Horizon Lee 5

45 Honeysuckle Drive, Newcastle NSW 2300

Location Map

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Development Application

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north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

General
Cover Sheet

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-001**	**D**

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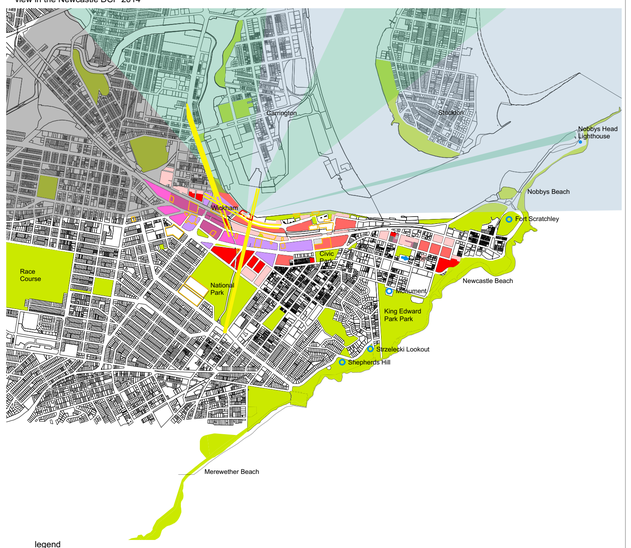
Local Views

Local views from the proposed building, some of which will be affected by the LEP 2012 controls over time, include views across the harbour to Carrington, Stockton and Nobbys Head. Views down Honeysuckle Drive and Steel Street towards National Park will also be possible.
Views from Hunter Street along Steel St is noted as a preserved view in the Newcastle DCP 2014



legend

- site
- Sites with LEP Listed Heritage Items
- Visual Containment from the Land Forms Ridge Lines
- Views to Hills Breaking the Horizon
- View to Water and Ocean
- Future Shadow Due to 90m LEP Height Control Buildings
- LEP Heights 24 - 90m + 20m Setback

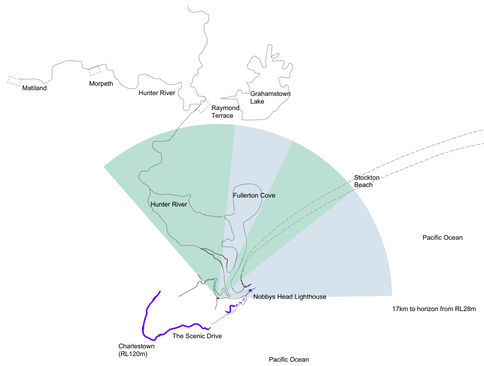
Distant Views

The city of Newcastle is happily situated south of the Hunter River.

From elevated points, the flood plain to the north and west, provide distant views of an expansive landscape.

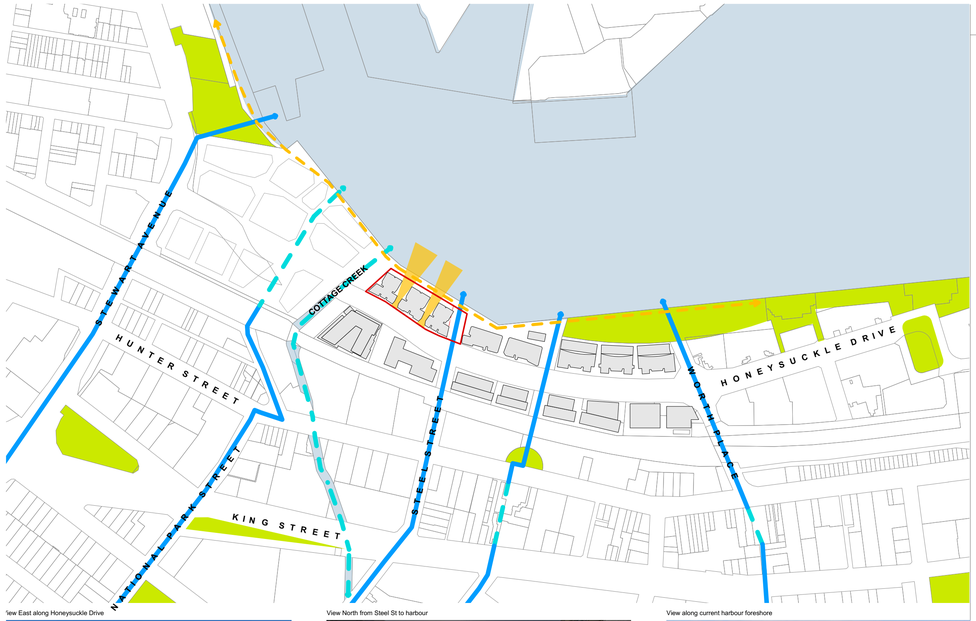
The city, siting predominantly below the protective 100m high ridge occupied by the Scenic Drive at Merewether, Charlestown and John Hunter Hospital, enjoys protection from southerly storms familiar to the central NSW coast line.

These ridgelines also shutter views of the ocean from the site.



legend

- High Points in the Landform - Ridges and Hills
- Visual Containment from the Land Forms Ridge Lines
- Views to Hills Breaking the Horizon
- Views to Water and Ocean



View East along Honeysuckle Drive

View North from Steel St to harbour

View along current harbour foreshore

Site Connections

The public promenade along the foreshore is part of Councils ongoing public project to create a connected pedestrian network from Merewether through to Honeysuckle and along Throsby Creek.

Cottage Creek has been identified by Newcastle Council as an important future pedestrian connection between National Park and the Hunter River foreshore. They have envisioned it as a pleasant landscaped corridor and one of newcastle's significant public assets.

Preserving the views and connections to the harbour from Hunter Street along Steel St is also noted in the Newcastle DCP 2014.

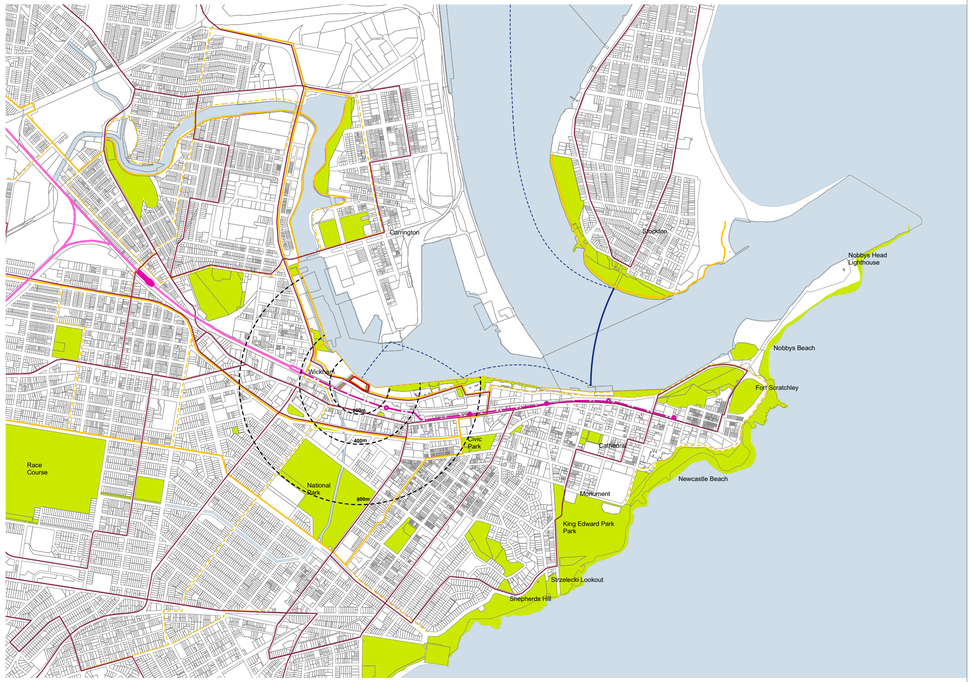
legend

- site
- Existing park to harbour connections
- Existing foreshore harbour connection
- Potential park to harbour connections
- Potential public views between proposed buildings through to harbour

Urban Transport

The site has easy access to the Newcastle peninsular including a variety of street based walking circuits, the parkway along Cottage Creek, public transport (including the recently constructed tram line), a variety of parks, and the renewed water front. Even Merewether, Newcastle and City beaches as well as Carrington, Islington and Hamilton are within a 30 minute walk.

Future ferry and cycleways also planned, are shown dotted.



legend

- site
- Heavy Rail
- Tram Route and Stops
- Bus
- Ferry
- Future/ Potential Ferry
- Existing Cycleway
- Future/ Potential Cycleway

Development Application

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

General
Site Context and Planning Controls

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	DA-002	D

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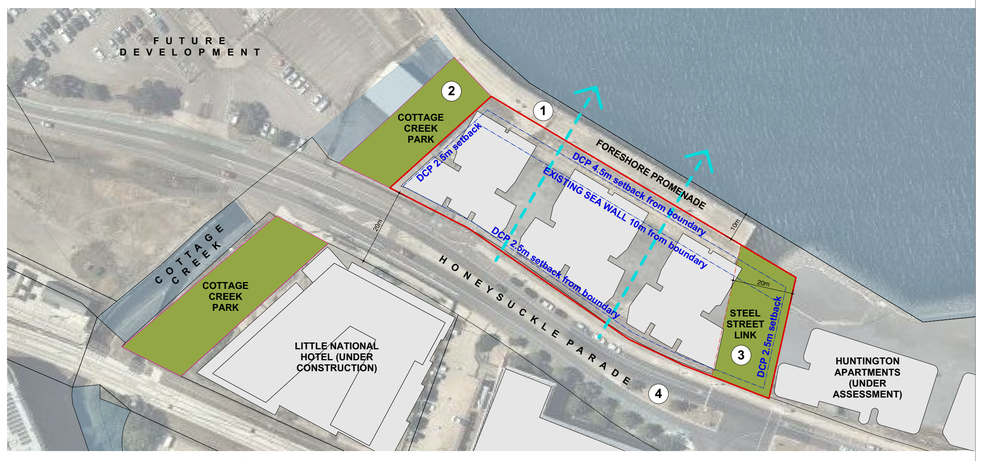
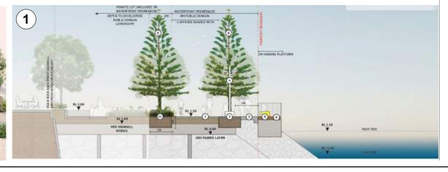




Local Situation

1. Huntington
35 Honeysuckle Drive
Roof Level 28.95m
Status: Under Assessment

Ground floor: retail and hospitality
Residential: 88 Apartments - Mixture of 1, 2 and 3 bedroom apartments
Height: 7 Levels with additional penthouse level setback from harbour and commmunal roof terrace

2. Lume
21 Honeysuckle Drive
Roof Level 25.70m
Status: Under Construction

Ground Floor: Retail and residential
Residential: 154 Apartments - Mixture of 1,2 and 3 bedroom apartments
Height: Northern portion - 2 level townhouses
Southern portion - 7 levels

3. Little National Hotel
42 Honeysuckle Drive
Roof RL 32.82m
Status: Under Construction

Ground Floor: Retail and restaurant
Hotel: 147 room hotel
Height: 4 levels of hotel plus ground floor
4 levels of serviced apartments and communal terrace

4. Commercial Buildings
Status: Completed

Height: Typically 6-7 storeys

5. Edition
19 Honeysuckle Drive
Status: Completed

Ground Level: Retail
Commercial: Western Building
Residential: Eastern Building
72 Apartments
Height: 9 Levels

6. University Innovation Hub
Status: Proposed DA - currently in community consultation stage

Height: 4 Levels

7. Honeysuckle Light Rail Stop
Status: Recently completed

Details: Light rail connection from Newcastle Interchange Station to nearby to Newcastle Beach

8. Future Development
Status: Details yet to be released

Site Situation

The following outlines the Key Design Principles for the Lee 5 Public Domain which is part of the Lee 5 Public Domain Concept Plan Honeysuckle Newcastle Vision 23 August 2018 by Urbis

1. **Waterfront Promenade**

- 10m foreshore promenade comprising 8m public land and 2m private land will be embellished by HDC or developer and is intended to be owned, maintained by public authority
- A formal structure that responds to the scale of the site, accent trees mark the city connections with the water whilst an avenue of shade trees provides a pedestrian friendly environment
- Provides a key E-W pedestrian/cyclist connection along the foreshore
- Creates a place where people will want to meet and relax
- The linear promenade will be punctuated by a series of small, medium and larger scale events and spaces
- Provide opportunities to touch and experience the water
- Provide view opportunities
- Landscaping within the site to integrate with waterfront promenade
- Major landscape components include:
  - High quality furniture
  - Pedestrian scale lighting
  - Integrated public art and interpretation of the sites history
  - Smart City elements

2. **Cottage Creek North East Park**

- Public domain embellished by HDC, owned and maintained by public authority
- Cottage Creek North East Park connection relating to the existing cottage creek water channel
- Family friendly place to meet and relax
- Finished levels and public domain elements consistent with the Cottage Creek Flood Management Plan
- Landscaping within the site to integrate with the Cottage Creek Park

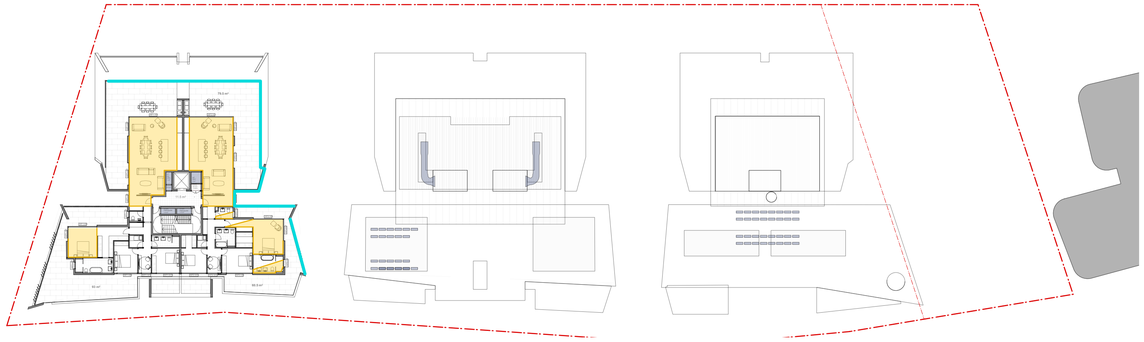
3. **Steel Street Link**

- Publicly accessible open space design delivered, owned and maintained by the developer. Design in accordance with principles outlined and is subject to approval
- Steel Street link which provides clear north south sight lines and is extended and celebrated on the waterfront promenade with accent tree planting framing views and a lookout over the water
- Finished levels and public domain elements consistant with the Cottage Creek Flood Management Plan
- Integrated public art

4. **Streetscape**

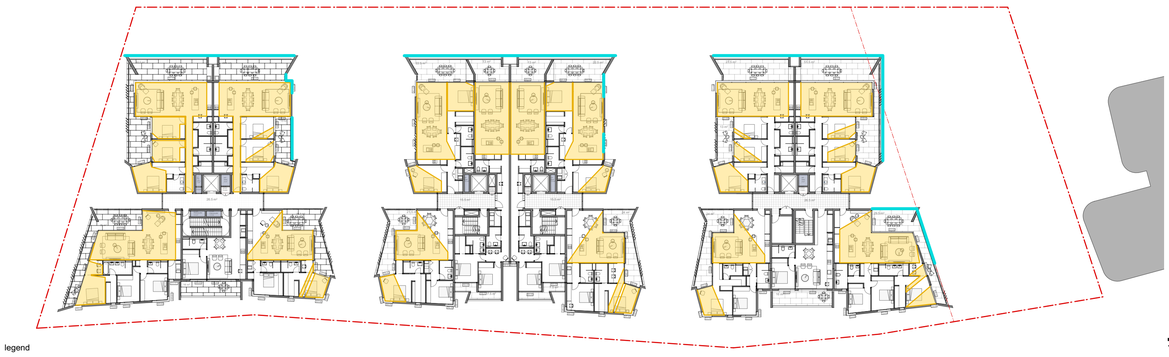
- Streetscape delivery by developer owned and maintained by council. Design subject to approval
- High quality streetscape frontage to Honeysuckle Drive
- Throughsite internal links

legend
site
Proposed Public Domain - Landscape/Open Space
Proposed throughsite internal links



VIEWS FROM APARTMENTS STUDY L8

VIEWS FROM APARTMENTS STUDY L7



VIEWS FROM APARTMENTS STUDY L-6

legend
site
Extent of View to Nobby's
Extent of Harbour Views from Apartment Interior

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
General
Site Situations and Local Connections

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-003**	**D**

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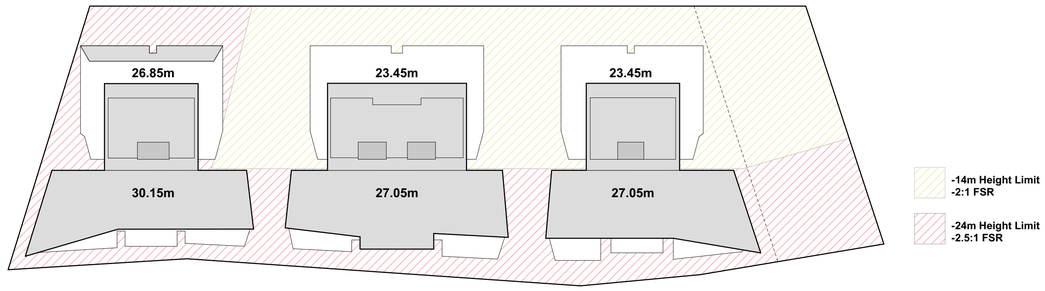
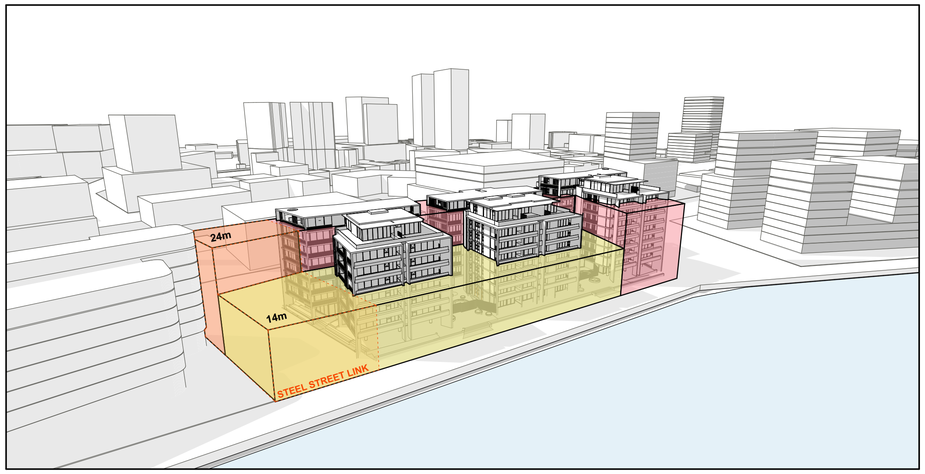
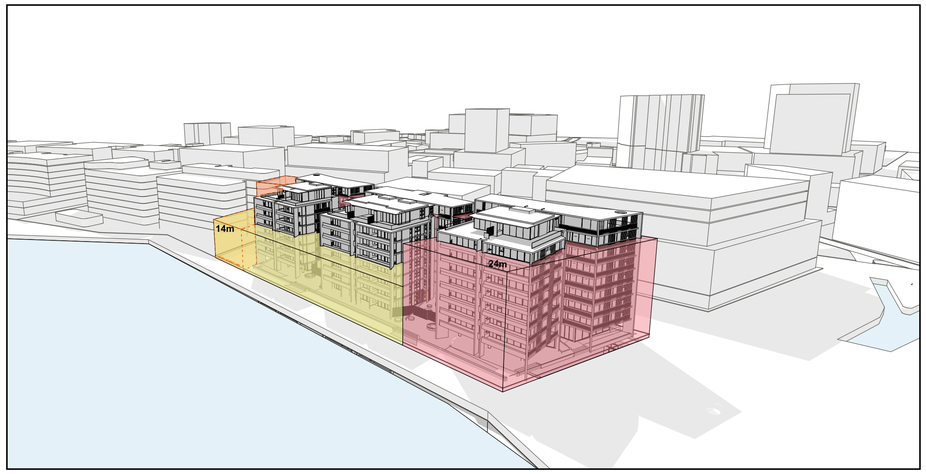


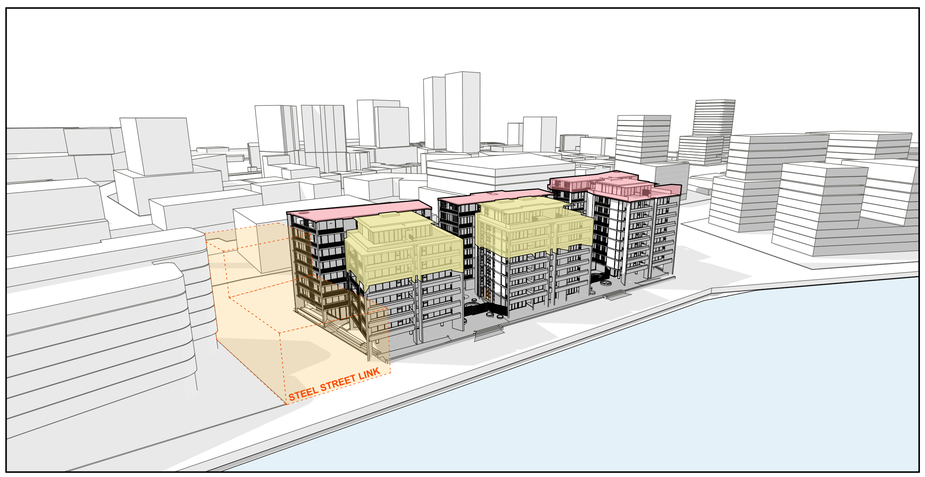
Building Height Plan Diagram



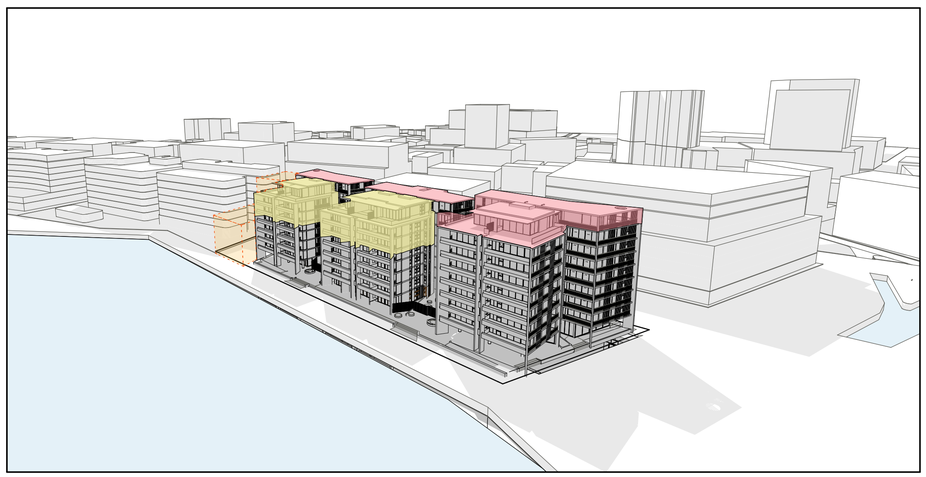
LEP Envelope



LEP Massing



Mass Exceeding LEP Envelope (after application of allowable LEP bonus of 10%)



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project

Horizon Lee 5
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Australia

drawing title

General
DCP LEP Massing

drawing scale	drawn	verified	date
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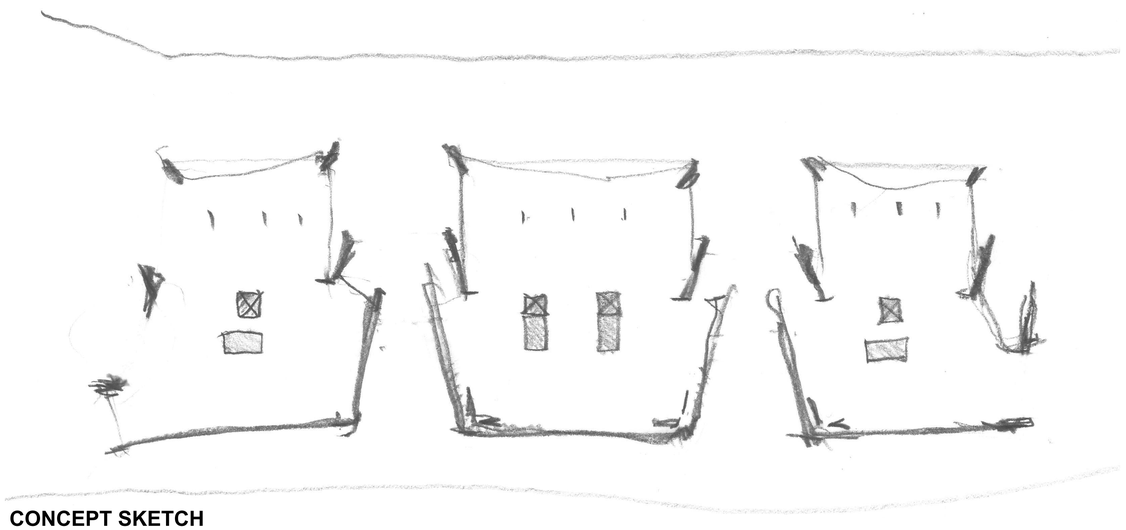
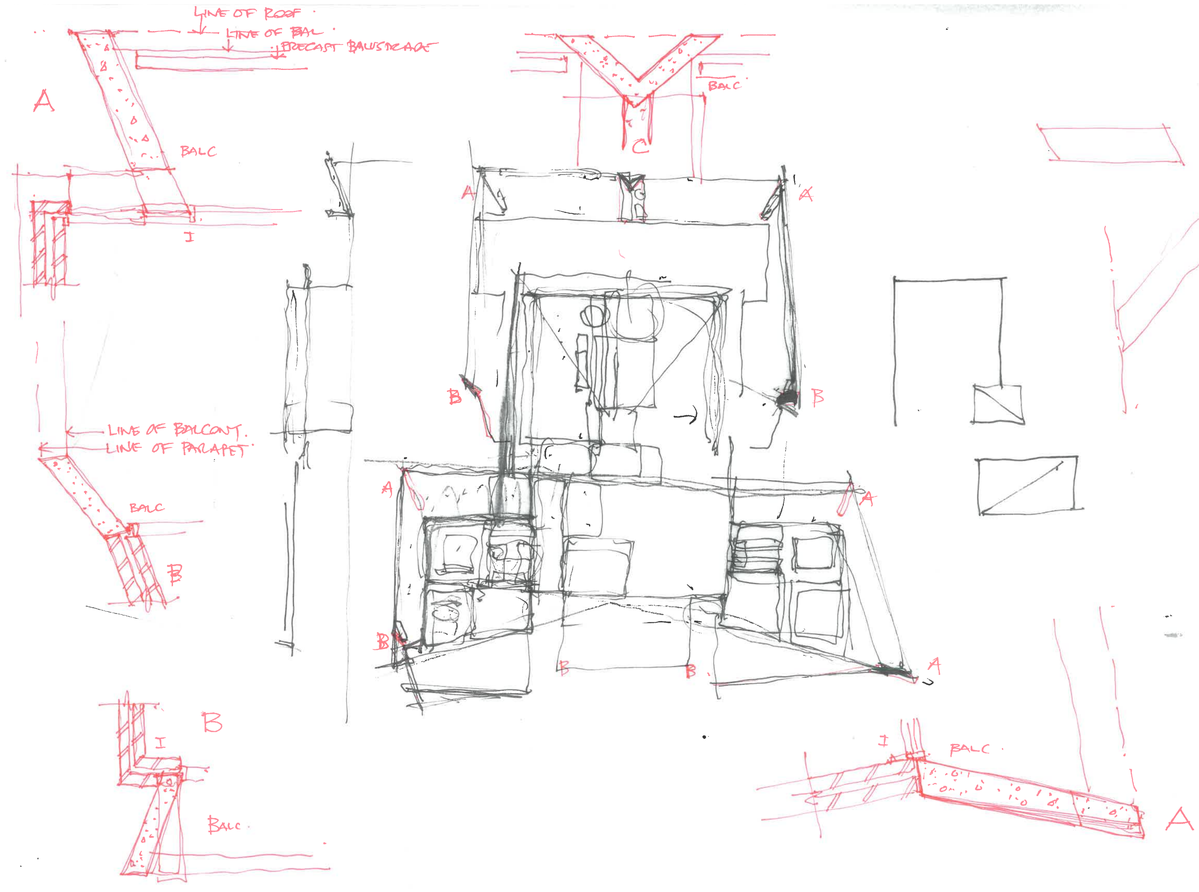
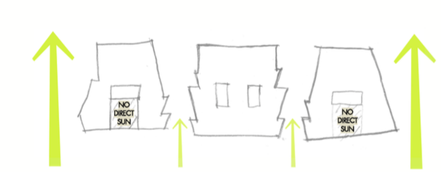


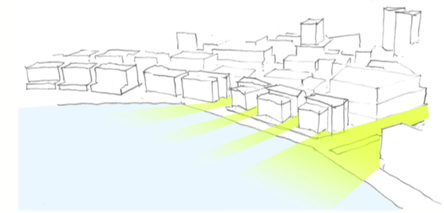
CONCEPT SKETCH

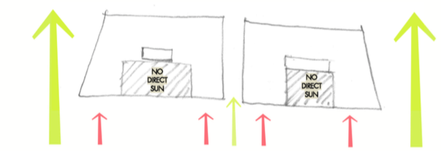


KEY JUNCTIONS/ GEOMETRY CONCEPTS TESTING

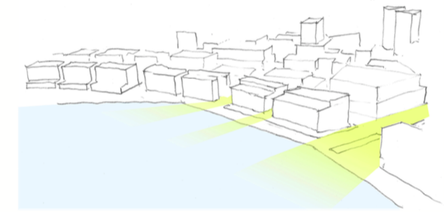


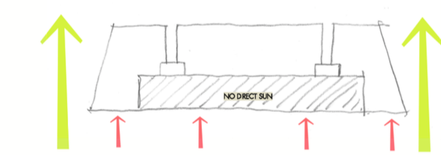
THREE BUILDINGS = Superior Amenity + Maximum Sight Lines, Garden Spaces + Small building footprints



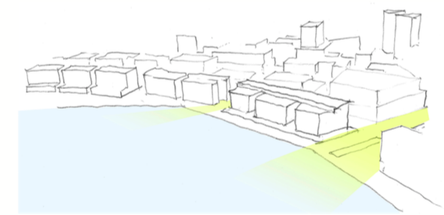


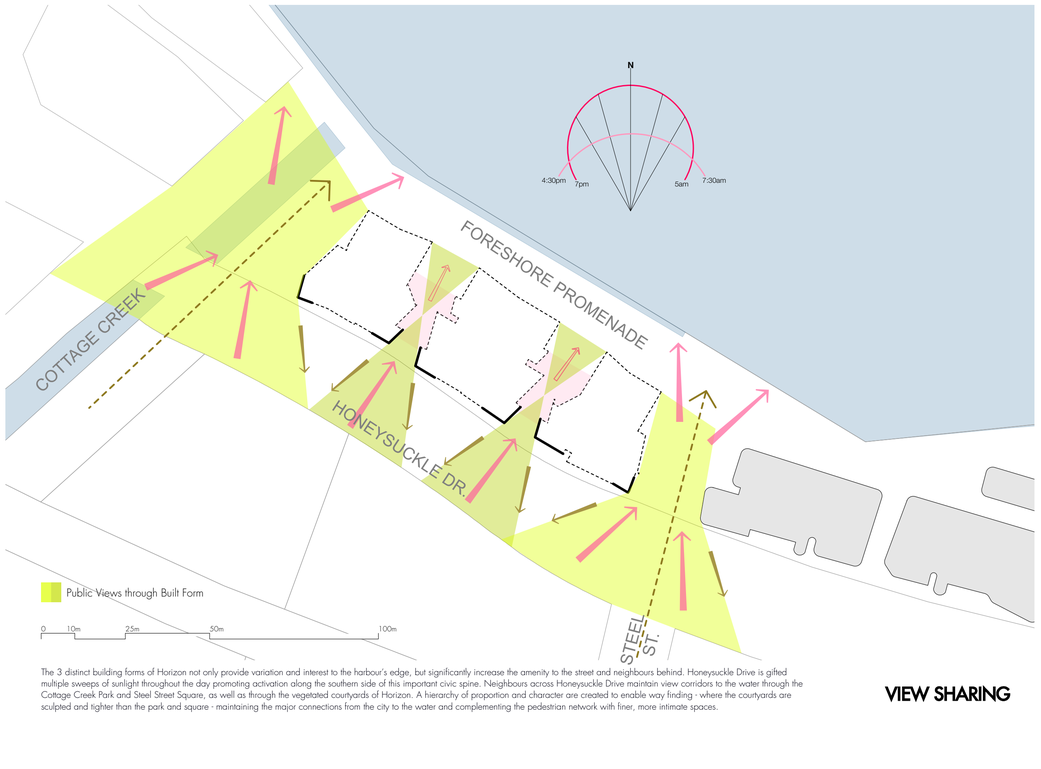
2 BUILDINGS = Poor amenity + Minimal Sight Lines + Larger Building Footprint





1 BUILDING = Too Monolithic + No Sight Lines + Poor Amenity + Largest Building Footprint





The 3 distinct building forms of Horizon not only provide variation and interest to the harbour's edge, but significantly increase the amenity to the street and neighbours behind. Honeysuckle Drive is gifted multiple sweeps of sunlight throughout the day promoting activation along the southern side of this important civic spine. Neighbours across Honeysuckle Drive maintain view corridors to the water through the Cottage Creek Park and Steel Street Square, as well as through the vegetated courtyards of Horizon. A hierarchy of proportion and character are created to enable way finding - where the courtyards are sculpted and tighter than the park and square - maintaining the major connections from the city to the water and complementing the pedestrian network with finer, more intimate spaces.

VIEW SHARING

Development Application

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B		DEVELOPMENT APPLICATION	16/05/2019	
C		REVISED DA FOR REVIEW	19/06/2019	
D		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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hill thalis
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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
General
Concept Diagrams

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	DA-005	D

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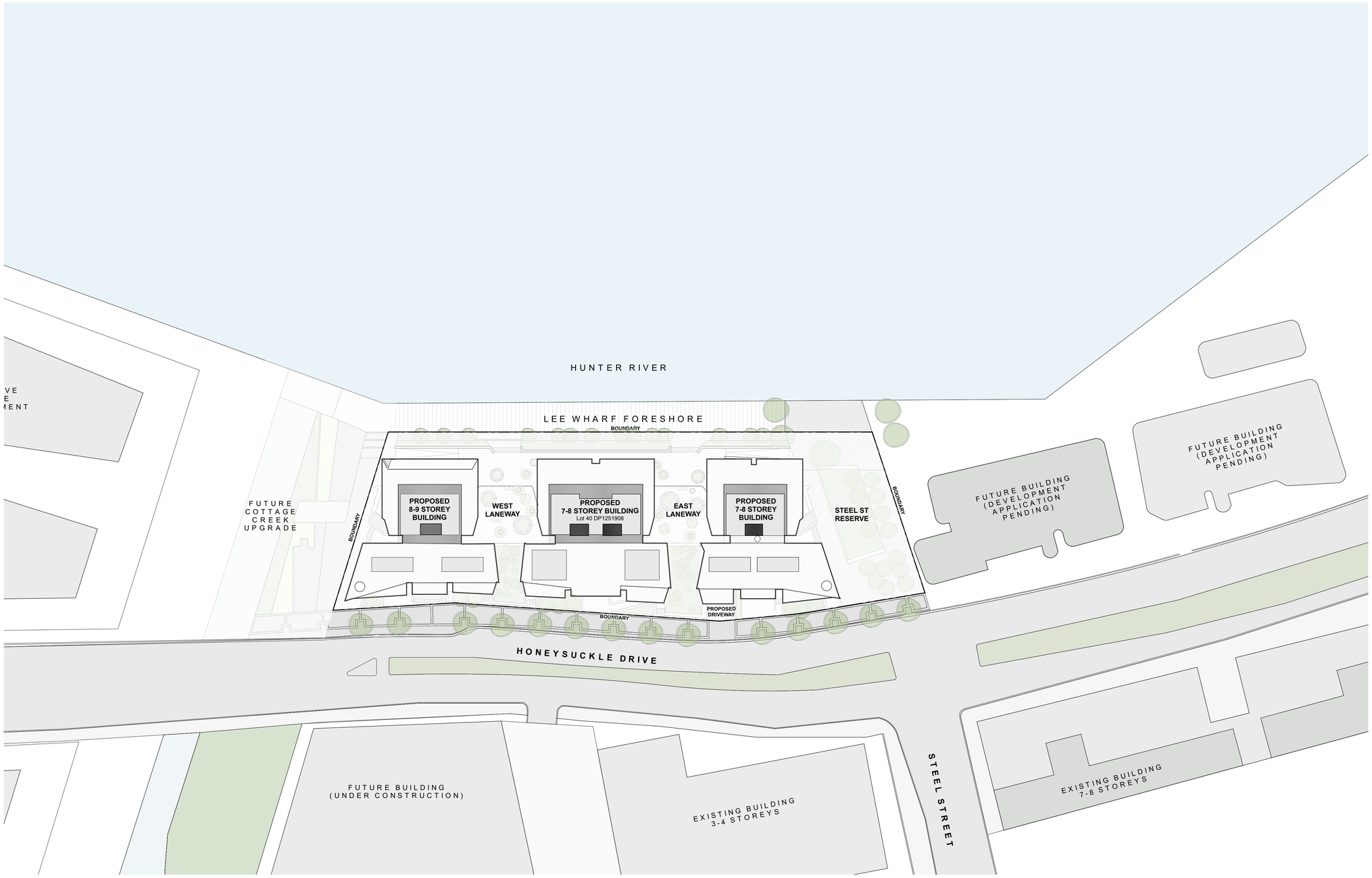

Site Plan
SCALE 1:500 @ A1

Development Application

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project
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Lee 5 Honeysuckle
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drawing title
General
Site Plan

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
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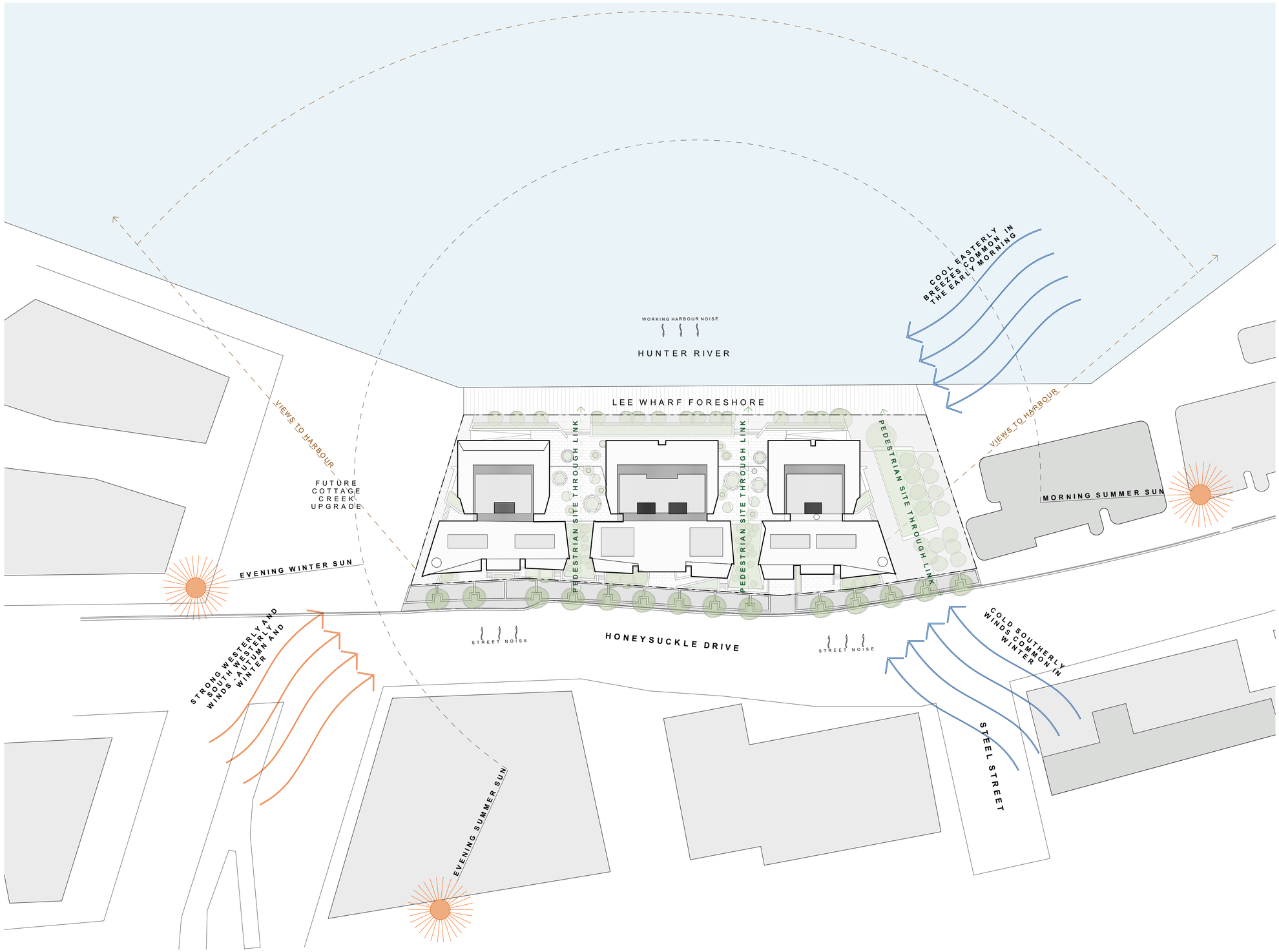

Site Analysis
SCALE 1:500 @ A1

Development Application

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key plan

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
General
Site Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-007**	**D**

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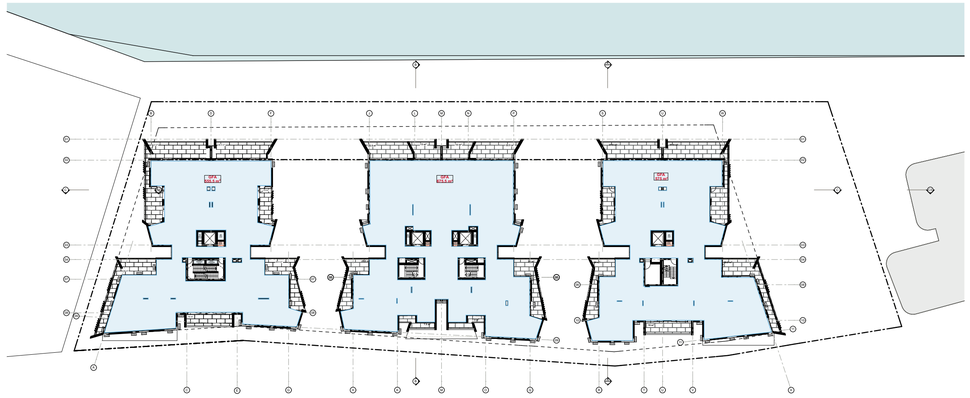
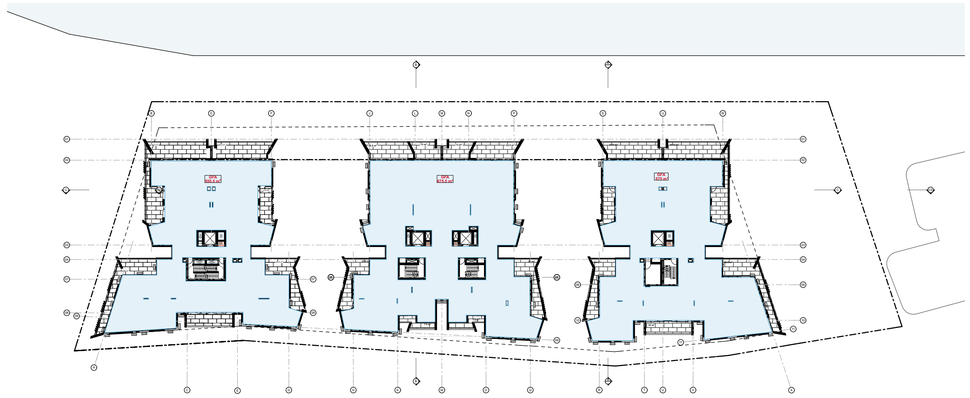


Level 01



Level 03

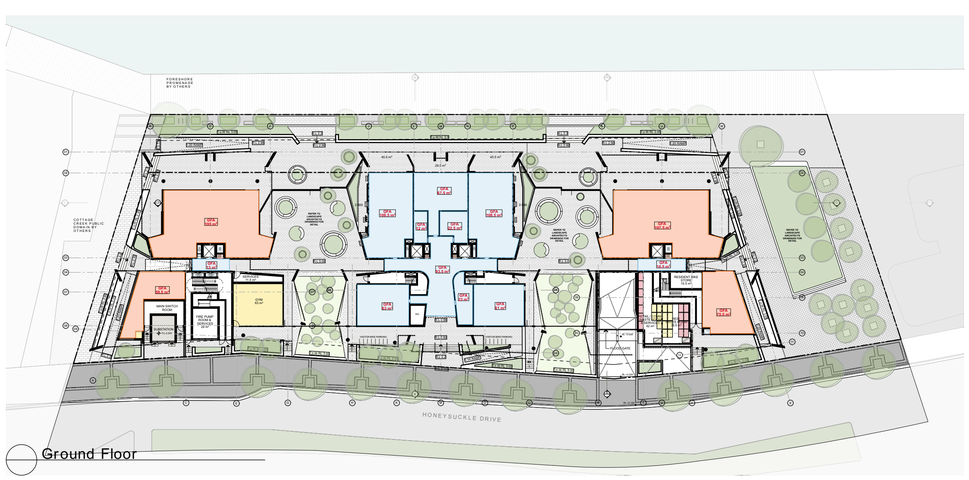
GROSS FLOOR AREA (GFA) ZONE 1 (24m/2.5:1)	
	m²
GROUND FLOOR	
COMMERCIAL / RETAIL	330
RESIDENTIAL	212.5
L01	
RESIDENTIAL	1144.5
L02	
RESIDENTIAL	1144.5
L03	
RESIDENTIAL	1144.5
L04	
RESIDENTIAL	1144.5
L05	
RESIDENTIAL	1144.5
L06	
RESIDENTIAL	1144.5
L07	
RESIDENTIAL	932.5
L08	
RESIDENTIAL	353.5
TOTAL:	8695.5
FSR:	2.87:1

GROSS FLOOR AREA (GFA) ZONE 2 (14m/2:1)	
	m²
GROUND FLOOR	
COMMERCIAL / RETAIL	197.5
RESIDENTIAL	376.5
L01	
RESIDENTIAL	661.5
L02	
RESIDENTIAL	661.5
L03	
RESIDENTIAL	661.5
L04	
RESIDENTIAL	661.5
L05	
RESIDENTIAL	661.5
L06	
RESIDENTIAL	661.5
L07	
RESIDENTIAL	396
L08	
RESIDENTIAL	0
TOTAL:	4939
FSR:	1.92:1

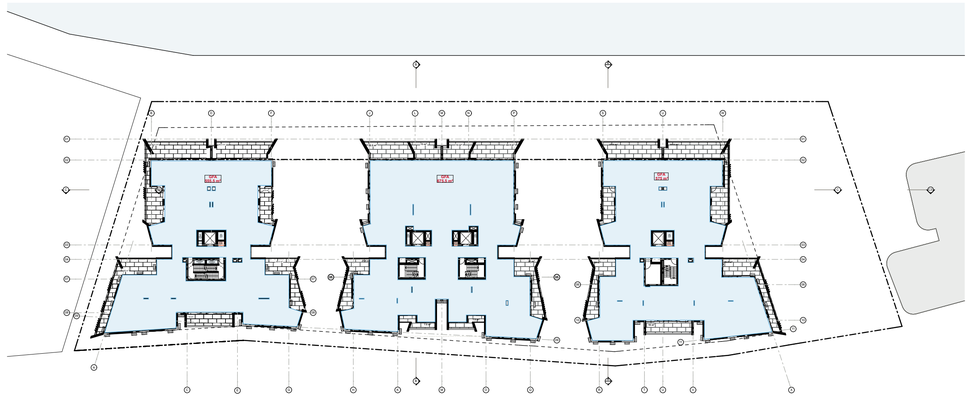
GROSS FLOOR AREA (GFA) TOTAL (AVG. SITE FSR 2.27:1)	
	m²
GROUND FLOOR	
COMMERCIAL / RETAIL	527.5
RESIDENTIAL	589
L01	
RESIDENTIAL	1806
L02	
RESIDENTIAL	1806
L03	
RESIDENTIAL	1806
L04	
RESIDENTIAL	1806
L05	
RESIDENTIAL	1806
L06	
RESIDENTIAL	1806
L07	
RESIDENTIAL	1328.5
L08	
RESIDENTIAL	353.5
TOTAL:	13634.5
FSR:	2.44:1

COMMERCIAL / RETAIL

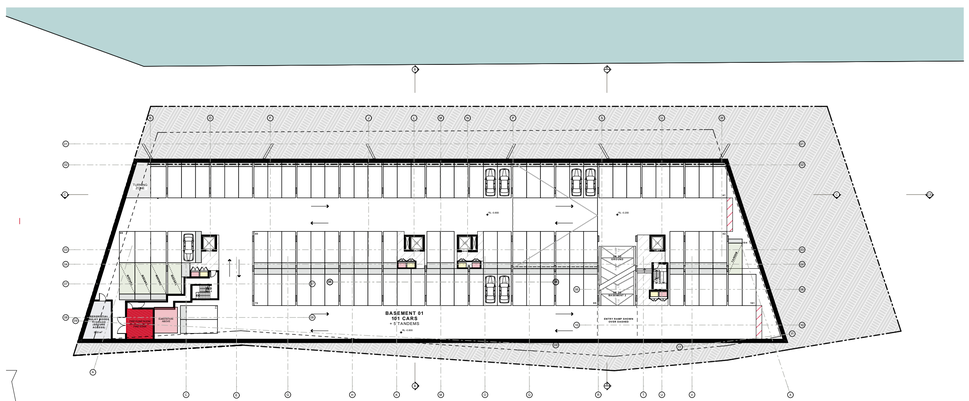
RESIDENTIAL



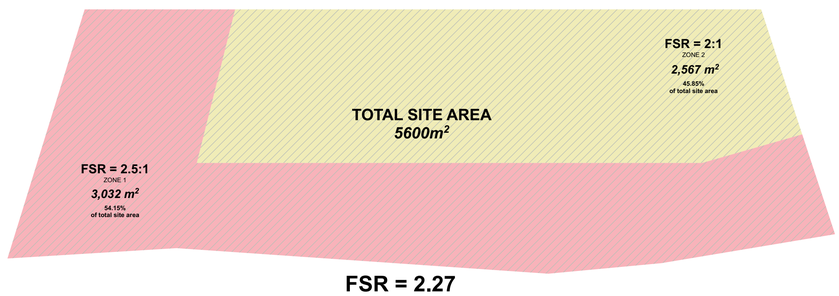
Ground Floor



Level 02



Basement 1



Development Application

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key plan

north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

General
GFA Calculations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	drawing #		issue
18122	DA-008		E

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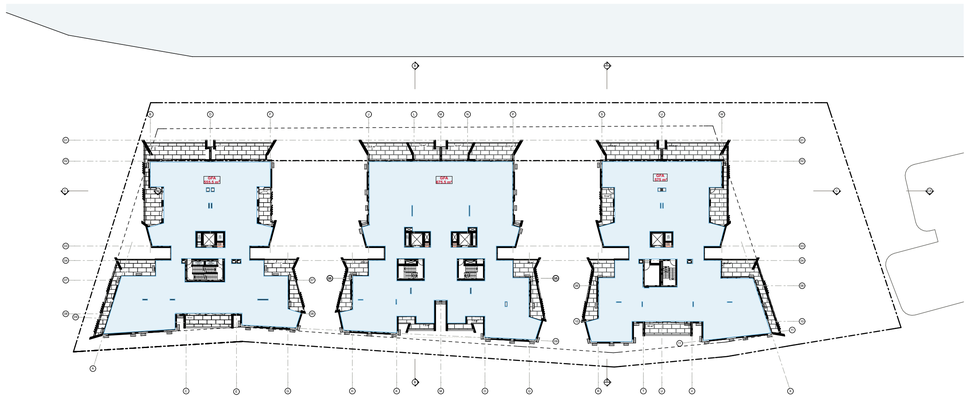
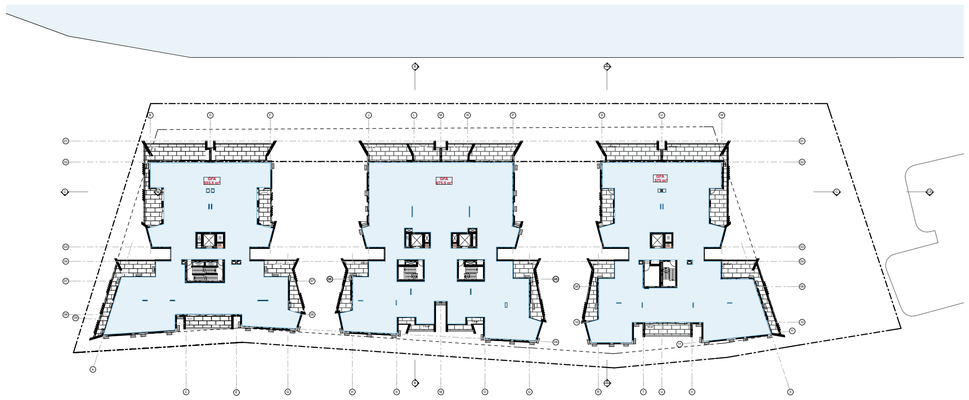
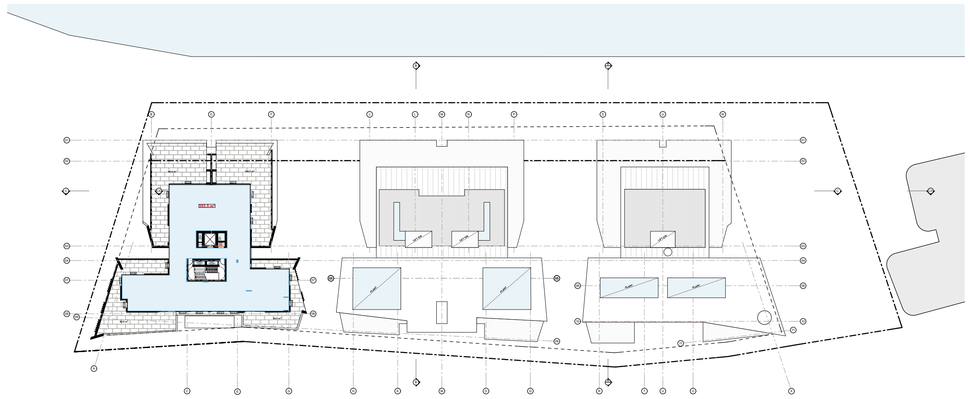


Level 06

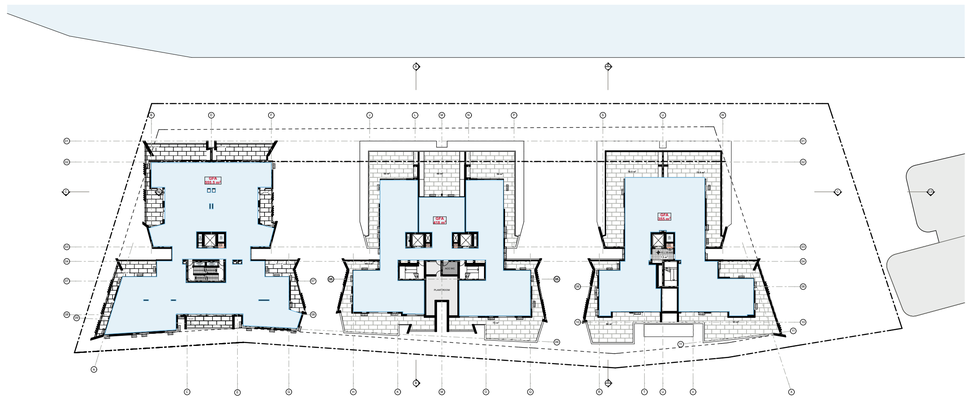


Level 05

Level 04



Level 08



Level 07

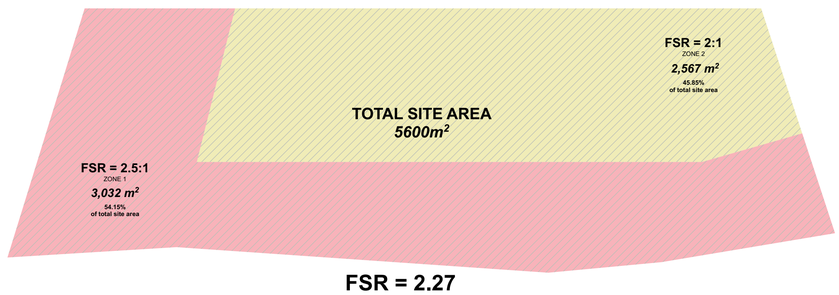
GROSS FLOOR AREA (GFA) ZONE 1 (24m/2.5:1)	
	m²
GROUND FLOOR	
COMMERCIAL / RETAIL	330
RESIDENTIAL	212.5
L01	
RESIDENTIAL	1144.5
L02	
RESIDENTIAL	1144.5
L03	
RESIDENTIAL	1144.5
L04	
RESIDENTIAL	1144.5
L05	
RESIDENTIAL	1144.5
L06	
RESIDENTIAL	1144.5
L07	
RESIDENTIAL	932.5
L08	
RESIDENTIAL	353.5
TOTAL:	8695.5
FSR:	2.87:1

GROSS FLOOR AREA (GFA) ZONE 2 (14m/2:1)	
	m²
GROUND FLOOR	
COMMERCIAL / RETAIL	197.5
RESIDENTIAL	376.5
L01	
RESIDENTIAL	661.5
L02	
RESIDENTIAL	661.5
L03	
RESIDENTIAL	661.5
L04	
RESIDENTIAL	661.5
L05	
RESIDENTIAL	661.5
L06	
RESIDENTIAL	661.5
L07	
RESIDENTIAL	396
L08	
RESIDENTIAL	0
TOTAL:	4939
FSR:	1.92:1

GROSS FLOOR AREA (GFA) TOTAL (AVG. SITE FSR 2.27:1)	
	m²
GROUND FLOOR	
COMMERCIAL / RETAIL	527.5
RESIDENTIAL	589
L01	
RESIDENTIAL	1806
L02	
RESIDENTIAL	1806
L03	
RESIDENTIAL	1806
L04	
RESIDENTIAL	1806
L05	
RESIDENTIAL	1806
L06	
RESIDENTIAL	1806
L07	
RESIDENTIAL	1328.5
L08	
RESIDENTIAL	353.5
TOTAL:	13634.5
FSR:	2.44:1

COMMERCIAL / RETAIL

RESIDENTIAL



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north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

General
GFA Calculations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	DA-009	E

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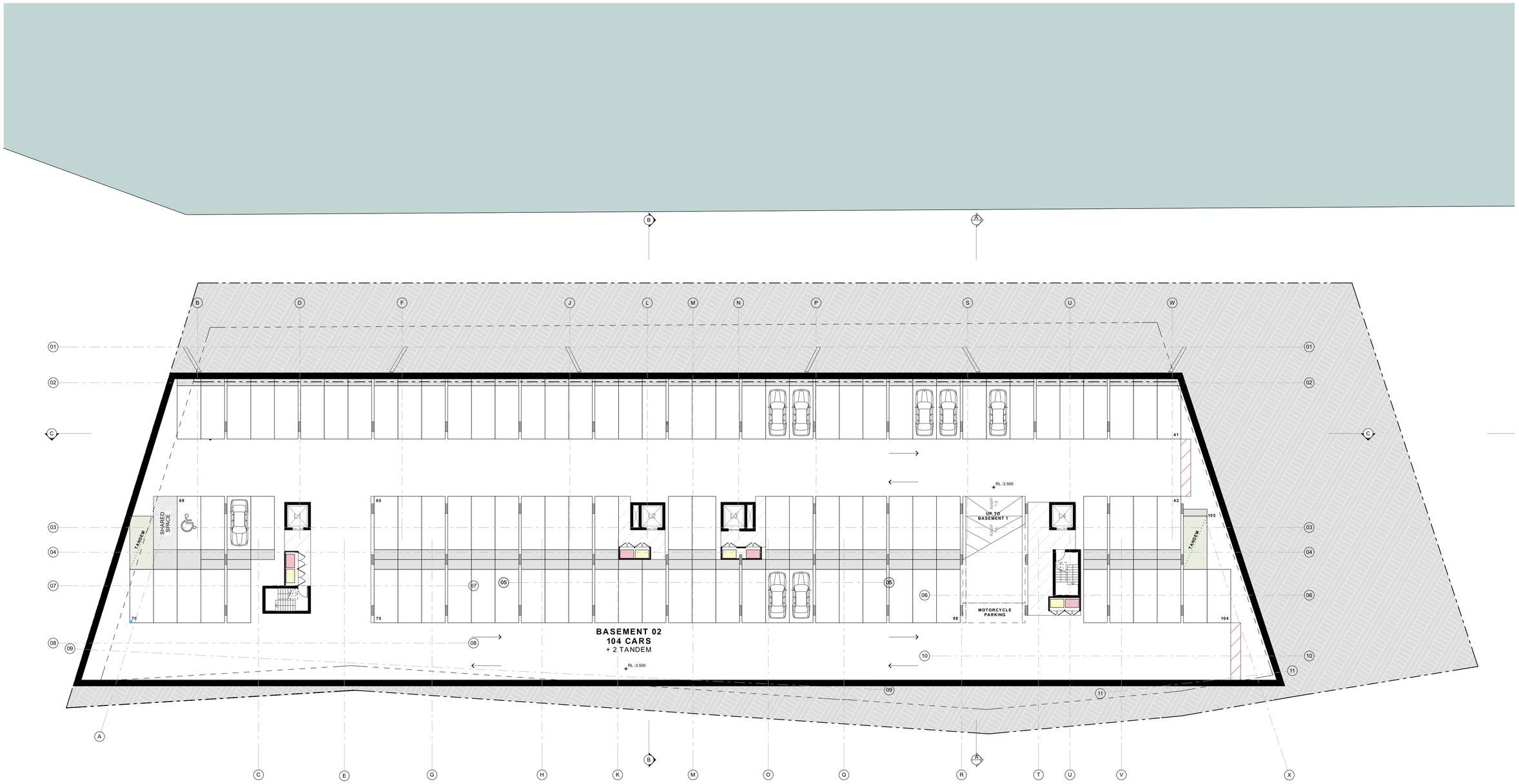

Basement 02
SCALE 1:200 @ A1

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C		ISSUED FOR COORDINATION	4/04/2019	
D		ISSUED FOR COORDINATION	15/04/2019	
E		ISSUED FOR COORDINATION	3/05/2019	
F		ISSUED FOR COORDINATION	3/05/2019	
G		REVISED BASEMENT	8/05/2019	
H		DRAFT DA	10/05/2019	
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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Plans
Basement Level 02

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	18.02.19

project #	drawing #	issue
18122	**DA-101**	**K**

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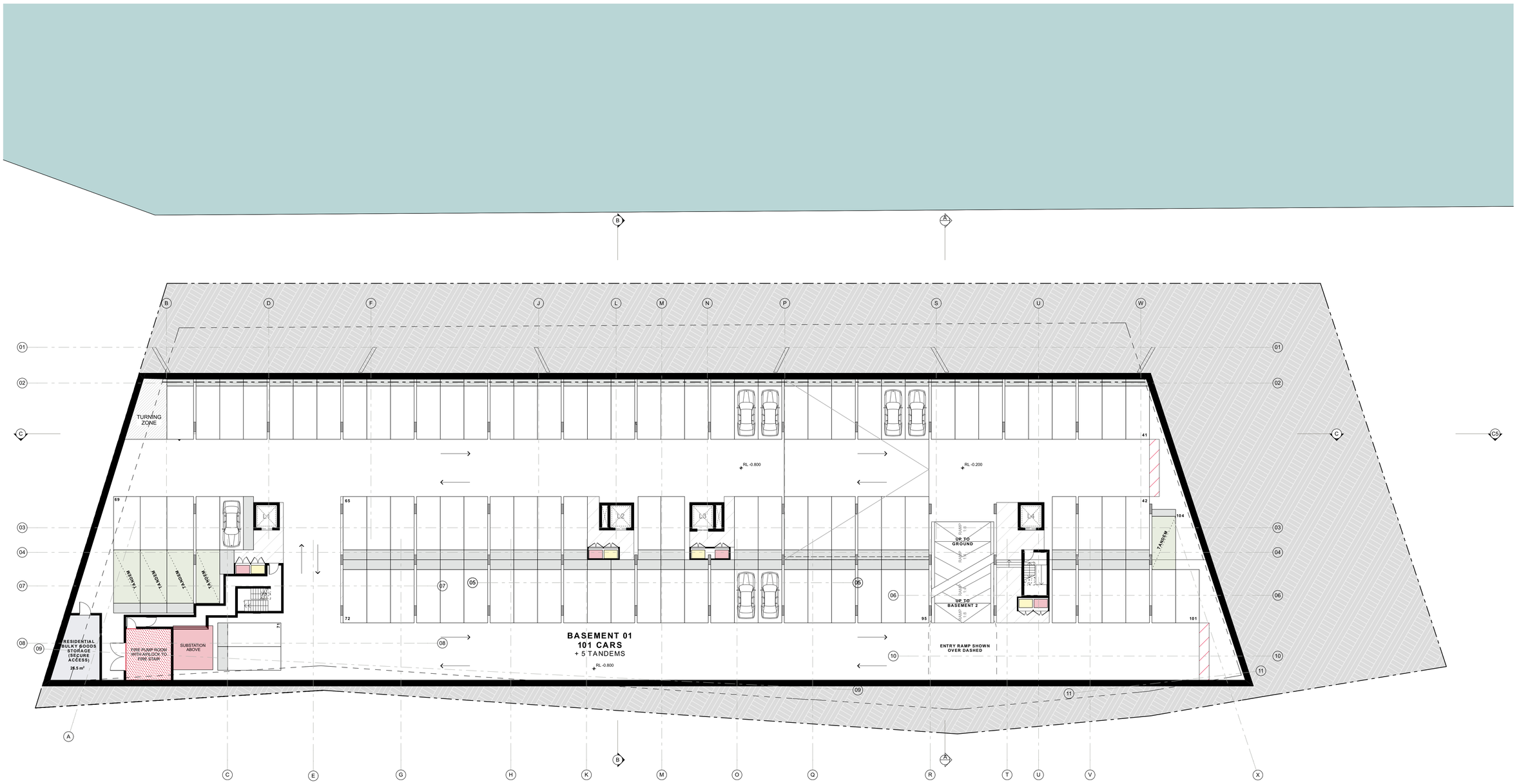

Basement 01
SCALE 1:200 @ A1

Development Application

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F		ISSUED FOR COORDINATION	3/05/2019	
G		ISSUED FOR COORDINATION	3/05/2019	
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K		REVISED DA FOR REVIEW	19/06/2019	
L		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Plans
Basement Level 01

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	18.02.19

project #	drawing #	issue
18122	**DA-102**	**L**

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FORESHORE PROMENADE BY OTHERS
COTTAGE CREEK PUBLIC DOMAIN BY OTHERS
HONEYSUCKLE DRIVE
RETAIL TENANCY 1
195 m²
RETAIL TENANCY 2
197.5 m²
RETAIL TENANCY 3
75.5 m²
COMMERCIAL SUITE 1
59.5 m²
RESIDENTIAL FOYER 13 m²
RL +3.050
RESIDENTIAL FOYER 16.5 m²
RL +3.050
SERVICES
11.5 m²
GYM
63 m²
MAIN SWITCH ROOM
SUBSTATION
RL 2.500
FIRE PUMP ROOM & SERVICES
24 m²
MAIN ENTRY FOYER
93.5 m²
BIKE STORE
63 m²
WC
MAILROOM
23 m²
RESIDENT MULTIPURPOSE COMMON ROOM
61 m²
RESIDENT BIKE STORE
15.5 m²
RETAIL / COMM WASTE ROOM & SERVICES
42 m²
RESI WASTE ROOM
35.5 m²
FLOOD GATE
RL +2.500
RL +2.220
RL +2.100
G1
2 BED
108.5 m²
G2
1 BED
67.5 m²
G3
2 BED
108.5 m²
STORE
12 m²
STORE
22.5 m²
40.5 m²
29.5 m²
45.5 m²
2.900
2.900
VISITOR BIKE PARKING
VISITOR BIKE PARKING
1:20 RAMP
1:20 RAMP
1:14 RAMP
1:20 RAMP
1:20 RAMP
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAIL
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAIL
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAIL
R.L 2.2
R.L 2.96
R.L 3.05
R.L 3.0
R.L 2.92
R.L 2.2
R.L 2.118
R.L 2.3
R.L 2.88
R.L 2.98
R.L 2.4
R.L 2.98
R.L 3.05
R.L 3.0
R.L 2.96
R.L 2.92
R.L 2.2
R.L 2.118
R.L 2.3
R.L 2.88
R.L 2.98
R.L 2.4
R.L 2.98
R.L 3.05
R.L 3.0
R.L 2.96
R.L 2.92
R.L 2.2
R.L 2.118
R.L 2.3
R.L 2.88
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T.o.W RL 3.05
T.o.W RL 3.5
T.o.W RL 3.05
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T.o.W RL 3.39
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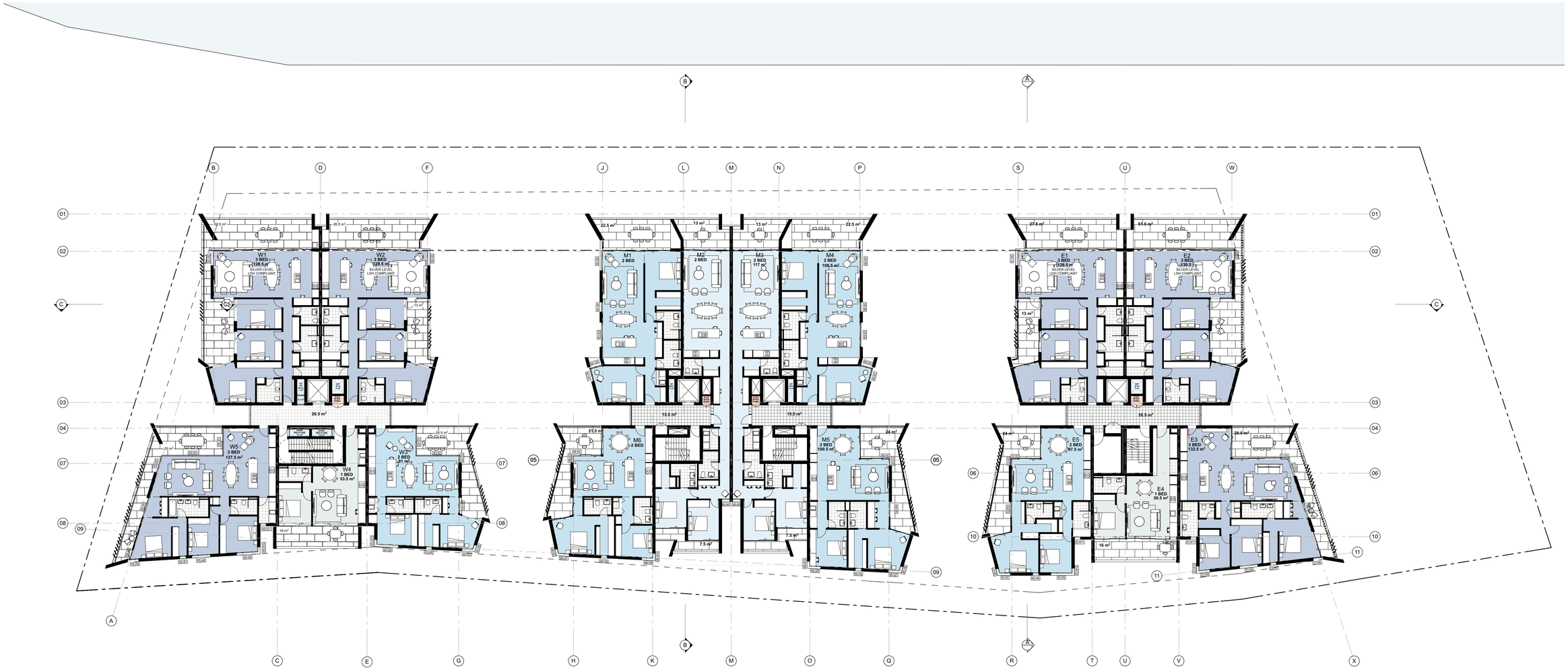

Typical Floor Plan (L1-6)
SCALE 1:200 @ A1

Development Application

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C		ISSUED FOR CLIENT REVIEW	1/03/2019	
D		ISSUED FOR COORDINATION	4/04/2019	
E		ISSUED FOR COORDINATION	15/04/2019	
F		ISSUED FOR COORDINATION	3/05/2019	
G		ISSUED FOR COORDINATION	3/05/2019	
H		DRAFT DA	10/05/2019	
I		DEVELOPMENT APPLICATION	16/05/2019	
J		REVISED DA FOR REVIEW	19/06/2019	
K		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Plans
Typical Floor Plan (L1-6)

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	18.02.19

project #	drawing #	issue
18122	**DA-104**	**K**

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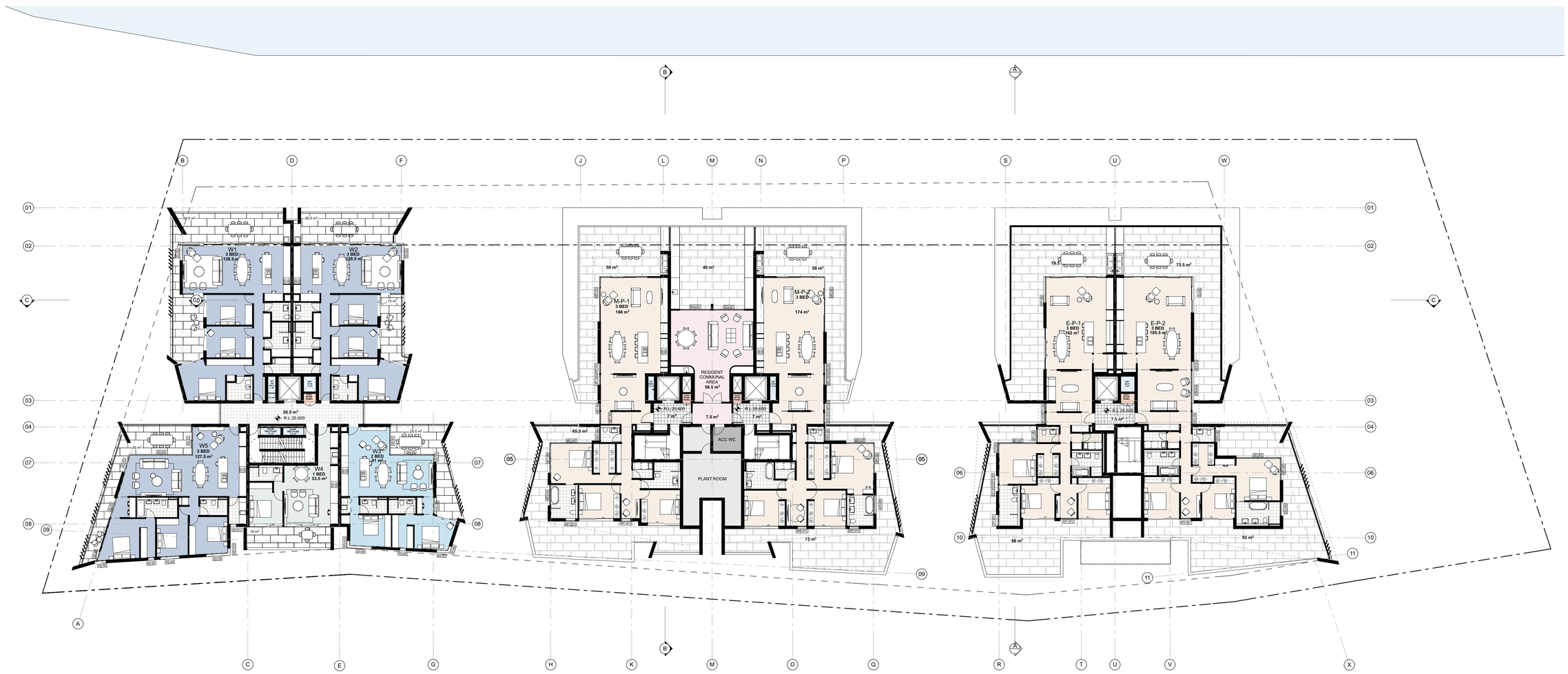

Level 07
SCALE 1:200 @ A1

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A		ISSUED FOR COORDINATION	6/02/2019	
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F		ISSUED FOR COORDINATION	3/05/2019	
G		DRAFT DA	10/05/2019	
H		DEVELOPMENT APPLICATION	19/05/2019	
I		REVISED DA FOR REVIEW	19/06/2019	
J		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
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drawing title

Plans
Level 07

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-105**	**J**

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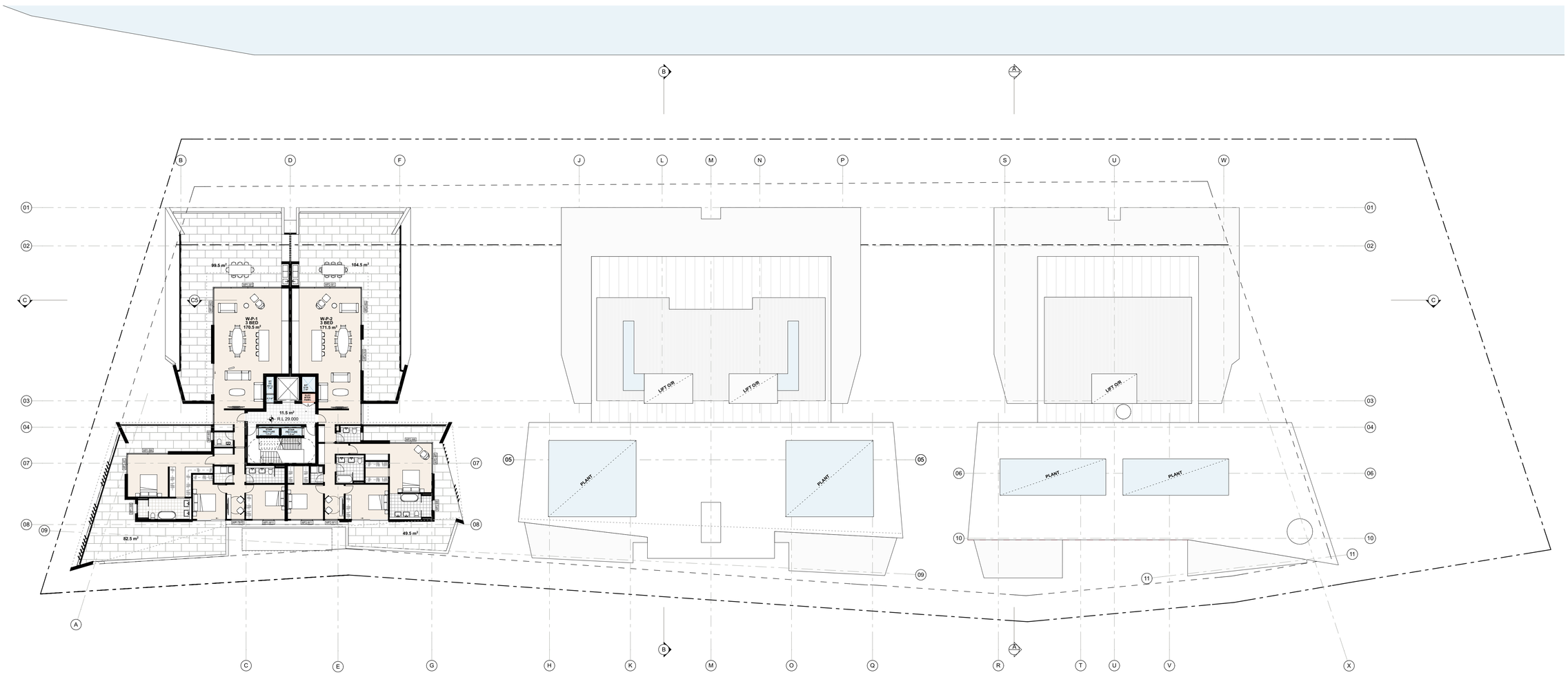

Level 08 / Roof
SCALE 1:200 @ A1

Development Application

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F		ISSUED FOR COORDINATION	3/05/2019	
G		DRAFT DA	10/05/2019	
H		DEVELOPMENT APPLICATION	16/05/2019	
I		REVISED DA FOR REVIEW	19/06/2019	
J		REVISED DA FOR REVIEW	20/06/2019	
K		REVISED DEVELOPMENT APPLICATION	28/06/2019	

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north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Plans
Level 08 / Roof

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-106**	**K**

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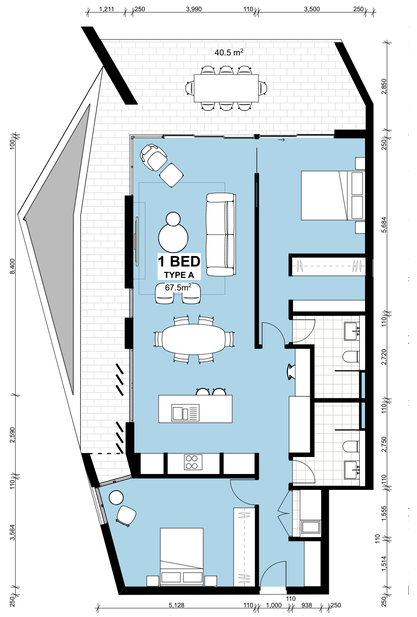

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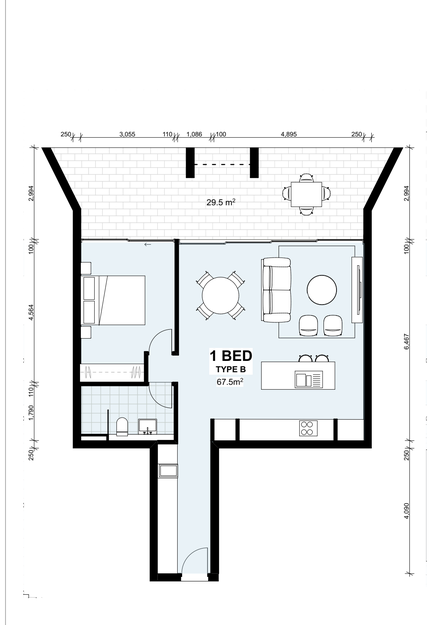

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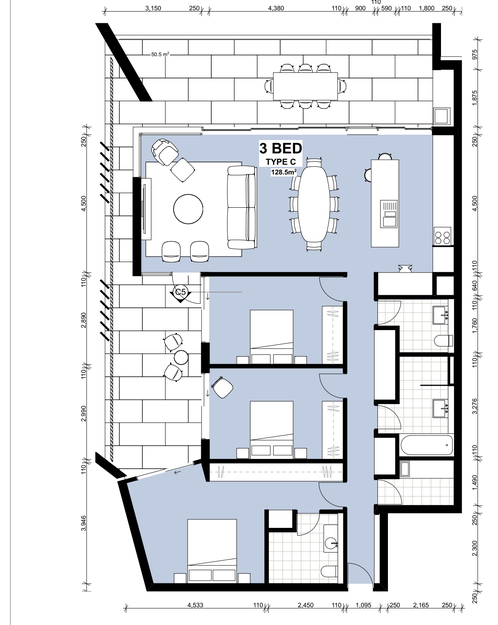

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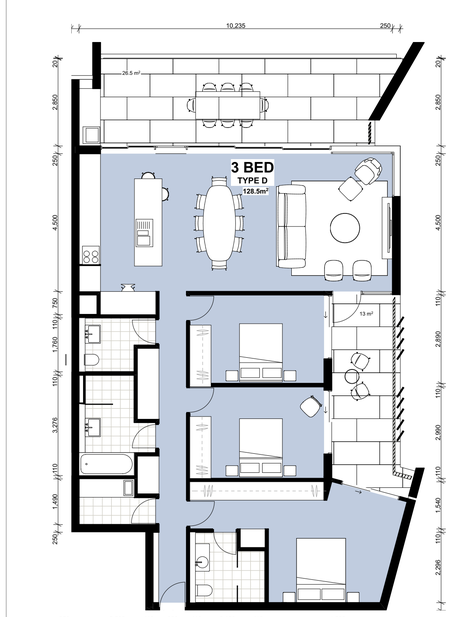

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SCALE 1:100 @ A1

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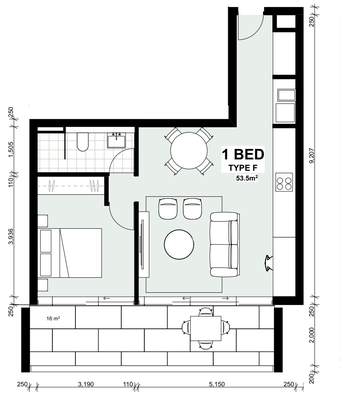

Unit Type F
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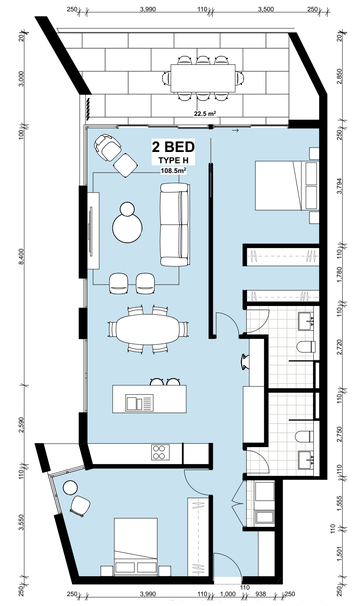

Unit Type H
SCALE 1:100 @ A1

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A		DRAFT DA	10/05/2019	
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D		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Typical Unit Plans
Typical Unit Plans

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-201**	**D**

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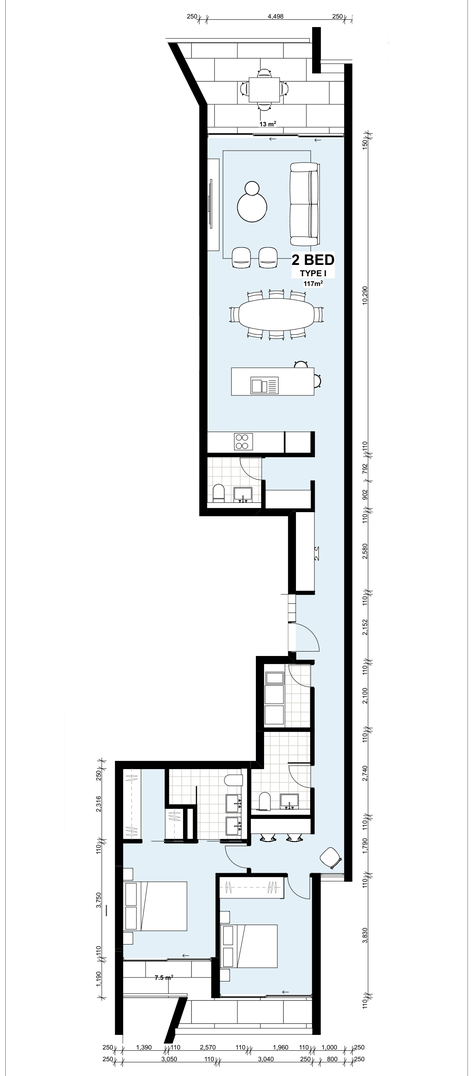

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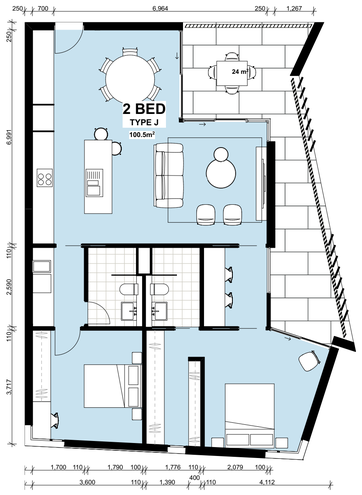

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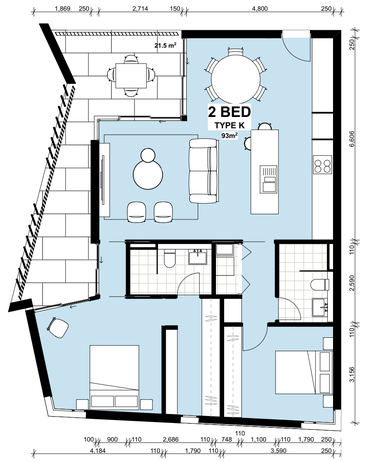

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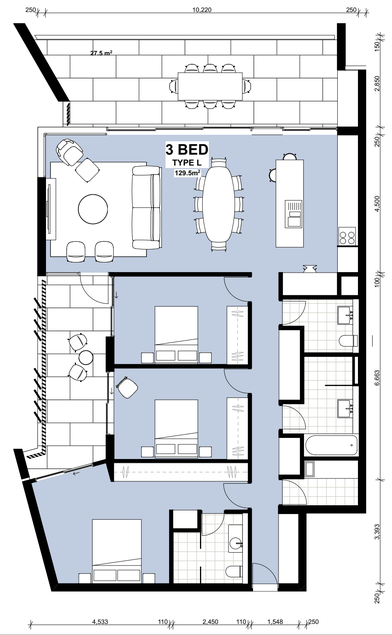

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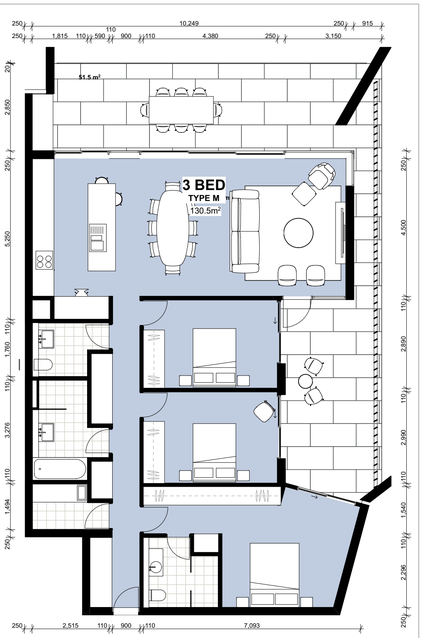

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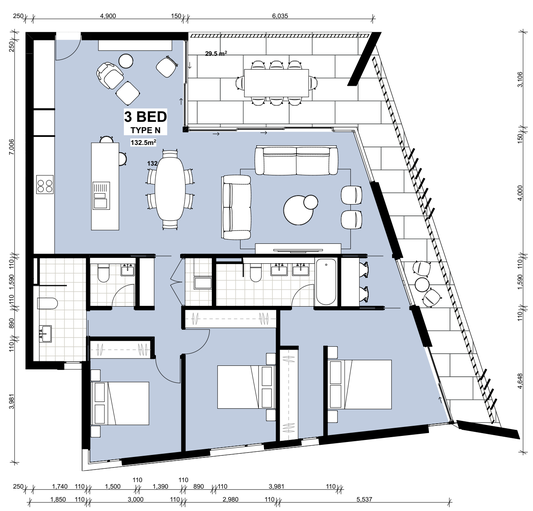

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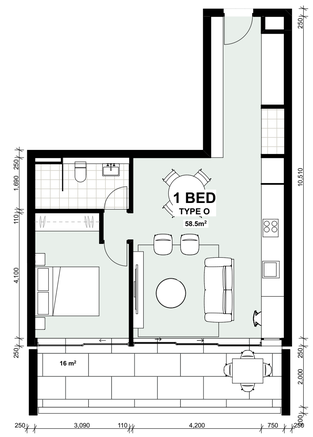

Unit Type O
SCALE 1:100 @ A1

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north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Typical Unit Plans
Typical Unit Plans

drawing scale	drawn	verified	date
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project #	drawing #		issue
18122	**DA-202**		**D**

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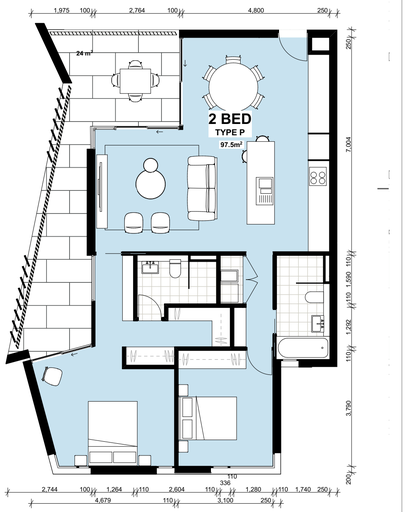

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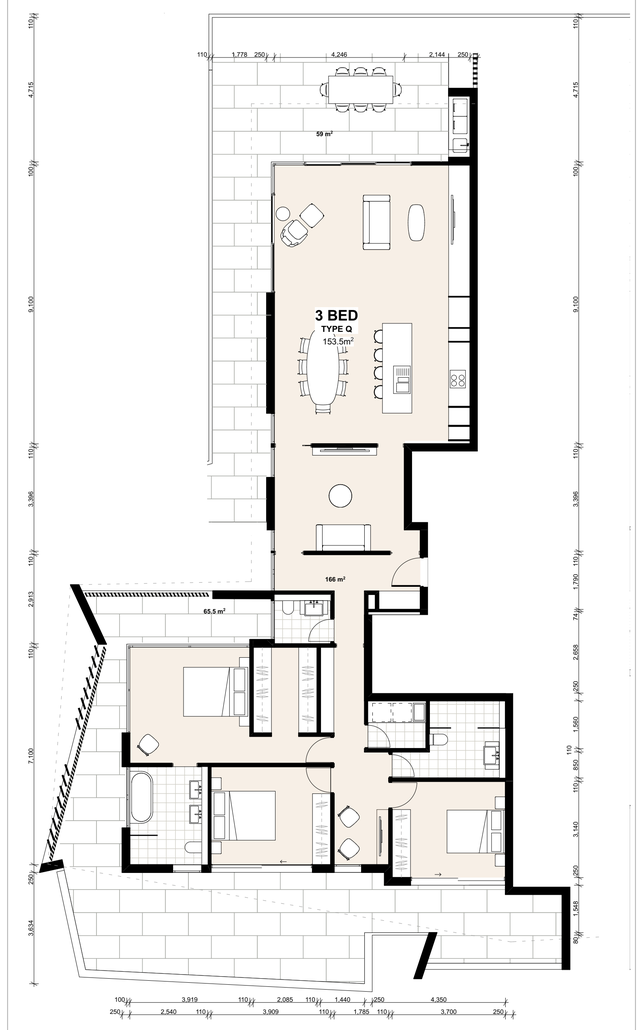

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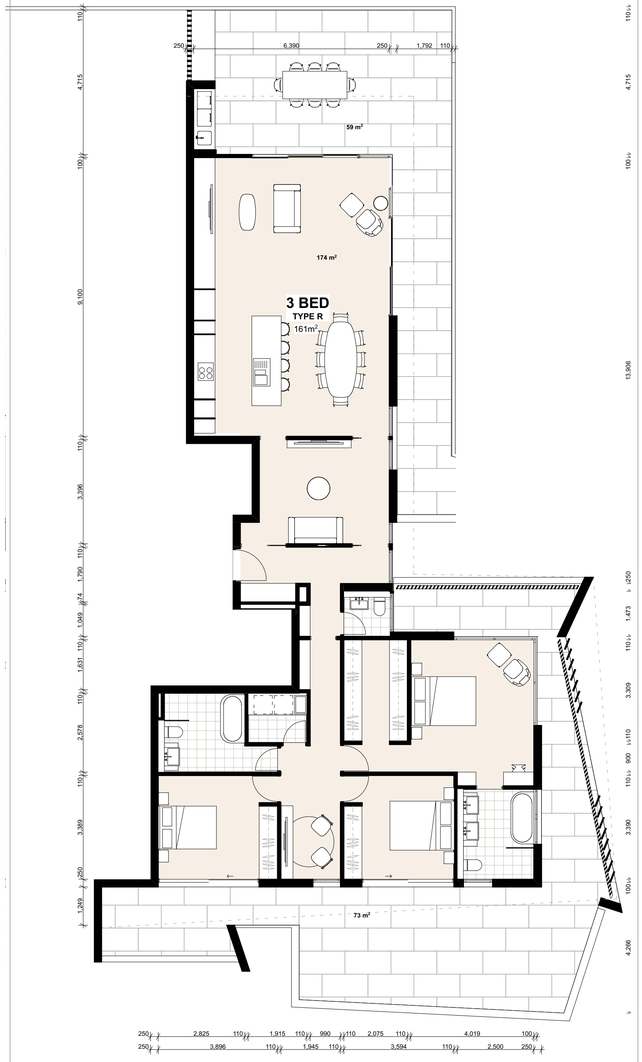

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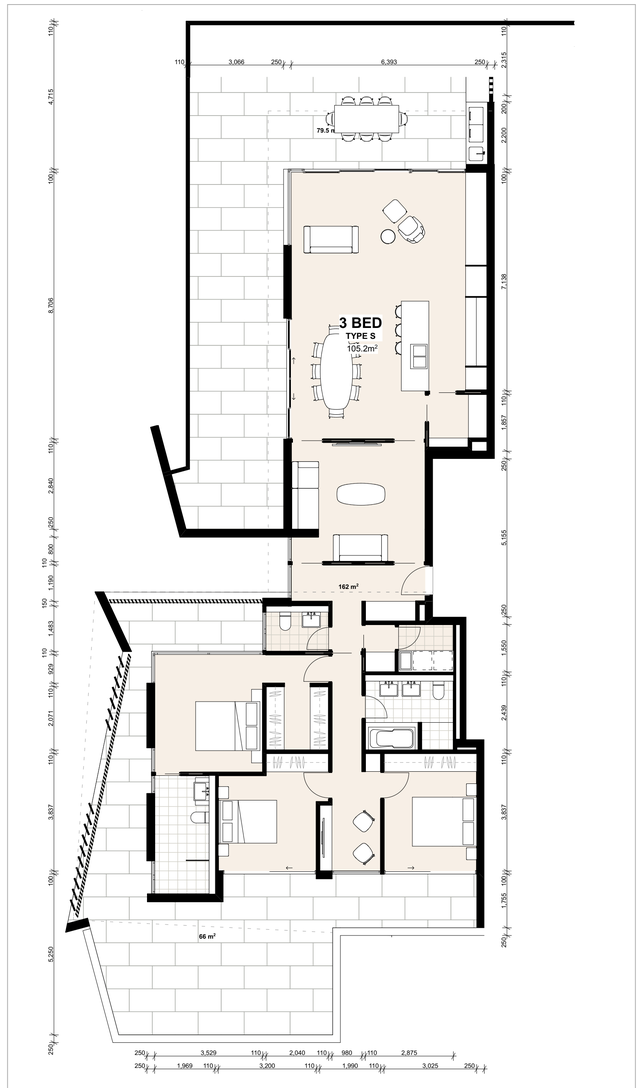

3 Unit Type S
SCALE 1:100 @ A1

Development Application

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key plan
north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Typical Unit Plans
Typical Unit Plans

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	drawing #		issue
18122	**DA-203**		**D**

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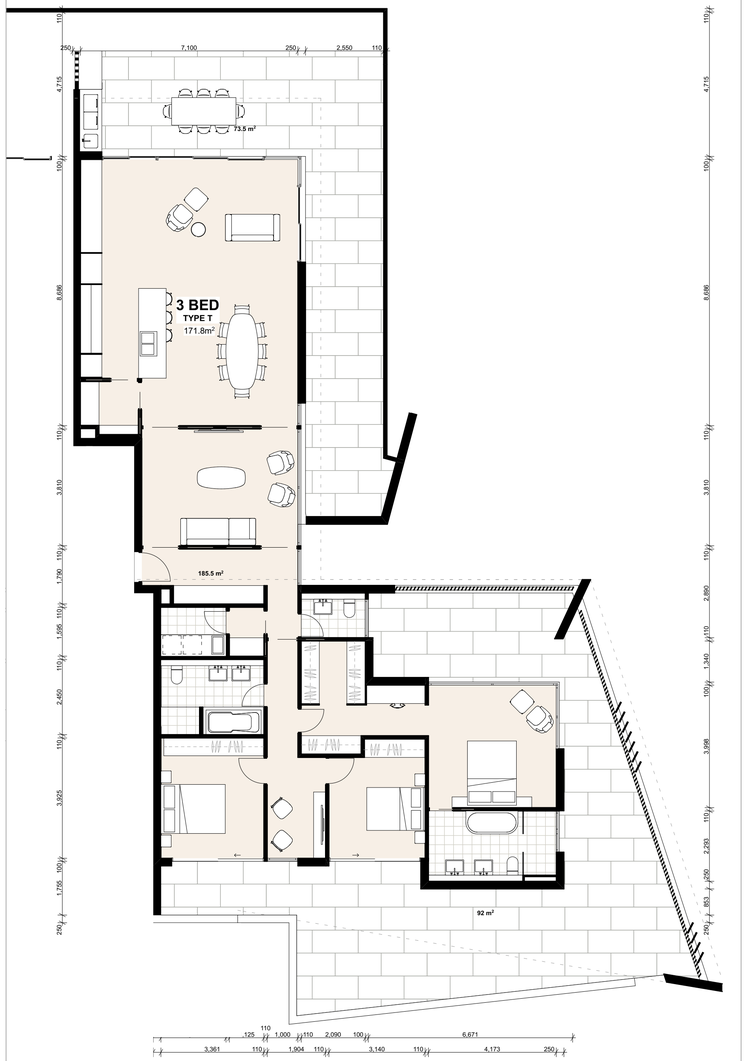
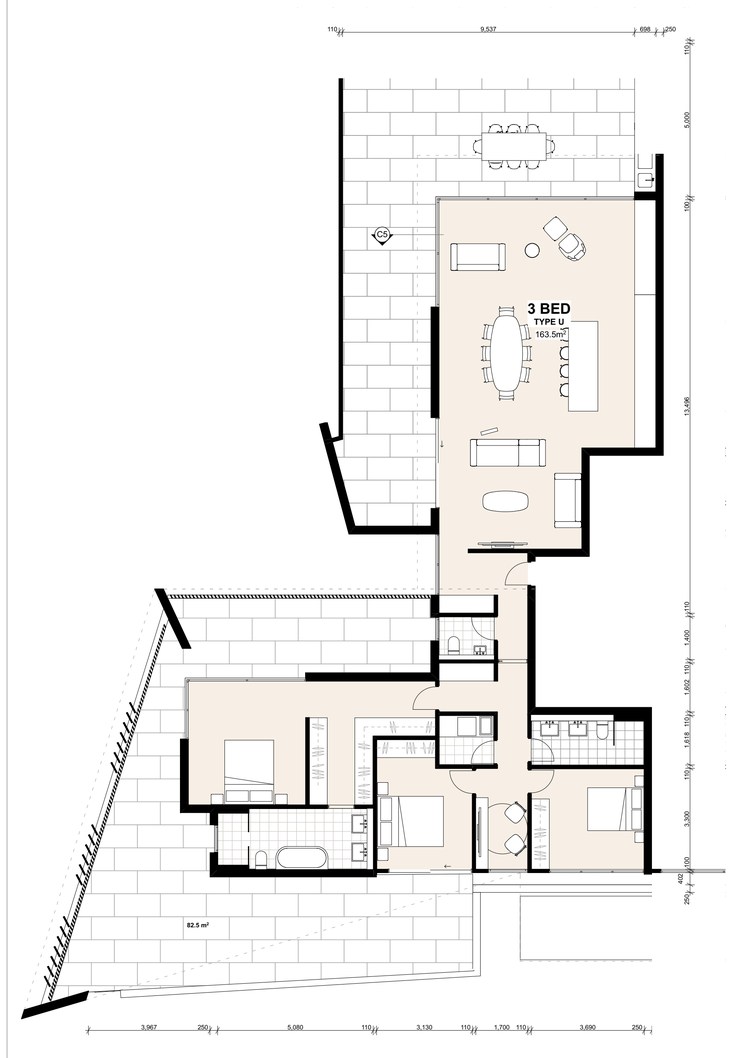
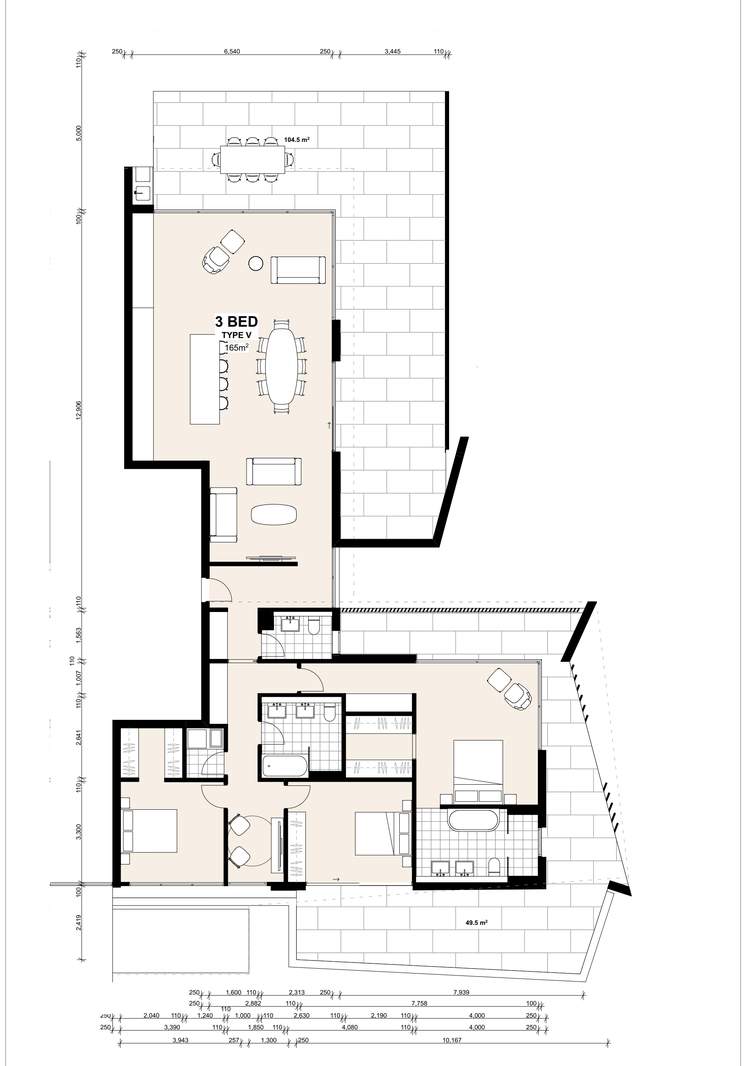


Unit Type T
SCALE 1:100 @ A1



Unit Type U
SCALE 1:100 @ A1



Unit Type V
SCALE 1:100 @ A1

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A		DRAFT DA	10/05/2019	
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C		REVISED DA FOR REVIEW	19/06/2019	
D		REVISED DEVELOPMENT APPLICATION	28/06/2019	

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north point

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Lee 5 Honeysuckle
Newcastle, NSW
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drawing title
Typical Unit Plans
Typical Unit Plans

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-204**	**D**

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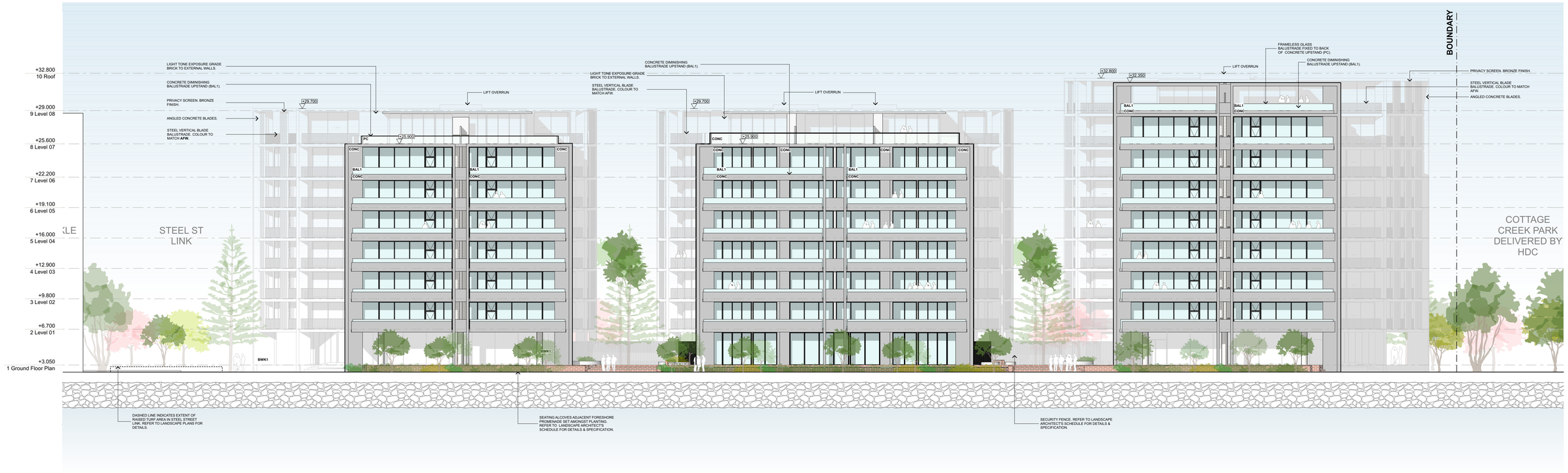
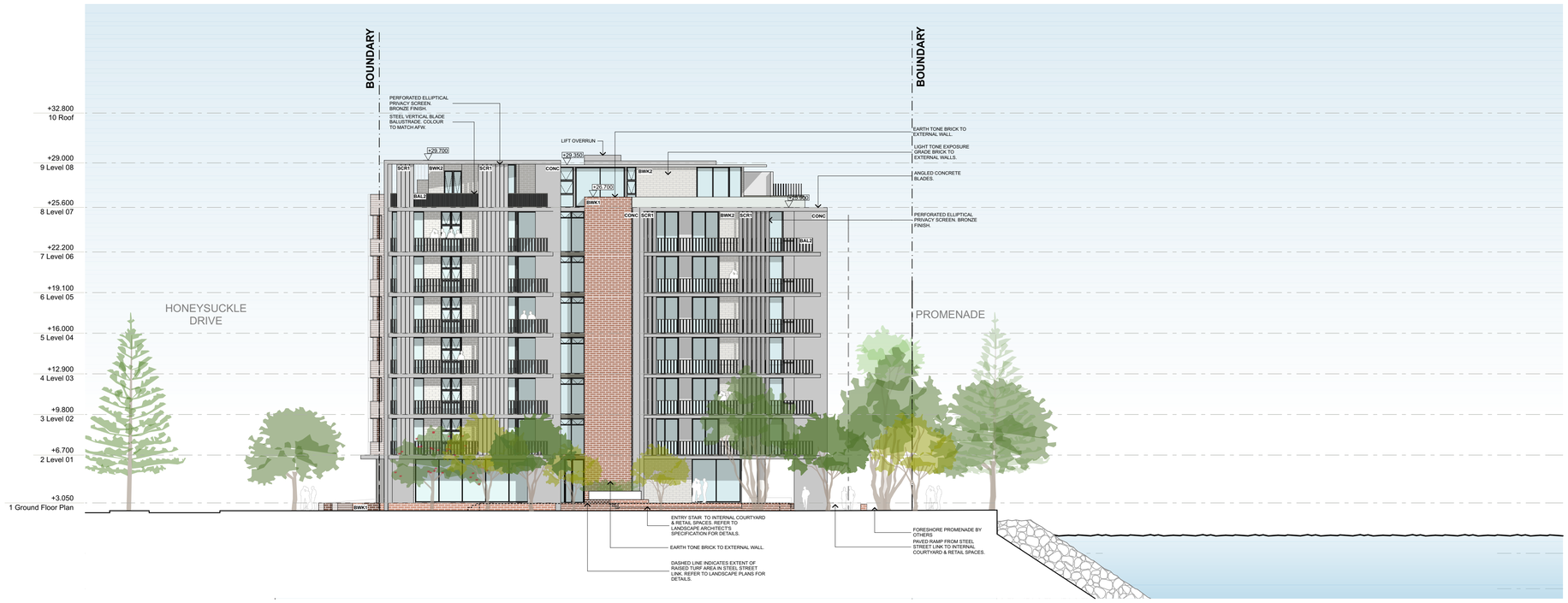


NORTH ELEVATION
SCALE 1:200 @ A1



EAST ELEVATION
SCALE 1:200 @ A1

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D		DEVELOPMENT APPLICATION	16/05/2019	
E		REVISED DA FOR REVIEW	19/06/2019	
F		REVISED DA FOR REVIEW	20/06/2019	
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north point

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drawing title
Elevations/Sections
Proposed Elevations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	drawing #		issue
18122	**DA-301**		**G**

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SOUTH ELEVATION
SCALE 1:200 @ A1

WEST ELEVATION
SCALE 1:200 @ A1

Development Application

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drawing title
Elevations/Sections
Proposed Elevations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-302**	**G**

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WESTERN LANEWAY - WEST
SCALE 1:200 @ A1

WESTERN LANEWAY - EAST
SCALE 1:200 @ A1

Development Application

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drawing title
Elevations/Sections
Proposed Elevations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-303**	**G**

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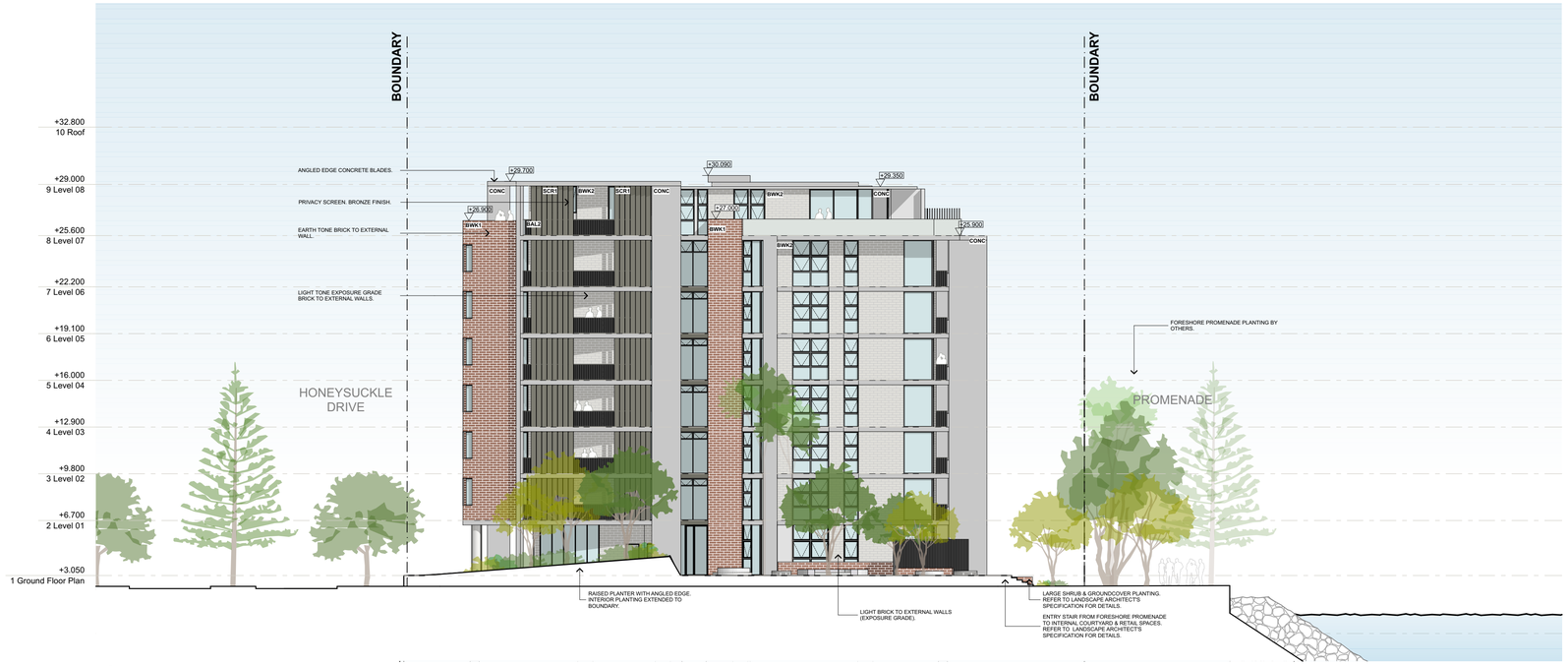
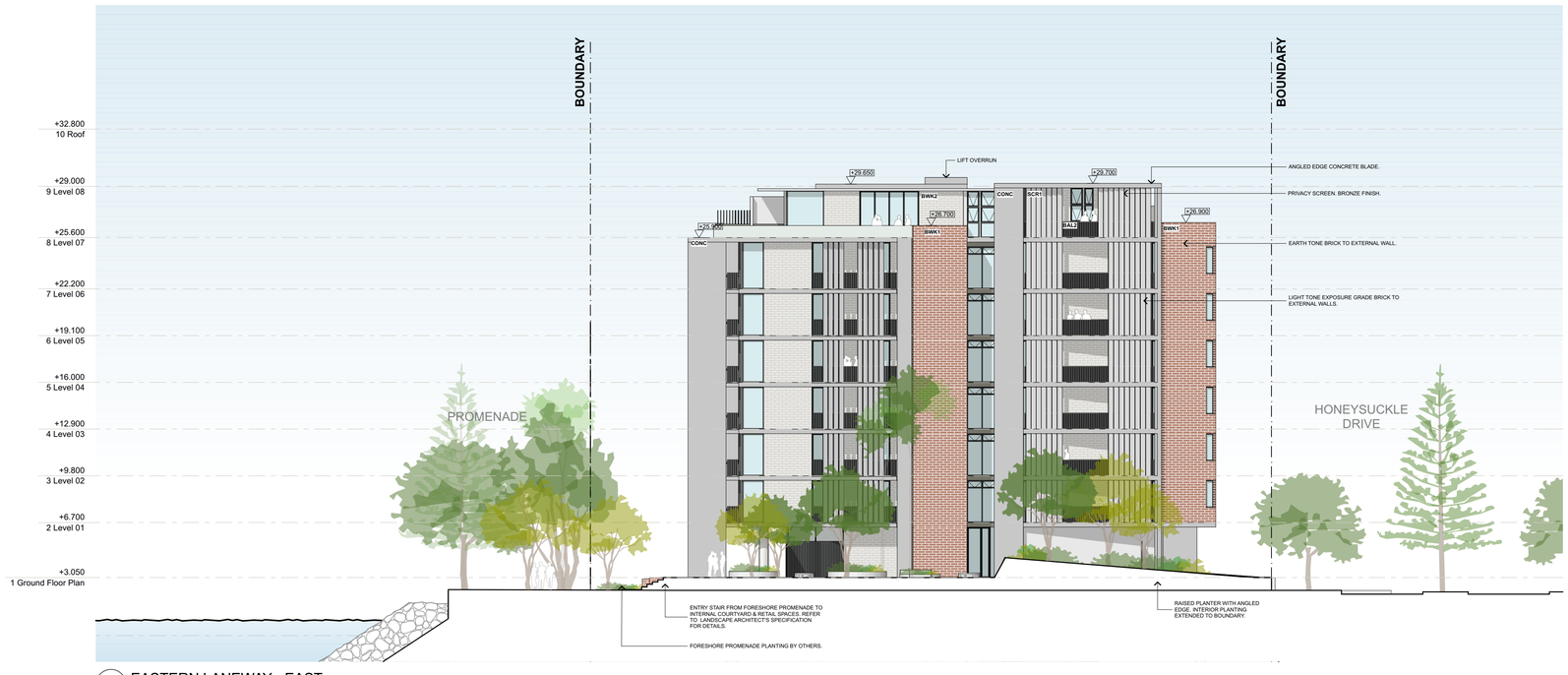


EASTERN LANEWAY - WEST
SCALE 1:200 @ A1



EASTERN LANEWAY - EAST
SCALE 1:200 @ A1

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drawing title
Elevations/Sections
Proposed Elevations

drawing scale	drawn	verified	date
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project #	drawing #		issue
18122	**DA-304**		**G**

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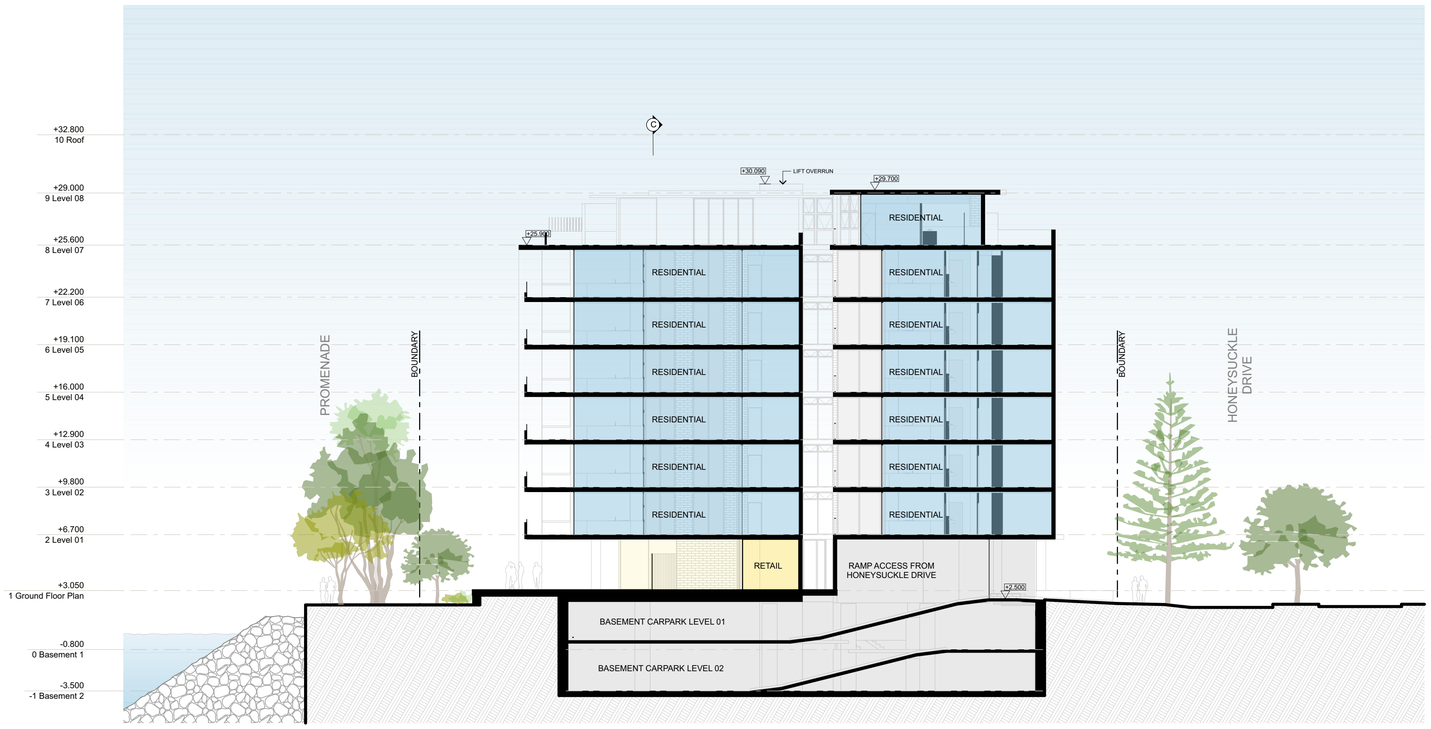

Section A
SCALE 1:200 @ A1

Section B
SCALE 1:200 @ A1

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F		REVISED DA FOR REVIEW	19/06/2019	
G		REVISED DEVELOPMENT APPLICATION	28/06/2019	

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drawing title
Sections
Section A & B

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	drawing #		issue
18122	**DA-401**		**G**

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Section C
SCALE 1:200 @ A1

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drawing title

Sections
Section C

drawing scale	drawn	verified	date
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project #	drawing #	issue
18122	**DA-402**	**E**

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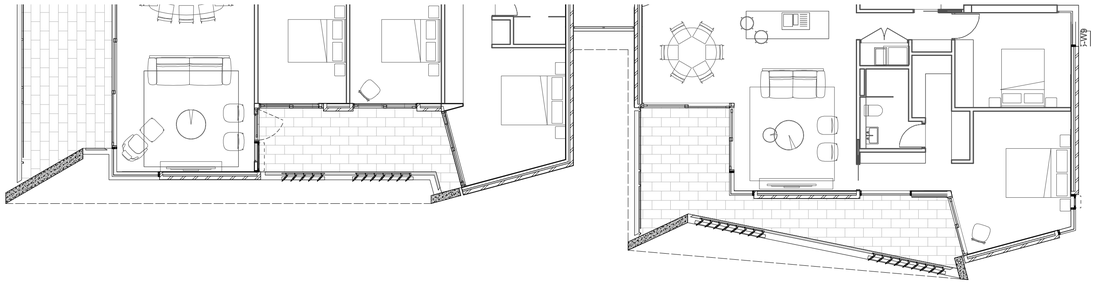
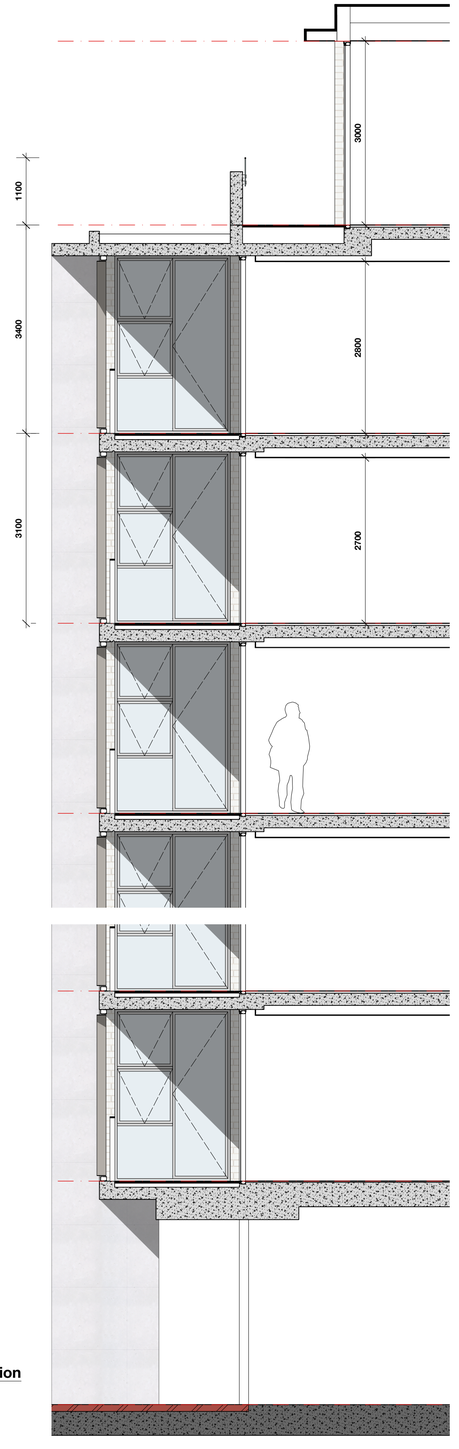


1 **Detail Plan - Internal Perimeter**
Scale: 1:100

2 **Detail Elevation**
Scale: 1:100



3 **Detail Section**
Scale: 1:50

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key plan
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drawing title
Details
Elevation Studies

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-501**	**E**

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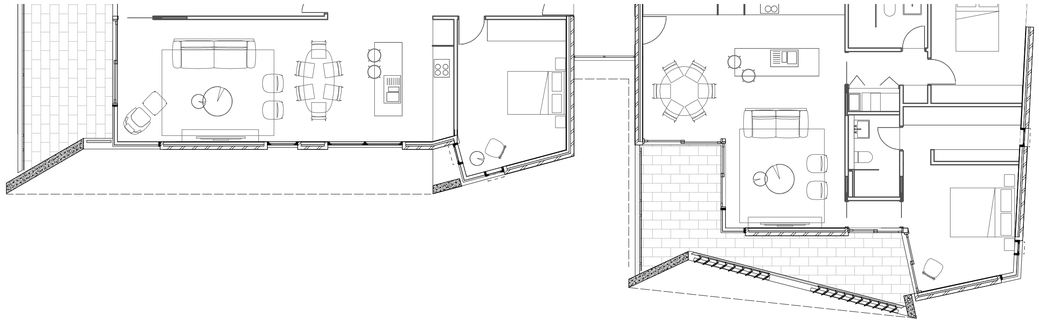
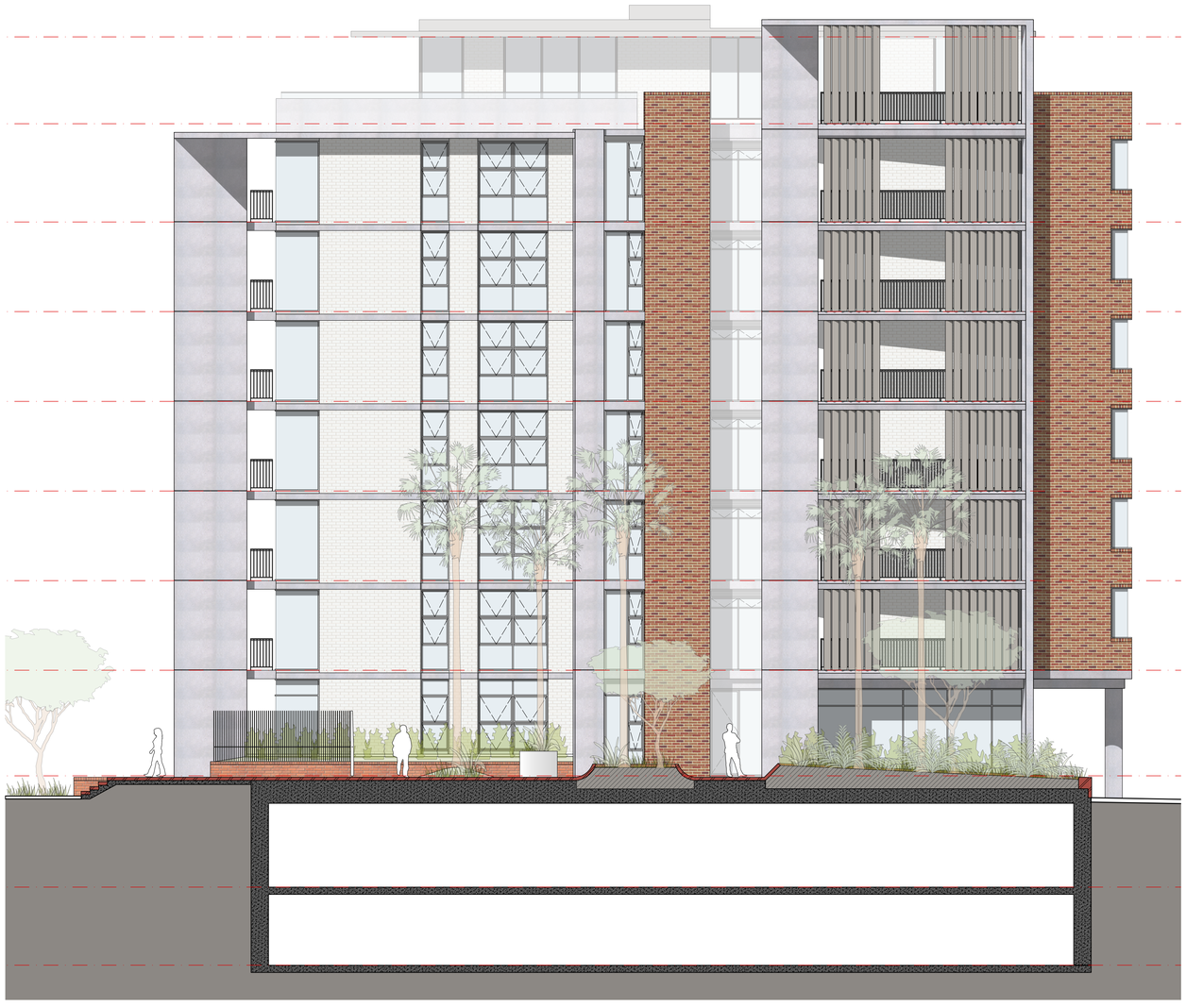
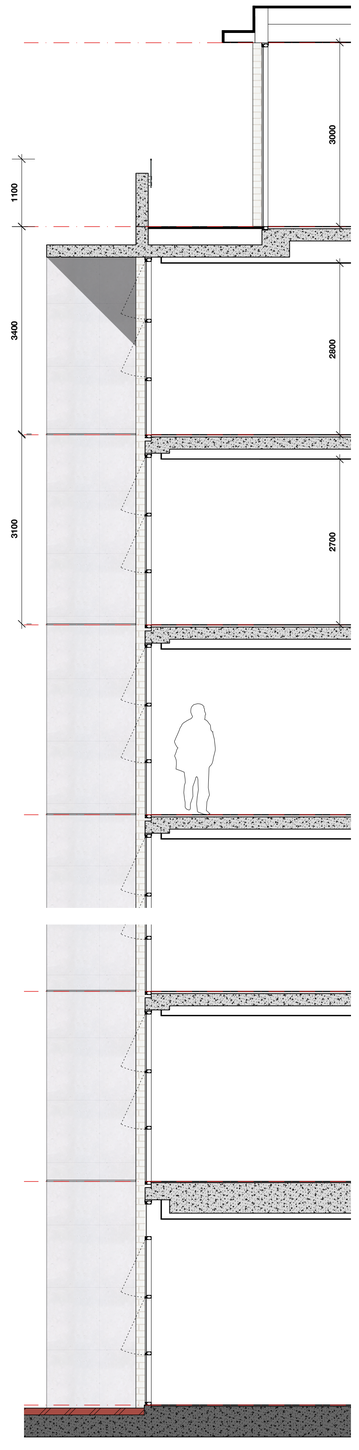


1 **Detail Plan - Internal Perimeter**
Scale: 1:100



2 **Detail Elevation**
Scale: 1:100



3 **Detail Section**
Scale: 1:50

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Details
Elevation Studies

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-502**	**E**

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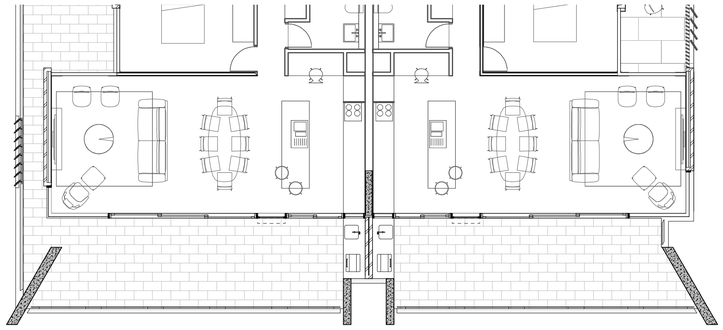
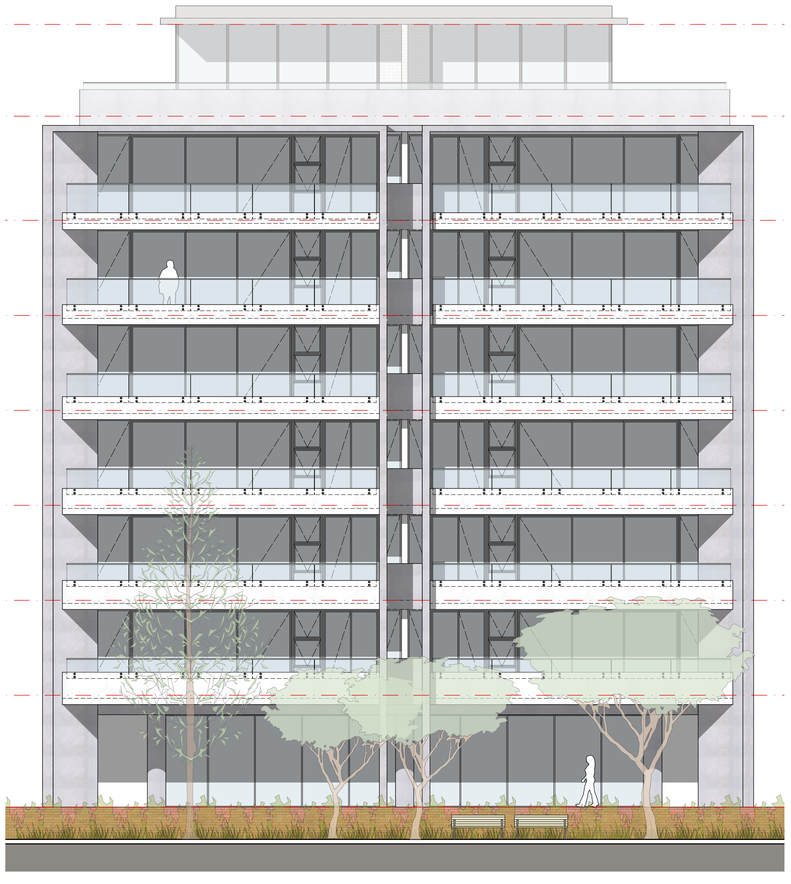
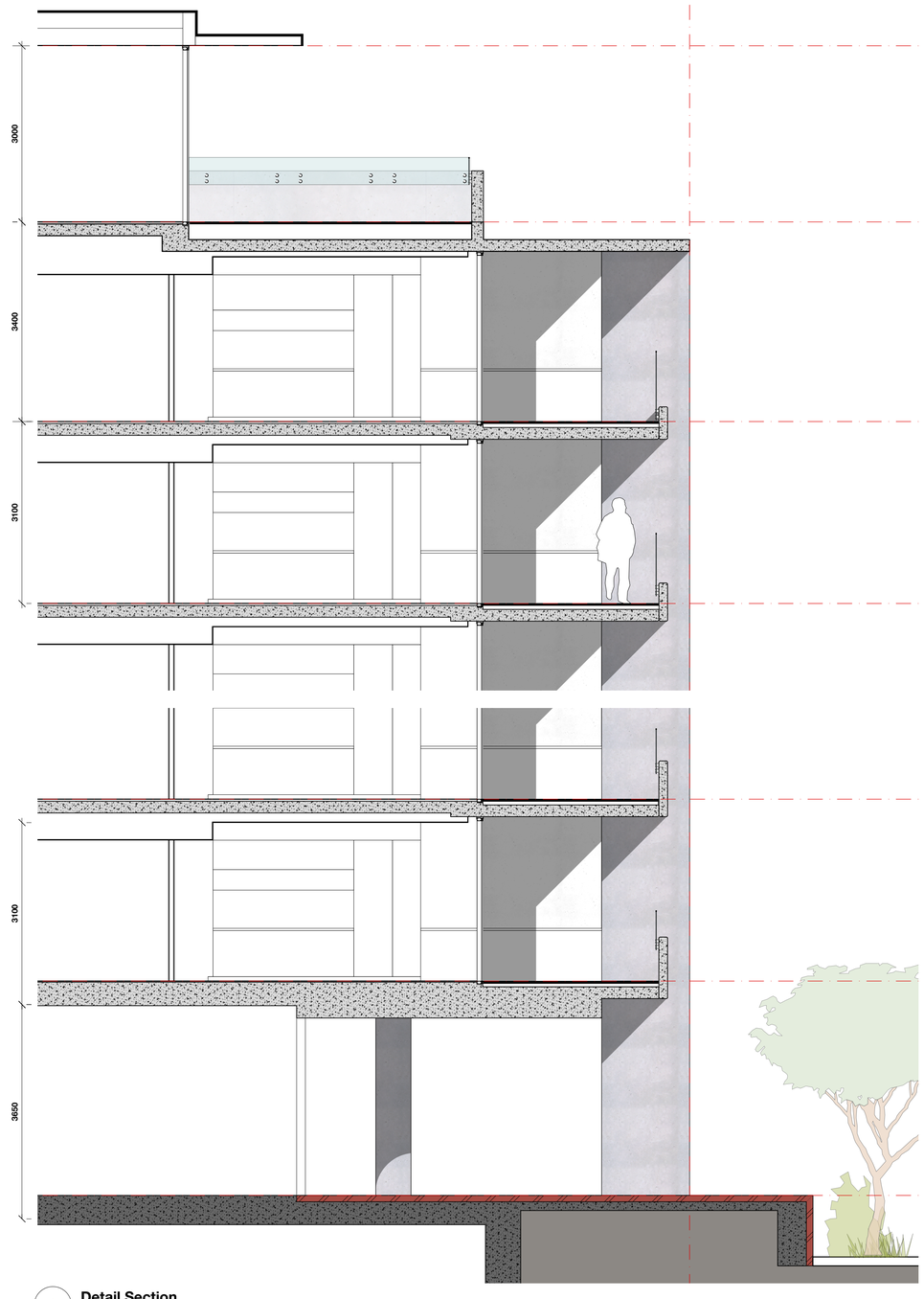


1 **Detail Plan - Northern Perimeter**
Scale: 1:100



2 **Detail Elevation - Northern Perimeter**
Scale: 1:100



3 **Detail Section**
Scale: 1:50

Development Application

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issue	revision	description	date	verified
A		ISSUED FOR CLIENT REVIEW	18/03/2019	
B		DRAFT DA	10/05/2019	
C		DEVELOPMENT APPLICATION	16/05/2019	
D		REVISED DA FOR REVIEW	19/06/2019	
E		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

consultants
Civil/Structural Engineers
BG&E
Level 1, 163 King St,
Newcastle, NSW, 2300

Town Planner
ADW Johnson
7/335 Hillborough Road
Warners Bay NSW 2282

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Details
Elevation Studies

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-503**	**E**

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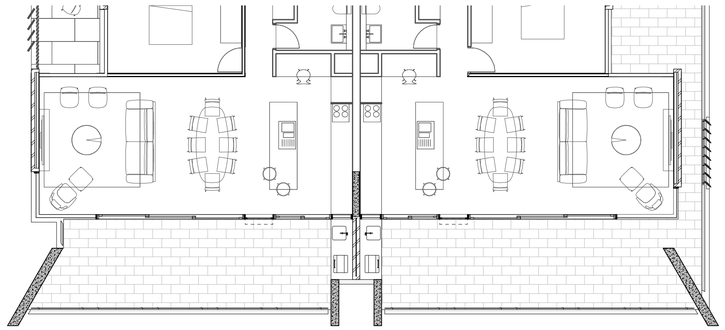
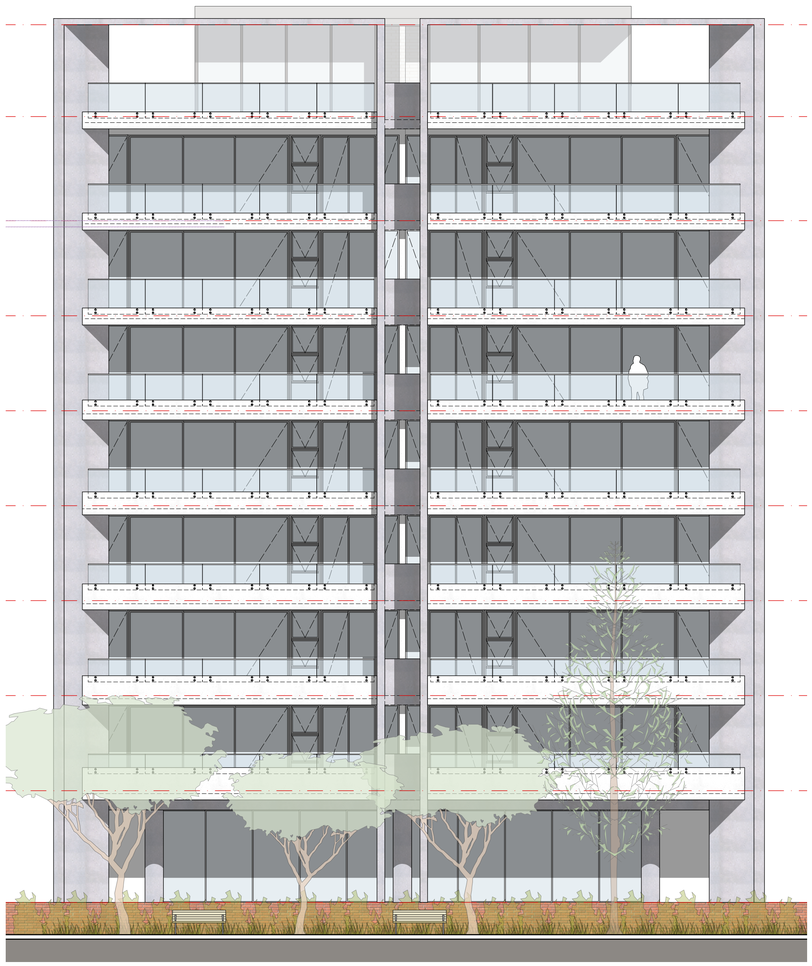
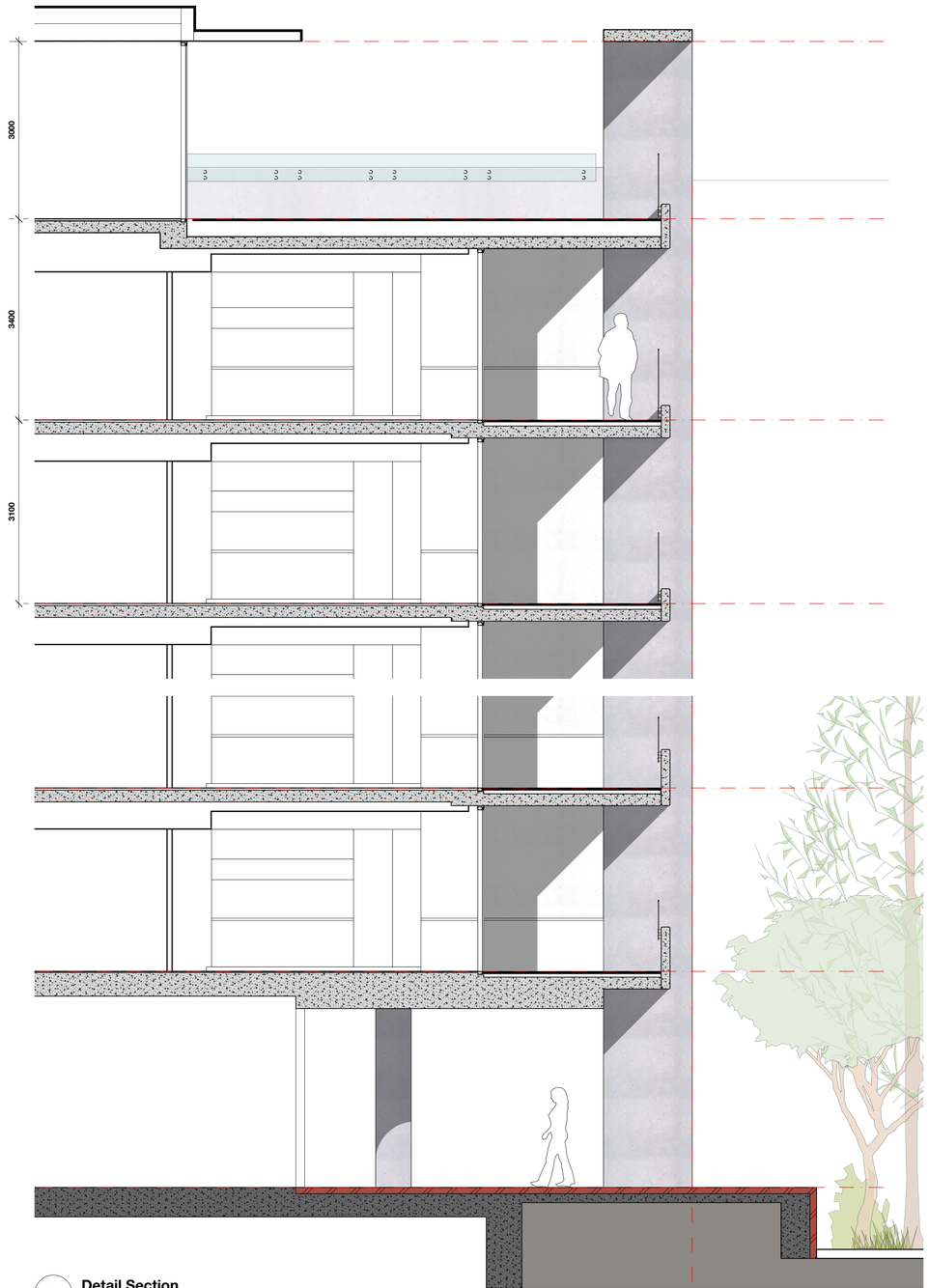


1 **Detail Plan - Northern Perimeter**
Scale: 1:100



2 **Detail Elevation - Northern Perimeter**
Scale: 1:100



3 **Detail Section**
Scale: 1:50

Development Application

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C		REVISED DA FOR REVIEW	19/06/2019	
D		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
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Australia

drawing title

Details
Elevation Studies

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-504**	**D**

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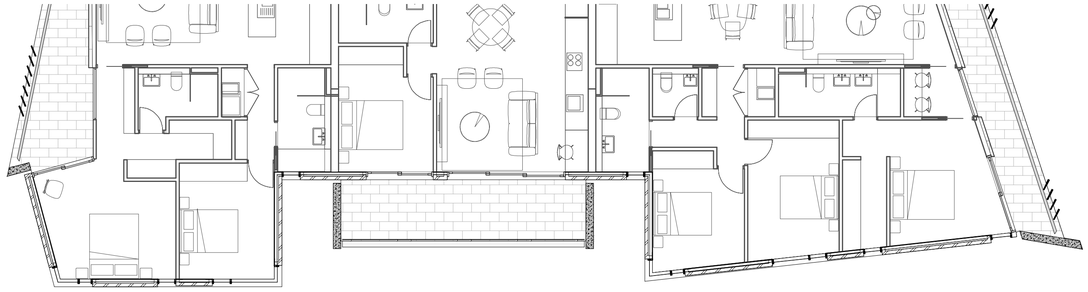

1 **Detail Plan - Southern Facade**
Scale: 1:100

2 **Detail Elevation - Southern East Building**
Scale: 1:100

3 **Detail Section- Southern Facade**
Scale: 1:50

Development Application

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drawing title

Details
Elevation Studies

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project #	drawing #	issue
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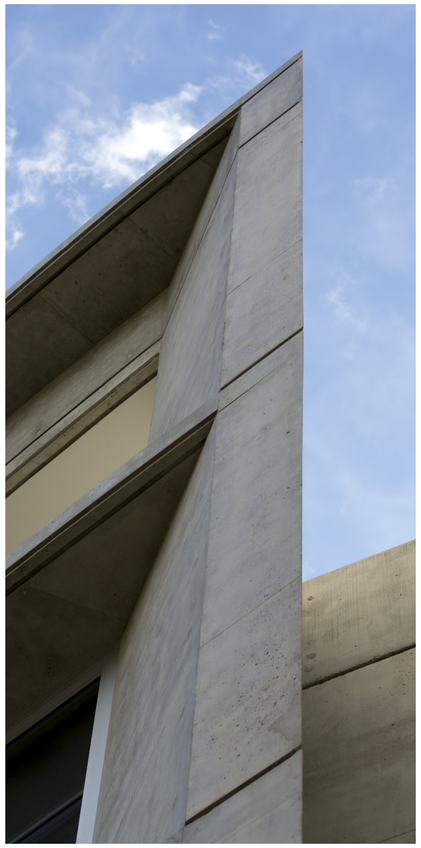
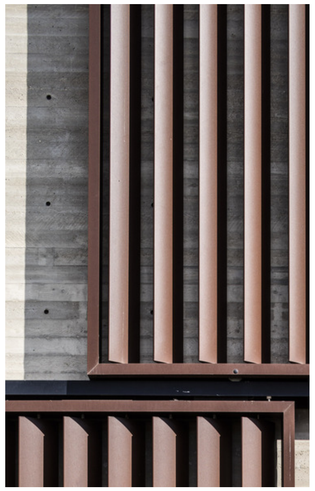
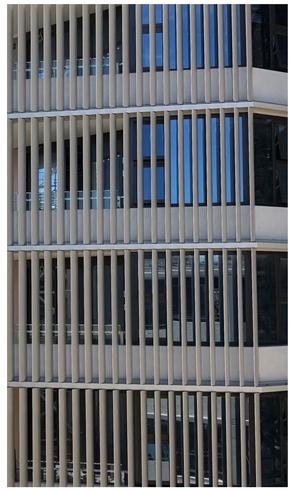
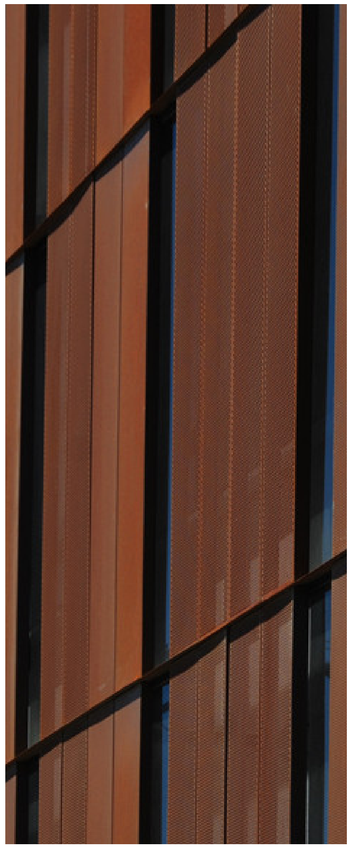


OFC - Class 2 Concrete columns and expressed slabs

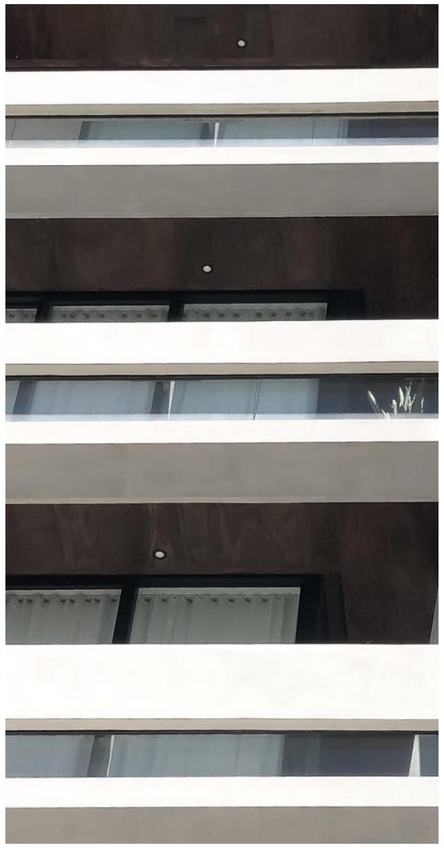




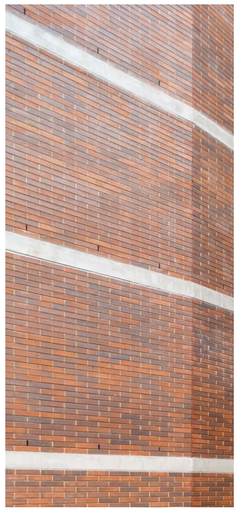
SCR(1) - Privacy screens - bronze finish - East and West Facades



AFW - Aluminium Framed Windows - dark bronze finish



PC - White concrete architectural pre-cast concrete as diminishing balustrade upstand (BAL1) - Northern Balcony



BWK(1) Medium Brown/Bronze Bricks (Exposure grade) - Exterior walls and podium plinth

BWK(2) Light Brick (Exposure grade) - Exterior and Lobby walls

BAL(1) - Frameless glass balustrade fixed to back of white concrete precast upstand (PC) - Northern and South Balconies

BAL(2) - Aluminium vertical blades. Finish colour to match AFW - East and West Balconies

Development Application

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project

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Newcastle, NSW
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drawing title

Details
External Materials & Colours

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	DA-506	D

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COMMERCIAL / RETAIL

	INT m²
GROUND FLOOR	
RETAIL TENANCY 1	195
RETAIL TENANCY 2	197.5
RETAIL TENANCY 3	75.5
COMMERCIAL SUITE 1	59.5
TOTAL RETAIL / COMMERCIAL GFA m2	527.5m²

RESIDENTIAL

LEVEL	NAME	OCCUPANCY	INT m²	EXT m²	INT STORAGE m³	EXT STORAGE m³	SOLAR	CROSS	ADAPTABLE
GND									
	G1	2 Bed	108.5	45.5	6.8	5.5	9.00 -12.30	YES	
	G2	1 Bed	67.5	29.5	4.1	5.5	9.00 -12.30		
	G3	2 Bed	108.5	45.5	6.8	5.5	9.00 -12.30	YES	
L1									
	W1-1	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-1	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
	W3-1	2 Bed	91	26.5	4.7	5.5	9.00 -10.15	YES	
	W4-1	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-1	3 Bed	127.5	35	6.1	5.5	9.30 - 3.00	YES	
	M1-1	2 Bed	108.5	22.5	6.8	5.5	9.00 - 3.00	YES	
	M2-1	2 Bed	117	20.5	6.8	5.5	9.00 -12.30		
	M3-1	2 Bed	117	20.5	6.1	5.5	9.00 -12.30		
	M4-1	2 Bed	108.5	22.5	6.8	5.5	9.00 -12.30	YES	
	M5-1	2 Bed	100.5	24	6.1	5.5	9.00 -10.15	YES	
	M6-1	2 Bed	93	21.5	5.4	5.5	9.00 -12.15	YES	
	E1-1	3 Bed	129.5	40.5	8.1	5.5	9.00 - 3.00	YES	LHD
	E2-1	3 Bed	130.5	51.5	8.1	5.5	9.00 -12.30	YES	LHD
	E3-1	3 Bed	132.5	29.5	7.4	5.5	9.00 -10.30	YES	
	E4-1	1 Bed	58.5	16	10.8	5.5	NIL		
	E5-1	2 Bed	97.5	24	6.8	5.5	10.15 -12.30	YES	
L2									
	W1-2	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-2	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
	W3-2	2 Bed	91	26.5	4.7	5.5	9.00 -10.15	YES	
	W4-2	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-2	3 Bed	127.5	35	6.1	5.5	9.30 - 3.00	YES	
	M1-2	2 Bed	108.5	22.5	6.8	5.5	9.00 - 3.00	YES	
	M2-2	2 Bed	117	20.5	6.8	5.5	9.00 -12.30		
	M3-2	2 Bed	117	20.5	6.1	5.5	9.00 -12.30		
	M4-2	2 Bed	108.5	22.5	6.8	5.5	9.00 -12.30	YES	
	M5-2	2 Bed	100.5	24	6.1	5.5	9.00 -10.15	YES	
	M6-2	2 Bed	93	21.5	5.4	5.5	9.00 -12.15	YES	
	E1-2	3 Bed	129.5	40.5	8.1	5.5	9.00 - 3.00	YES	LHD
	E2-2	3 Bed	130.5	51.5	8.1	5.5	9.00 -12.30	YES	LHD
	E3-2	3 Bed	132.5	29.5	7.4	5.5	9.00 -10.30	YES	
	E4-2	1 Bed	58.5	16	10.8	5.5	NIL		
	E5-2	2 Bed	97.5	24	6.8	5.5	10.15 -12.30	YES	
L3									
	W1-3	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-3	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
	W3-3	2 Bed	91	26.5	4.7	5.5	9.00 -10.15	YES	
	W4-3	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-3	3 Bed	127.5	35	6.1	5.5	9.30 - 3.00	YES	
	M1-3	2 Bed	108.5	22.5	6.8	5.5	9.00 - 3.00	YES	
	M2-3	2 Bed	117	20.5	6.8	5.5	9.00 -12.30		
	M3-3	2 Bed	117	20.5	6.1	5.5	9.00 -12.30		
	M4-3	2 Bed	108.5	22.5	6.8	5.5	9.00 -12.30	YES	
	M5-3	2 Bed	100.5	24	6.1	5.5	9.00 -10.15	YES	
	M6-3	2 Bed	93	21.5	5.4	5.5	9.00 -12.15	YES	
	E1-3	3 Bed	129.5	40.5	8.1	5.5	9.00 - 3.00	YES	LHD
	E2-3	3 Bed	130.5	51.5	8.1	5.5	9.00 -12.30	YES	LHD
	E3-3	3 Bed	132.5	29.5	7.4	5.5	9.00 -10.30	YES	
	E4-3	1 Bed	58.5	16	10.8	5.5	NIL		
	E5-3	2 Bed	97.5	24	6.8	5.5	10.15 -1.15	YES	
L4									
	W1-4	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-4	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
	W3-4	2 Bed	91	26.5	4.7	5.5	9.00 -10.15	YES	
	W4-4	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-4	3 Bed	127.5	35	6.1	5.5	9.30 - 3.00	YES	
	M1-4	2 Bed	108.5	22.5	6.8	5.5	9.00 - 3.00	YES	
	M2-4	2 Bed	117	20.5	6.8	5.5	9.00 -12.30		
	M3-4	2 Bed	117	20.5	6.1	5.5	9.00 -12.30		
	M4-4	2 Bed	108.5	22.5	6.8	5.5	9.00 -12.30	YES	
	M5-4	2 Bed	100.5	24	6.1	5.5	9.00 -10.15	YES	
	M6-4	2 Bed	93	21.5	5.4	5.5	9.00 - 1.15	YES	
	E1-4	3 Bed	129.5	40.5	8.1	5.5	9.00 - 3.00	YES	LHD
	E2-4	3 Bed	130.5	51.5	8.1	5.5	9.00 -12.30	YES	LHD
	E3-4	3 Bed	132.5	29.5	7.4	5.5	9.00 -10.45	YES	
	E4-4	1 Bed	58.5	16	10.8	5.5	NIL		
	E5-4	2 Bed	97.5	24	6.8	5.5	10.15 -1.45	YES	
L5									
	W1-5	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-5	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
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	M2-5	2 Bed	117	20.5	6.8	5.5	9.00 -12.30		
	M3-5	2 Bed	117	20.5	6.1	5.5	9.00 -12.30		
	M4-5	2 Bed	108.5	22.5	6.8	5.5	9.00 -12.30	YES	
	M5-5	2 Bed	100.5	24	6.1	5.5	9.00 -10.15	YES	
	M6-5	2 Bed	93	21.5	5.4	5.5	9.45 - 2.00	YES	
	E1-5	3 Bed	129.5	40.5	8.1	5.5	9.00 - 3.00	YES	LHD
	E2-5	3 Bed	130.5	51.5	8.1	5.5	9.00 -12.30	YES	LHD
	E3-5	3 Bed	132.5	29.5	7.4	5.5	9.00 -11.30	YES	
	E4-5	1 Bed	58.5	16	10.8	5.5	NIL		
	E5-5	2 Bed	97.5	24	6.8	5.5	10.15 -2.15	YES	
L6									
	W1-6	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-6	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
	W3-6	2 Bed	91	26.5	4.7	5.5	9.00 -10.15	YES	
	W4-6	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-6	3 Bed	127.5	35	6.1	5.5	9.30 - 3.00	YES	
	M1-6	2 Bed	108.5	22.5	6.8	5.5	9.00 - 3.00	YES	
	M2-6	2 Bed	117	20.5	6.8	5.5	9.00 -12.30		
	M3-6	2 Bed	117	20.5	6.1	5.5	9.00 -12.30		
	M4-6	2 Bed	108.5	22.5	6.8	5.5	9.00 -12.30	YES	
	M5-6	2 Bed	100.5	24	6.1	5.5	9.00 -10.45	YES	
	M6-6	2 Bed	93	21.5	5.4	5.5	9.15 - 2.45	YES	
	E1-6	3 Bed	129.5	40.5	8.1	5.5	9.00 - 3.00	YES	LHD
	E2-6	3 Bed	130.5	51.5	8.1	5.5	9.00 -12.30	YES	LHD
	E3-6	3 Bed	132.5	29.5	7.4	5.5	9.00 -12.15	YES	
	E4-6	1 Bed	58.5	16	10.8	5.5	NIL		
	E5-6	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									
	W1-6	3 Bed	128.5	50.5	8.1	5.5	9.00 - 3.00	YES	LHD
	W2-6	3 Bed	128.5	39.5	8.1	5.5	9.00 -12.30	YES	LHD
	W3-6	2 Bed	91	26.5	4.7	5.5	9.00 -10.15	YES	
	W4-6	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-6	3 Bed	127.5	35	6.1	5.5	9.00 - 3.00	YES	
	M-P-1	3 Bed	153.5	121.5	5.5	5.5	9.00 - 3.00	YES	
	M-P-2	3 Bed	161	129	6	5.5	9.00 - 2.00	YES	
	E-P-1	3 Bed	150	140.5	5.4	5.5	9.00 - 2.00	YES	
	E-P-2	3 Bed	172	159	6.5	5.5	9.00 - 2.00	YES	
L8									
	W-P-1	3 Bed	163.5	182	5.8	5.5	9.00 - 3.00	YES	
	W-P-2	3 Bed	165	154	5.81	5.5	9.00 - 2.00	YES	

DWELLING MIX

1 BED	14	13%
2 BED	52	47%
3 BED	44	40%
TOTAL	110	

Development Application

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E		REVISED DEVELOPMENT APPLICATION	28/06/2019	

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north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
ADG
Area Schedule

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	DA-700	E

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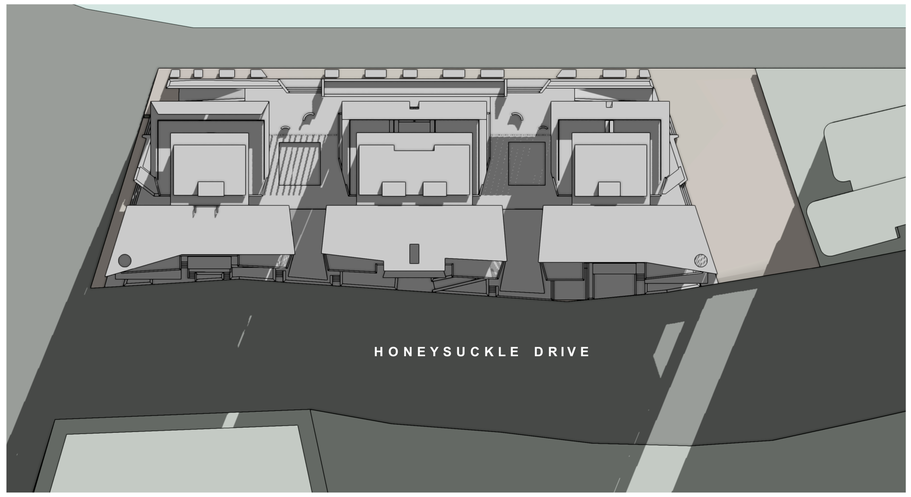
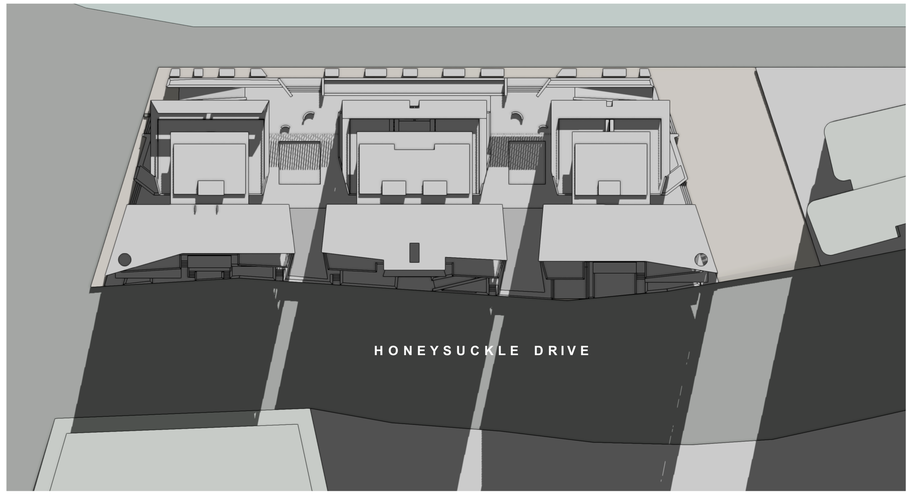
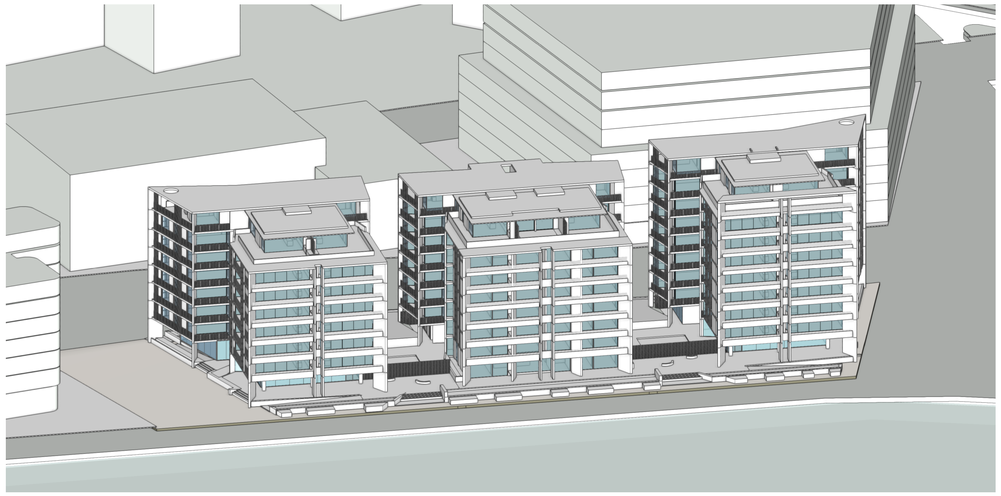
8 AM



JUNE 21 - shadow casting extent
8 AM

JUNE 21
9 AM





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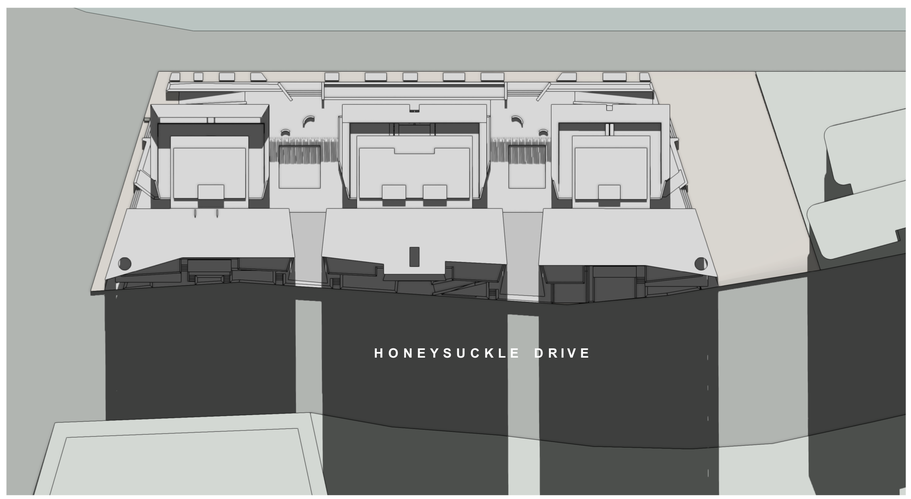

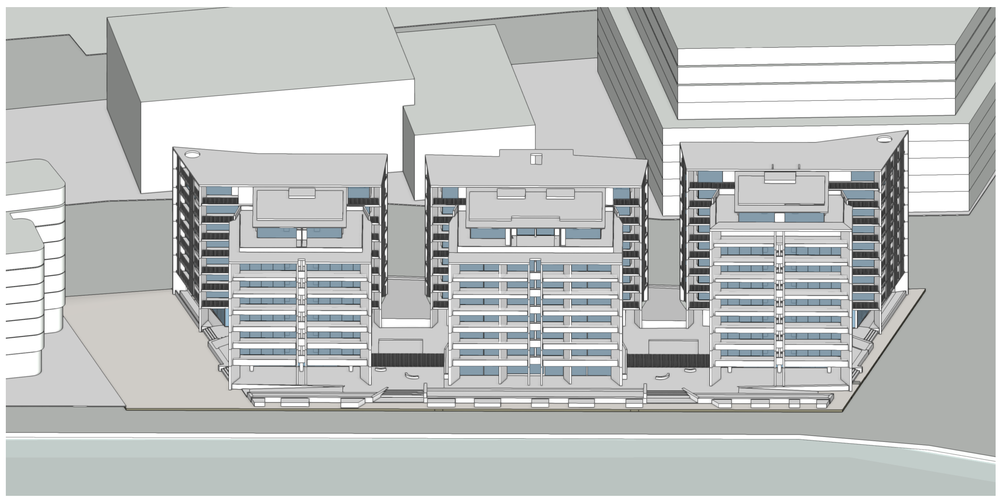

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north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
ADG
Winter Sun Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-701**	**D**

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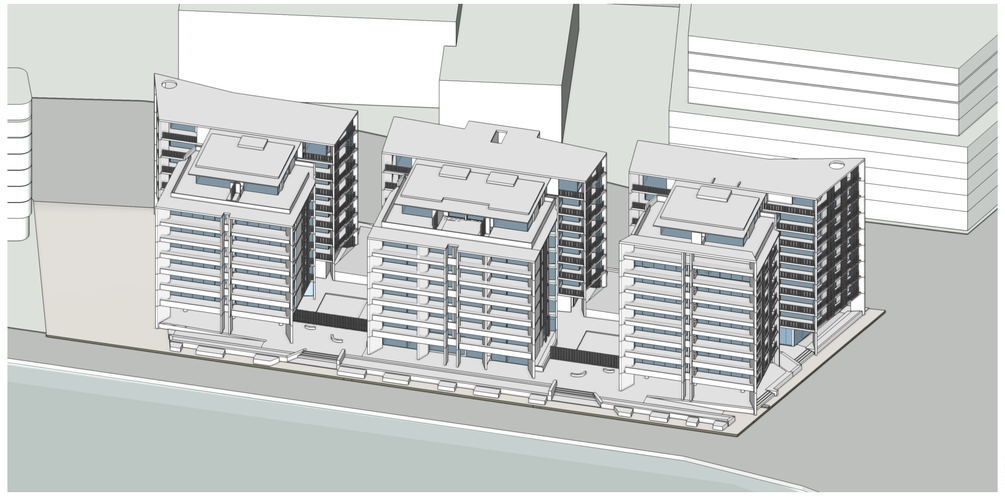
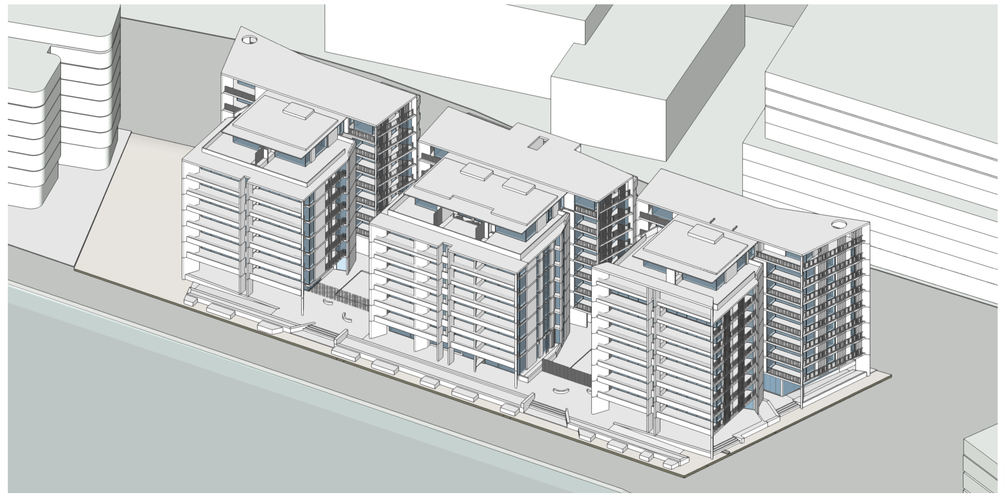


JUNE 21 - shadow casting extent
11 AM

JUNE 21
12 PM



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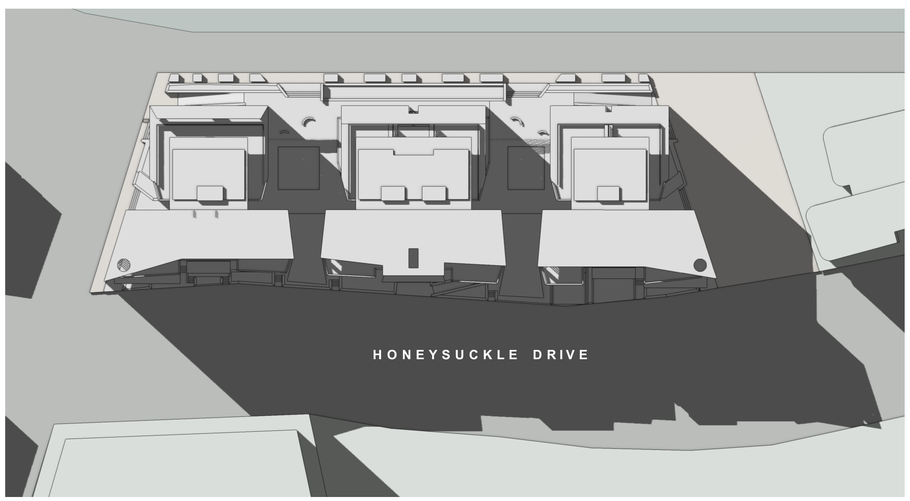
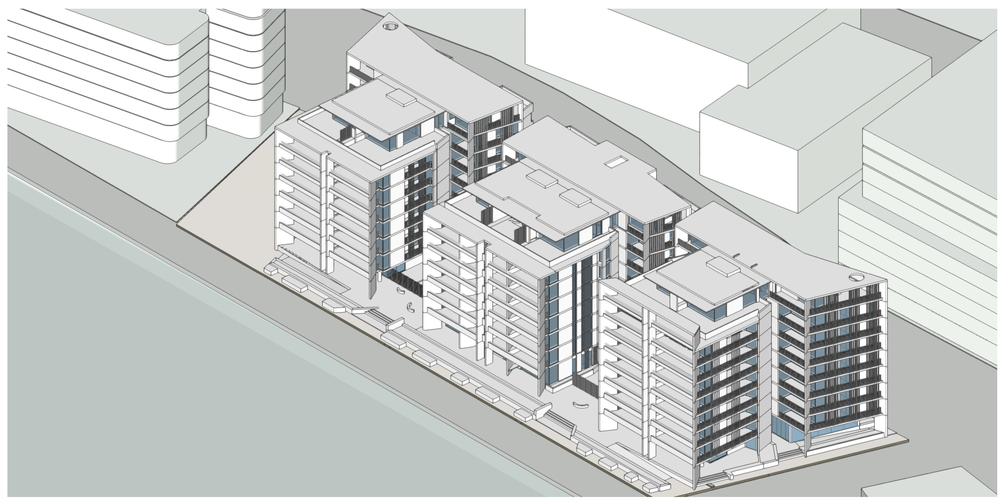
12 PM

JUNE 21
1 PM





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1 PM

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
ADG
Winter Sun Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

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18122	**DA-702**	**D**

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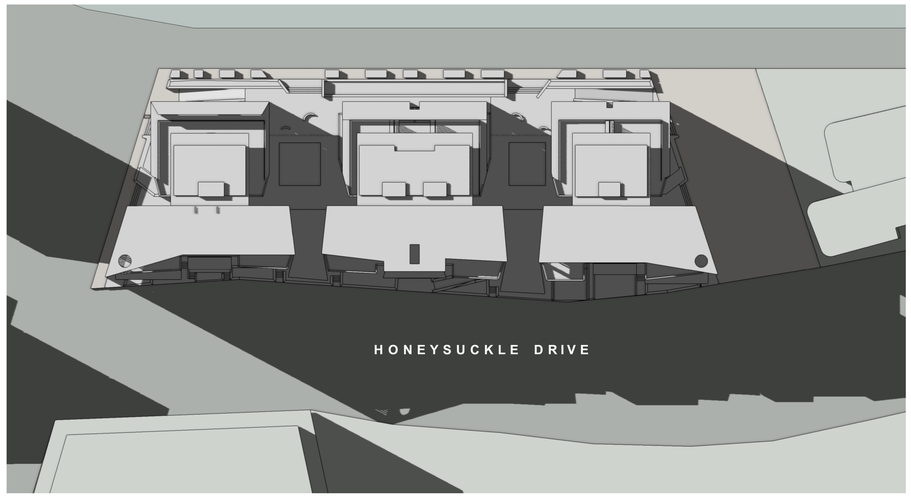

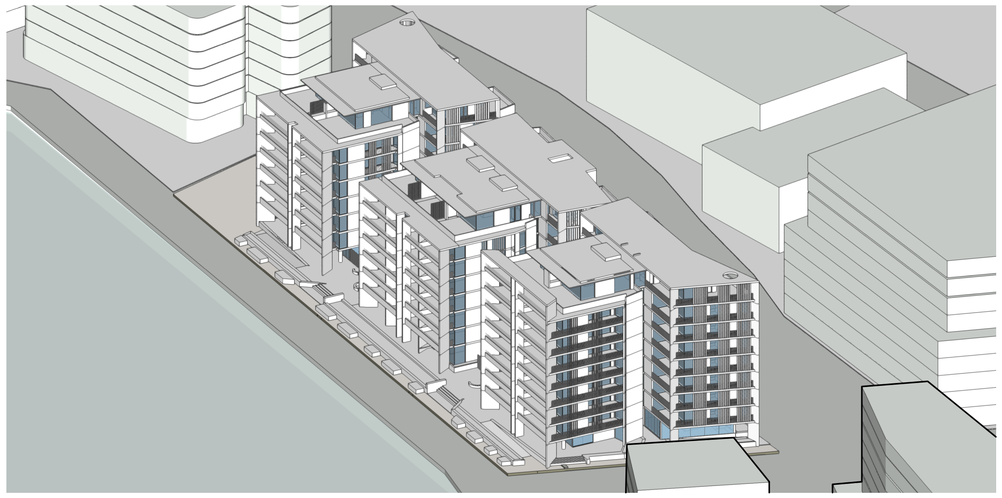

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2 PM

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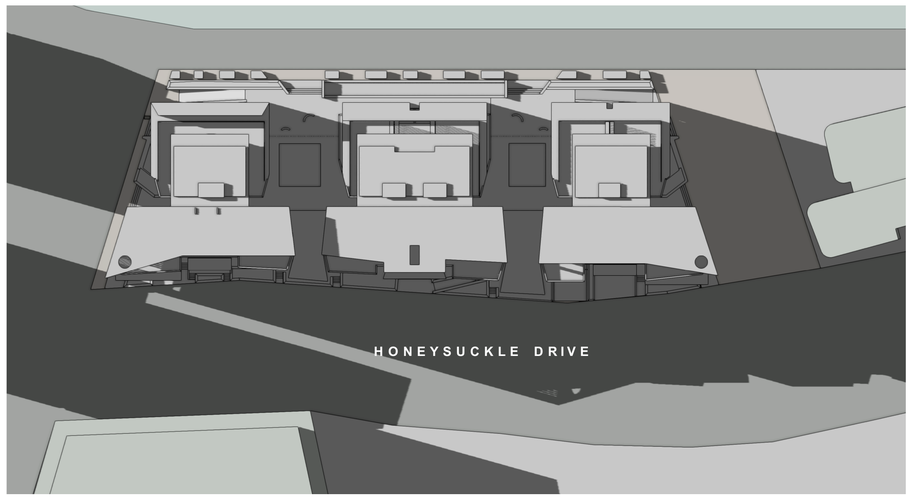
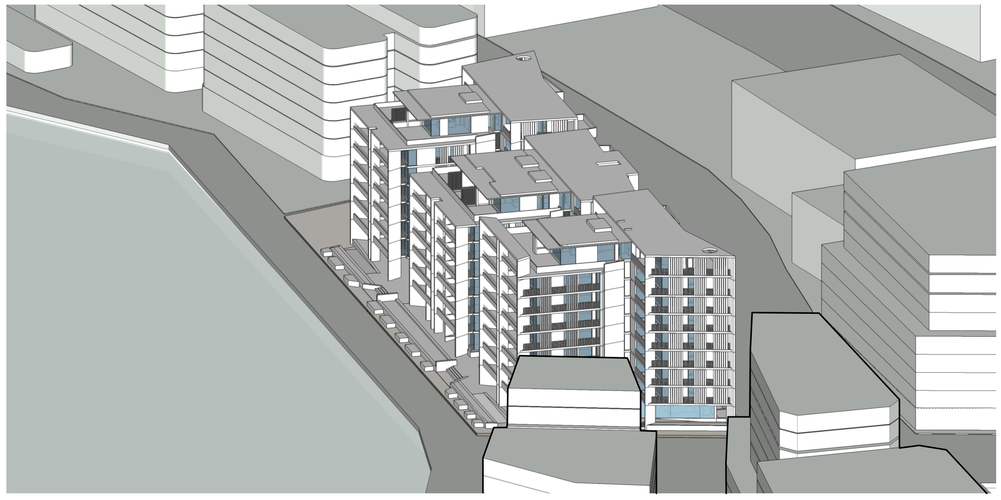
3 PM





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3 PM

Envelope of anticipated future development
shown to demonstrate ongoing solar access

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

ADG
Winter Sun Analysis

drawing scale	drawn	verified	date
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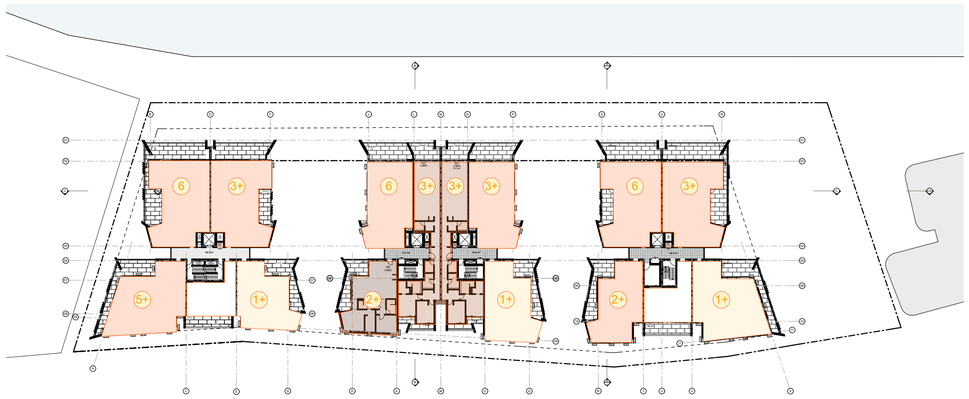
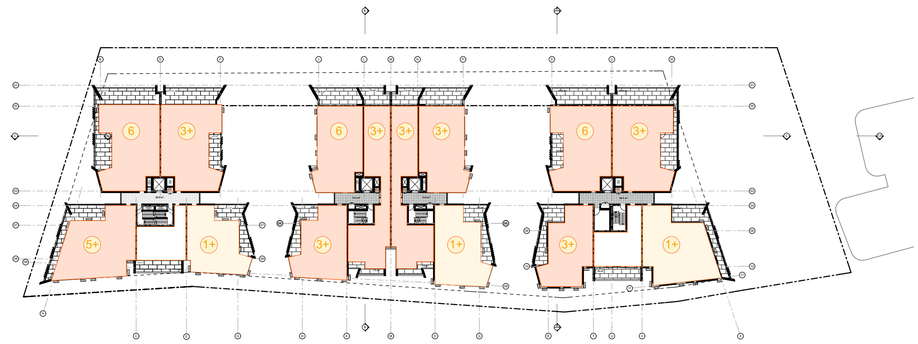
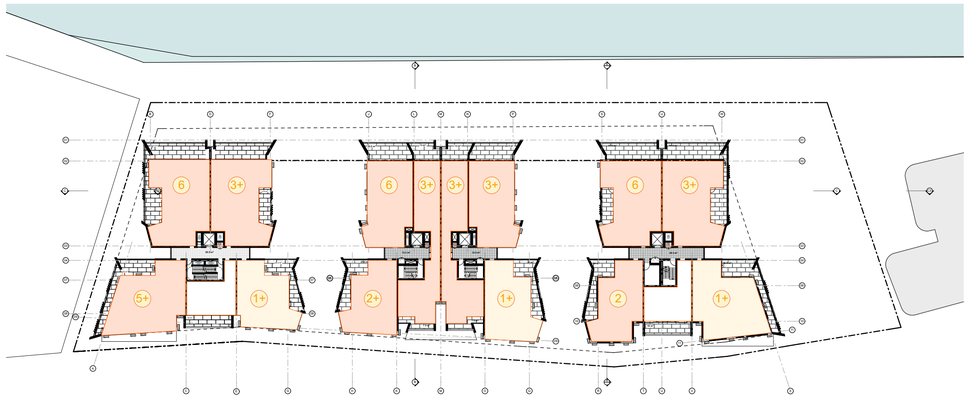


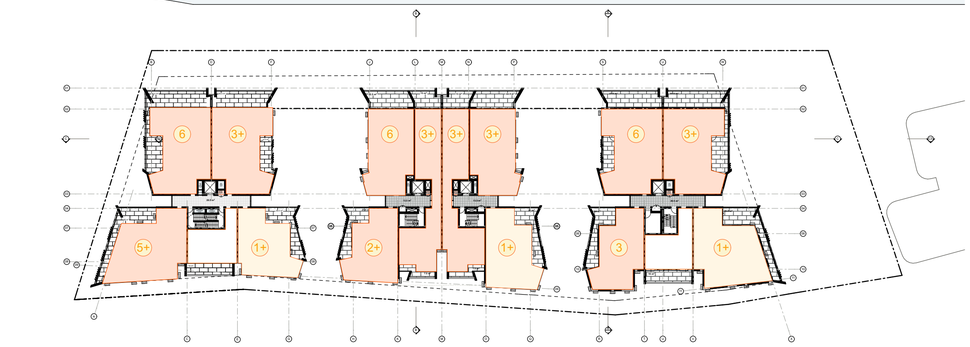
Level 02 Plan



Level 04 Plan



Level 01 Plan



Level 03 Plan

Ground Floor Plan

SOLAR ANALYSIS

LEVEL	TOTAL APARTMENTS	2 HR+ SOLAR
GROUND FLOOR	3	3
LEVEL 01	16	11
LEVEL 02	16	11
LEVEL 03	16	11
LEVEL 04	16	11
LEVEL 05	16	11
LEVEL 06	16	12
LEVEL 07	9	7
LEVEL 08	2	2
TOTAL	110	79 (71.8%)

Development Application

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north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
ADG
Solar Analysis

drawing scale	drawn	verified	date
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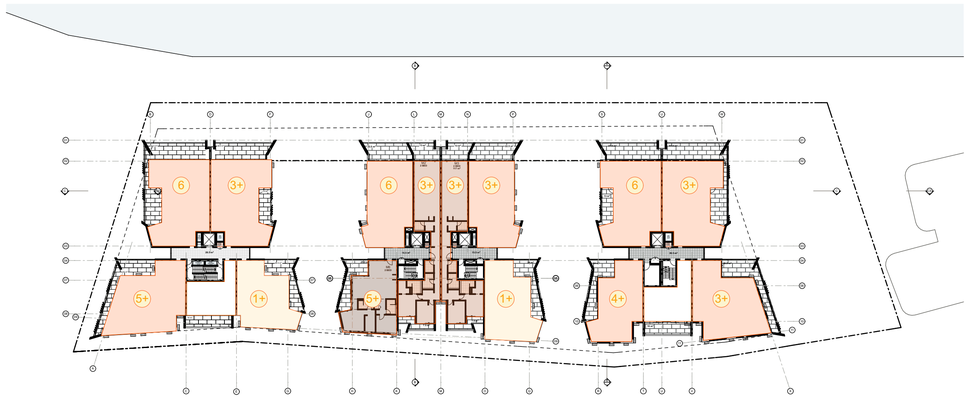
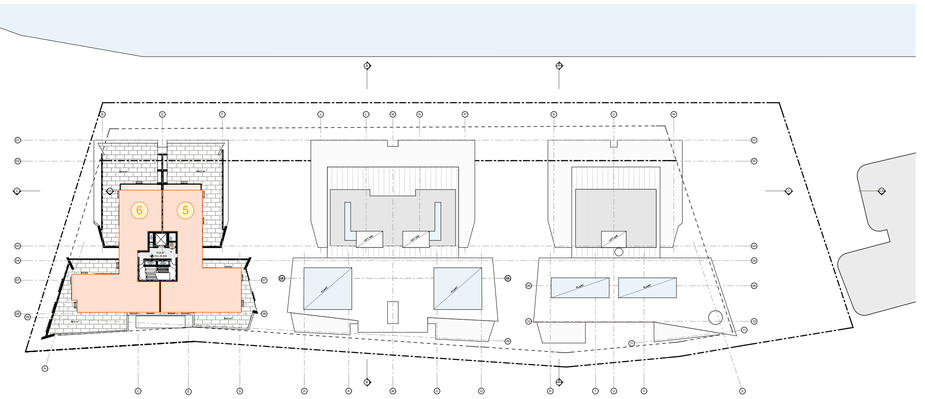
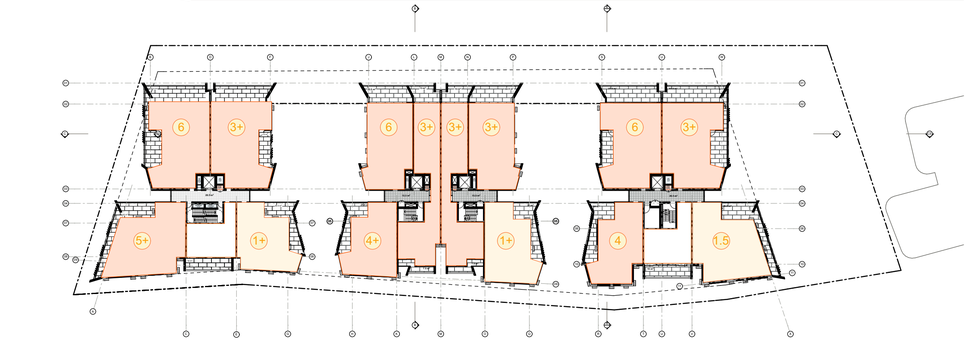


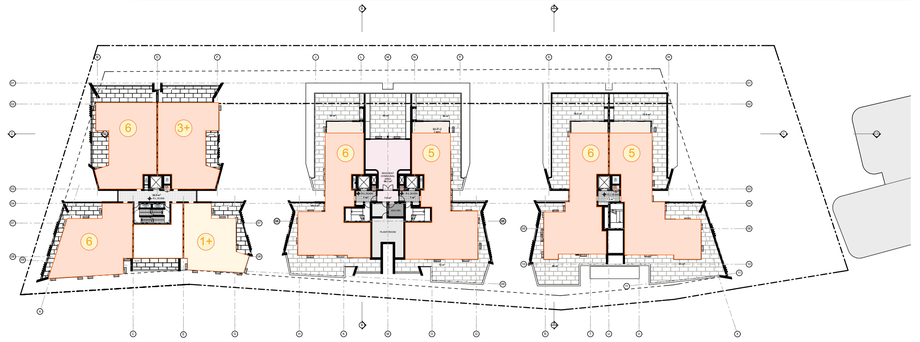
Level 06 Plan



Level 08 Plan



Level 05 Plan



Level 07 Plan

SOLAR ANALYSIS

LEVEL	TOTAL APARTMENTS	2 HR+ SOLAR
GROUND FLOOR	3	3
LEVEL 01	16	11
LEVEL 02	16	11
LEVEL 03	16	11
LEVEL 04	16	11
LEVEL 05	16	11
LEVEL 06	16	12
LEVEL 07	9	7
LEVEL 08	2	2
TOTAL	110	79 (71.8%)

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

ADG
Solar Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-705**	**D**

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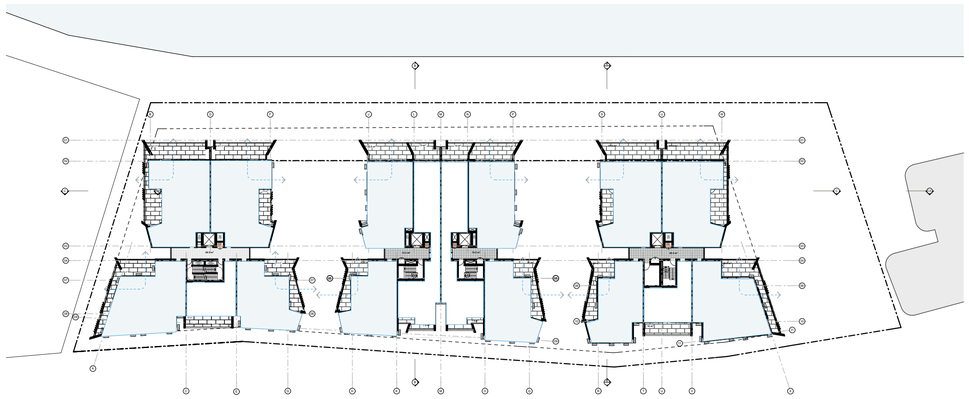
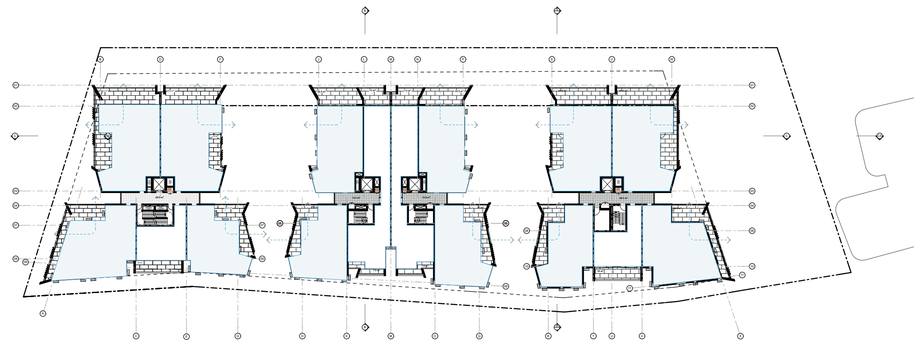
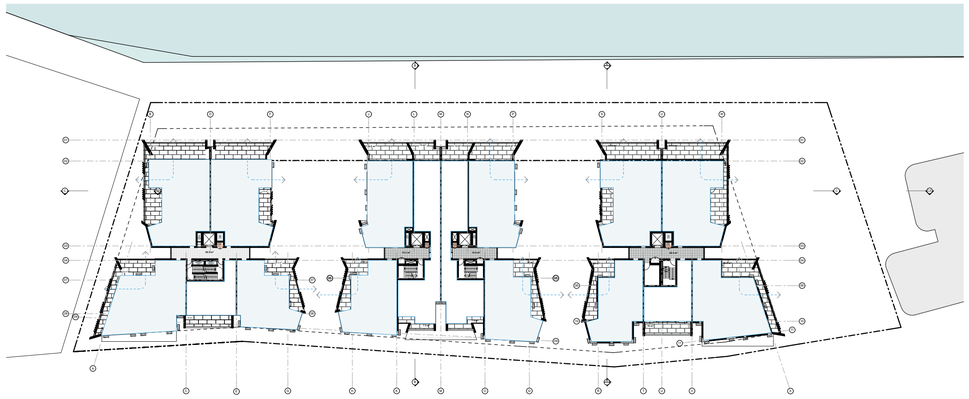


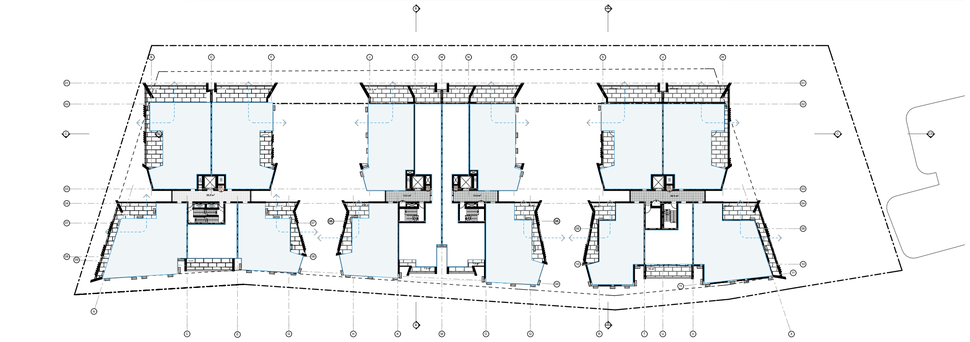
Level 02 Plan



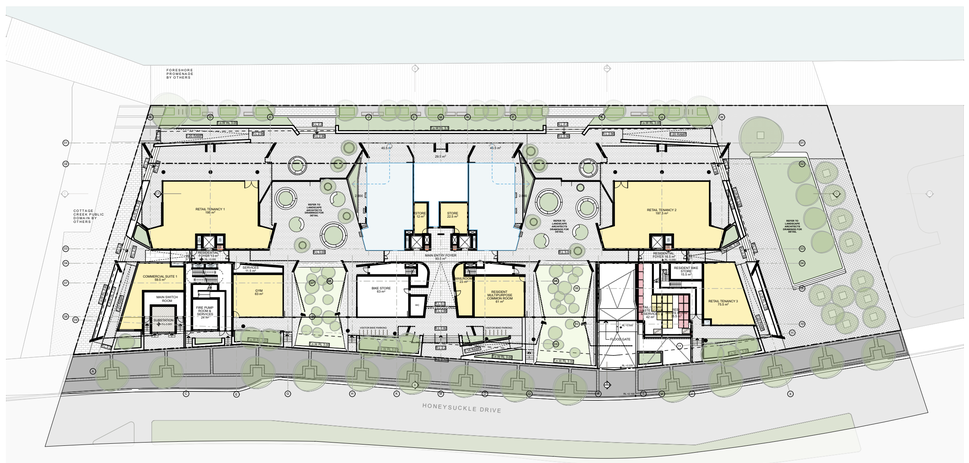
Level 04 Plan



Level 01 Plan



Level 03 Plan



Ground Floor Plan

CROSS VENTILATION ANALYSIS

LEVEL	TOTAL APARTMENTS	CROSS VENTILATED APARTMENTS
GROUND FLOOR	3	2
LEVEL 01	16	12
LEVEL 02	16	12
LEVEL 03	16	12
LEVEL 04	16	12
LEVEL 05	16	12
LEVEL 06	16	12
LEVEL 07	9	8
LEVEL 08	2	2
TOTAL	110	84 (76.4%)

Development Application

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A		DRAFT DA	10/05/2019	
B		DEVELOPMENT APPLICATION	16/05/2019	
C		REVISED DA FOR REVIEW	19/06/2019	
D		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

north point

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project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
ADG
Cross Ventilation Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-706**	**D**

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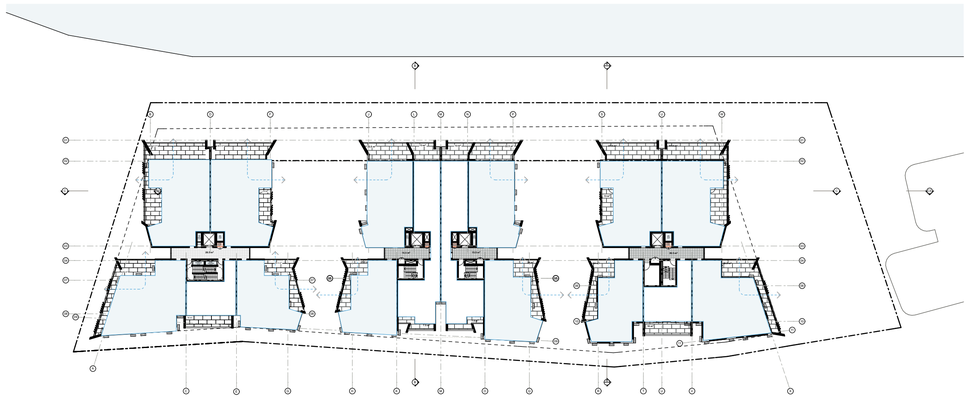
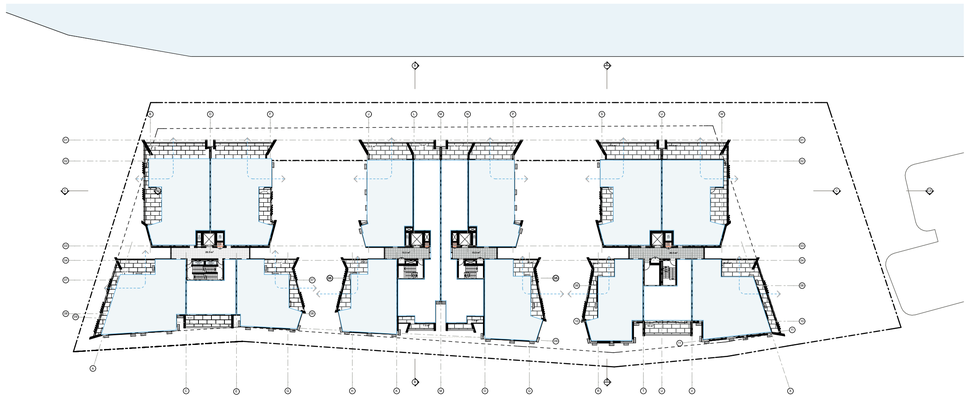
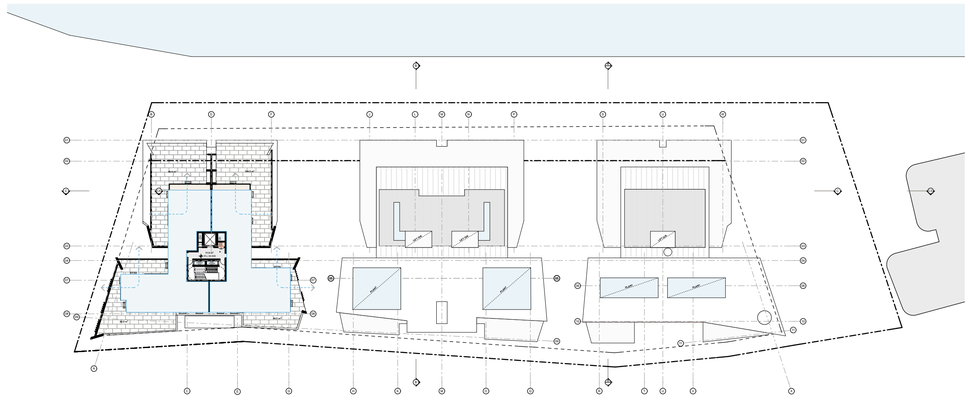


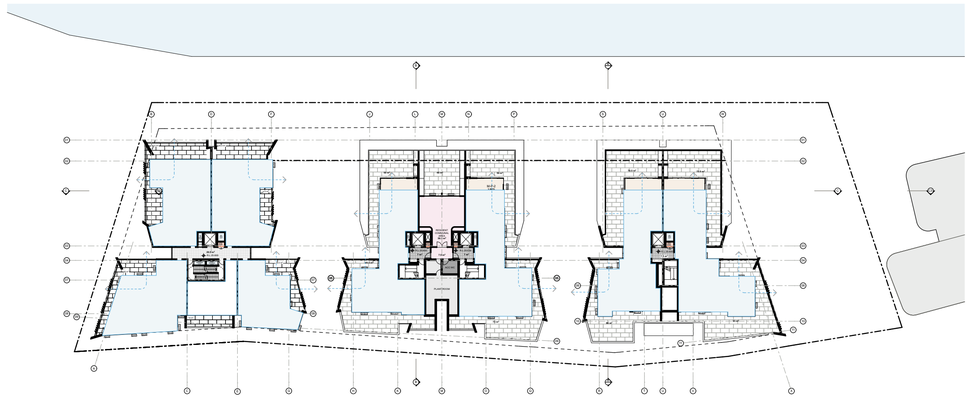
Level 06 Plan



Level 05 Plan



Level 08 Plan



Level 07 Plan

CROSS VENTILATION ANALYSIS

LEVEL	TOTAL APARTMENTS	CROSS VENTILATED APARTMENTS
GROUND FLOOR	3	2
LEVEL 01	16	12
LEVEL 02	16	12
LEVEL 03	16	12
LEVEL 04	16	12
LEVEL 05	16	12
LEVEL 06	16	12
LEVEL 07	9	8
LEVEL 08	2	2
TOTAL	110	84 (76.4%)

Development Application

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key plan

north point

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project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

ADG
Cross Ventilation Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	DA-707	D

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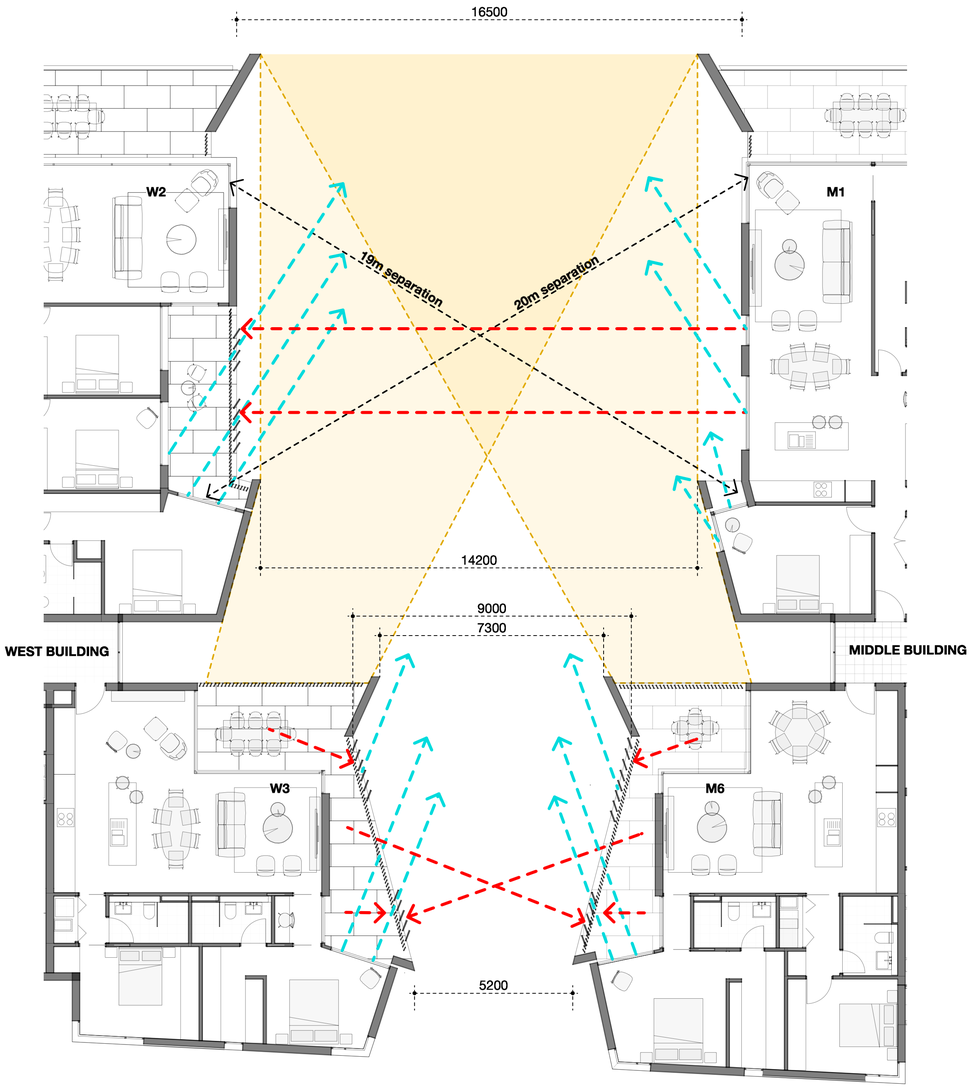
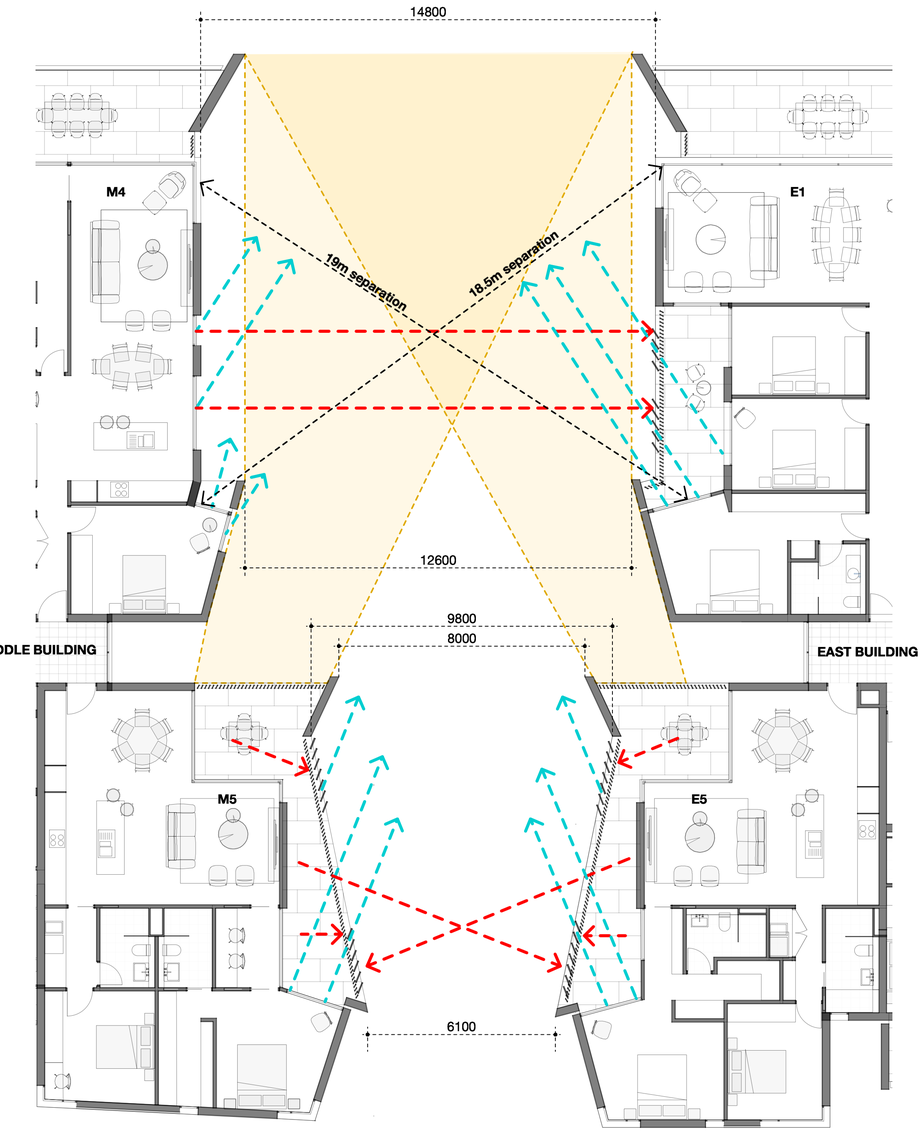


1 Privacy and View Analysis (Between West and Middle Building)
Scale: 1:100



2 Privacy and View Analysis (Between Middle and East Building)
Scale: 1:100

LEGEND

- Open views to harbour
- Views blocked for privacy
- Extent of view to harbour from north balcony between buildings

Development Application

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B		REVISED DA FOR REVIEW	19/06/2019	
C		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

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Australia

drawing title
ADG
Seperation & Privacy Analysis

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-708**	**C**

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APPROACH FROM NORTH WEST

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D		REVISED DEVELOPMENT APPLICATION	28/06/2019	

key plan

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project

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Newcastle, NSW
Australia

drawing title

Perspective Views
Views

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
18122	**DA-800**	**D**

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APPROACH FROM SOUTH EAST

Development Application

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A		REVISED DEVELOPMENT APPLICATION	2/07/2019	

key plan

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project
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Lee 5 Honeysuckle
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Australia

drawing title
Perspective Views
Views

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19

project #	drawing #	issue
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