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PV 01/12/2020 – DA2020/00189 – 11 ARGYLE STREET, NEWCASTLE

MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS AND ADDITIONS AND PART CHANGE OF USE

PAGE 3 ITEM-2 Attachment A: Submitted Plans

PAGE 32 ITEM-2 Attachment B: Processing Chronology
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PV 01/12/2020 – DA2020/00189 – 11 ARGYLE STREET, NEWCASTLE

MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS AND ADDITIONS AND PART CHANGE OF USE

PAGE 3 ITEM-2 Attachment A: Submitted Plans
BUILDING COMPONENTS

Synthetic Mineral Fibre

Fibreglass, rockwool, ceramic and other material used for thermal or acoustic purposes may require workers to be working at heights where a fall in excess of two metres is possible. Workers may also be required to work in enclosed spaces where the risk of falls is increased. The manufacturer’s recommendations for use must be carefully considered at all times. In some cases, workers may be required to wear Personal Protective Equipment.

7. CONFINED SPACES

a) Working at Heights

1. FALLS, SLIPS, TRIPS

Floor finishes and other surfaces should be specified to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if it is not practical, surfaces with an equivalent or better slip resistance should be chosen.

2. LOADING AND UNLOADING

Plant and machinery should be loaded and unloaded using designated areas and not the building accessways. Lifts and hoists should only be used when a fall from a height in excess of two metres is possible. Where a change of use occurs at a later date this requirement should be included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

3. STAIRS, STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The location of overhead power lines: HOB - 20m

4. SERVICES

2. FALLING OBJECTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting loads are transferred or before a new use is implemented. Such components could still be harmful. Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

5. MANUAL TASKS

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks at the Workplace in accordance with the drawings and/or the instructions issued by the supplier.

6. VARIOUS SUBSTANCES

Synthetic mineral fibre, asbestos, lead and other materials used in thermal or sound insulation may contain mineral fibres which may be harmful to health if inhaled in dust form. Workers maintaining or cleaning penetrations or openings in the building fabric or those dealing with asbestos bodies and dusts, or lead should be thoroughly instructed in the safe use of these substances.

7. FIRE EXTINGUISHERS

Any fire extinguishers on the drawings should be provided. Where a change of use occurs at a later date they should be included in the design. Any persons engaged to work on the building after completion of construction work should be informed about the location of the fire extinguishers.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and barriers should be provided to prevent injuries to workers and unauthorised access to excavations should be provided. These should be maintained throughout the life of the building. Location of fire extinguishers and Personal Protective Equipment should be provided.

For buildings with enclosed spaces where maintenance or other access may be required, safety guarding should be provided to prevent objects falling from the area. Access to the building should be for short periods. Manual lifting and other manual activity should be restricted in small spaces.

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The location of overhead power lines: HOB - 20m

For buildings with small spaces where maintenance or other access may be required: For houses or other low-rise buildings where scaffolding is required: Scaffolding should be used before lifting. Advice should be provided on how to lift safely and safely raise loads to a height before lifting. This applies to all manual lifting activities. Where a change of use occurs at a later date this requirement should be included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Site Analysis
PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 500
DRAWING NO. A011

Rainsford Architecture + Design
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Development Summary

Site Area = 2945 sqm

Concept for Review 29.11.2019

Existing Apartment Building

Existing GFA = 5102 sqm

Concept for Comment 11.12.2019

Level 5 Office = 2549 sqm

Level 6 Office = 2553 sqm

Draft DA Issue 29.01.2020

Level 4 Office = 1107 sqm

Level 5 Office = 2549 sqm

Level 6 Office = 2553 sqm

PROPOSED (STAGE 1)

Level 7 Office = 2200 sqm

Total GFA = 8409 sqm

FSR = 2.8:1

PROPOSED (STAGE 2)

Total GFA = 9702 sqm

FSR = 3.3:1

Note: GFA excludes plant rooms, bathrooms & vertical circulation

Parking Requirements

Existing GFA

Required Parking

Parking Provided

Stage 1 GFA

Stage 2 GFA

Parking Rates Per NCC DCP

Car Parking

Motorbike Parking

Pushbike Parking

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Site Plan
PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 500
DRAWING NO. A100

Site Plan

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Level 1 - Existing
PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 250
DRAWING NO. A110
Level 2 - Existing
Air Carpark
2007 m²
FFL 5.15 m
85 Spaces

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Level 2 - Existing

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1:250
DRAWING NO. A111

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Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 3 - Existing

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application

DRAWN BY BR
SCALE 1 : 250
DRAWING NO. A112

L3 - EXISTING OPEN AIR CARPARK
2667 m²
FFL 7.65 m
85 SPACES

Level 3 Existing
1:250

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Level 4 - Existing

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 250
DRAWING NO. A113

Level 4 Existing

1 : 250

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Commercial Alterations & Additions
11 Argyle St, Newcastle

Sentinel Property Group

Rev Description Date
C Concept for Review 29.11.2019
D Concept for Comment 11.12.2019
E Draft DA Issue 29.01.2020
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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Level 5 - Existing
PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 250
DRAWING NO. A114

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COMMERCIAL ALTERATIONS & ADDITIONS

11 Argyle St, Newcastle
Sentinel Property Group
Level 6 - Existing

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1:250
DRAWING NO. A115

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Level 7/ Roof - Existing
PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 250
DRAWING NO. A116

Level 7 Existing 1 : 250

Rev Description Date
C Concept for Review 29.11.2019
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Level 4 - Proposed (Stage 1)

Sentinel Property Group

PROJECT NUMBER: 2018-099

DATE: January 2020

STATUS: Development Application

COMMERCIAL ALTERATIONS & ADDITIONS

11 Argyle St, Newcastle

PARKING REQUIREMENTS

EXISTING GFA = 5102 sqm

REQUIRED PARKING = 102 SPACES

PARKING PROVIDED = 326 SPACES

STAGE 1 GFA = 8409 sqm

REQUIRED PARKING = 169 SPACES

PARKING PROVIDED = 271 SPACES

STAGE 2 GFA = 9702 sqm

REQUIRED PARKING = 195 SPACES

PARKING PROVIDED = 241 SPACES

PARKING RATES PER NCC DCP

CAR PARKING = 1 / 50sqm GFA

MOTORBIKE PARKING = 1 / 20 CARS

PUSHBIKE PARKING = 1 / 200sqm GFA

SITE AREA = 2945sqm

DEVELOPMENT SUMMARY

EXISTING

LEVEL 4 OFFICE = 2549sqm

LEVEL 5 OFFICE = 2553sqm

TOTAL GFA = 5102sqm

STAGE 1

LEVEL 4 OFFICE = 1107sqm

LEVEL 5 OFFICE = 2549sqm

LEVEL 6 OFFICE = 2553sqm

LEVEL 7 OFFICE = 2200sqm

TOTAL GFA = 8409sqm

STAGE 2

LEVEL 4 OFFICE = 2400sqm

LEVEL 5 OFFICE = 2549sqm

LEVEL 6 OFFICE = 2553sqm

LEVEL 7 OFFICE = 2200sqm

TOTAL GFA = 9702sqm

NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION

ALL MEASUREMENTS AND DIMENSIONS SUBJECT TO CONFIRMATION ON SITE, DESIGN SUBJECT TO COUNCIL APPROVAL & BUILDING CODE REQUIREMENTS. FURNITURE LAYOUT/INDICATIVE ONLY. PLANS FOR INFORMATION ONLY. FIRE EGRESS PATHS AND TRAVEL DISTANCES SUBJECT TO CONFIRMATION WITH FIRE CONSULTANT.

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Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 4 - Proposed (Stage 2)

PROJECT NUMBER
2018-099

DATE
January 2020

STATUS
Development Application

DRAWN BY
BR

SCALE
1 : 250

DRAWING NO.
A124

Level 4 Proposed

1 : 250

PROPOSED OPEN PLAN OFFICE
2410 m²

FFL 10.15 m

STAGE 1 WALL REMOVED

PROPOSED GLAZING W/ VERTICAL SUN SHADING TO MATCH LEVELS 5 & 6

SOLID WALL TO COMPLY WITH FIRE RATING REQS

INFILL SLAB TO RAMP AREA WHEN CONVERTED TO OFFICE SPACE

LEVEL 4 OFFICE = 1107sqm
LEVEL 5 OFFICE = 2549sqm
LEVEL 6 OFFICE = 2553sqm
LEVEL 7 OFFICE = 2200sqm
TOTAL GFA = 8409sqm
FSR = 2.8:1

LEVEL 4 OFFICE = 2400sqm
LEVEL 5 OFFICE = 2549sqm
LEVEL 6 OFFICE = 2553sqm
LEVEL 7 OFFICE = 2200sqm
TOTAL GFA = 9702sqm
FSR = 3.3:1

NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION
All measurements and dimensions subject to confirmation on site. Design subject to Council approval & building code requirements. Furniture layout indicative only. Plans for information only. Fire egress paths and travel distances subject to confirmation with fire consultant.

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Level 7 - Proposed

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application

PARKING REQUIREMENTS
EXISTING GFA = 5102 sqm
REQUIRED PARKING = 102 SPACES
PARKING PROVIDED = 326 SPACES

STAGE 1 GFA = 8409 sqm
REQUIRED PARKING = 169 SPACES
PARKING PROVIDED = 271 SPACES

STAGE 2 GFA = 9702 sqm
REQUIRED PARKING = 195 SPACES
PARKING PROVIDED = 241 SPACES

PARKING RATES PER NCC DCP
CAR PARKING = 1 / 50sqm GFA
MOTORBIKE PARKING = 1 / 20 CARS
PUSHBIKE PARKING = 1 / 200sqm GFA

SITE AREA = 2945sqm

DEVELOPMENT SUMMARY

NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION.
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Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Roof - Proposed

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 250
DRAWING NO. A127

Overflow to Box Gutters (Typ)

AC Plant Area Below Open to Sky

Roof Proposed

1 : 250
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Commercial Alterations & Additions
11 Argyle St, Newcastle - Lot 100 DP 714041

Elevations

STRICTLY CONFIDENTIAL

January 2020
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Commercial Alterations & Additions
11 Argyle St, Newcastle - Lot 100 DP 714041

Elevations
STATUS: Development Application
SCALE: 1:250

Sentinel Property Group
PROJECT NUMBER: 2018-099
DATE: January 2020
DRAWING NO. A202

NOTES:
A) YELLOW HATCH DENOTES PROPOSED NEW WORK
B) DASHED LINE = HEIGHT LINE SHOWN DASHED RED (TYP)
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Commercial Alterations & Additions
11 Argyle St, Newcastle - Lot 100 DP 714041

Sections

<table>
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<tr>
<th>STATUS</th>
<th>Development Application</th>
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<td>Drawn by BR</td>
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<tr>
<td>Scale 1:200</td>
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<tr>
<td>Date January 2020</td>
<td></td>
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<td>Drawing No. A301</td>
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Sentinel Property Group

Project number: 2018-099
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Commercial Alterations & Additions
11 Argyle St, Newcastle - Lot 100 DP 714041

Materials Schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>E Draft DA Issue</td>
<td>29.01.2020</td>
</tr>
</tbody>
</table>

Materials Schedule:
- Painted Brickwork to match existing below
- Folded Metal Sun Hoods
- Aluminium Framed Glazing, Glass to section J Reqs
- Metal Framed Glass Balustrade
- Prefinished Metal Sheet Fascia Cladding - Light Colour
- Metal Deck Roof Sheeting - Light Colour
- Painted Sheet Sill/Spandrel - To Match Existing Level 5 & 6
- Prefinished Metal Sheet Cladding to match existing below
- Prefinished Metal Sheet Fascia Cladding - Light Colour
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\[\text{Scale} \quad 1 : 500\]

\[\text{Shadow Diagram 0900} \quad 1 : 500\]
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Sentinel Property Group
Shadow Diagrams - 21 July 2000
PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 500
DRAWING NO. A801

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Shadow Diagram 1000
1 : 500
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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group

Shadow Diagrams - 21 July 1200

Project Number: 2018-099
Date: January 2020
Status: Development Application

Drawn By: BR
Scale: 1:500
Drawing No.: A803

Rev Description Date
C Concept for Review 29.11.2019
D Concept for Comment 11.12.2019
E Draft DA Issue 29.01.2020

Shadow Diagram 1200
1:500

---

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Commercial Alterations & Additions
11 Argyle St, Newcastle
Sentinel Property Group
Shadow Diagrams - 21 July 1400

PROJECT NUMBER 2018-099
DATE January 2020
STATUS Development Application
DRAWN BY BR
SCALE 1 : 500
DRAWING NO. A805

Rev Description Date
E Draft DA Issue 29.01.2020

Shadow Diagram 1400
1 : 500
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Sentinel Property Group

Shadow Diagrams - 21 July 1500

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1:500

DRAWING NO. A806

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PV 01/12/2020 – DA2020/00189 – 11 ARGYLE STREET, NEWCASTLE

MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS AND ADDITIONS AND PART CHANGE OF USE

ITEM-2 Attachment B: Processing Chronology
### PROCESSING CHRONOLOGY

**11 Argyle Street, Newcastle – DA2020/00189**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<tbody>
<tr>
<td>27 February 2020</td>
<td>Development Application Lodged</td>
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<tr>
<td>20 March 2020 to 03 April 2020</td>
<td>Development Application Notified</td>
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<tr>
<td>31 March 2020</td>
<td>Additional information requested</td>
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<tr>
<td>14 May 2020</td>
<td>Response to additional information received</td>
</tr>
<tr>
<td>23 September 2020</td>
<td>General Terms of Approval provided by Subsidence Advisory NSW</td>
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