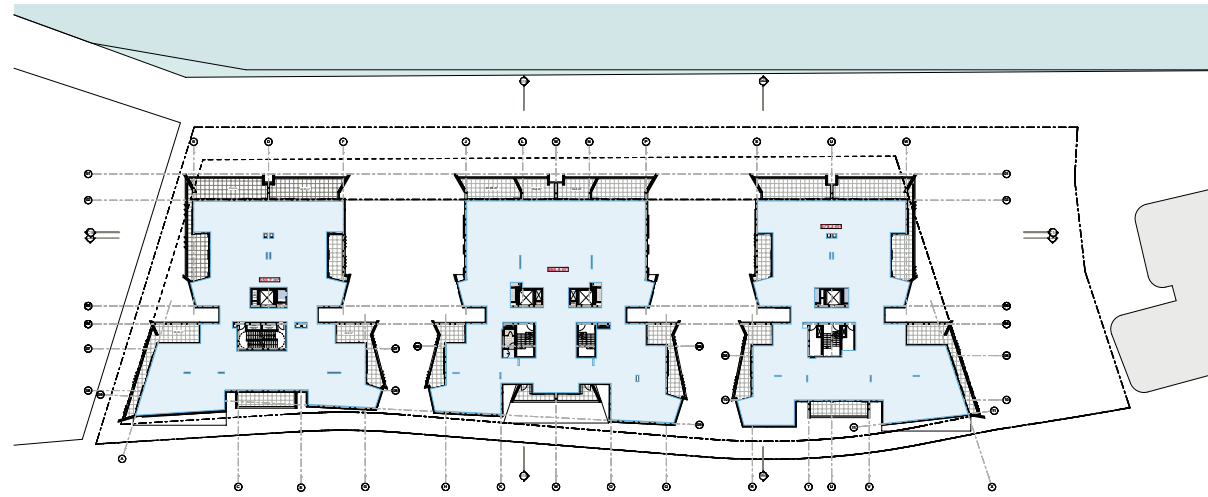
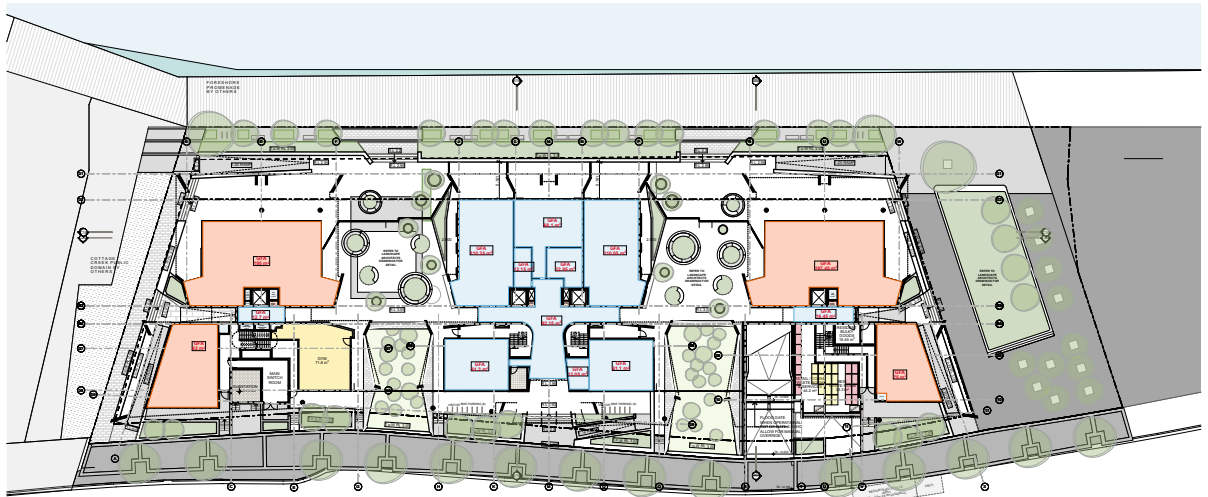
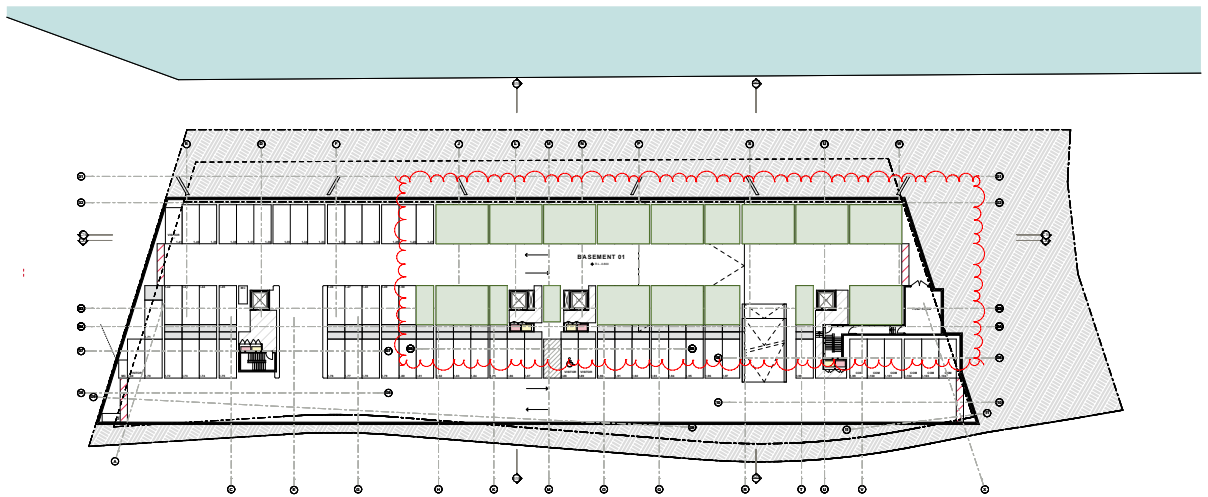




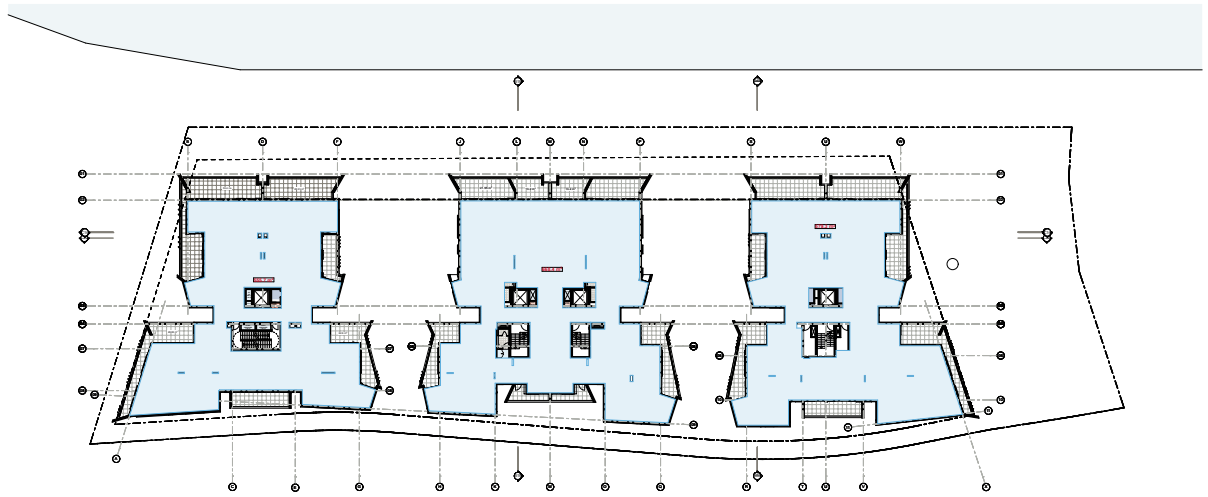
Level 01



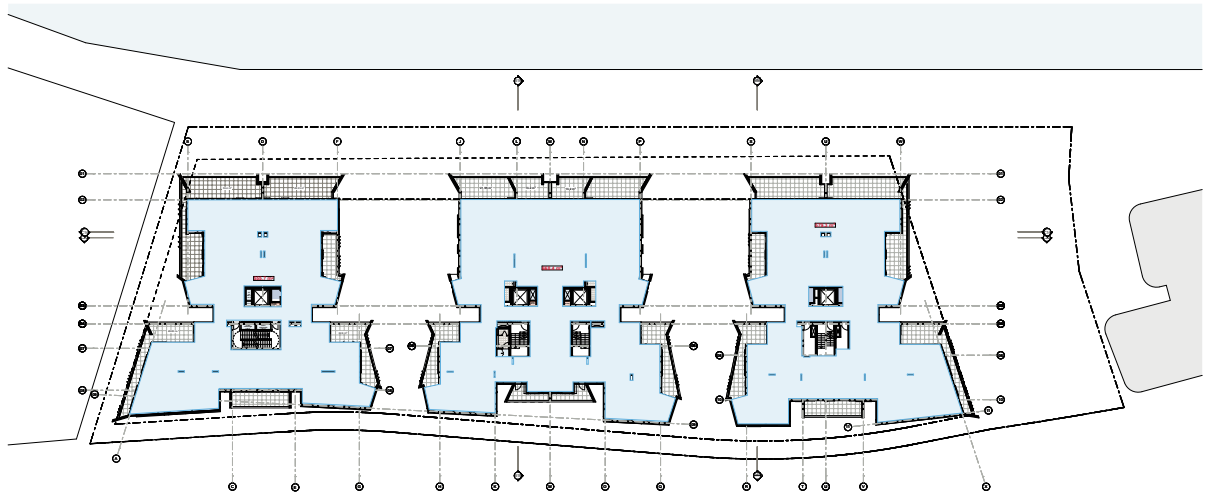
Ground Floor



Basement 1



Level 03



Level 02

GROSS FLOOR AREA (GFA)	
ZONE 1 (24m/2.5:1)	
	m ²
GROUND FLOOR	362.5
COMMERCIAL / RETAIL	362.5
RESIDENTIAL	265.5
L01	
RESIDENTIAL	1154
L02	
RESIDENTIAL	1154
L03	
RESIDENTIAL	1154
L04	
RESIDENTIAL	1154
L05	
RESIDENTIAL	1154
L06	
RESIDENTIAL	1154
L07	
RESIDENTIAL	943
L08	
RESIDENTIAL	414.5
TOTAL:	8847.5
FSR:	2.86:1

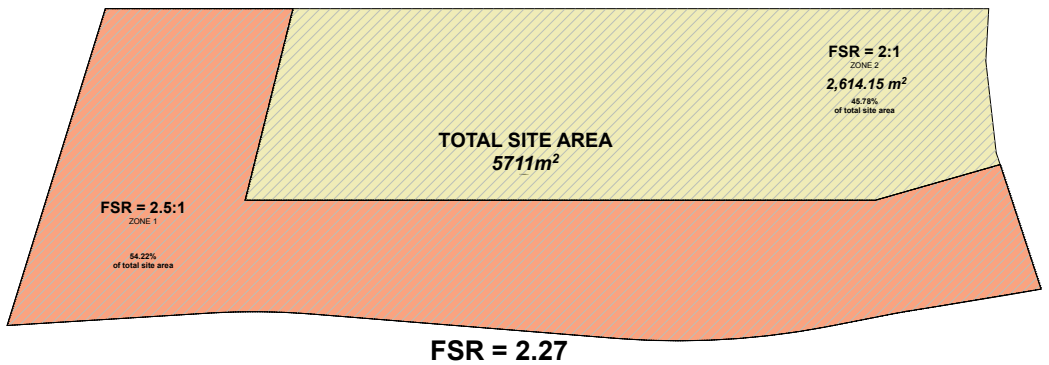
GROSS FLOOR AREA (GFA)	
ZONE 2 (14m/2:1)	
	m ²
BASEMENT 1	575
PARKING	575
GROUND FLOOR	197.5
COMMERCIAL / RETAIL	375
RESIDENTIAL	650
L01	
RESIDENTIAL	650
L02	
RESIDENTIAL	650
L03	
RESIDENTIAL	650
L04	
RESIDENTIAL	650
L05	
RESIDENTIAL	650
L06	
RESIDENTIAL	650
L07	
RESIDENTIAL	467.5
L08	
RESIDENTIAL	0
TOTAL:	5515
FSR:	2.11:1

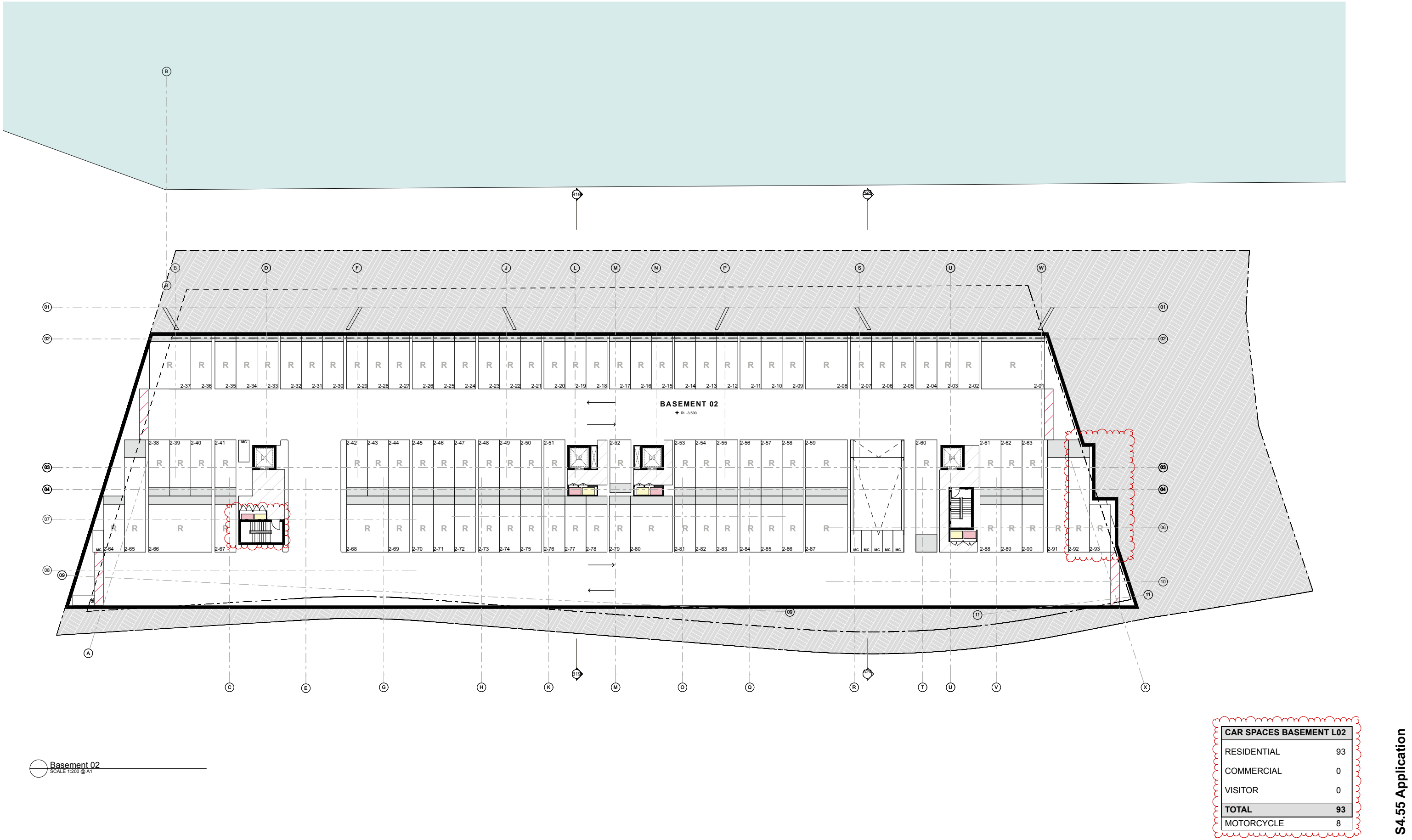
GROSS FLOOR AREA (GFA)	
TOTAL (AVG. SITE FSR 2.27:1)	
	m ²
BASEMENT 1	575
PARKING	575
GROUND FLOOR	560
COMMERCIAL / RETAIL	575.5
RESIDENTIAL	1804
L01	
RESIDENTIAL	1804
L02	
RESIDENTIAL	1804
L03	
RESIDENTIAL	1804
L04	
RESIDENTIAL	1804
L05	
RESIDENTIAL	1804
L06	
RESIDENTIAL	1804
L07	
RESIDENTIAL	1410.5
L08	
RESIDENTIAL	414.5
TOTAL:	14362.5
FSR:	2.51:1

COMMERCIAL / RETAIL

RESIDENTIAL

PARKING





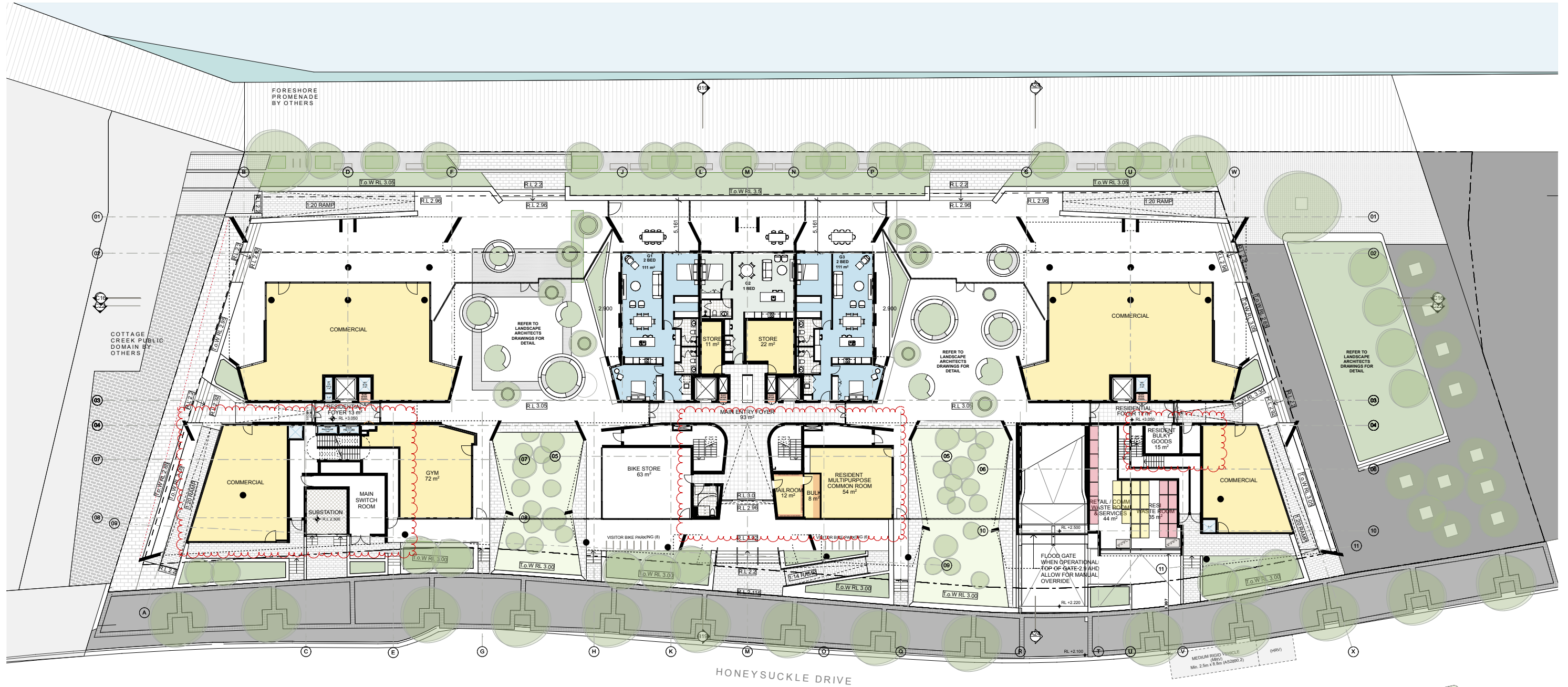


Basement 01
SCALE: 1:200 @ A1

SIGNPOST STATING THAT SPACES ARE ONLY TO BE USED FOR COMMERCIAL PARKING BETWEEN 7AM - 7PM EACH DAY (TYPICAL FOR EACH SPACE ALLOCATED TO COMMERCIAL)

CAR SPACES BASEMENT L01	
RESIDENTIAL	74
COMMERCIAL	9
VISITOR	10
TOTAL	93
MOTORCYCLE	3

S4.55 Application



Ground Floor Plan
SCALE 1:200 @ A1

S4.55 Application

CKDS Architecture PTY LTD / HILL THALIS

ABN 12 123 231 289

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Use figure dimensions only. Do not scale from drawings.

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The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

ISSUE

revision

description

date

verified

F

ISSUED FOR COORDINATION

3/5/19

G

DRAFT DA

10/5/19

H

DEVELOPMENT APPLICATION

16/5/19

I

REVISED DA FOR REVIEW

19/6/19

J

REVISED DEVELOPMENT APPLICATION

28/6/19

K

REVISED DEVELOPMENT APPLICATION

23/1/20

L

ISSUED FOR COORDINATION

21/5/20

M

ISSUED FOR CLIENT REVIEW

26/2/20

N

ISSUED FOR S4.55 APPROVAL

19/2/21

O

ISSUED FOR S4.55 APPROVAL

13/5/21

Mechanical Engineer

EVC Consulting Engineers

Suite 2, Level 1,

456 Hunter St

Newcastle NSW 2300

Electrical / Hydraulic Engineer

Acor Consultants

Level 1, 54 Union St

Cooks Hill, NSW 2300

key plan



north point

consultants

Civil/Structural Engineers

BG&E

Level 1, 163 King St.

Newcastle, NSW 2300

Town Planner

ADW Johnson

7335 Hillborough Road

Warners Bay NSW 2282

clients

Horizon Newcastle Pty Ltd

architects in association

hill thalis

ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE

P.O. Box 958

Newcastle NSW Australia

Ph 02 4929 1843

admin@ckds.com.au

www.ckds.com.au

project

Horizon Lee 5

Lee 5 Honeysuckle

Newcastle, NSW

Australia

drawing title

Plans

Ground Floor

drawing scale

drawn

verified

date

Refer to Drawing

JB

SC

18.09.20

project #

18122

drawing #

DA-103

issue

0

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COMMERCIAL / RETAIL	
GROUND FLOOR	INT m²
RETAIL TENANCY 1	195
RETAIL TENANCY 2	197.5
RETAIL TENANCY 3	75.5
COMMERCIAL SUITE 1	92
TOTAL RETAIL / COMMERCIAL GFA m2	560m²

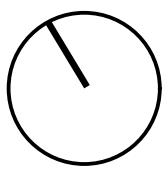
RESIDENTIAL									
LEVEL	NAME	OCCUPANCY	INT m²	EXT m²	INT STORAGE m³	EXT STORAGE m³	SOLAR	CROSS	ADAPTABLE
GND	G 1	2 Bed	108.5	40.5	6.8	5.5	9.00-12.30	YES	
	G 2	1 Bed	67.5	29.5	4.1	5.5	9.00-12.30		
	G 3	2 Bed	108.5	40.5	6.8	5.5	9.00-12.30	YES	
L1	W 1-1	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-1	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-1	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-1	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-1	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M 1-1	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M 2-1	2 Bed	117	20.5	6.8	5.5	9.00-12.30		
	M 3-1	2 Bed	117	20.5	6.1	5.5	9.00-12.30		
	M 4-1	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M 5-1	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M 6-1	2 Bed	93	21.5	5.4	5.5	9.00-12.15	YES	
	E 1-1	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E 2-1	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E 3-1	3 Bed	132.5	29.5	7.4	5.5	9.00-10.30	YES	
	E 4-1	1 Bed	58.5	16	10.8	5.5	NIL		
	E 5-1	2 Bed	97.5	24	6.8	5.5	10.15-12.30	YES	
L2	W 1-2	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-2	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-2	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-2	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-2	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M 1-2	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M 2-2	2 Bed	117	20.5	6.8	5.5	9.00-12.30		
	M 3-2	2 Bed	117	20.5	6.1	5.5	9.00-12.30		
	M 4-2	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M 5-2	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M 6-2	2 Bed	93	21.5	5.4	5.5	9.00-12.15	YES	
	E 1-2	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E 2-2	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E 3-2	3 Bed	132.5	29.5	7.4	5.5	9.00-10.30	YES	
	E 4-2	1 Bed	58.5	16	10.8	5.5	NIL		
	E 5-2	2 Bed	97.5	24	6.8	5.5	10.15-12.30	YES	
L3	W 1-3	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-3	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-3	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-3	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-3	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M 1-3	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M 2-3	2 Bed	117	20.5	6.8	5.5	9.00-12.30		
	M 3-3	2 Bed	117	20.5	6.1	5.5	9.00-12.30		
	M 4-3	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M 5-3	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M 6-3	2 Bed	93	21.5	5.4	5.5	9.00-12.15	YES	
	E 1-3	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E 2-3	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E 3-3	3 Bed	132.5	29.5	7.4	5.5	9.00-10.30	YES	
	E 4-3	1 Bed	58.5	16	10.8	5.5	NIL		
	E 5-3	2 Bed	97.5	24	6.8	5.5	10.15-1.15	YES	
L4	W 1-4	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-4	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-4	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-4	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-4	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M 1-4	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M 2-4	2 Bed	117	20.5	6.8	5.5	9.00-12.30		
	M 3-4	2 Bed	117	20.5	6.1	5.5	9.00-12.30		
	M 4-4	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M 5-4	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M 6-4	2 Bed	93	21.5	5.4	5.5	9.00-1.15	YES	
	E 1-4	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E 2-4	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E 3-4	3 Bed	132.5	29.5	7.4	5.5	9.00-10.45	YES	
	E 4-4	1 Bed	58.5	16	10.8	5.5	NIL		
	E 5-4	2 Bed	97.5	24	6.8	5.5	10.15-1.45	YES	
L5	W 1-5	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-5	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-5	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-5	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-5	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M 1-5	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M 2-5	2 Bed	117	20.5	6.8	5.5	9.00-12.30		
	M 3-5	2 Bed	117	20.5	6.1	5.5	9.00-12.30		
	M 4-5	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M 5-5	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M 6-5	2 Bed	93	21.5	5.4	5.5	9.45-2.00	YES	
	E 1-5	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E 2-5	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E 3-5	3 Bed	132.5	29.5	7.4	5.5	9.00-11.30	YES	
	E 4-5	1 Bed	58.5	16	10.8	5.5	NIL		
	E 5-5	2 Bed	97.5	24	6.8	5.5	10.15-2.15	YES	
L6	W 1-6	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-6	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-6	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-6	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-6	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M 1-6	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M 2-6	2 Bed	117	20.5	6.8	5.5	9.00-12.30		
	M 3-6	2 Bed	117	20.5	6.1	5.5	9.00-12.30		
	M 4-6	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M 5-6	2 Bed	100.5	24	6.1	5.5	9.00-10.45	YES	
	M 6-6	2 Bed	93	21.5	5.4	5.5	9.15-2.45	YES	
	E 1-6	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E 2-6	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E 3-6	3 Bed	132.5	29.5	7.4	5.5	9.00-12.15	YES	
	E 4-6	1 Bed	58.5	16	10.8	5.5	NIL		
	E 5-6	2 Bed	97.5	24	6.8	5.5	10.15-3.00	YES	

RESIDENTIAL									
LEVEL	NAME	OCCUPANCY	INT m²	EXT m²	INT STORAGE m³	EXT STORAGE m³	SOLAR	CROSS	ADAPTABLE
L7	W 1-7	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W 2-7	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W 3-7	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W 4-7	1 Bed	53.5	16	3.4	5.5	NIL		
	W 5-7	3 Bed	127.5	35	6.1	5.5	9.00-3.00	YES	
	M-P-1	3 Bed	166.5	124.5	5.5	5.5	9.00-3.00	YES	
	M-P-2	3 Bed	174	132	6	5.5	9.00-2.00	YES	
L8	E-P-1	3 Bed	162	145.5	5.4	5.5	9.00-2.00	YES	
	E-P-2	3 Bed	165.5	165.5	6.5	5.5	9.00-2.00	YES	
	W-P-1	3 Bed	170.5	182	5.8	5.5	9.00-3.00	YES	
	W-P-2	3 Bed	171.5	154	5.81	5.5	9.00-2.00	YES	

DWELLING MIX		
1 BED	14	13%
2 BED	51	46%
3 BED	45	41%
TOTAL	110	

issue	revision	description	date	verified
A		DRAFT DA	10/5/19	
B		DEVELOPMENT APPLICATION	16/5/19	
C		REVISED DA FOR REVIEW	18/6/19	
D		REVISED DA FOR REVIEW	20/8/19	
E		REVISED DEVELOPMENT APPLICATION	28/6/19	
F		REVISED DEVELOPMENT APPLICATION	23/1/20	
G		ISSUED FOR S4.55 APPROVAL	19/2/21	

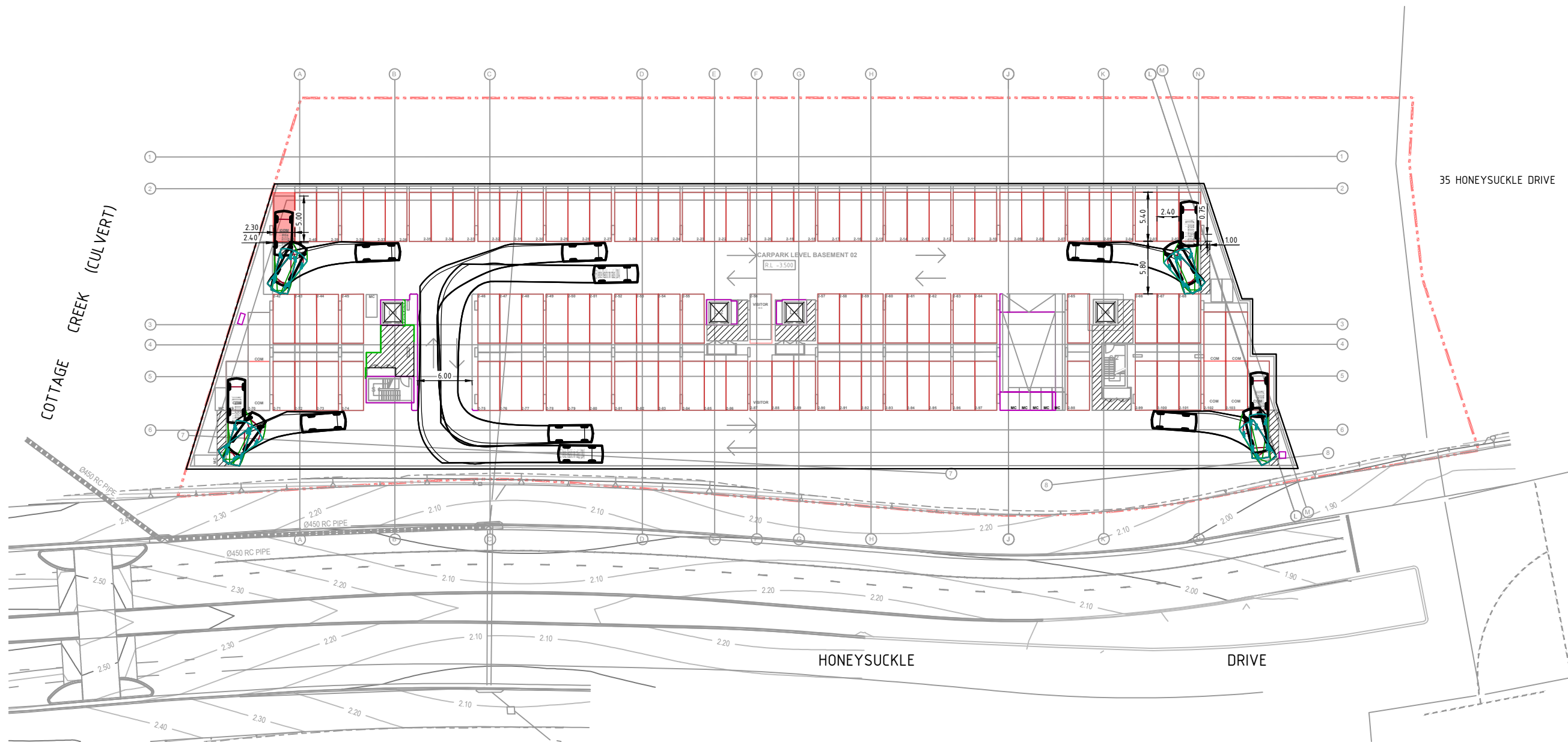
key plan



north point

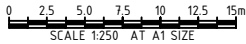


NEWCASTLE HARBOUR



PLAN

SCALE 1:250



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	29.03.2021	ISSUE FOR INFORMATION	BC		
REV	DATE	DESCRIPTION	RVD	REV	DATE
REVISIONS			REVISIONS		

CLIENT

ARCHITECT

Newcastle Office L1, 163 King St, Newcastle NSW 2300 P / +61 2 4902 3000 E / info@bgeeng.com bgeeng.com	BG & E
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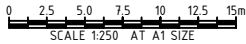
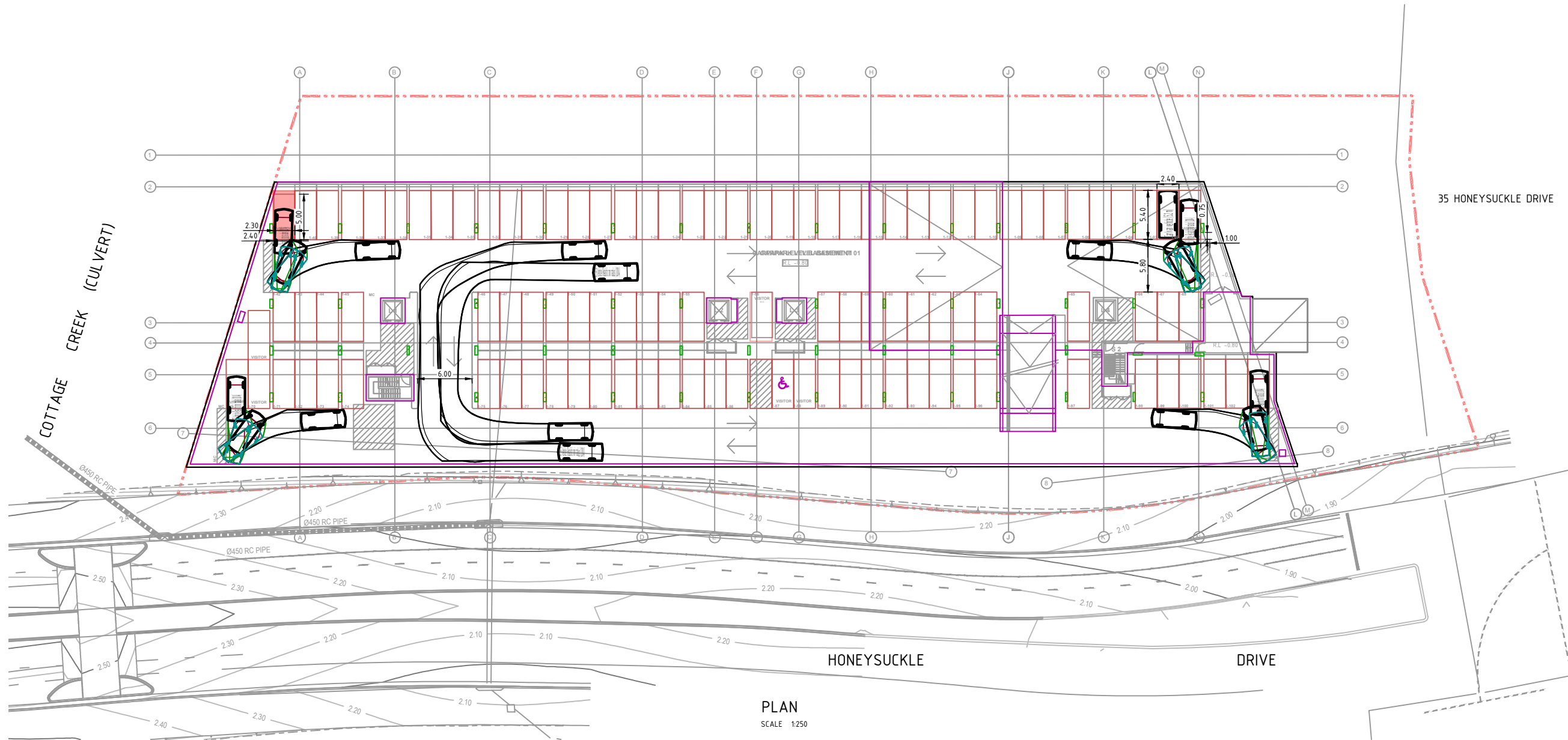
PROJECT HORIZON LEE 5 45 HONEYSUCKLE DRIVE, NEWCASTLE
--

STATUS			
ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
DOB	DOB	BC	BC
DATUM	GRID	SCALE	
AHD	MGA	1:250	AT A1

TITLE		
SWEPT PATHS (B85) BASEMENT LEVEL 2		
PROJECT No.	DRAWING No.	REV.
N19013	SK-C-0010	A



NEWCASTLE HARBOUR



REVISIONS				REVISIONS			
REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
A	29.03.2021	ISSUE FOR INFORMATION	BC				

CLIENT			

ARCHITECT			

Newcastle Office			
L1, 163 King St, Newcastle NSW 2300			
P / +61 2 4902 3000			
E / info@bgeeng.com			
bgeeng.com			

PROJECT			
HORIZON LEE 5			
45 HONEYSUCKLE DRIVE, NEWCASTLE			

STATUS			
ISSUED FOR INFORMATION			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
DOB	DOB	BC	BC
DATUM	GRID	SCALE	
AHD	MGA	1:250	

TITLE			
SWEEP PATHS (B85)			
BASEMENT LEVEL 1			
PROJECT No.	DRAWING No.	REV.	
N19013	SK-C-0011	A	