

## **ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**ITEM 2**      **DA2017/01376 - 495-501 Hunter Street & 364 King Street  
Newcastle**

**Demolition of buildings, erection of fifteen storey mixed use  
development with three retail/commercial tenancies, 87  
residential units, associated car parking and site works**

**Attachment A** - Submitted Plans

**Attachment B** - Processing Chronology

**PUBLIC VOICE COMMITTEE MEETING**

**18 February 2020**

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**PV 18/02/2020**

**DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle**

**Attachment A: Submitted Plans**

**DISTRIBUTED UNDER SEPARATE COVER**



VIEW TO PROPOSED DEVELOPMENT FROM SOUTHEAST (KING STREET)



VIEW TO PROPOSED DEVELOPMENT FROM NORTHWEST (HUNTER STREET)

REVISED  
DEVELOPMENT  
APPLICATION  
OCT 2019

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.  
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REVISIONS:

DATE	REV	DESCRIPTION
291118	A	3D Remodelled
011019	B	3D Remodelled (Bldg H & K Relocated Building H - One Storey deleted)

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

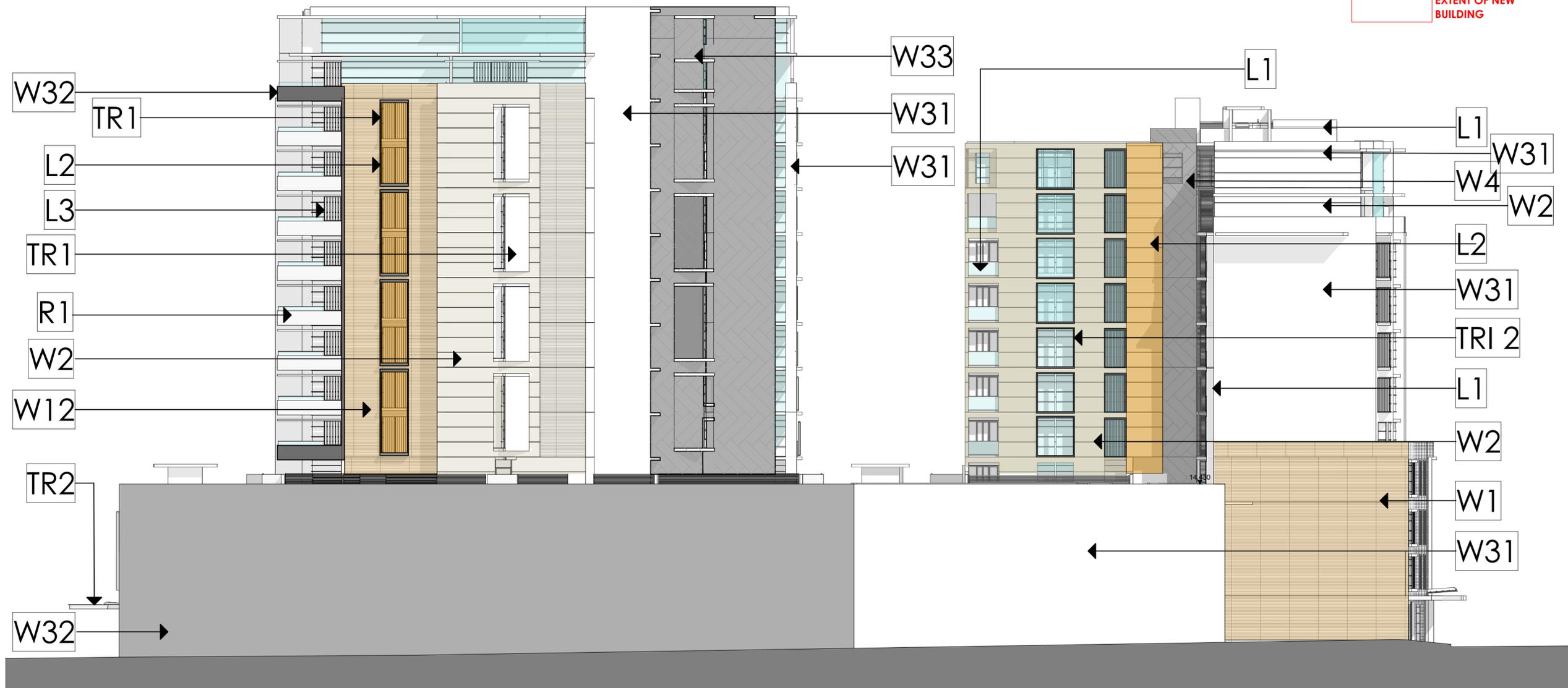
DRAWING TITLE:  
**3D VIEWS FROM  
PUBLIC DOMAIN**

PROJECT No: 21706  
DRAWING No: 3D01

REVISION: B  
NORTH POINT:

SCALE: 1:70, 1:125 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919



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REVISIONS:

DATE	REV	DESCRIPTION
28.05.18	A	MODIFIED BUILDING "K" WEST ELEVATION FINISHES - - Extend W1 cladding - Removed Glazing & extend wall cladding of Level 10
2.10.19	B	Building H Lowered & Relocated & Modified wall finishes - Building K Relocated

ARCHITECT:  
**WOLSKI . COPPIN**  
 ARCHITECTURE  
 LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
 T: 9953 8477 E: info@wolskicoppin.com.au  
 DAVID WOLSKI NSW AIB No. 5297

PROJECT TITLE:  
**MIXED USE RESIDENTIAL FLAT BUILDING**

PROJECT ADDRESS:  
 495-501 HUNTER STREET  
 NEWCASTLE

CLIENT:  
 INTERRELATE & DOWLING COMMERCIAL

DRAWING TITLE:  
**EXTERNAL FINISHES SCHEDULE (02)**

PROJECT No: 21706  
 DRAWING No: F02

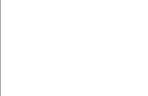
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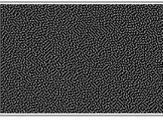
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 PLOT DATE: 2/10/2019

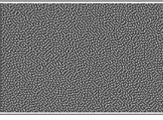
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 BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

## FINISHES

### WALL MATERIALS & FINISHES

-  W1 TERRACOTTA CLADDING FACADE COL. PILBARRA OR EQUAL
-  W12 TERRACOTTA CLADDING FACADE COL. KALBARRI OR EQUAL
-  W2 PRECAST BANDED CONCRETE PANELS COL. SAND
-  W4 ALUCOBOND SPARKLING ANTHRACITE AND GRAY METALLIC 'RANDOM' BLEND
-  W31 RENDERED MASONRY WATYLL WATYLL WHITE

 W32 RENDERED MASONRY WATYLL GREY EMBER

 W33 RENDERED MASONRY WATYLL GREY EMBER (HALF)

### GLAZING

-  W5 COMMERCIAL ALUMINIUM FRAMED GLAZING DUATEC COL. ETERNITY CHARCOAL PEARL
-  RI SEMI FRAME-LESS GLASS BLAUTRADE WITH TOP RAIL DURATEC COL. ETERNITY CHARCOAL PEARL

### VERTICAL & HORIZONTAL LOUVRES SCREENS

-  L3 POWDER DURATEC ZUES WHITE
-  L2 DURATEC COPPER METALLIC CONNETIC
-  TRI 2 & L1 DURATEC ETERNITY CHARCOAL PEARL

**REVISED DEVELOPMENT APPLICATION OCT 2019**



 LOCATION OF ORIGINAL BUILDING

 EXTENT OF NEW BUILDING

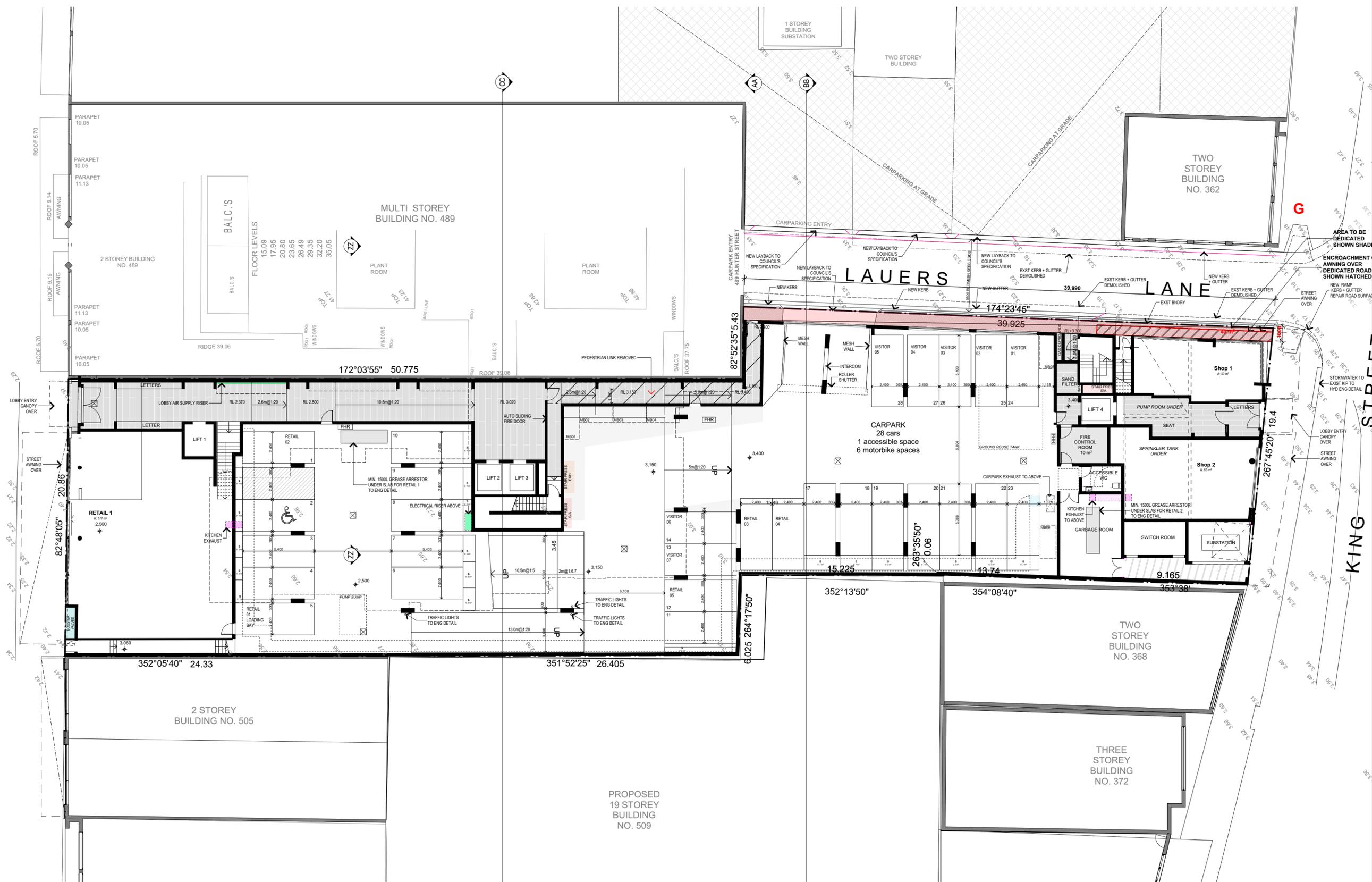
NOTES:  
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REVISIONS:

DATE	REV	DESCRIPTION
16.02.18	A	GREASE ARRESTORS LOCATED.
25.05.18	B	PEDESTRIAN LINK REMOVED.
27.06.18	C	Refer to attached Addendum Urban Design Statement
17.07.18	D	Lane Widening Amendments
29.11.18	E	Modified Entry
8.03.19	F	Awning at Ground Lvl on King St Extended
20.03.19	G	Highlighted Dedicated Road at Lauers Lane



-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**GROUND FLOOR**

PROJECT No: 21706  
DRAWING No: DA01

REVISION: G  
NORTH POINT: 

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

1

Ground  
1:200

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**



 LOCATION OF ORIGINAL BUILDING

 EXTENT OF NEW BUILDING

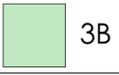
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REVISIONS:

DATE	REV	DESCRIPTION
28.05.18	A	WINTER GARDEN ADDED TO K201
27.06.18	B	Refer to attached Addendum Urban Design Statement
29.11.18	C	-Modified layout, -Modified Winter Gardens, -Added balcony to Unit K202
21.02.19	D	Car park removed, wall relocated, air vent moved in accordance with new wall location
8.03.19	E	-Awning at Ground Lvl on King St Extended -Relocated Services cupboards on Carpark L1 & L2
20.03.19	F	Skylight removed

-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI  
E: info@wolski-coppin.com.au  
NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER  
STREET  
NEWCASTLE

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

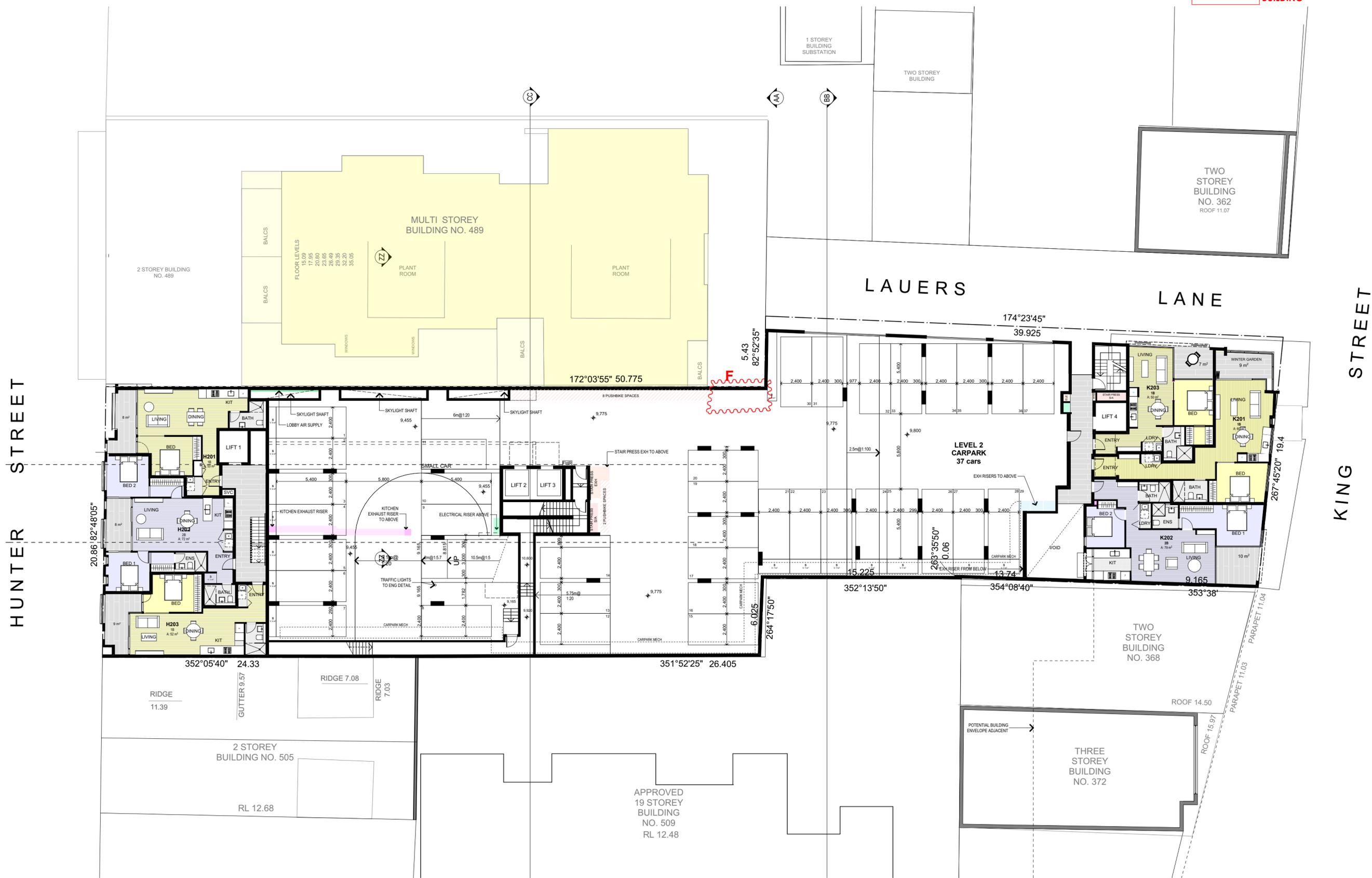
DRAWING TITLE:  
**LEVEL 2**

PROJECT No: 21706  
DRAWING No: DA03

REVISION: F  
NORTH POINT: 

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919



1  
Level 2  
1:200

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING

 EXTENT OF NEW BUILDING

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REVISIONS:

DATE	REV	DESCRIPTION
16.02.18	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	PLANTER BOX HEIGHTS AMENDED.
28.05.18	C	WINTER GARDEN ADDED TO K301
27.06.18	D	Refer to attached Addendum Urban Design Statement
08.11.18	E	Wall height amended
29.11.18	F	-Modified layout,-Modified Winter Gardens,- -Added balcony to Unit K302
15.01.19	G	Wall relocated & height amended
21.02.19	H	Wall relocated, slab altered, landscaping modified.
21.02.19	I	Landscaping Modified, wall relocated, fence altered and relocated.
8.03.19	J	Bedroom layout changed Relocated Services cupboards on lift foyer on levels L3 to L8
20.03.19	K	- Added pergolas - Changed layout of planters and removed skylight shafts on common open space of K building
25.09.19	L	-Relocate Building H (from L3 to roof level) approximately 1.5m towards western boundary & delete one storey level -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) -Relocate western side of building K approximately 1.485m towards the western boundary) -Upgrade landscaping/Widen footpath + planters. -Extend Porch + add windows to Common Room

-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE RESIDENTIAL FLAT BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER STREET  
NEWCASTLE

CLIENT:  
**INTERRELATE & DOWLING COMMERCIAL**

DRAWING TITLE:  
**LEVEL 3**

PROJECT No: 21706  
DRAWING No: DA04

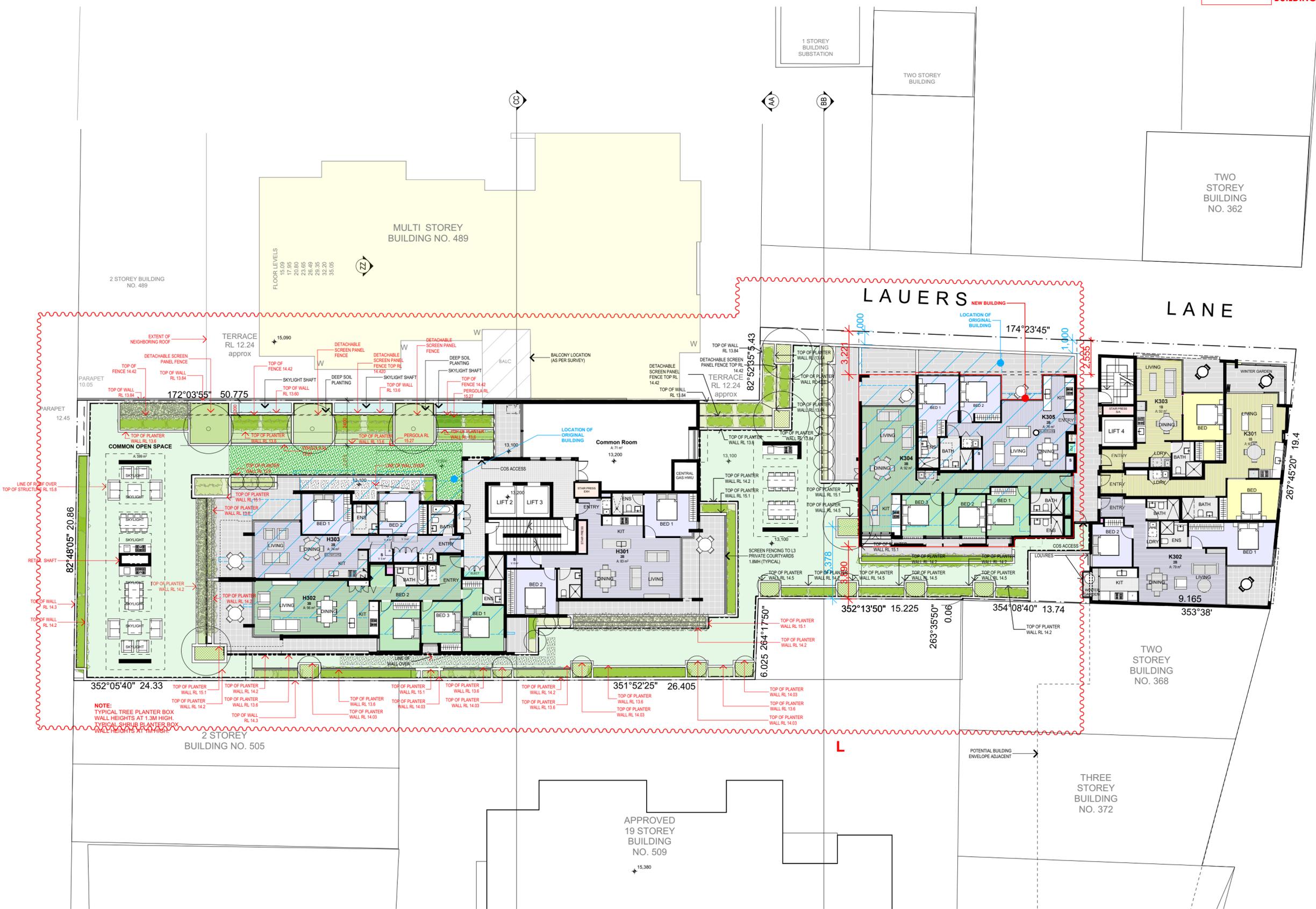
REVISION: L  
NORTH POINT: TN

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 2021706\_495 Hunter St Newcastle Alt Scheme 200919

HUNTER STREET

LAUERS LANE  
KING STREET



1  
Level 3  
1:200

**REVISED DEVELOPMENT APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING

 EXTENT OF NEW BUILDING

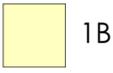
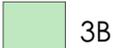
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REVISIONS:

DATE	REV	DESCRIPTION
	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	AC UNITS RELOCATED.
27.06.18	C	Refer to attached Addendum Urban Design Statement
29.11.18	D	-New Building Setback to King Street -Modified layout K401 from one bedder to 3 bedder, (One Unit Removed) -Added balcony to Unit K402, K403, (Similar to L3-L4)
21.02.19	E	Bedroom layout changed, window extended
8.03.19	F	Relocated Services cupboards on lift foyer on levels L3 to L5
25.09.19	G	-Relocate Building H (from L3 to roof level) approximately 1.5m towards western boundary & delete one storey level -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) -Relocate eastern side of building K approximately 1.488m towards the western boundary

-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
1: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER  
STREET  
NEWCASTLE

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

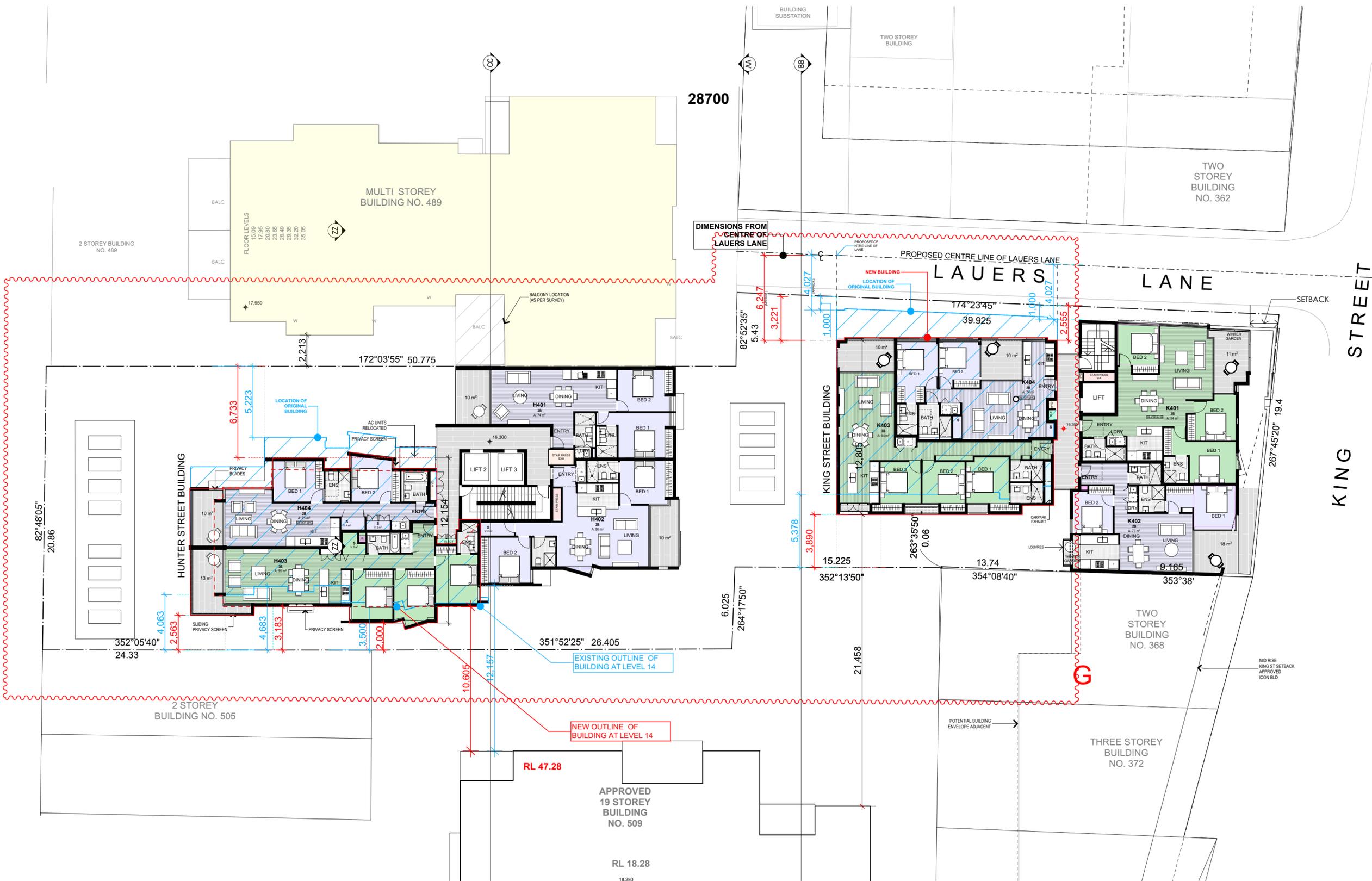
DRAWING TITLE:  
**LEVEL 4**

PROJECT No: 21706  
DRAWING No: DA05

REVISION: G  
NORTH POINT: 

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919



1

Level 4  
1:200

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

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REVISIONS:

DATE	REV	DESCRIPTION
29/11/18	A	-New Building Setback to King Street -Modified layout K501 from one bedder to 3 bedder, (One Unit Remove) -Added balcony to Unit K504, K502
21/02/19	B	Bedroom layout changed, window extended
8.03.19	C	Relocated Services cupboards on lift foyer on levels L3 to L8
25/09/19	D	-Relocate Building H (from L3 to roof level) approximately 1.5 m. towards western boundary & delete one storey level -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west -Relocate western side of building K approximately 1.488m towards the western boundary

 1B  
 2B  
 3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

MOSMAN NSW 2088  
E: info@wolskicoppin.com.au  
NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER STREET  
NEWCASTLE

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

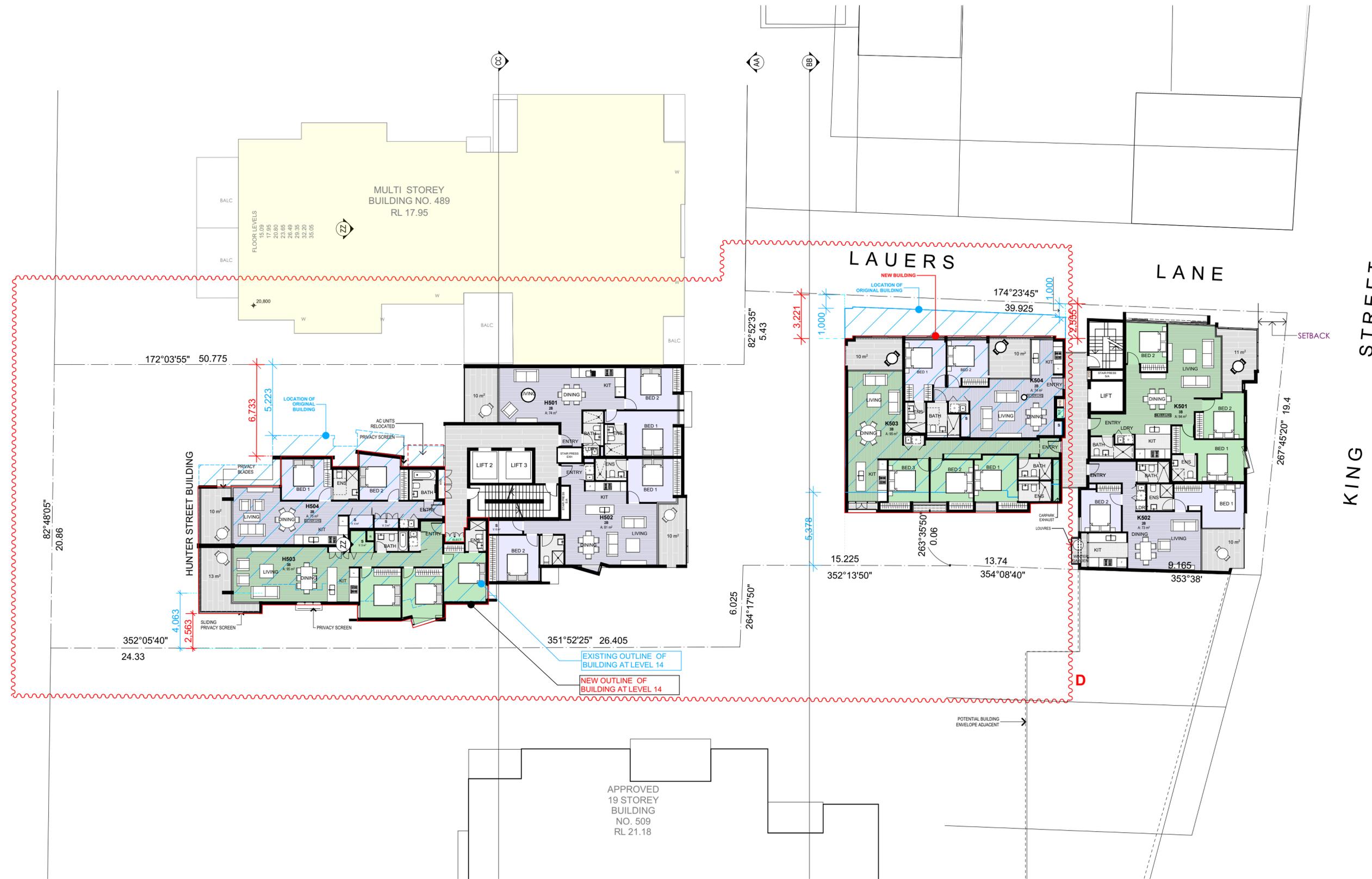
DRAWING TITLE:  
**LEVEL 5 (TYPICAL L5-  
L8)**

PROJECT No: 21706  
DRAWING No: DA06

REVISION: D  
NORTH POINT: 

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme\_ 20/09/19



1

Level 5  
1:200

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

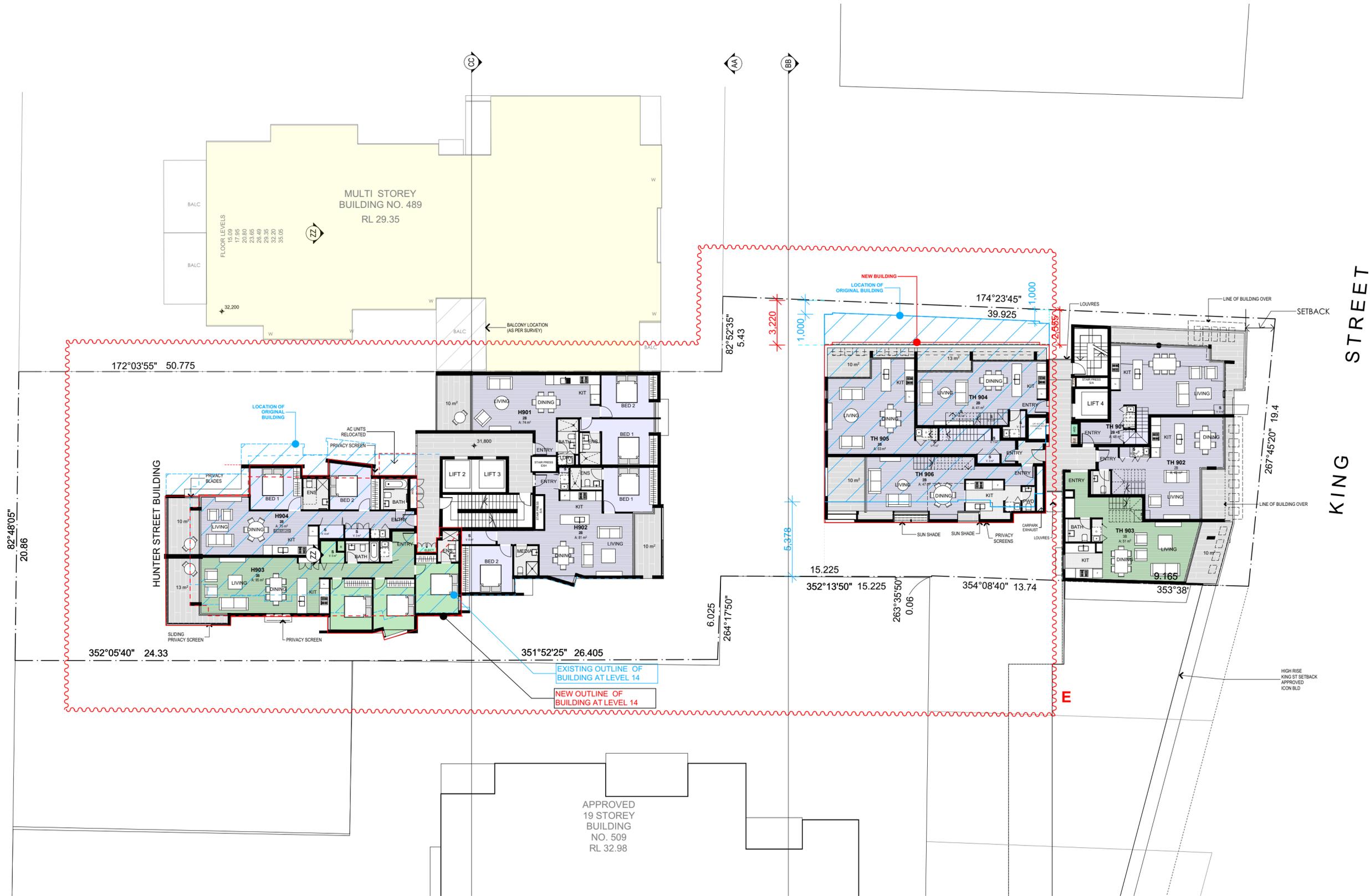
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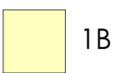
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REVISIONS:

DATE	REV	DESCRIPTION
16.02.18	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	AC UNITS RELOCATED.
27.06.18	C	Refer to attached Addendum Urban Design Statement
29.11.18	D	-Revised Front Setback to King Street -Modified layout Th 901 from 3b to 2b + Study -Modified layout.Added balcony to TH903,TH905.
25.09.19	E	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3-to roof level - Lauers Lane boundary) Approx. 2.0m to the west -Relocate western side of building K approximately 1.488m towards the western boundary)



-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

MOSMAN NSW 2088  
E: info@wolskicoppin.com.au  
NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

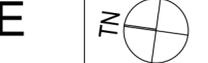
PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**LEVEL 9 (TH)**

PROJECT No: **21706**  
DRAWING No: **DA07**

REVISION: **E**  
NORTH POINT:



SCALE: **1:200 @ A2**  
PLOT DATE: **2/10/2019**

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme\_ 20/09/19

1 Level 9 (TOWNHOUSE KING ST)  
1:200

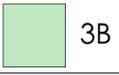
**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

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REVISIONS:

DATE	REV	DESCRIPTION
16.02.18	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	AC UNITS RELOCATED.
28.05.18	C	SKYLIGHT ADDED TO ROOF OVER TH902
27.06.18	D	Refer to attached Addendum Urban Design Statement
29.11.18	E	-Revised Front Setback to King Street -Modified layout Th 901 from 3b to 2b + Study -Modified layout, Added balcony to TH906.
25.09.19	F	-Relocate Building H (from L3 to roof level) approximately 1.5m towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west. -Relocate western side of building K approximately 1.48m towards the western boundary)

-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD, MOSMAN NSW 2088  
1: 9933 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE RESIDENTIAL FLAT BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER STREET  
NEWCASTLE

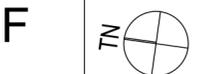
CLIENT:  
**INTERRELATE & DOWLING COMMERCIAL**

DRAWING TITLE:

**LEVEL 10**

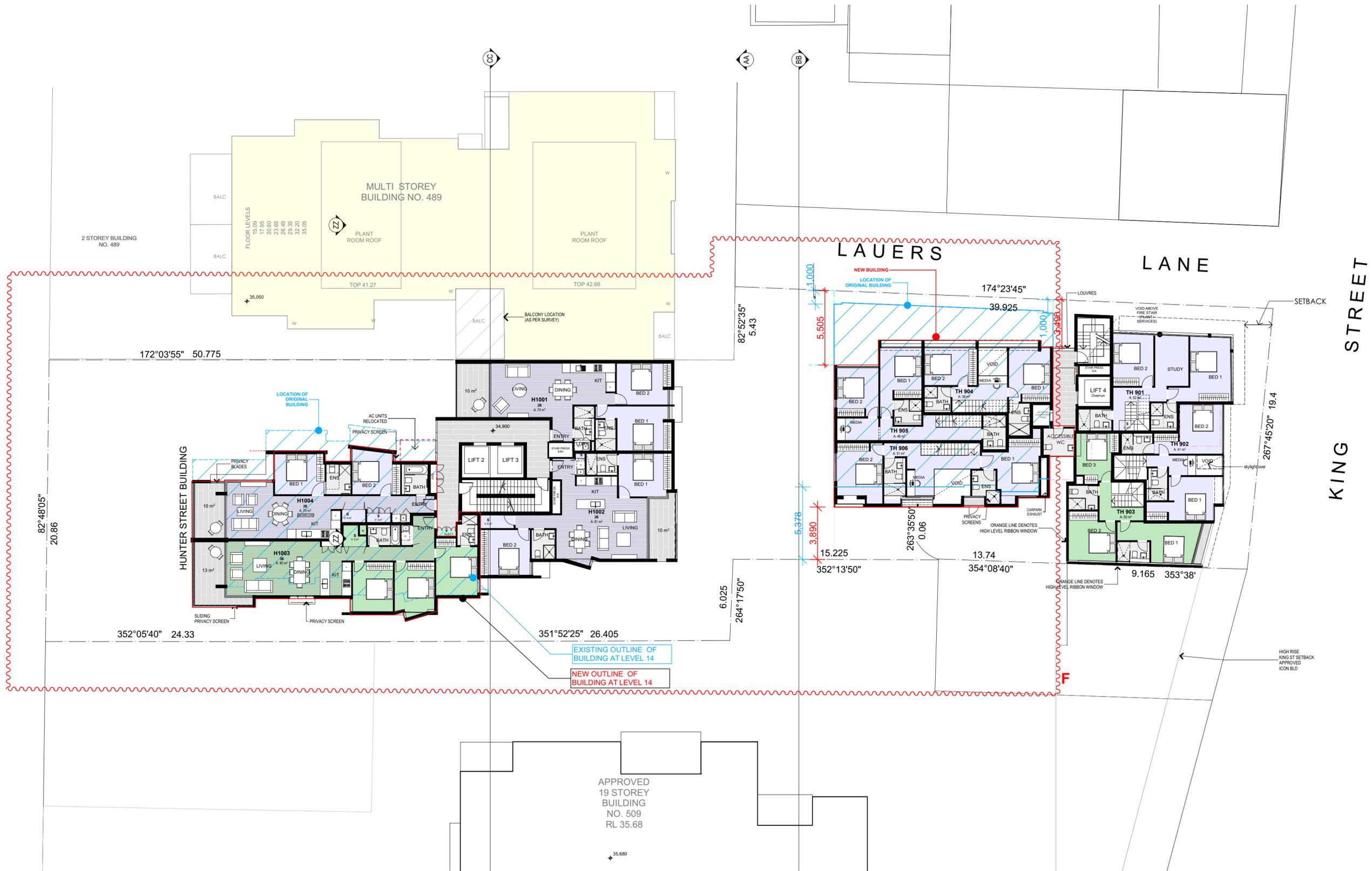
PROJECT No: 21706  
DRAWING No: DA08

REVISION: F  
NORTH POINT:



SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919



1  
Level 10  
1:200

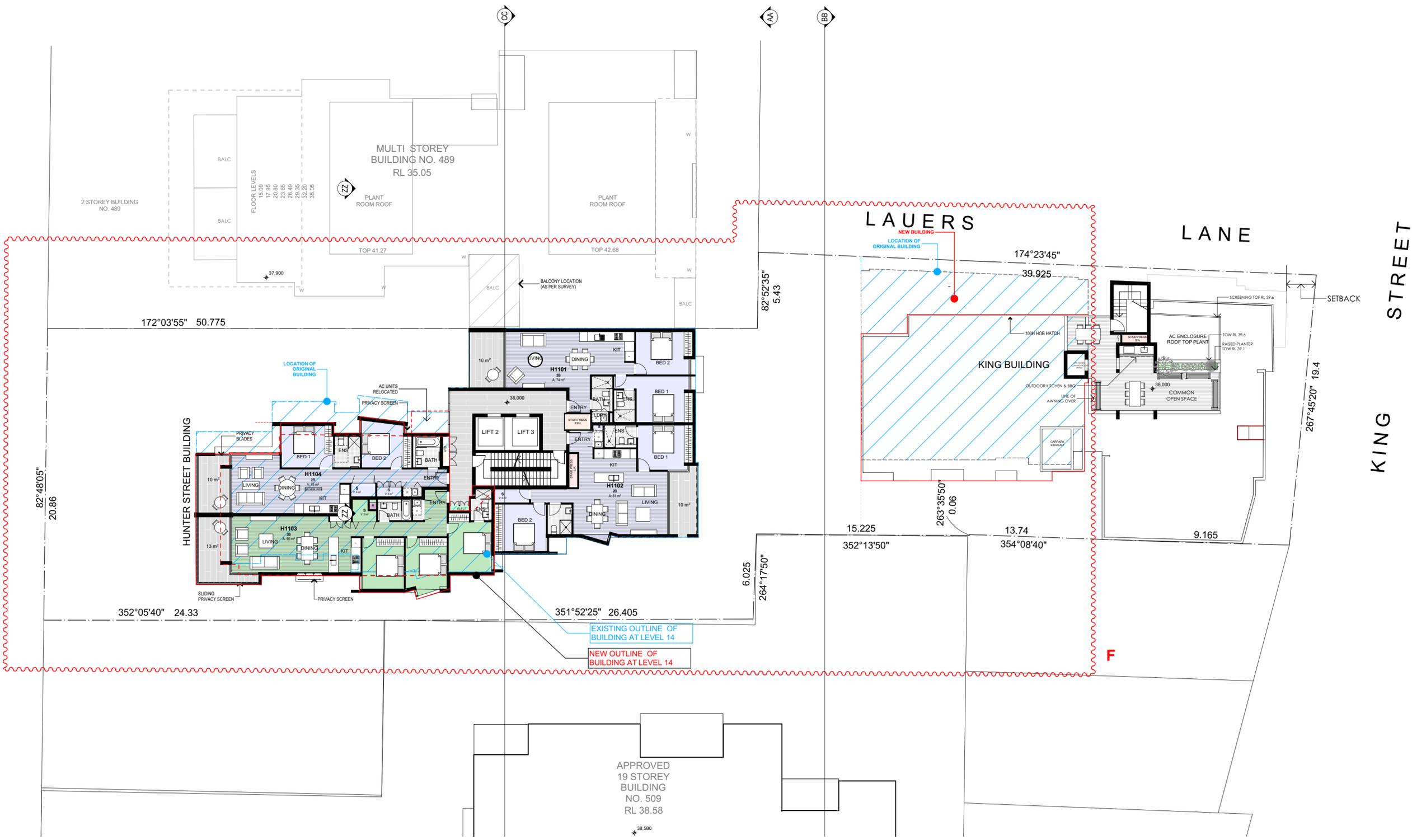
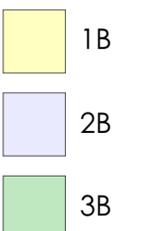
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DATE	REV	DESCRIPTION
16.02.18	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	AC UNITS RELOCATED.
28.05.18	C	SKYLIGHT ADDED TO ROOF OVER TH902
27.06.18	D	Refer to attached Addendum Urban Design Statement
29.11.18	E	- Revised Front Setback to King Street. - Revised Roof. - Revised Common Space on Street Edge
25.09.19	F	- Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level. - Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west. Relocate western side of building K approximately 1.488m towards the western boundary)



1

Level 11 | Roof  
1:200

REVISED DEVELOPMENT  
APPLICATION  
OCT 2019

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9933 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER  
STREET  
NEWCASTLE

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**LEVEL 11 & ROOF**

PROJECT No: 21706  
DRAWING No: DA09

REVISION: F  
NORTH POINT: TN

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.

REVISIONS:

DATE	REV	DESCRIPTION
16.02.18	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	AC UNITS RELOCATED.
27.06.18	C	Refer to attached Addendum Urban Design Statement
25.09.19	D	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level.

-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

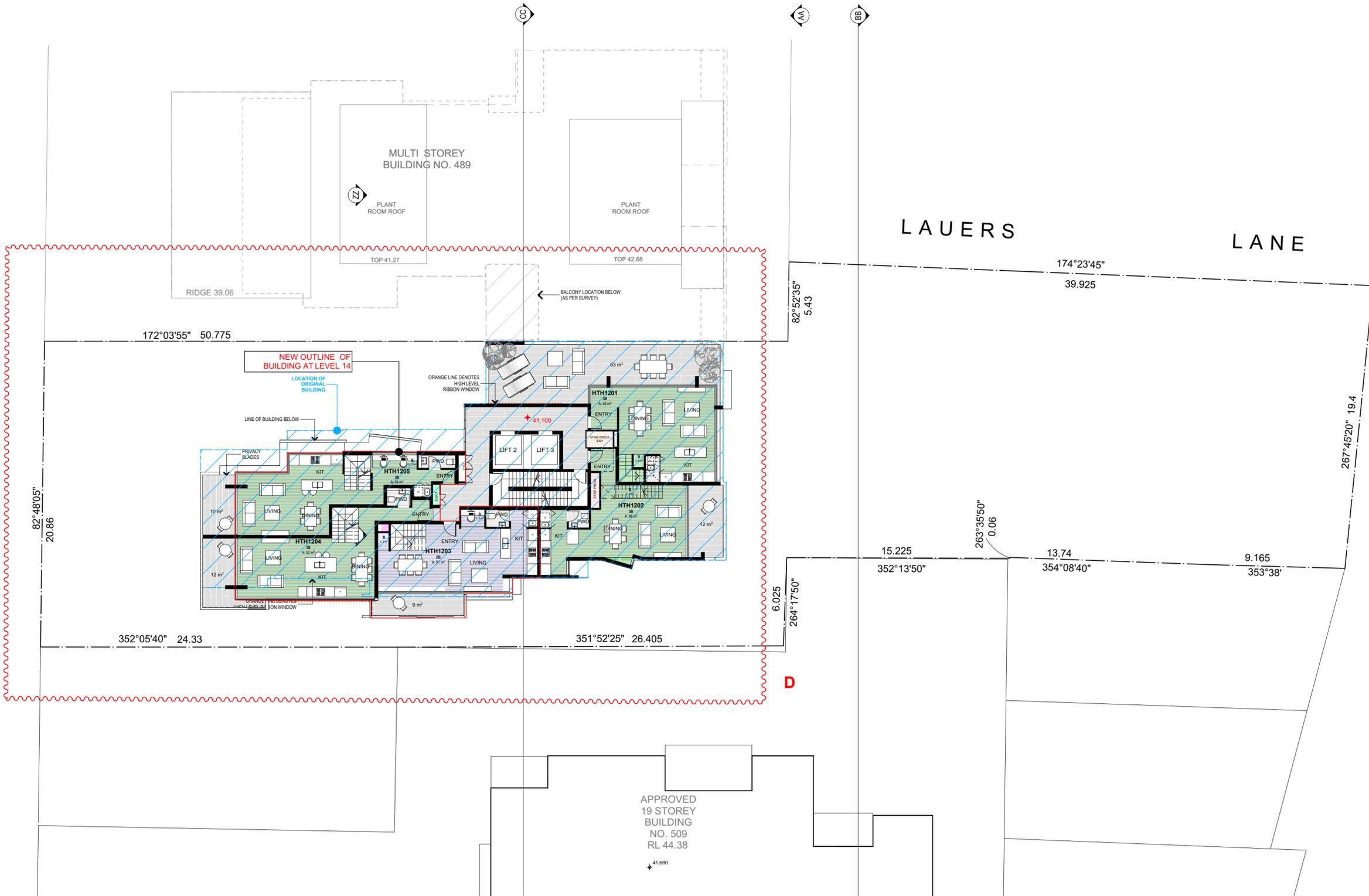
DRAWING TITLE:  
**LEVEL 12 (TH LOWER  
LEVEL)**

PROJECT No: **21706**  
DRAWING No: **DA10**

REVISION: **D**  
NORTH POINT:  


SCALE: **1:200 @ A2**  
PLOT DATE: **2/10/2019**

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 20/09/19



1 Level 12 (TOWNHOUSE HUNTER ST)  
1:200

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.  
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.

REVISIONS:

DATE	REV	DESCRIPTION
25 09 19	A	-Relocate Building K (from L3 roof level) 1.50m towards west boundary & delete one storey level. -Building H Relocate 1.02 m from Lauers Lane boundary (from L4 - to roof level). -Added Setback dimensions (showing Original Da & new Setbacks)
26 09 19	B	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level.

-  1B
-  2B
-  3B

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

MOSMAN NSW 2088  
E: info@wolskicoppin.com.au  
NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

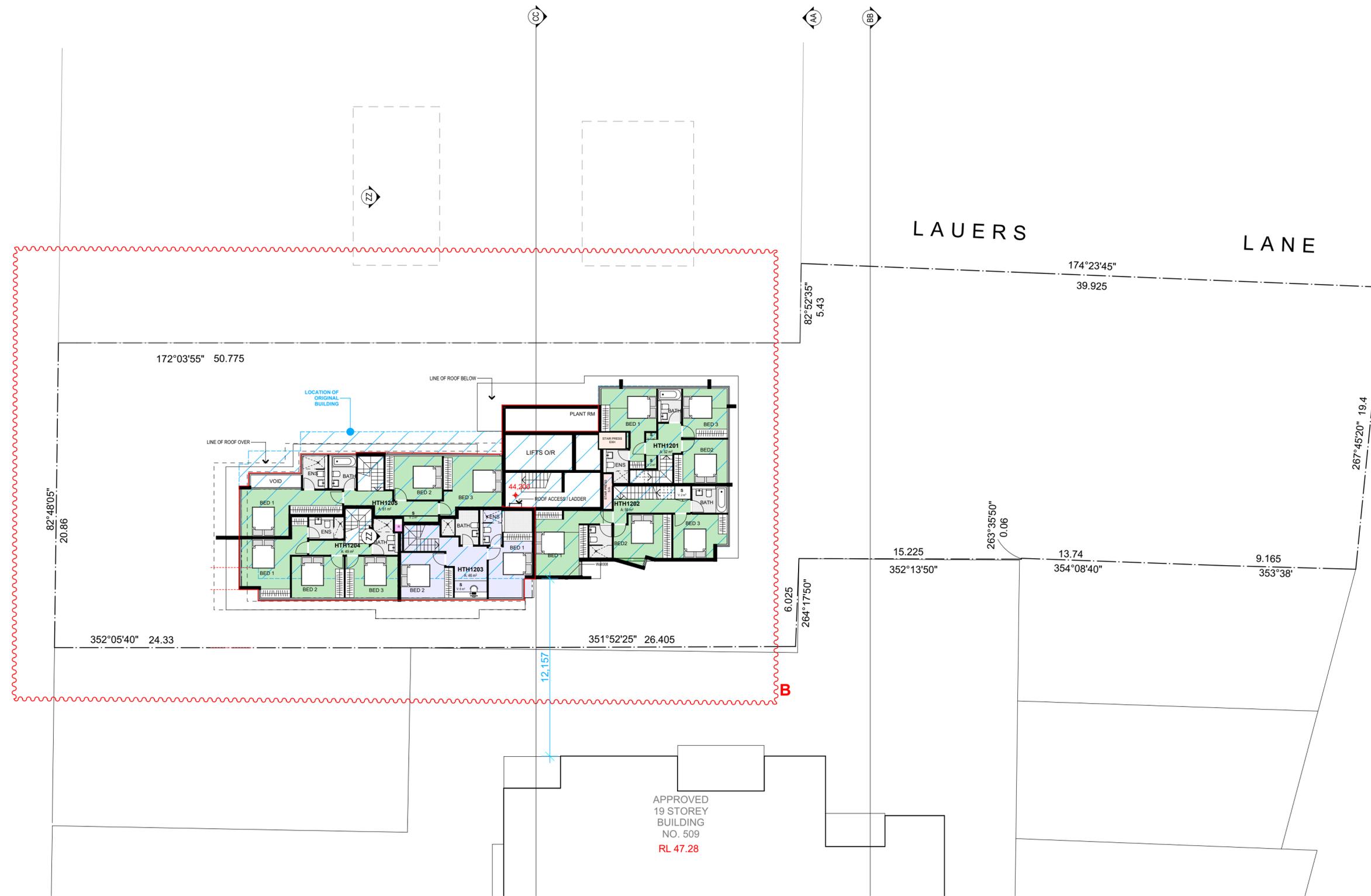
DRAWING TITLE:  
**LEVEL 13 (TH UPPER  
LEVEL)**

PROJECT No: **21706**  
DRAWING No: **DA11**

REVISION: **B**  
NORTH POINT: 

SCALE: **1:200 @ A2**  
PLOT DATE: **2/10/2019**

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20\21706\_495 Hunter St Newcastle Alt Scheme 200919



APPROVED  
19 STOREY  
BUILDING  
NO. 509  
RL 47.28

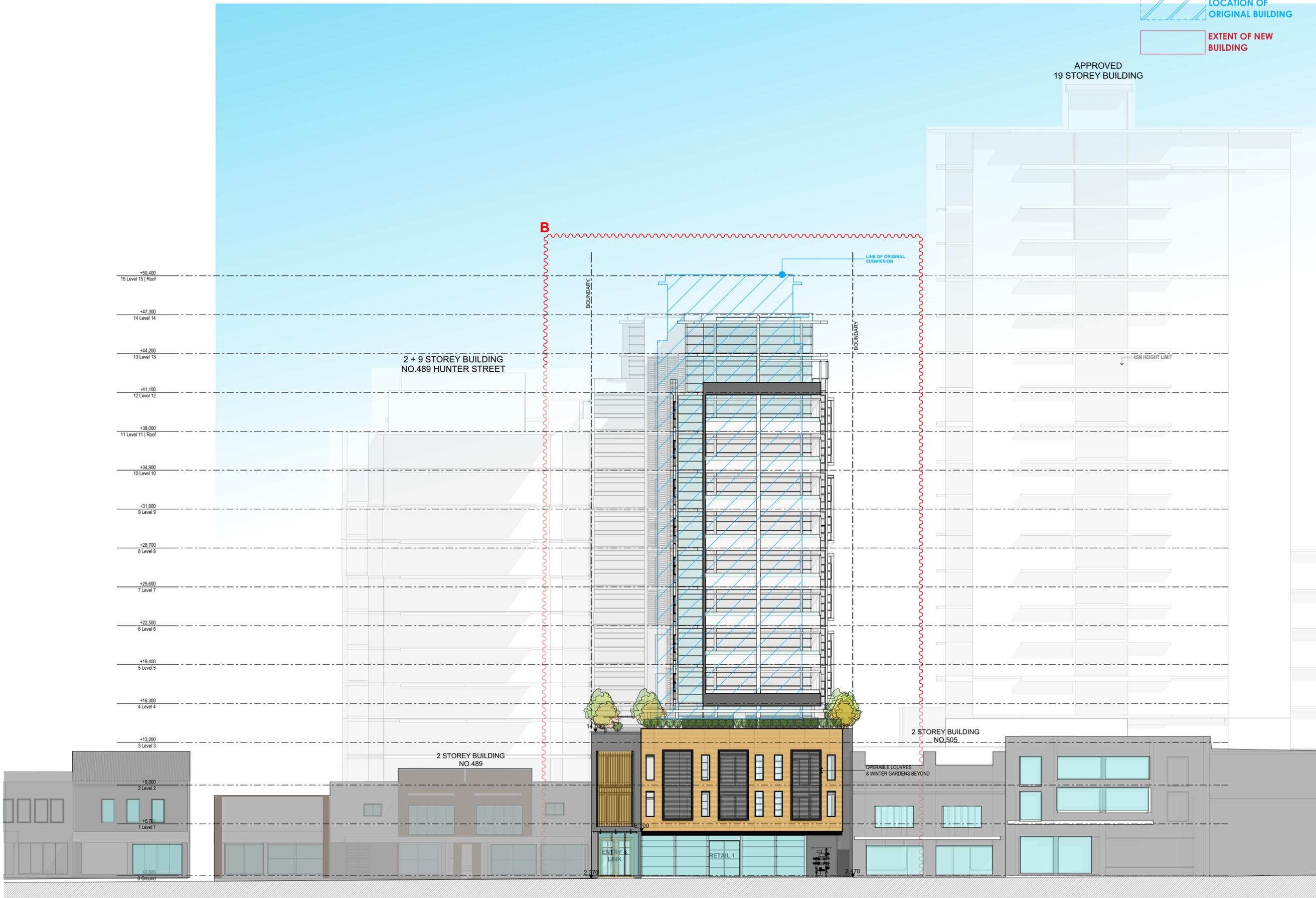
1  
**Level 13  
1:200**

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**



 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

APPROVED  
19 STOREY BUILDING



1 NORTH ELEVATION  
(HUNTER STREET ELEV.)

REVISED DEVELOPMENT  
APPLICATION  
OCT 2019

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
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REVISIONS:

DATE	REV	DESCRIPTION
270618	A	Refer to attached Addendum Urban Design Statement
25 09 19	B	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level.

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
MIXED USE  
RESIDENTIAL FLAT  
BUILDING

PROJECT ADDRESS:  
495-501 HUNTER  
STREET  
NEWCASTLE

CLIENT:  
INTERRELATE &  
DOWLING  
COMMERCIAL

DRAWING TITLE:  
NORTH ELEVATION  
(HUNTER ST.  
ELEVATION)

PROJECT No: 21706  
DRAWING No: DA13

REVISION: B  
NORTH POINT:

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme\_200919





NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

DATE	REV	DESCRIPTION
270618	A	Refer to attached Addendum Urban Design Statement
291118	B	Building K Revised Setback to King Street
25 09 19	C	-Relocate Building H (from L3 to roof level) approximately 1.5m towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west. -Relocate western side of building K approximately 1.48m towards the western boundary)



ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**WEST ELEVATION**

PROJECT No: **21706**      DRAWING No: **DA15**

REVISION: **C**      NORTH POINT:

SCALE: **1:200 @ A2**      PLOT DATE: **2/10/2019**

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 20/09/19

1

**WEST ELEVATION**  
1:200

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**



 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

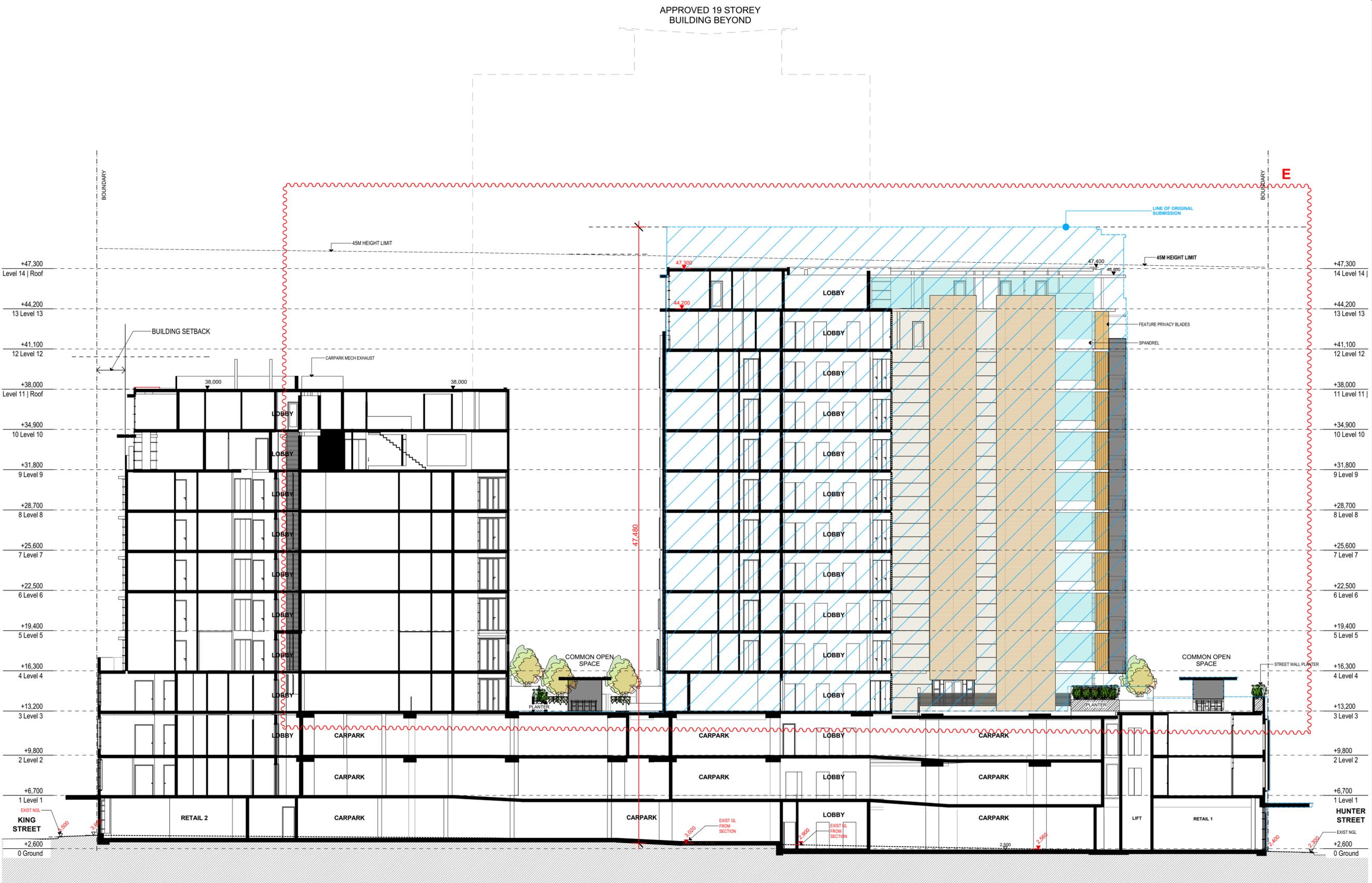
NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
28.05.18	A	SKYLIGHT ADDED TO ROOF OVER TH902
270618	B	Refer to attached Addendum Urban Design Statement
291118	C	Building K Revised Setback to King Street
041218	D	Vertical Dimensions & NGL Added
25 09 19	E	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3-4G roof level - Lauers Lane boundary) Approx. 2.0m to the west -Relocate western side of building K approximately 1.48m towards the western boundary)



ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
1: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW AIB No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**LONGITUDINAL  
SECTION**

PROJECT No: **21706** DRAWING No: **DA17**

REVISION: **E** NORTH POINT:

SCALE: **1:200 @ A2** PLOT DATE: **2/10/2019**

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20\21706\_495 Hunter St Newcastle Alt Scheme\_ 200919

1

XX SECTION  
1:200

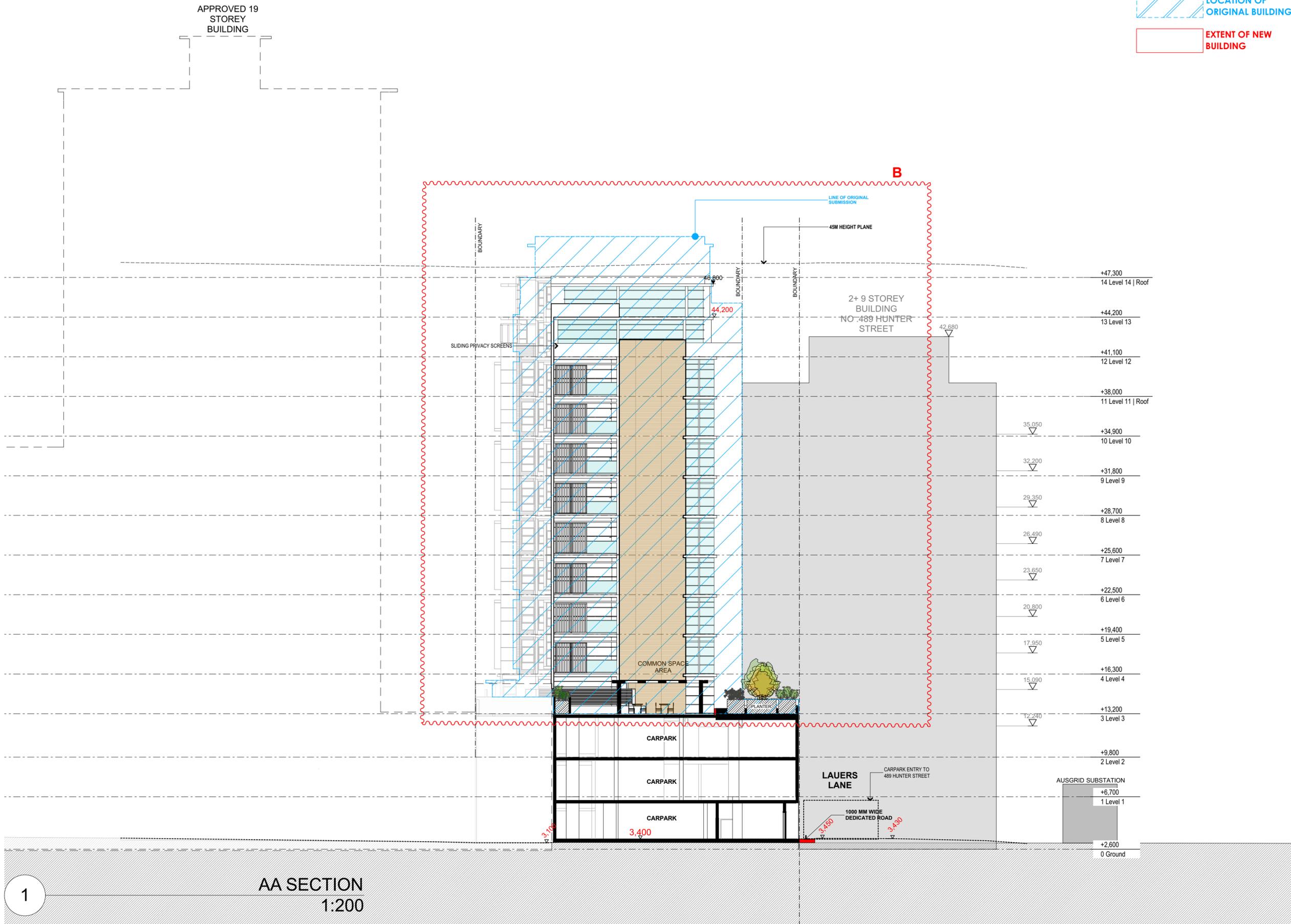
**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.  
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REVISIONS:

DATE	REV	DESCRIPTION
041218	A	New RLs & NGL Added
20 03 19	B	Dedicated Road Added at Lauers Lane
25 09 19	C	-Relocate Building H (from L3 to roof level) approximately 1.5 m. towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west. -Relocate western side of building K approximately 1.488m towards the western boundary)



1 AA SECTION  
1:200

REVISED DEVELOPMENT  
APPLICATION  
OCT 2019

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
1: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**SECTION AA (CROSS  
SECTION)**

PROJECT No: 21706  
DRAWING No: DA18

REVISION: C  
NORTH POINT:

SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 2021706\_495 Hunter St Newcastle Alt Scheme\_200919

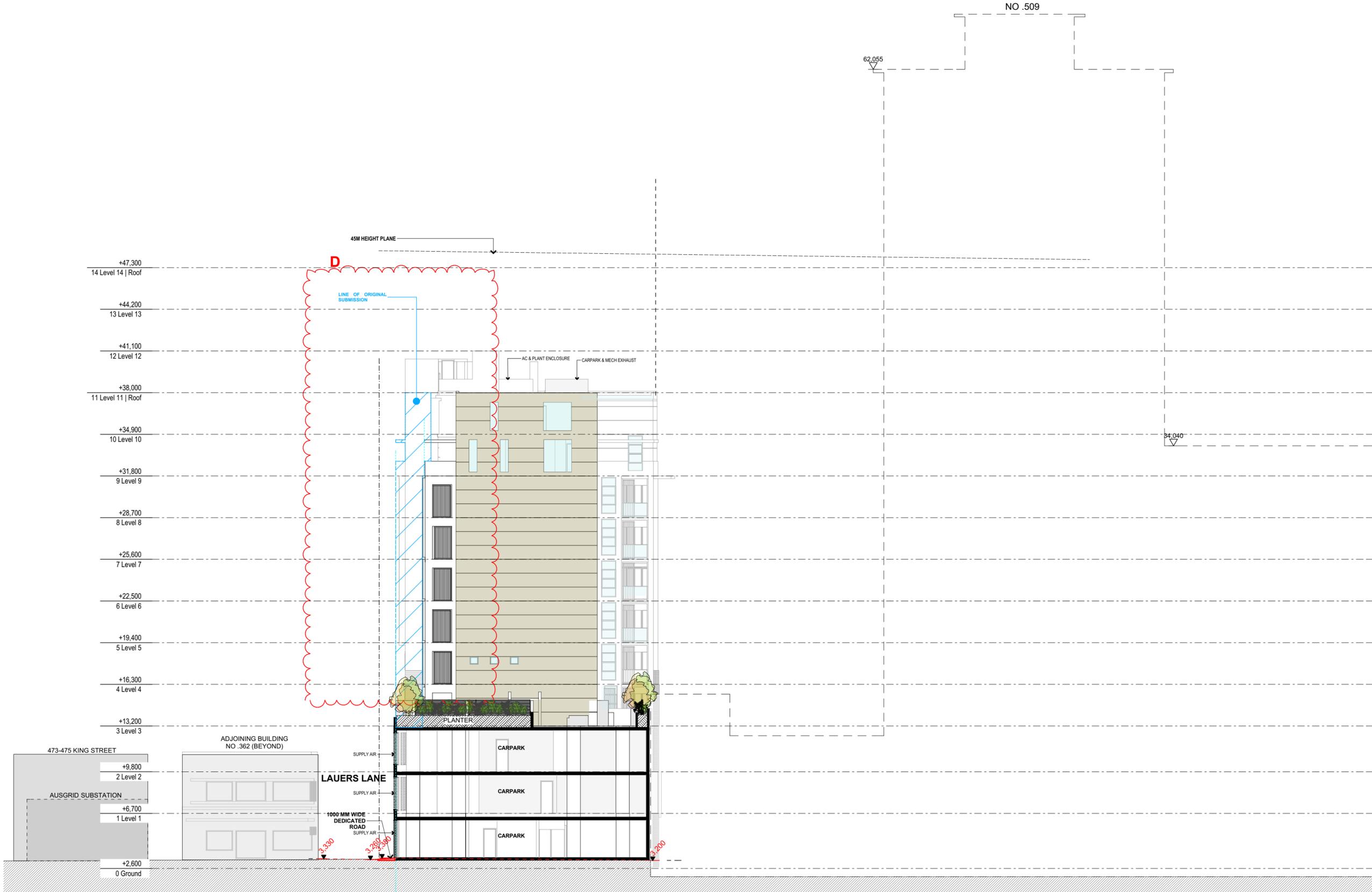
 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

APPROVED 19  
STOREY BUILDING  
NO .509

NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
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REVISIONS:

DATE	REV	DESCRIPTION
270618	A	Refer to attached Addendum Urban Design Statement
041218	B	NGL Added & 45 m ht line
20 03 19	C	Highlighted Dedicated Road at Lauers Lane
25 09 19	D	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west -Relocate western side of building K approximately 1.485m towards the western boundary



BB SECTION  
1:200

1

REVISED DEVELOPMENT  
APPLICATION  
OCT 2019

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD, MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW AIB No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**SECTION BB (CROSS  
SECTION)**

PROJECT No: **21706** DRAWING No: **DA19**

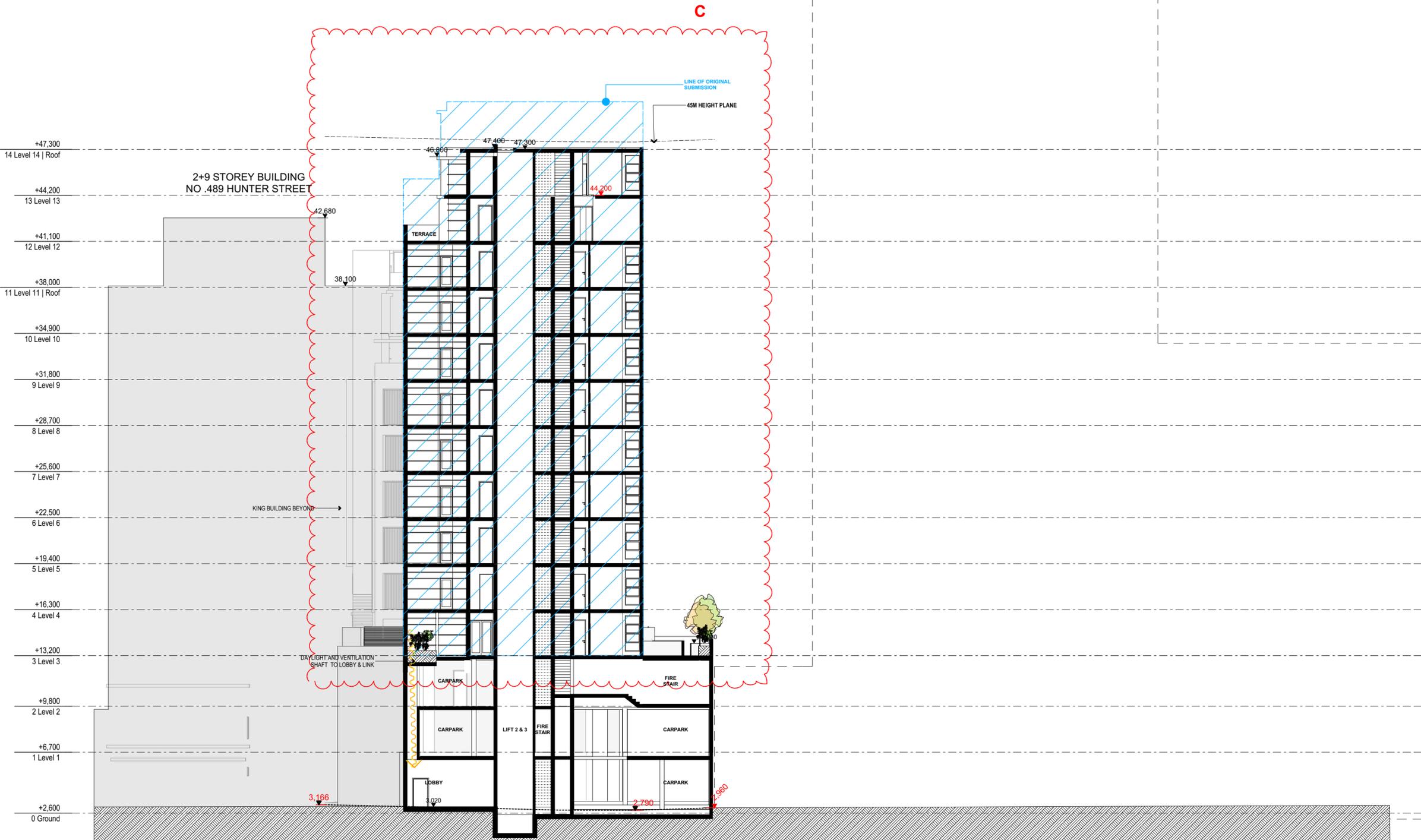
REVISION: **D** NORTH POINT:

SCALE: **1:200 @ A2** PLOT DATE: **2/10/2019**

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING

APPROVED 19  
STOREY  
BUILDING  
NO .509



CC SECTION  
1:200

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
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THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.

REVISIONS:

DATE	REV	DESCRIPTION
08 11 18	A	Wall height amended
04 12 18	B	NGL Added & 45 m ht line
25 09 19	C	-Relocate Building H (from L3 to roof level) approximately 1.5 m. towards western boundary & delete one storey level.

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW AIB No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**SECTION CC (CROSS  
SECTION)**

PROJECT No: 21706  
DRAWING No: DA20

REVISION: C  
NORTH POINT: TN

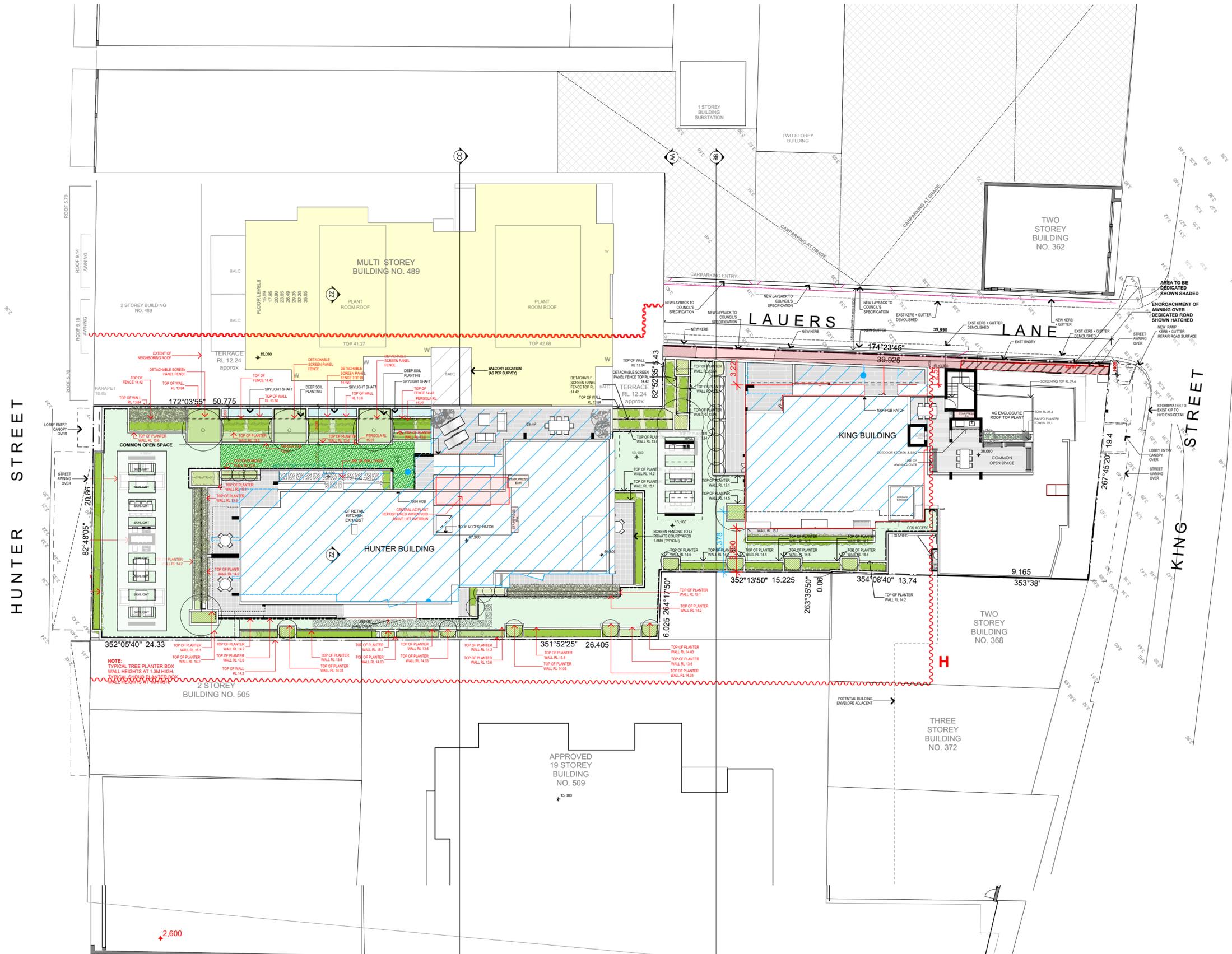
SCALE: 1:200 @ A2  
PLOT DATE: 2/10/2019

FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

1

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING



NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
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THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.

REVISIONS:

DATE	REV	DESCRIPTION
16.02.18	A	ADJOINING BALCONY POSITION NOTED (AS PER SURVEY).
25.05.18	B	AC UNITS RELOCATED WITH PLANTER BOX HEIGHTS AMENDED & ADDITIONAL SCREENING.
28.05.18	C	SKYLIGHT ADDED TO ROOF OVER TH902
27.06.18	D	Refer to attached Addendum Urban Design Statement
08.11.18	E	Wall height amended
29.11.18	F	-Building K Revised Setback to King Street -Revised Roof -Revised Common Space on Street Edge
20.03.19	G	Added Pergola & top of wall RLs on Common Area (L3) -Highlighted extent of Dedicated Road at Lauers Lane
25.09.19	H	-Relocate Building H (from L3 to roof level) approximately 1.5m towards western boundary & delete one storey level. -Relocate eastern side of Building K (from L3 to roof level - Lauers Lane boundary) Approx. 2.0m to the west -Relocate western side of Building K approximately 1.485m towards the western boundary

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI  
MOSMAN NSW 2088  
E: info@wolskicoppin.com.au  
NSW A88 No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

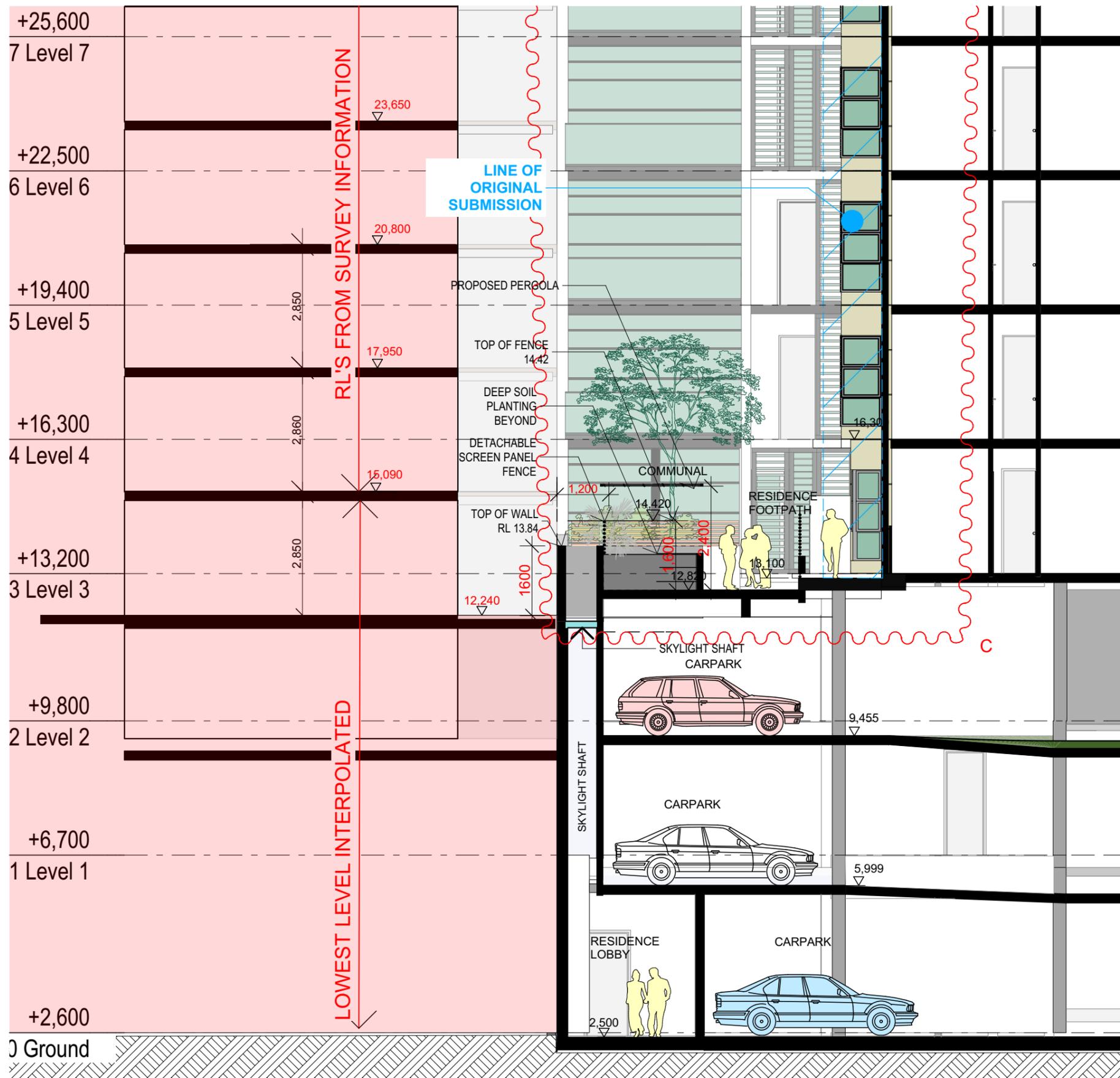
PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**ROOF/SITE PLAN**

PROJECT No:	DRAWING No:
21706	DA21
REVISION:	NORTH POINT:
H	
SCALE:	PLOT DATE:
250, 1:400 @ A2	2/10/2019
FILE PATH:	
BIM Server: BIMSRV01 - BIM Server 20/21706_495 Hunter St Newcastle Alt Scheme_ 200919	

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**



**SECTION ZZ**

**REVISED DEVELOPMENT  
APPLICATION  
OCT 2019**

**NOTES:**

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THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.  
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.

**REVISIONS:**

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
15 01 19	A	Wall relocated & height amended			
19 03 19	B	Pergola added			
25 09 19	C	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level. Upgrade landscaping to suit			

**ARCHITECT:**

**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW ARB No. 5297

**PROJECT TITLE:**

MIXED USE DEVELOPMENT

**PROJECT ADDRESS:**

495 - 501 HUNTER STREET  
NEWCASTLE

**CLIENT:**

INTERRELATE &  
DOWLING  
COMMERCIAL

**DRAWING TITLE:**

Podium Cross Section

**PROJECT No:**

**21706**

**SCALE:**

1:100@A3

**DRAWING No:**

**S05**

**REVISION:**

**C**

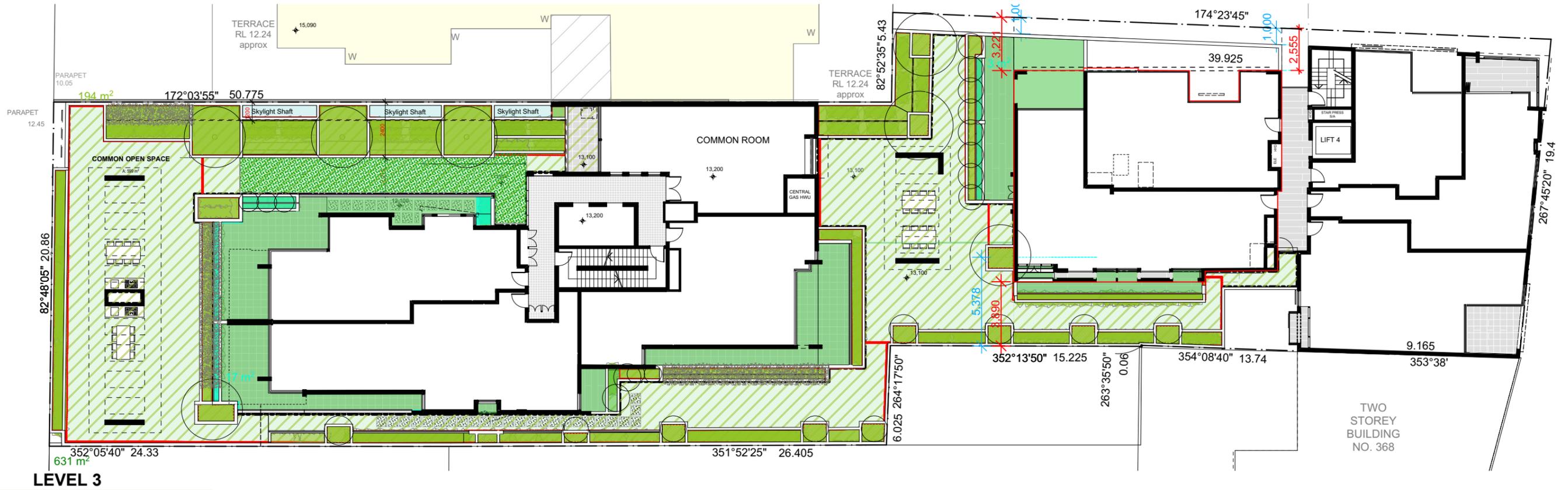
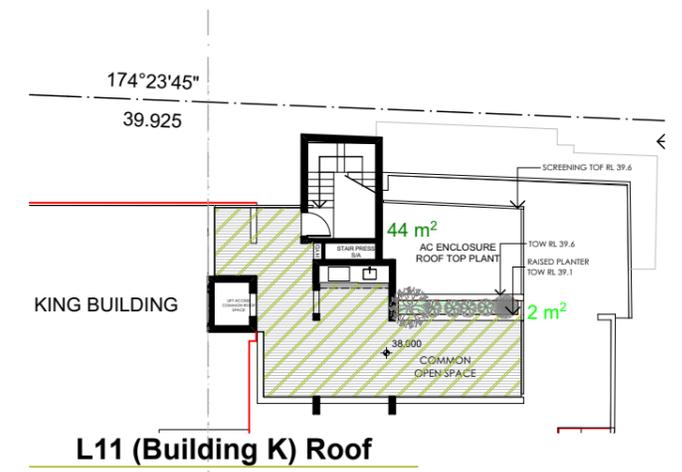
**FLOT DATE:**

2/10/2019

**NORTH POINT:**



HUNTER STREET



**COMMON SPACE CALCULATIONS**

SITE AREA		1827 M <sup>2</sup>	
COMMUNAL OPEN SPACE	L3	=647 M <sup>2</sup>	=691 M <sup>2</sup> (0.378 : 1)
	L11 (ROOF BLDG K)	= 44	
PRIVATE COURTYARD			

**LANDSCAPE CALCULATIONS**

SITE AREA		1827 M <sup>2</sup>	
LANDSCAPE AREA TO COMMUNAL SPACE	L3	=186 M2	=2 M2
	L11 (ROOF BLDG K)		
LANDSCAPE AREA TO PRIVATE COURTYARD		L3 =20M2	
<b>TOTAL LANDSCAPE AREA</b>		<b>=208 M2</b>	

**REVISED DEVELOPMENT APPLICATION OCT 2019**

**NOTES:**

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 THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.

**REVISIONS:**

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
20 03 19	A	COMMON SPACE / LANDSCAPE CALCULATIONS REVISED	25 09 19	B	-Relocate Building H (from L3 to roof level) approximately 1.5 m towards western boundary & delete one storey level. -Relocate eastern side of building K (from L3-to roof level - Lauers Lane boundary) Approx. 2.0m. to the west. Relocate western side of building K approximately 1.488m towards the western boundary. Common space, Landscaped calculations revised

ARCHITECT:

**WOLSKI . COPPIN**  
 ARCHITECTURE  
 LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
 T: 9953 8477 E: info@wolskicoppin.com.au  
 DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:  
**MIXED USE DEVELOPMENT**

PROJECT ADDRESS:  
**495 - 501 HUNTER STREET  
 NEWCASTLE**

CLIENT: **INTERRELATE & DOWLING COMMERCIAL**

DRAWING TITLE:  
**COMMON SPACE/ LANDSCAPE CALCULATIONS**

PROJECT No: **21706**  
 SCALE: 1:250@A3

DRAWING No: **C01**

REVISION: **B**  
 PLOT DATE: 2/10/2019



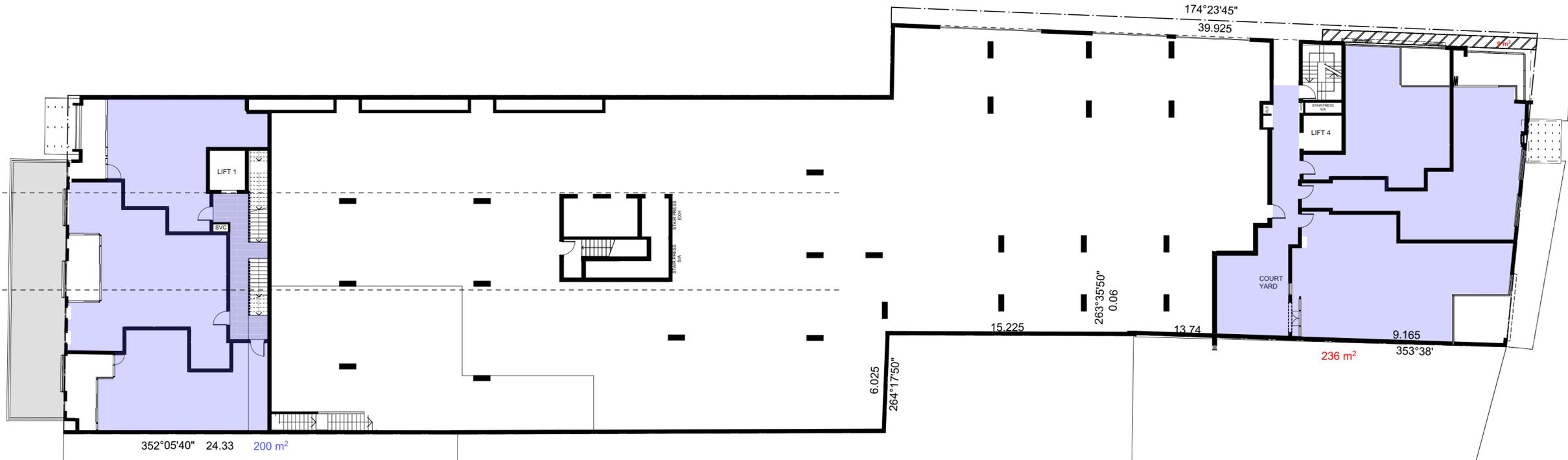
LOCATION OF ORIGINAL BUILDING

EXTENT OF NEW BUILDING

NOTES:  
 FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
 THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.  
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REVISIONS:

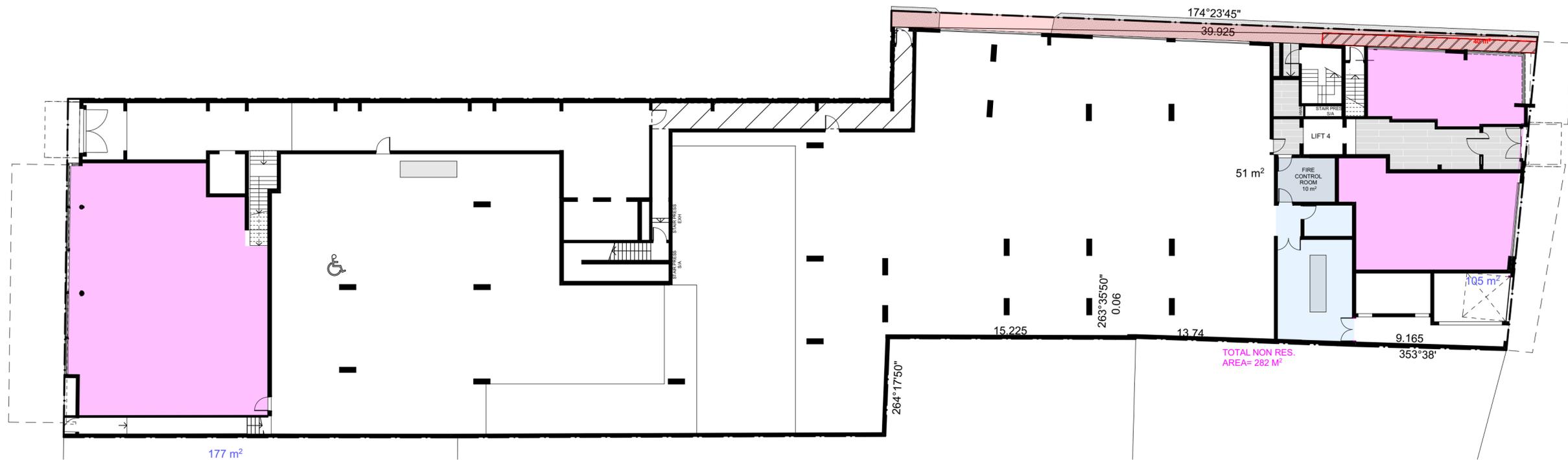
DATE	REV	DESCRIPTION
26 03 19	A	Residential / Commercial GFA Revised



352°05'40" 24.33 200 m<sup>2</sup>

Level 1  
1:200

1



177 m<sup>2</sup>

Ground  
1:200

2

TOTAL NON RES. AREA= 282 M<sup>2</sup>

REVISED  
 DEVELOPMENT  
 APPLICATION  
 OCT 2019

ARCHITECT:  
**WOLSKI . COPPIN**  
 ARCHITECTURE  
 LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
 T: 9953 8477 E: info@wolskicoppin.com.au  
 DAVID WOLSKI NSW AIB No. 5277

PROJECT TITLE:  
 MIXED USE  
 RESIDENTIAL FLAT  
 BUILDING

PROJECT ADDRESS:  
 495-501 HUNTER  
 STREET  
 NEWCASTLE

CLIENT:  
 INTERRELATE &  
 DOWLING  
 COMMERCIAL

DRAWING TITLE:  
**GFA CALCULATIONS  
 01**

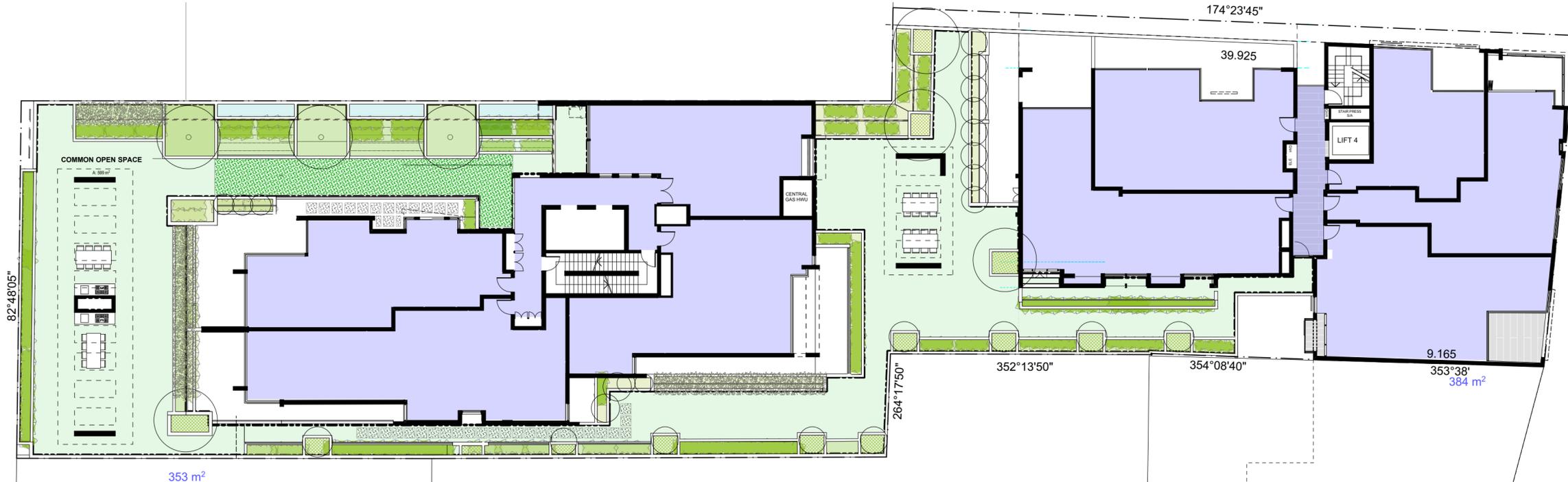
PROJECT No: 21706 DRAWING No: GFA01

REVISION: A NORTH POINT: TN

SCALE: 1:200 @ A2 PLOT DATE: 2/10/2019

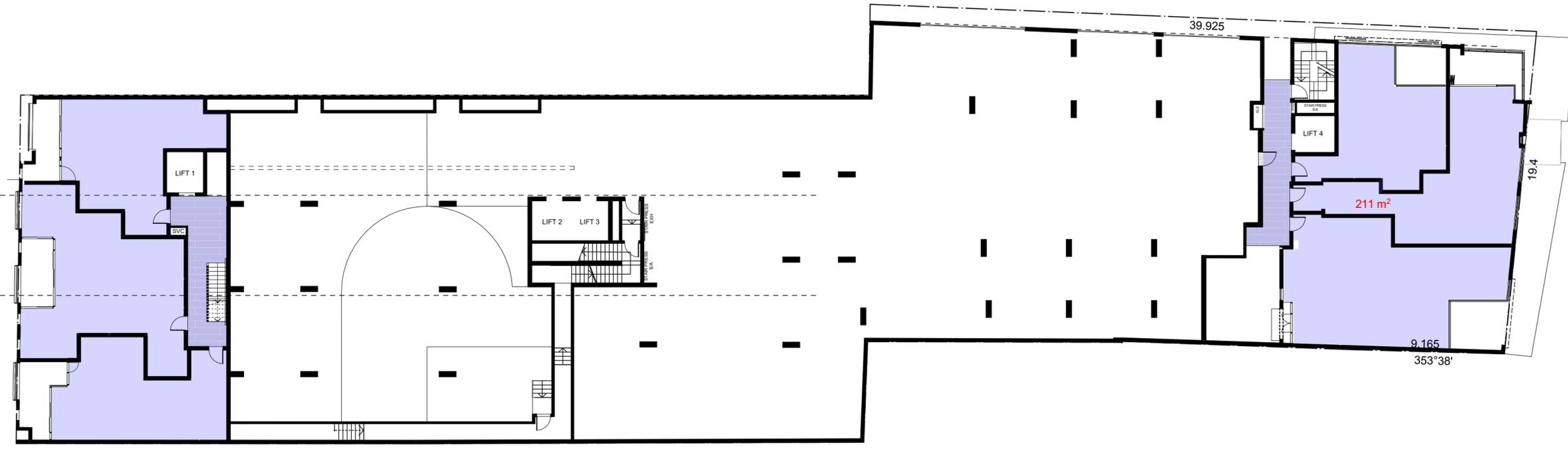
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 BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

 LOCATION OF ORIGINAL BUILDING  
 EXTENT OF NEW BUILDING



353 m<sup>2</sup>  
**Level 3**  
 1:200

1



203 m<sup>2</sup>  
**Level 2**  
 1:200

1

**REVISED  
 DEVELOPMENT  
 APPLICATION  
 OCT 2019**

NOTES:  
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REVISIONS:

DATE	REV	DESCRIPTION
26 03 19	A	Residential GFA Revised
26 09 19	B	Residential GFA Revised

ARCHITECT:  
**WOLSKI . COPPIN**  
 ARCHITECTURE  
 LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
 T: 9953 8477 E: info@wolskicoppin.com.au  
 DAVID WOLSKI NSW AIB No. 5277

PROJECT TITLE:  
**MIXED USE  
 RESIDENTIAL FLAT  
 BUILDING**

PROJECT ADDRESS:  
 495-501 HUNTER  
 STREET  
 NEWCASTLE

CLIENT:  
 INTERRELATE &  
 DOWLING  
 COMMERCIAL

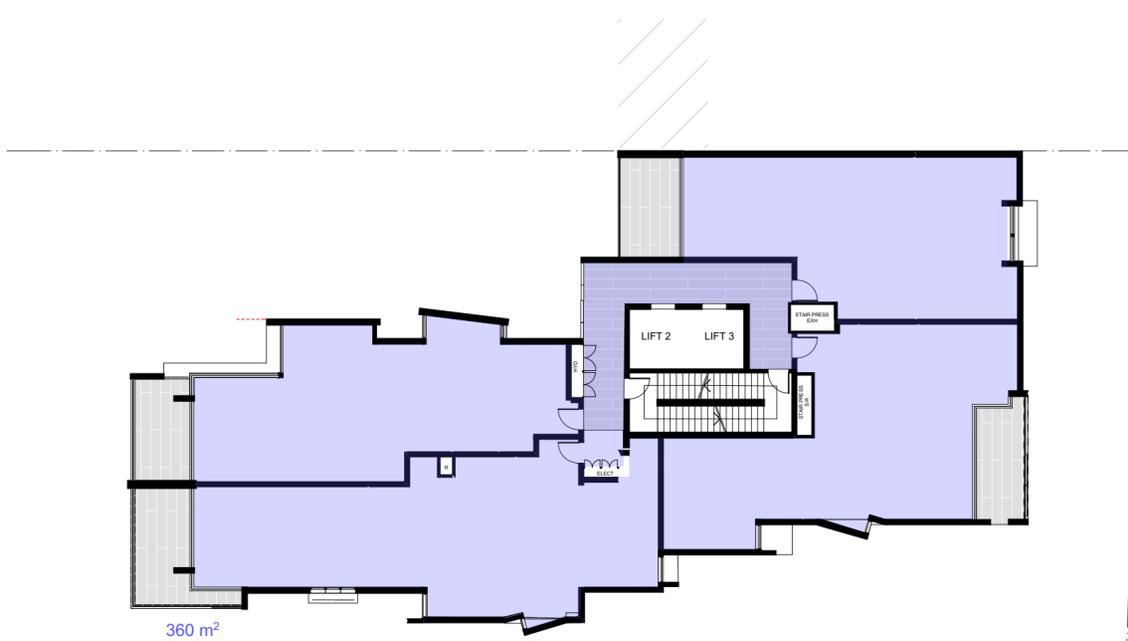
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**GFA CALCULATIONS  
 02**

PROJECT No:	DRAWING No:
21706	GFA02

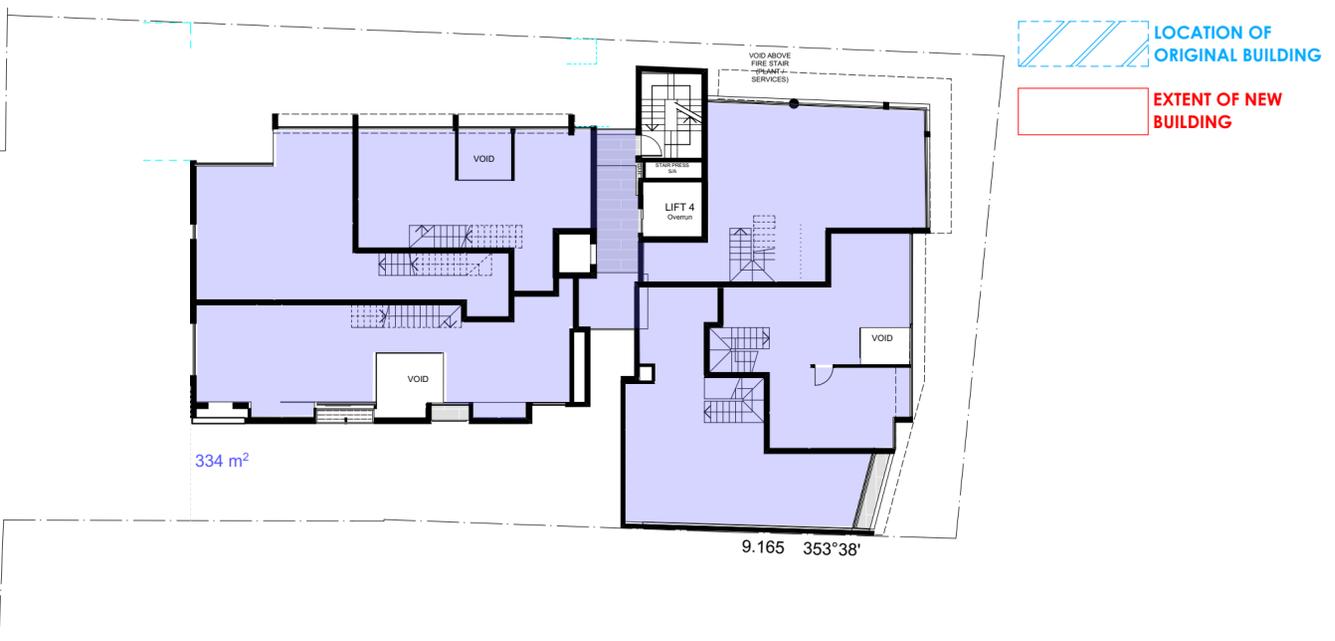
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SCALE:	PLOT DATE:
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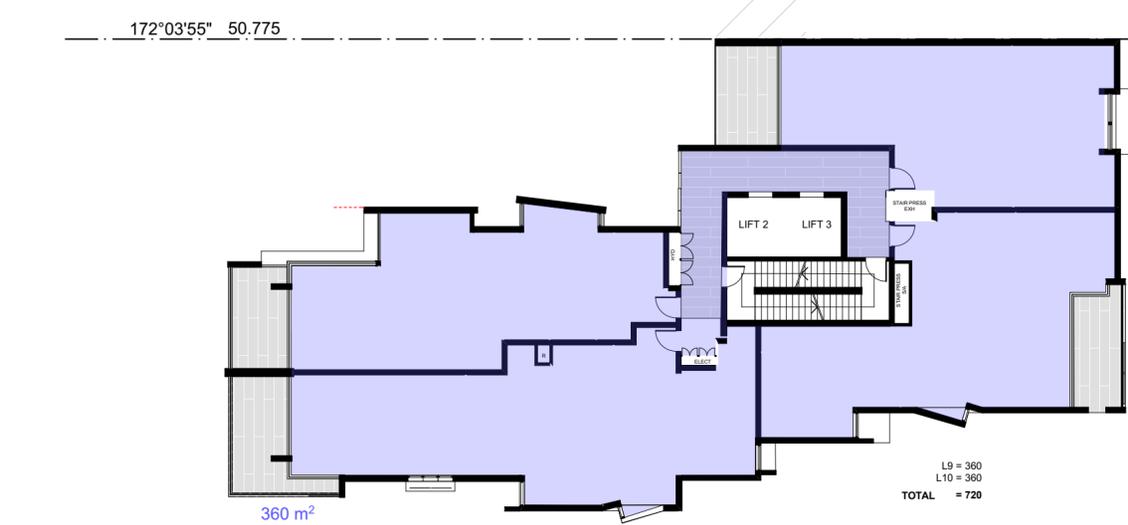
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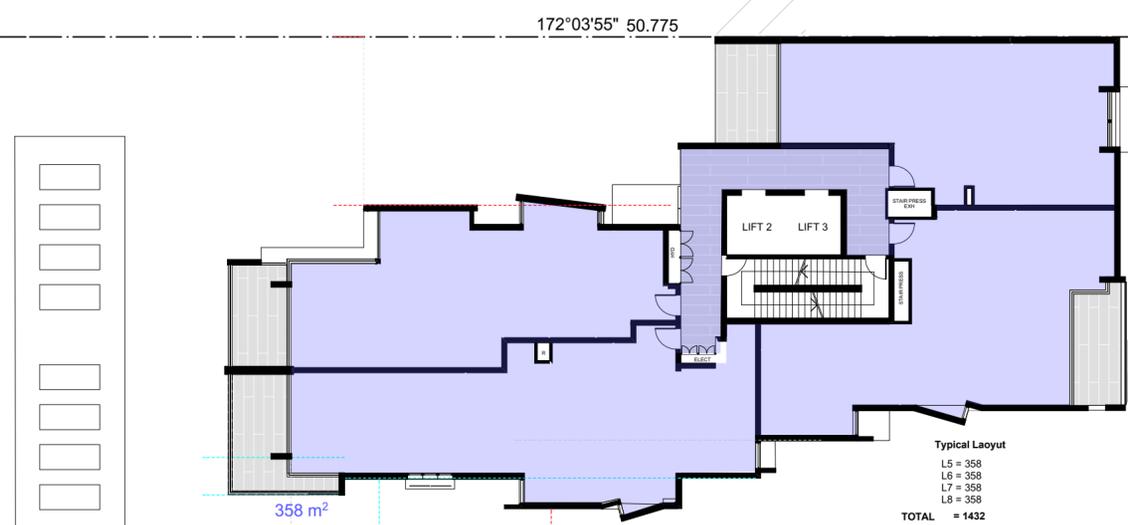
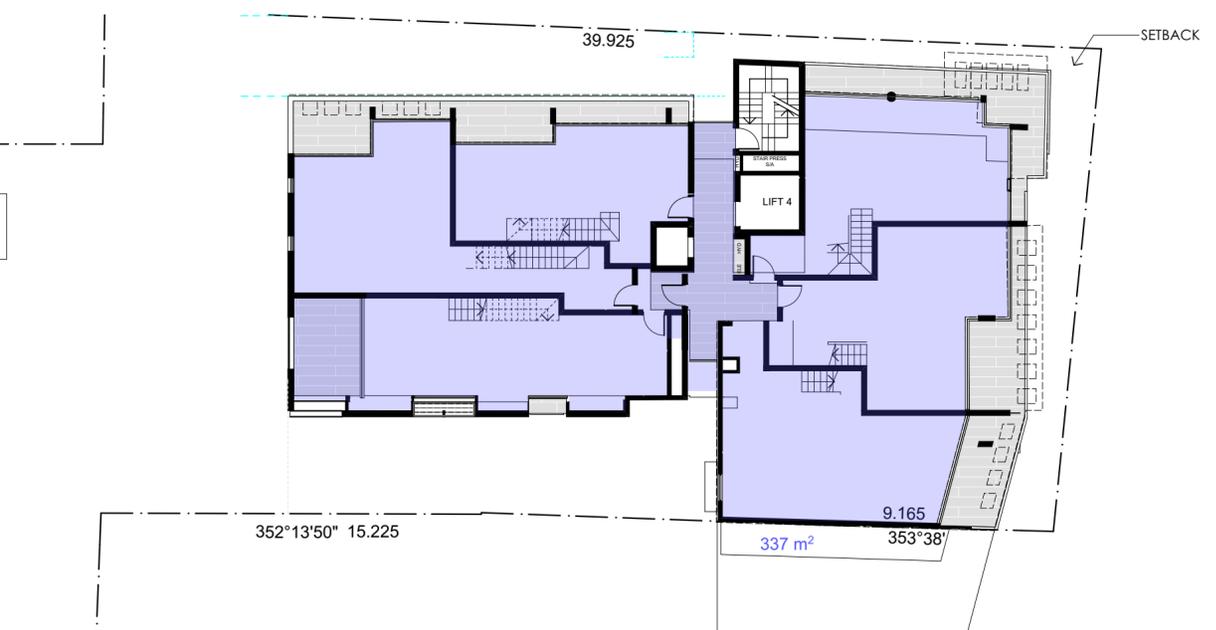
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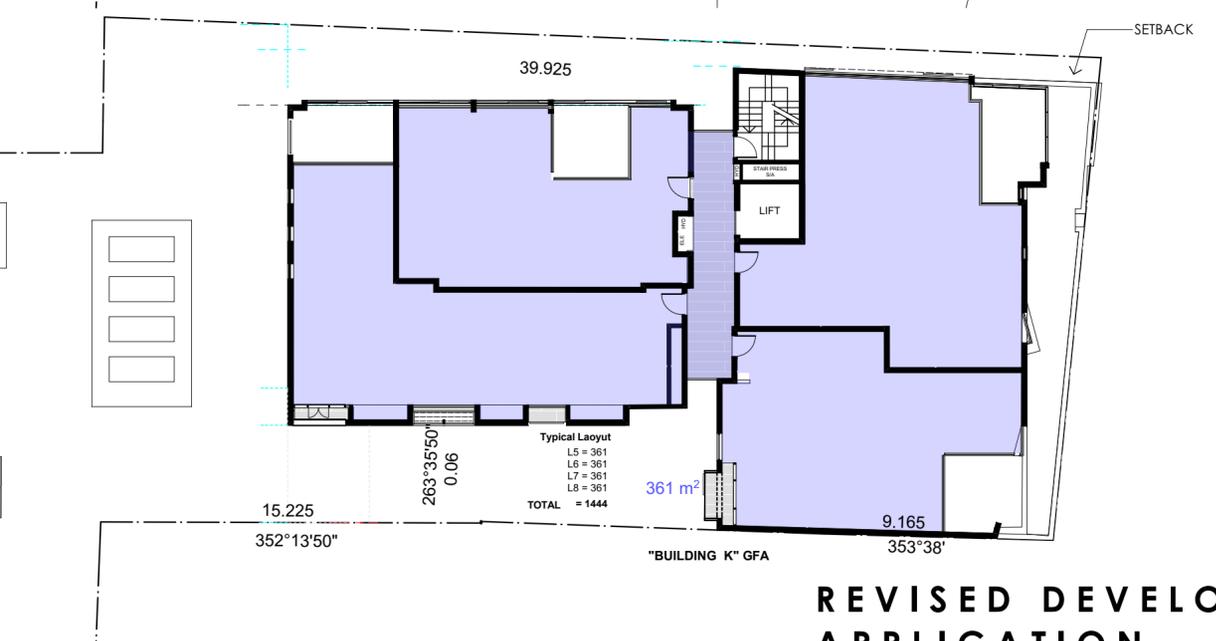
LOCATION OF ORIGINAL BUILDING  
EXTENT OF NEW BUILDING



1 Level 9  
1:200



1 Level 4  
1:200



"BUILDING K" GFA

REVISED DEVELOPMENT APPLICATION  
OCT 2019

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REVISIONS:

DATE	REV	DESCRIPTION
26 03 19	A	Residential GFA Revised
26 09 19	B	Residential GFA Revised (One Storey Level Deleted)

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE RESIDENTIAL FLAT BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER STREET  
NEWCASTLE

CLIENT:  
INTERRELATE & DOWLING COMMERCIAL

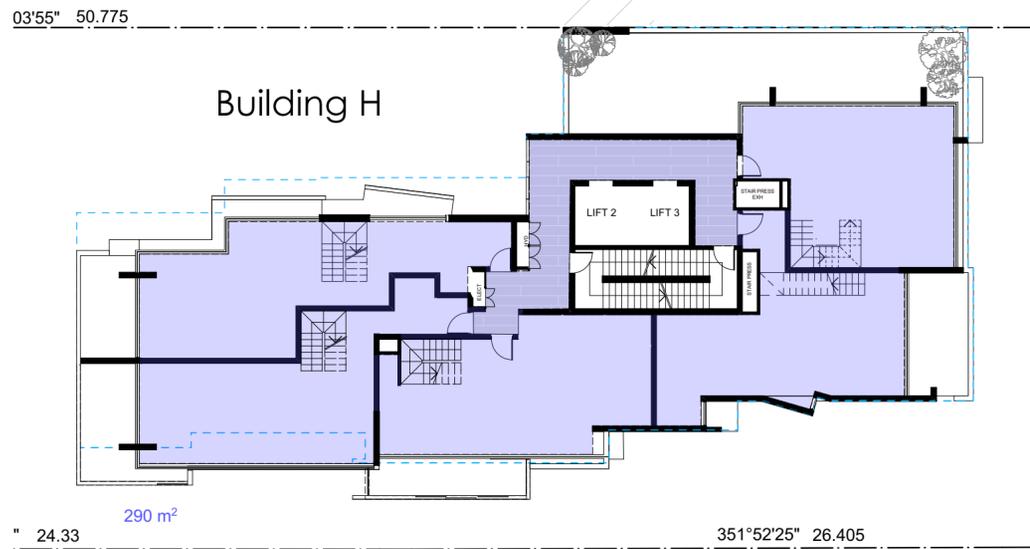
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**GFA CALCULATIONS 03**

PROJECT No:	DRAWING No:
21706	GFA03

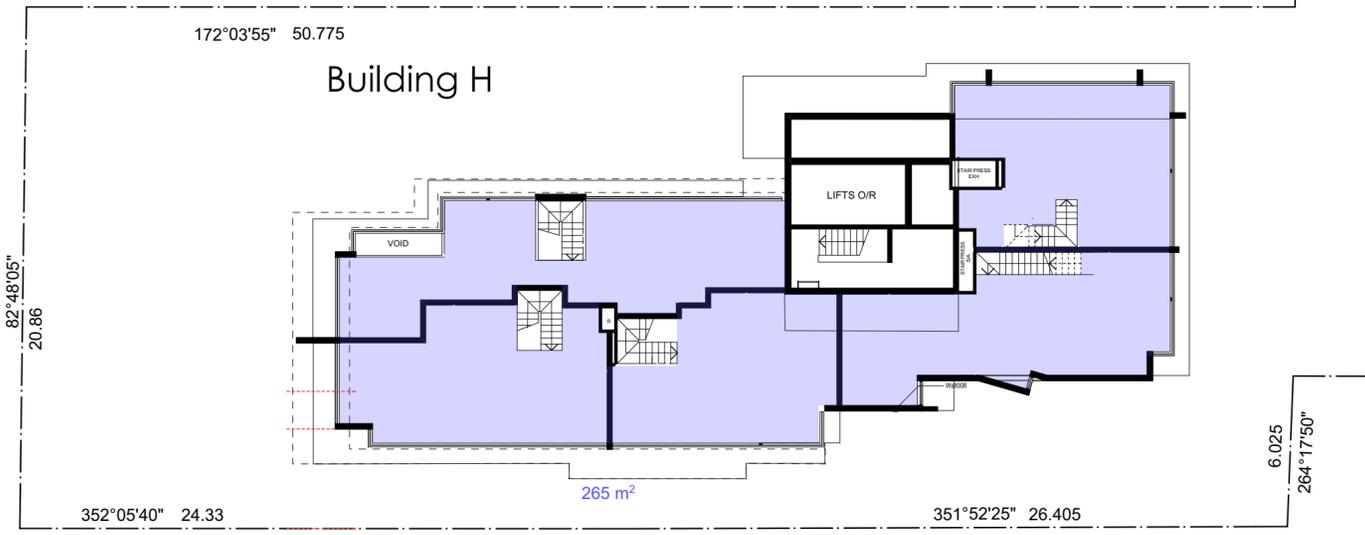
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<b>B</b>	

SCALE:	PLOT DATE:
1:200 @ A2	2/10/2019

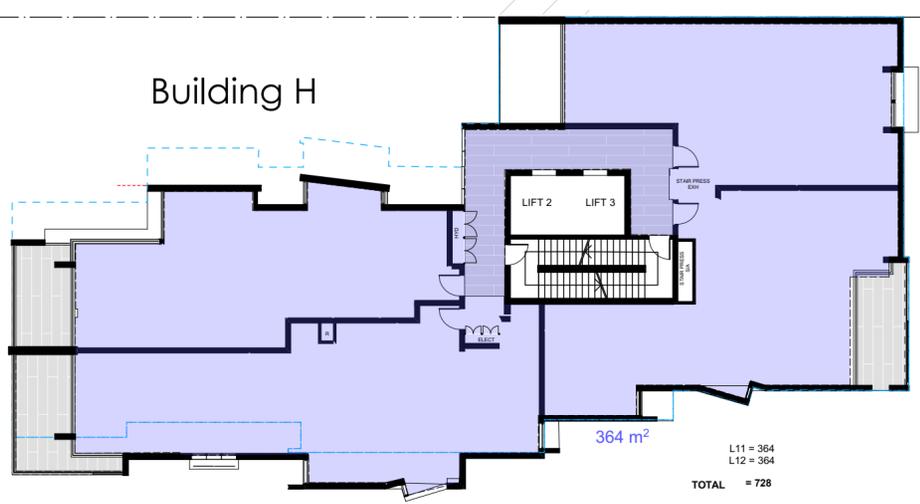
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BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919



2 Level 12  
1:200



1 Level 13  
1:200



2 Level 11 GFA  
1:200

GFA CALCULATIONS RETAIL					
GROSS FLOOR AREA	BUILDING "H"		BUILDING "K"		O/A TOTAL
	Ground	177	Ground	105	282 M <sup>2</sup>
<b>SITEA AREA = 1827 SQ. M</b>					
<b>O/A GFA = 282 M<sup>2</sup></b>					

GFA CALCULATIONS RESIDENTIAL					
GROSS FLOOR AREA	BUILDING "H"		BUILDING "K"		O/A TOTAL
	L1	200	L1	236	436M <sup>2</sup>
	L2	203	L2	211	414M <sup>2</sup>
	L3	353	L3	384	737M <sup>2</sup>
	L4	358	L4	361	719M <sup>2</sup>
	L5 - L8 (Typ.)	358(4) =1432	L5 - L8 (Typ.)	361(4) =1444	2876M <sup>2</sup>
	L9 - L10 (Typ.)	360(2) =720	L9-Lower Townhouse	337	1057M <sup>2</sup>
	L11-	364	L10-Upper Townhouse	334	698M <sup>2</sup>
	L12-Lower Th	290	-	-	290
	L13-Upper Th	265	-	-	265
<b>SUB-TOTAL</b>		<b>=4185</b>	<b>=3307</b>	<b>=7492</b>	
<b>+ RETAIL</b>		<b>177</b>	<b>105</b>	<b>282 M<sup>2</sup></b>	
<b>O/A GFA</b>		<b>=4362</b>	<b>=3412</b>	<b>= 7,774M<sup>2</sup></b>	
<b>SITEA AREA = 1827 M<sup>2</sup></b>					
<b>FSR = 4.25: 1</b>					

**REVISED  
DEVELOPMENT  
APPLICATION  
OCT 2019**

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REVISIONS:

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26 09 19	B	Residential GFA Revised (One Storey Level Deleted)

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ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD, MOSMAN NSW 2088  
1: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW AIB No. 5277

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
495-501 HUNTER STREET  
NEWCASTLE

CLIENT:  
INTERRELATE & DOWLING COMMERCIAL

DRAWING TITLE:  
**GFA CALCULATIONS  
04**

PROJECT No: 21706 DRAWING No: GFA04

REVISION: B NORTH POINT: TN

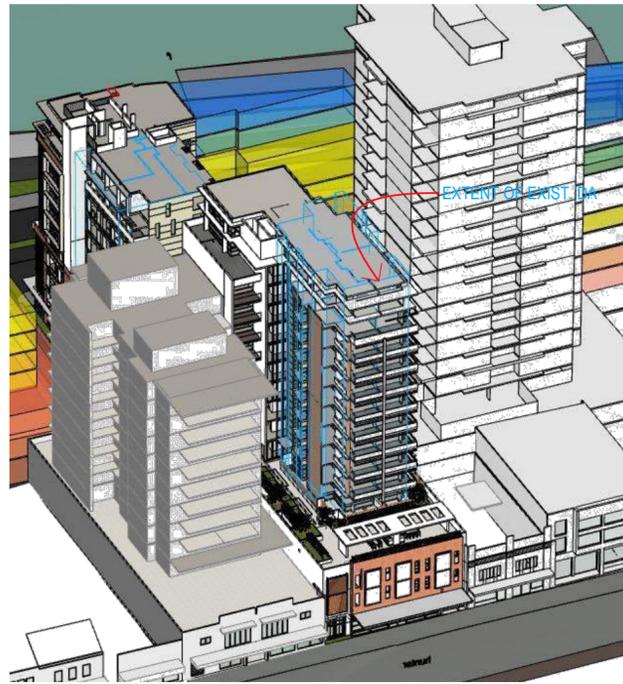
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FILE PATH:  
BIM Server: BIMSRV01 - BIM Server 20/21706\_495 Hunter St Newcastle Alt Scheme 200919

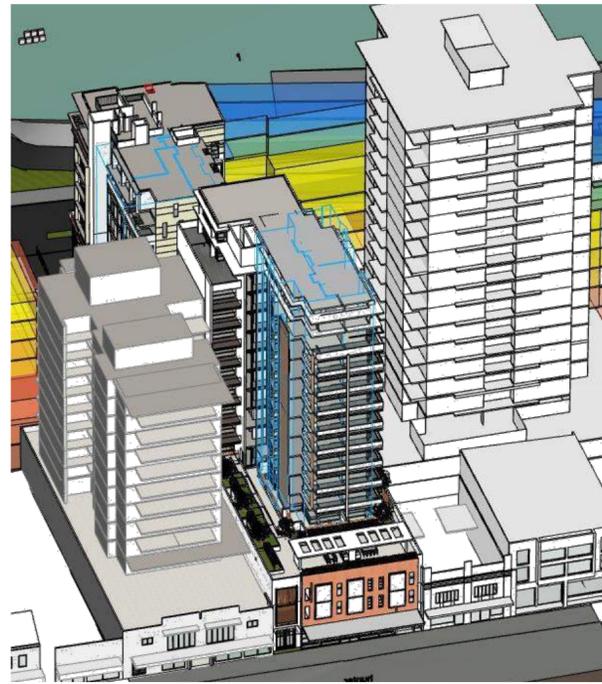




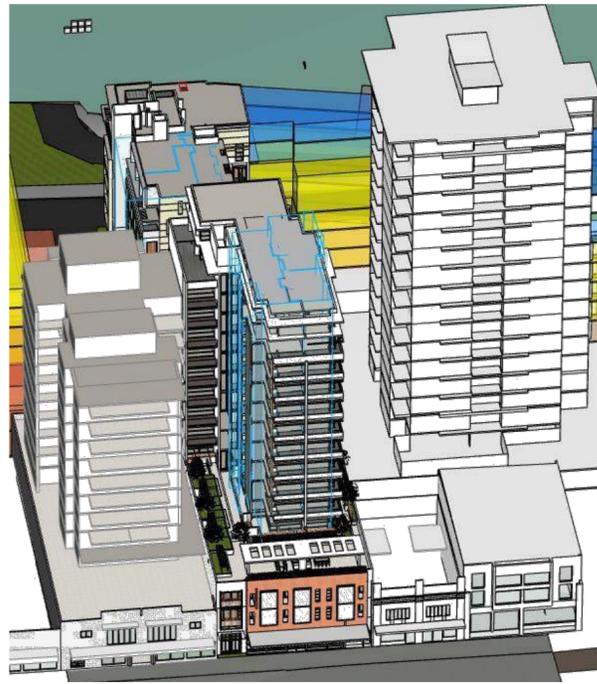




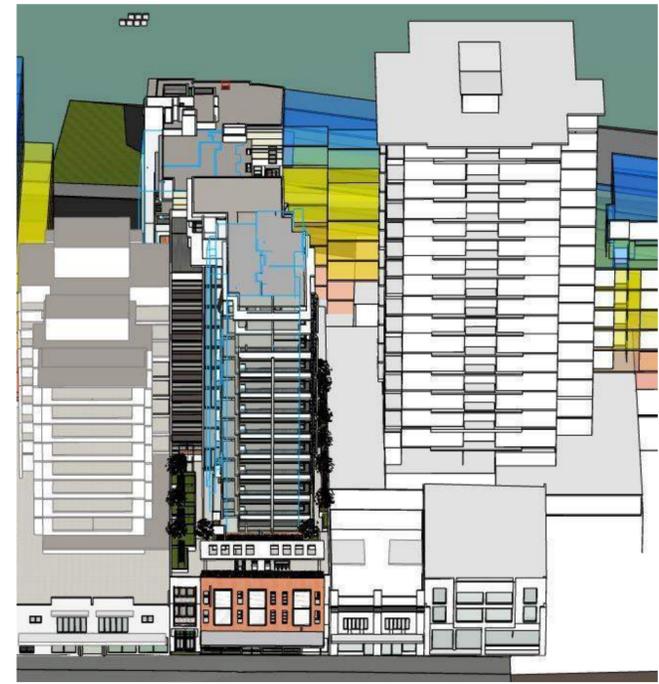
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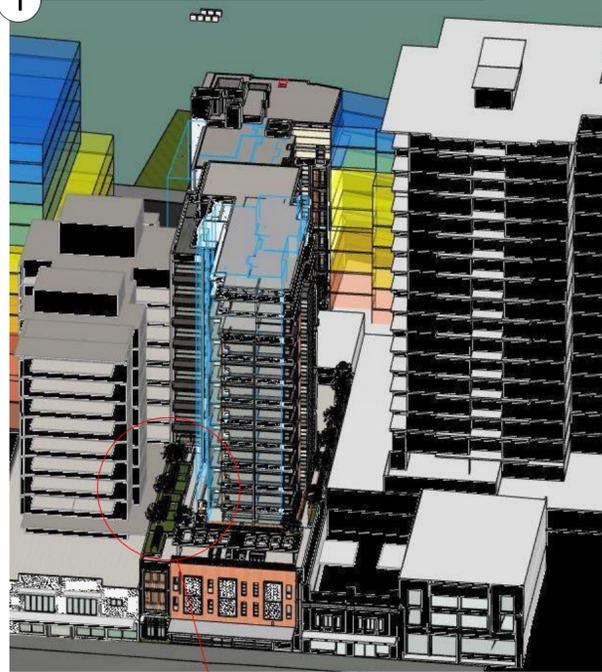
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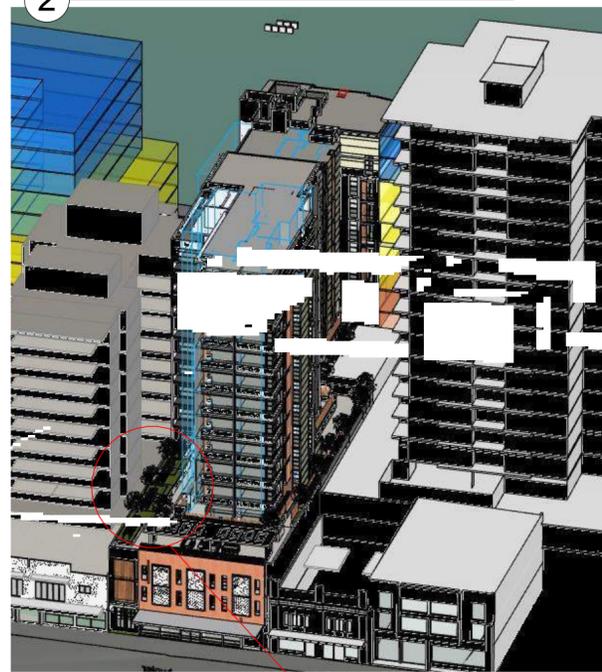
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1:00pm



1:30pm



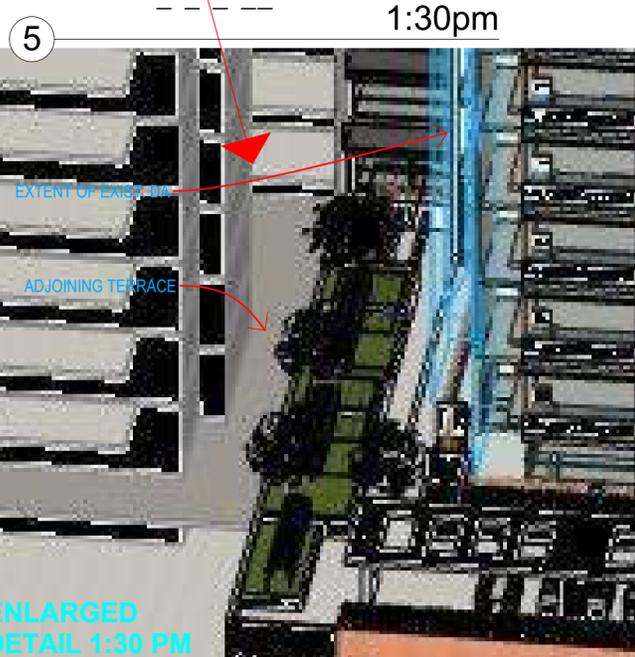
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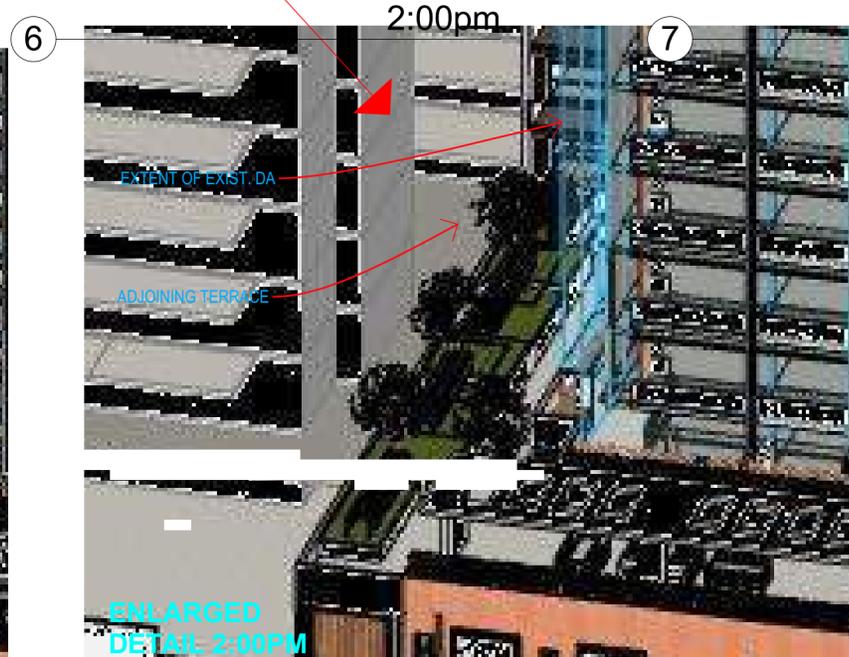
2:30pm



3:00pm



ENLARGED  
DETAIL 1:30 PM



ENLARGED  
DETAIL 2:00PM



ENLARGED  
DETAIL 2:30 PM

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REVISIONS:

DATE	REV	DESCRIPTION
30 09 19	A	Update views from sun. Extent of exist da submission shown.

**REVISED  
DEVELOPMENT  
APPLICATION  
OCT 2019**

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
1: 9953 8477  
DAVID WOLSKI

PROJECT TITLE:  
**MIXED USE  
RESIDENTIAL FLAT  
BUILDING**

PROJECT ADDRESS:  
**495-501 HUNTER  
STREET  
NEWCASTLE**

CLIENT:  
**INTERRELATE &  
DOWLING  
COMMERCIAL**

DRAWING TITLE:  
**VIEWS FROM THE SUN  
( & Enlarged Detail  
for 489 Hunter Street)**

PROJECT No: 21706  
DRAWING No: VS01

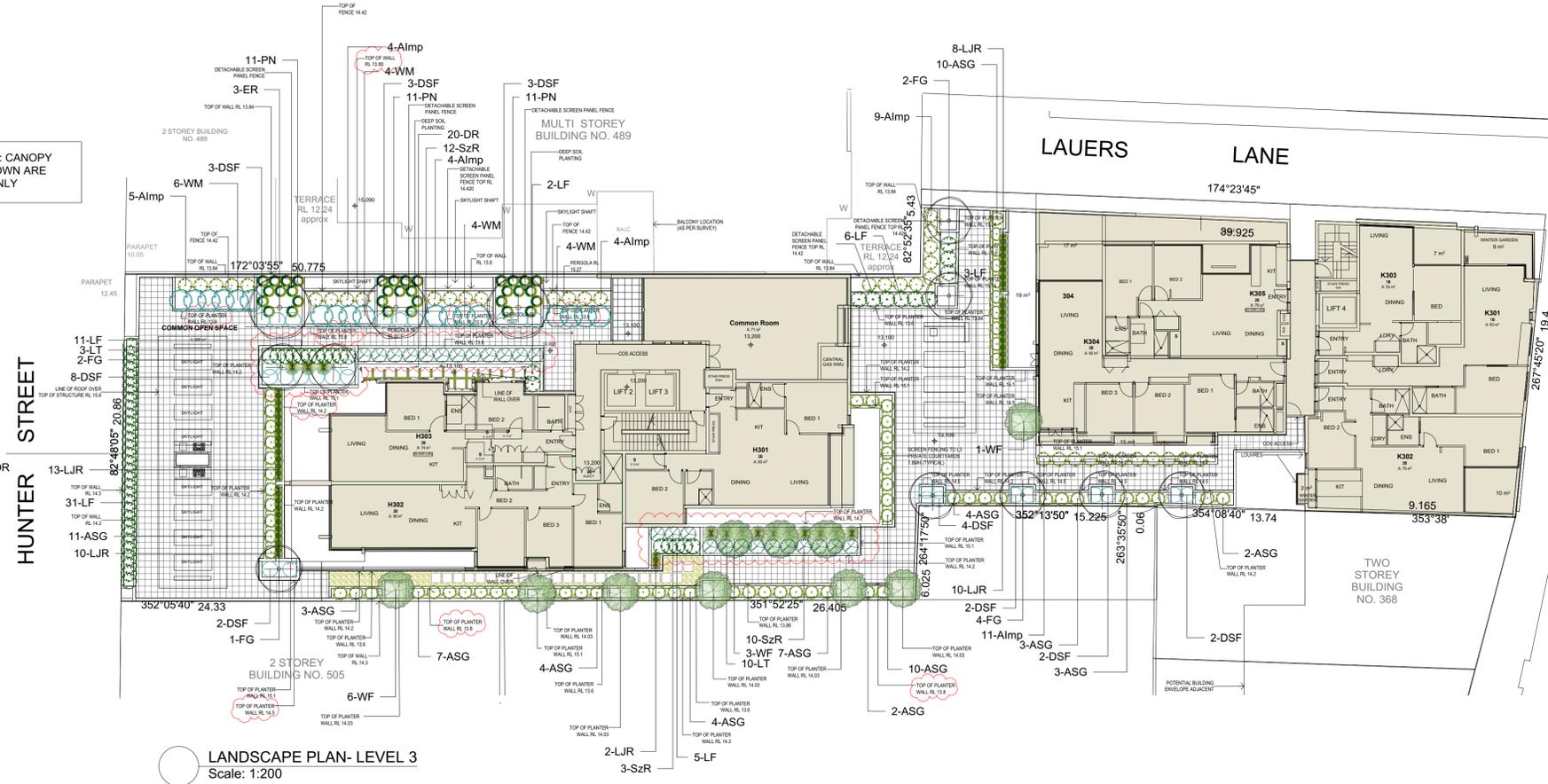
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NORTH POINT:

SCALE:  
PLOT DATE:  
2/10/2019

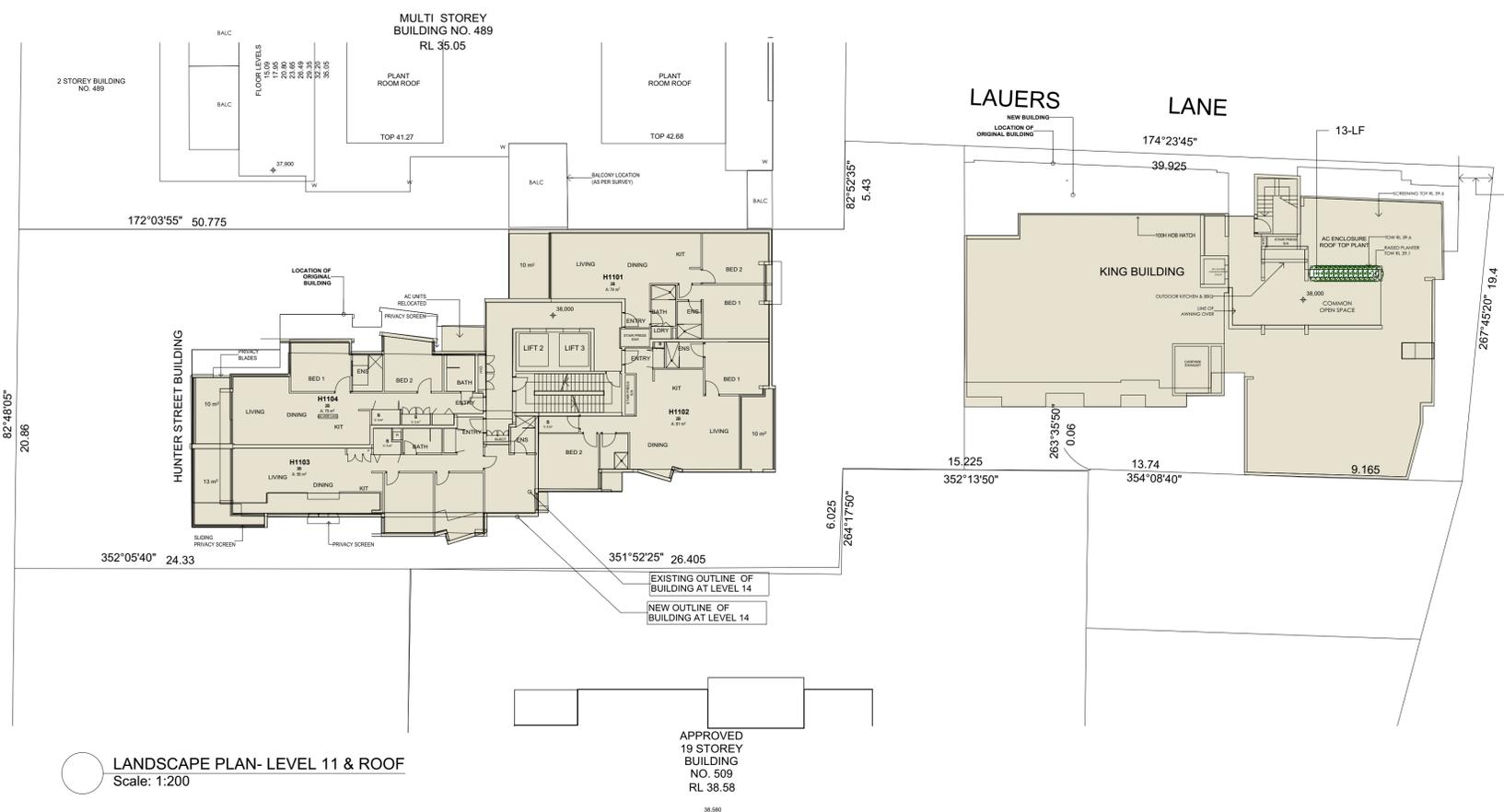
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PLEASE NOTE: CANOPY SPREADS SHOWN ARE INDICATIVE ONLY

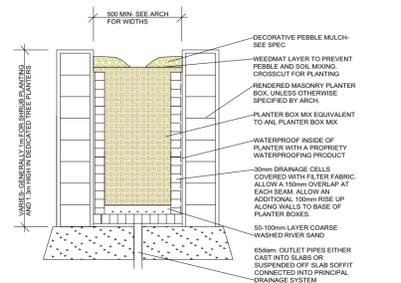
REFER ARCH DRAWINGS FOR PLANTER WIDTHS



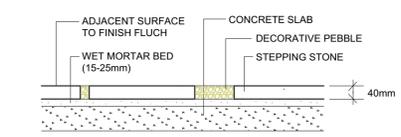
LANDSCAPE PLAN- LEVEL 3  
Scale: 1:200



LANDSCAPE PLAN- LEVEL 11 & ROOF  
Scale: 1:200



PLANTER BOX DETAIL  
Scale: Approx 1:20



STEPPING STONES IN PLANTING  
Scale: Approx 1:20

Plant List

ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
<b>Trees</b>						
ER	Elaeocarpus reticulatus	Blueberry Ash	45L	5 - 10m	3.5 - 6m	3
FG	Fraxinus griffithii	Evergreen Ash	45L	6 - 8m	4 - 6m	9
WF	Waterhousia floribunda	Weeping Lilly Pilly	45L	5 - 10m	3.5 - 6m	10
<b>Shrubs</b>						
ASG	Acmena 'Green Form'	Green Form	200mm	5m	2 - 3m	70
Almp	Acronychia imperforata	Fraser Island Apple	200mm	4m	3m	37
BM	Buxus microphylla	Japanese Box	200mm	1m	1m	13
LF	Leptospermum 'Foreshore'	'Foreshore'	200mm	0.5m	1m	58
SzR	Syzygium 'Resilience'	Resilience	200mm	3m	1m	25
WM	Westringia mundi	Mundi	200mm	0.6m	1.5m	18
<b>Ground Covers</b>						
DR	Dichondra repens	Kidney Grass	tube	0.0 - 0.3m	0.0 - 0.3m	20
DSF	Dichondra 'Silver Falls'	Silver Kidney Weed	140mm	0.0 - 0.3m	1.2 - 2.0m	29
LJR	Liriope 'Just Right'	Just Right	140mm	0.45 - 0.6m	0.3 - 0.6m	43
<b>Grasses</b>						
LT	Lomandra 'Tanika'	Dwarf mat rush	140mm	0.45 - 0.6m	0.6 - 0.9m	13
PN	Pennisetum 'Nafray'	Nafray	140mm	0.6 - 0.75m	0.3 - 0.6m	33
<b>Climbers</b>						



- B PER NOTES OF MEETING 02.08.18
- C REDUCED PLANT CANOPIES TO EAST 07.11.18
- D BUILDING SHIFTED WEST 23.01.20
- E PLANTER BOXES WIDER & HIGHER 29.01.20

CATALYST PROJECT CONSULTING

Proposed Multi Residential Development  
495-501 Hunter Street  
NEWCASTLE

Project: Landscape Plan  
Date: AUGUST 2017  
Scale: 1:200 @ A1  
Drawing No: US 71046 LP.01E

Drawn by: Lu'bov Pan  
Checked by: BLARCH (UNSW)

FORUM URBAN SANCTUM  
landscape design

PO BOX 261 | 67 MARCHEL ST | MARYVILLE | NSW 2203  
T: 02 4961 4980 | F: 02 4969 1282 | E: admin@forumus.com.au  
A.B.N. 48 157 853 677

LANDSCAPE WORK SPECIFICATION  
Project:

**PRELIMINARIES**

**1.01 GENERAL**

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.
- All work is to be carried out to a tradesman-like standard.

**1.02 PROTECTION OF ADJACENT FINISHES**

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

**1.03 EROSION & POLLUTION CONTROL**

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

**SOIL WORKS**

**2.01 MATERIALS**

**Planter Box Areas**

Imported soil mix is only to be installed to planter boxes following the completion of sheet drainage installation. All planter boxes are to be backfilled with an imported soil mix suitable for planter box applications, for their entire depth. The backfilling is to be undertaken in 150mm deep layers with a light compaction by foot at each layer to reduce the extent of settling in the future. The soil is to finish 100mm below the finished edge of the planter box to allow for mulch installation.

**Soil Mix:** *Equivalent to OZ landscaping supplies planter box mix is to be used in planter boxes.*

**2.02 INSTALLATION**

**a) Drainage Works**

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

**PLANTING**

**3.01 MATERIALS**

**a) Quality and Size of Plant Material**

In General, the principles & standards outlined in "Specifying Trees - a guide to assessment of tree quality" by Ross Clark will be demanded in the quality of all planting stock specified. These principles include, but are not limited to:

*Above - Ground Assessment:*  
The following plant quality assessment criteria should be followed:  
*Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure*

*Below - Ground Assessment:*  
*Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering*

For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

**b) Fertilizers**

Fertilizers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

**c) Mulch**

Mulch shall be an approved leaf litter equal to "Forest Blend" as supplied by ANL. In areas of high wind velocity, pebble mulch will be used in lieu of organic leaf litter mulch. Pebbles are to be laid on weedmat to prevent soil and mulch mixing. Weedmat to be crosscut to accomodate planting. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

**3.02 INSTALLATION**

**a) Setting Out**

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

**b) Planting**

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

**c) Staking and Tying**

Trees shall be of a quality that, when planted, are freestanding, without the aid of stakes or ties, else they will be rejected.

**d) Mulching**

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. In all planter boxes, mulch to finish between 25-50mm below top of planter. There shall be no mixing of soil and mulch material.

**e) Root Barrier**

Ensure root barrier is installed to all edges/junctions between the garden bed and adjacent hard surfaces including but not limited to retaining walls, carparking, paths, underground pipes and tanks and buildings within a 3m radius of the trunk of any proposed trees.  
Root barrier: *Equivalent to treemax root barrier.* Install root barrier to manufacturer's instructions.

**f) Stepping Stones**

Precast concrete slabs of 400-500mm SQ (or similar approved dimensions) shall be placed as indicated on plan at 200mm intervals. Finish and colour of stepping stones shall be nominated by the client. Install stepping stones as detail, flush with adjoining elements. Compact area under stepping stones locally where stepping stones occur in garden areas and generally where stepping stones occur in pea gravel areas

**g) Pea Gravel/Decorative Pebble**

Compact area for pea gravel and Decorative Pebble installation with vibrating plate compactor before installation of pea gravel or Decorative Pebble.

Gravel/Pebbles are to be installed loose to the gap between the installed stepping stones. They are to finish flush with the adjacent paved surface and be topped up should they settle after installation. At the edges of a stepping stone and gravel/pebble area the gravel/pebble is to be retained by a garden edge.

Gravel Inlays: *Equivalent to 10mm Indo Cream pea gravel.*  
Pebbles: *Equivalent to 20mm Indo Cream Pebble*

**h) Filter Fabric in Planter Boxes**

All planter boxes are to have sheet drainage equivalent to 50mm Atlantis Drainage Cell installed to their entire base and sides finishing 200mm below the top of the finished planter walls. A 3-4 oz non-woven filter fabric is to cover the sheet drainage prior to the addition of planter soil. Drainage cell is only to be installed after the planter boxes have been waterproofed and tested for water tightness (by others) and there is a drainage point (by others) within each planter, which in turn drains to the site stormwater system. The Landscape Contractor is to confirm to their satisfaction that the planter boxes are waterproofed and well drained prior to the installation of any sheet drainage.

**HARDSCAPE WORKS**

**4.01 GENERAL**

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards.
- Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Planters on-slab - refer to the details provided and the architectural plans for size & dimensions. Waterproof as detailed, and backfill with specified soil mix  
Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

**IRRIGATION WORKS**

**5.01 GENERAL (PERFORMANCE SPECIFICATION)**

*New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code*

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%.  
Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

**CONSOLIDATION AND MAINTENANCE**

**6.01 GENERAL**

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

Client	CATALYST PROJECT CONSULTING		
Project	Proposed Multi Residential Development 495-501 Hunter Street <b>NEWCASTLE</b>		
Drawing Name	Specification Sheet		
Date	AUGUST 20178		
Size	A3	Page no.	2/2
Drawn by	<i>Lubov Pan</i> <i>BLARCH (UNSW)</i>	Drawing No.	US 71046 LP.02A
			
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**PUBLIC VOICE COMMITTEE MEETING**

**18 February 2020**

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**PV 18/02/2020**

**DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle**

**Attachment B: Processing Chronology**

**DISTRIBUTED UNDER SEPARATE COVER**

## **PROCESSING CHRONOLOGY**

### **DA2017/01376 - 495-501 Hunter Street & 364 King Street Newcastle**

2 November 2017	Development application lodged
11 November 2017	Public notification
21 February 2018	Advice from Urban Design Consultative Group meeting
30 April 2018	Request for additional information
May and June 2018	Advice from Urban Design Consultative Group meeting
26 June 2018	Amended plans submitted
June and November 2018	Request for additional information
15 January 2019	Amended plans submitted
24 January 2019	Request for additional information
12 February 2019	Public notification of amended plans
20 February 2019	Advice from Urban Design Consultative Group meeting
28 Feb – April 2019	Additional information submitted
16 July 2019 meeting	Application considered at Public Voice Committee
28 August 2019	CN final advice letter - request for additional information
October 2019	Amended plans submitted
29 October 2019	Public notification of amended plans
20 November 2019	Advice from Urban Design Consultative Group meeting
18 February 2020 meeting	Application scheduled for Public Voice Committee