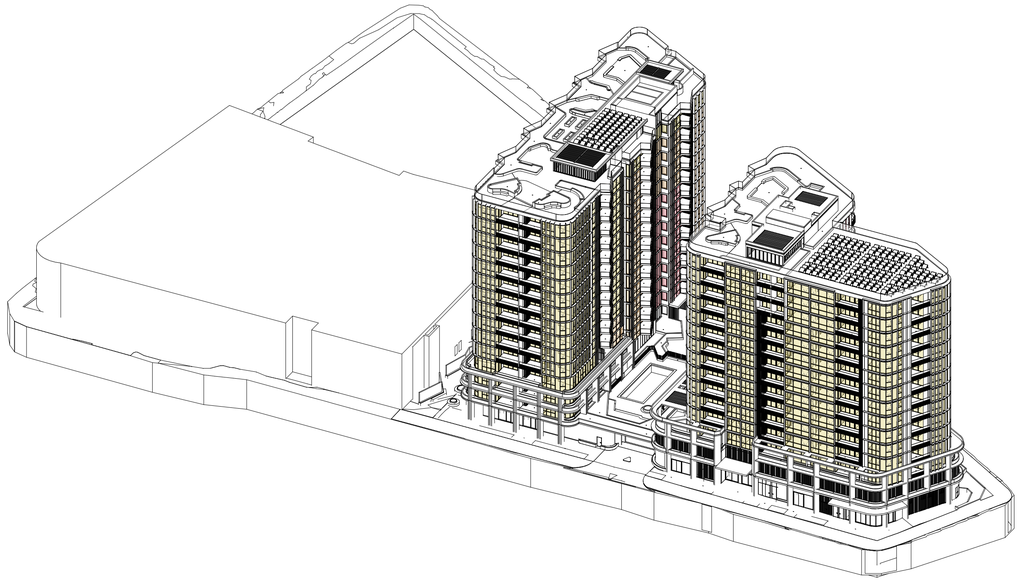


2 SUN VIEW - 1215



3 SUN VIEW - 1230

09.1



4 SUN VIEW - 1245

01

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REVISION

05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
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REVISION

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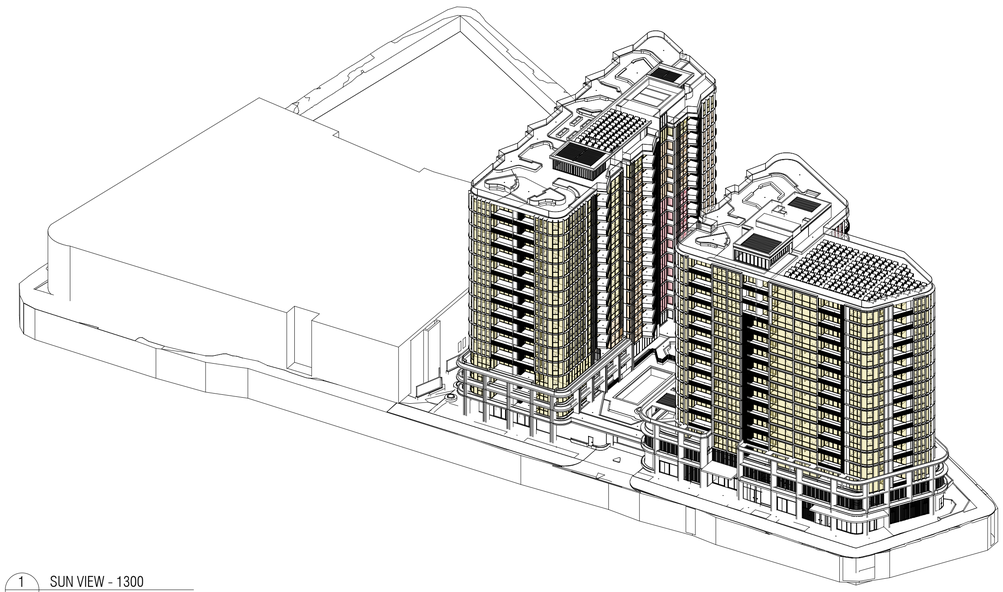
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	24.04.2025	TF	21/03/2025	22104	N.T.S.

DRAWING TITLE
VIEW FROM SUN DIAGRAMS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

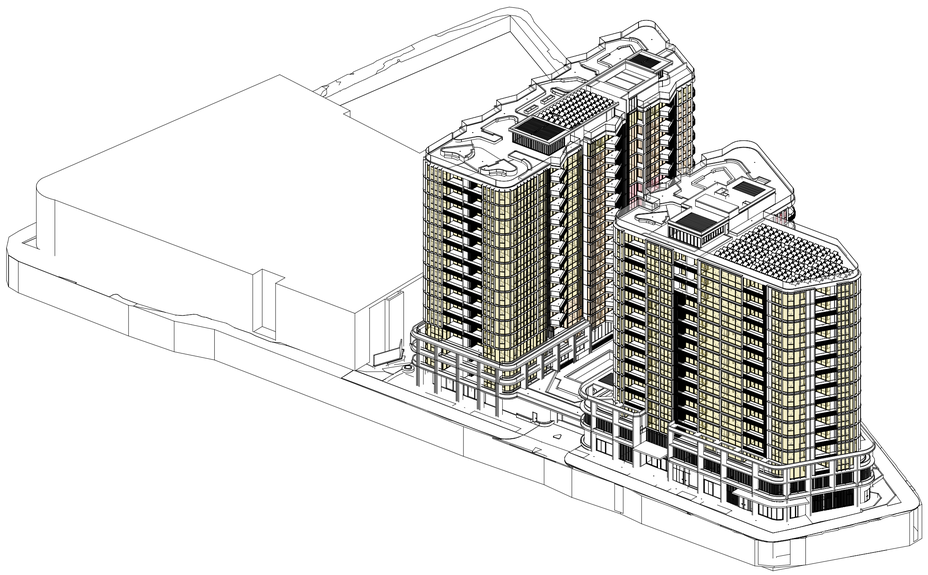
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1 SUN VIEW - 1300

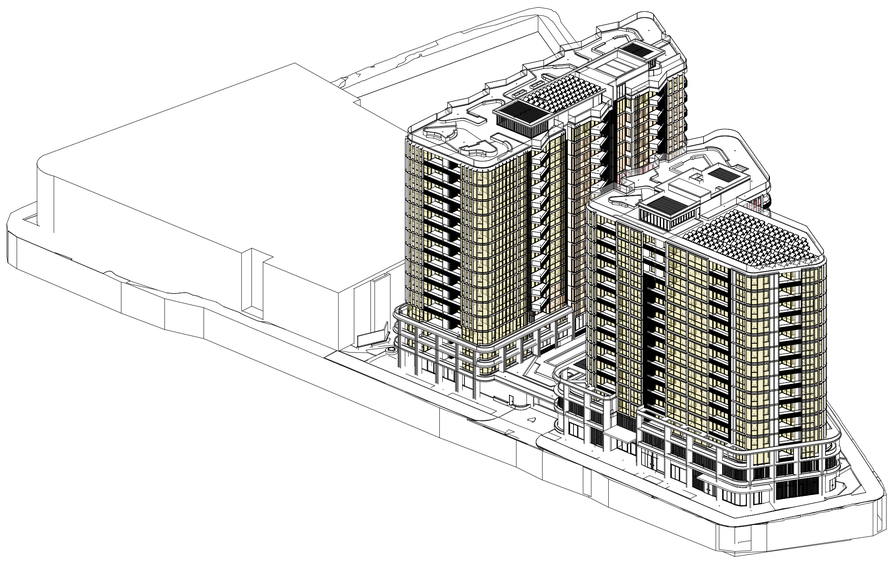


2 SUN VIEW - 1315



3 SUN VIEW - 1330

09.1



4 SUN VIEW - 1345

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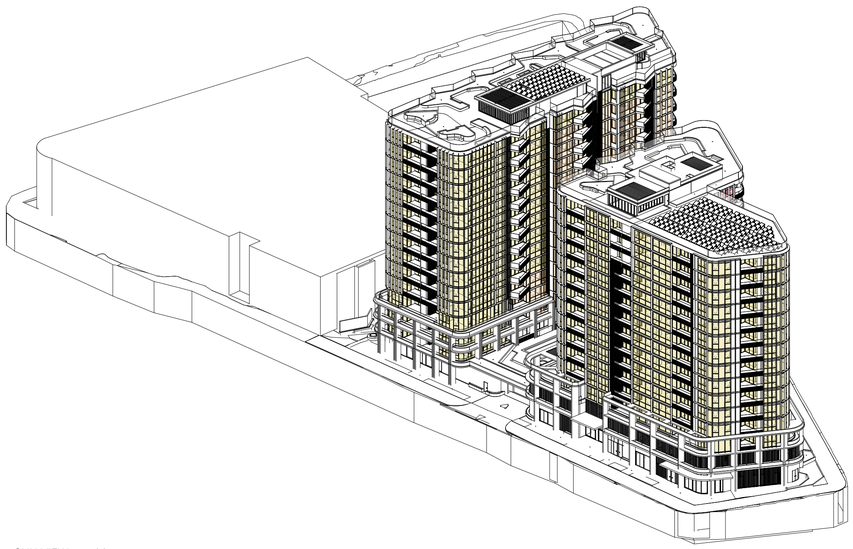
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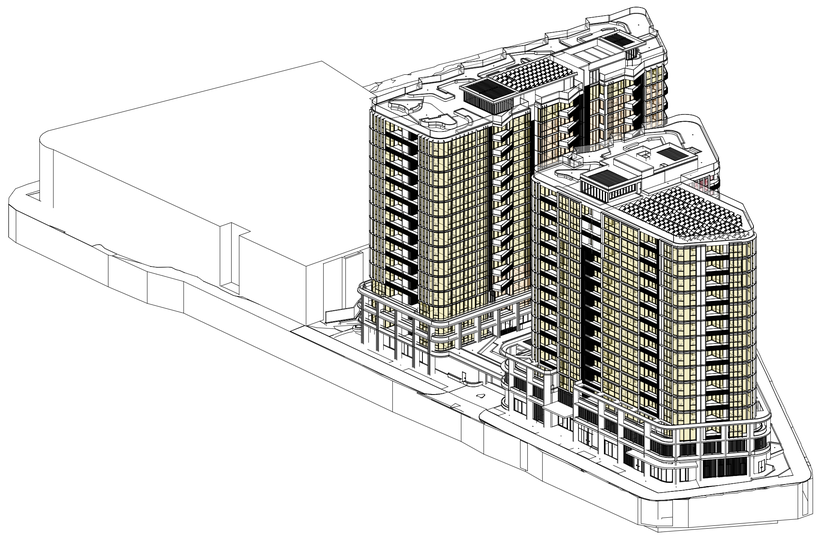
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

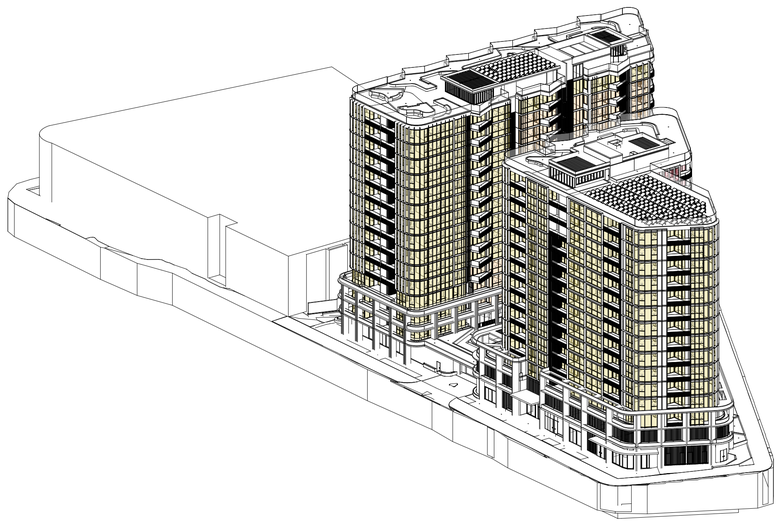
DRAWING NO. DA561



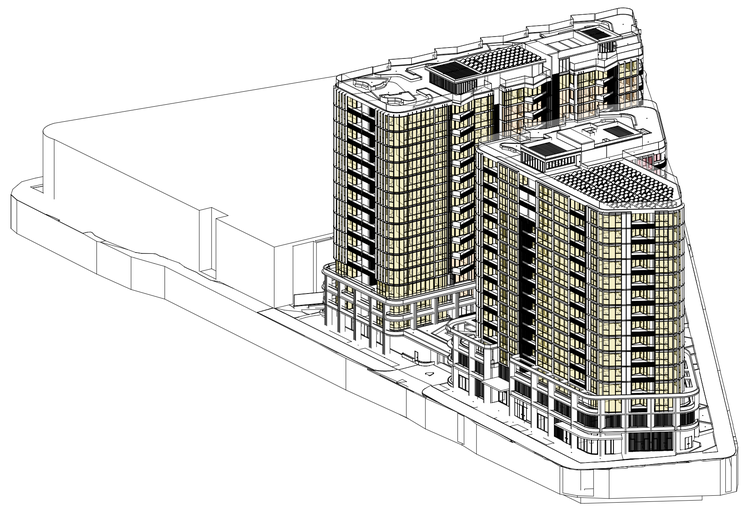
1 SUN VIEW - 1400



2 SUN VIEW - 1415



3 SUN VIEW - 1430



4 SUN VIEW - 1445

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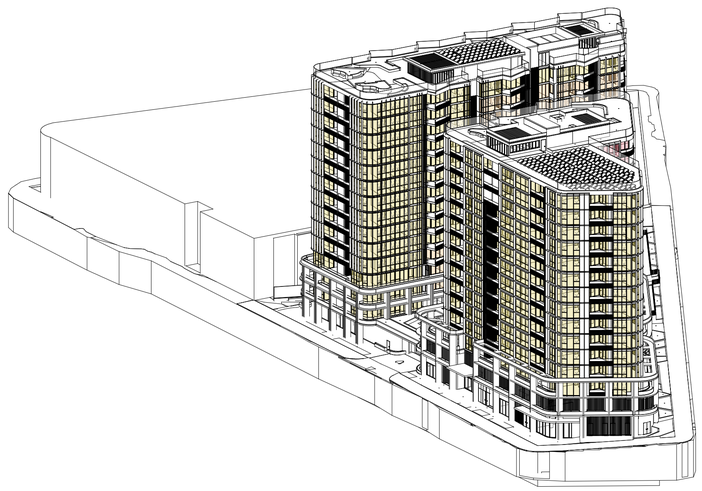
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DRAWING TITLE
VIEW FROM SUN DIAGRAMS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA562



1 SUN VIEW - 1500

09.1

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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 14

DRAWING NO. DA563



APPROVED DA 9am - JUNE 21



PROPOSED DA 9am - JUNE 21

LEGEND

- APPROVED DA
- PROPOSED DA
- SHARED OVERSHADOWING

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REVISION				REVISION
-	DEVELOPMENT APPLICATION	TA	17.10.2024	
01	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025	

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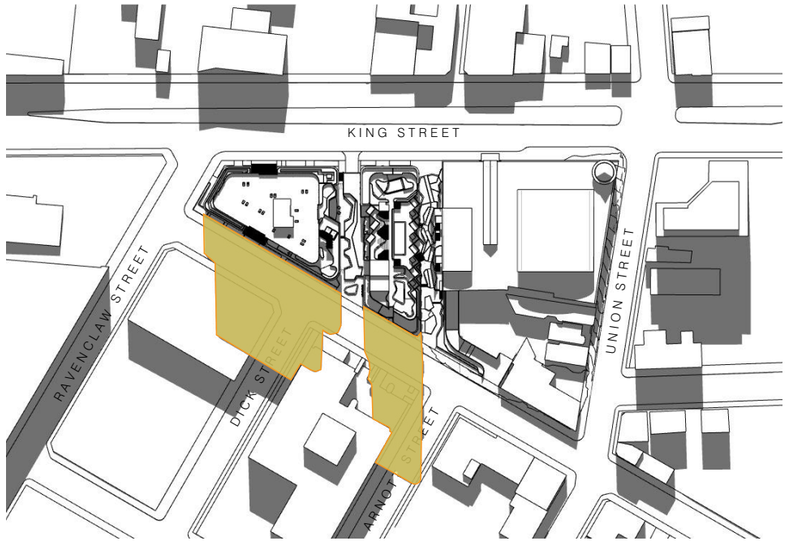
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TA	21.03.2025	TF	24.04.2025	22104	N.T.S.@A3	COMPARISON SHADOW DIAGRAMS	DEVELOPMENT APPLICATION	01	DA748



APPROVED DA 12pm - JUNE 21



APPROVED DA 3pm - JUNE 21



PROPOSED 12pm - JUNE 21



PROPOSED 3pm - JUNE 21

LEGEND

- APPROVED DA
- PROPOSED DA
- SHARED OVERSHADOWING

BIMcloud: fkeaprdbim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/22104 S4.55 Tower B

REVISION				REVISION
-	DEVELOPMENT APPLICATION	TA	16.10.2024	
01	UDRP AND COUNCIL RFI AMENDMENT ISSUE	TF	21.03.2025	

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