



Sheet List_S4.55

Sheet Number	Sheet Name	Current Revision	Current Revision Date
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S4.55

0000-Specification + Site

DA-0001	Cover Sheet	8	15.04.21
DA-0010	Context Plan	2	19.01.21
DA-0011	Future Hannell St Development Setbacks	2	15.04.21
DA-0012	Future Charles St Development Setbacks	2	15.04.21
DA-0013	Building Height Analysis Plan	1	19.01.21
DA-0014	Building Height Analysis - Perspective	1	15.04.21

1000-General Arrangement Plans

DA-1000	Basement 3 GA	7	19.01.21
DA-1001	Basement 2 GA	7	19.01.21
DA-1002	Basement 1 GA	7	19.01.21
DA-1003	Ground Floor GA	8	06.04.21
DA-1004	Level 1-3 Typical GA	8	15.04.21
DA-1005	Level 4 Podium GA	2	19.01.21
DA-1006	Level 5-12 Typical GA	2	19.01.21
DA-1007	Level 13 GA	2	19.01.21
DA-1008	Roof GA	3	19.01.21

1500-DA Plan Comparison Details

DA-1500	Approved DA Comparison Plans 01	1	19.01.21
DA-1501	Approved DA Comparison Plans- 02	1	19.01.21
DA-1502	Approved DA Comparison Plans- 03	1	19.01.21

2000-Building Elevations

DA-2000	North Elevation	7	15.04.21
DA-2001	West Elevation	7	15.04.21
DA-2002	South Elevation	7	15.04.21
DA-2003	East Elevation	7	15.04.21

2500-DA Elevation Comparison Details

DA-2500	North Elevation DA Comparison	2	15.04.21
DA-2501	South Elevation DA Comparison	2	15.04.21
DA-2502	East Elevation DA Comparison	2	15.04.21
DA-2503	West Elevation DA Comparison	2	15.04.21

3000-Building Sections

DA-3000	Building Section AA	7	15.04.21
DA-3001	Building Section BB	7	15.04.21

DA-Supporting Documents

DA-4000	Materials Schedule	7	19.01.21
DA-4000a	Callout - North Elevation	1	15.04.21
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
DA-6000	Shadow Diagrams 01	3	19.01.21
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
8	S4.55 Amendment	15.04.21

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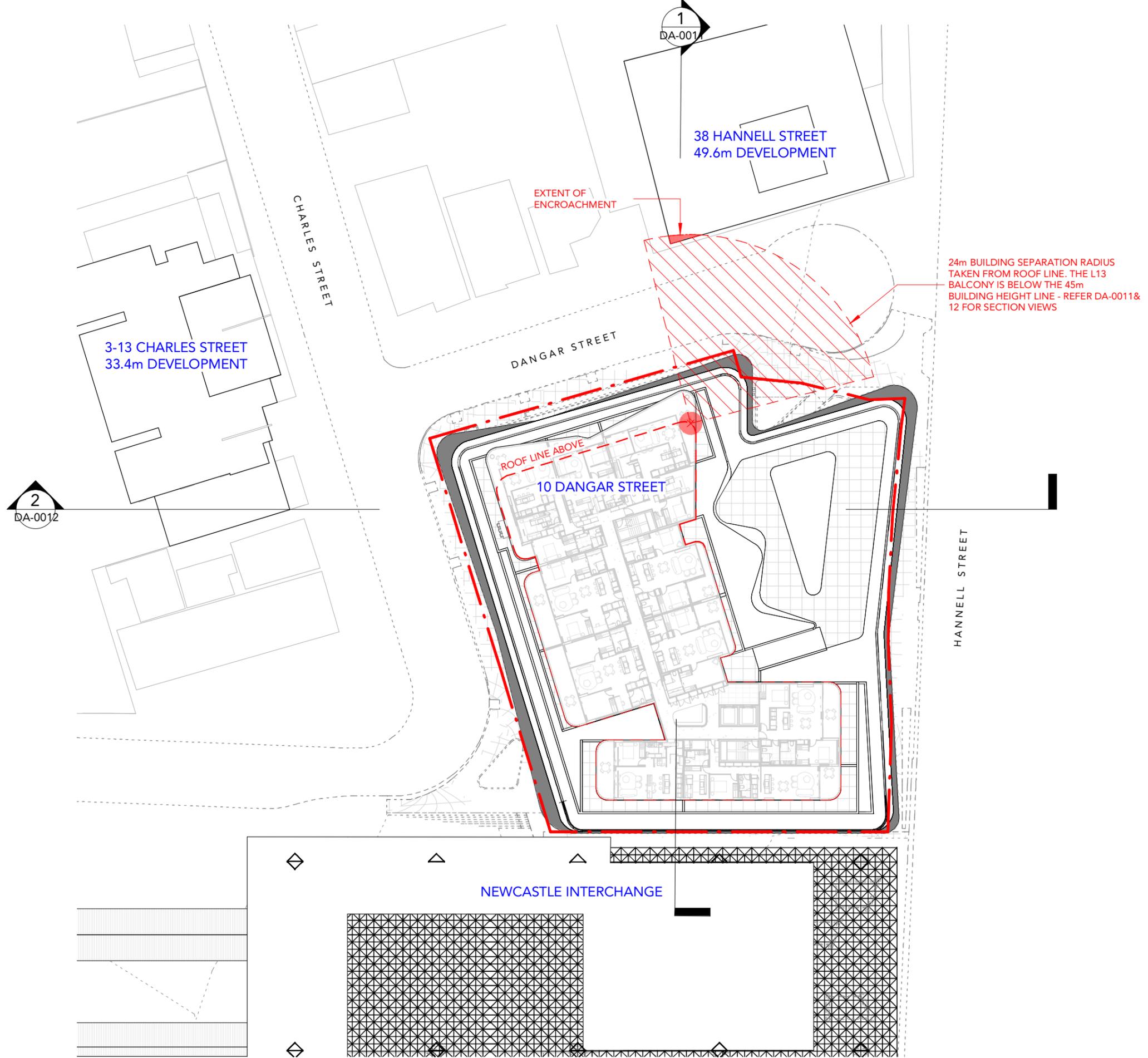
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Project:
BOWLINE
10 Dangar Street
Wickham NSW 2293

Title:
Cover Sheet

Project #: 918	Scale:	Drw: LR	Ckd: ML
Drawing #: DA-0001			Rev: 8



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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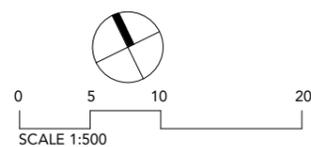
Annotations Legend - Building Separation

NEWCASTLE LEP 2012 BUILDING SEPARATION REQUIREMENTS



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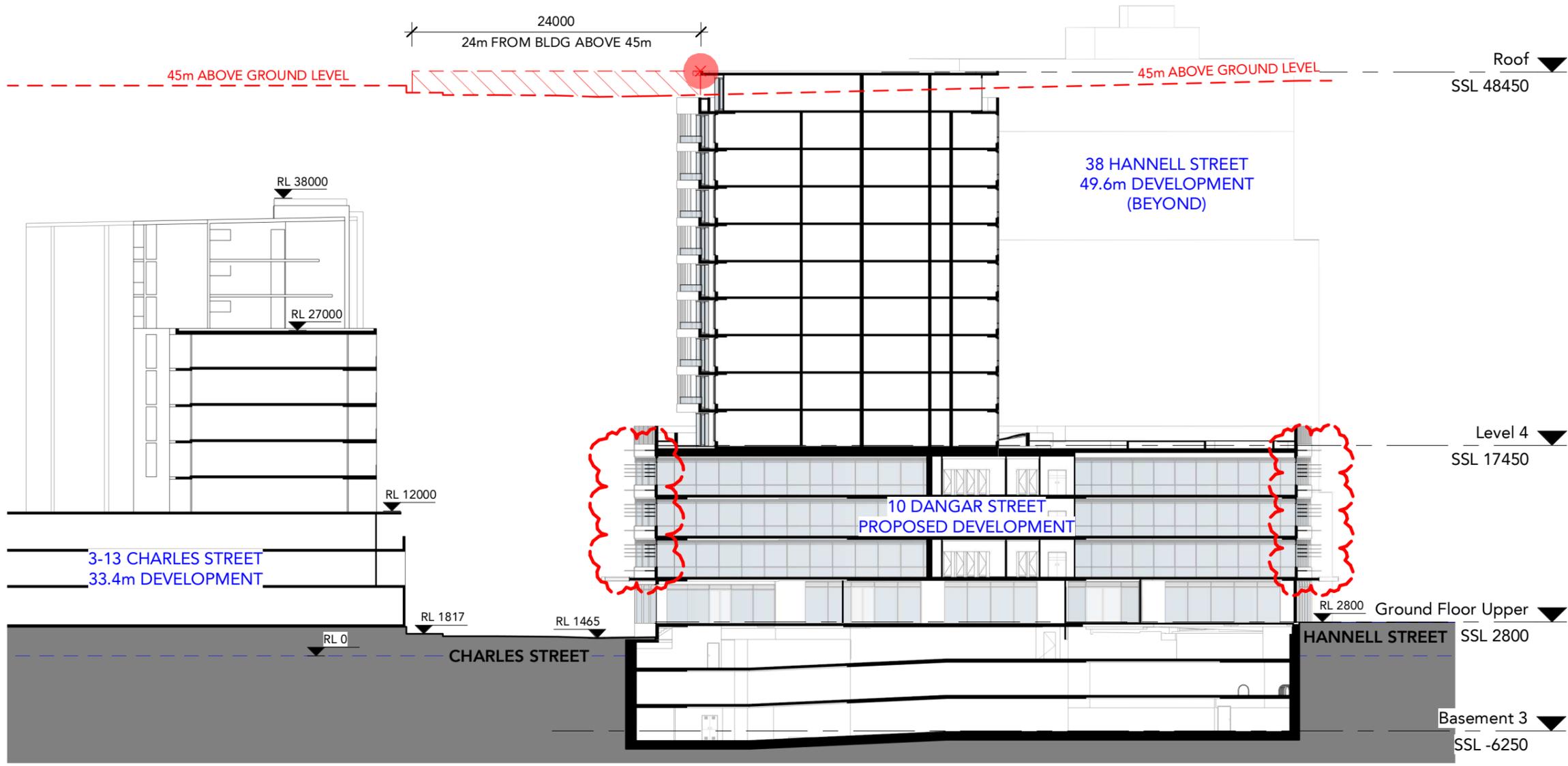
Project:
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Title:
 Context Plan

Project #: 918	Scale:	Drw: ML	Ckd: ML
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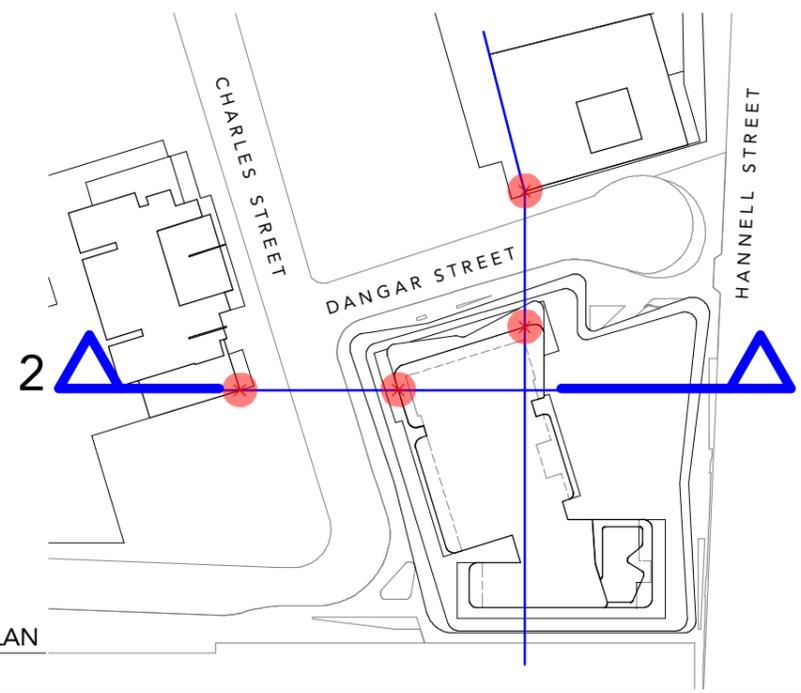
Drawing #:
DA-0010

Rev:
2



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

STREET SECTION LOCATION PLAN
N.T.S



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Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21
2	S4.55 Amendment	15.04.21

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Annotations Legend -
Building Separation

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Title:
Future Charles St Development Setbacks

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918	LR	ML	ML
Drawing #:	Rev:		
DA-0012	2		

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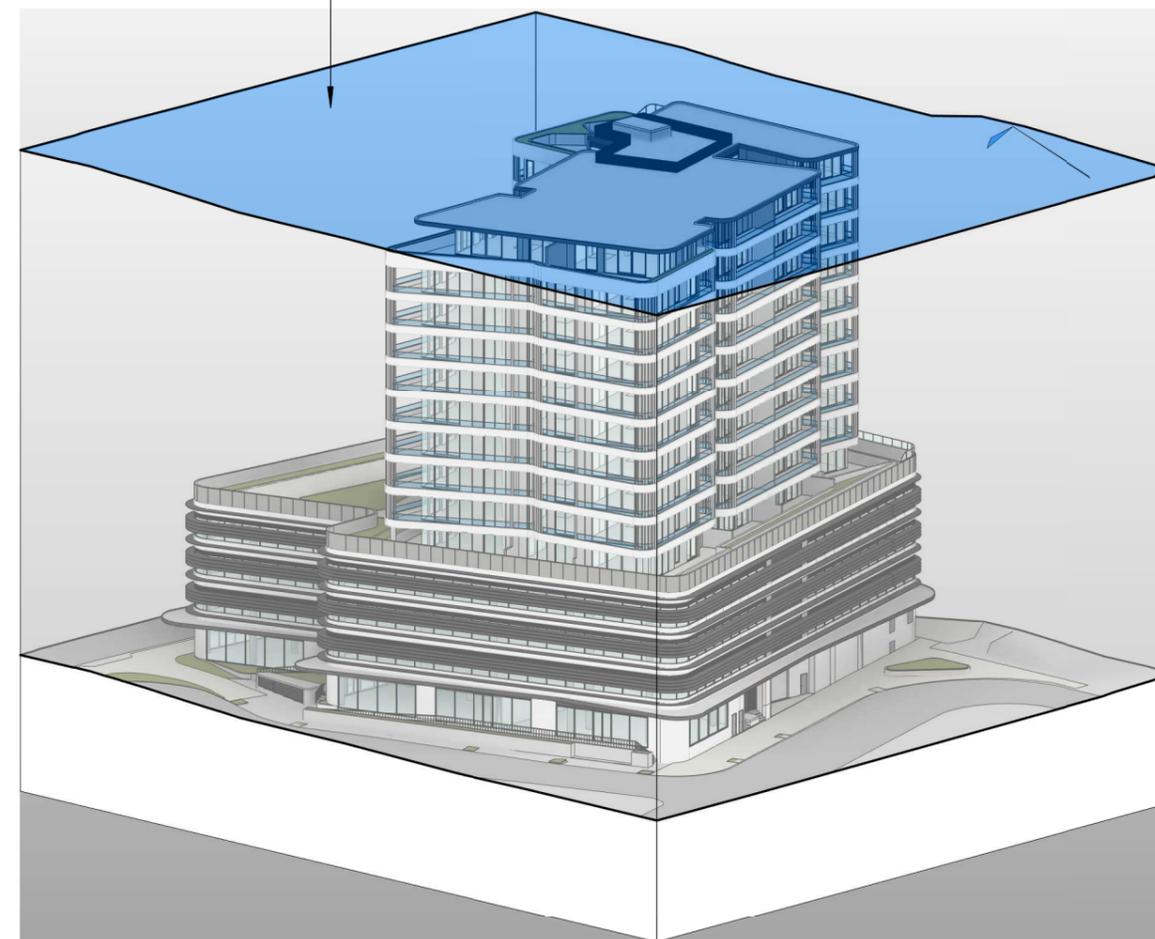
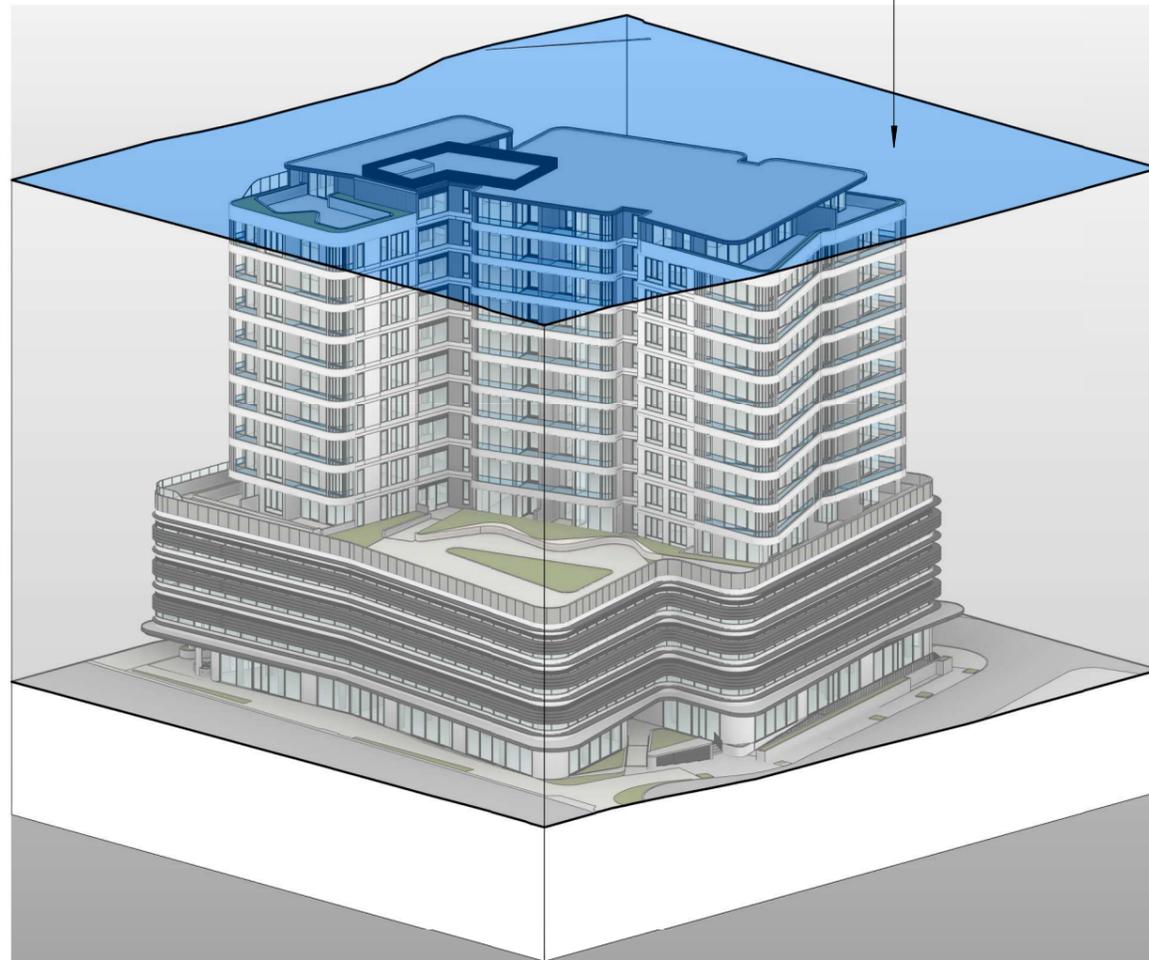
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ALL BUILDING ELEMENTS SITS BELOW 48M HEIGHT PLANE



1 Building With Height North-East
 Scale:

2 Building With Height North-West
 Scale:

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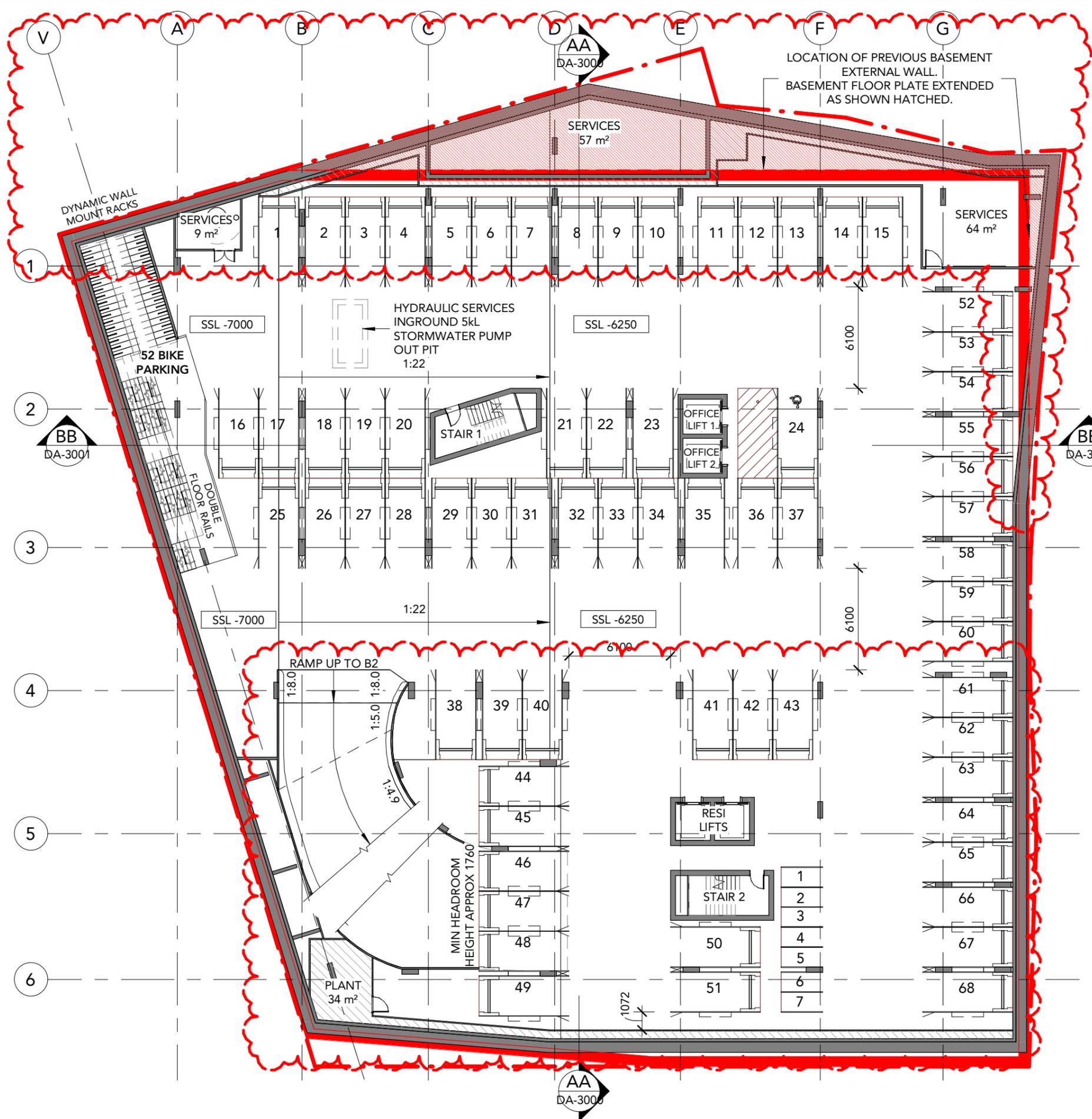
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Title:
 Building Height Analysis - Perspective

Project #:	Scale:	Drw:	Ckd:
918	@A3	WW	ML
Drawing #:	Rev:		
DA-0014	1		



LOCATION OF PREVIOUS BASEMENT EXTERNAL WALL. BASEMENT FLOOR PLATE EXTENDED AS SHOWN HATCHED.

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

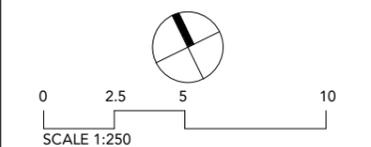
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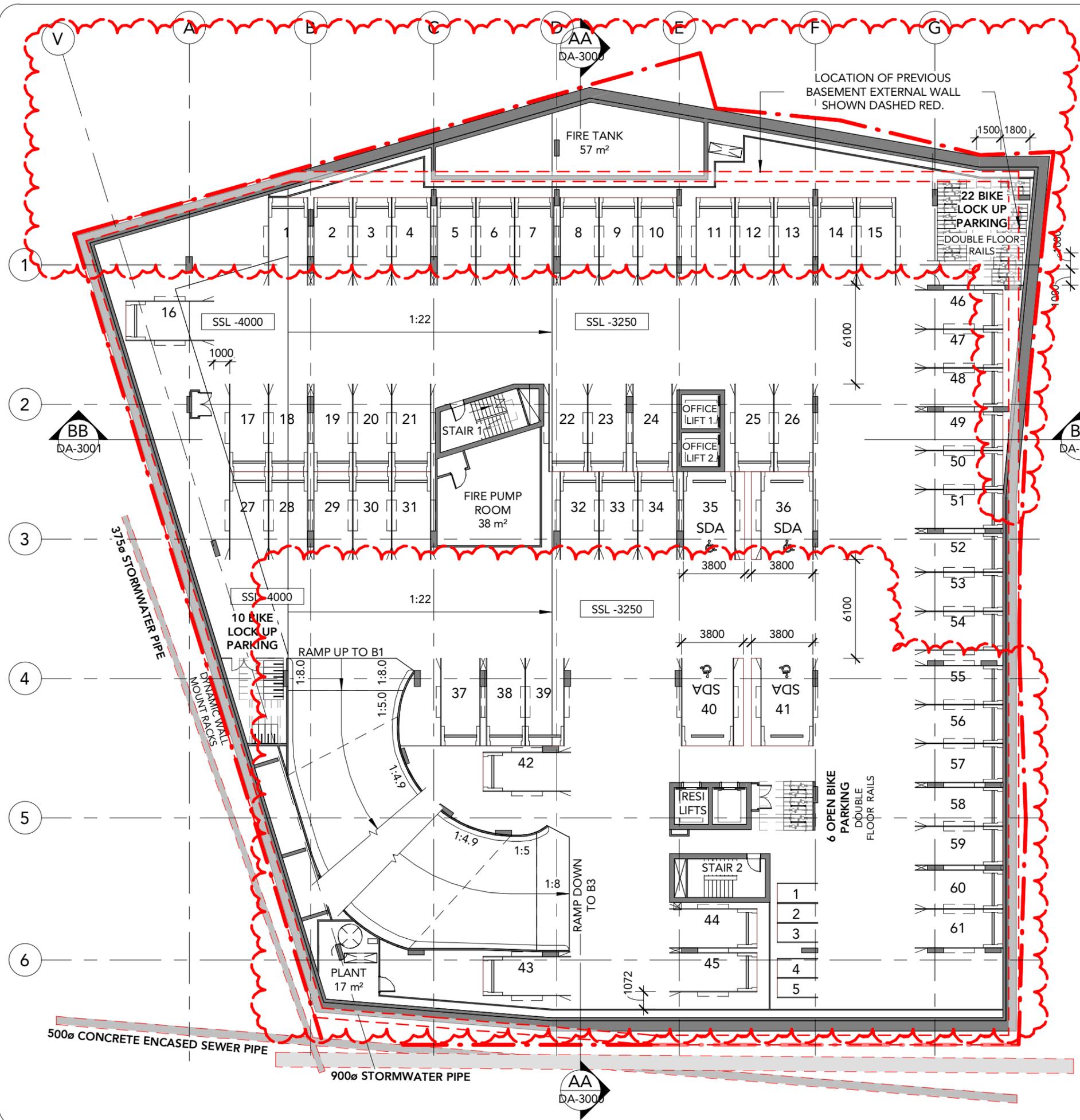
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Project:
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Title:
 Basement 3 GA

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

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

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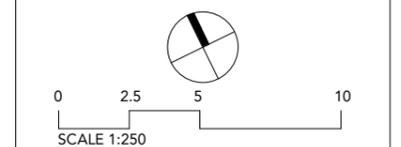
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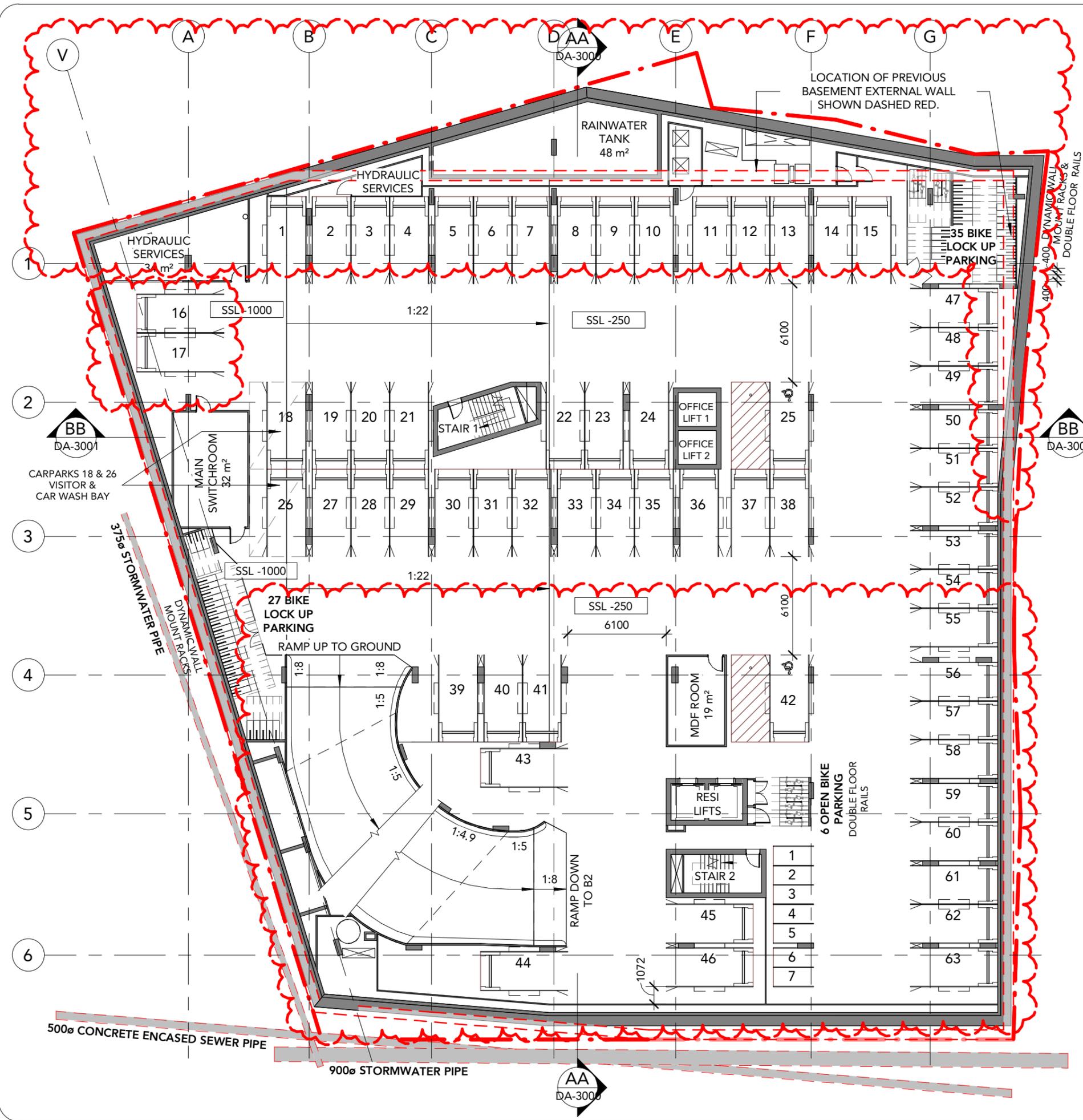
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Title:
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918	1 : 250	@A3 LR	ML
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DA-1001	7		



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

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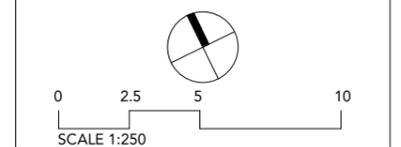
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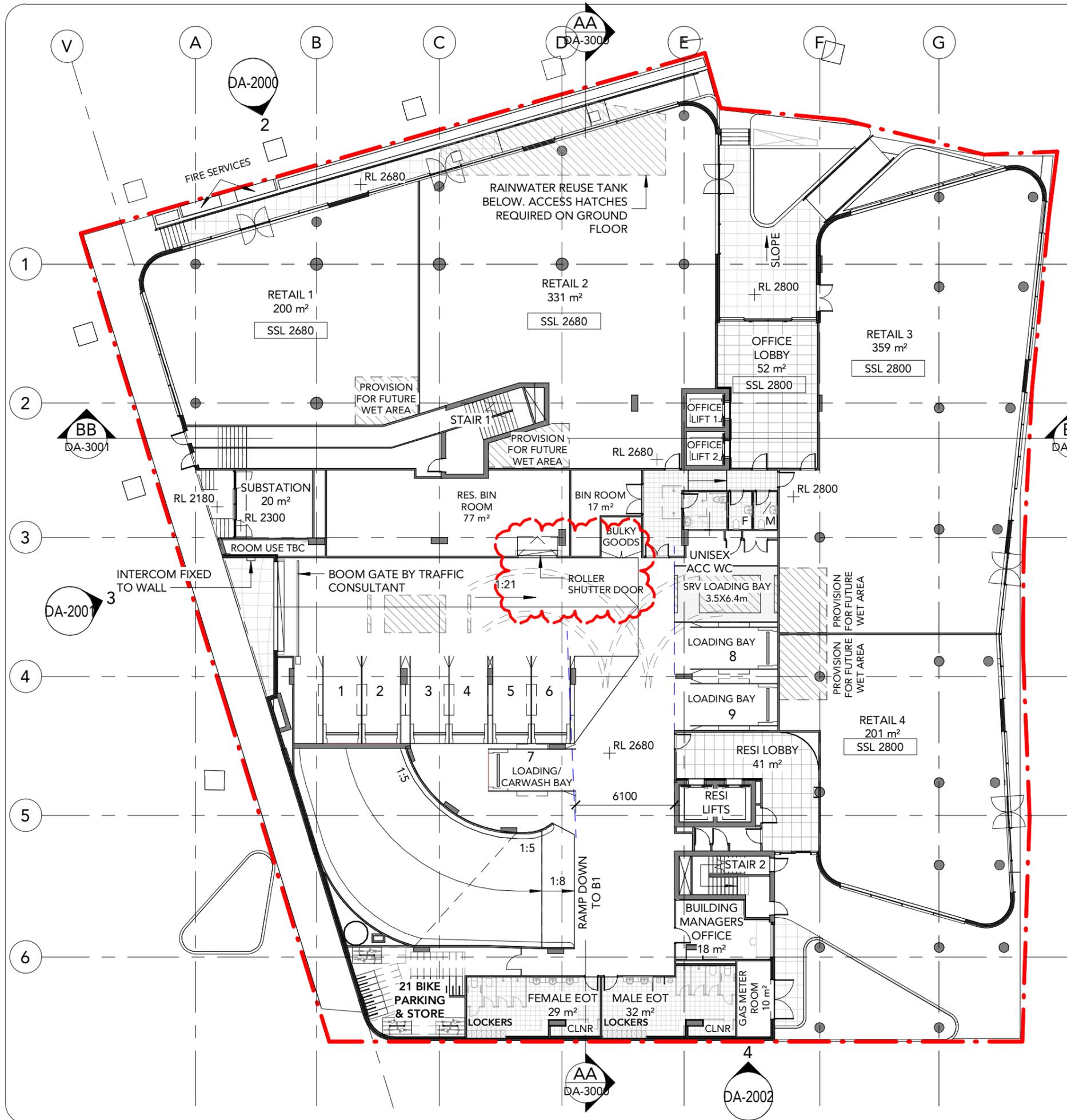
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Project:
BOWLINE
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Title:
Basement 1 GA

Project #:	Scale:	Drw:	Ckd:
918	1 : 250	@A3 LR	ML
Drawing #:	Rev:		
DA-1002	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
Grand total		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

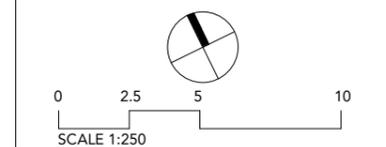
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6	S4.55 Submission	23.09.20
7	Section 4.55 Amendment	19.01.21
8	Bin Room Door Update	06.04.21

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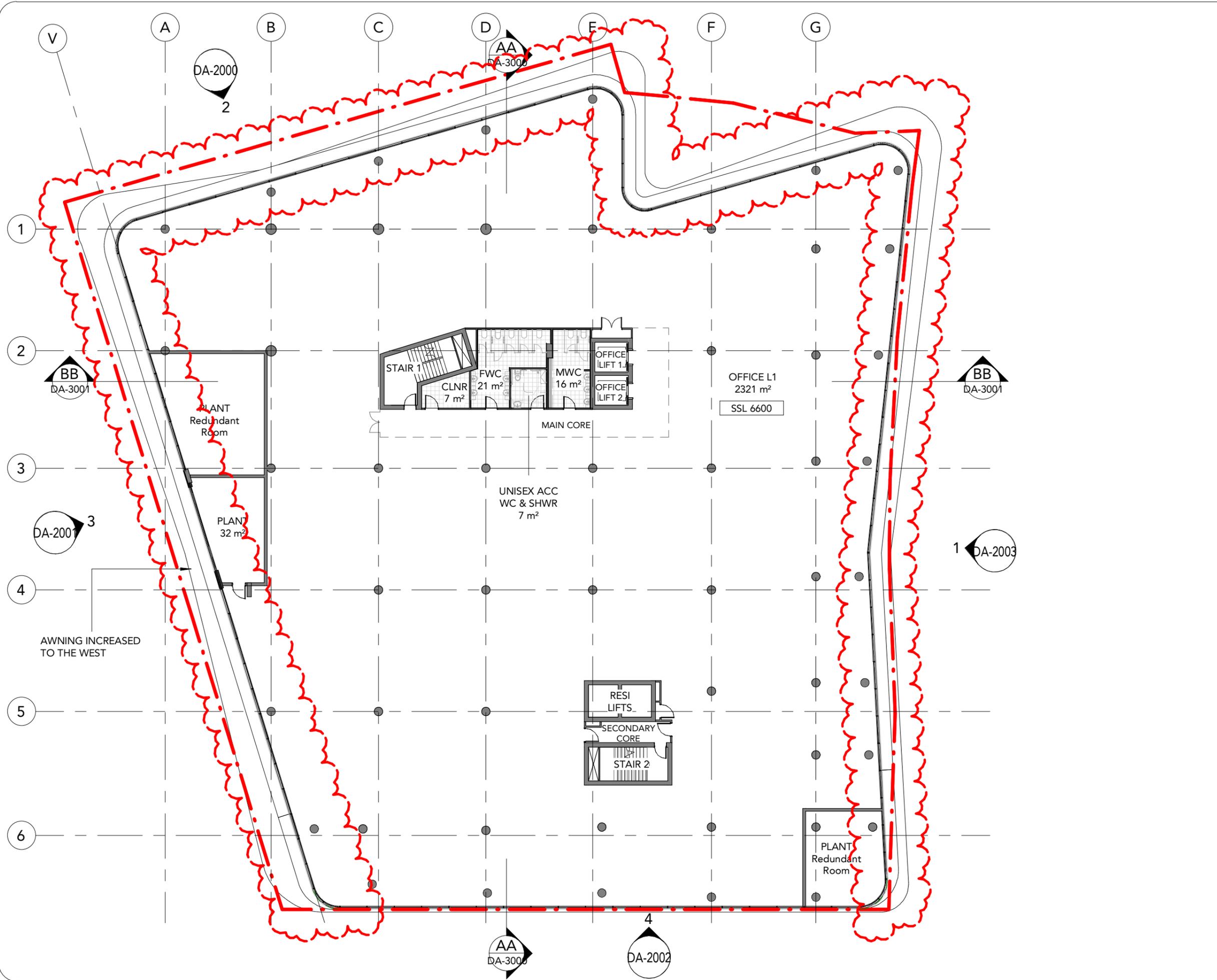
SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Ground Floor GA

Project #: 918	Scale: 1 : 250	Drw: @A3 LR	Ckd: ML
Drawing #: DA-1003			Rev: 8



DRAWING STATUS:

S4.55 APPLICATION

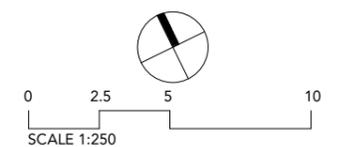
Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	S4.55 Submission	19.11.20
7	Section 4.55 Amendment	19.01.21
8	S4.55 Amendment	15.04.21

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ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, 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: 8		

DRAWING STATUS:

S4.55 APPLICATION

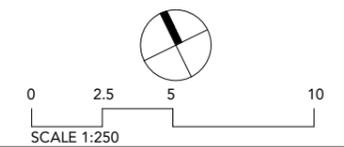
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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ARCHITECTS
 SYDNEY 70/11 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
Level 4 Podium GA

Project #:	Scale:	Drw:	Ckd:
918	1 : 250 @A3	LR	ML
Drawing #:	Rev:		2
DA-1005			





DRAWING STATUS:

S4.55 APPLICATION

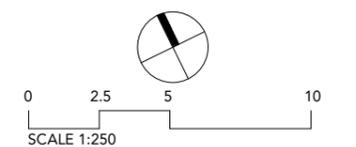
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Level 5-12 Typical GA

Project #: 918	Scale: 1 : 250 @A3	Drw: LR	Ckd: ML
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Drawing #: DA-1006	Rev: 2
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DRAWING STATUS:

S4.55 APPLICATION

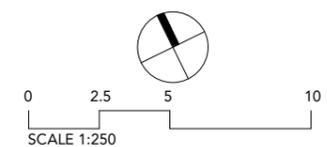
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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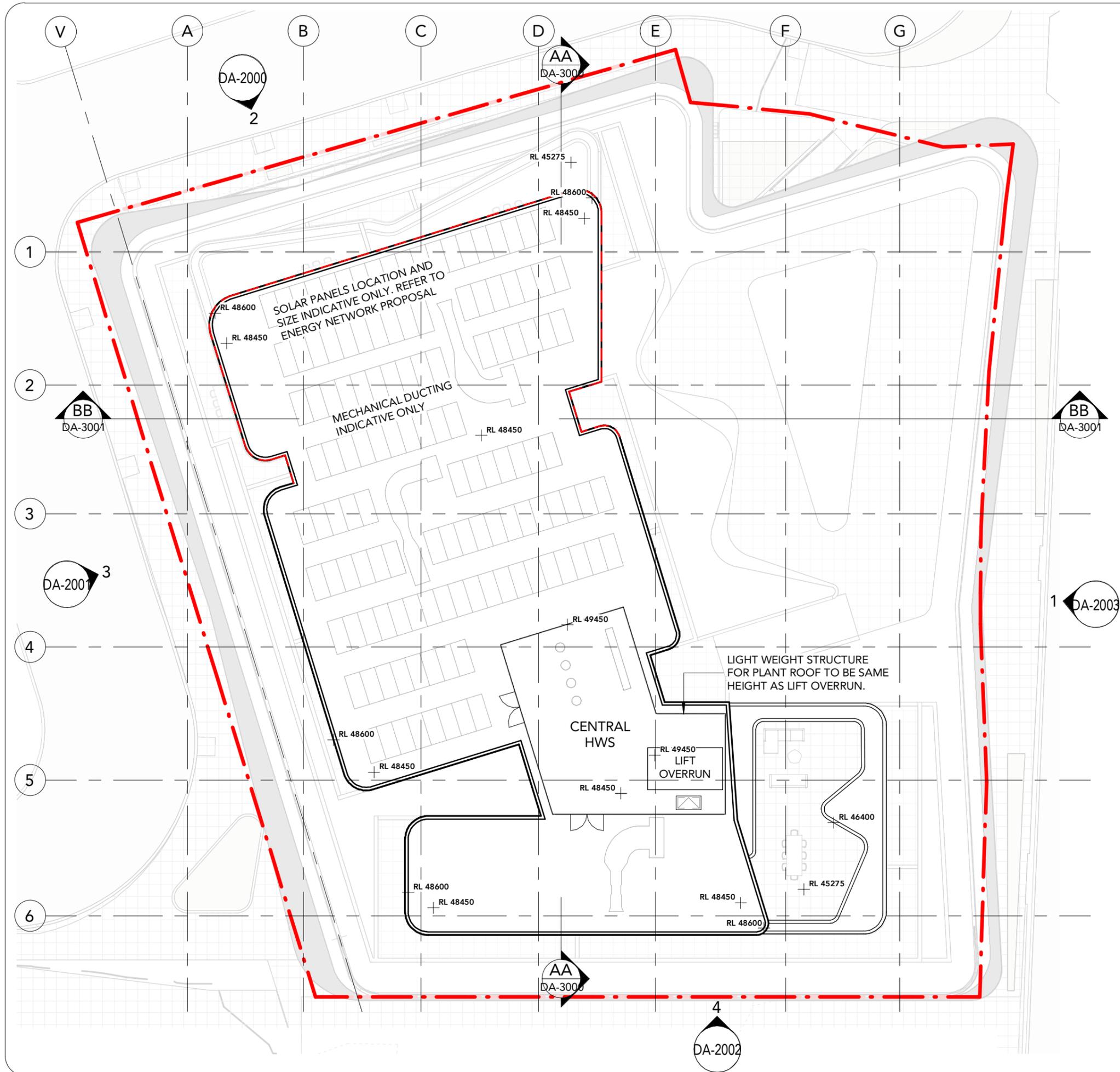
MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Level 13 GA

Project #: 918	Scale: 1 : 250 @A3	Drw: LR	Ckd: ML
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Drawing #: DA-1007	Rev: 2
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S4.55 APPLICATION

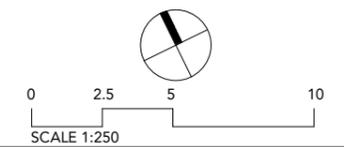
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	S4.55 Submission	19.11.20
3	Section 4.55 Amendment	19.01.21

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TEAM 2

ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title: Roof GA			
Project #: 918	Scale: 1 : 250 @A3	Drw: LR	Ckd: ML
Drawing #: DA-1008			Rev: 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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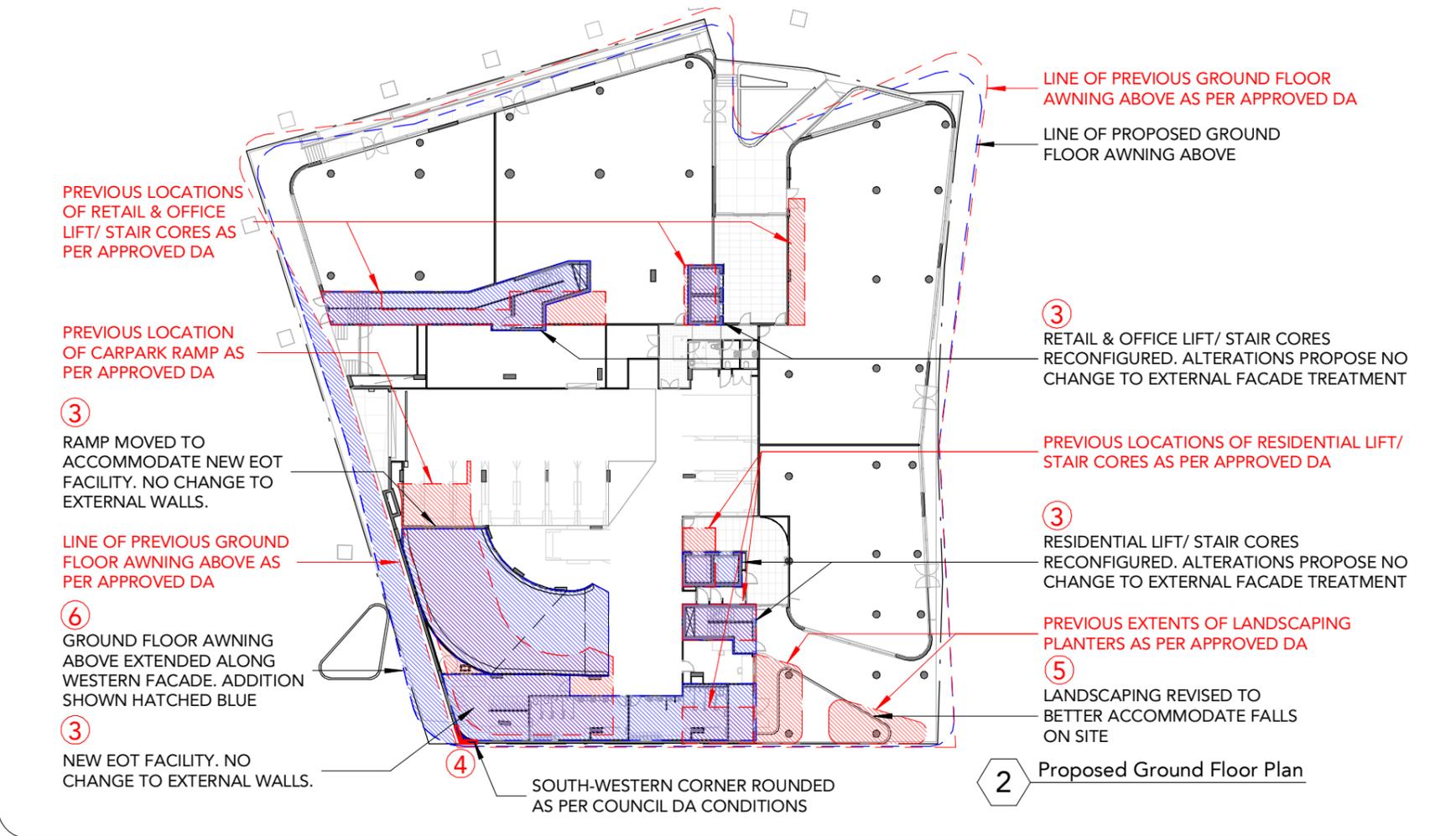
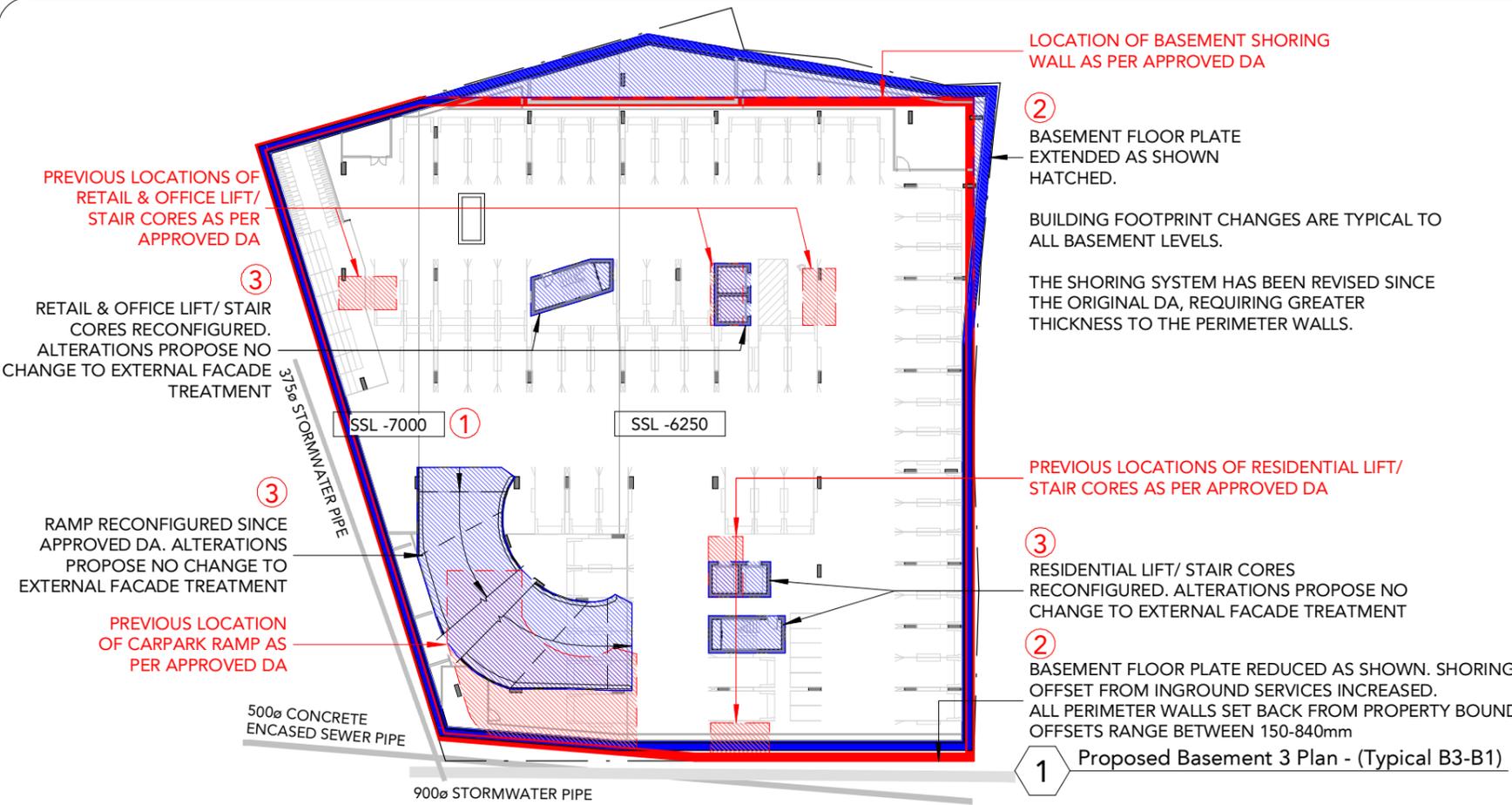
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 E: info@team2.com.au
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MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Approved DA Comparison Plans 01

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



Summary Of Building Changes Level 1 - Level 4

- ① LEVEL 1 - LEVEL 4 SOUTHERN 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.

PREVIOUS LOCATIONS OF RETAIL & OFFICE LIFT/ STAIR CORES AS PER APPROVED DA

PREVIOUS EXTENT OF FULL HEIGHT GLAZING AND METAL LOUVRE TO FACADE AS PER APPROVED DA

③ ADDITIONAL GLAZING & METAL SHADING ABOVE EXTENDED ACROSS WEST FACADE AS SHOWN IN BLUE.

PREVIOUS EXTENT OF CARPARK RAMP AS PER APPROVED DA

PREVIOUS INTERNAL DIVIDING WALLS & EXTENT OF LETTABLE OFFICE SPACE vs CARPARKING AS PER APPROVED DA.

MECH LOUVRES TO PLANT ROOM

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

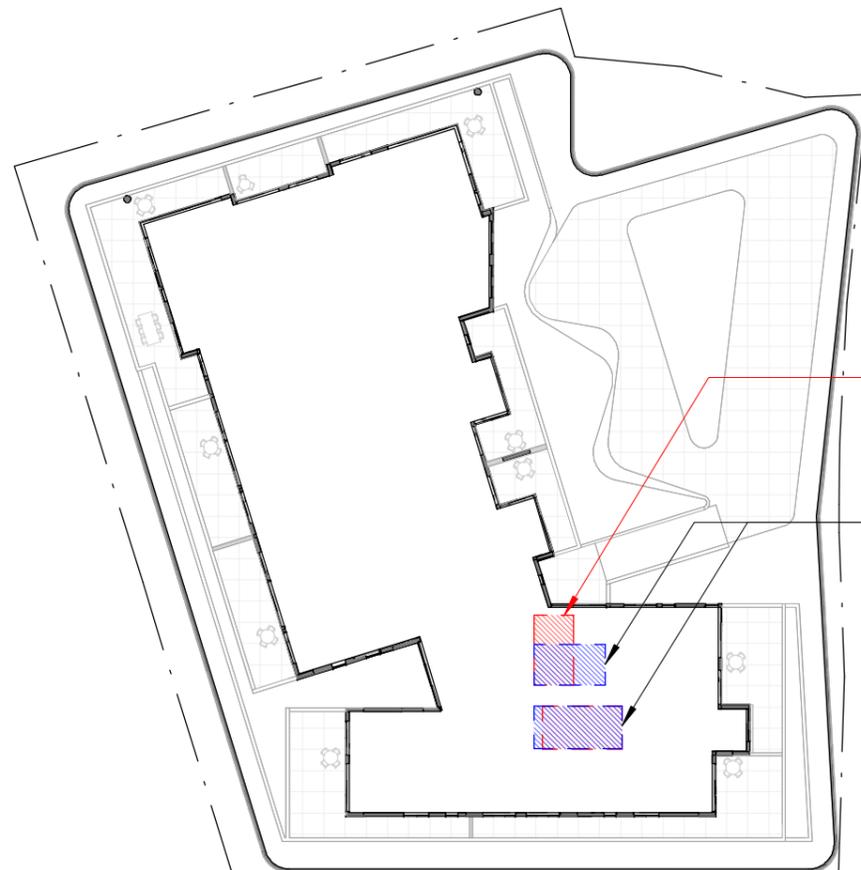
④ RESIDENTIAL LIFT/ STAIR CORE RECONFIGURED. ALTERATIONS PROPOSE NO CHANGE TO EXTERNAL FACADE TREATMENT

PREVIOUS EXTENT OF FULL HEIGHT GLAZING AND METAL LOUVRE TO FACADE AS PER APPROVED DA

③ ADDITIONAL GLAZING & METAL SHADING ABOVE EXTENDED ACROSS EAST FACADE AS SHOWN IN BLUE. GLAZING CONTINUOUS ALONG SOUTH FACADE.

L1-L4 SOUTHERN CORNERS ROUNDED TO COMPLIMENT DA CONDITION FOR GROUND FLOOR SOUTH WEST CORNER

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



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

④ RESIDENTIAL LIFT/ STAIR CORE RECONFIGURED. ALTERATIONS PROPOSE NO CHANGE TO EXTERNAL FACADE TREATMENT

NO OTHER CHANGE TO LEVEL 4 PODIUM LANDSCAPING OR LAWN/ PLANTING DENSITY

2 Proposed Level 4 Plan

DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21

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TEAM 2
 ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

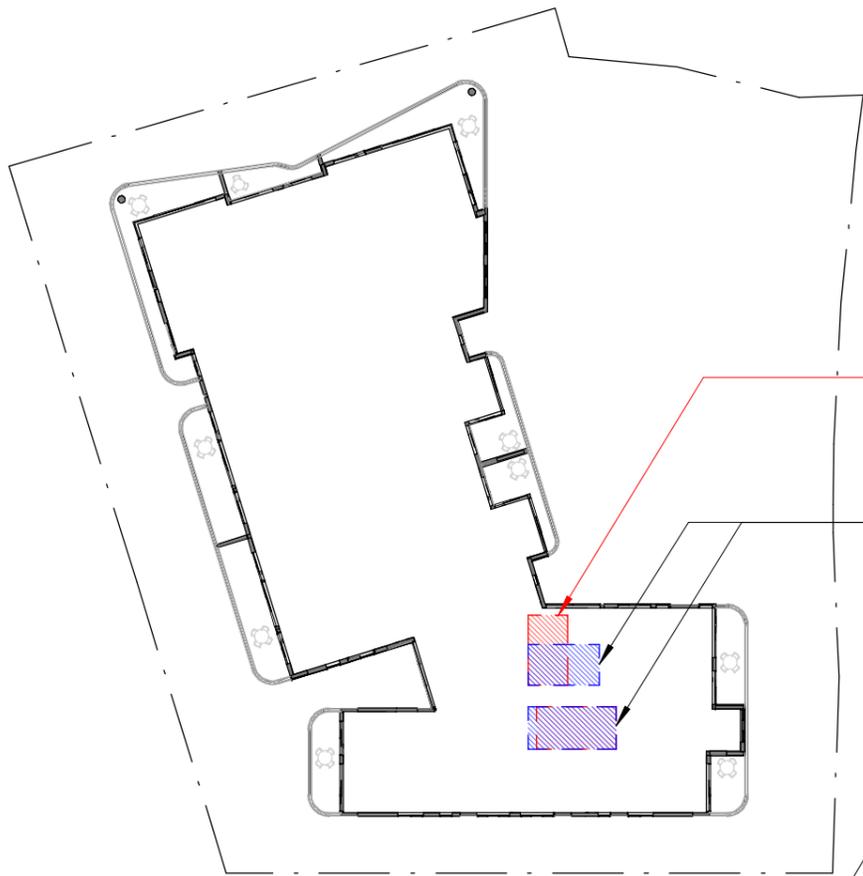
Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Approved DA Comparison Plans- 02

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

Summary Of Building Changes Level 5 - Roof

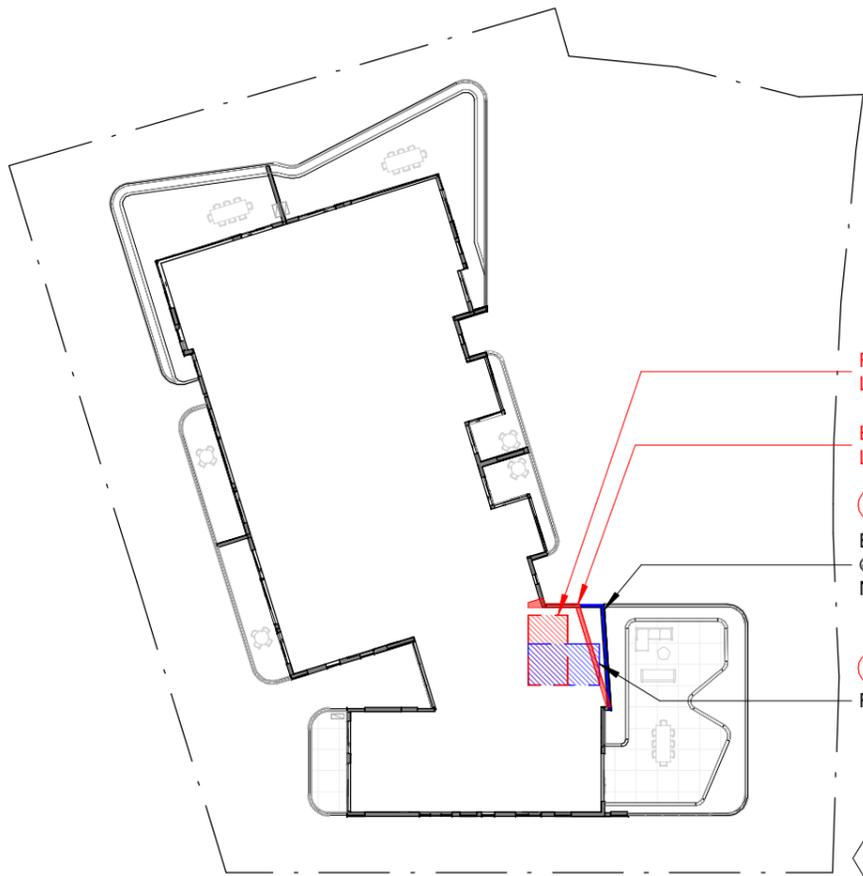
- ① EXTERNAL WALL AT L13 LIFT LOBBY MOVED
- ② MINOR ALTERATION TO RESIDENTIAL LIFT/ STAIR CORE.



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)



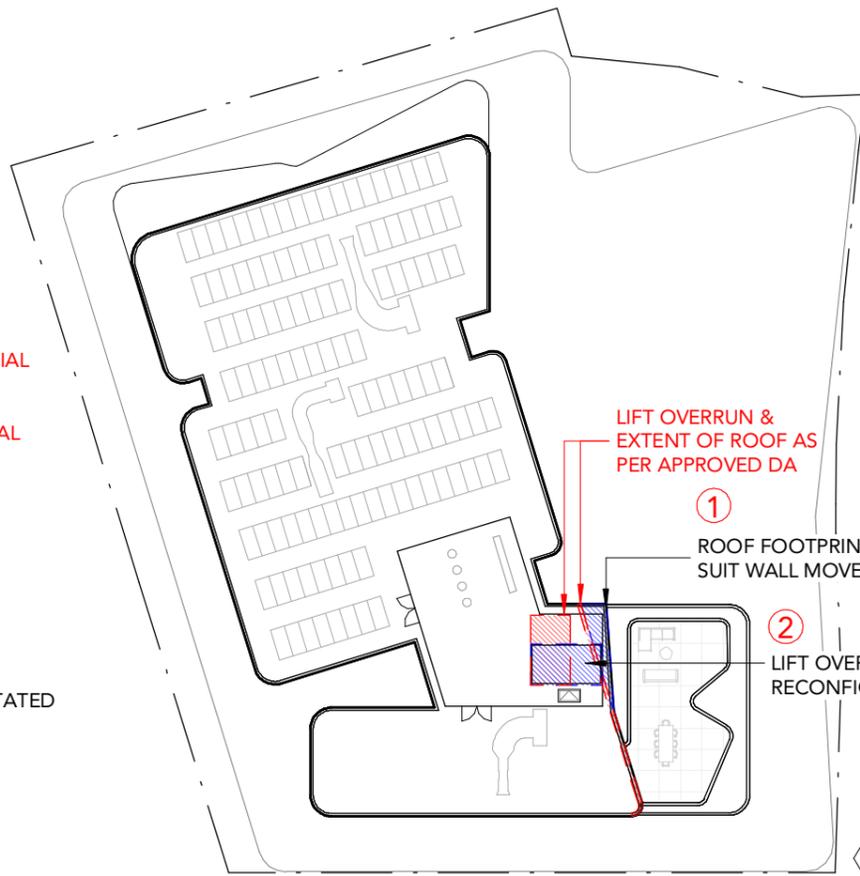
PREVIOUS LOCATION OF RESIDENTIAL LIFT CORES AS PER APPROVED DA

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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- 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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 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Approved DA Comparison Plans- 03

Project #:	Scale:	Drw:	Ckd:
918		LR	ML
Drawing #:	DA-1502		Rev:
			1

DRAWING STATUS:

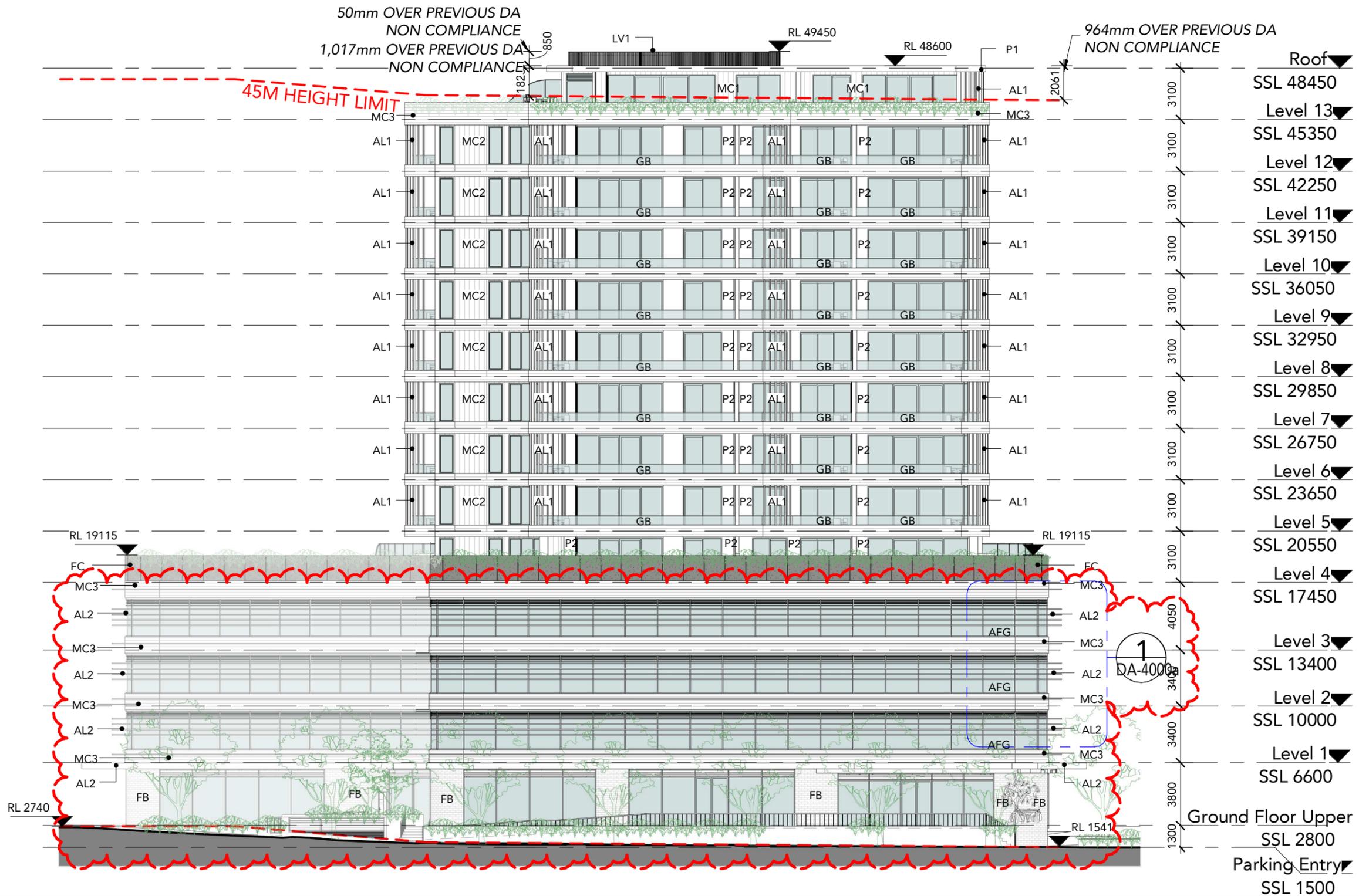
S4.55 APPLICATION

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
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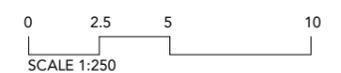
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 E: info@team2.com.au
 Reg NSW: 9940 Reg Vic: 19340

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

Title: North Elevation			
Project #: 918	Scale: 1 : 250	Drw: @A3 LR	Ckd: ML
Drawing #: DA-2000			Rev: 7

DRAWING STATUS:

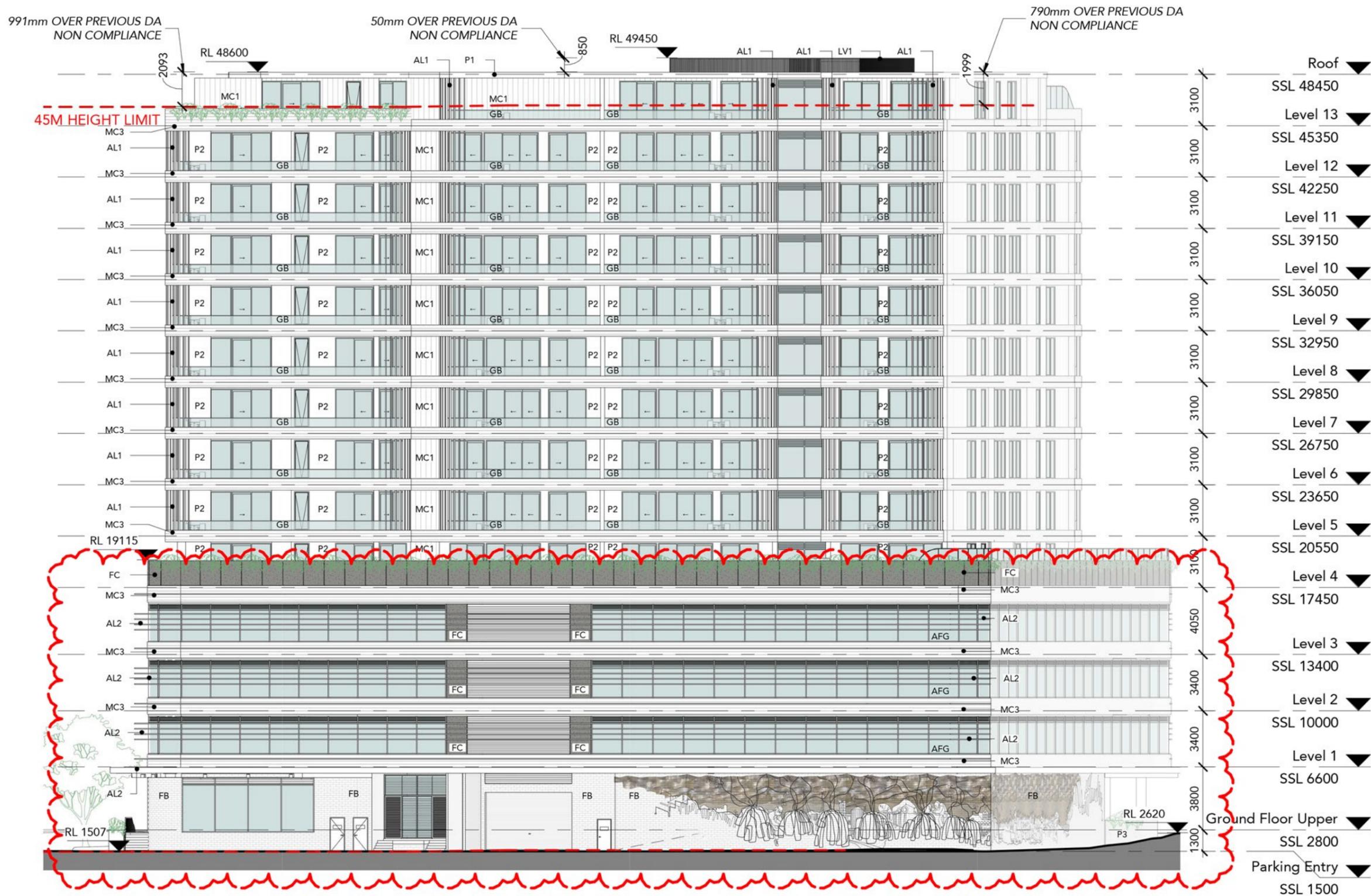
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5	S4.55 Submission	23.09.20
6	Section 4.55 Amendment	19.01.21
7	S4.55 Amendment	15.04.21

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TEAM 2 ARCHITECTS
 SYDNEY: 70/1/1 Chandos Street, St Leonards NSW 2065
 MELBOURNE: 313/7/37 Burwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title: West Elevation			
Project #: 918	Scale: 1 : 250	Drw: LR	Ckd: ML
Drawing #: DA-2001			Rev: 7

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
7	S4.55 Amendment	15.04.21

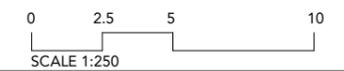
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 North Sydney, NSW 2060



TEAM 2

ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

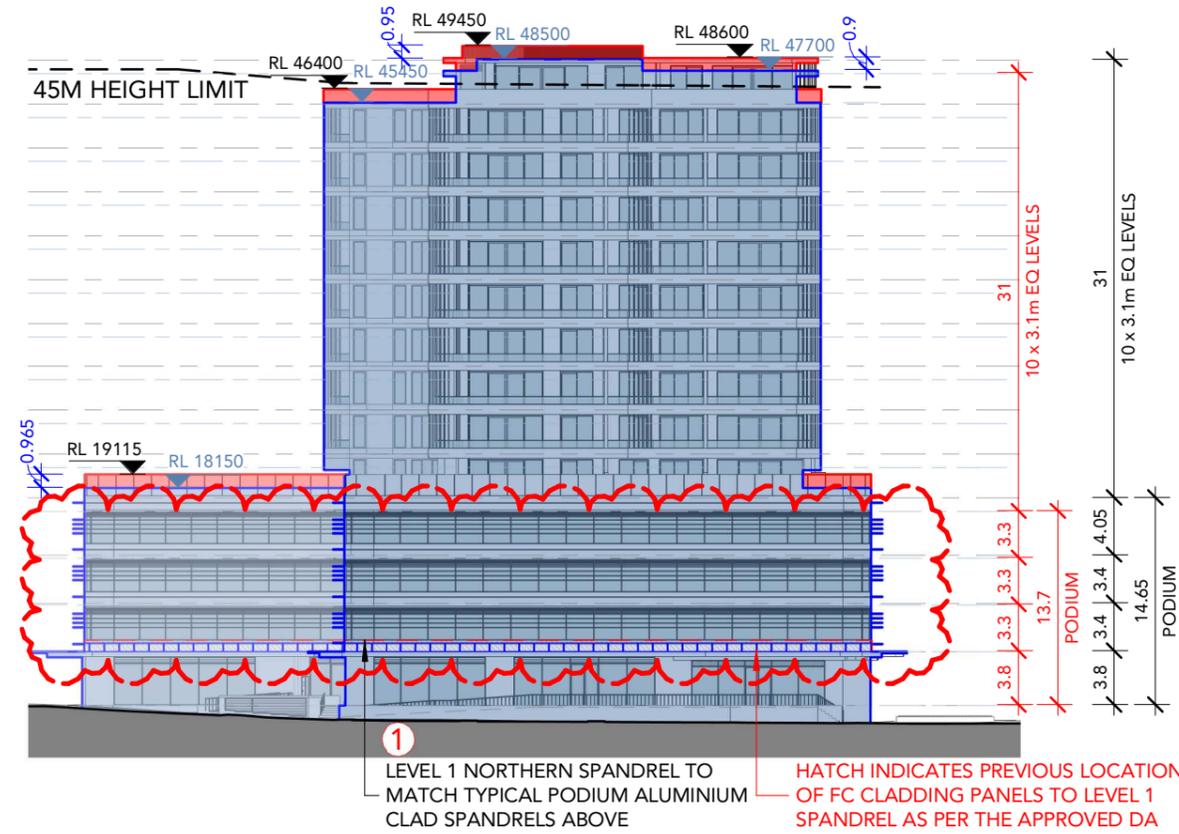
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 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

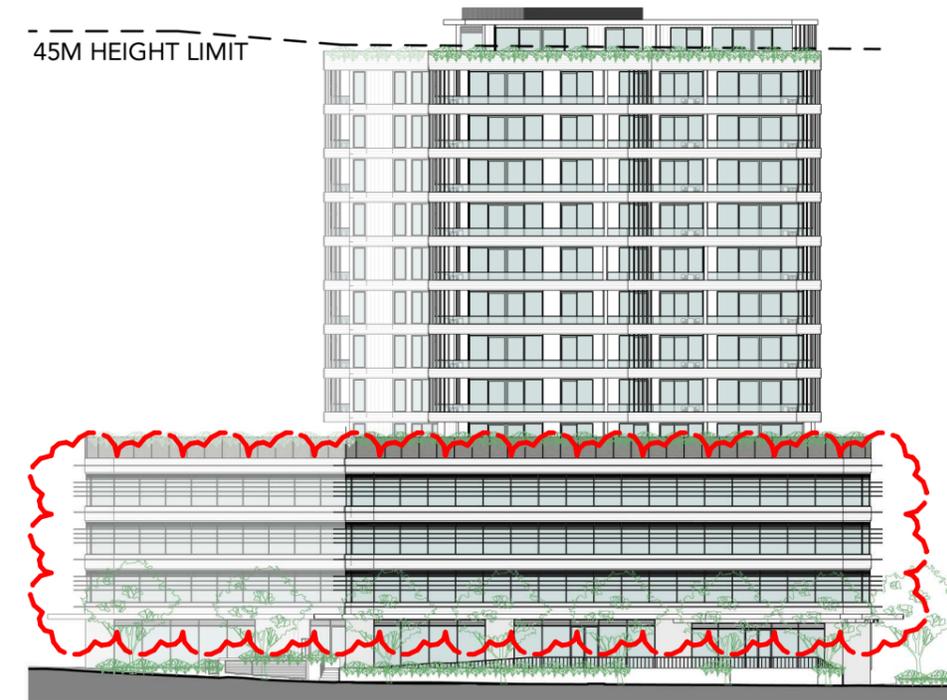
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Project #: 918	Scale: 1 : 250	Drw: LR	Ckd: ML
Drawing #: DA-2003			Rev: 7

Summary Of Building Changes North & South Elevations

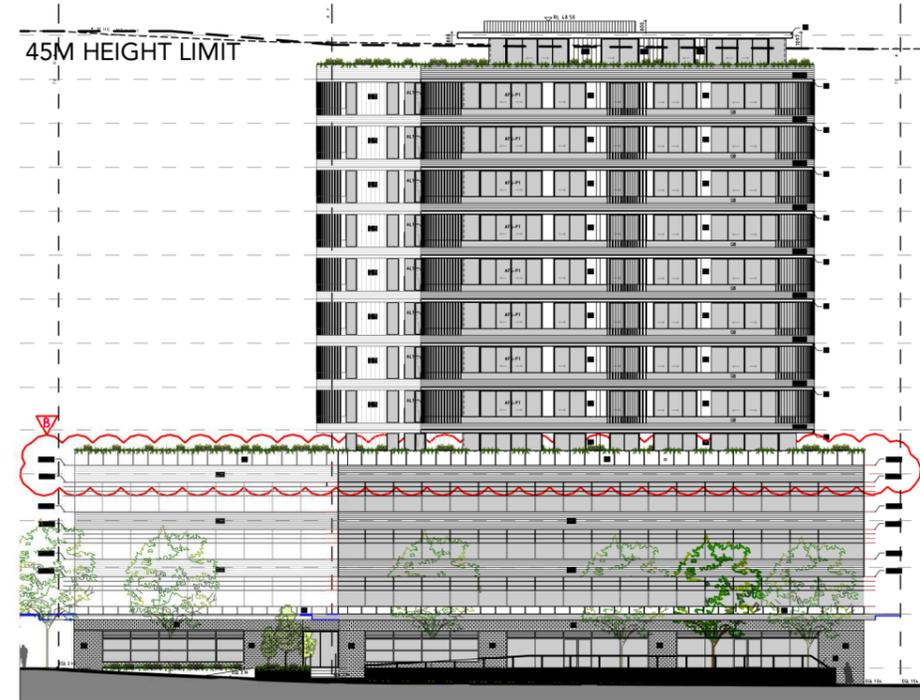
- ① CONTINUOUS GLAZING TO FULL PERIMETER OF OFFICE LEVELS, ADDITIONAL GLAZING EXTENDED ALONG ENTIRE SOUTH FACADE.
- ② LEVEL 1 SPANDREL PANELS TO MATCH TYPICAL PODIUM PROFILED ALUMINIUM SPANDRELS. FC ONLY TO LEVEL 4 PARAPET.
- ④ WESTERN GROUND FLOOR AWNING EXTENDED ALONG WHOLE FACADE TO THE SOUTH BOUNDARY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



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

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
2	S4.55 Amendment	15.04.21

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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

TEAM 2
 ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 North Elevation DA Comparison

Project #:	Scale:	Drw:	Ckd:
918	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-2500	2		

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.
- 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.

DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21
2	S4.55 Amendment	15.04.21

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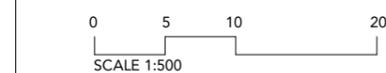
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- BUILDING PROFILE EXTENSION BEYOND APPROVED DA
- OTHER NOTEABLE ELEMENTS OF BUILDING ALTERED SINCE APPROVED DA

- RL PROPOSED
- RL APPROVED DA
- BUILDING LEVEL PROPOSED
- BUILDING LEVEL APPROVED DA
- CHANGE IN HEIGHT SINCE APPROVED DA

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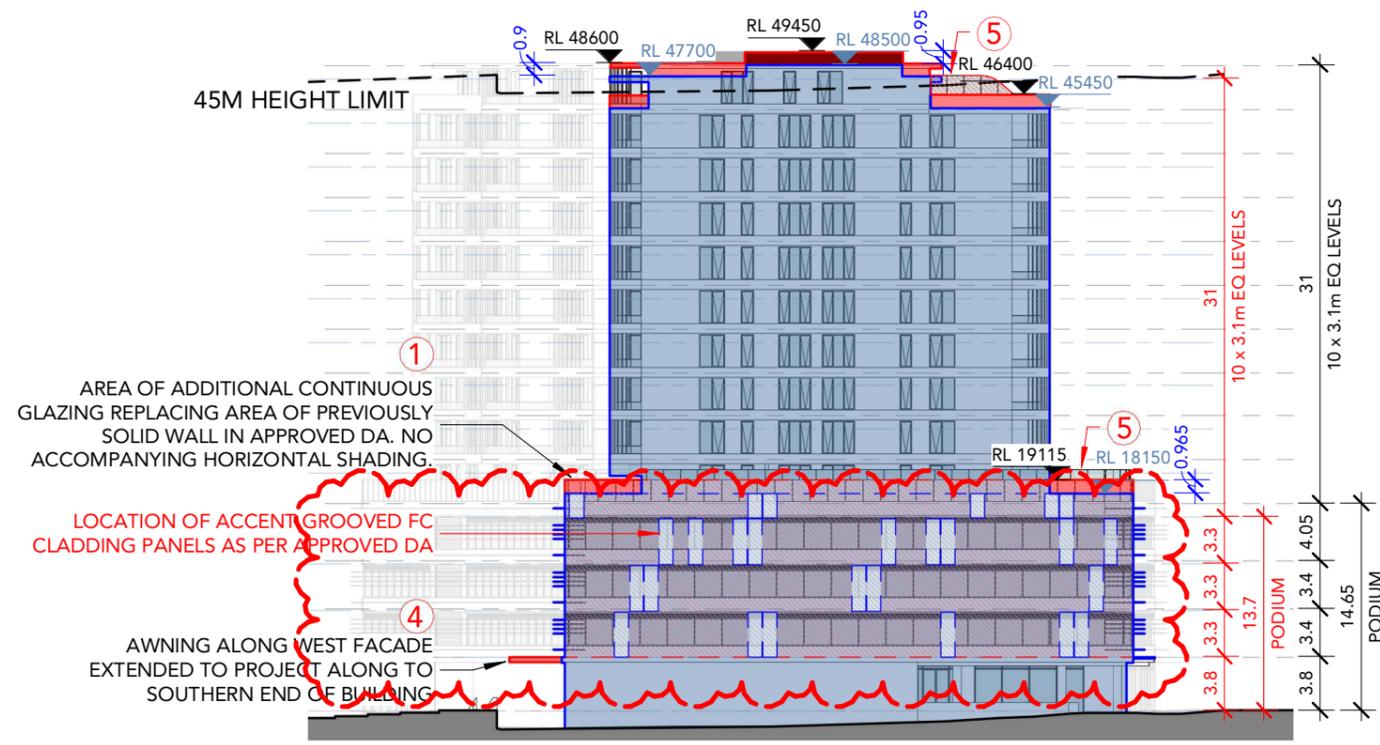
TEAM 2

ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 T: + 61 2 9437 3166 ABN: 72 104 833 507
 E: info@team2.com.au
 Reg NSW: 9940 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 South Elevation DA Comparison

Project #:	Scale:	Drw:	Ckd:
918	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-2501	2		



Level Changes Summary
 PODIUM TOTAL HEIGHT INCREASE = 0.95m
 TOWER TOTAL HEIGHT INCREASE = 0m
 BUILDING TOTAL HEIGHT INCREASE = 0.95m

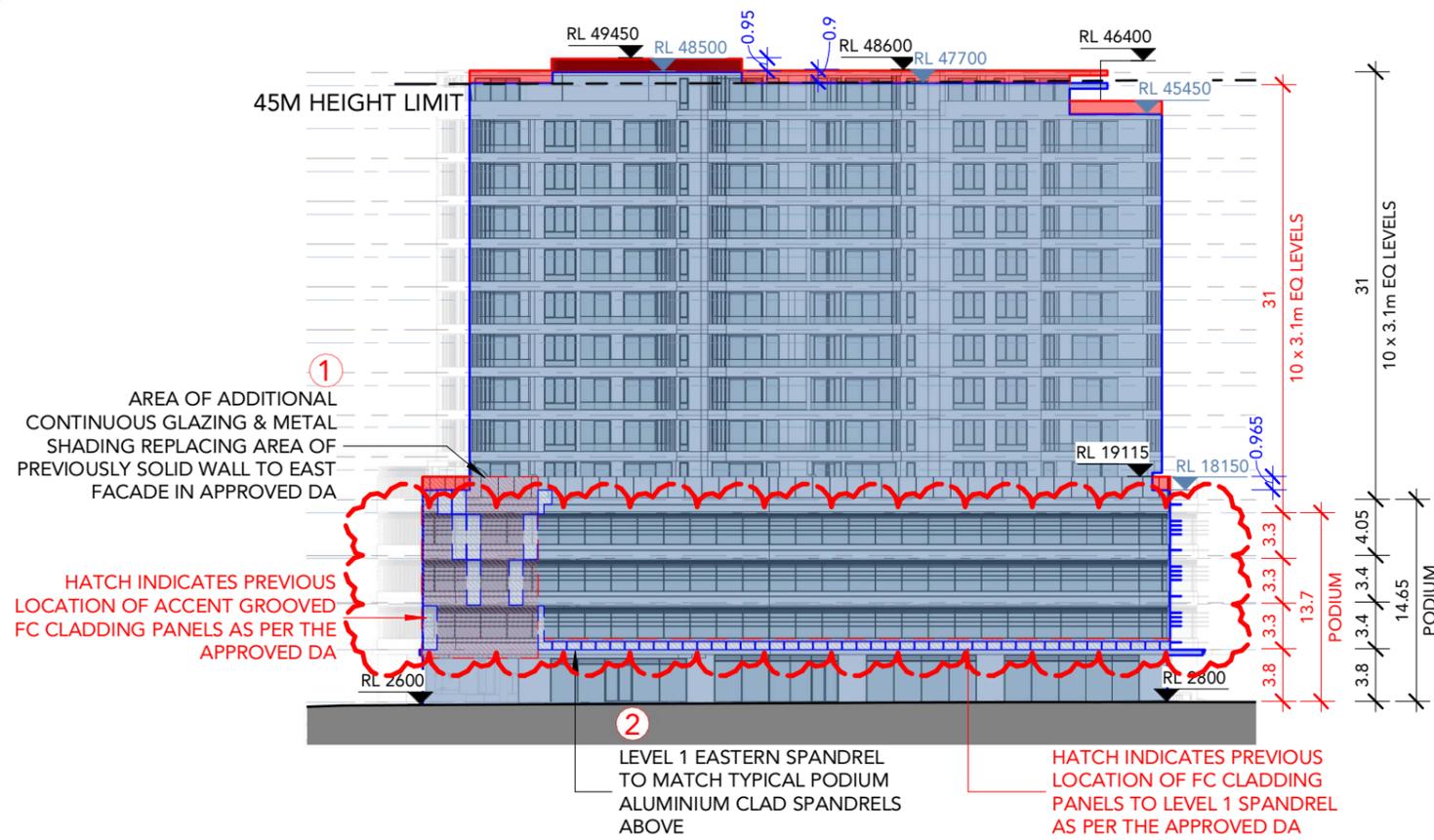
① South Elevation - Current Proposed Changes
 Scale: 1 : 500



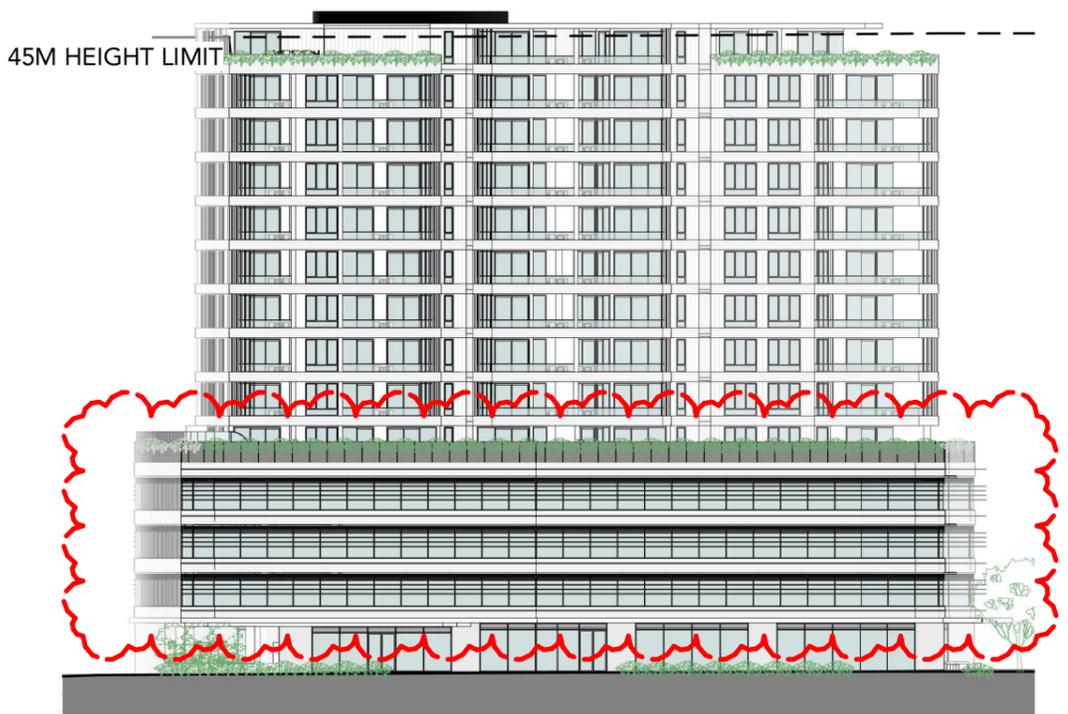
② South Elevation - Current Proposed
 Scale: 1 : 500



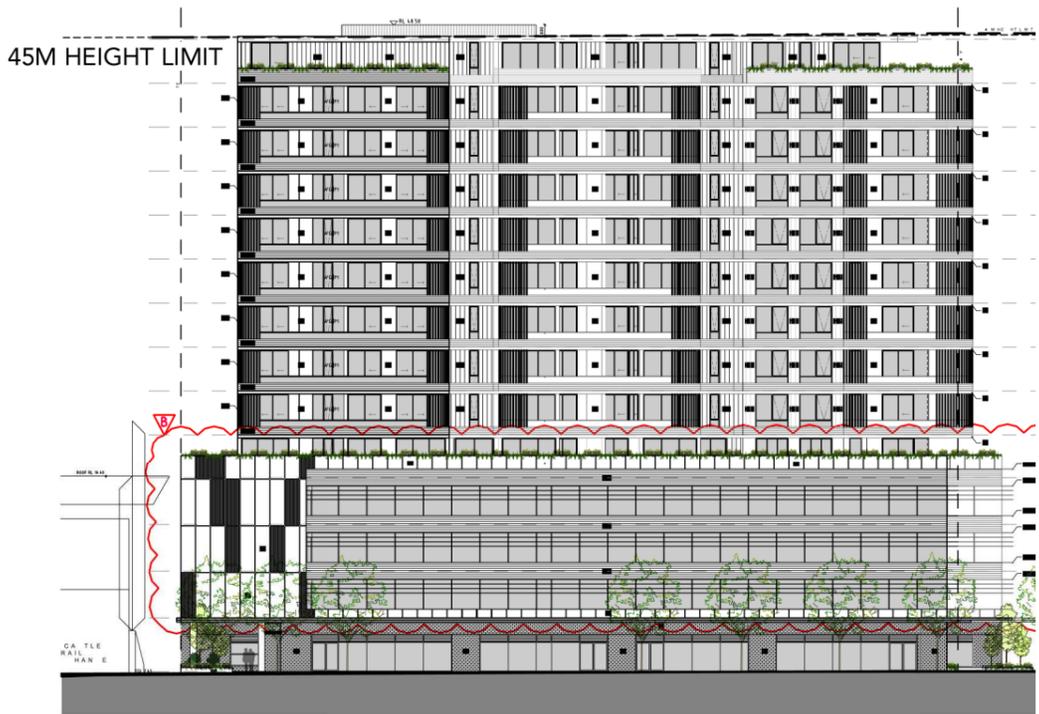
③ South Elevation - Approved DA
 Scale: 1 : 500



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

- 1 CONTINUOUS GLAZING TO FULL PERIMETER OF OFFICE LEVELS (OTHER THAN MECH LOUVRES TO PLANT), & ACCOMPANYING METAL HORIZONTAL SHADING EXTENDED ALONG ENTIRE EAST & WEST FACADES
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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
2	S4.55 Amendment	15.04.21

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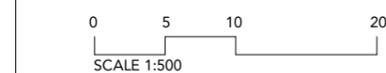
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- BUILDING LEVEL APPROVED DA
- CHANGE IN HEIGHT SINCE APPROVED DA

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North Sydney, NSW 2060



TEAM 2
ARCHITECTS

SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE
10 Dangar Street
Wickham NSW 2293

Title:
East Elevation DA Comparison

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

Drawing #:	Rev:
DA-2502	2

DRAWING STATUS:

S4.55 APPLICATION

Rev	Revision Description	Date
1	Section 4.55 Amendment	19.01.21
2	S4.55 Amendment	15.04.21

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RL PROPOSED

RL APPROVED DA

BUILDING LEVEL PROPOSED

BUILDING LEVEL APPROVED DA

CHANGE IN HEIGHT SINCE APPROVED DA

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 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



TEAM 2

ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/7/37 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
West Elevation DA Comparison

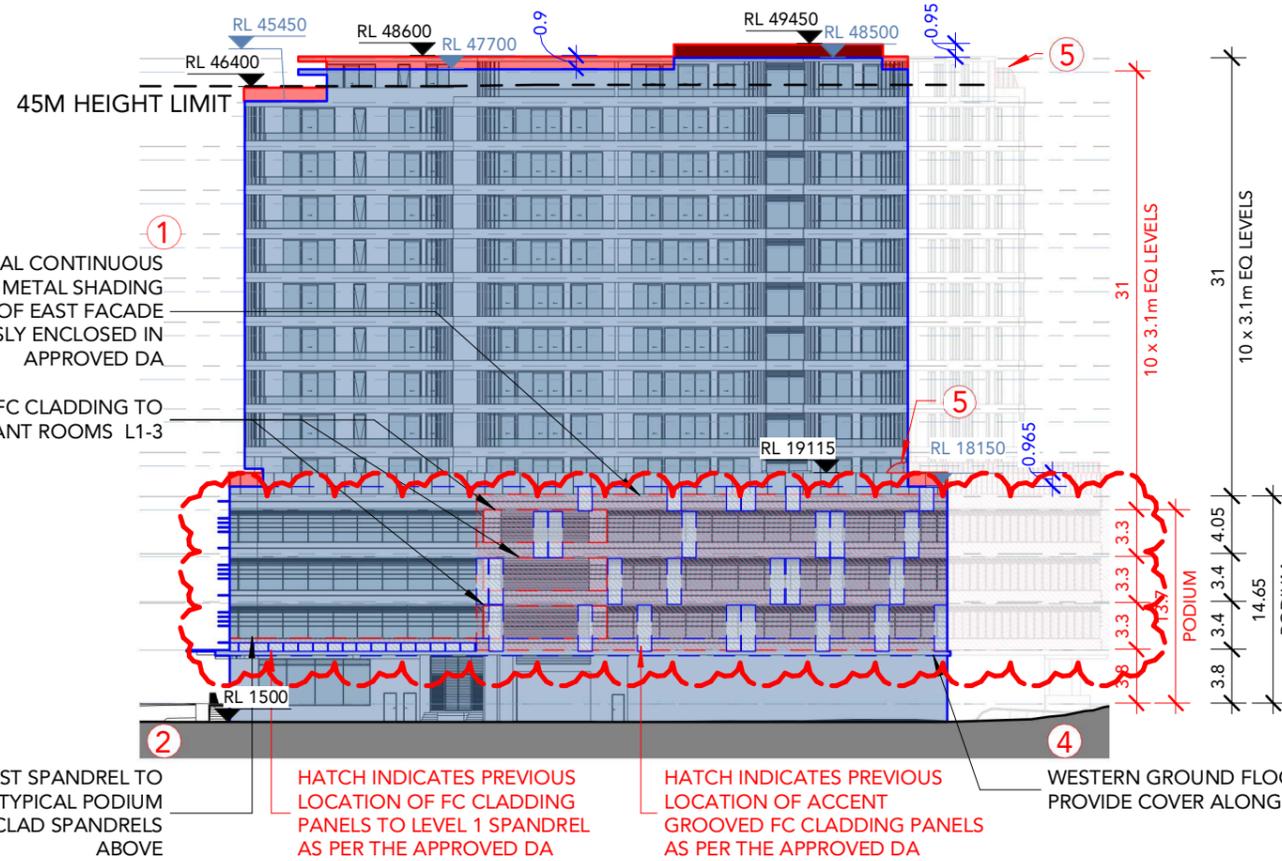
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918	1 : 500 @A3	LR	ML
Drawing #:	Rev:		
DA-2503	2		

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



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



DRAWING STATUS:

S4.55 APPLICATION

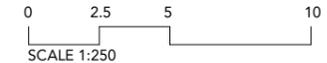
Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
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7	S4.55 Amendment	15.04.21

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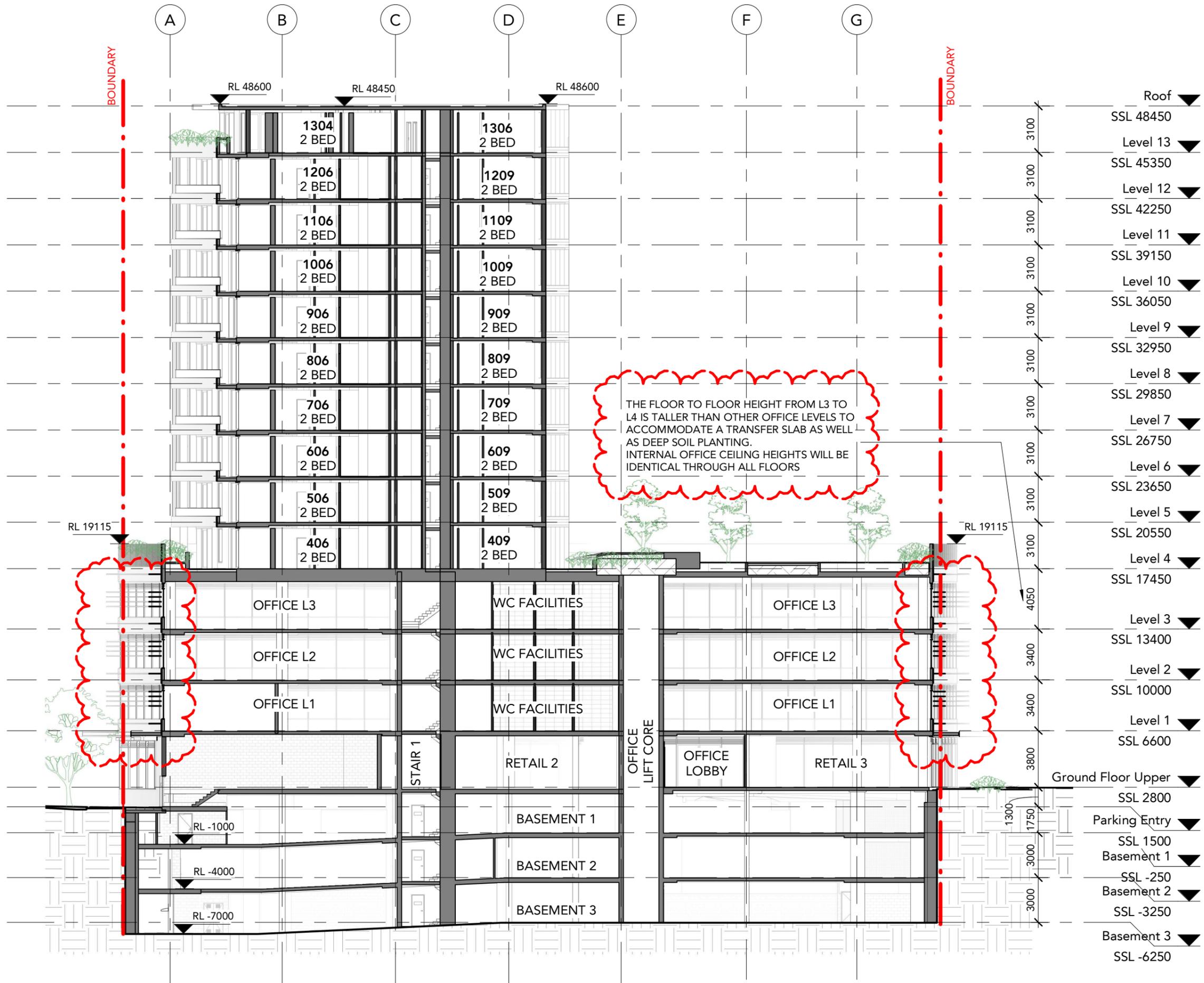


TEAM 2

ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940
 MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
Building Section AA
 Project #: 918
 Scale: 1 : 250 @A3
 Drw: LR
 Ckd: ML
 Drawing #: DA-3000
 Rev: 7



THE FLOOR TO FLOOR HEIGHT FROM L3 TO L4 IS TALLER THAN OTHER OFFICE LEVELS TO ACCOMMODATE A TRANSFER SLAB AS WELL AS DEEP SOIL PLANTING. INTERNAL OFFICE CEILING HEIGHTS WILL BE IDENTICAL THROUGH ALL FLOORS

DRAWING STATUS:

S4.55 APPLICATION

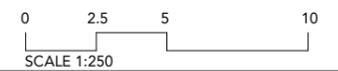
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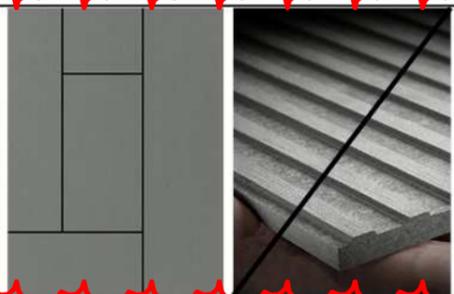
ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
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 ABN: 72 104 833 507
 Reg Vic: 19340

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: 7

CODE	ITEM	LOCATION	IMAGE
AFG	Aluminium framed glazing	All glazing	
AL1	Vertical aluminium louvres	Apartment balconies	
AL2	Horizontal aluminium sunshade	Podium levels	
FB	Face brick	Ground level	
FC	Fibre cement panels "Equitone" Natura & Lines	Building facade <i>Grooved profile panels & metal screens removed from project</i>	
GB	Frameless glass balustrade	Balconies	

CODE	ITEM	LOCATION	IMAGE
LV1	Vertical services louvre	Roof Level Plant equipment enclosure	
MC1	Vertical metal cladding Standing seam Dark Grey	Apartment facade	
MC2	Vertical metal cladding Standing seam Shale Grey	Apartment facade	
MC3	Horizontal metal cladding Interlocking Shale Grey	Apartment Balcony and Office level upstands. <i>Replaces DA material specification "UG" grooved concrete spandrel panels</i>	
P1	Paint- Powdercoat "Black Matt"	Aluminium framed glazing, awnings	
P2	Paint "Milton Moon"	Exterior walls	
P3	Paint "Natural White"	Rendered walls, upstands	

DRAWING STATUS:		
S4.55 APPLICATION		
Rev	Revision Description	Date
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7	Section 4.55 Amendment	19.01.21

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Multipart Property
Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060

TEAM 2
ARCHITECTS

SYDNEY 70/1/1 Chandos Street, St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/7/37 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE
10 Dangar Street
Wickham NSW 2293

Title: Materials Schedule			
Project #:	Scale:	Drw:	Ckd:
918		LR	ML
Drawing #:	Rev:		
DA-4000	7		

DRAWING STATUS:

S4.55 APPLICATION

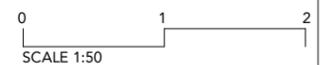
Rev	Revision Description	Date
1	S4.55 Amendment	15.04.21

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 North Sydney, NSW 2060



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 St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE
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 Reg Vic: 19340

Project:

BOWLINE

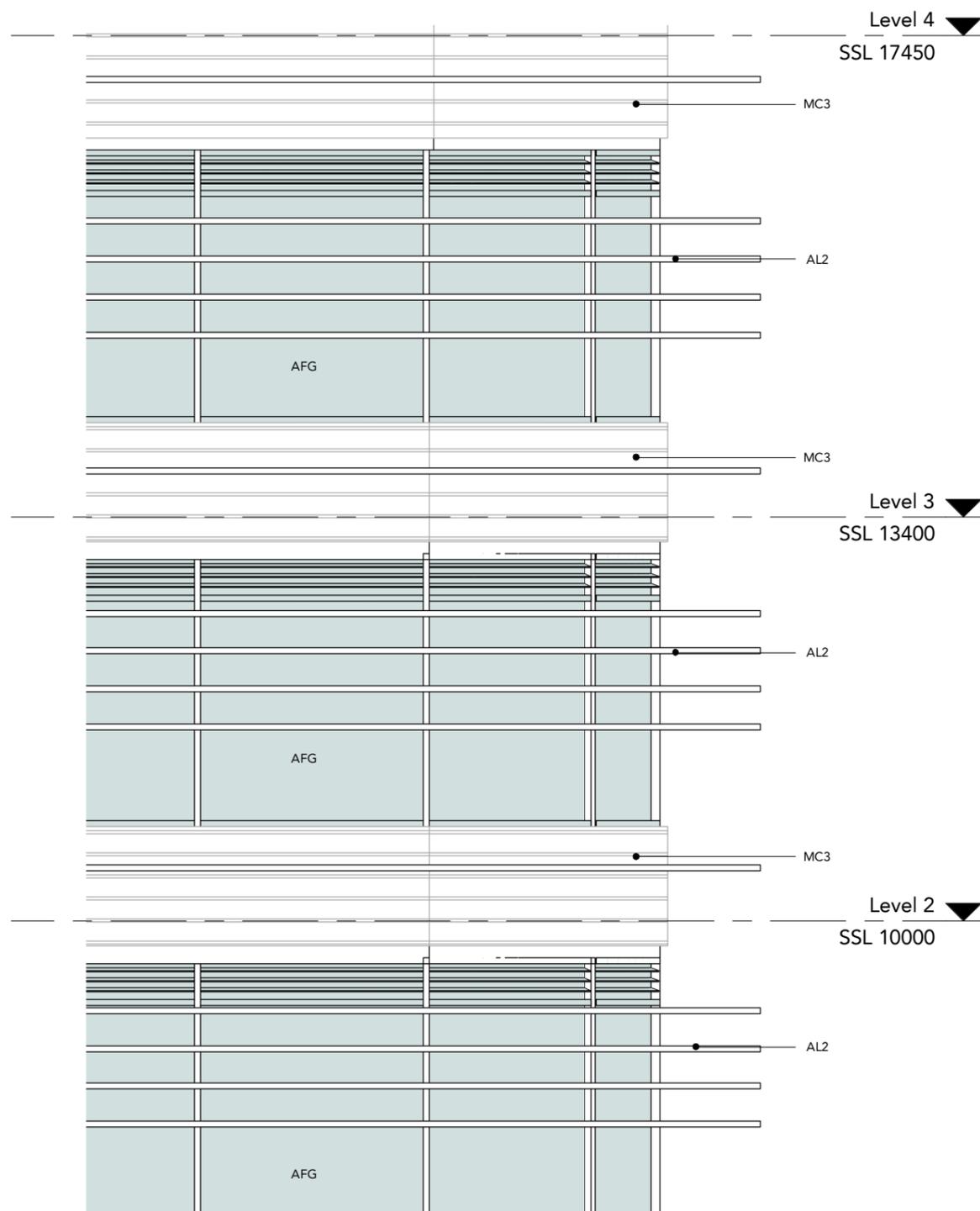
10 Dangar Street
 Wickham NSW 2293

Title:

Callout - North Elevation

Project #:	Scale:	Drw:	Ckd:
918	1 : 50 @A3	WW	ML

Drawing #:	Rev:
DA-4000a	1



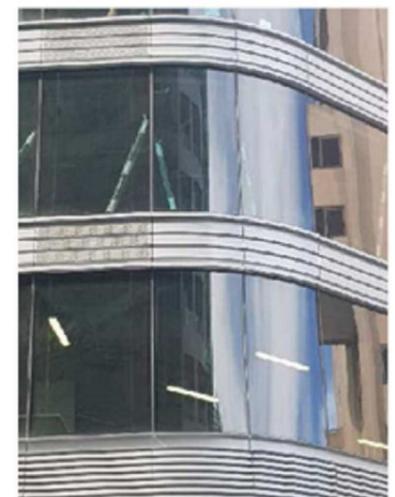
1 North Elevation - Callout 1
 Scale: 1 : 50



AFG



AL2



MC3



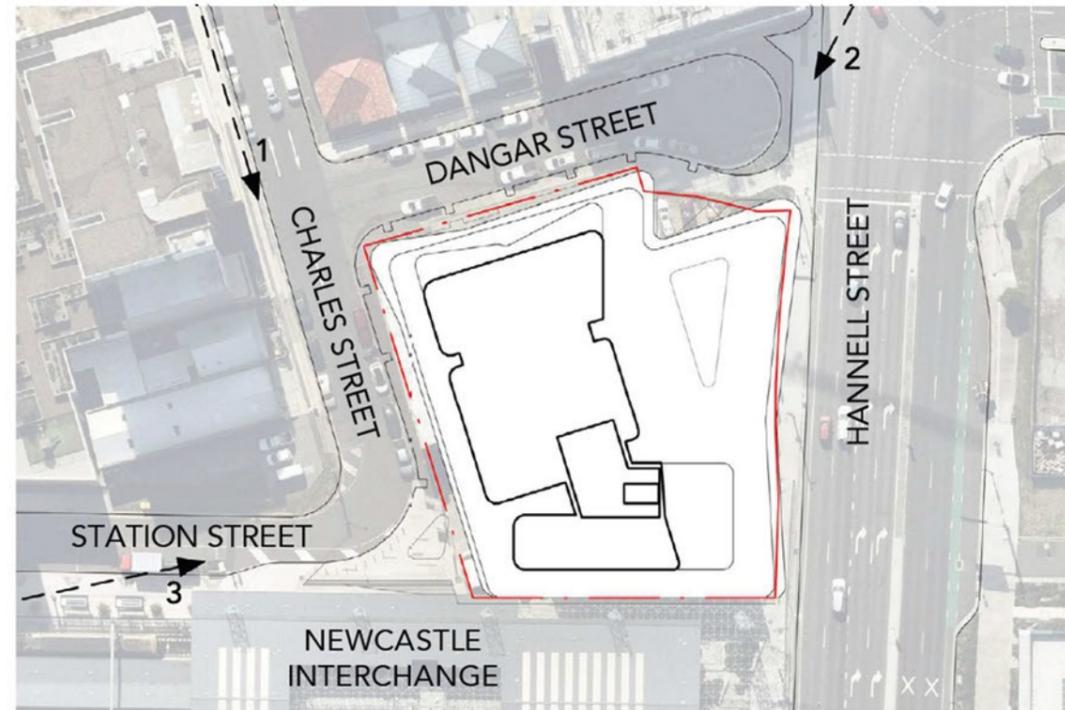
1 North View (Charles Street)
N.T.S



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
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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TEAM 2
ARCHITECTS

SYDNEY 70/1/1 Chandos Street,
St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

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



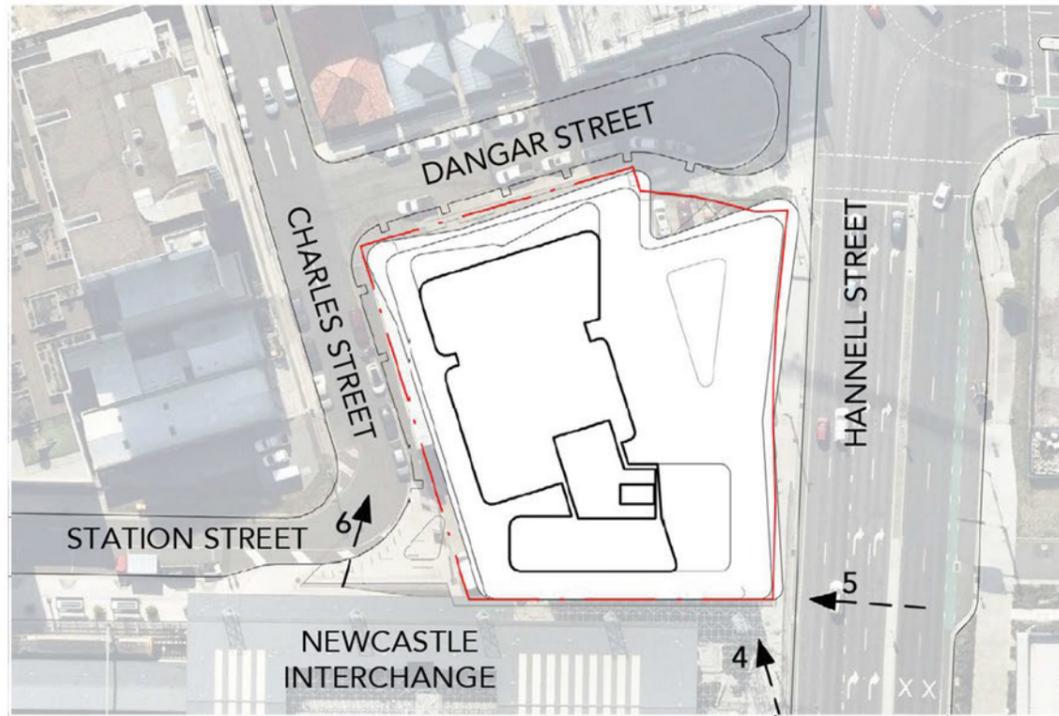
4 South View (Hannell Street)
N.T.S



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
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
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6	S4.55 Amendment	16.12.20
7	Section 4.55 Amendment	19.01.21

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Suite 107/ 1 Cassins Ave,
North Sydney, NSW 2060



TEAM 2

ARCHITECTS

SYDNEY
70/1/1 Chandos Street,
St Leonards NSW 2065
T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE
313/737 Burwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE
10 Dangar Street
Wickham NSW 2293

Title:
Visual Impact Analysis 02

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

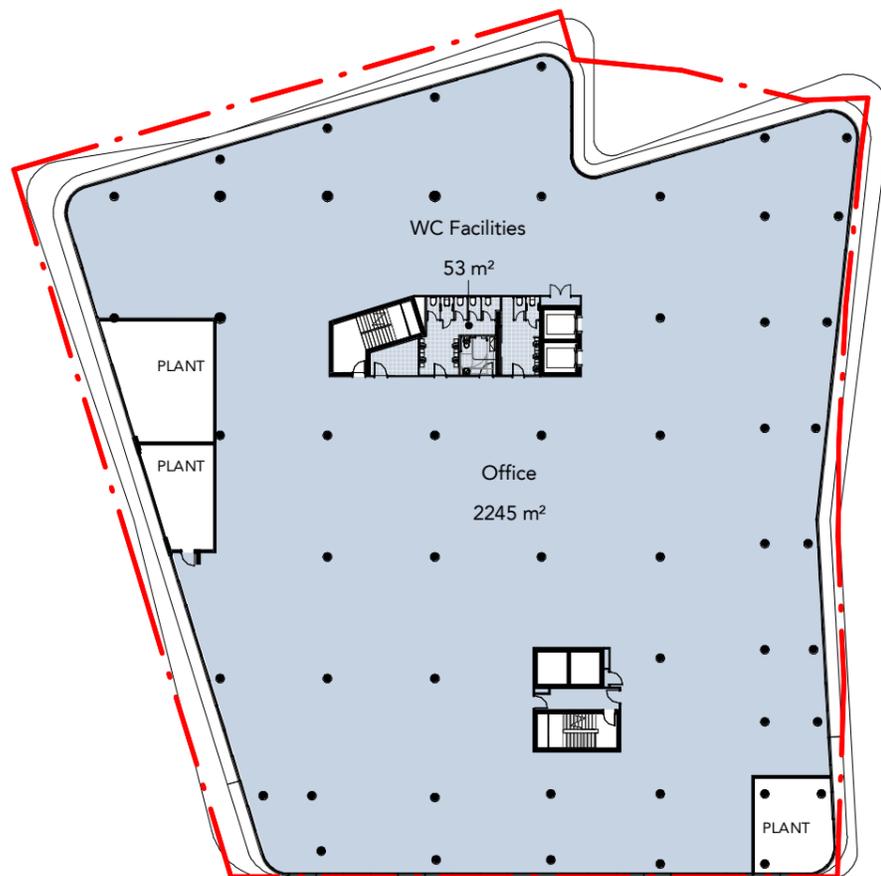
Drawing #:	Rev:
DA-4002	7



1 Ground Floor GFA

Scale: 1 : 500

ROOM	AREA
RETAIL 1	202m ²
RETAIL 2	333m ²
RETAIL 3	362m ²
RETAIL 4	203m ²
OFFICE LOBBY	52m ²
RESI LOBBY	43m ²
WC'S+LOBBY	34m ²
EOT+LOBBY	113m ²
BM OFFICE	20m ²
TOTAL	1362m²



2 Levels 1-3 TYPICAL GFA

Scale: 1 : 500

ROOM	AREA
OFFICE	2245m ²
WC FACILITIES	53m ²
TOTAL	2298m²

Podium Levels GFA Summary			
Level	DA Architect Confirmed GFA	Proposed GFA	
Ground Floor Upper	1321m ²	1362m ²	(+41m ²)
Level 1	1462m ²	2298m ²	(+836m ²)
Level 2	1462m ²	2298m ²	(+836m ²)
Level 3	1462m ²	2298m ²	(+836m ²)
Total Podium Gross Floor Area	5707m²	8256m²	(+2549m²)

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

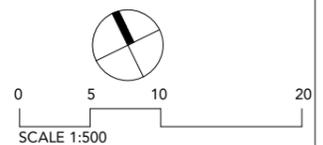
Rev	Revision Description	Date
1	Draft S4.55 Issue	14.08.20
2	Draft S4.55 Issue	28.08.20
3	Draft S4.55 Issue	11.09.20
4	S4.55 Submission	17.09.20
5	S4.55 Submission	23.09.20
6	Section 4.55 Amendment	19.01.21

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TEAM 2

ARCHITECTS
 SYDNEY 701/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
 BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 GFA Diagram 01

Project #: 918	Scale: 1 : 500 @A3	Drw: LR	Ckd: ML
Drawing #: DA-5000			Rev: 6



1 Level 4 Podium GFA
Scale: 1 : 500

ROOM

RESIDENTIAL 907m²

Residential Tower GFA Summary

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

Total Building Planning Summary

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



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

ROOM

RESIDENTIAL (L5,7,9,11) 898m²
RESIDENTIAL (L6,8,10,12) 907m²

SEATING
L6,8,10,12

VOID TO BELOW L5,7,9,11



3 Level 13 GFA
Scale: 1 : 500

ROOM

RESIDENTIAL 687m²

VOID TO BELOW

DRAWING STATUS:

S4.55 APPLICATION

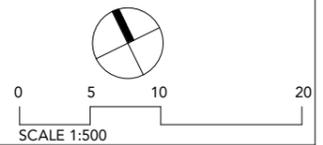
Rev	Revision Description	Date
1	Draft S4.55 Issue	11.09.20
2	Section 4.55 Amendment	19.01.21

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T: + 61 2 9437 3166
E: info@team2.com.au
Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
BOWLINE
10 Dangar Street
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Title:
GFA Diagram 02

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

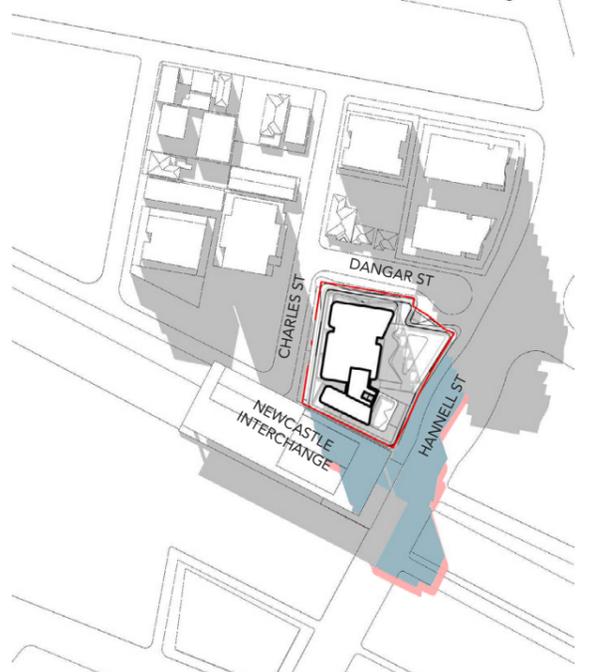


1 21ST JUNE 9AM

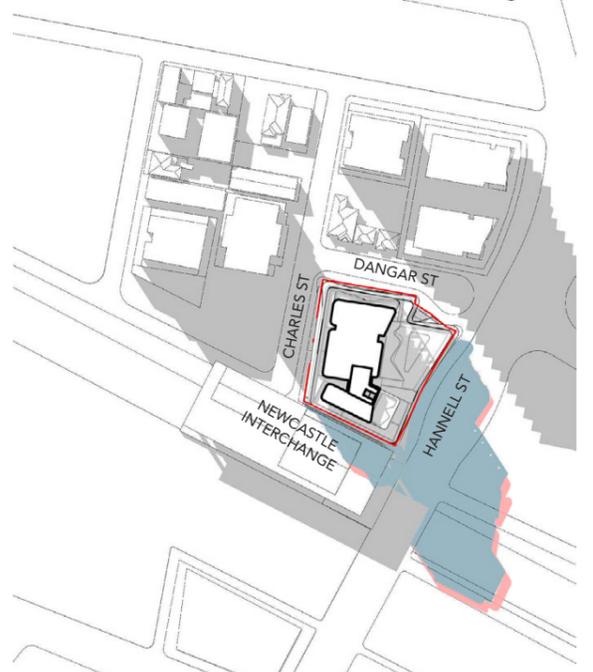
2 21ST JUNE 10AM

3 21ST JUNE 11AM

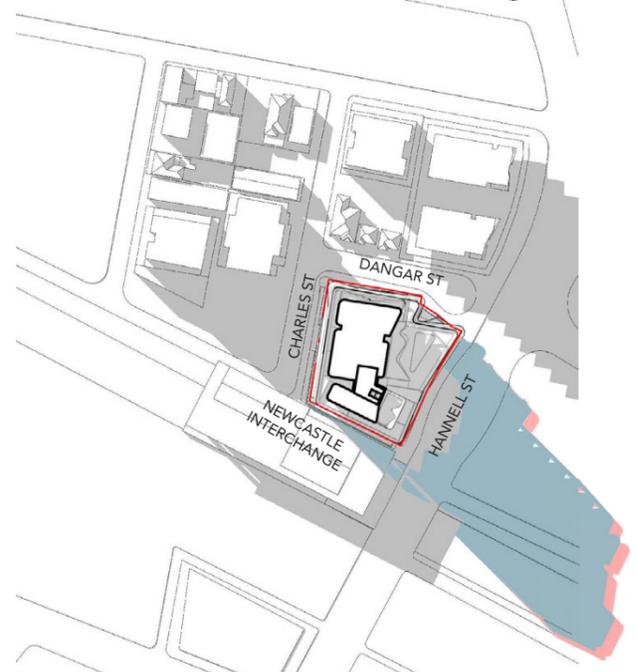
4 21ST JUNE 12PM



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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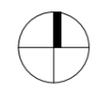
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KEY TO SHADOW DIAGRAMS

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

Multipart Property
 Suite 107/ 1 Cassins Ave,
 North Sydney, NSW 2060



TEAM 2

ARCHITECTS

SYDNEY 70/1/1 Chandos Street, St Leonards NSW 2065
 T: + 61 2 9437 3166
 E: info@team2.com.au
 Reg NSW: 9940

MELBOURNE 313/737 Burwood Road, Hawthorn East VIC 3123
 ABN: 72 104 833 507
 Reg Vic: 19340

Project:
BOWLINE
 10 Dangar Street
 Wickham NSW 2293

Title:
 Shadow Diagrams 01

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

Drawing #:	Rev:
DA-6000	3

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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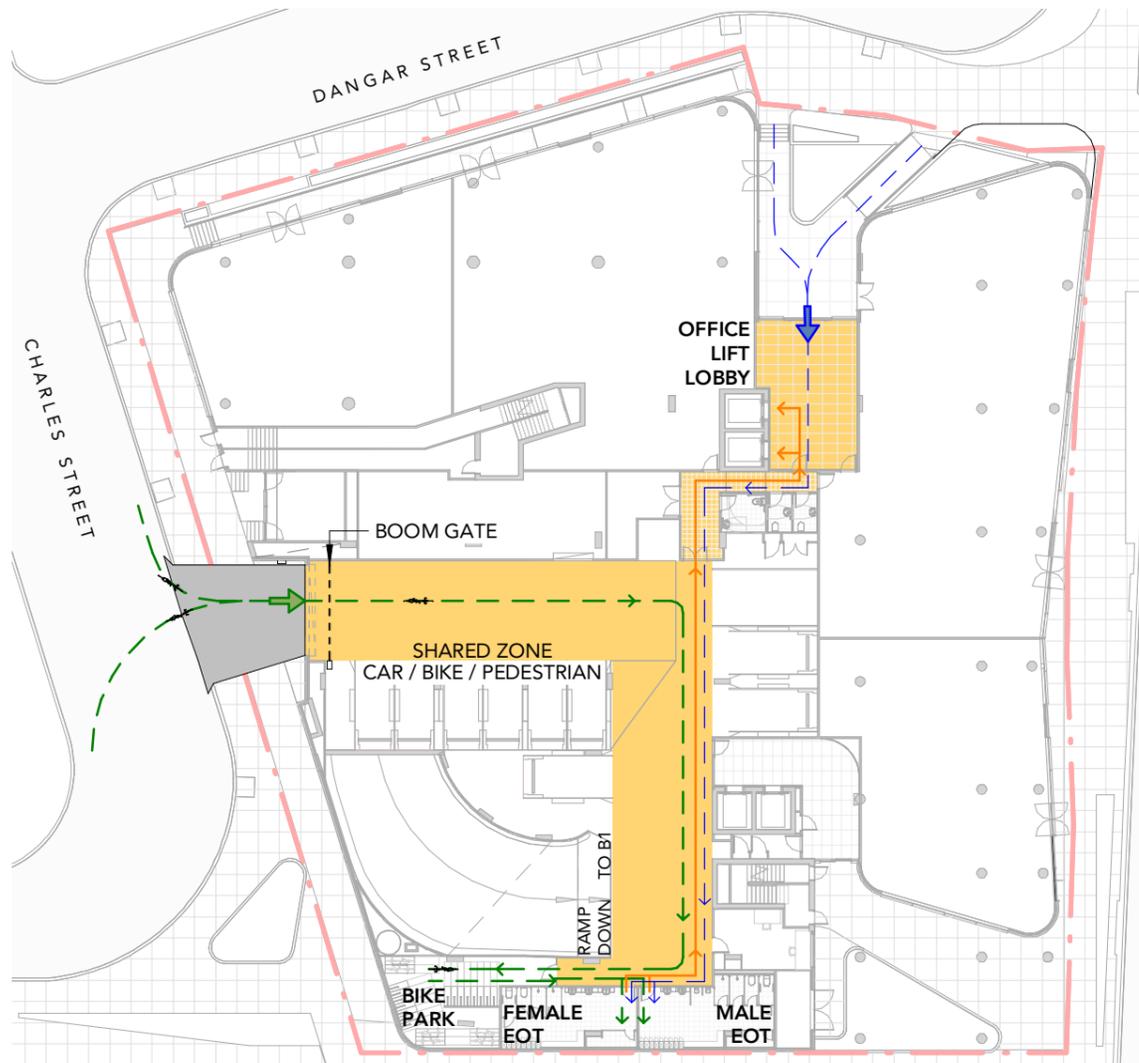
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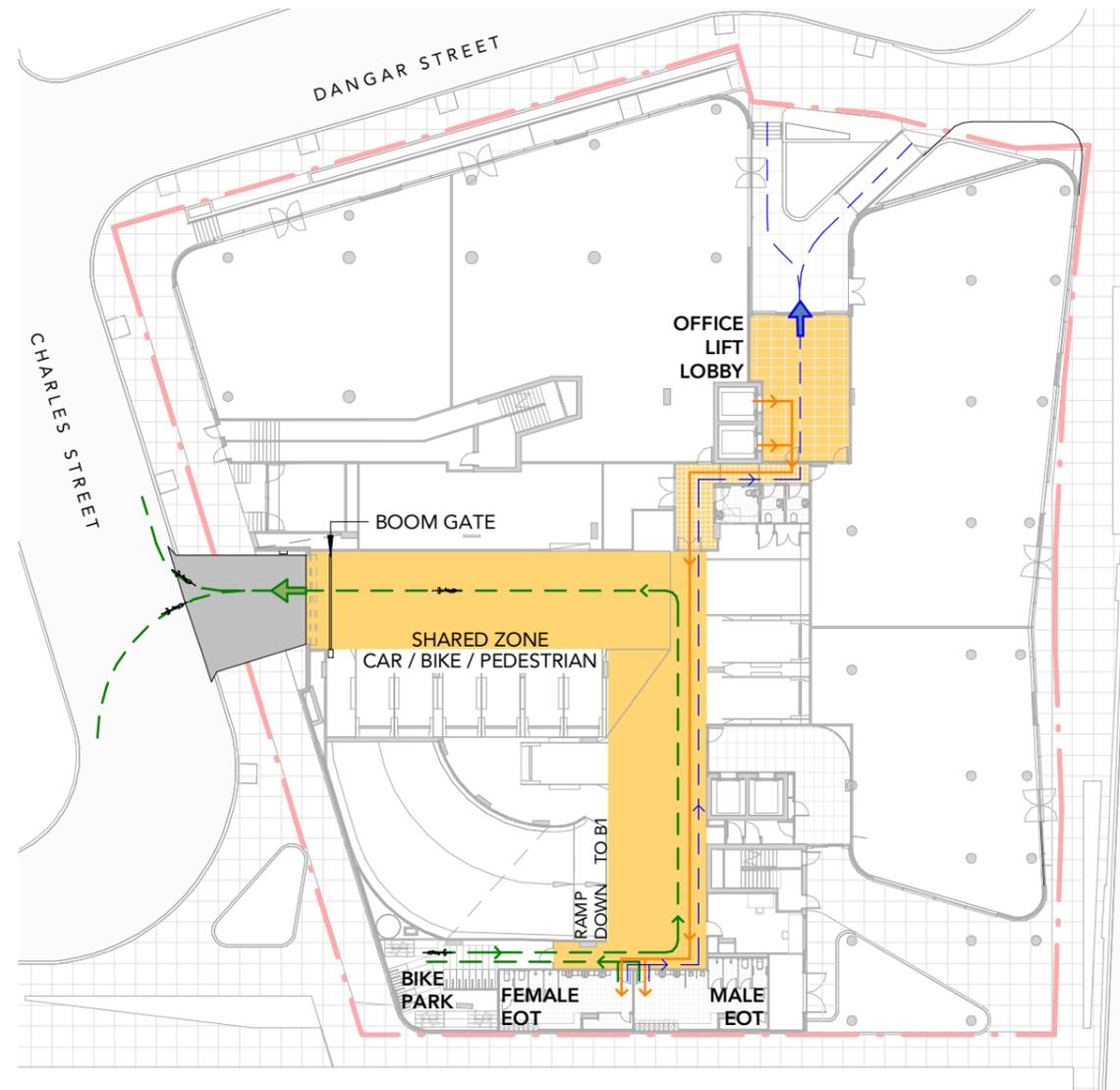
Project:
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Title:
 Ground Floor EOT Flow Diagrams

Project #: 918	Scale: LR	Drw: ML	Ckd: ML
Drawing #: DA-7000	Rev: 1		



1 Ground Floor Employee EOT ARRIVAL



2 Ground Floor Employee EOT DEPARTURE