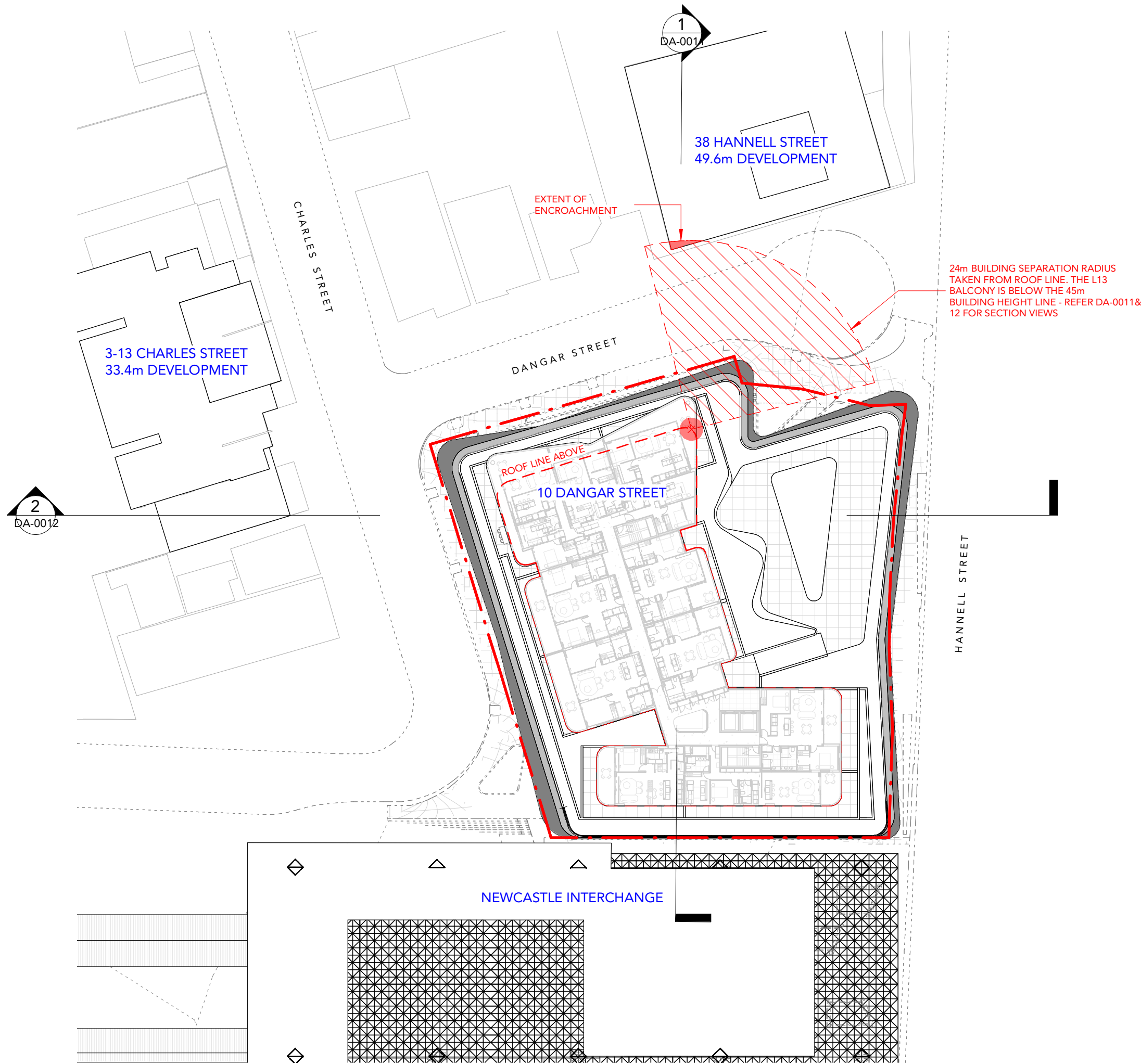




Sheet List_S4.55			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S4.55			
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DA-0011	Future Hannell St Development Setbacks	1	19.01.21
DA-0012	Future Charles St Development Setbacks	1	19.01.21
DA-0013	Building Height Analysis Plan	1	19.01.21
1000-General Arrangement Plans			
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DA-1001	Basement 2 GA	7	19.01.21
DA-1002	Basement 1 GA	7	19.01.21
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DA-1006	Level 5-12 Typical GA	2	19.01.21
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DA-1501	Approved DA Comparison Plans- 02	1	19.01.21
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DA-2001	West Elevation	6	19.01.21
DA-2002	South Elevation	6	19.01.21
DA-2003	East Elevation	6	19.01.21
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DA-2500	North Elevation DA Comparison	1	19.01.21
DA-2501	South Elevation DA Comparison	1	19.01.21
DA-2502	East Elevation DA Comparison	1	19.01.21
DA-2503	West Elevation DA Comparison	1	19.01.21
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DA-Supporting Documents			
DA-4000	Materials Schedule	7	19.01.21
DA-4001	Visual Impact Analysis 01	7	19.01.21
DA-4002	Visual Impact Analysis 02	7	19.01.21
DA-5000	GFA Diagram 01	6	19.01.21
DA-5001	GFA Diagram 02	2	19.01.21
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DA-7000	Ground Floor EOT Flow Diagrams	1	19.01.21

DRAWING STATUS:		
S4.55 APPLICATION		
Rev	Revision Description	Date
1	Draft S4.55 Issue	18.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	S4.55 Submission	19.11.20
7	Section 4.55 Amendment	19.01.21
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Project: BOWLINE 10 Dangar Street Wickham NSW 2293		
Title: Cover Sheet		
Project #: 918	Scale: LR	Drw: LR
Drawing #: DA-0001	Ckd: ML	Rev: 7





DRAWING STATUS:		
S4.55 APPLICATION		
Rev	Revision Description	Date
1	S4.55 Submission	19.11.20
2	Section 4.55 Amendment	19.01.21

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Annotations Legend -  
Building Separation

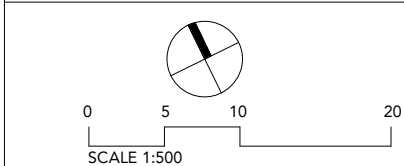
NEWCASTLE LEP 2012 BUILDING  
SEPARATION REQUIREMENTS



24m  
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ABOVE 45m TO ANY  
OTHER BUILDING)

NOTE ADJACENT BUILDINGS  
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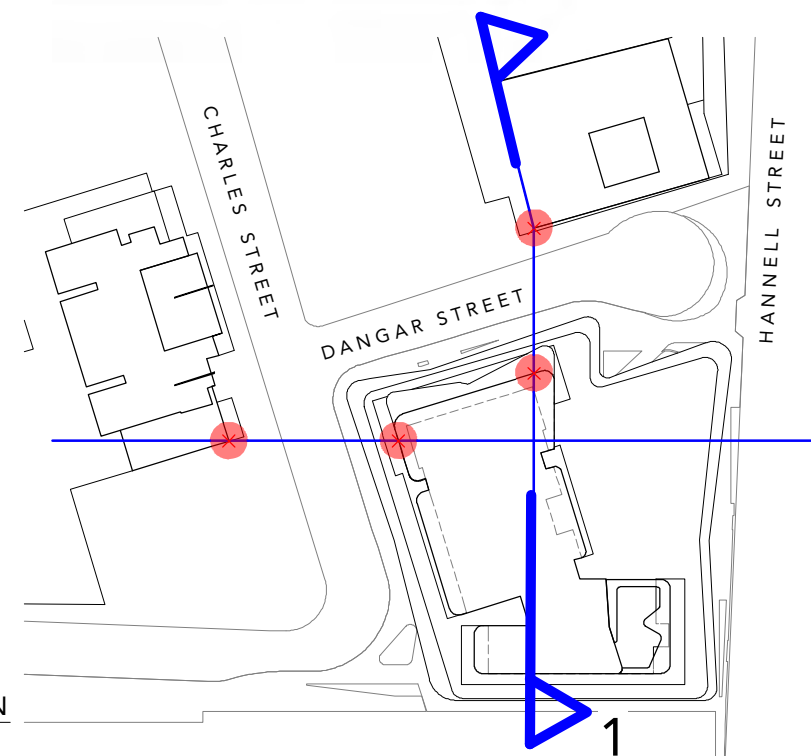


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Project:  
BOWLINE  
10 Dangar Street  
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Title: Context Plan			
Project #:	Scale:	Drw:	Ckd:
918		ML	ML
Drawing #:	Rev:		
DA-0010	2		



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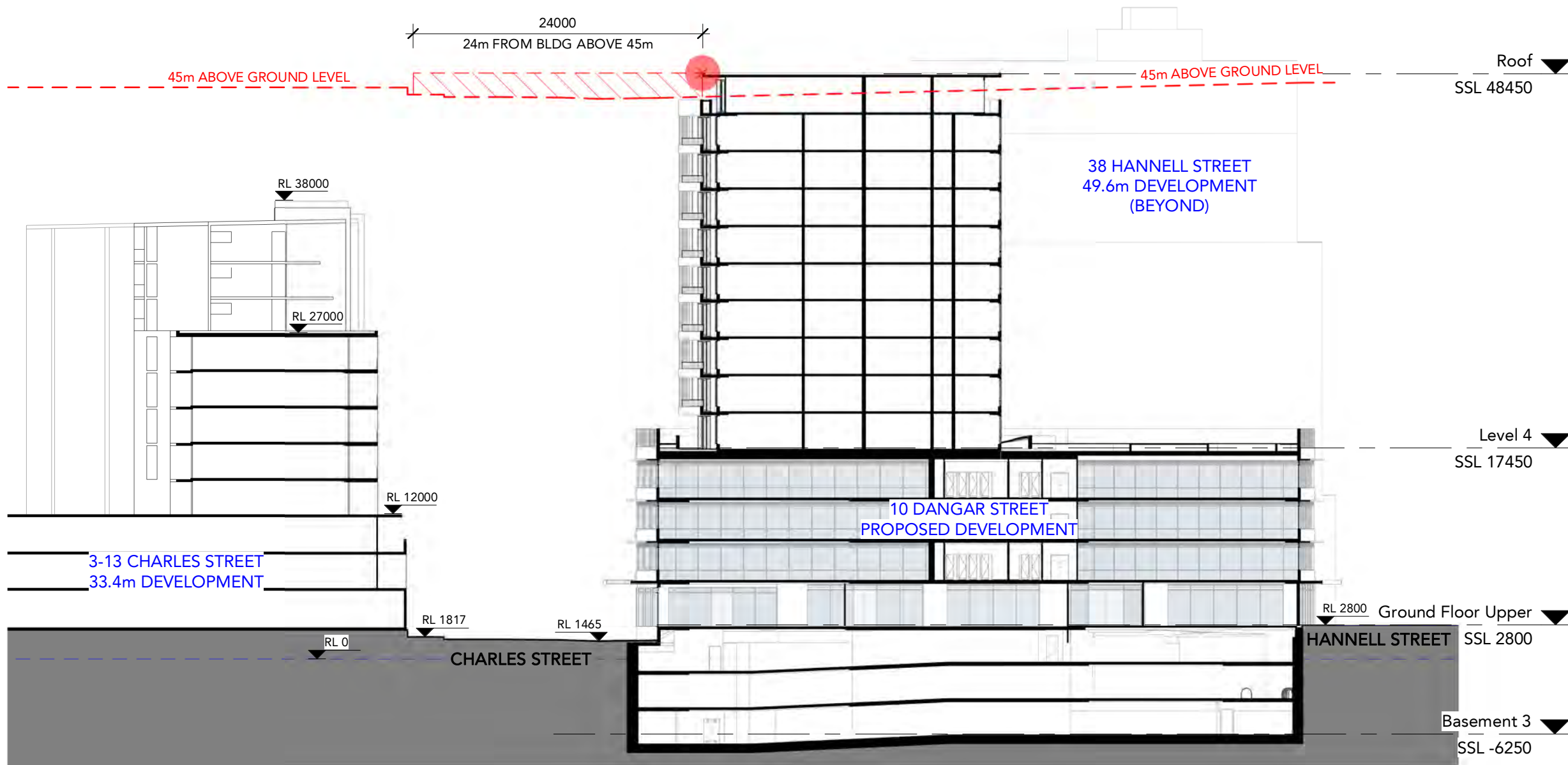
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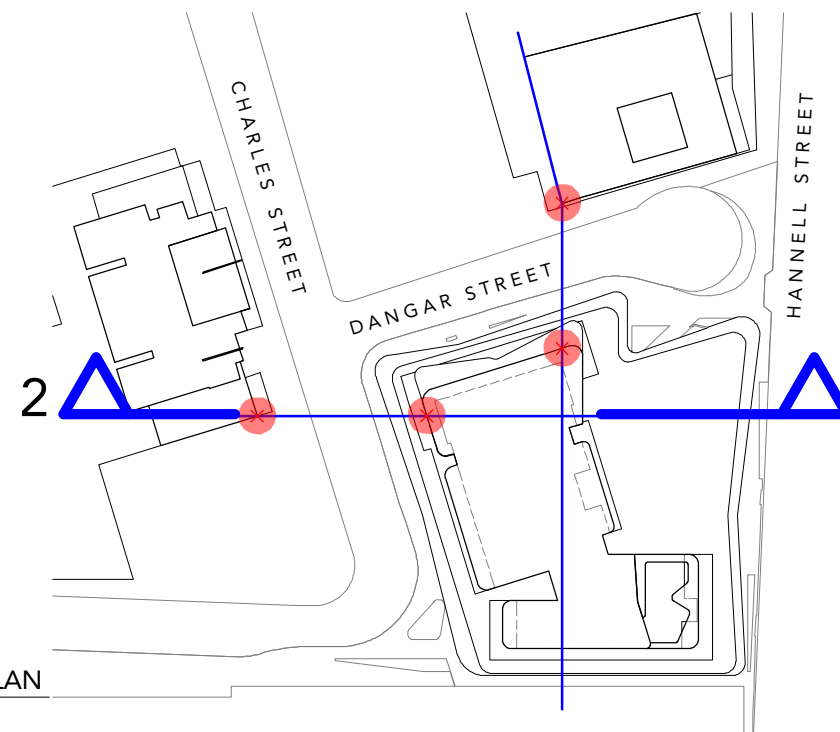
Project:  
BOW LINE  
10 Dangar Street  
Wickham NSW 2293

<u>Title:</u> Future Hannell St Development Setbacks			
<u>Project #:</u> 918	<u>Scale:</u>	<u>Draw:</u> LR	<u>Ckd:</u> ML
<u>Drawing #:</u> DA-0011			<u>Rev:</u> 1



2 Charles St Development Street Context Section  
N.T.S

STREET SECTION LOCATION PLAN  
N.T.S



DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

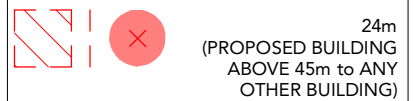
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Annotations Legend -  
Building Separation

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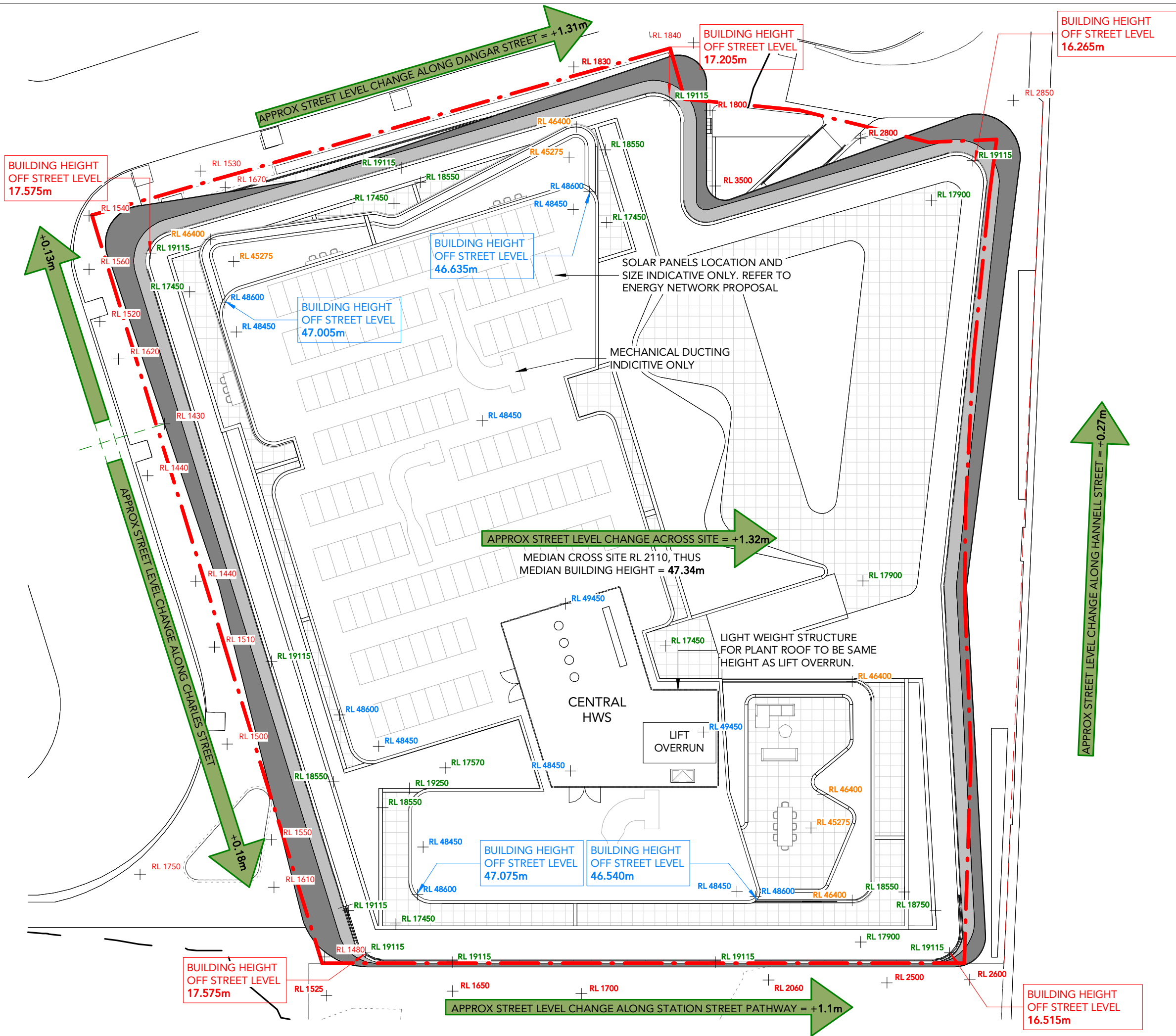
Project:  
**BOWLINE**  
10 Dangar Street  
Wickham NSW 2293

Title:  
Future Charles St Development Setbacks

Project #: 918 Scale: LR Drw: LR Ckd: ML

Drawing #: DA-0012 Rev: 1





# DRAWING STATUS:

## S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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## RL's Legend

- RL XXXXX - ROOF TOP RL's
- RL XXXXX - L13 RL's
- RL XXXXX - L4 PODIUM RL's
- RL XXXXX - GROUND FLOOR RL's

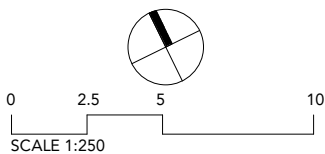
L1-L3 SHADING OVERHANG

GROUND FLOOR AWNING



EXISTING STREET SLOPE DIRECTION & HEIGHT

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Project:

BOWLINE

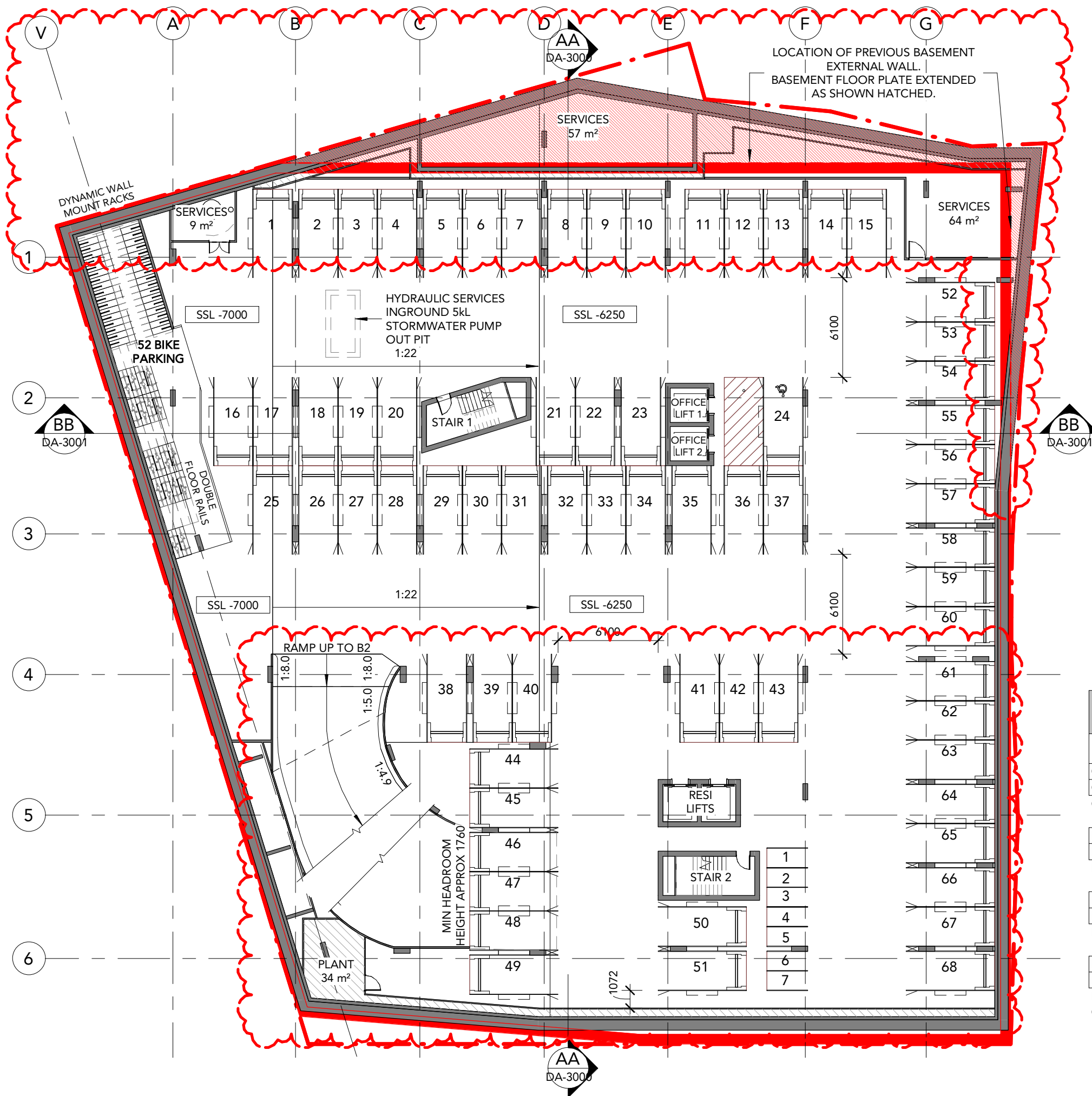
10 Dangar Street  
Wickham NSW 2293

Title:

Building Height Analysis Plan

Project #:	Scale:	Drw:	Ckd:
918	1 : 250 @A3	LR	ML

Drawing #:	Rev:
DA-0013	1



### Overall Vehicle Parking Schedule

Level	Type	Count
Basement 3	Standard	67
Basement 3	Accessible	1
Basement 3		68
Basement 2	Standard	57
Basement 2	Accessible- SDA	4
Basement 2		61
Basement 1	Standard	61
Basement 1	Accessible	2
Basement 1		63
Ground Floor Upper	Standard	6
Ground Floor Upper		6
Grand total		198

### Overall Motorcycle Parking Schedule

Level	Description	Count
Basement 3	Motorbike Bay	7
Basement 3		7
Basement 2	Motorbike Bay	5
Basement 2		5
Basement 1	Motorbike Bay	7
Basement 1		7
Grand total		19

### Overall Bicycle Parking Allocation

Allocation	Mount Type	Count	No. of Spaces
Commercial	Floor Double	11	22
Commercial	Wall Single	38	38
Commercial		49	60
Resi Visitor	Floor Double	3	6
Resi Visitor	Wall Single	4	4
Resi Visitor		7	10
Residential	Floor Double	16	32
Residential	Wall Single	65	65
Residential		81	97
Retail	Floor Double	1	2
Retail	Wall Single	10	10
Retail		11	12
Grand total		148	179

### DRAWING STATUS:

#### S4.55 APPLICATION

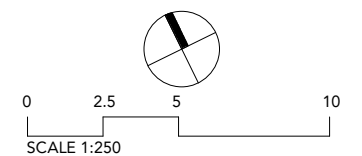
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1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Issue for Information	08.09.20
4	Draft S4.55 Issue	11.09.20
5	S4.55 Submission	17.09.20
6	S4.55 Submission	23.09.20
7	Section 4.55 Amendment	19.01.21

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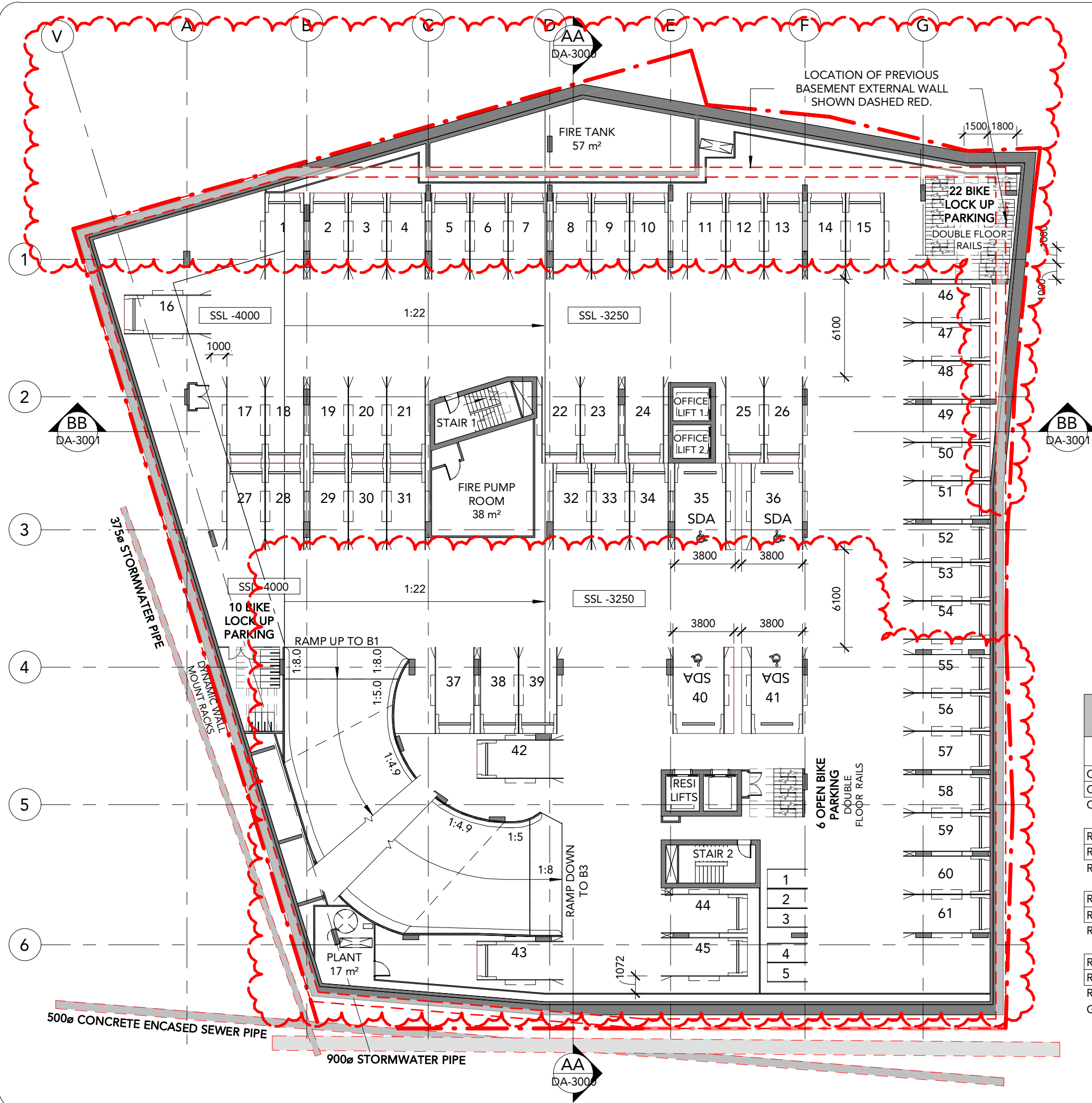
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Project:  
**BOWLINE**  
10 Dangar Street  
Wickham NSW 2293

Title:  
Basement 3 GA

Project #:	Scale:	Drw:	Ckd:
918	1 : 250	@A3 LR	ML
Drawing #:	Rev:		
DA-1000	7		





Overall Vehicle Parking Schedule		
Level	Type	Count
Basement 3	Standard	67
Basement 3	Accessible	1
Basement 3		68

Basement 2	Standard	57
Basement 2	Accessible- SDA	4
Basement 2		61

Basement 1	Standard	61
Basement 1	Accessible	2
Basement 1		63

Ground Floor Upper	Standard	6
Ground Floor Upper		6
Grand total		198

Overall Motorcycle Parking Schedule		
Level	Description	Count
Basement 3	Motorbike Bay	7
Basement 3		7

Basement 2	Motorbike Bay	5
Basement 2		5

Basement 1	Motorbike Bay	7
Basement 1		7
Grand total		19

Overall Bicycle Parking Allocation			
Allocation	Mount Type	Count	No. of Spaces
Commercial	Floor Double	11	22
Commercial	Wall Single	38	38
Commercial		49	60

Resi Visitor	Floor Double	3	6
Resi Visitor	Wall Single	4	4
Resi Visitor		7	10

Residential	Floor Double	16	32
Residential	Wall Single	65	65
Residential		81	97

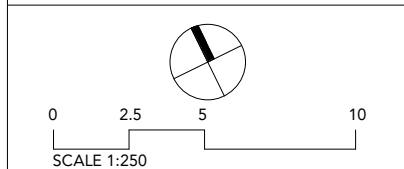
Retail	Floor Double	1	2
Retail	Wall Single	10	10
Retail		11	12
Grand total		148	179

DRAWING STATUS:		
S4.55 APPLICATION		
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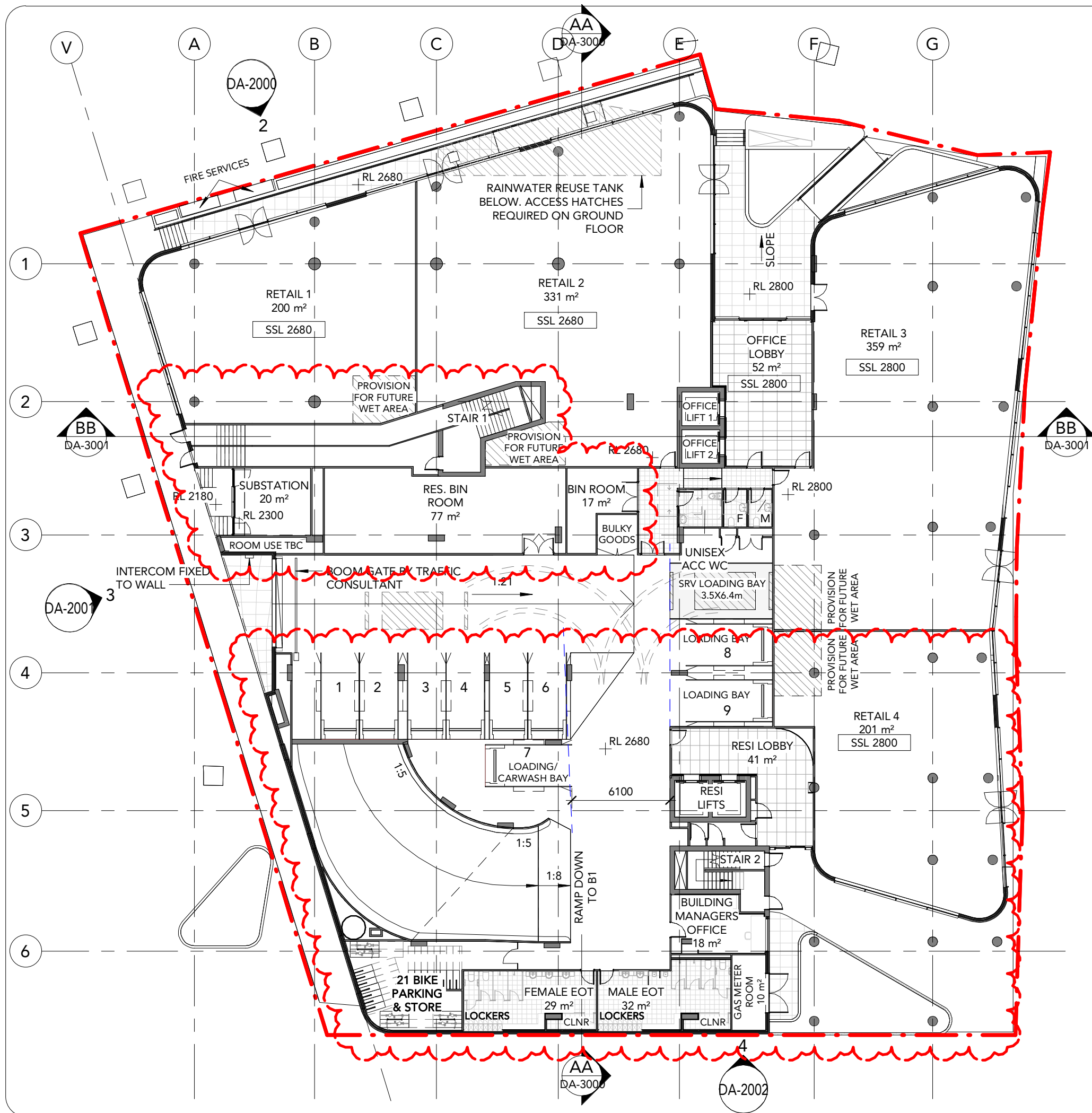
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**Title:**  
Basement 2 GA  
**Project #:** 918  
**Scale:** 1 : 250  
**Drw:** LR  
**Ckd:** ML  
**Drawing #:** DA-1001  
**Rev:** 7







Overall Vehicle Parking Schedule		
Level	Type	Count
Basement 3	Standard	67
Basement 3	Accessible	1
Basement 3		68

Basement 2	Standard	57
Basement 2	Accessible- SDA	4
Basement 2		61

Basement 1	Standard	61
Basement 1	Accessible	2
Basement 1		63

Ground Floor Upper	Standard	6
Ground Floor Upper		6
Grand total		198

Service Vehicle Parking Schedule		
Level	Type	Count
Ground Floor Upper	Srv Loading Bay	1
Ground Floor Upper	Loading Bay	3
Ground Floor Upper		4

Overall Motorcycle Parking Schedule		
Level	Description	Count
Basement 3	Motorbike Bay	7
Basement 3		7

Basement 2	Motorbike Bay	5
Basement 2		5

Basement 1	Motorbike Bay	7
Basement 1		7
Grand total		19

Overall Bicycle Parking Allocation			
Allocation	Mount Type	Count	No. of Spaces
Commercial	Floor Double	11	22
Commercial	Wall Single	38	38
Commercial		49	60

Resi Visitor	Floor Double	3	6
Resi Visitor	Wall Single	4	4
Resi Visitor		7	10

Residential	Floor Double	16	32
Residential	Wall Single	65	65
Residential		81	97

Retail	Floor Double	1	2
Retail	Wall Single	10	10
Retail		11	12
Grand total		148	179

#### DRAWING STATUS:

#### S4.55 APPLICATION

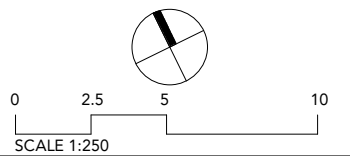
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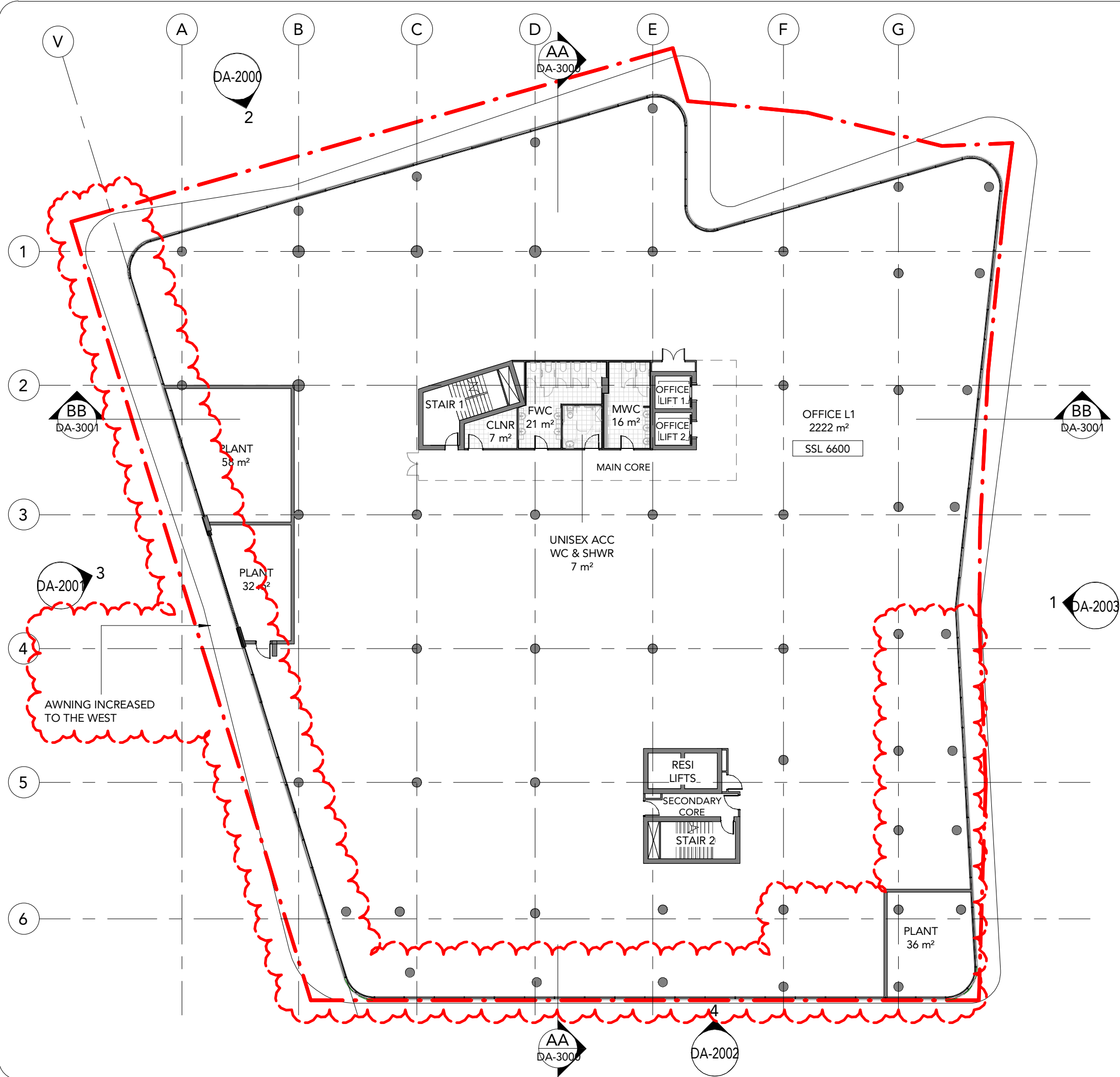
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Reg Vic: 19340

Project:  
**BOWLINE**  
10 Dangar Street  
Wickham NSW 2293

Title:  
Ground Floor GA  
Project #:  
918  
Scale:  
1 : 250  
Drw:  
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Drawing #:  
DA-1003  
Rev:  
7



DRAWING STATUS:

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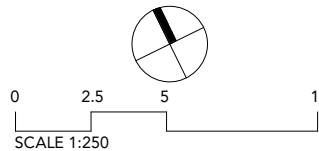
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4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	S4.55 Submission	19.11.20
7	Section 4.55 Amendment	19.01.21

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Hawthorn East VIC 3123  
ABN: 72 104 833 507  
Reg Vic: 19340

Project:  
**BOWLINE**  
10 Dangar Street  
Wickham NSW 2293

Title:  
Level 1-3 Typical GA

Project #: 918	Scale: 1 : 250 @A3	Drw: LR	Ckd: ML
Drawing #: DA-1004	Rev: 7		





DRAWING STATUS:

S4.55 APPLICATION

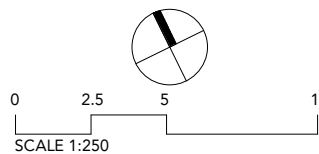
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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Reg Vic: 19340

Project:

BOWLINE

10 Dangar Street  
Wickham NSW 2293

Title:

Level 4 Podium GA

Project #:

918

Scale:

1 : 250

Drw:

LR

Ckd:

ML

Drawing #:

DA-1005

Rev:

2



DRAWING STATUS:

**S4.55 APPLICATION**

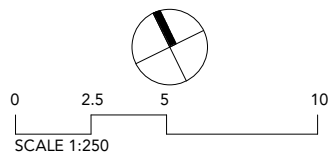
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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Project:

BOWLINE

10 Dangar Street  
Wickham NSW 2293

Title:

Level 5-12 Typical GA

Project #:

918

Scale:

1 : 250

Drw:

LR

Ckd:

ML

Drawing #:

DA-1006

Rev:

2





DRAWING STATUS:

S4.55 APPLICATION

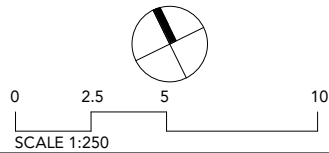
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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Reg Vic: 19340

Project:

BOWLINE

10 Dangar Street  
Wickham NSW 2293

Title:

Level 13 GA

Project #:

918

Scale:

1 : 250

Drw:

LR

Ckd:

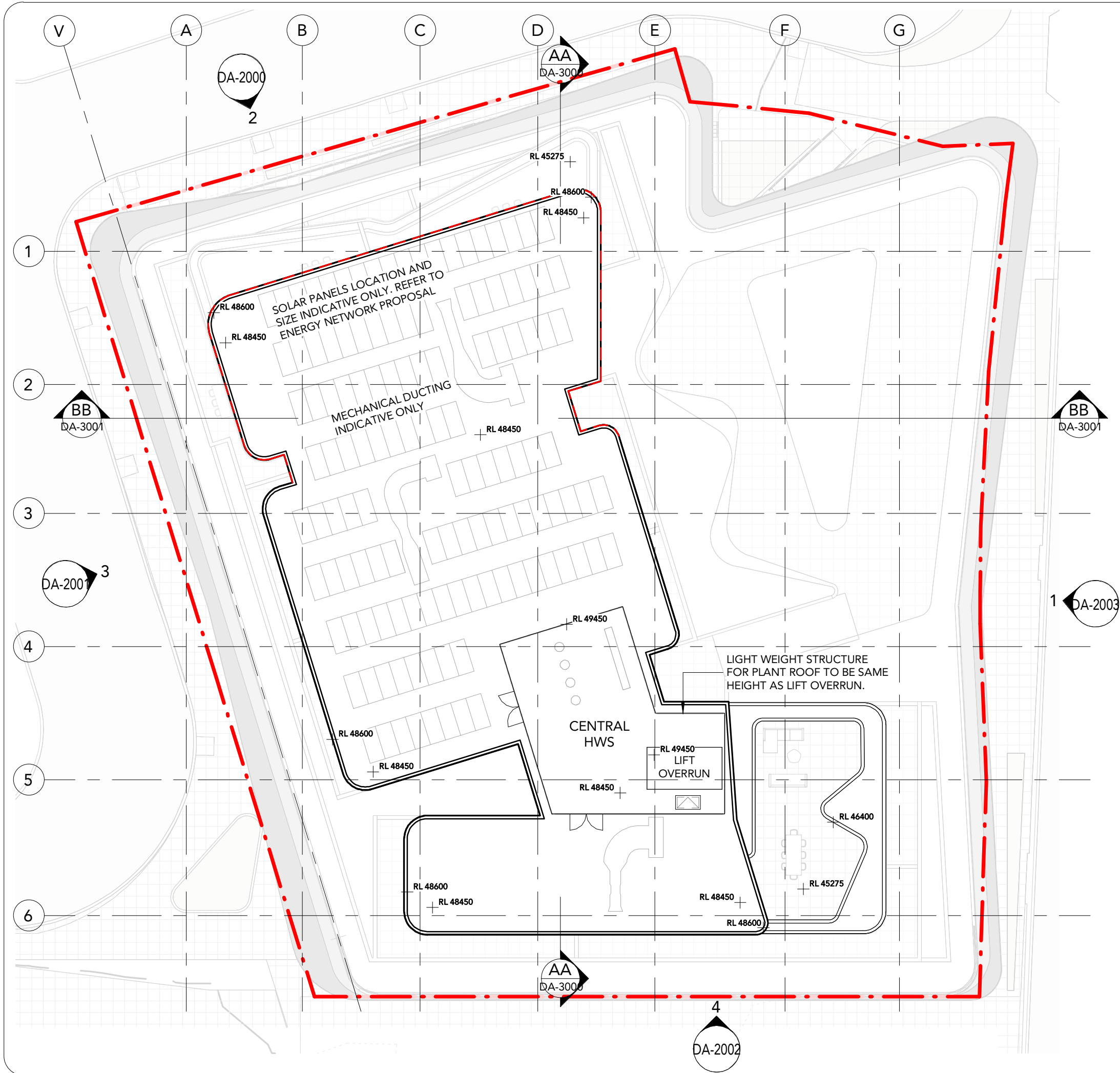
ML

Drawing #:

DA-1007

Rev:

2



DRAWING STATUS:

**S4.55 APPLICATION**

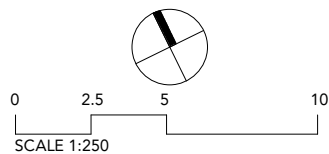
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	S4.55 Submission	19.11.20
3	Section 4.55 Amendment	19.01.21

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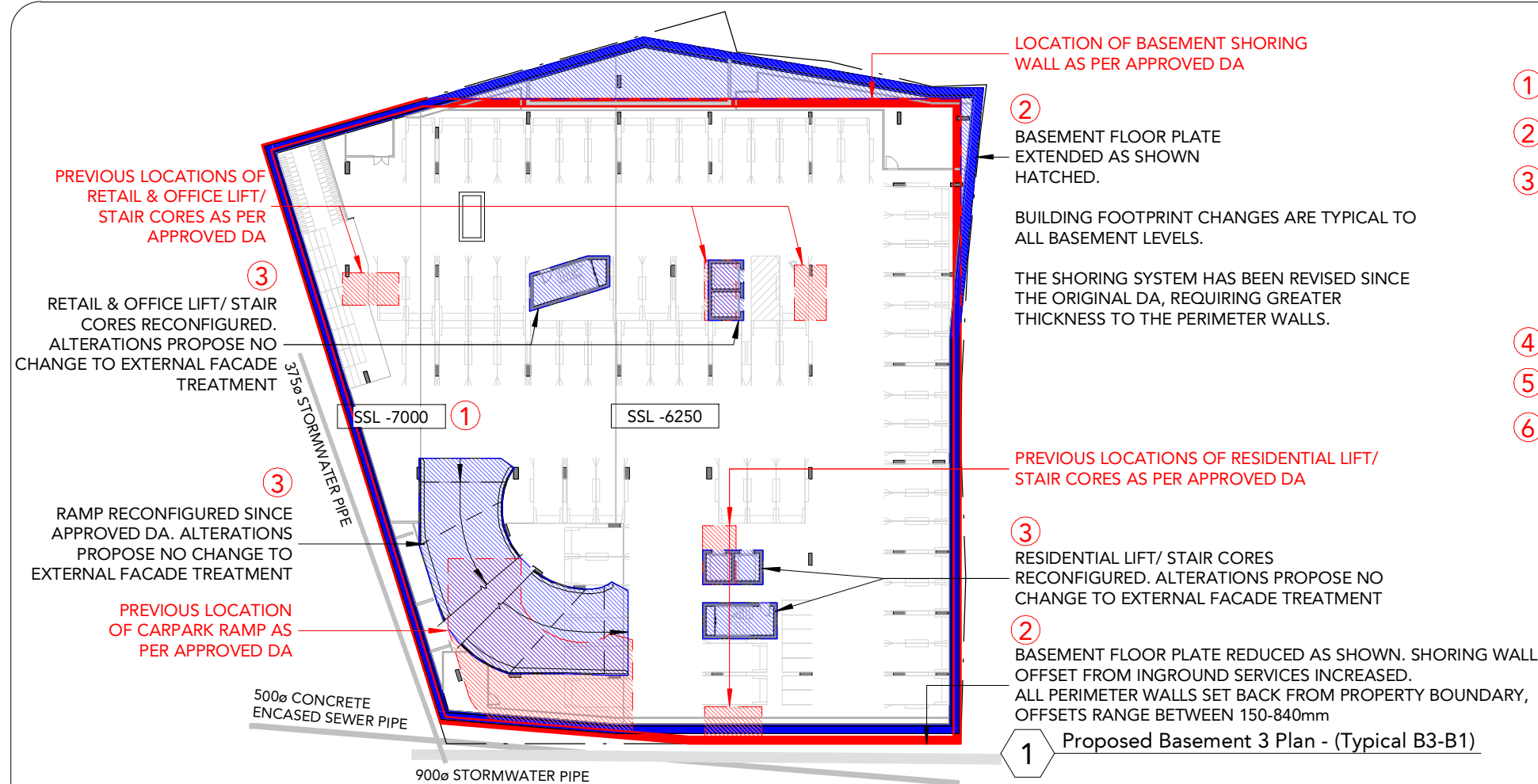
Project:  
**BOWLINE**

10 Dangar Street  
Wickham NSW 2293

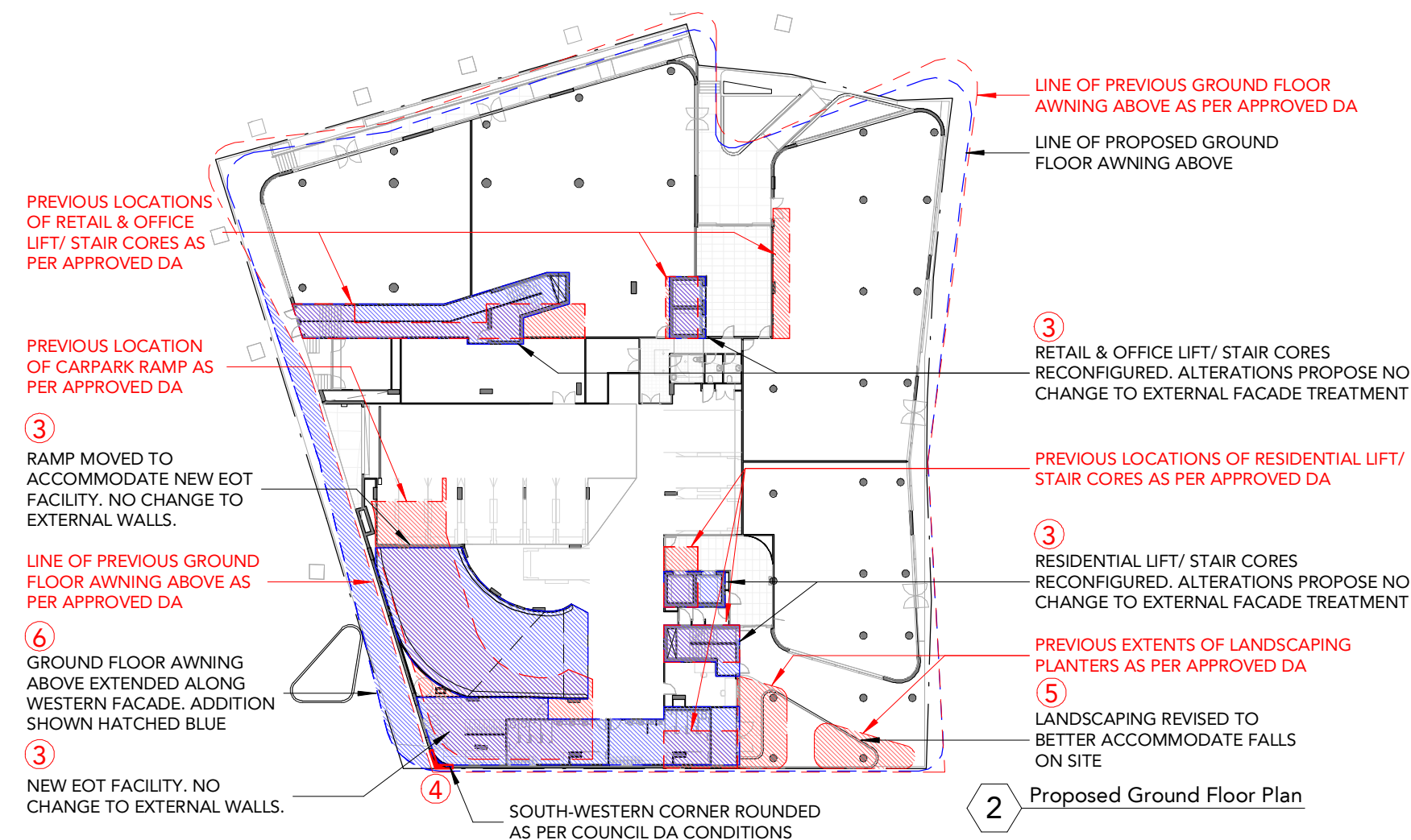
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**Roof GA**

Project #:	Scale:	Drw:	Ckd:
918	1 : 250 @A3	LR	ML
Drawing #:	Rev:		
DA-1008	3		





- Summary Of Building Changes B3-Ground Floor
- 1 ADDITIONAL BASEMENT LEVEL ADDED
  - 2 BASEMENT SHORING WALL/ FLOOR PLATE ALTERED
  - 3 CHANGES TO INTERNAL LAYOUT WITH NO CHANGES TO EXTERNAL FACADE TREATMENT (B3- GROUND FLOOR) ;
    - PARKING FROM GROUND-L3 SHIFTED TO BASEMENT LEVELS
    - CARPARK & RAMP LAYOUT ADJUSTED
    - NO RAMP UP BEYOND GF
    - EOT FACILITIES ADDED TO GROUND FLOOR
    - RESIDENTIAL LIFT/ STAIR CORE RECONFIGURED & ROTATED
    - RETAIL & OFFICE LIFT/ STAIR CORE RECONFIGURED & REDUCED
  - 4 GROUND FLOOR-LEVEL 4 SOUTH CORNERS ROUNDED
  - 5 SOUTHERN RESIDENTIAL ENTRANCE LANDSCAPING ALTERED
  - 6 GROUND FLOOR AWNING EXTENDED ALONG THE WEST FACADE



DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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Annotations Legend

- EXTERNAL WALLS OF PREVIOUSLY APPROVED DA WHERE DIFFERENT FROM CURRENT PROPOSAL
- OTHER ELEMENTS OF BUILDING AS PER APPROVED DA, ALTERED SINCE
- EXTERNAL WALLS OF CURRENT PROPOSED DA WHERE UNCHANGED FROM APPROVED DA
- EXTERNAL WALLS OF CURRENT PROPOSED DA WHERE DIFFERENT FROM APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

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Project:

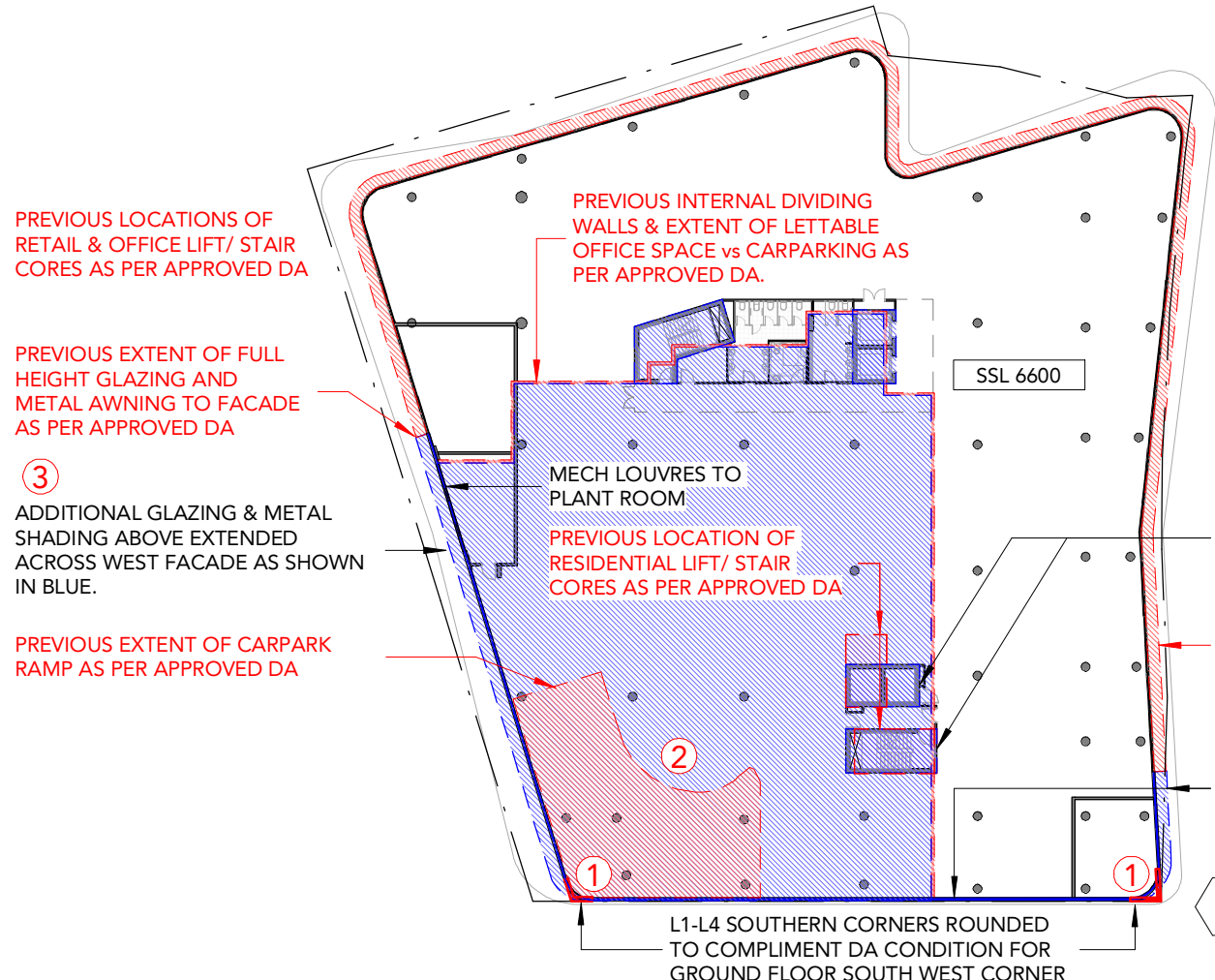
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Wickham NSW 2293

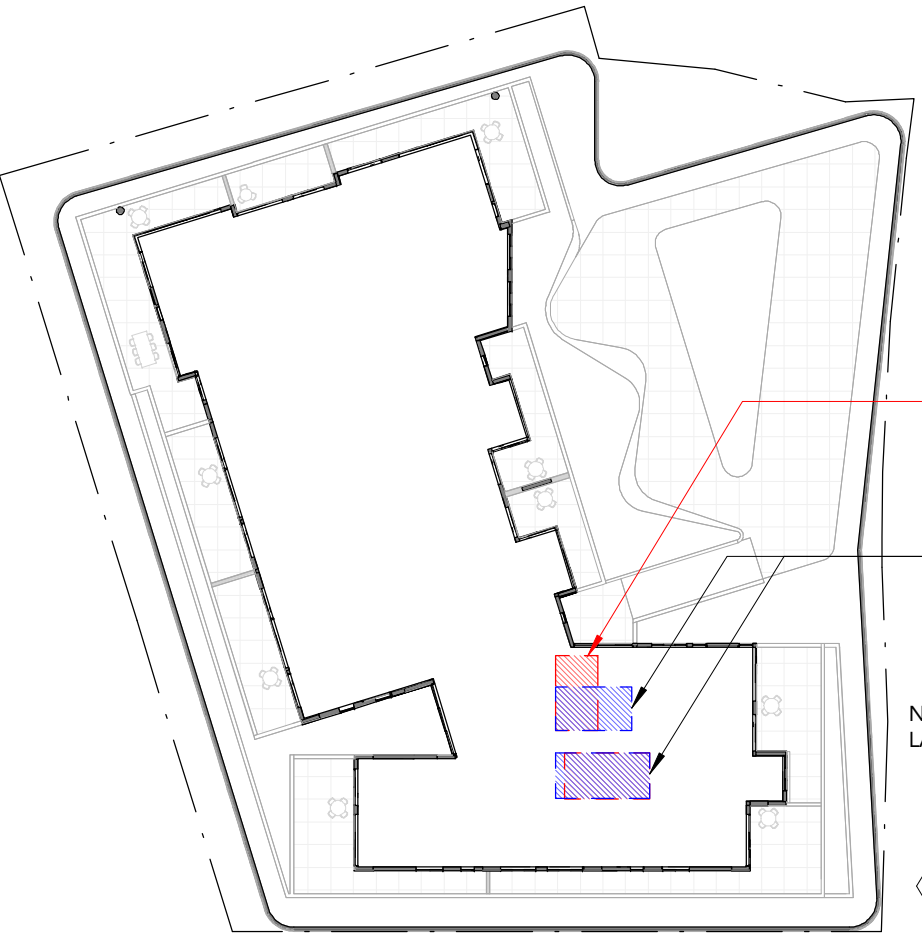
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Approved DA Comparison Plans 01

Project #:	Scale:	Drw:	Ckd:
918		LR	ML
Drawing #:	Rev:		
DA-1500	1		



1 Proposed Level 1 Plan -(Typical L1-L3)



2 Proposed Level 4 Plan

Summary Of Building Changes Level 1 - Level 4

- 1 LEVEL 1 - LEVEL 4 SOUTH CORNERS ROUNDED
- 2 CARPARKING REMOVED RESULTING IN OPEN OFFICE SPACE TO FULL FLOOR PLATE @ LEVELS 1-3
- 3 CONTINUOUS GLAZING TO FULL PERIMETER OF OFFICE LEVELS (OTHER THAN MECH LOUVRES TO PLANT), & ACCOMPANYING METAL HORIZONTAL SHADING EXTENDED ALONG ENTIRE EAST & WEST FACADES
- 4 MINOR ALTERATION TO RESIDENTIAL LIFT/ STAIR CORE. ROTATION OF LIFT PROPOSES NO CHANGE TO EXTERNAL FACADE TREATMENT.

DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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- EXTERNAL WALLS OF CURRENT PROPOSED DA WHERE DIFFERENT FROM APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

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Project: BOWLINE  
10 Dangar Street  
Wickham NSW 2293

Title: Approved DA Comparison Plans- 02

Project #:	Scale:	Drw:	Ckd:
918	LR	LR	ML
Drawing #:	DA-1501		Rev: 1



- 1
- EXTERNAL WALL AT L13 LIFT LOBBY MOVED

2

MINOR ALTERATION TO RESIDENTIAL LIFT/ STAIR CORE.

PREVIOUS LOCATION OF RESIDENTIAL LIFT/ STAIR CORES AS PER APPROVED DA

- 2
- RESIDENTIAL LIFT/ STAIR CORE RECONFIGURED. ALTERATIONS PROPOSE NO CHANGE TO EXTERNAL FACADE TREATMENT

1

Proposed Level 5 Plan - (Typical L5-12)

PREVIOUS LOCATION OF RESIDENTIAL LIFT CORES AS PER APPROVED DA

EXTERNAL WALL OF L13 RESIDENTIAL LIFT LOBBY AS PER APPROVED DA

- 1
- EXTERNAL WALL PUSHED OUT @ L13 TO ACCOMMODATE NEW LIFT CORE.

2

RESIDENTIAL LIFT/ STAIR CORE ROTATED

2

Proposed Level 13 Plan

LIFT OVERRUN & EXTENT OF ROOF AS PER APPROVED DA

- 1
- ROOF FOOTPRINT ALTERED TO SUIT WALL MOVEMENT @ L13.

2

LIFT OVERRUN OVER RECONFIGURED LIFT CORE.

3

Proposed Roof Plan

DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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Annotations Legend

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- EXTERNAL WALLS OF CURRENT PROPOSED DA WHERE UNCHANGED FROM APPROVED DA
- EXTERNAL WALLS OF CURRENT PROPOSED DA WHERE DIFFERENT FROM APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

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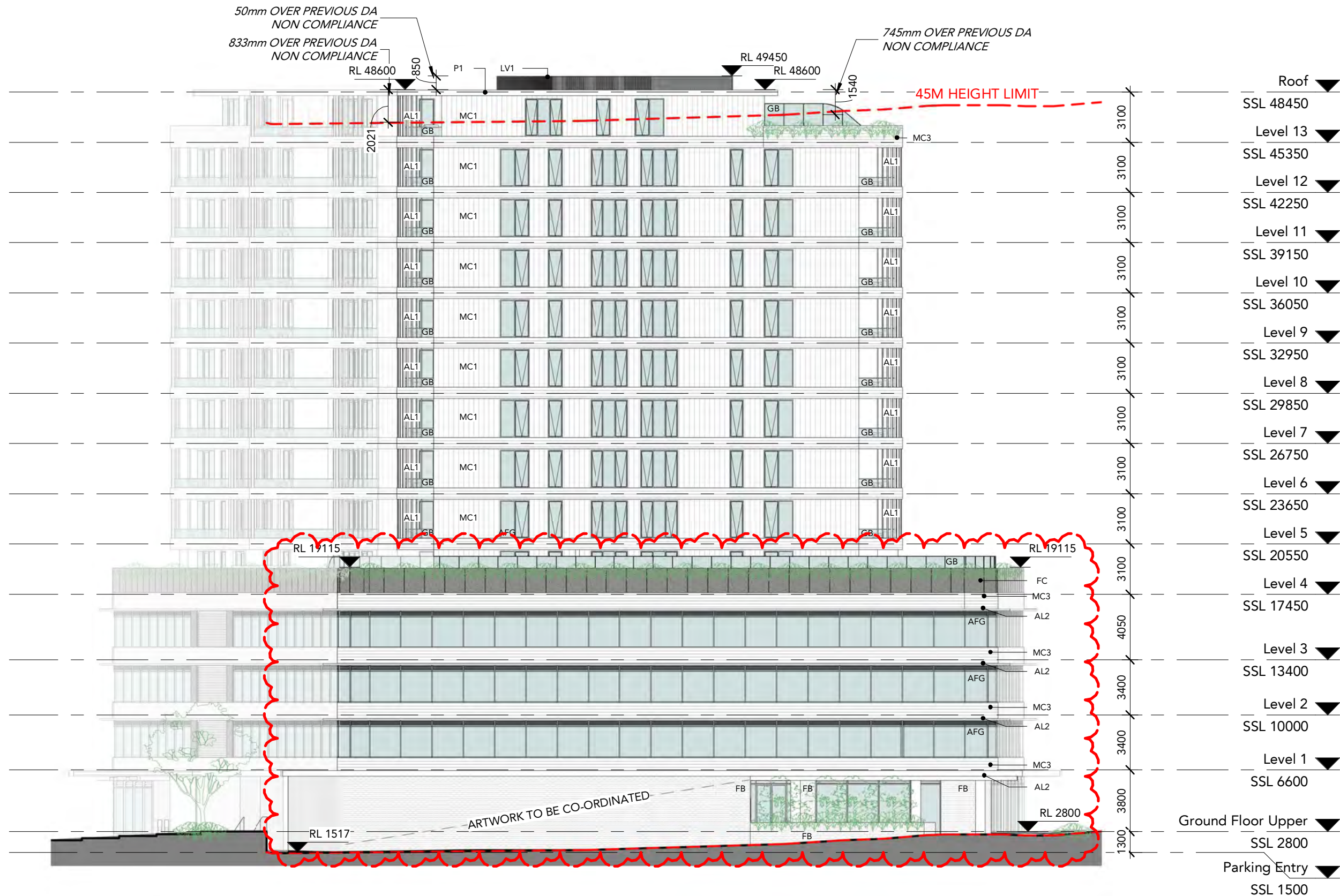
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10 Dangar Street Wickham NSW 2293			
Title: Approved DA Comparison Plans- 03			
Project #: 918	Scale:	Drw: LR	Ckd: ML
Drawing #: DA-1502			Rev: 1











## DRAWING STATUS:

## S4.55 APPLICATION

Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	Section 4.55 Amendment	19.01.21

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0 2.5 5 10  
SCALE 1:250

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ABN: 72 104 833 507  
Reg Vic: 19340

Project:  
**BOWLINE**  
10 Dangar Street  
Wickham NSW 2293

Title:  
South Elevation

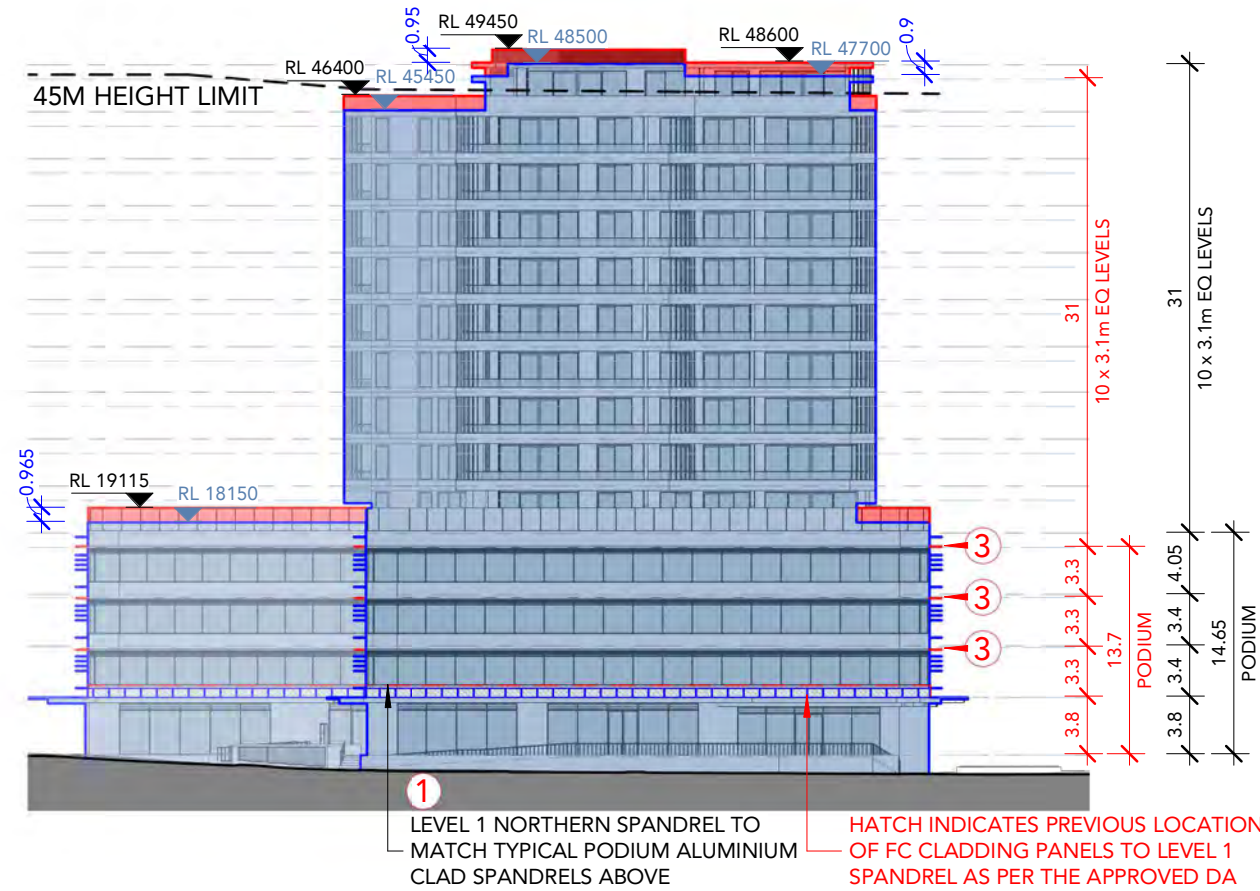
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Drawing #:	Rev:
DA-2002	6





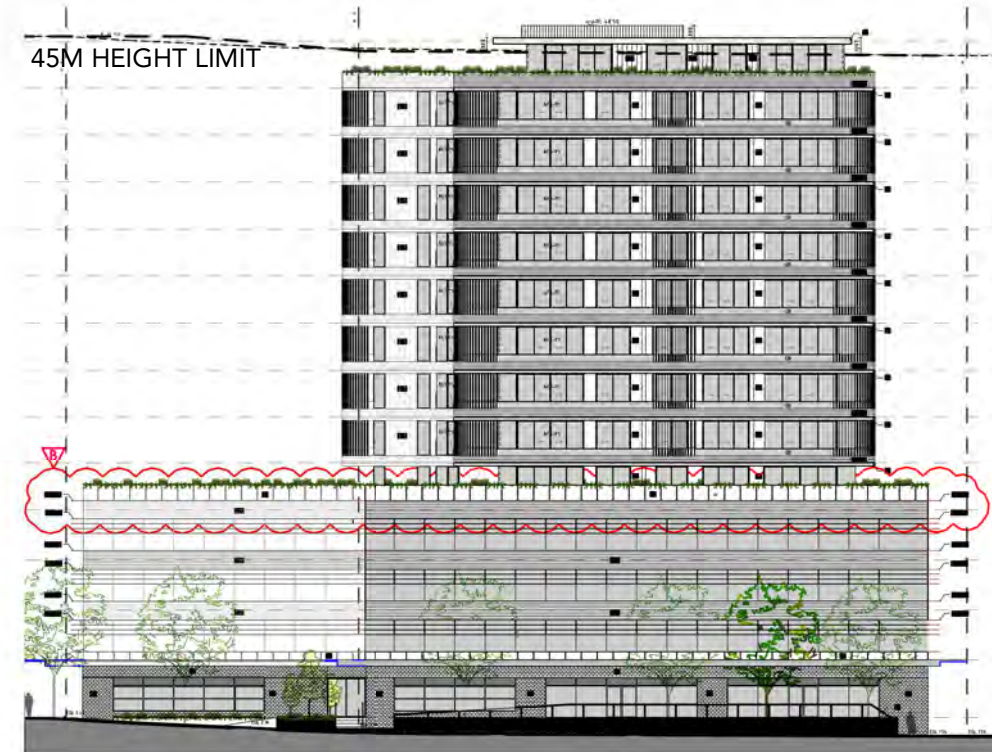




1 North Elevation - Current Proposed Changes  
Scale: 1 : 500



2 North Elevation - Current Proposed  
Scale: 1 : 500



3 North Elevation - Approved DA  
Scale: 1 : 500

#### Summary Of Building Changes North & South Elevations

- 1 CONTINUOUS GLAZING TO FULL PERIMETER OF OFFICE LEVELS, ADDITIONAL GLAZING EXTENDED ALONG ENTIRE SOUTH FACADE.
- 2 LEVEL 1 SPANDREL PANELS TO MATCH TYPICAL PODIUM PROFILED ALUMINIUM SPANDRELS. FC ONLY TO LEVEL 4 PARAPET.
- 3 MULTI-BLADE PROFILE OF PODIUM METAL HORIZONTAL SHADING DEVICE REDUCED TO SINGLE PROJECTING BLADE PER LEVEL.
- 4 WESTERN GROUND FLOOR AWNING EXTENDED ALONG WHOLE FACADE TO THE SOUTH BOUNDARY
- 5 ADDITIONAL GLASS BALUSTRADE TO LEVEL 4 & 13 SOUTHERN PARAPETS TO ACHIEVE BARRIERS @ 2400mm H FROM FFL, WHILE RETAINING BALCONY VIEWS.

#### Level Changes Summary

PODIUM TOTAL HEIGHT INCREASE = 0.95m  
TOWER TOTAL HEIGHT INCREASE = 0m  
BUILDING TOTAL HEIGHT INCREASE = 0.95m

#### DRAWING STATUS:

##### S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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#### Annotations Legend - Elevations

- BUILDING PROFILE AS PER APPROVED DA
- ELEMENTS OF BUILDING AS PER APPROVED DA, REMOVED SINCE
- BUILDING PROFILE EXTENSION BEYOND APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

RL PROPOSED

RL APPROVED DA

BUILDING LEVEL PROPOSED

BUILDING LEVEL APPROVED DA

CHANGE IN HEIGHT SINCE APPROVED DA

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0 5 10 20  
SCALE 1:500

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Project:  
BOWLINE

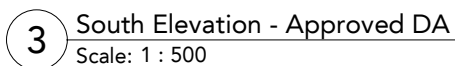
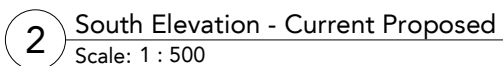
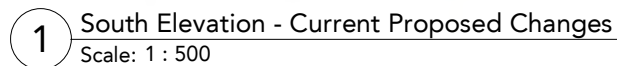
10 Dangar Street  
Wickham NSW 2293

Title:  
North Elevation DA Comparison

Project #: 918 Scale: 1 : 500 @A3 Drw: LR Ckd: ML

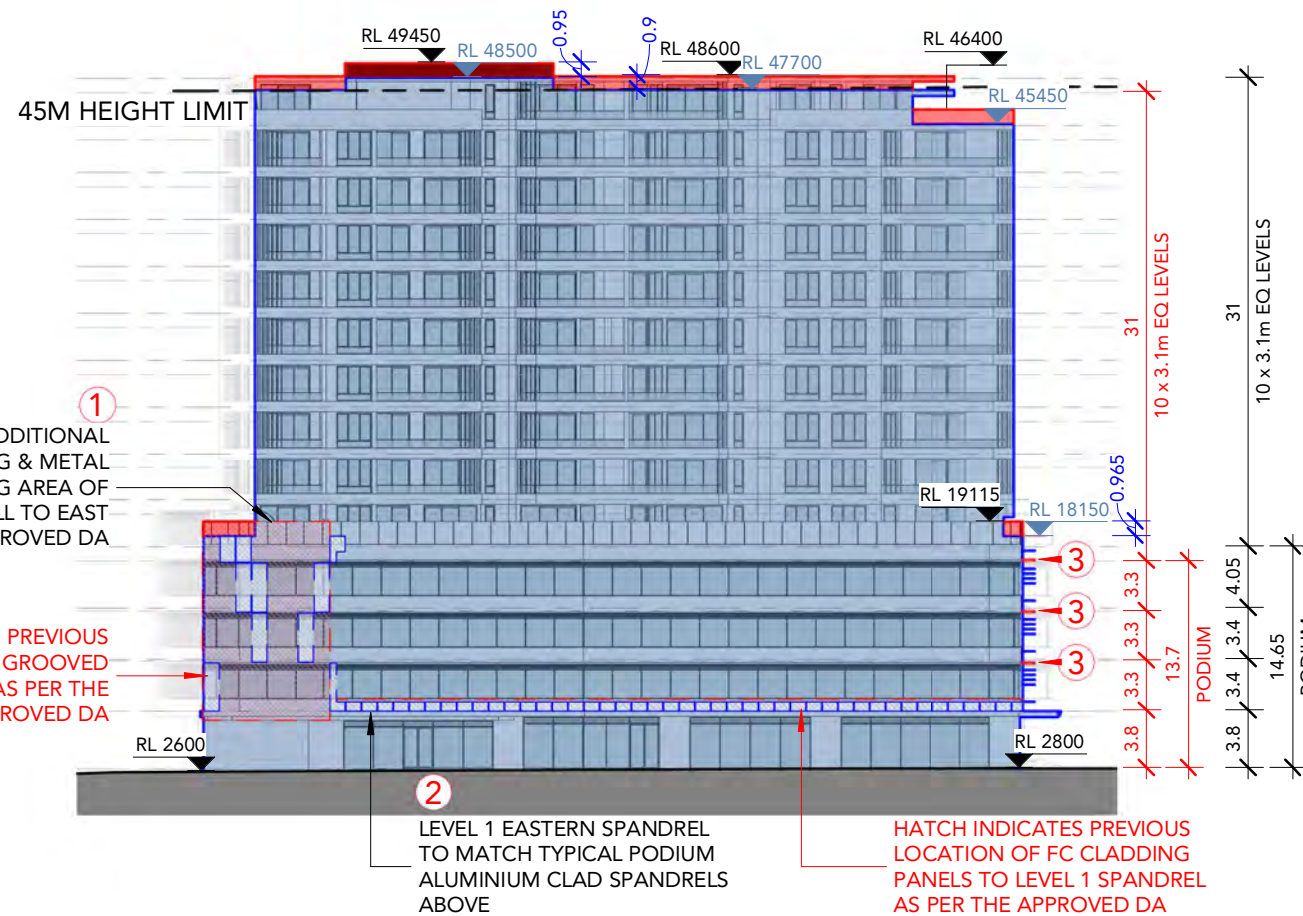
Drawing #: DA-2500 Rev: 1





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<u>Drawing #:</u> DA-2501			<u>Rev:</u> 1

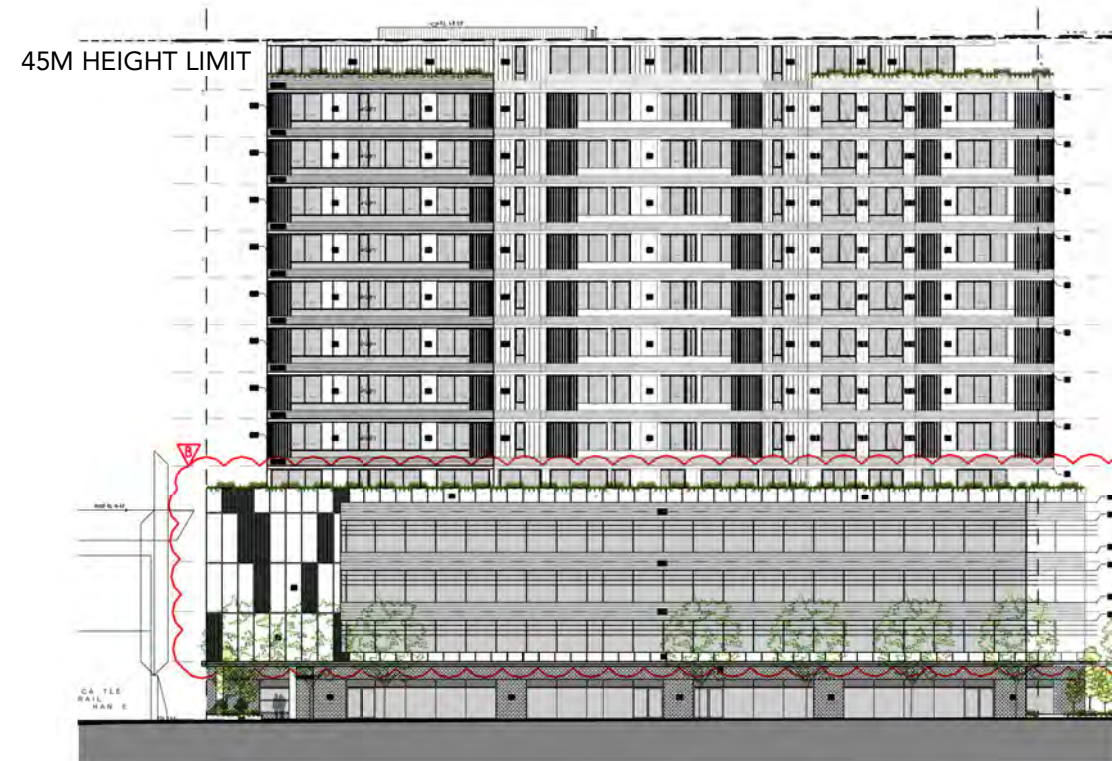




1 East Elevation - Current Proposed Changes  
Scale: 1 : 500



2 East Elevation - Current Proposed  
Scale: 1 : 500



3 East Elevation - Approved DA  
Scale: 1 : 500

#### Summary Of Building Changes East & West Elevations

- CONTINUOUS GLAZING TO FULL PERIMETER OF OFFICE LEVELS (OTHER THAN MECH LOUVRES TO PLANT), & ACCOMPANYING METAL HORIZONTAL SHADING EXTENDED ALONG ENTIRE EAST & WEST FACADES
- LEVEL 1 SPANDREL PANELS TO MATCH TYPICAL PODIUM PROFILED ALUMINIUM SPANDRELS. FC ONLY TO LEVEL 4 PARAPET.
- MULTI-BLADE PROFILE OF PODIUM METAL HORIZONTAL SHADING DEVICE REDUCED TO SINGLE PROJECTING BLADE PER LEVEL.
- WESTERN GROUND FLOOR AWNING EXTENDED ALONG WHOLE FACADE TO THE SOUTH BOUNDARY
- ADDITIONAL GLASS BALUSTRADE TO LEVEL 4 & 13 SOUTHERN PARAPETS TO ACHIEVE BARRIERS @ 2400mm H FROM FFL, WHILE RETAINING BALCONY VIEWS.

#### Level Changes Summary

PODIUM TOTAL HEIGHT INCREASE = 0.95m  
TOWER TOTAL HEIGHT INCREASE = 0m  
BUILDING TOTAL HEIGHT INCREASE = 0.95m

#### DRAWING STATUS:

##### S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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#### Annotations Legend - Elevations

- BUILDING PROFILE AS PER APPROVED DA
- ELEMENTS OF BUILDING AS PER APPROVED DA, REMOVED SINCE
- BUILDING PROFILE EXTENSION BEYOND APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

RL PROPOSED

RL APPROVED DA

BUILDING LEVEL PROPOSED

BUILDING LEVEL APPROVED DA

CHANGE IN HEIGHT SINCE APPROVED DA

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0 5 10 20  
SCALE 1:500

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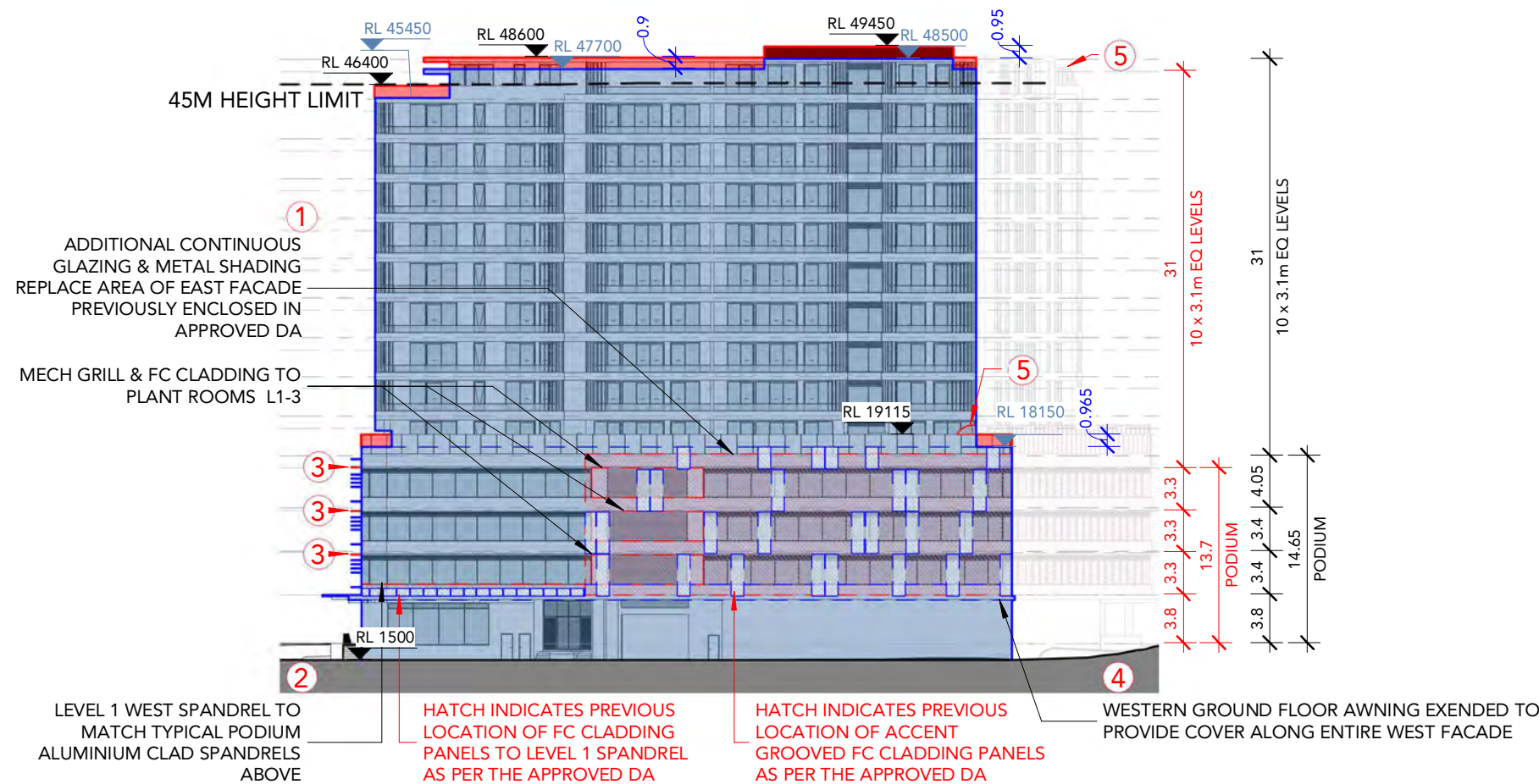
Project:  
BOWLINE

10 Dangar Street  
Wickham NSW 2293

Title:  
East Elevation DA Comparison

Project #:	Scale:	Drw:	Ckd:
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Drawing #:	Rev:		
DA-2502	1		

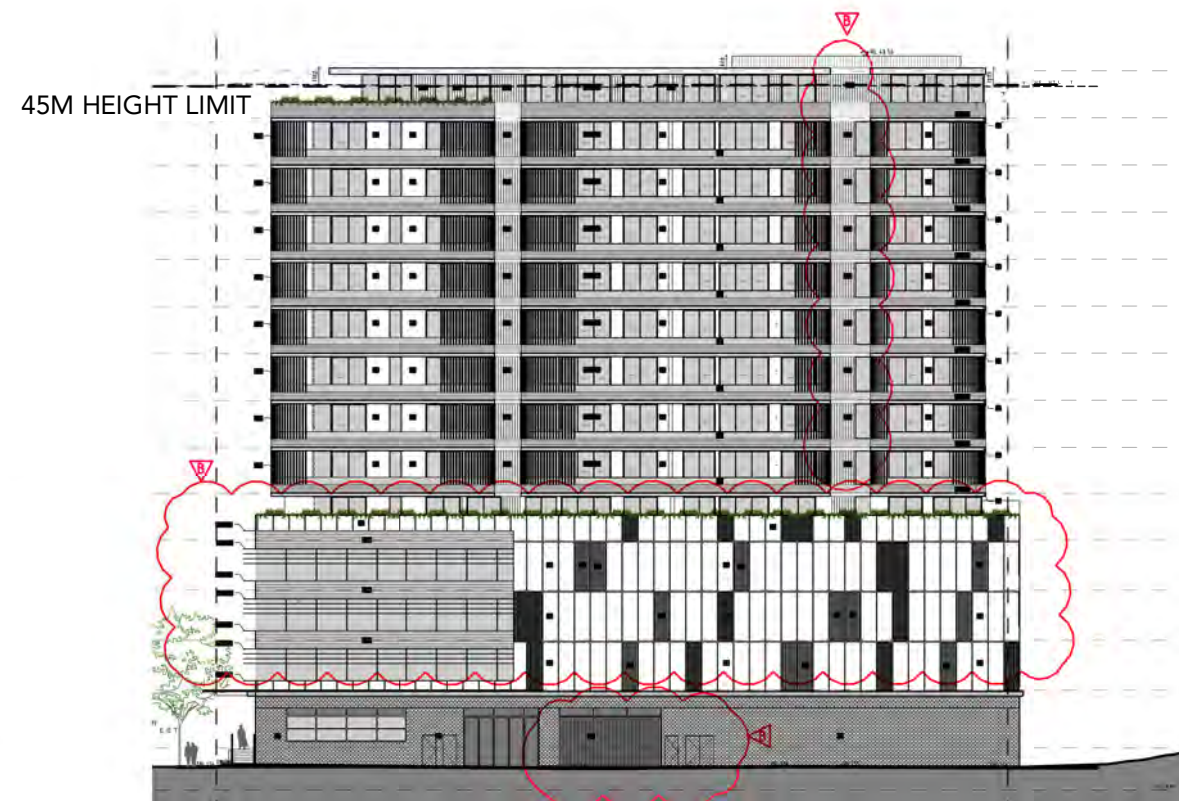




1 West Elevation - Current Proposed Changes  
Scale: 1 : 500



2 West Elevation - Current Proposed  
Scale: 1 : 500



3 West Elevation - Approved DA  
Scale: 1 : 500

#### Summary Of Building Changes East & West Elevations

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#### Level Changes Summary

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TOWER TOTAL HEIGHT INCREASE = 0m  
BUILDING TOTAL HEIGHT INCREASE = 0.95m

#### DRAWING STATUS:

**S4.55 APPLICATION**

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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#### Annotations Legend - Elevations

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- ELEMENTS OF BUILDING AS PER APPROVED DA, REMOVED SINCE
- BUILDING PROFILE EXTENSION BEYOND APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

RL PROPOSED

RL APPROVED DA

BUILDING LEVEL PROPOSED

BUILDING LEVEL APPROVED DA

CHANGE IN HEIGHT SINCE APPROVED DA

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0 5 10 20  
SCALE 1:500

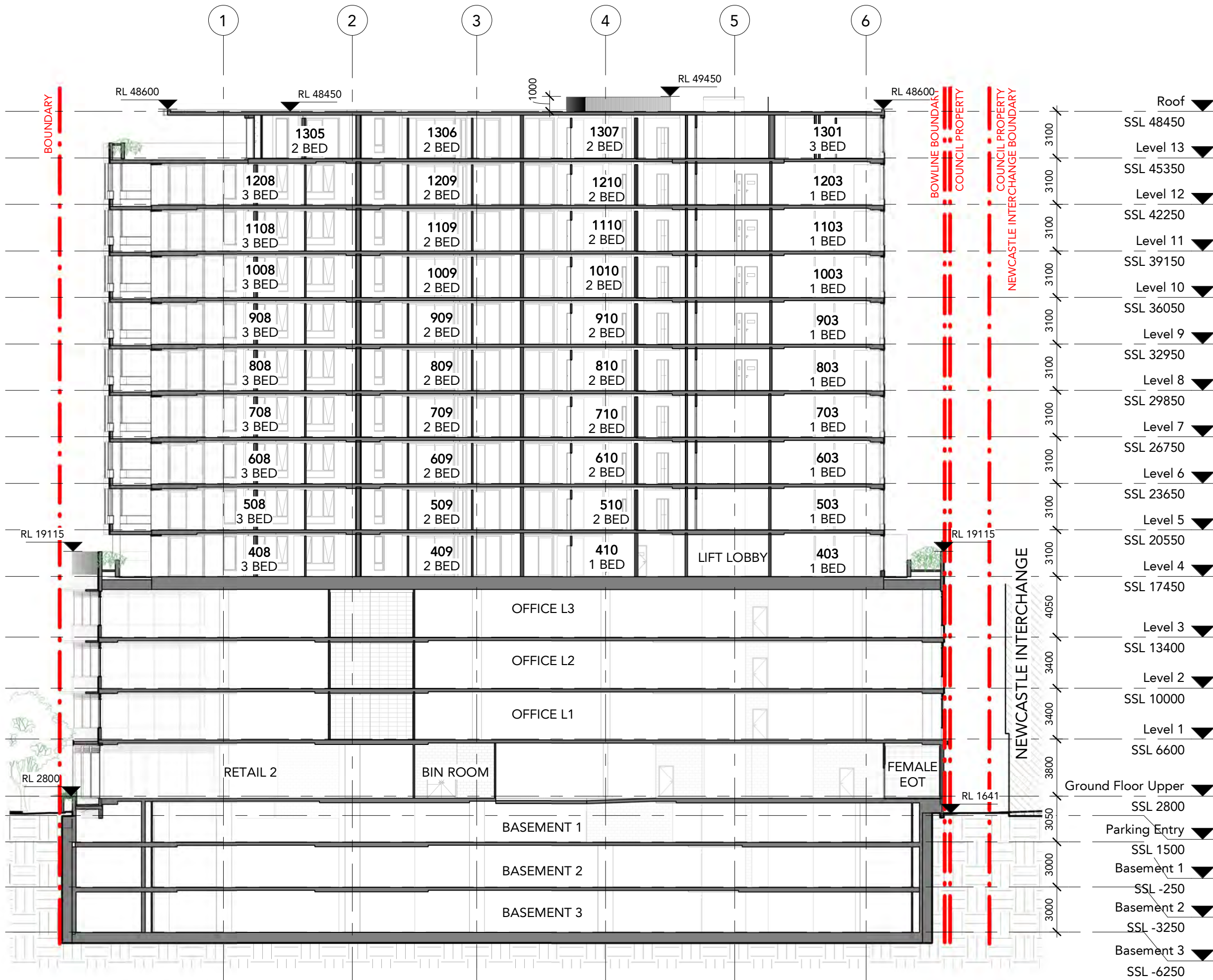
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Project:  
BOWLINE  
10 Dangar Street  
Wickham NSW 2293

Title:  
West Elevation DA Comparison

Project #:	Scale:	Drw:	Ckd:
918	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-2503	1		





DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	Section 4.55 Amendment	19.01.21

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02.5510

SCALE 1:250

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Project:  
BOWLINE  
10 Dangar Street  
Wickham NSW 2293

Title:  
Building Section AA

Project #:	Scale:	Drw:	Ckd:
918	1 : 250 @A3	LR	ML
Drawing #:			Rev:
DA-3000			6





DRAWING STATUS:		
S4.55 APPLICATION		
Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
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6	Section 4.55 Amendment	19.01.21

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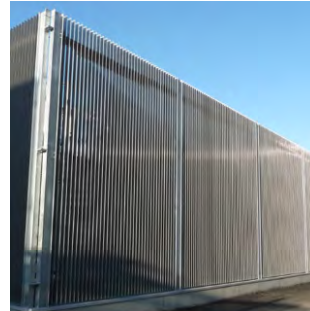



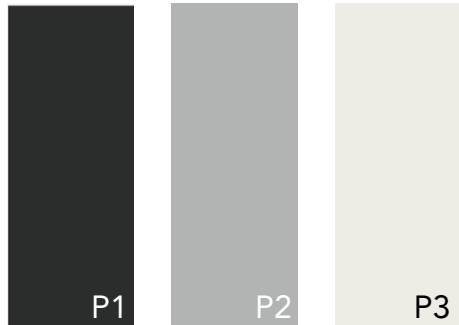
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ABN: 72 104 833 507  
Reg Vic: 19340

Project:  
**BOWLINE**  
10 Dangar Street  
Wickham NSW 2293

Title:  
**Building Section BB**  
Project #: 918  
Scale: 1 : 250  
Drw: LR  
Ckd: ML  
Drawing #: DA-3001  
Rev: 6

CODE	ITEM	LOCATION	IMAGE	CODE	ITEM	LOCATION	IMAGE	DRAWING STATUS:																											
AFG	Aluminium framed glazing	All glazing		LV1	Vertical services louvre	Roof Level Plant equipment enclosure		<div><div>S4.55 APPLICATION</div><table><tr><th>Rev</th><th>Revision Description</th><th>Date</th></tr><tr><td>1</td><td>Draft S4.55 Issue</td><td>17.08.20</td></tr><tr><td>2</td><td>Draft S4.55 Issue</td><td>28.08.20</td></tr><tr><td>3</td><td>Draft S4.55 Issue</td><td>11.09.20</td></tr><tr><td>4</td><td>S4.55 Submission</td><td>17.09.20</td></tr><tr><td>5</td><td>S4.55 Submission</td><td>23.09.20</td></tr><tr><td>6</td><td>S4.55 Amendment</td><td>16.12.20</td></tr><tr><td>7</td><td>Section 4.55 Amendment</td><td>19.01.21</td></tr></table><div>©Copyright Team 2 Architects This drawing is protected by copyright. All right are reserved. Unless permitted under the Copyright Act 1968. No part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner. Please Note: If the status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of Team 2 Architects. If so, Team 2 Architects is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.</div><div>DRAWING LEGEND:</div><div>1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to team 2 architects before proceeding with work. 2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing. 3. All dimensions to be checked on site with any discrepancies referred to team 2 architects before proceeding with work. 4. All work to be carried out in accordance with the requirements of the principal certifying authority, current ncc &amp; australian standards.</div></div>				Rev	Revision Description	Date	1	Draft S4.55 Issue	17.08.20	2	Draft S4.55 Issue	28.08.20	3	Draft S4.55 Issue	11.09.20	4	S4.55 Submission	17.09.20	5	S4.55 Submission	23.09.20	6	S4.55 Amendment	16.12.20	7	Section 4.55 Amendment	19.01.21
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AL1	Vertical aluminium louvres	Apartment balconies		MC1	Vertical metal cladding Standing seam Dark Grey	Apartment facade																													
AL2	Horizontal aluminium sunshade	Podium levels		MC2	Vertical metal cladding Standing seam Shale Grey	Apartment facade																													
FB	Face brick	Ground level		MC3	Horizontal metal cladding Interlocking Shale Grey	Apartment Balcony and Office level upstands.  Replaces DA material specification "UG" grooved concrete spandral panels																													
FC	Fibre cement panels "Equitone" Natura & Lines	Building facade  Grooved profile panels & metal screens removed from project		P1	Paint- Powdercoat "Black Matt"	Aluminium framed glazing, awnings		<div><div>TEAM 2 ARCHITECTS</div><div><div>SYDNEY</div><div>70/1/1 Chandos Street, St Leonards NSW 2065 T: + 61 2 9437 3166 E: info@team2.com.au Reg NSW: 9940</div><div>MELBOURNE</div><div>313/737 Burwood Road, Hawthorn East VIC 3123 ABN: 72 104 833 507 Reg Vic: 19340</div></div></div> <div>Project: BOWLINE 10 Dangar Street Wickham NSW 2293</div> <div>Title: Materials Schedule</div> <table><tr><td>Project #:</td><td>Scale:</td><td>Drw:</td><td>Ckd:</td></tr><tr><td>918</td><td></td><td>LR</td><td>ML</td></tr><tr><td>Drawing #:</td><td colspan="2">DA-4000</td><td>Rev:</td></tr><tr><td></td><td colspan="2"></td><td>7</td></tr></table>			Project #:	Scale:	Drw:	Ckd:	918		LR	ML	Drawing #:	DA-4000		Rev:				7									
Project #:	Scale:	Drw:	Ckd:																																
918		LR	ML																																
Drawing #:	DA-4000		Rev:																																
			7																																
GB	Frameless glass balustrade	Balconies		P2	Paint "Milton Moon"	Exterior walls																													
				P3	Paint "Natural White"	Rendered walls, upstands																													





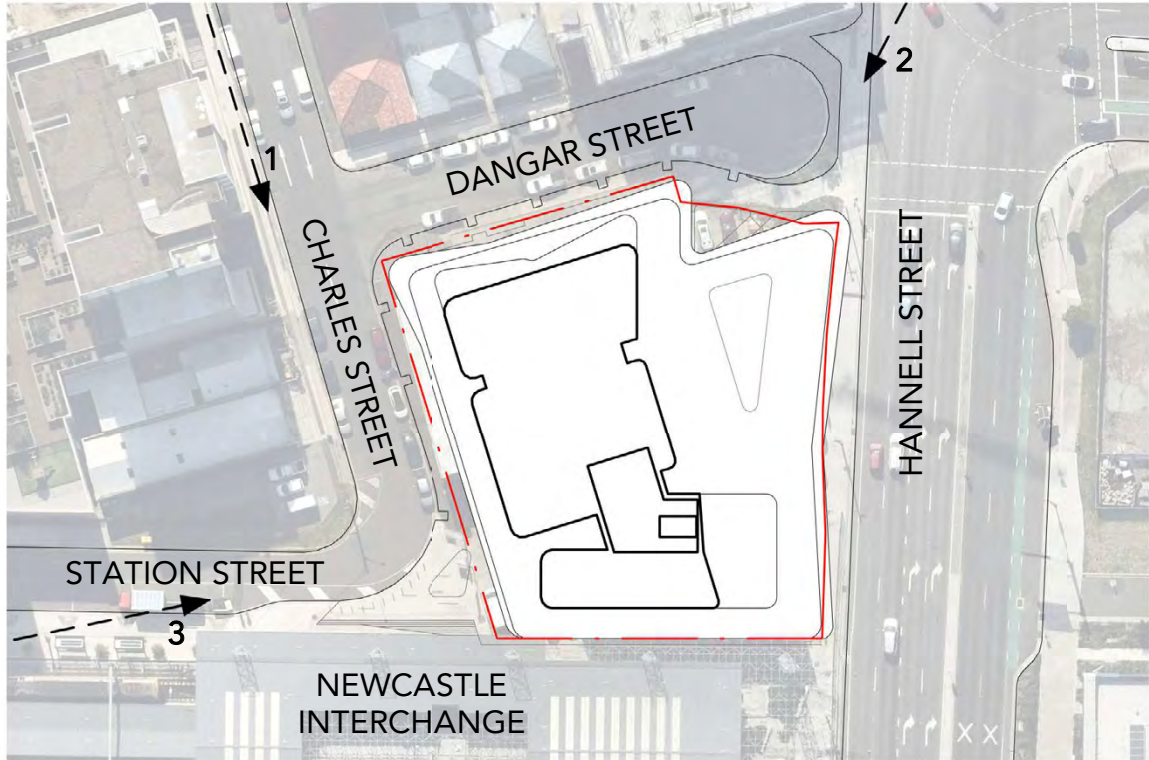
1 North View (Charles Street)  
N.T.S



2 East View (Hannell Street)  
N.T.S



3 West View (Station Street)  
N.T.S



#### DRAWING STATUS:

#### S4.55 APPLICATION

Rev	Revision Description	Date
1	Draft S4.55 Issue	18.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
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#### Project:

BOWLINE

10 Dangar Street  
Wickham NSW 2293

#### Title:

Visual Impact Analysis 01

Project #:	Scale:	Drw:	Ckd:
918	NTS	LR	ML

Drawing #:	Rev:
DA-4001	7





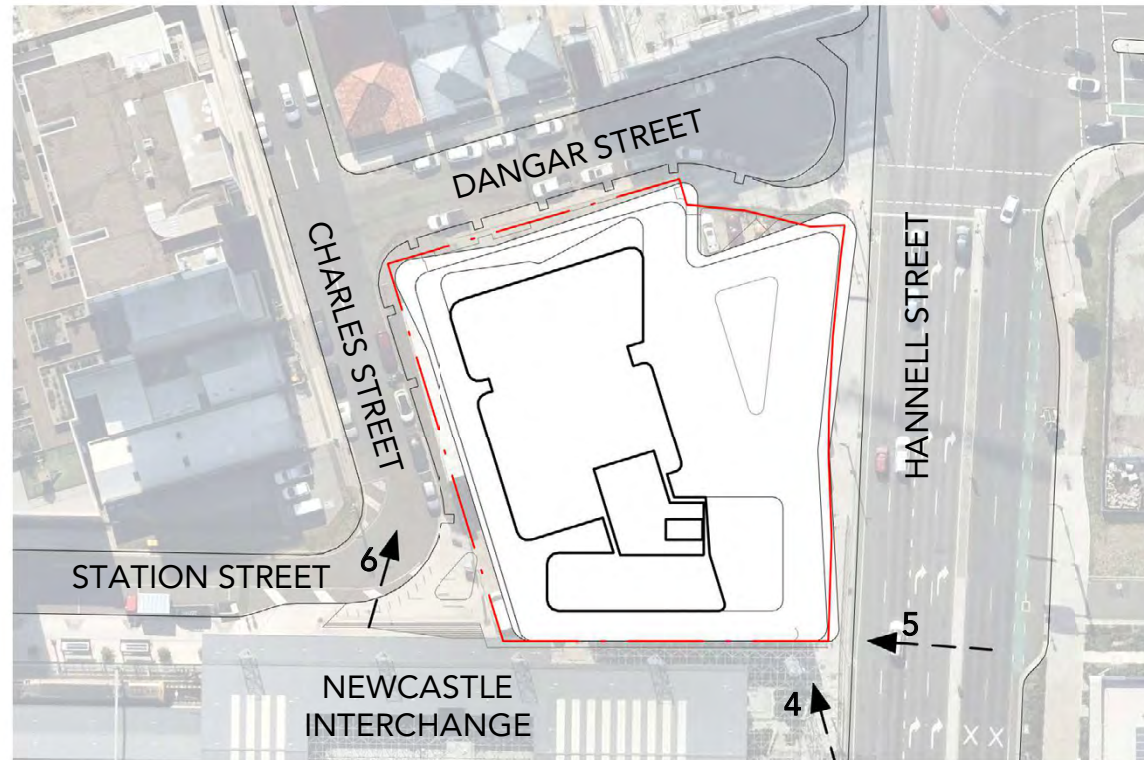
4 South View (Hannell Street)  
N.T.S



5 South-East View (Hannell Street)  
N.T.S



6 South View (Charles Street)  
N.T.S



#### DRAWING STATUS:

#### S4.55 APPLICATION

Rev	Revision Description	Date
1	Draft S4.55 Issue	18.08.20
2	Draft S4.55 Issue	28.08.20
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#### Project:

BOWLINE  
10 Dangar Street  
Wickham NSW 2293

#### Title:

Visual Impact Analysis 02

Project #:	Scale:	Drw:	Ckd:
918	NTS	LR	ML

Drawing #:	Rev:
DA-4002	7

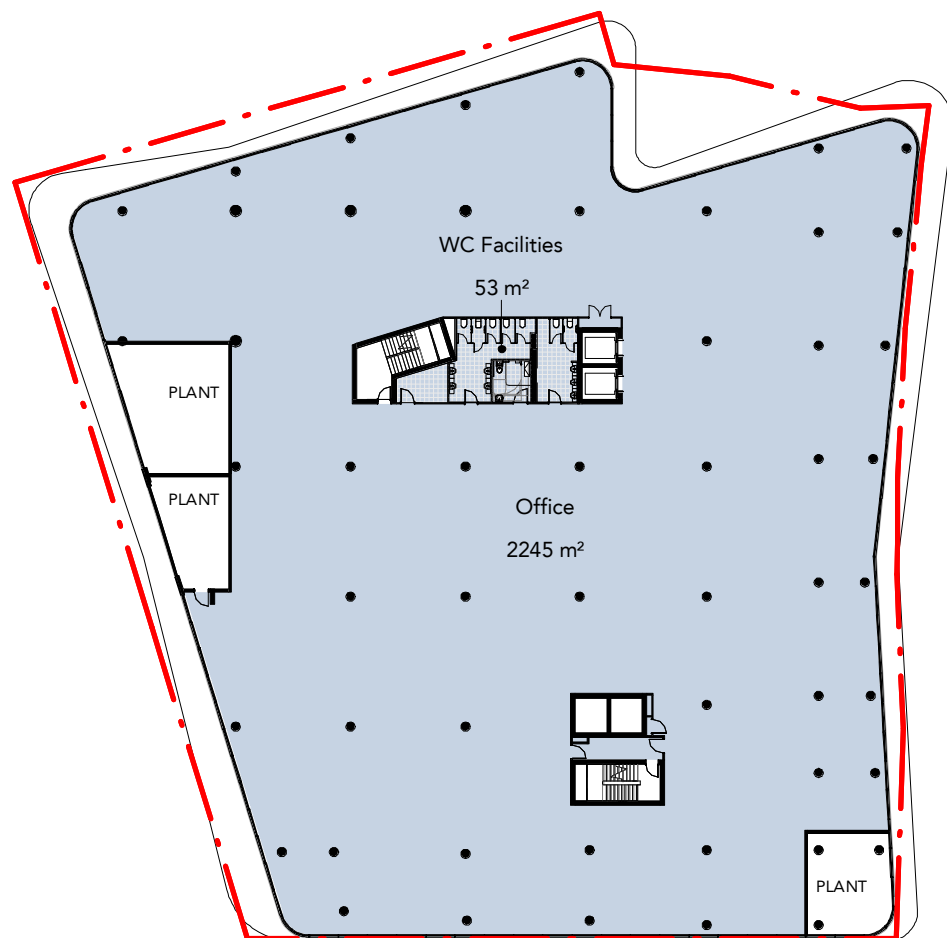




## 1 Ground Floor GFA

Scale: 1 : 500

ROOM	AREA
RETAIL 1	202m <sup>2</sup>
RETAIL 2	333m <sup>2</sup>
RETAIL 3	362m <sup>2</sup>
RETAIL 4	203m <sup>2</sup>
OFFICE LOBBY	52m <sup>2</sup>
RESI LOBBY	43m <sup>2</sup>
WC'S+LOBBY	34m <sup>2</sup>
EOT+LOBBY	113m <sup>2</sup>
BM OFFICE	20m <sup>2</sup>
TOTAL	1362m <sup>2</sup>



## 2 Levels 1-3 TYPICAL GFA

Scale: 1 : 500

ROOM	AREA
OFFICE	2245m <sup>2</sup>
WC FACILITIES	53m <sup>2</sup>
TOTAL	2298m <sup>2</sup>

### Podium Levels GFA Summary

Level	DA Architect Confirmed GFA	Proposed GFA	
Ground Floor Upper	1321m <sup>2</sup>	1362m <sup>2</sup>	(+41m <sup>2</sup> )
Level 1	1462m <sup>2</sup>	2298m <sup>2</sup>	(+836m <sup>2</sup> )
Level 2	1462m <sup>2</sup>	2298m <sup>2</sup>	(+836m <sup>2</sup> )
Level 3	1462m <sup>2</sup>	2298m <sup>2</sup>	(+836m <sup>2</sup> )
Total Podium Gross Floor Area	5707m <sup>2</sup>	8256m <sup>2</sup>	(+2549m <sup>2</sup> )

### Newcastle Local Environmental Plan 2012

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

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

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

### DRAWING STATUS:

#### S4.55 APPLICATION

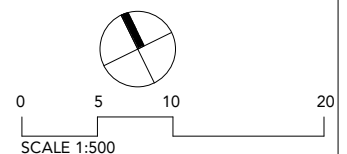
Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	Section 4.55 Amendment	19.01.21

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ABN: 72 104 833 507  
Reg Vic: 19340

**Project:**  
BOWLINE  
10 Dangar Street  
Wickham NSW 2293

**Title:**  
GFA Diagram 01

<b>Project #:</b> 918	<b>Scale:</b> 1 : 500 @A3	<b>Drw:</b> LR	<b>Ckd:</b> ML
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<b>Drawing #:</b> DA-5000	<b>Rev:</b> 6
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1 Level 4 Podium GFA  
Scale: 1 : 500

ROOM	
RESIDENTIAL	907m <sup>2</sup>



2 Levels 5-12 Typical GFA  
Scale: 1 : 500

ROOM	
RESIDENTIAL (L5,7,9,11)	898m <sup>2</sup>
RESIDENTIAL (L6,8,10,12)	907m <sup>2</sup>



3 Level 13 GFA  
Scale: 1 : 500

ROOM	
RESIDENTIAL	687m <sup>2</sup>

### Residential Tower GFA Summary

Level	DA Architect Confirmed GFA	Proposed GFA
Level 4,6,8,10,12	4,534m <sup>2</sup>	No Change
Level 5,7,9,11	3,592m <sup>2</sup>	No Change
Level 13	687m <sup>2</sup>	No Change
Total Tower Gross Floor Area	8,813m <sup>2</sup>	No Change

### Total Building Planning Summary

Criteria	Approved DA	Proposed
Site Area	2,904m <sup>2</sup>	
GFA	14,520m <sup>2</sup>	+2,549m <sup>2</sup>
FSR	5.0 : 1	5.87 : 1

#### DRAWING STATUS:

#### S4.55 APPLICATION

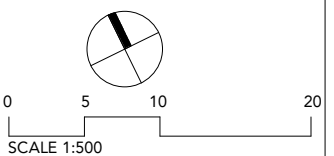
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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#### Project:

BOWLINE

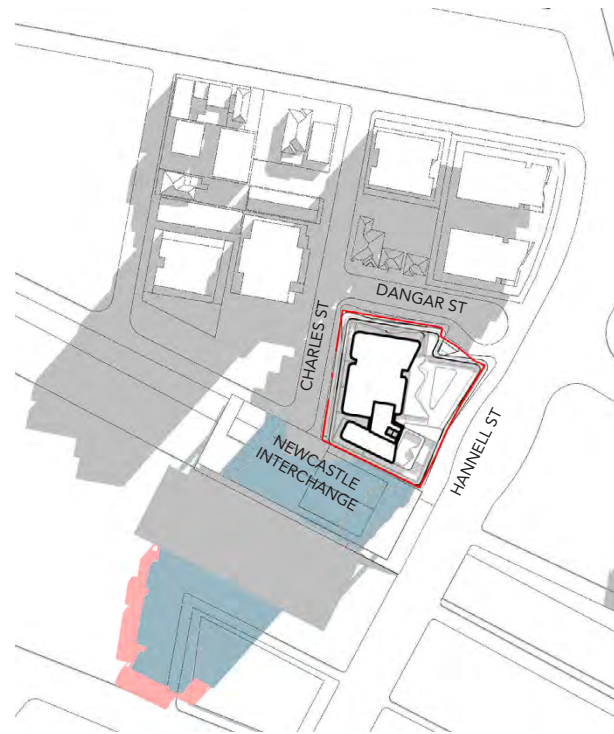
10 Dangar Street  
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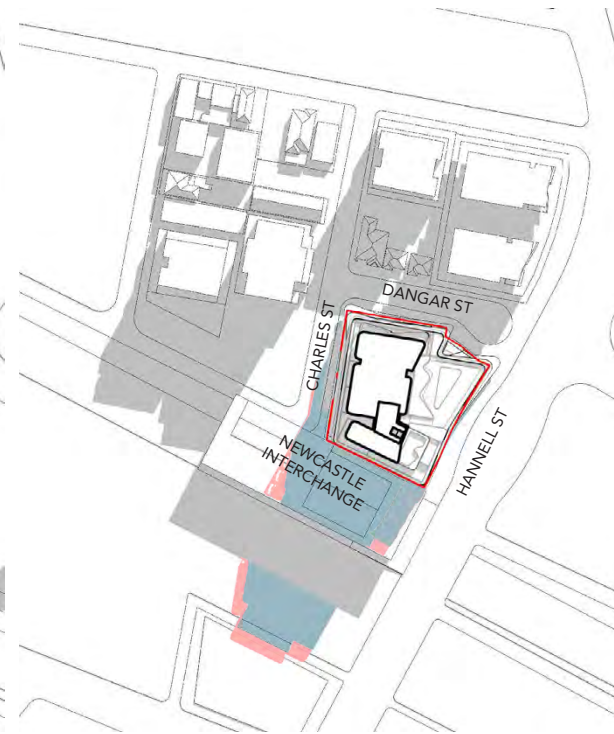
GFA Diagram 02

Project #:	Scale:	Drw:	Ckd:
918	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-5001	2		

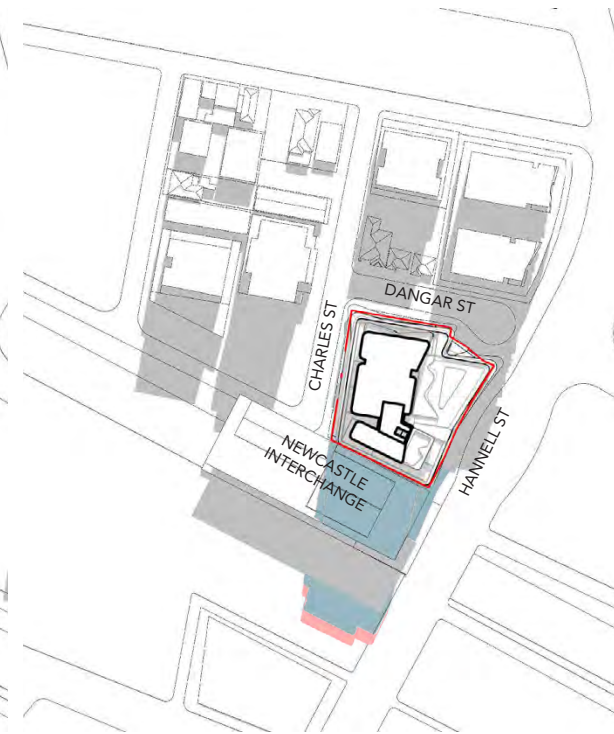




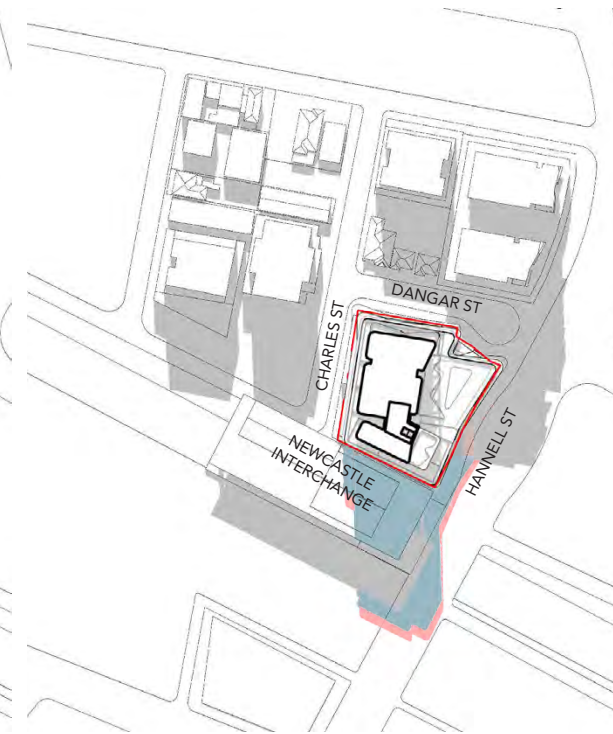
1 21ST JUNE 9AM



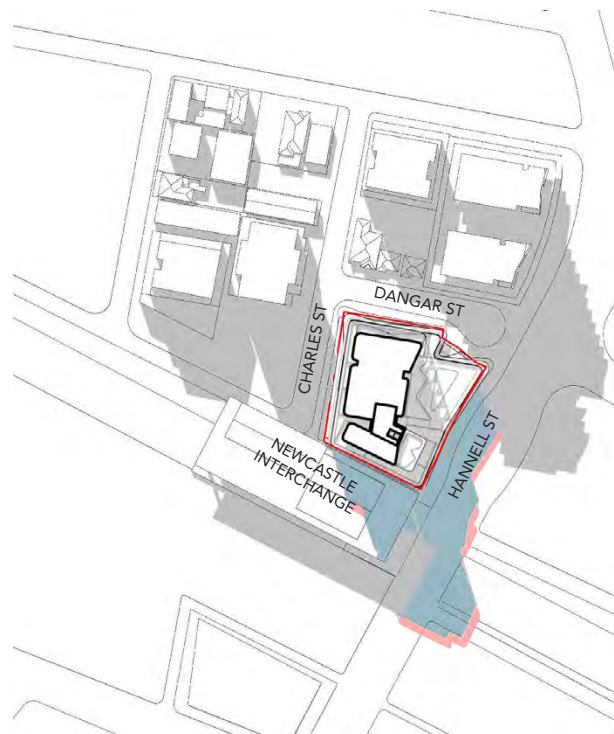
2 21ST JUNE 10AM



3 21ST JUNE 11AM



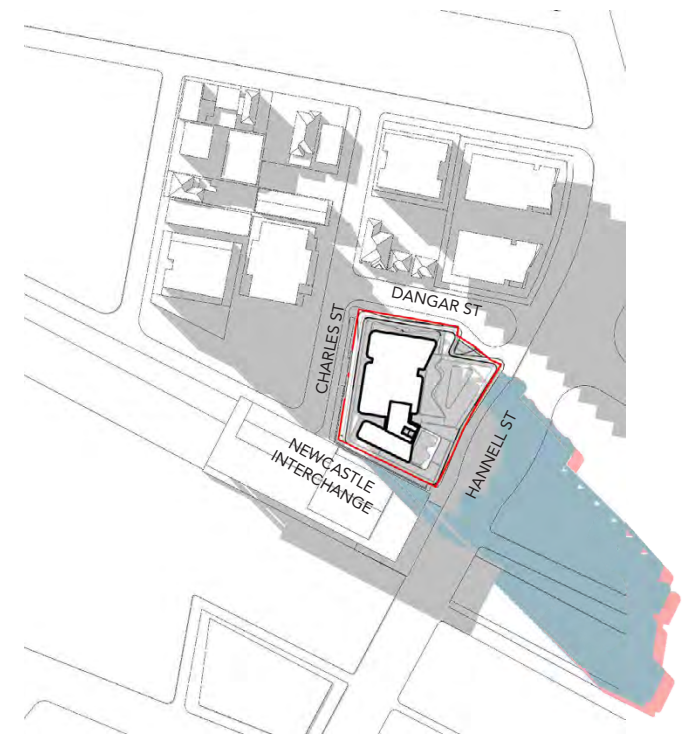
4 21ST JUNE 12PM



5 21ST JUNE 1PM



6 21ST JUNE 2PM



7 21ST JUNE 3PM

#### DRAWING STATUS:

#### S4.55 APPLICATION

Rev	Revision Description	Date
1	S4.55 Submission	23.09.20
2	S4.55 Amendment	16.12.20
3	Section 4.55 Amendment	19.01.21

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#### KEY TO SHADOW DIAGRAMS

- SHADOW CAST BY DEVELOPMENT UNDER PREVIOUS DA SUBMISSION
- SHADOW CAST BY PROPOSED DEVELOPMENT

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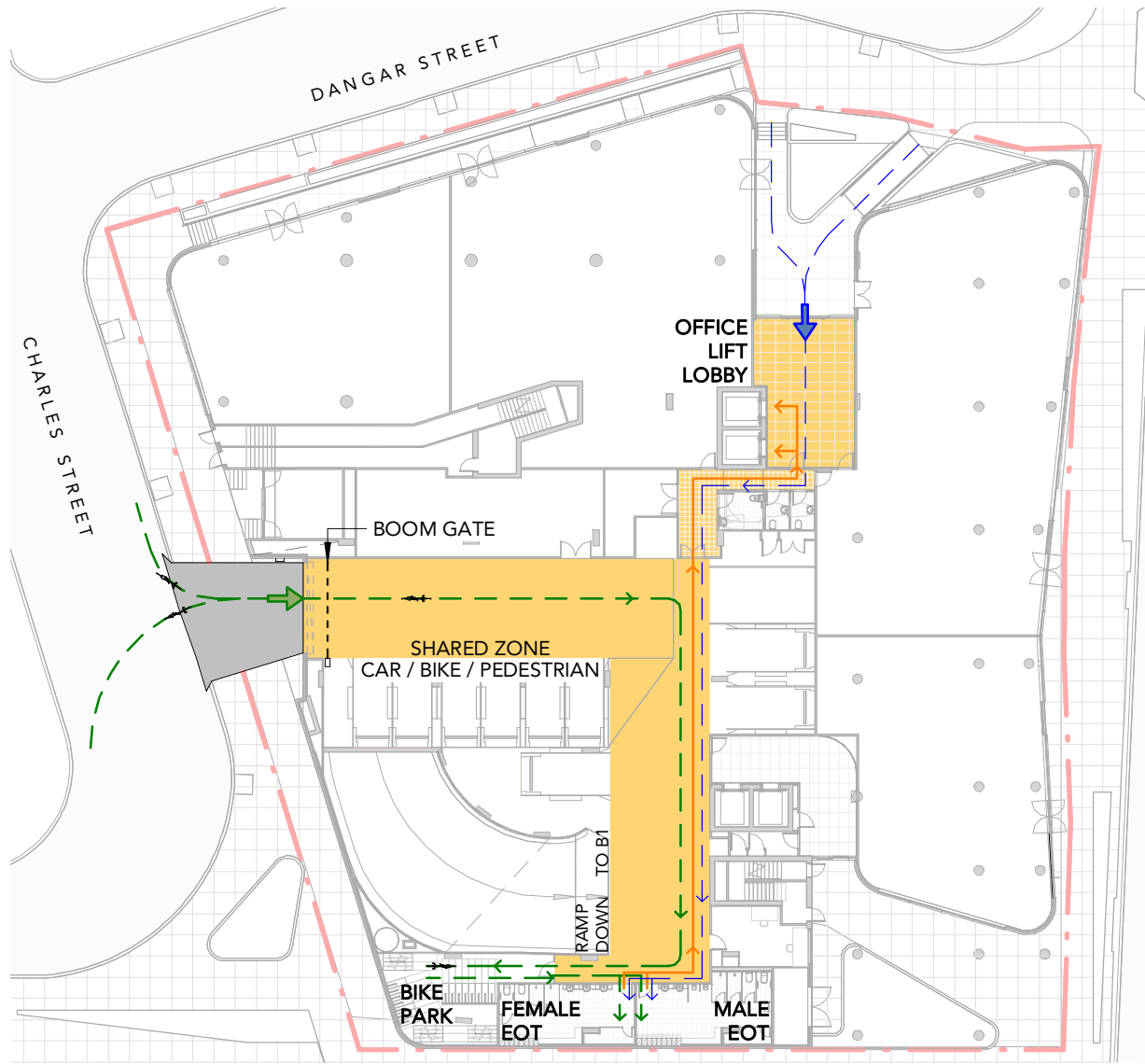
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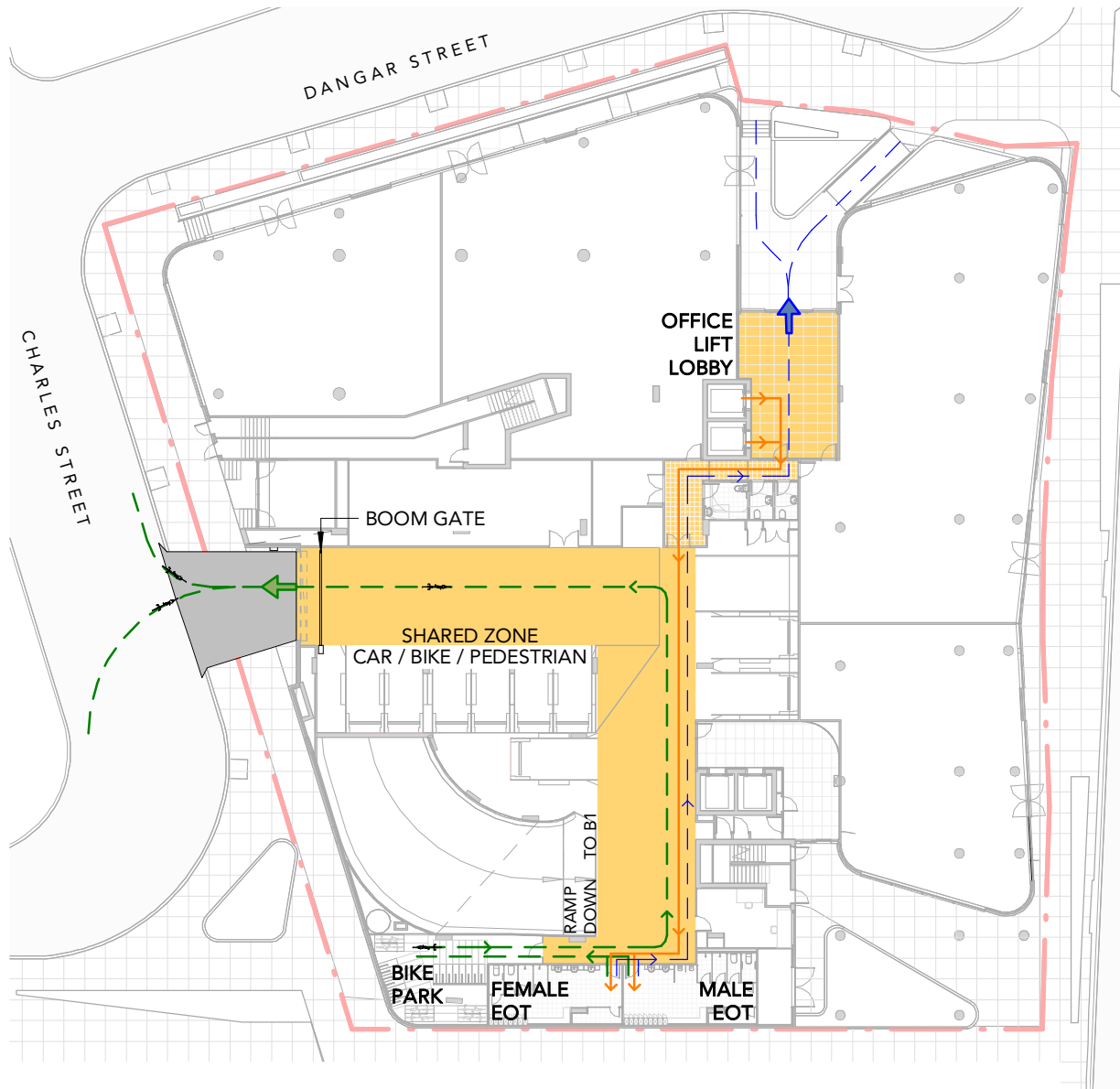
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ABN: 72 104 833 507  
Reg Vic: 19340

Project:  
BOWLINE  
10 Dangar Street  
Wickham NSW 2293

Title:  
Shadow Diagrams 01  
Project #: 918  
Scale: LR  
Drw: LR  
Ckd: ML  
Drawing #: DA-6000  
Rev: 3



1 Ground Floor Employee EOT ARRIVAL



2 Ground Floor Employee EOT DEPARTURE

#### DRAWING STATUS:

#### S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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#### Annotations Legend - EOT Flow Diagrams

#### CYCLISTS

- ➡ MAIN ENTRY / EXIT
- ➡ PATH OF TRAVEL

#### RUNNERS

- ➡ MAIN ENTRY / EXIT
- ➡ PATH OF TRAVEL

#### CLEAN EMPLOYEES

- ➡ PATH OF TRAVEL

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#### Project:

BOWLINE

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#### Title:

Ground Floor EOT Flow Diagrams

Project #:	Scale:	Drw:	Ckd:
918		LR	ML

Drawing #:	Rev:
DA-7000	1