

HONEYSUCKLE CENTRAL

HONEYSUCKLE DRIVE, NEWCASTLE

BUILDEV MANAGEMENT

MODIFIED EA DRAWINGS

DRAWING LIST

0000	Revised EA Cover Sheet	A
DA00	Cover Sheet / Location Plan	E
DD00	Cover Sheet / Location Plan	C
DA01	Site Analysis - Macro	E
DA02	Site Analysis - Macro	F
DA03	Site Analysis - Micro	E
DA04	Ground Floor Plan / Site Plan	G
DD04	Ground Floor Plan / Site Plan	E
DA05	Basement Floor Plan	G
DD05	Basement Floor Plan	C
DA06	Level 1 Floor Plan	G
DD06	Level 1 Floor Plan	C
DA07	Level 2 Floor Plan	G
DD07	Level 2 Floor Plan	C
DA08	Level 3 Floor Plan	G
DD08	Level 3 Floor Plan	C
DA09	Level 4 Floor Plan	G
DD09	Level 4 Floor Plan	C
DA10	Level 5 Floor Plan	G
DD10	Level 5 Floor Plan	C
DA11	Level 6 Floor Plan	G
DD11	Level 6 Floor Plan	C
DA12	Level 7 Floor Plan	G
DD12	Level 7 Floor Plan	C
DA13	Roof Plan	G
DD13	Roof Plan	C
DA14	North / South Elevations	F
DD14	North / South Elevations	C
DA15	East / West Elevations	F
DD15	East / West Elevations	C
DA16	Sections	F
DD16	Sections	C
DA17	Sections	F
DD17	Sections	C
DA18	Sections	F
DD18	Sections	C
DA19	Detailed Part Elevations	F
DA20	Shadow Diagrams	F
DA21	Shadow Diagrams	F
DA22	Shadow Diagrams	F
DA23	View Analysis	F
DA24	View Analysis	C
DA25	3D Imagery	G
DD25	3D Imagery	C
DA26	Colourboard	C

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	A	MODIFIED EA	04.03.11 MM DR		
	Issue	Description	Date	Chk Auth	

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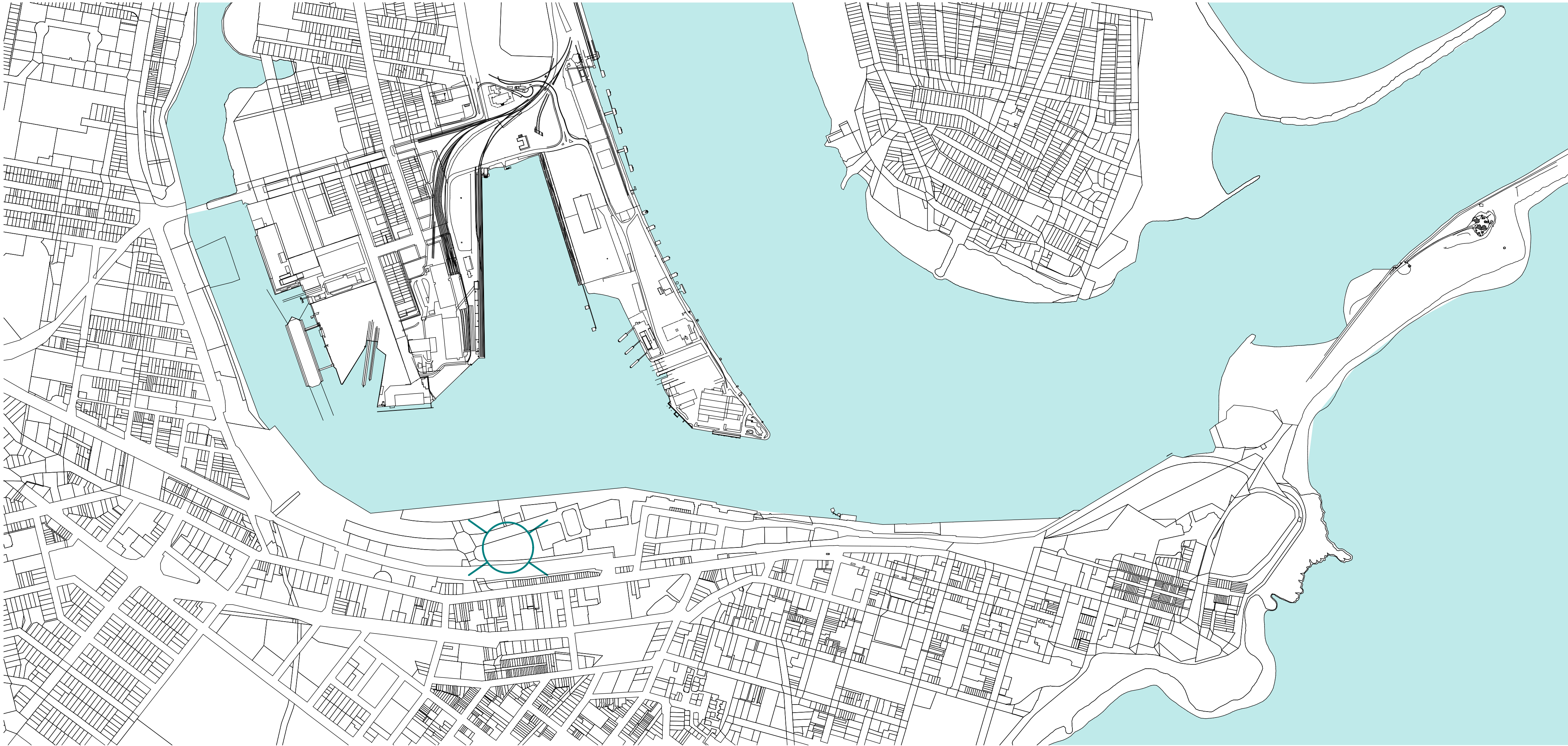
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	Scale NTS	Date 01.10.08	Drawn CS/KD
	Client Buldev	File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	
Project Number 10299		Drawing Number 0000	Issue A

HONEYSUCKLE CENTRAL

HONEYSUCKLE DRIVE, NEWCASTLE

BUILDEV

DEVELOPMENT APPLICATION DRAWINGS



DRAWING LIST

- DA00 Cover Sheet / Location Plan
- DA01 Site Analysis - Macro
- DA02 Site Analysis - Macro
- DA03 Site Analysis - Micro
- DA04 Ground Floor Plan / Site Plan
- DA05 Basement Floor Plan
- DA06 Basement Floor Plan
- DA07 Level 2 Floor Plan
- DA08 Level 3 Floor Plan
- DA09 Level 4 Floor Plan
- DA10 Level 5 Floor Plan
- DA11 Level 6 Floor Plan
- DA12 Level 7 Floor Plan
- DA13 Roof Plan
- DA14 North / South Elevations
- DA15 East / West Elevations
- DA16 Sections
- DA17 Sections
- DA18 Sections
- DA19 Detailed Part Elevations
- DA20 Shadow Diagrams
- DA21 View Analysis
- DA22 3D Imagery
- DA23 Colour Board

TABLE OF AREAS

	Gross Floor Area (m2)						Total
	West FECA	West UCA	Central FECA	Central UCA	East FECA	East UCA	
Lower Ground	80	0	290	0	450	0	820
Upper Ground	290	0	220	0	430	0	940
Office 1	0	0	0	0	0	0	0
Office 2	330	0	670	0	1025	0	2025
Office 3	350	0	690	0	1030	0	2070
Office 4	990	50	1160	230	1660	50	4140
Office 5	1000	50	1170	230	1675	50	4175
Office 6	1020	50	1190	230	1690	50	4230
Office7	1040	50	1210	230	1710	50	4290
Total	6100	200	6600	920	9670	200	22690
Total FECA	21370						21370
Total UCA	1320						1320
Total Site Area	8548						8548
FSR	2.5:1						2.5:1
Max GFA (FECA)	21370						21370

FECA - Fully Enclosed Covered Area (GFA as per NCC LEP)
UCA - Unenclosed Covered Area

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Legend

E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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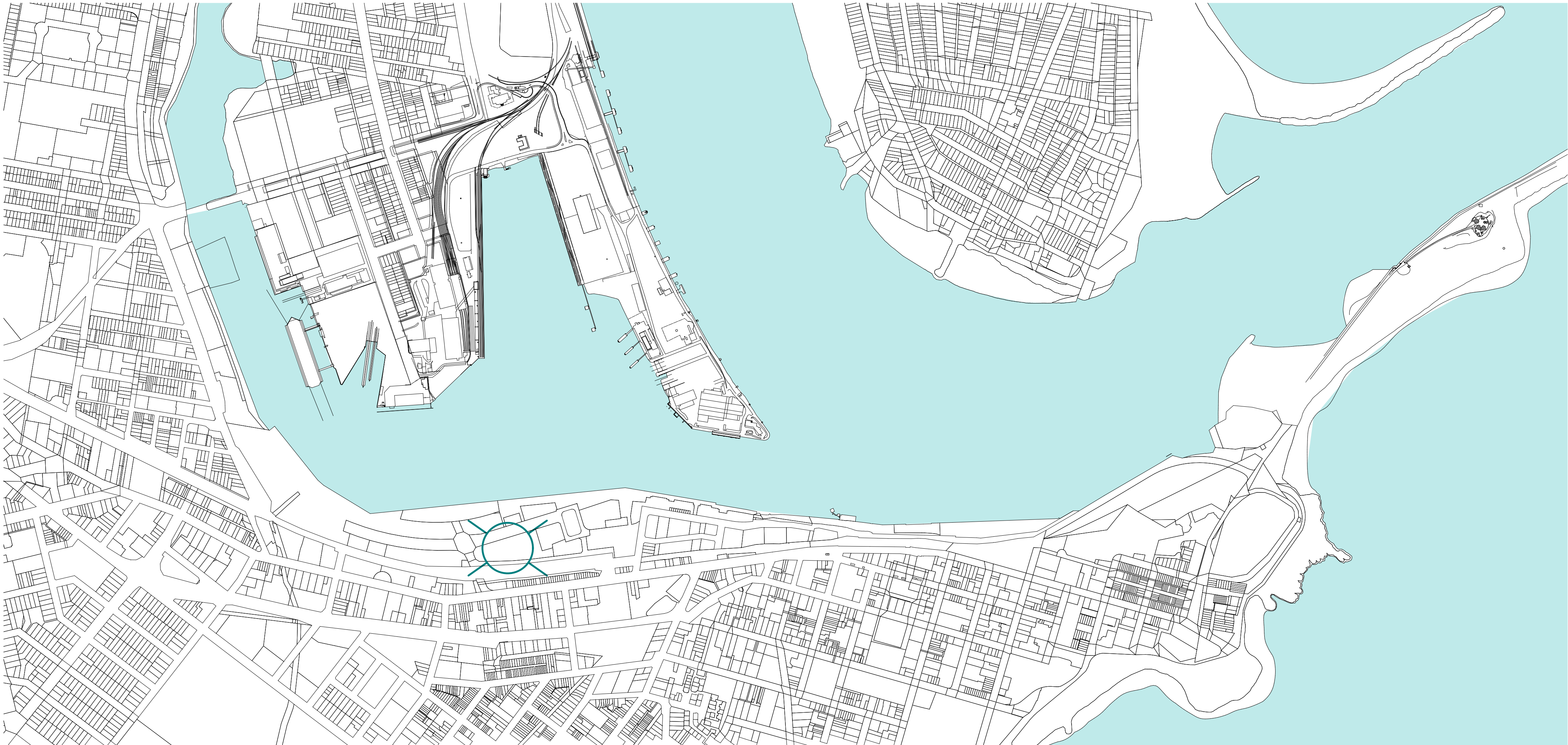
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Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Builddev	File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299	Issue E
	Drawing Number DA00		

HONEYSUCKLE CENTRAL

HONEYSUCKLE DRIVE, NEWCASTLE

BUILDEV MANAGEMENT

MODIFIED EA DRAWINGS



DRAWING LIST

- DD00 Cover Sheet / Location Plan
- DD04 Ground Floor Plan / Site Plan
- DD05 Basement Floor Plan
- DD06 Level 1 Floor Plan
- DD07 Level 2 Floor Plan
- DD08 Level 3 Floor Plan
- DD09 Level 4 Floor Plan
- DD10 Level 5 Floor Plan
- DD11 Level 6 Floor Plan
- DD12 Level 7 Floor Plan
- DD13 Roof Plan
- DD14 North / South Elevations
- DD15 East / West Elevations
- DD16 Sections
- DD17 Sections
- DD18 Sections
- DD23 3D Imagery

TABLE OF AREAS

	Gross Floor Area (m2)									
	West FECA	West FECA + UCA	West UCA	Central FECA	Central FECA + UCA	Central UCA	East FECA	East FECA + UCA	East UCA	
Ground	591	591	0	730	730	0	1334	1334	0	
Level 1	0	0	0	0	0	0	0	0	0	
Level 2	381	381	0	623	675	52	997	1053	56	
Level 3	397	397	0	642	694	52	1014	1070	56	
Level 4	917	963	46	1307	1362	55	1632	1688	56	
Level 5	934	980	46	1329	1384	55	1649	1705	56	
Level 6	952	998	46	1346	1401	55	1665	1721	56	
Level 7	969	1015	46	1363	1418	55	1683	1739	56	
Total	5141	5325	184	7340	7664	324	9974	10310	336	

Total FECA	22455
Total UCA	844
Total (FECA + UCA)	23299

FECA Difference	1085
(from last GFA calculation)	

PREVIOUS FSR:	
Total Site Area	8548
FSR	2.5:1
Max GFA (FECA)	21370

CURRENT FSR:	
Total Site Area	8548
FSR	2.63:1
Max GFA (FECA)	22455

FECA = Fully Enclosed Covered Area (GFA as per NCC LEP)
UCA = Unenclosed Covered Area

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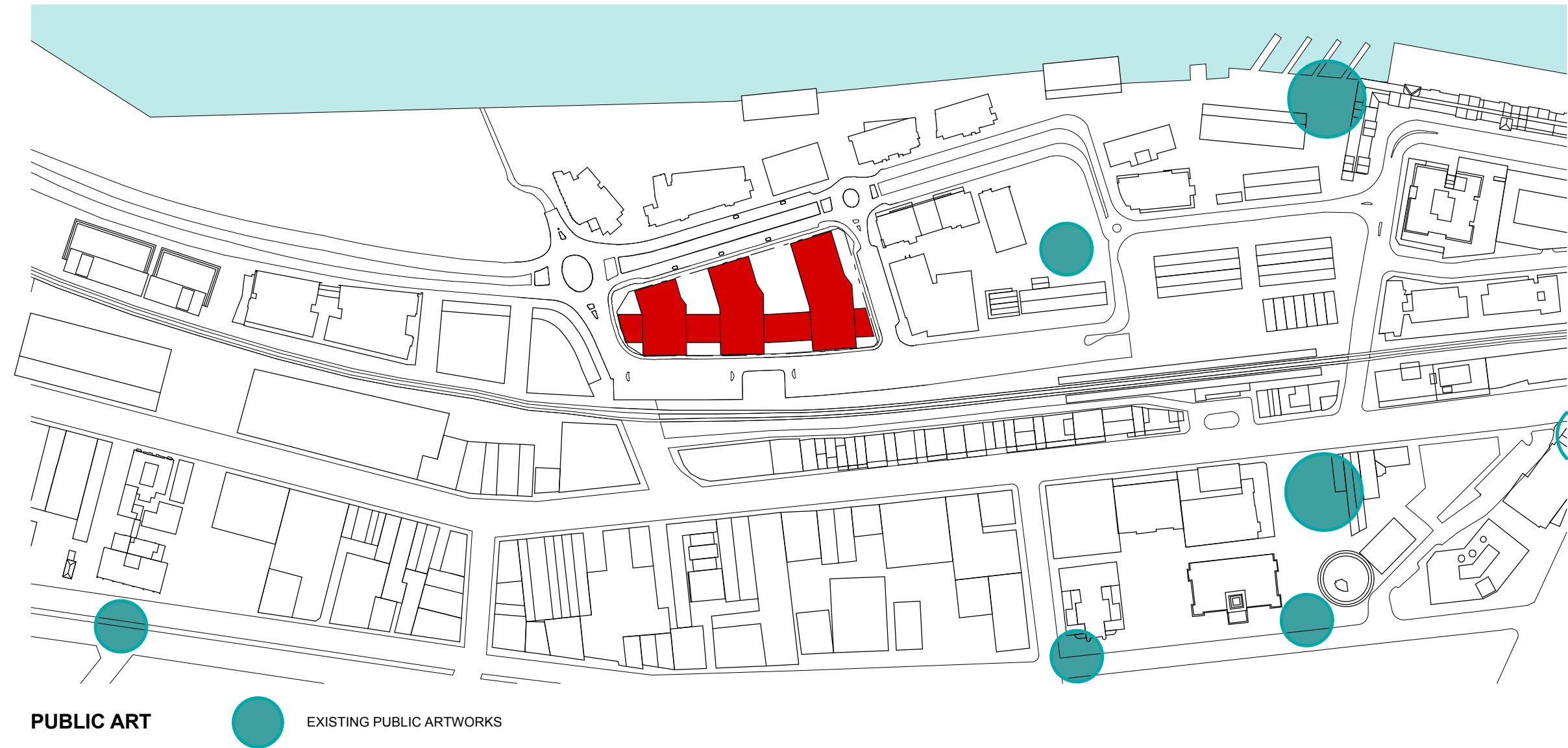
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A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



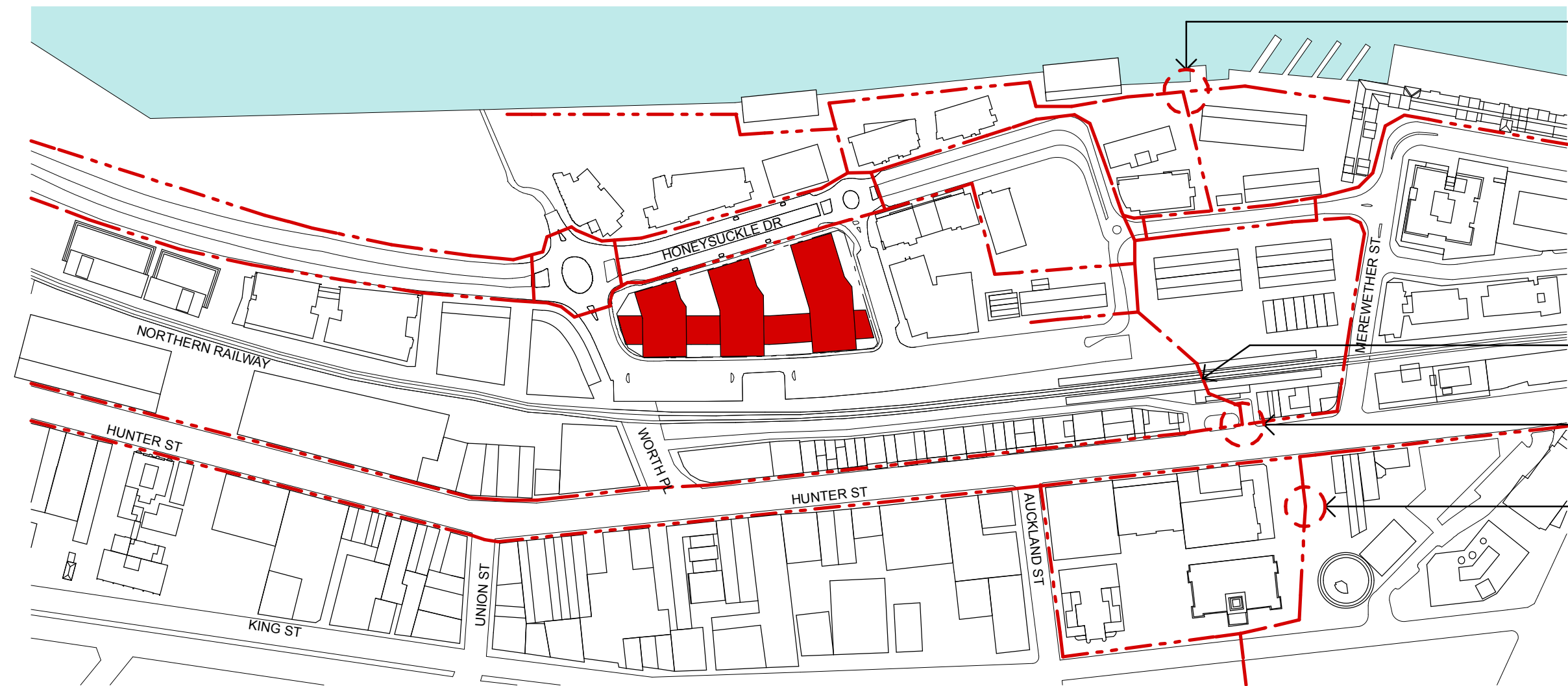
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Project Honeysuckle Central	Drawing Cover Sheet / Location Plan		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn CS/KD
Client Builddev	File Name R:\N22000\N22100\N22176\DDRAWINGS\SD_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD00
			Issue C



PUBLIC ART

EXISTING PUBLIC ARTWORKS



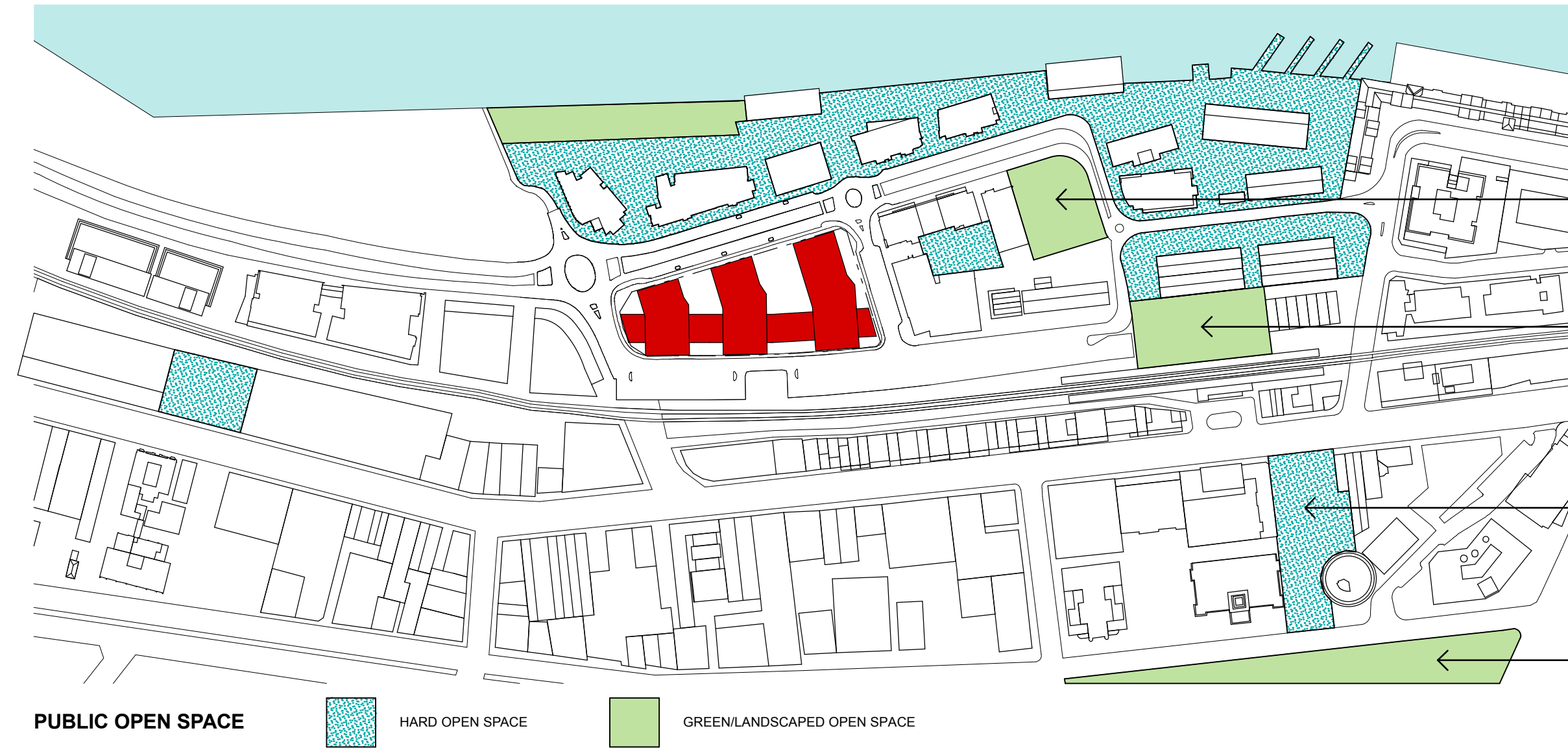
PEDESTRIAN MOVEMENT

MAJOR PEDESTRIAN ROUTES / NODES



VIEWS AVAILABLE FROM THE SITE

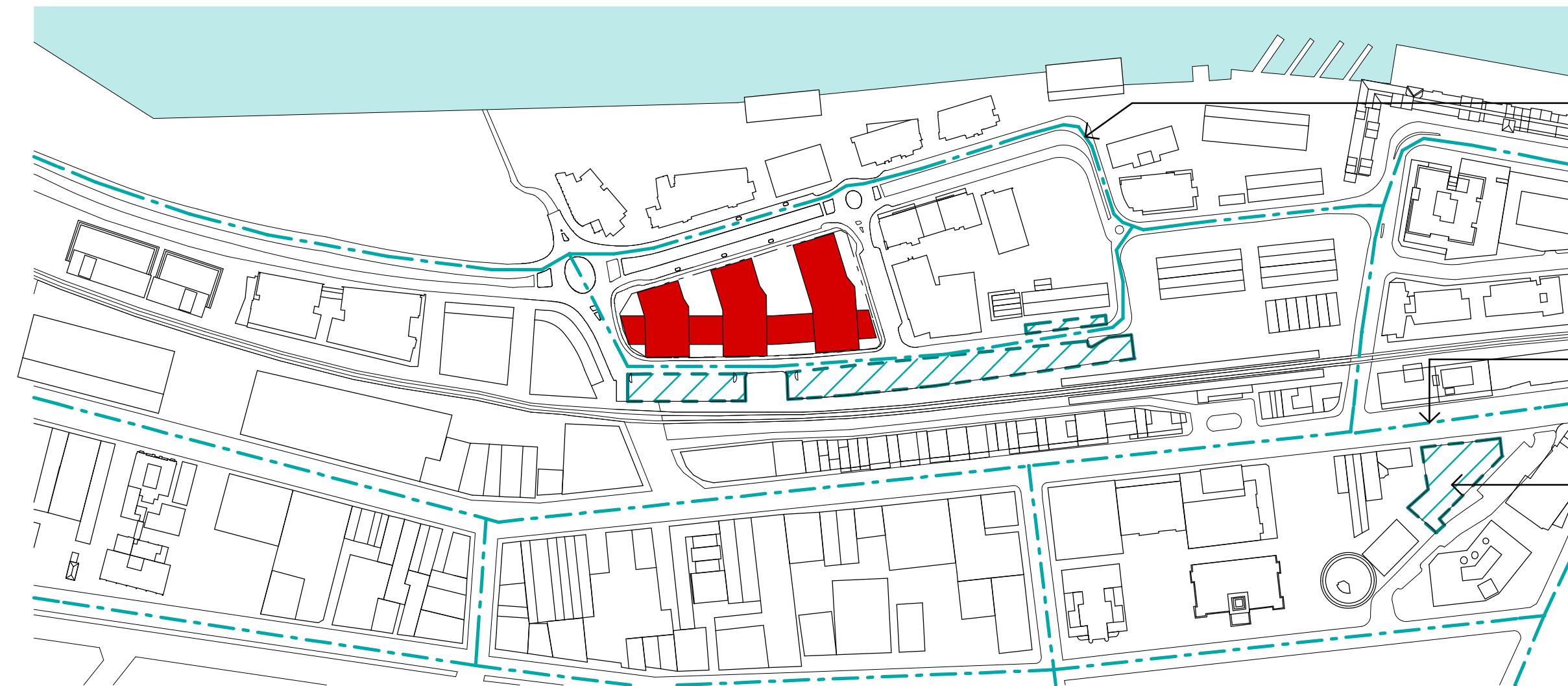
EXTENT OF POSSIBLE VIEWS



PUBLIC OPEN SPACE

HARD OPEN SPACE

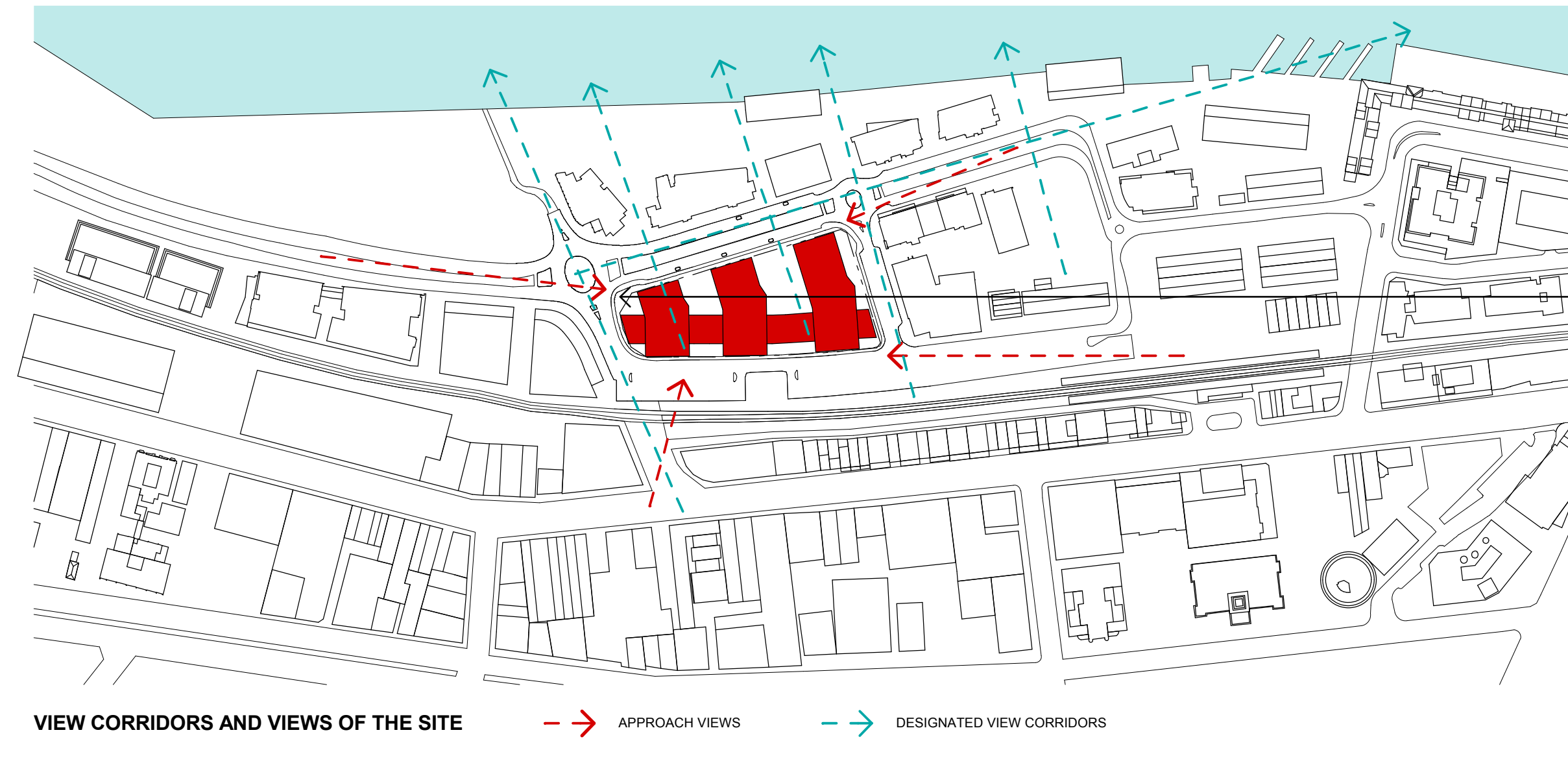
GREEN/LANDSCAPED OPEN SPACE



VEHICLE MOVEMENT

MAJOR VEHICLE ROUTES

METERED PUBLIC CARPARK



VIEW CORRIDORS AND VIEWS OF THE SITE

APPROACH VIEWS

DESIGNATED VIEW CORRIDORS

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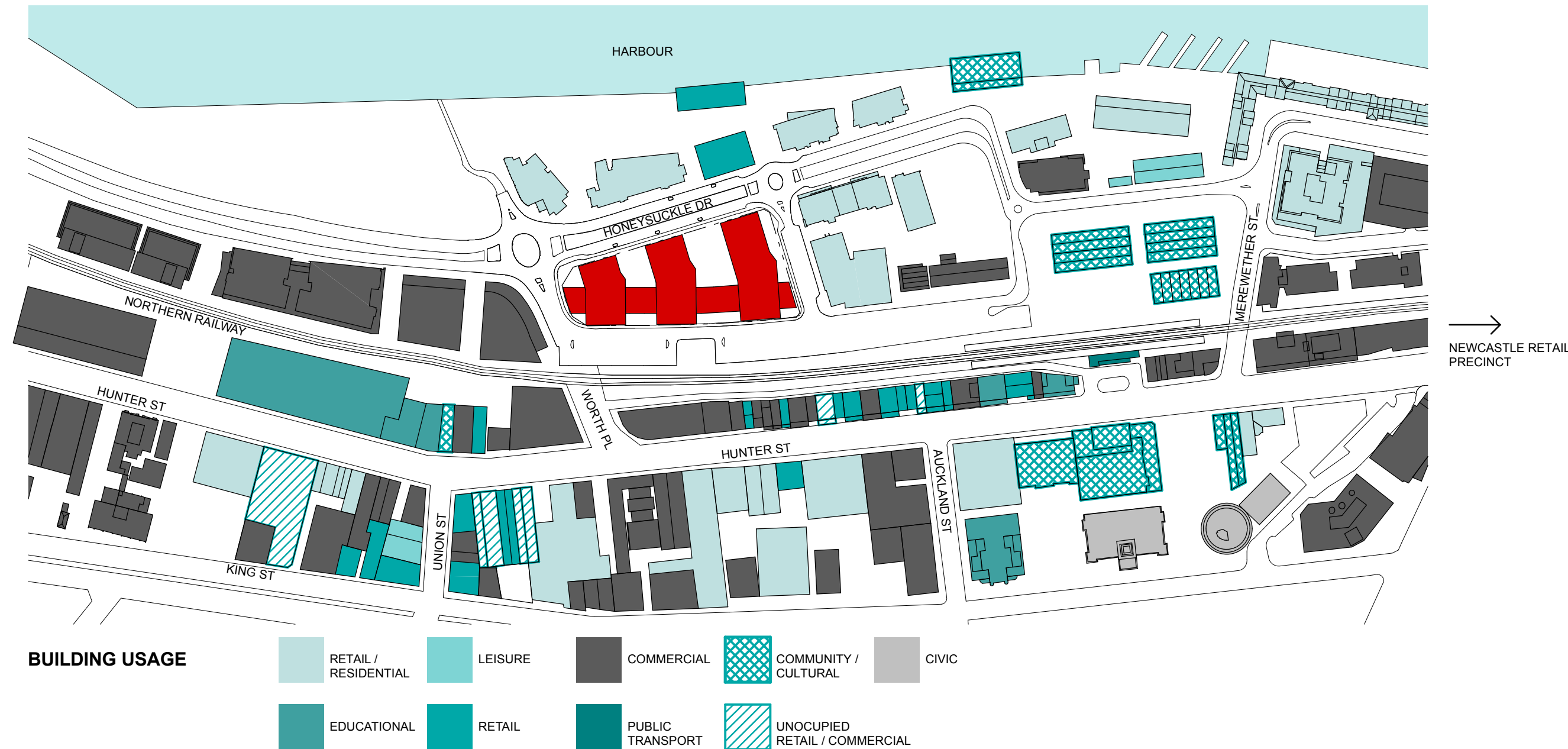
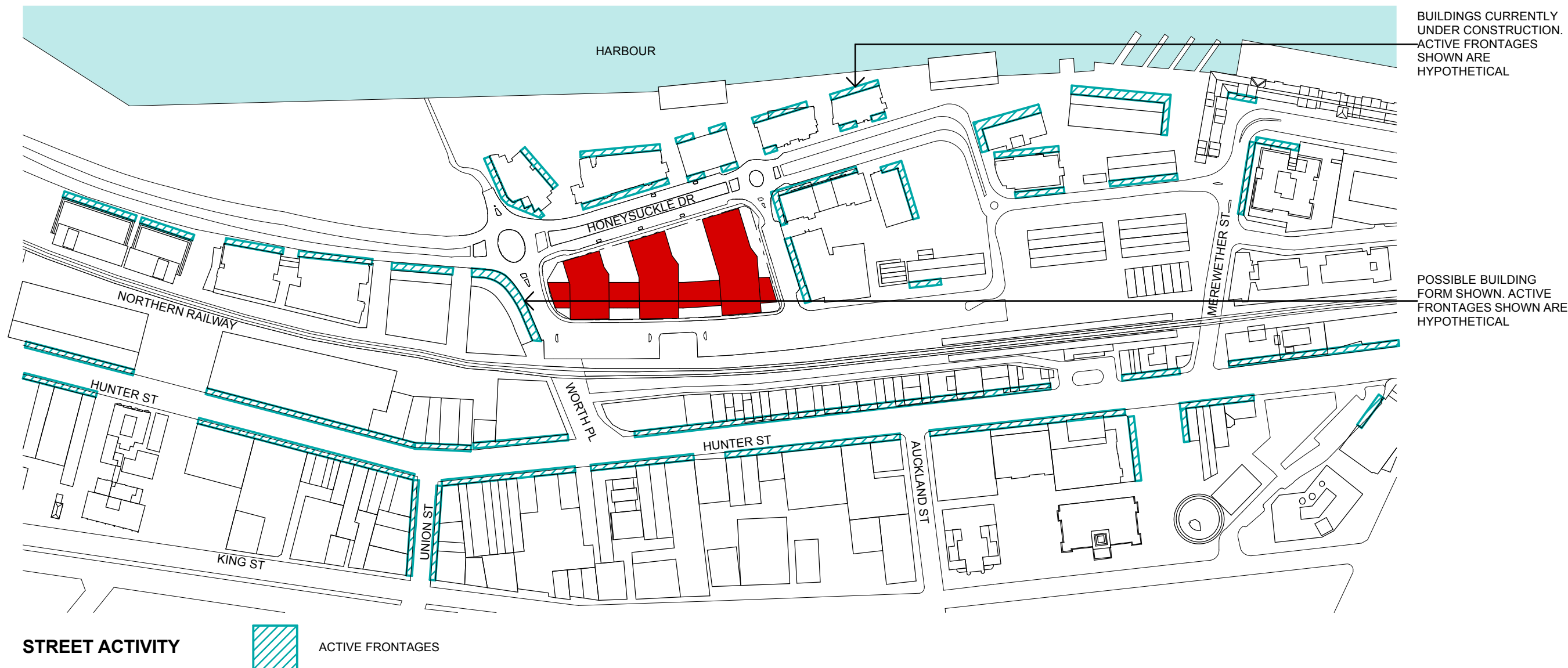
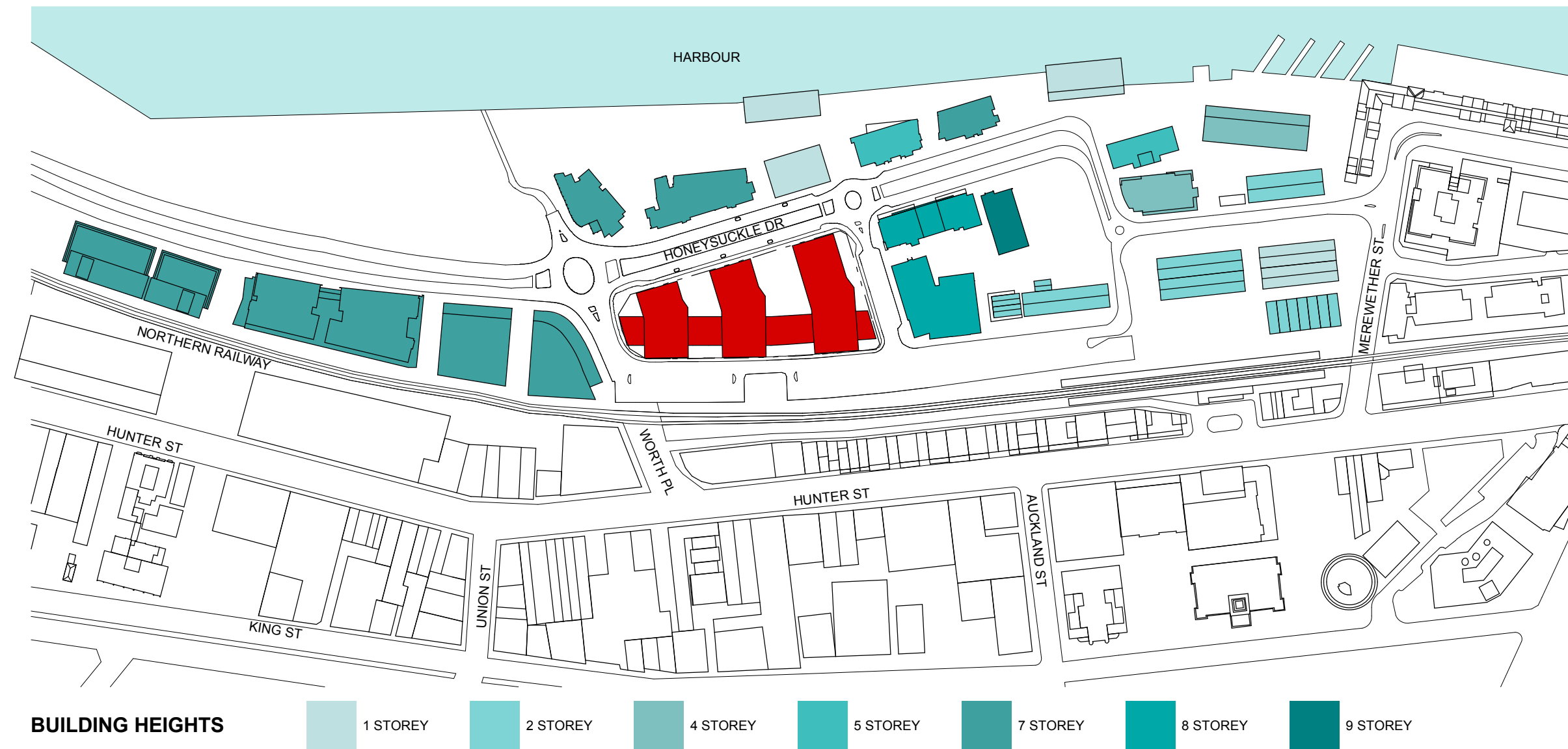
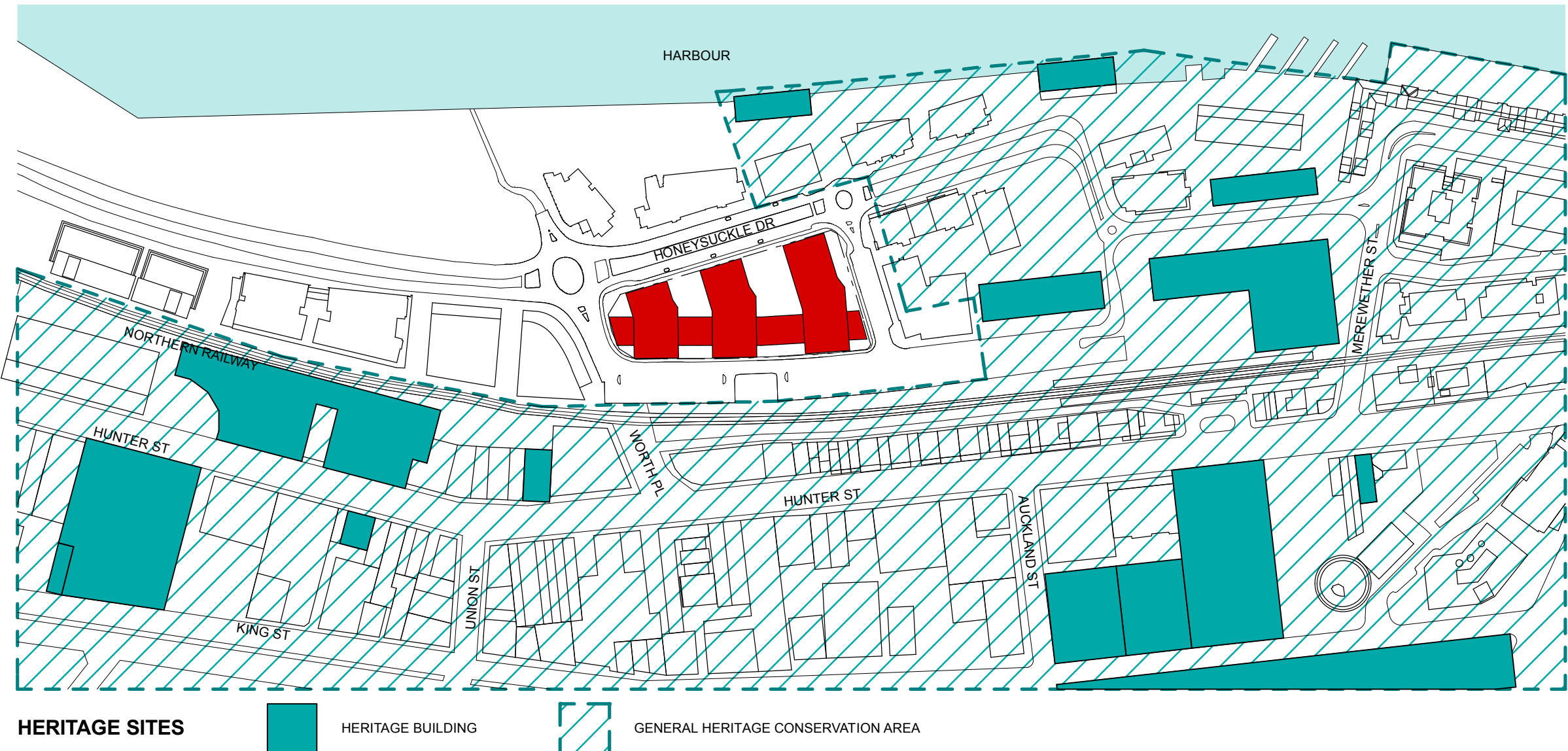
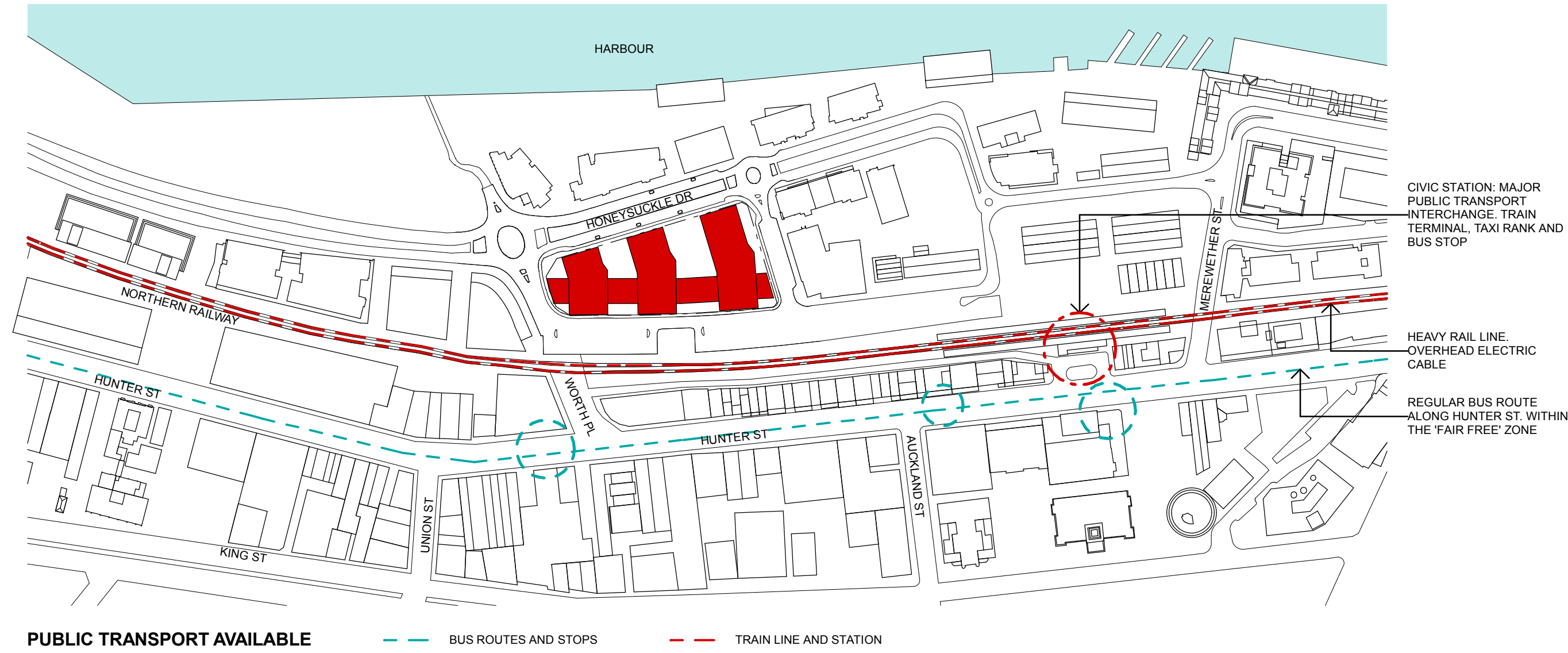
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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central	Drawing Site Analysis - Macro
Honeysuckle Drive Newcastle NSW	Scale 1:3000 @ A1 / 1:6000 @ A3
Client Builddev	Date 01.10.08
	Drawn MH/CS/EH
	File Name I:\10000\10200\10299\0-Base\10299_model.pln
	Project Number 10299
	Drawing Number DA01
	Issue E



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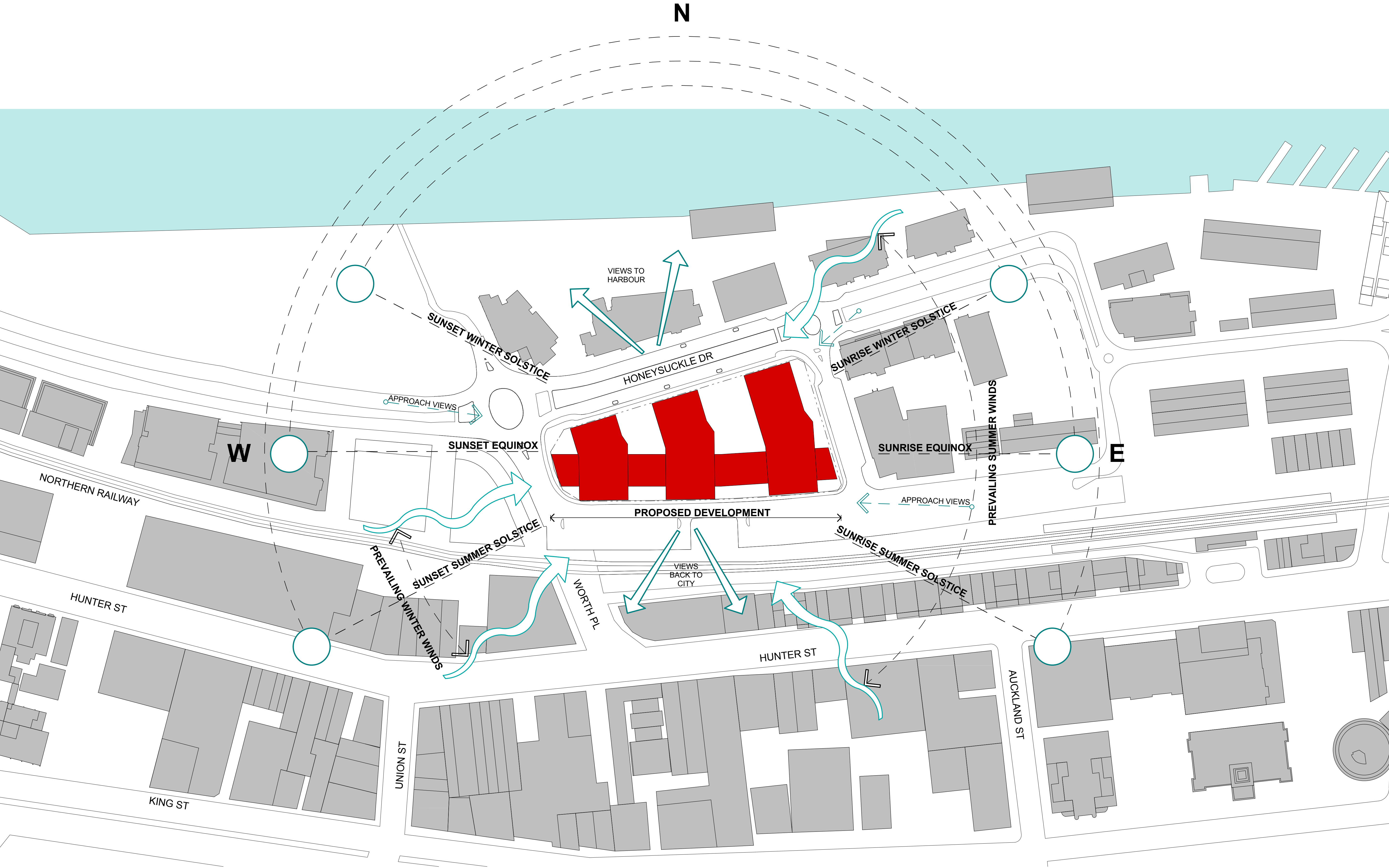
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F	REVISED EA	15.01.09	MM	DR
E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central Honeysuckle Drive Newcastle NSW	Drawing Site Analysis - Macro
Client Builddev	Scale 1:3000 @ A1/ 1:6000 @ A3
	Date 01.10.08
	Drawn MH/CS/EH
	File Name I:\10000\10200\10299\0-Base\10299_model.pln
	Project Number 10299
	Drawing Number DA02
	Issue F



SITE ANALYSIS PLAN

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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central		Drawing Site Analysis - Micro	
Honeysuckle Drive Newcastle NSW		Scale 1:1000 @ A1 / 1:2000 @ A3	Drawn MH/CS/EH
Client Builddev		File Name I:\10000\10200\10299\0-Base\10299_model.pln	Issue
Project Number 10299		Drawing Number DA03	E



GROUND FLOOR PLAN

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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central Honeysuckle Drive Newcastle NSW	Drawing Ground Floor Plan / Site Plan
Client Builddev	Scale 1:250 @ A1 / 1:500 @ A3
	Date 01.10.08
	Drawn MH/CS/EH
	File Name I:\10000\10200\10299\0-Base\10299_model.pln
	Project Number 10299
	Drawing Number DA04
	Issue G



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C	UDCG ISSUE	16.02.11	MM	DR
B	CONSULTANT ISSUE	08.02.11	MM	DR
A	UDCG REVIEW	04.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Ground Floor Plan / Site Plan

Scale
1:250 @ A1 / 1:500 @ A3

Date
01.10.08

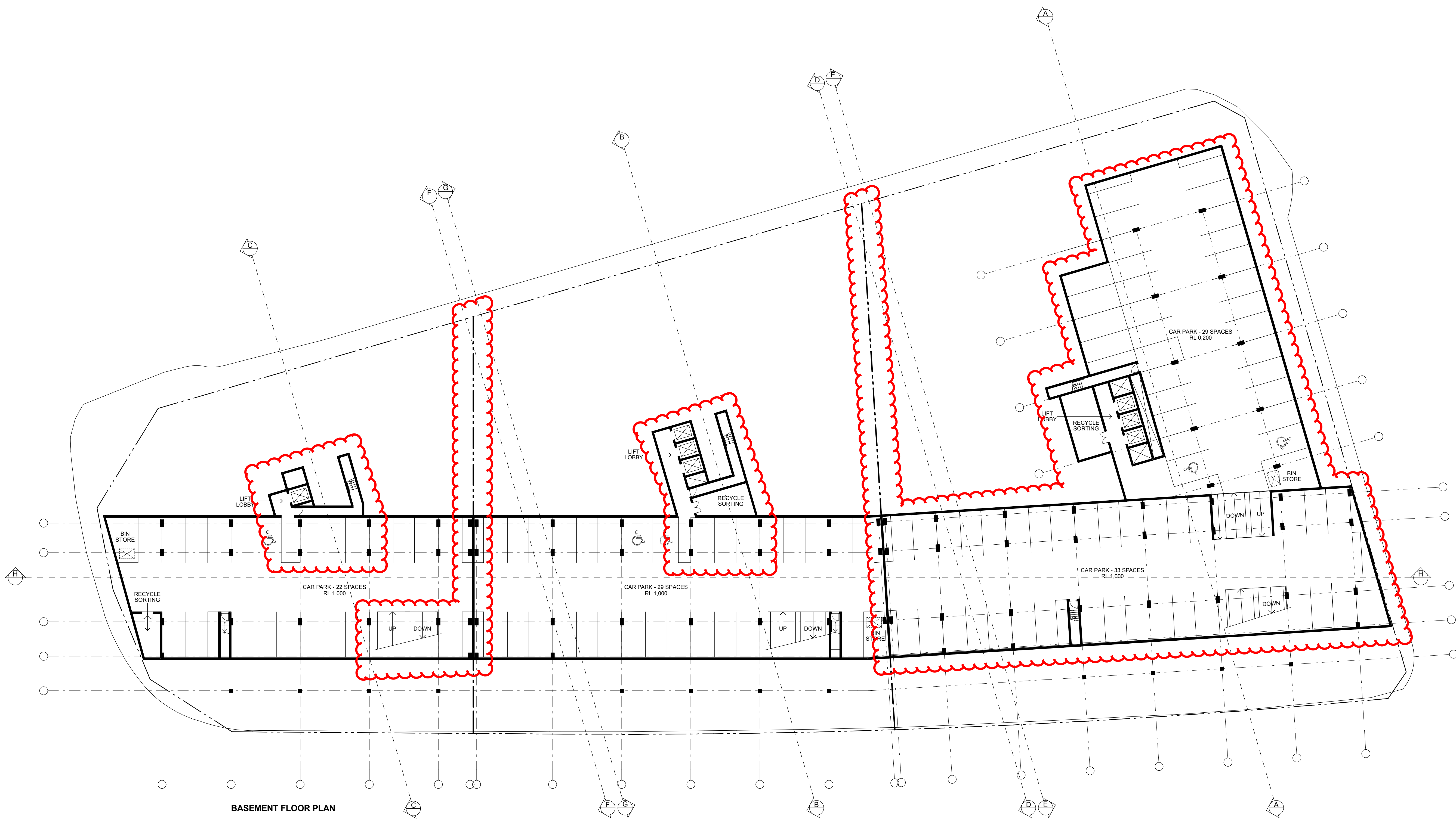
Drawn
CS/KD

File Name
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Project Number
10299

Drawing Number
DD04

Issue
E



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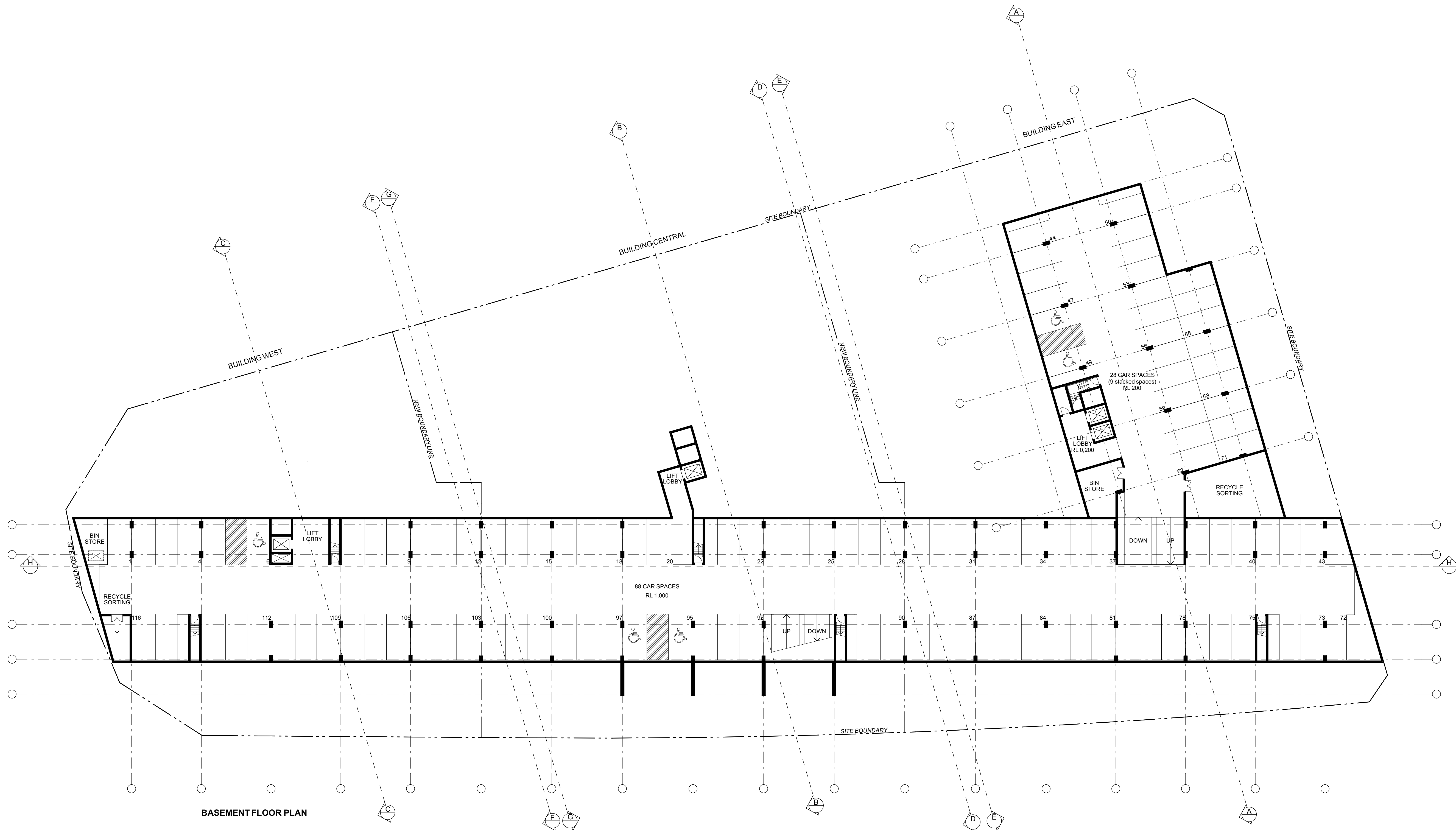
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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysockle Central Honeysockle Drive Newcastle NSW	Drawing Basement Floor Plan
Client Builddev	Scale 1:250 @ A1 / 1:500 @ A3
	Date 01.10.08
	Drawn MH/CS/EH
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Issue G
Project Number 10299	Drawing Number DA05



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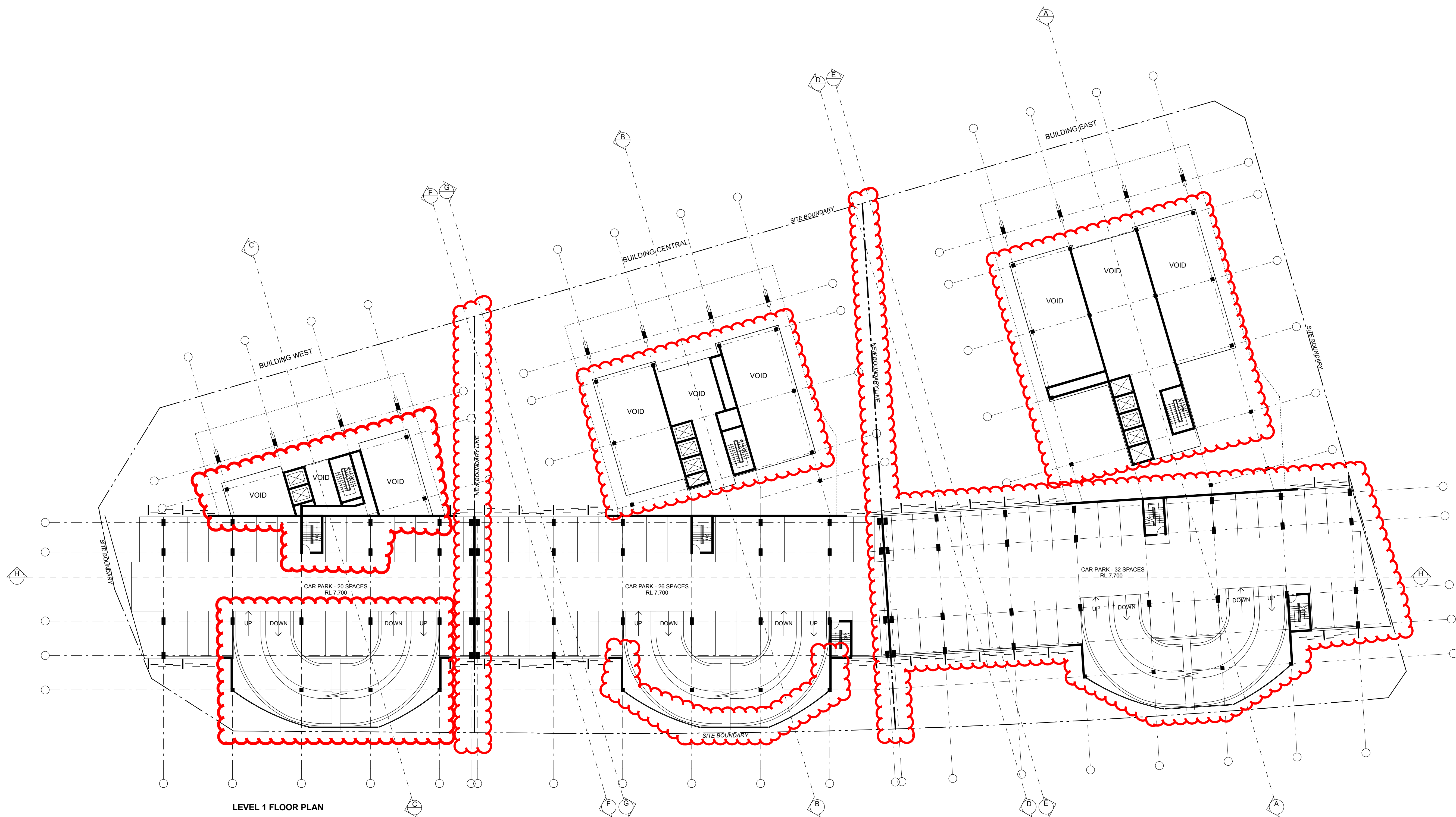
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B	SUBDIVISION/ISSUE	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	CHK	Auth



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Project Honeysuckle Central	Drawing Basement Floor Plan		
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
Client Builddev	File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt		
Project Number 10299	Drawing Number DD05	Issue C	



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F	REVISED EA	15.01.09	MM	DR
E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 1 Floor Plan

Scale
1:250 @ A1 / 1:500 @ A3

Date
01.10.08

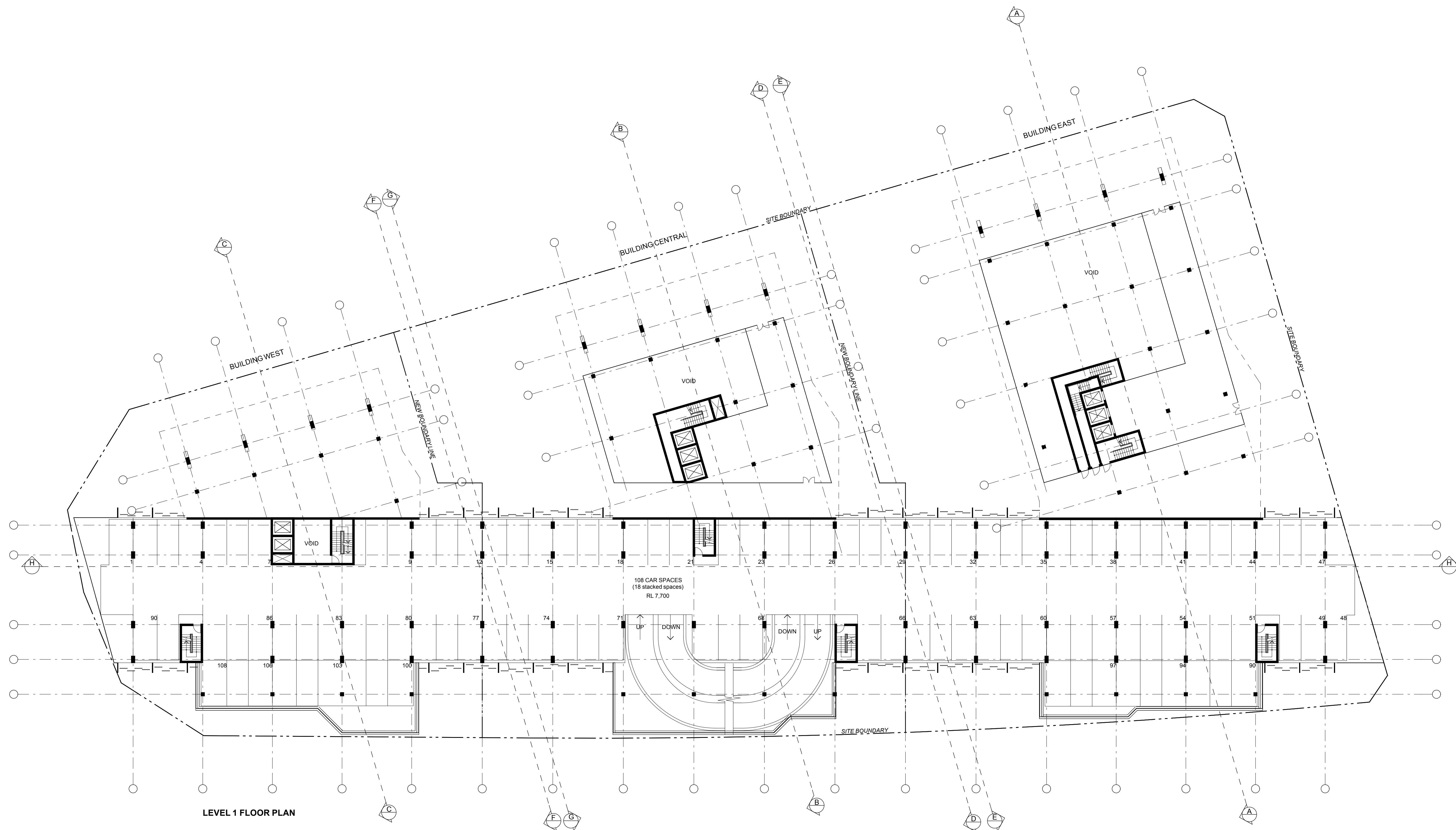
Drawn
MH/CS/EH

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Project Number
10299

Drawing Number
DA06

Issue
G



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Legend

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A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

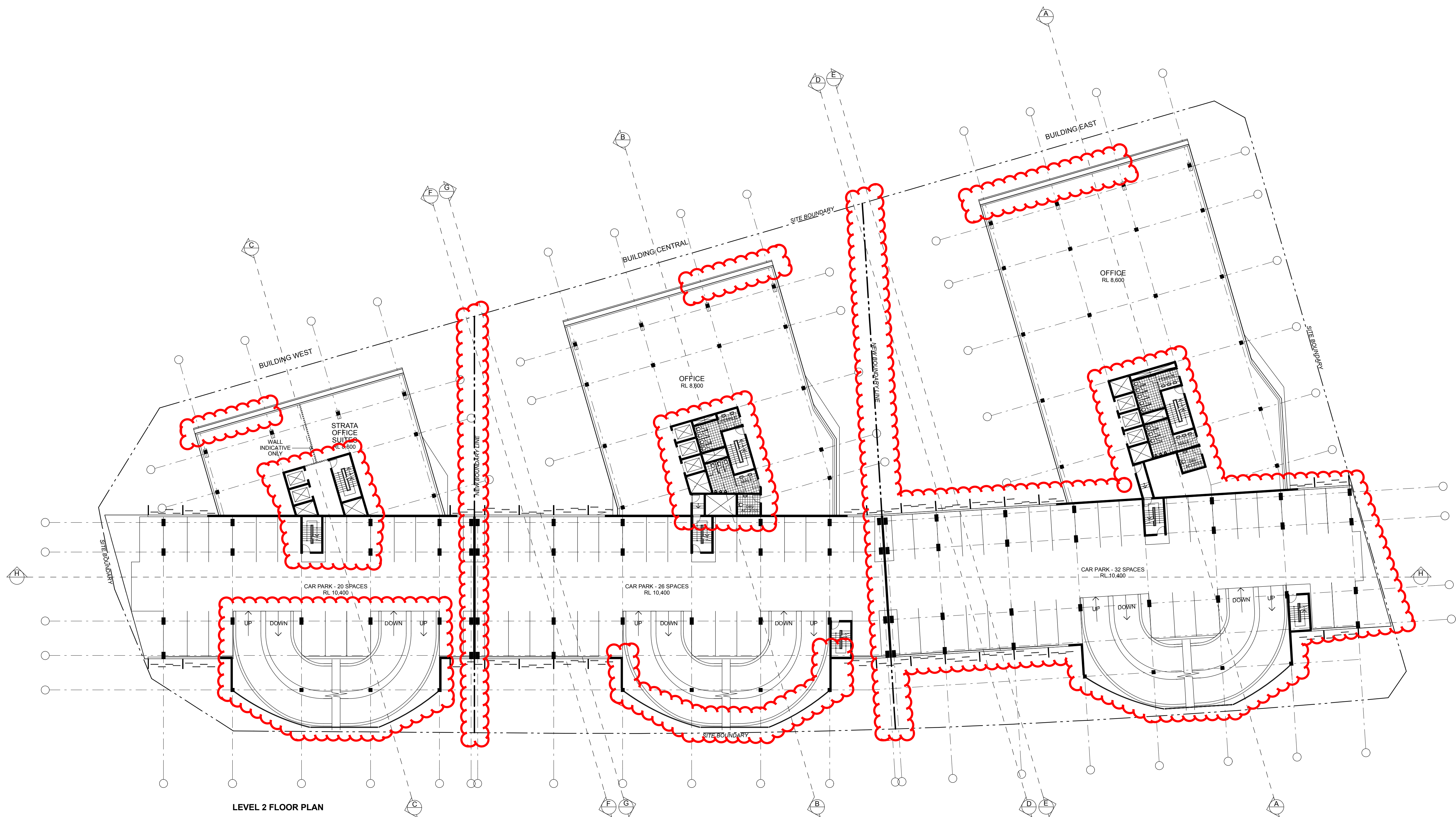
Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 1 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD06	Issue C
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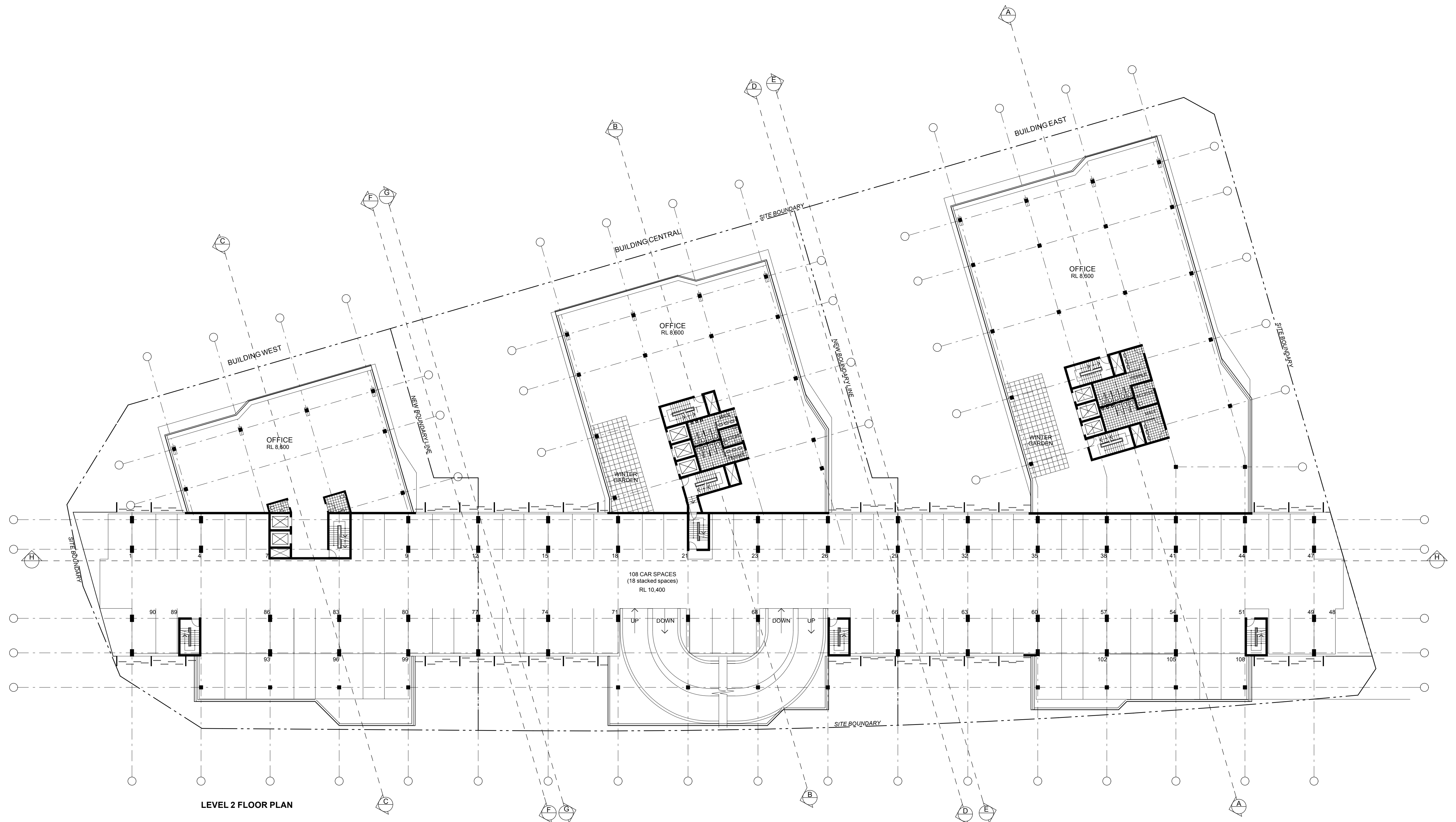
Legend
NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

G	REVISED EA	20.01.09	MM	DR
F	REVISED EA	15.01.09	MM	DR
E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



suters

Project Honeyuckle Central Honeyuckle Drive Newcastle NSW	Drawing Level 2 Floor Plan
Client Builddev	Scale 1:250 @ A1 / 1:500 @ A3
	Date 01.10.08
	Drawn MH/CS/EH
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299
	Drawing Number DA07
	Issue G



LEVEL 2 FLOOR PLAN

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	SUBDIVISION/ISSUE	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



suters

Project
Honeysuckle Central

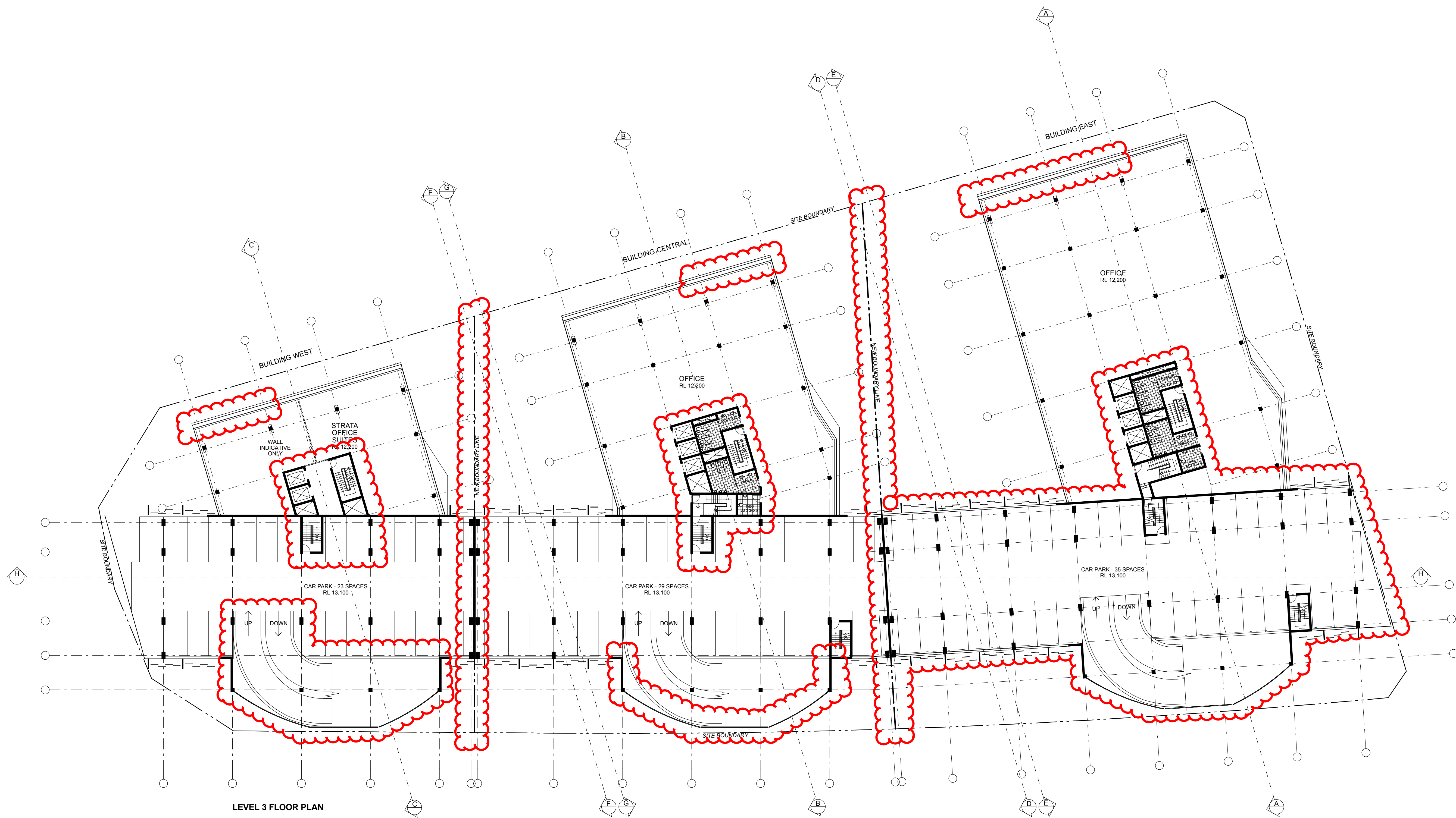
Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 2 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD07	Issue C
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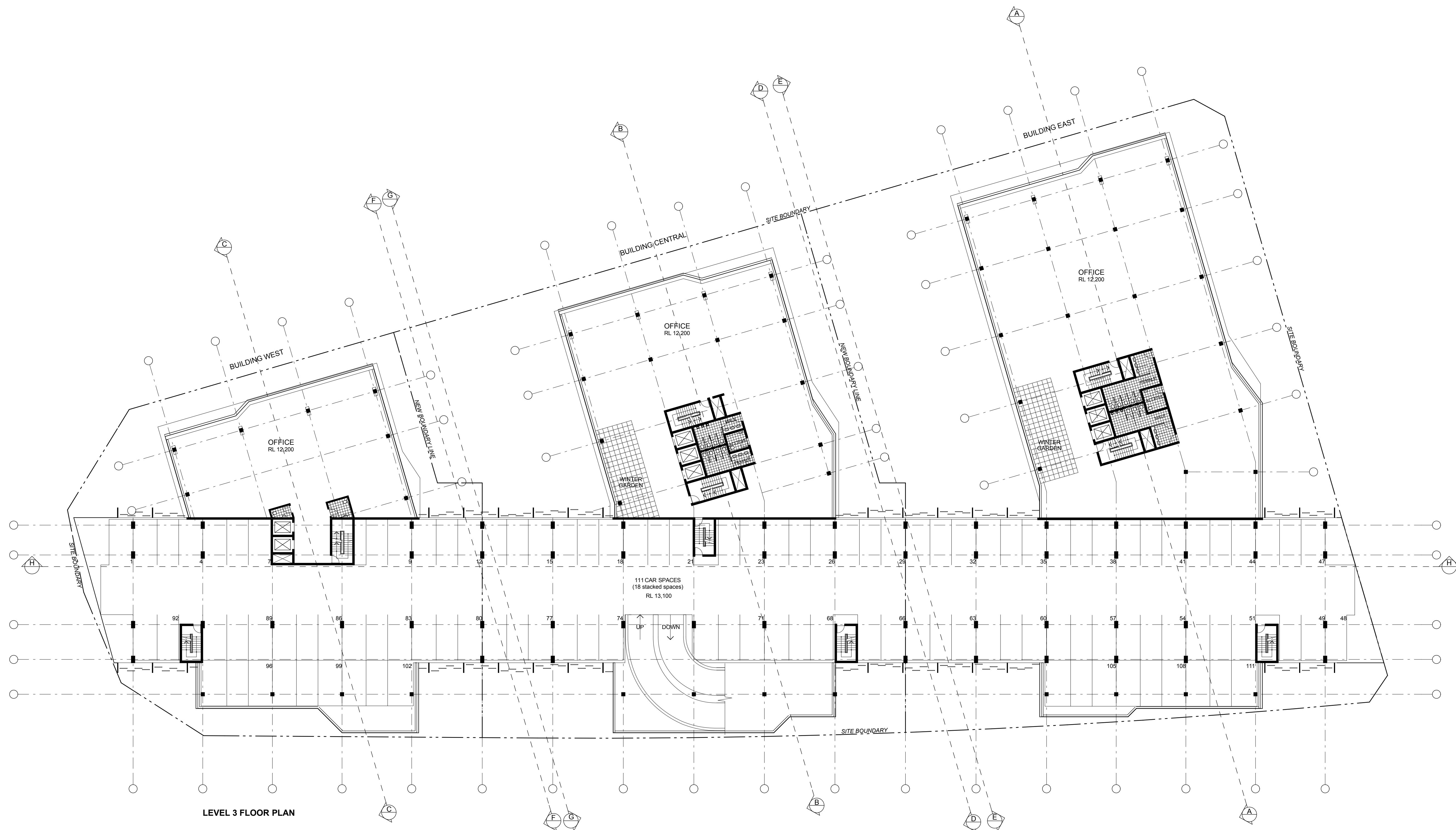
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NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

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C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



suters

Project Honeysuckle Central	Drawing Level 3 Floor Plan
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA08
	Issue G



LEVEL 3 FLOOR PLAN

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	SUBDIVISION ISSUE	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	CHK	Auth



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Project
Honeysuckle Central

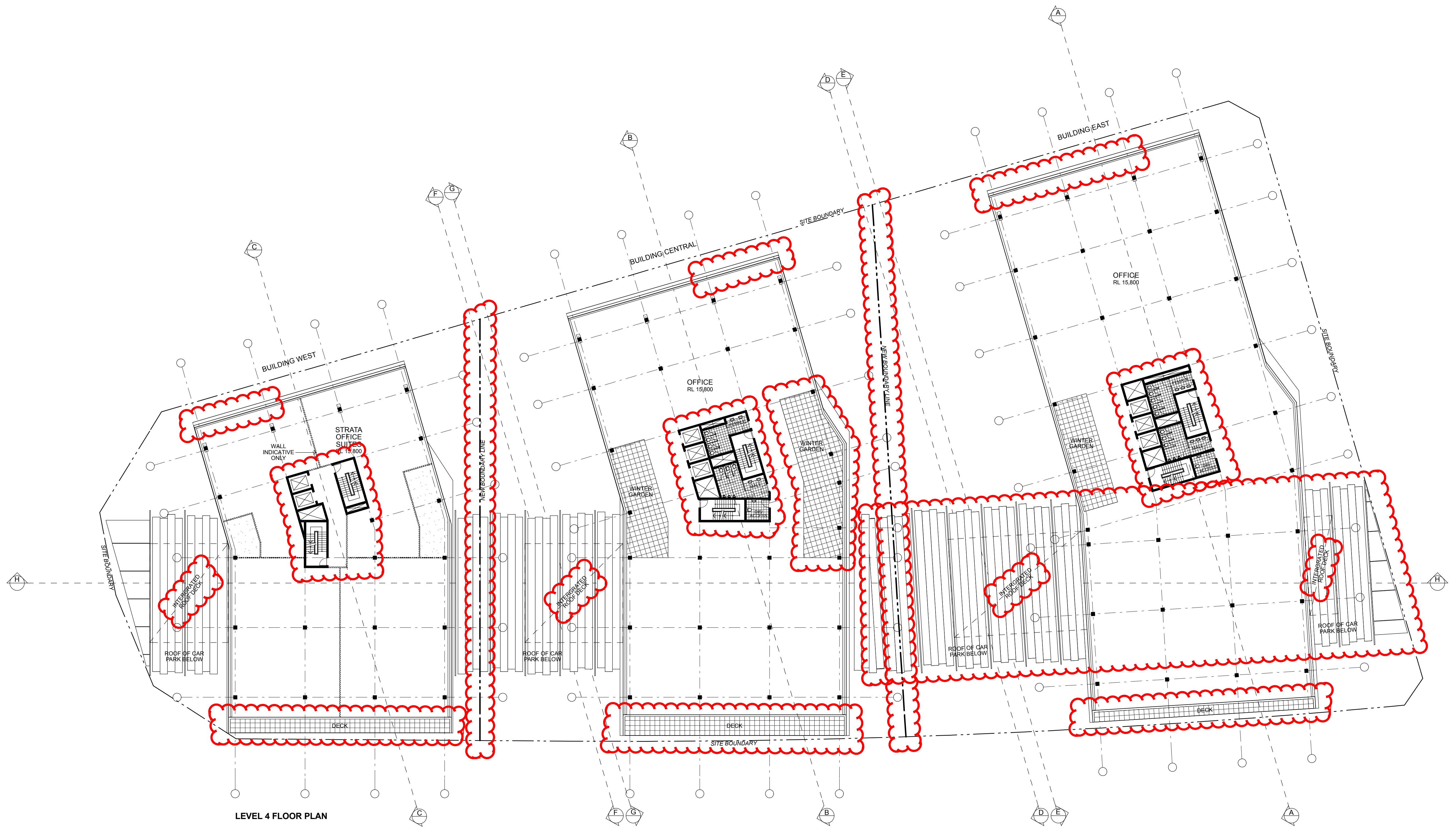
Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 3 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\I.D. DRAWINGS\I.D. Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD08	Issue C
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LEVEL 4 FLOOR PLAN

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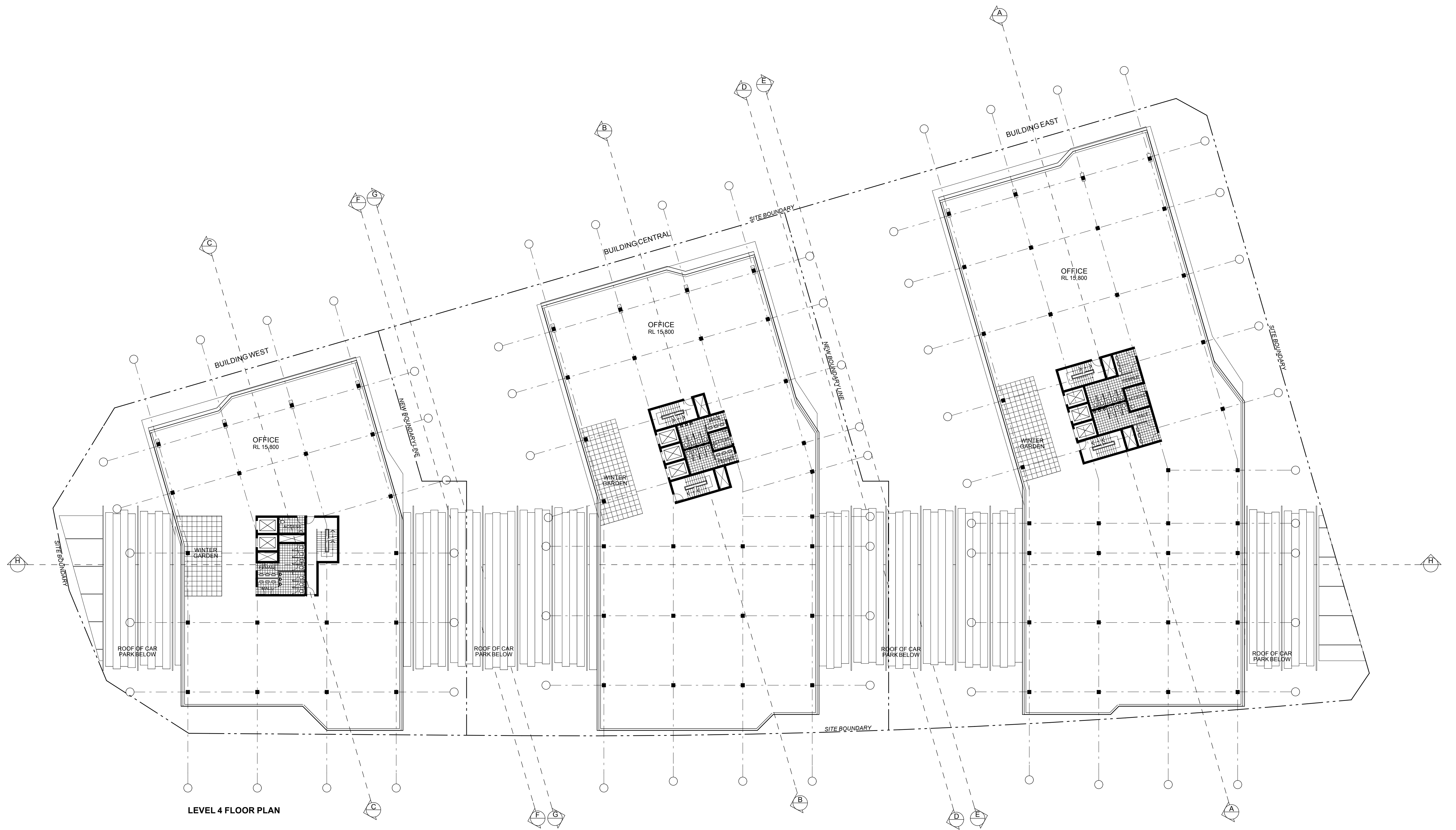
Legend
NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

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F	REVISED EA	15.01.09	MM	DR
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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



suters

Project Honeysuckle Central Honeysuckle Drive Newcastle NSW	Drawing Level 4 Floor Plan
Client Builddev	Scale 1:250 @ A1 / 1:500 @ A3
	Date 01.10.08
	Drawn MH/CS/EH
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299
	Drawing Number DA09
	Issue G



LEVEL 4 FLOOR PLAN

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

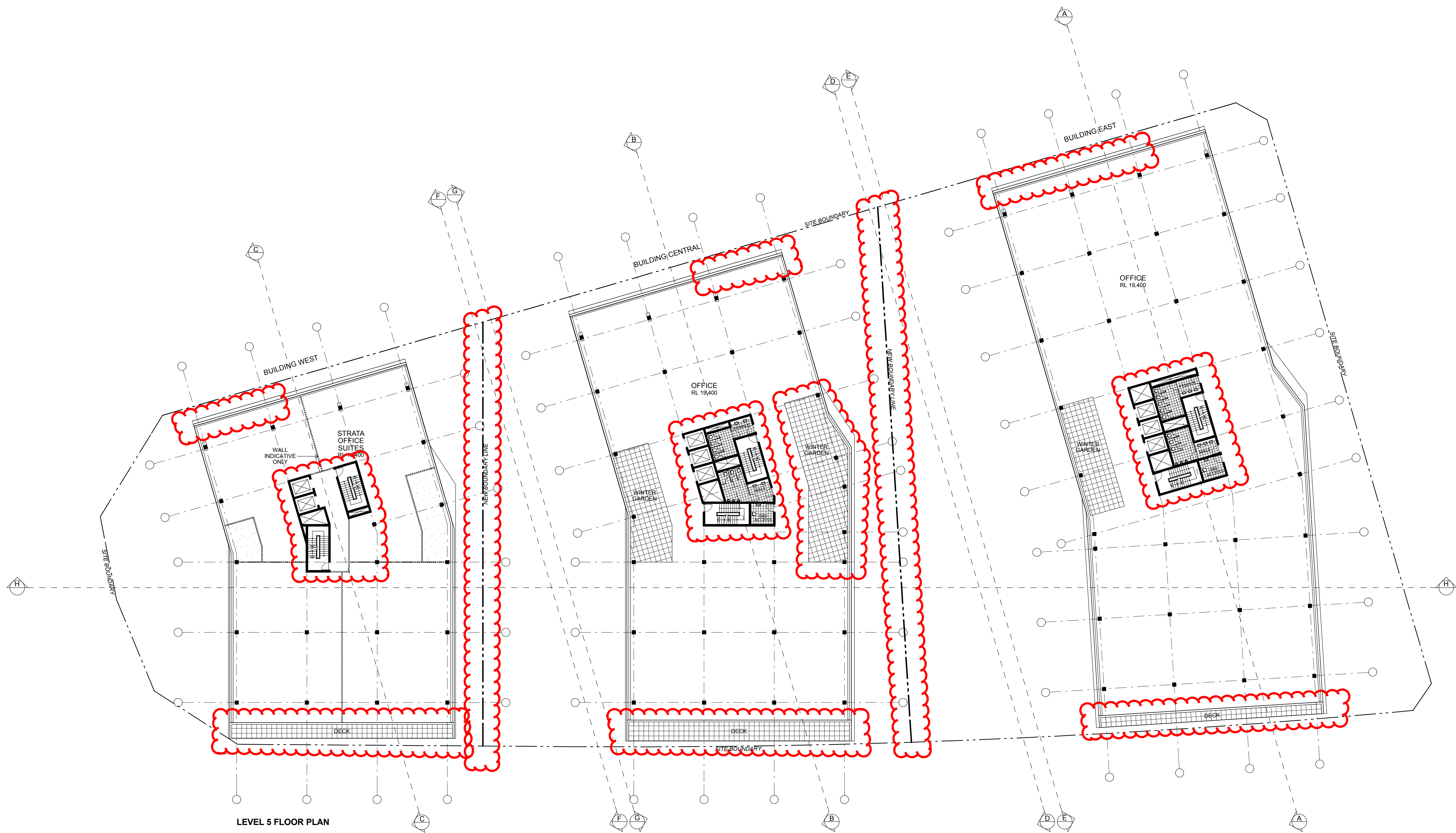
Client
Builddev

Drawing
Level 4 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt
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Project Number 10299	Drawing Number DD09	Issue C
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LEVEL 5 FLOOR PLAN

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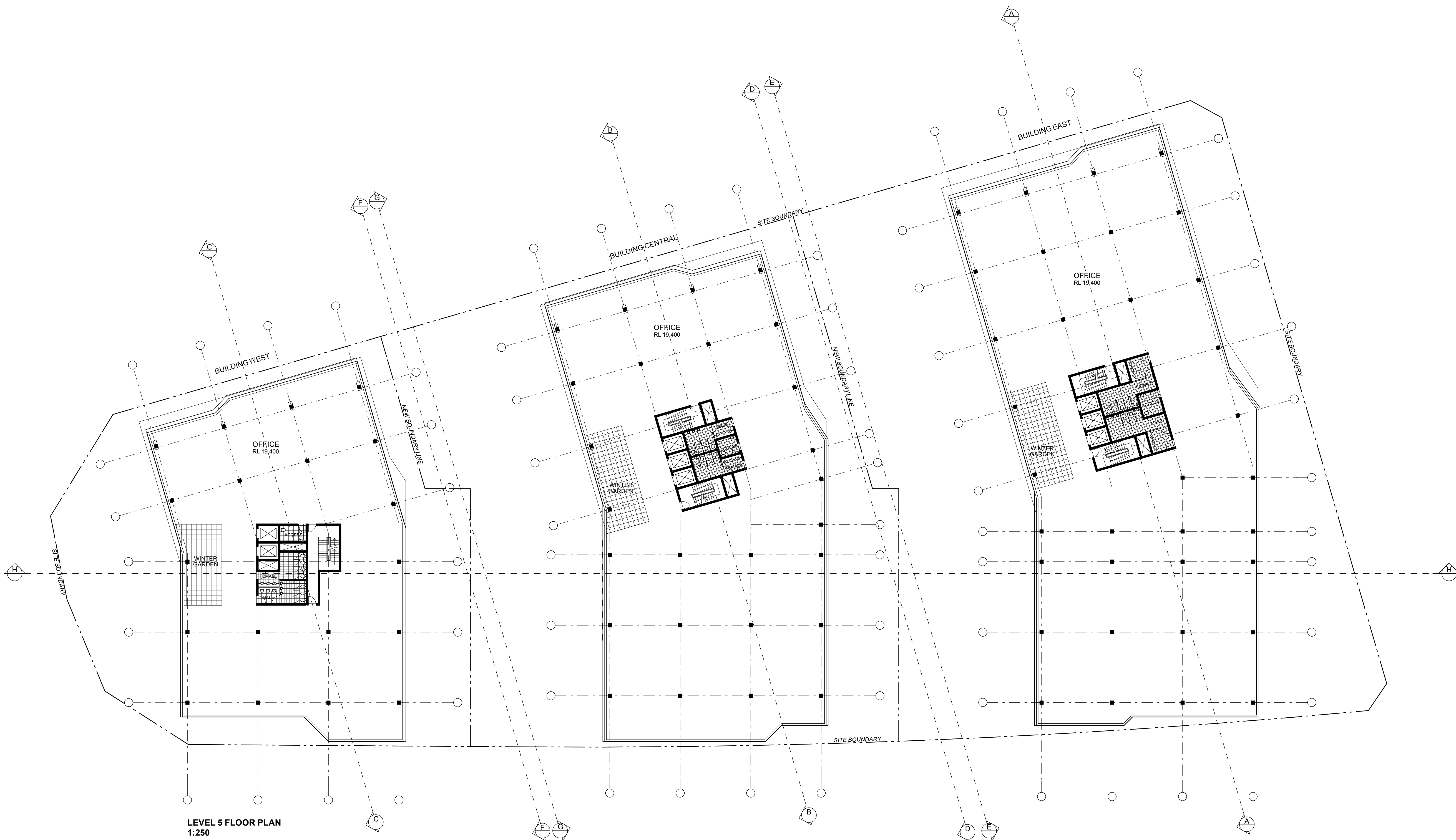
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NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeyuckle Central	Drawing Level 5 Floor Plan
Honeyuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA10
	Issue G



LEVEL 5 FLOOR PLAN
1:250

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysockle Central

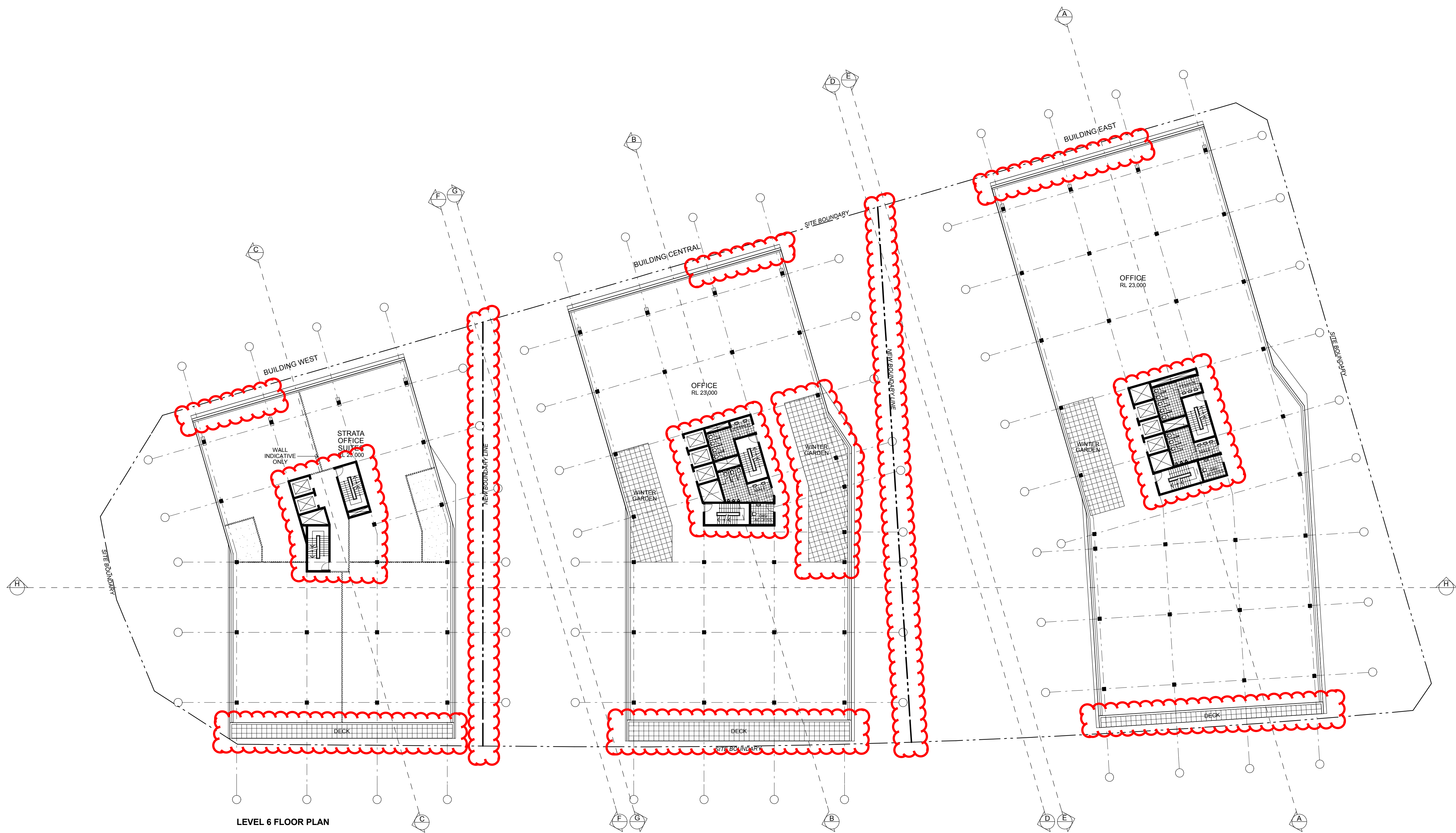
Honeysockle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 5 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD10	Issue C
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LEVEL 6 FLOOR PLAN

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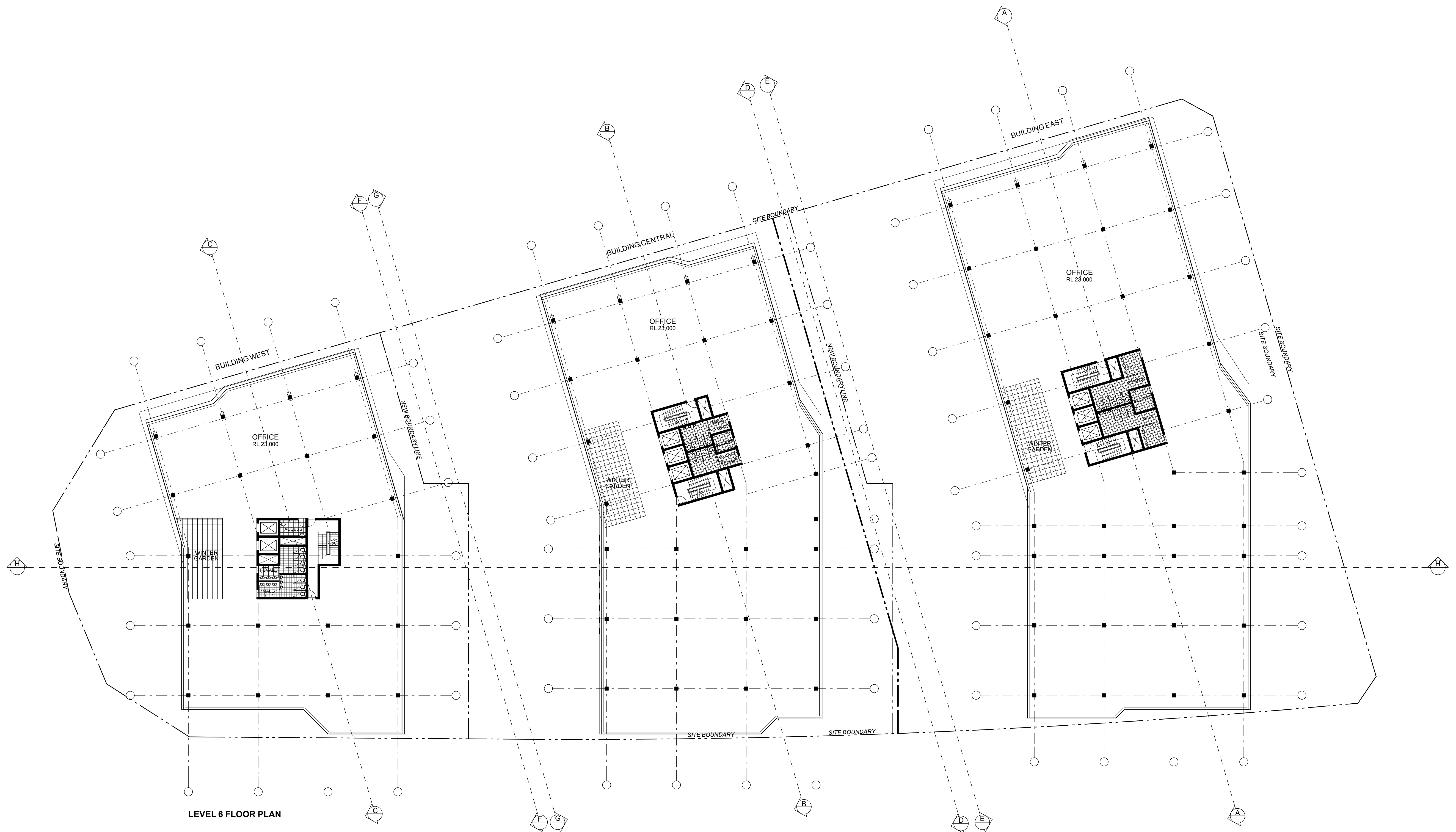
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NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

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D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysockle Central	Drawing Level 6 Floor Plan
Honeysockle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA11
	Issue G



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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysockle Central

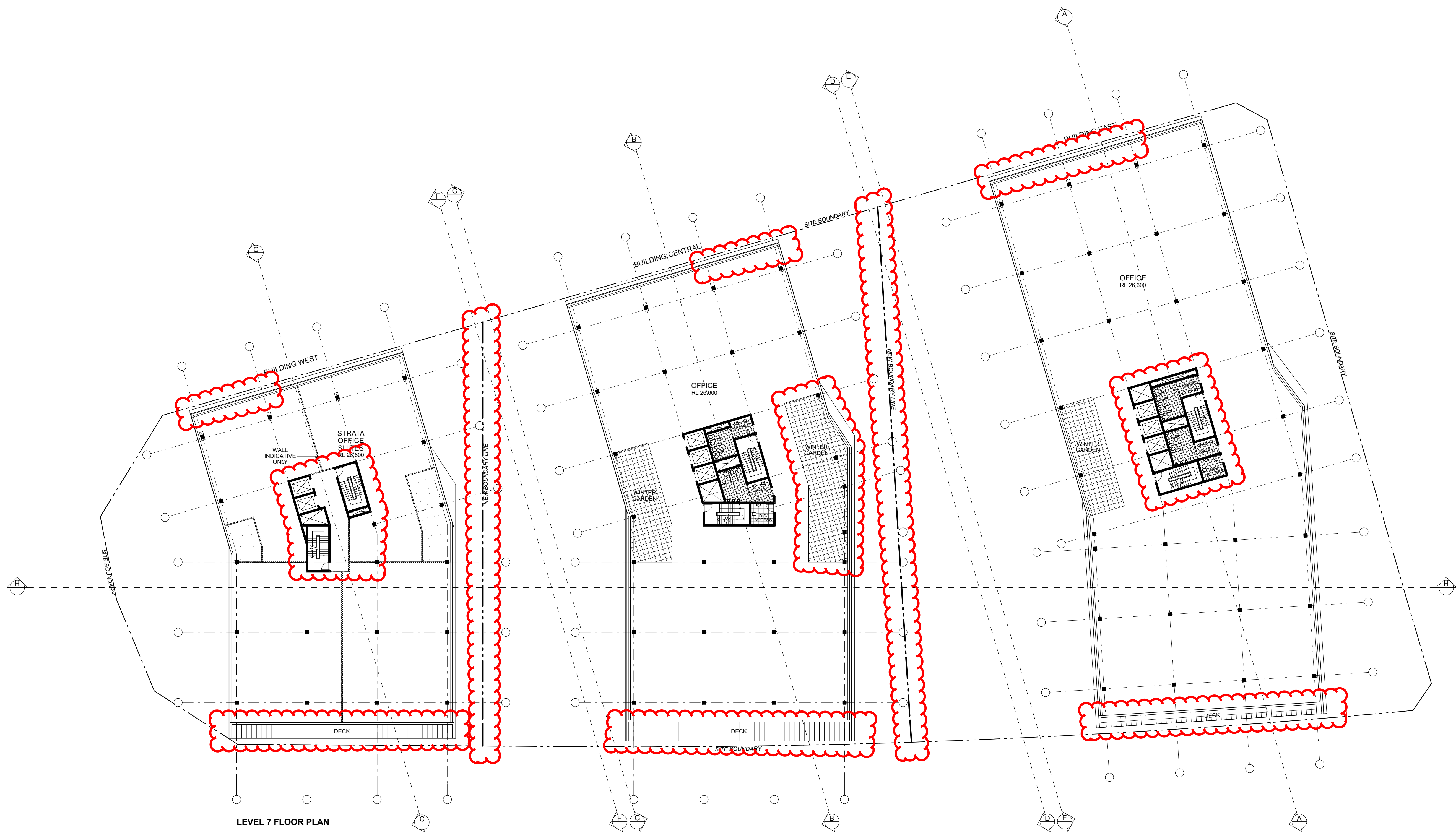
Honeysockle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 6 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD11	Issue C
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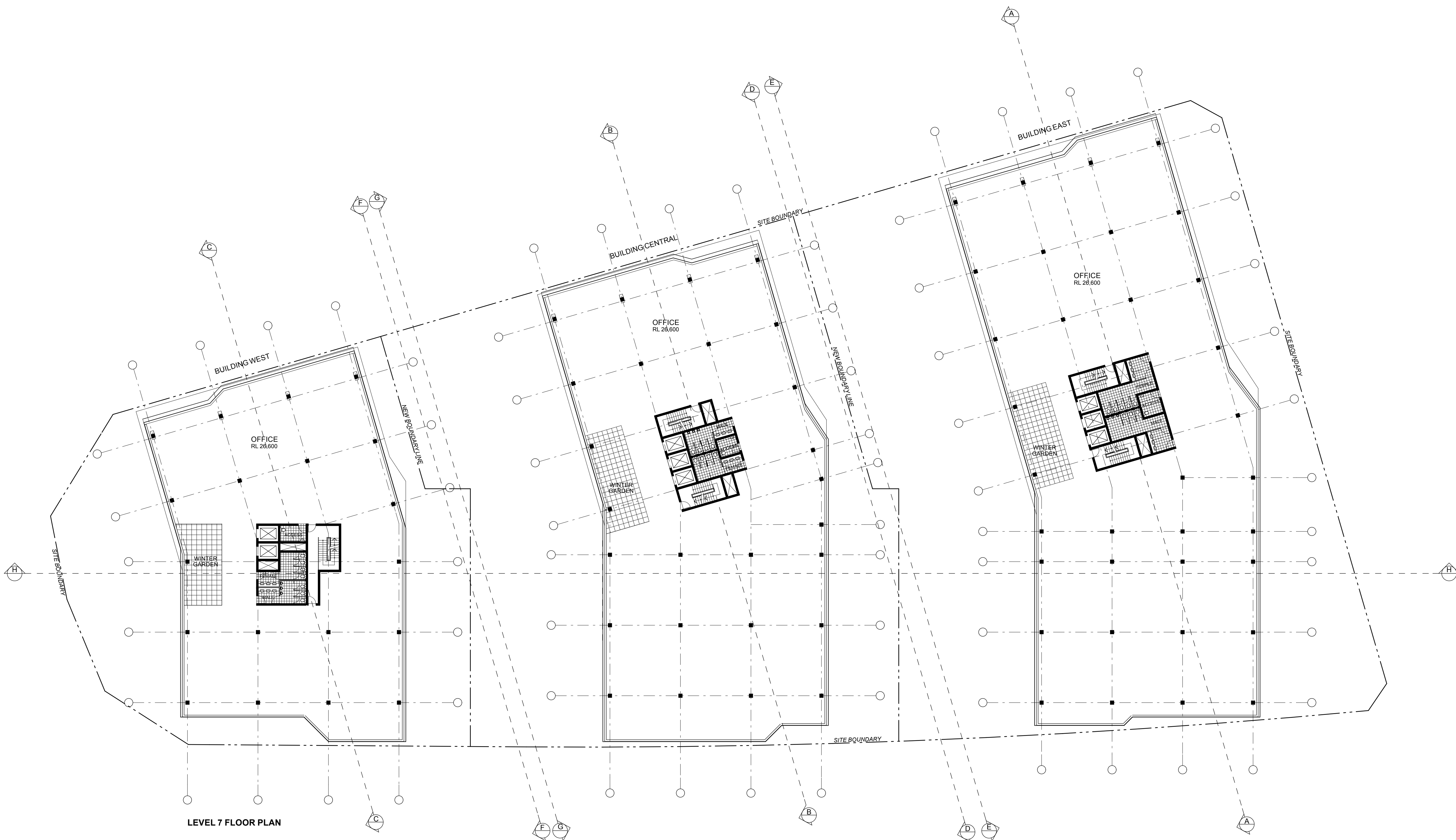
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C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysockle Central	Drawing Level 7 Floor Plan
Honeysockle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA12
	Issue G



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Legend

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B	SUBDIVISION/ISSUE	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

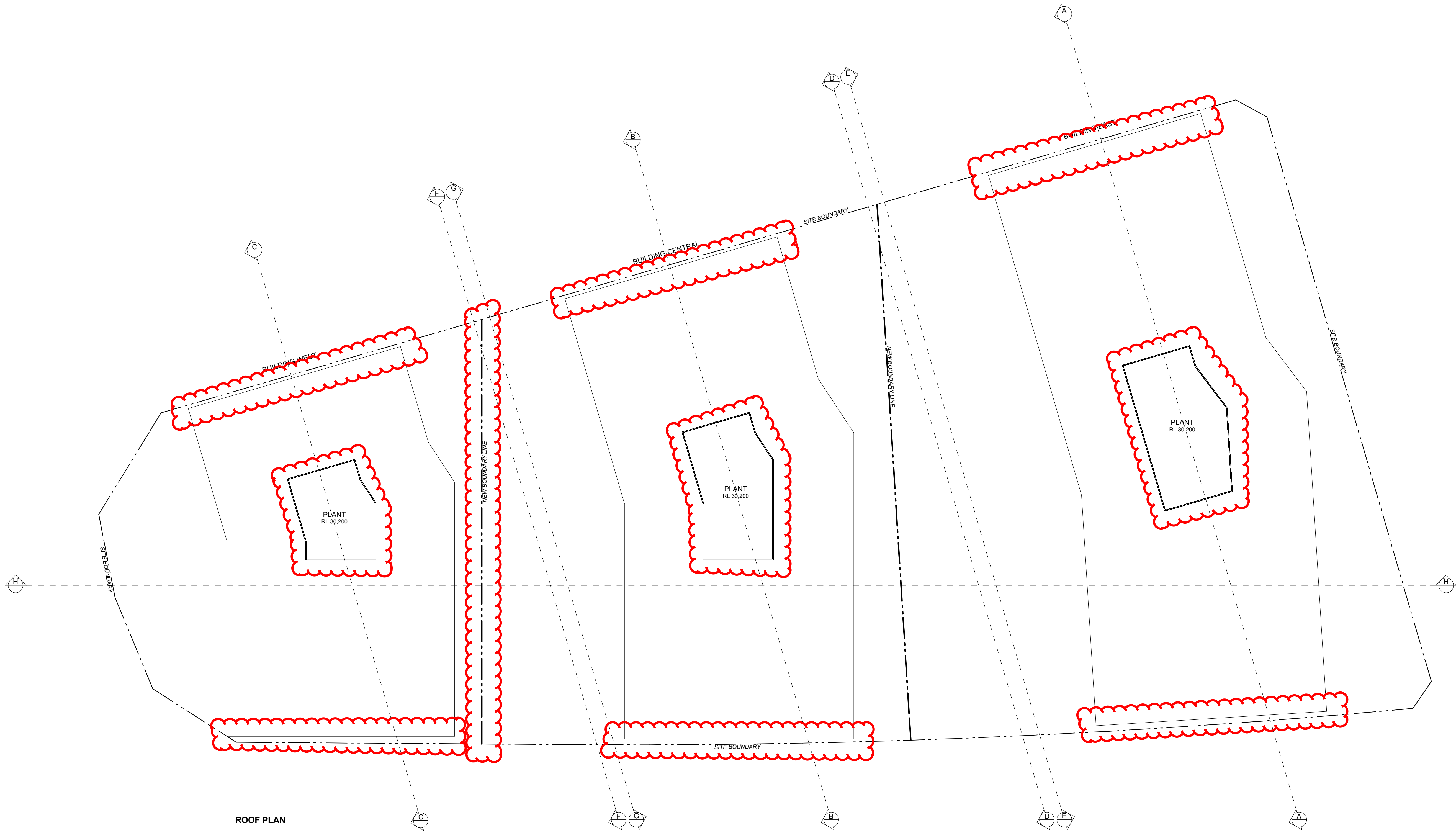
Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Level 7 Floor Plan

Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD12	Issue C
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ROOF PLAN

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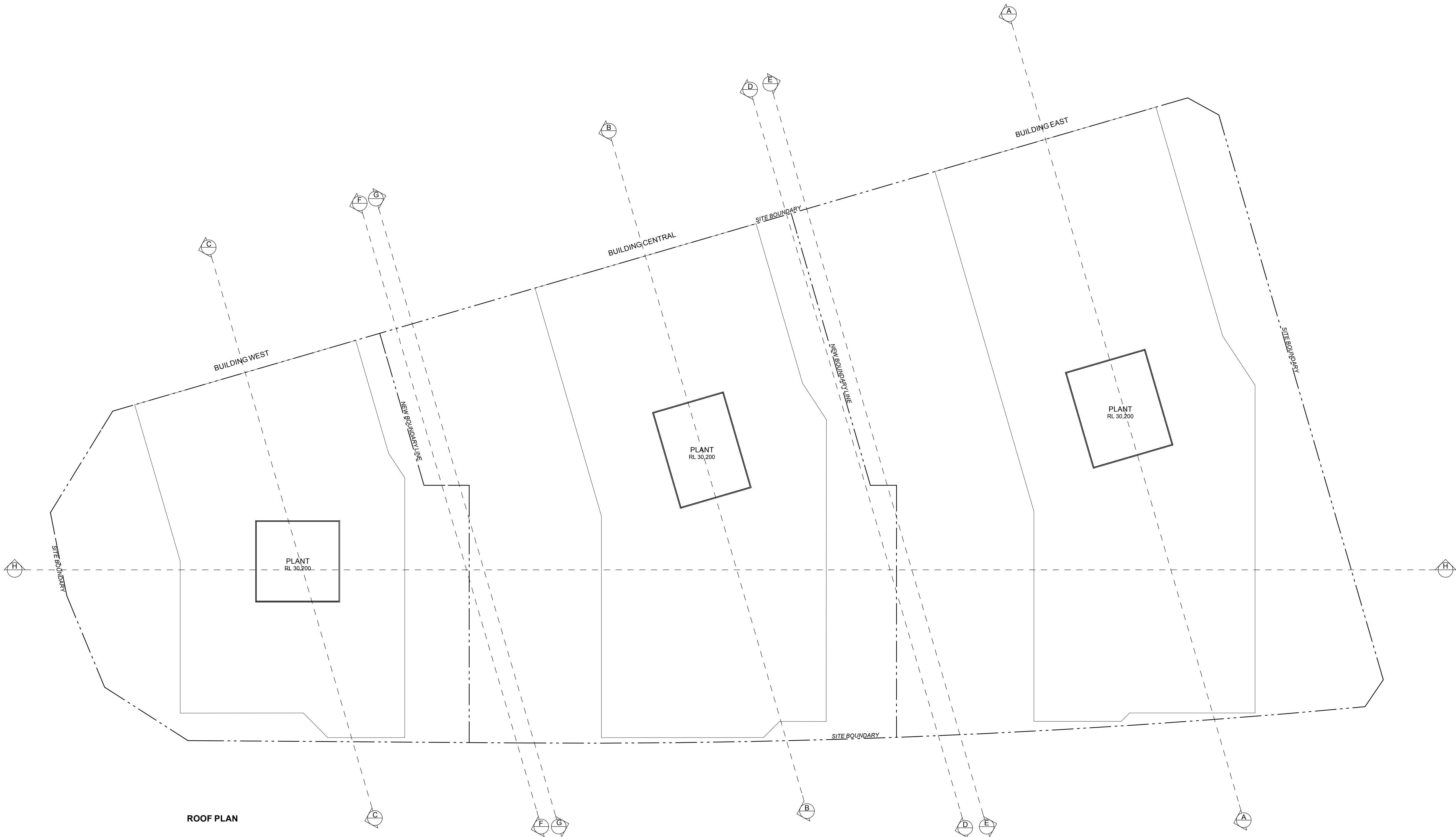
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C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central	Drawing Roof Plan
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA13
Issue G	



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Legend

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B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

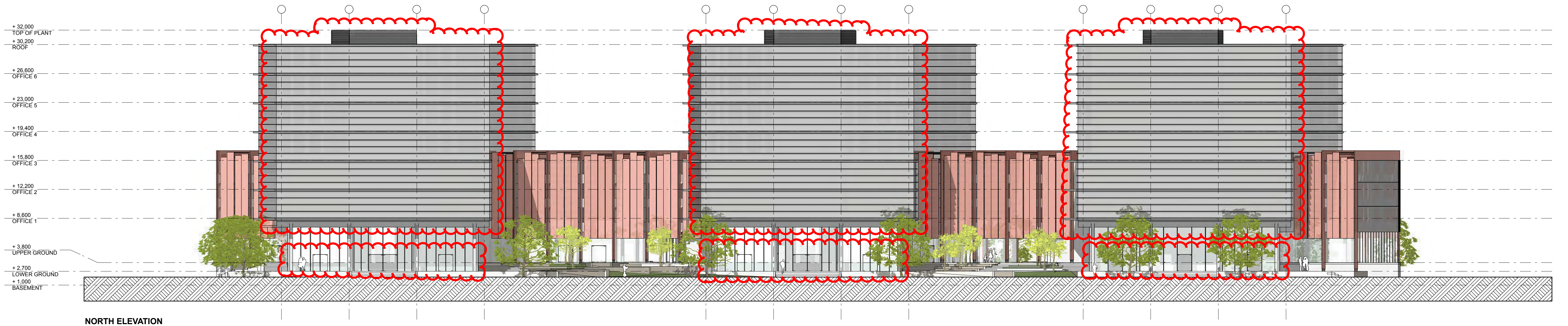
Client
Builddev

Drawing
Roof Plan

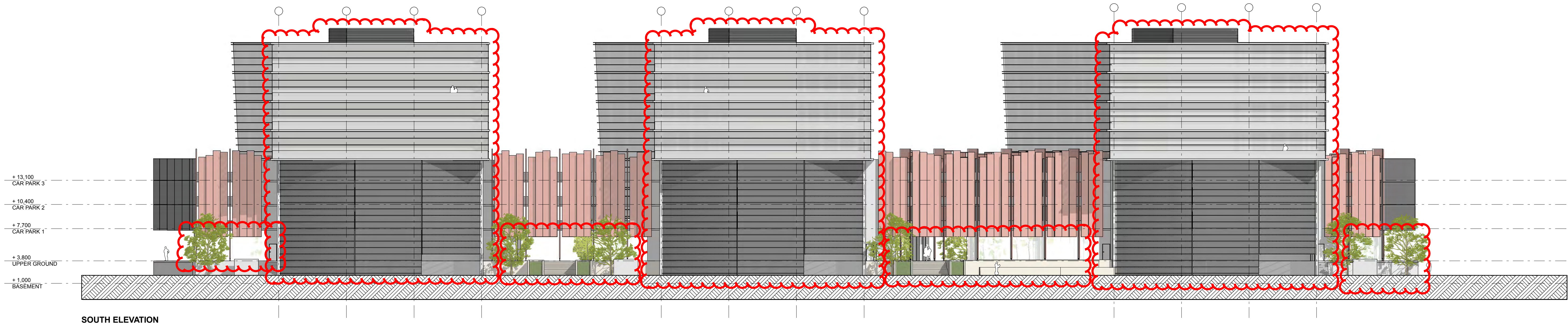
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File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt
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Project Number 10299	Drawing Number DD13	Issue C
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NORTH ELEVATION



SOUTH ELEVATION

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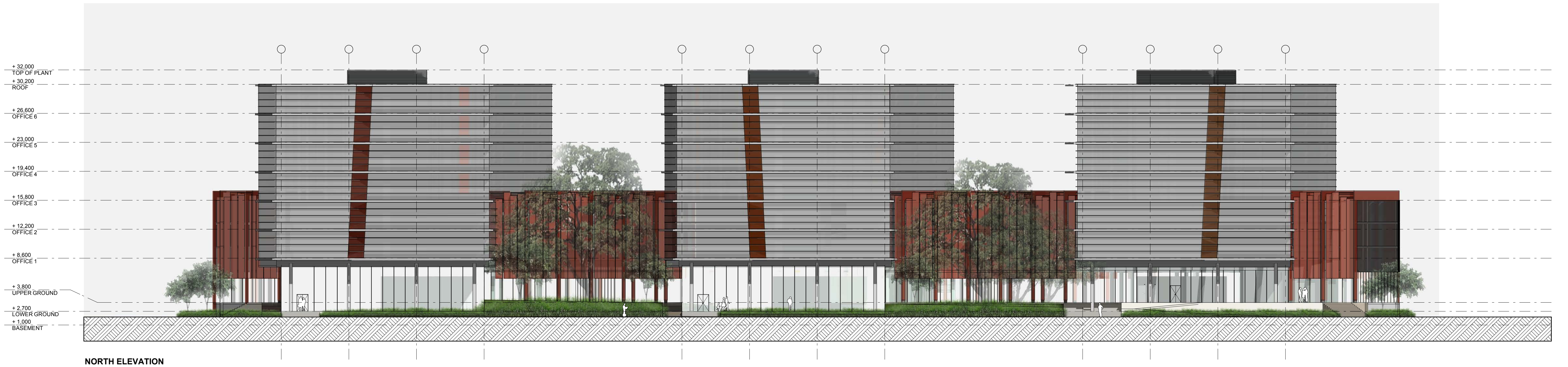
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NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

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E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central Honeysuckle Drive Newcastle NSW	Drawing North / South Elevations
Client Builddev	Scale 1:250 @ A1 / 1:500 @ A3
	Date 01.10.08
	Drawn MH/CS/EH
	File Name I:\10000\10200\10299\0-Base\10299_model.pln
	Project Number 10299
	Drawing Number DA14
	Issue F



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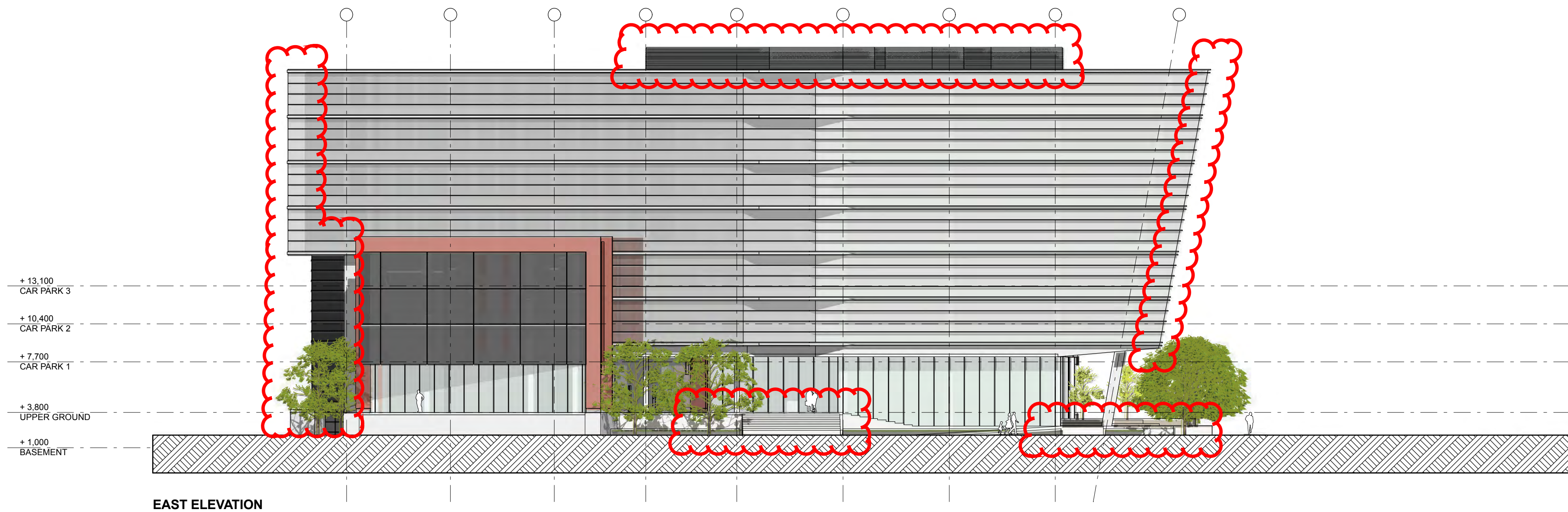
Legend

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A	ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth

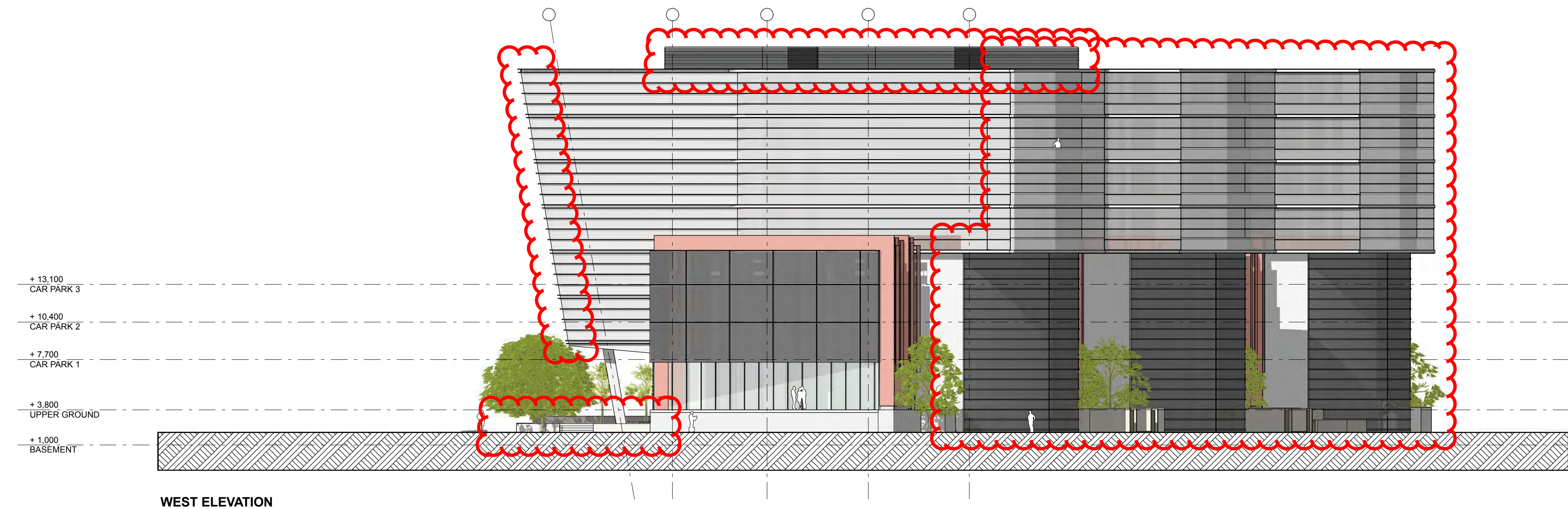


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Project Honeysuckle Central	Drawing North / South Elevations		
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
Client Builddev	File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a\Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD14
			Issue C



EAST ELEVATION



WEST ELEVATION

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Legend

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F	REVISED EA	20.01.09	MM	DR
E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
East / West Elevations

Scale 1:250 @ A1 / 1:500 @ A3 Date 01.10.08 Drawn MH/CS/EH

File Name I:\10000\10200\10299\0-Base\10299_model.pln

Project Number Drawing Number Issue

10299 DA15 F



EAST ELEVATION



WEST ELEVATION

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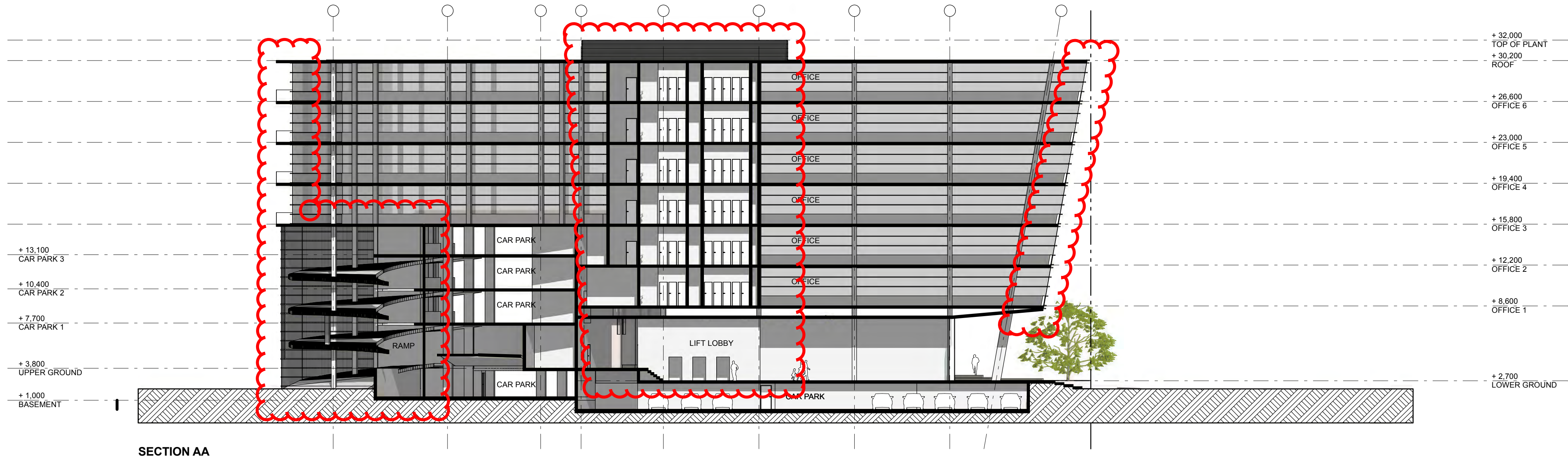
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C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth

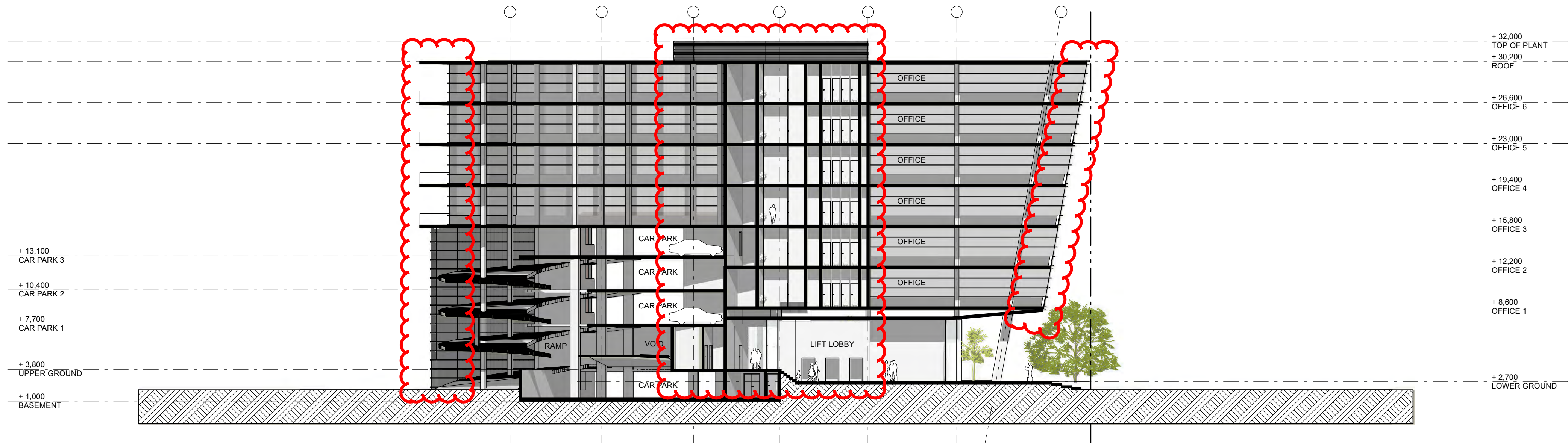


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Project Honeysuckle Central	Drawing East / West Elevations		
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
Client Builddev	File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt	Project Number 10299	Drawing Number DD15
			Issue C



SECTION AA



SECTION BB



SECTION CC

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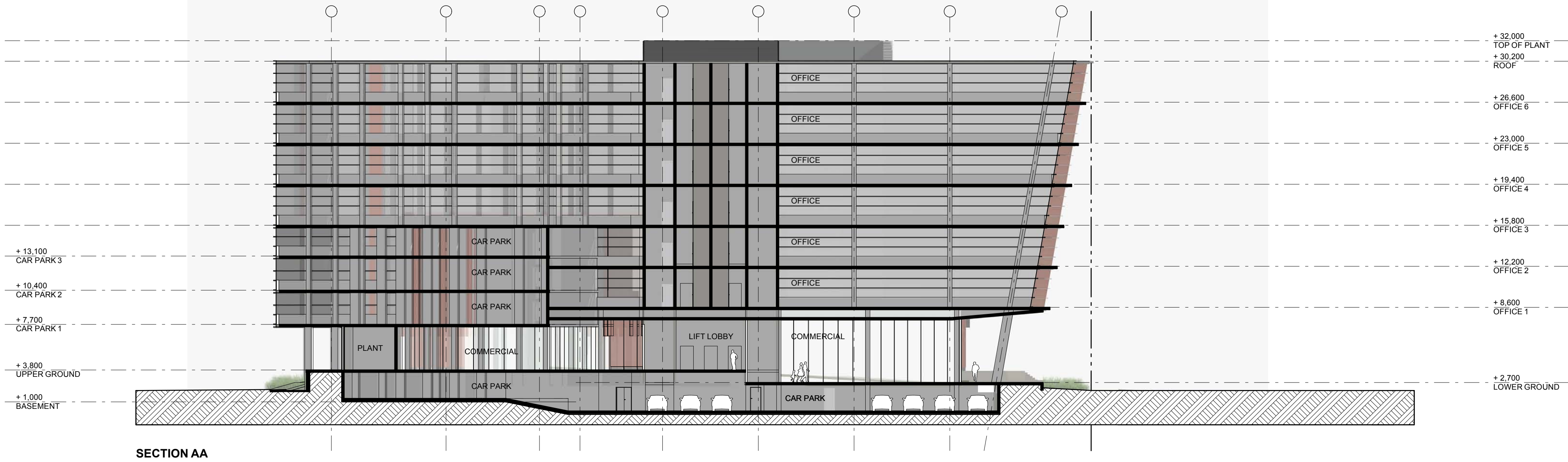
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NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

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Issue	Description	Date	Chk	Auth



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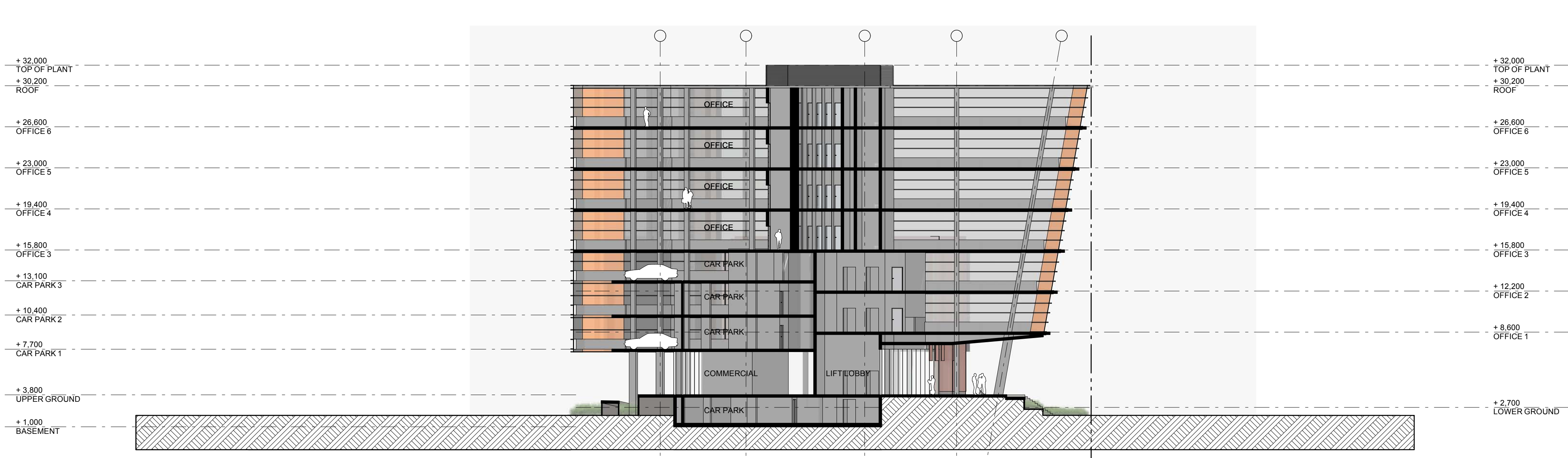
Project Honeyeater Central Honeyeater Drive Newcastle NSW	Drawing Sections
Client Builddev	Scale 1:250 @ A1 / 1:500 @ A3
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Date 01.10.08
Project Number 10299	Drawn DA16
Issue F	Drawn MH/CS/EH



SECTION AA



SECTION BB



SECTION CC

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Sections

Scale
1:250 @ A1 / 1:500 @ A3

Date
01.10.08

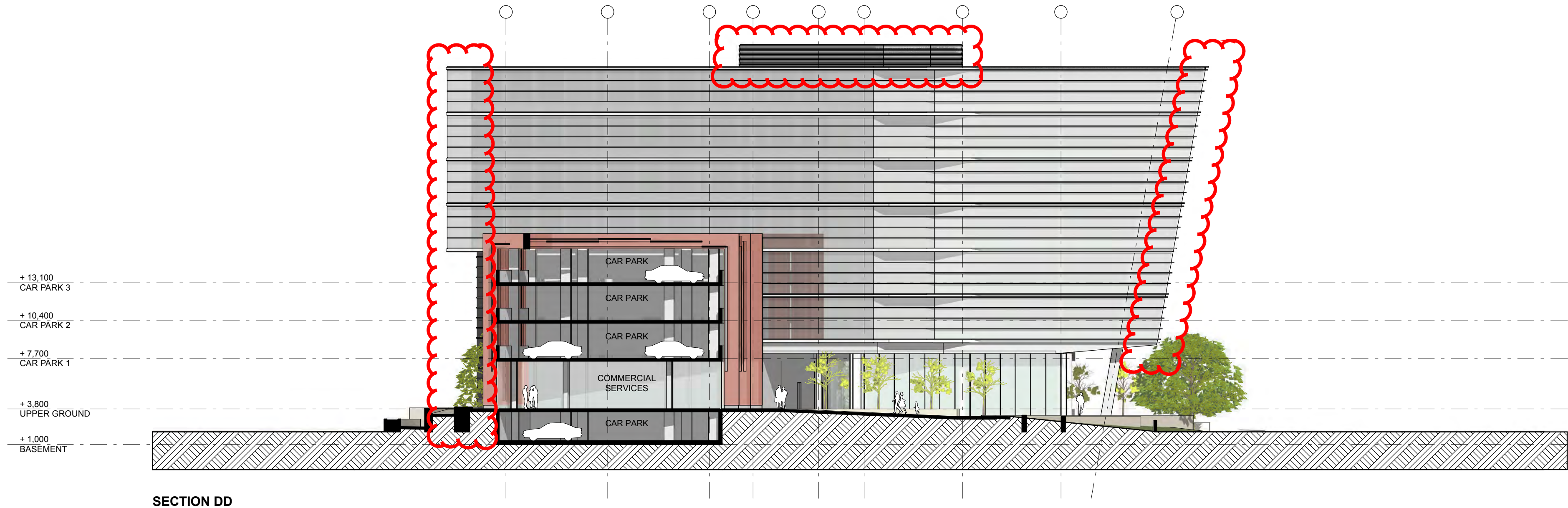
Drawn
CS/KD

File Name
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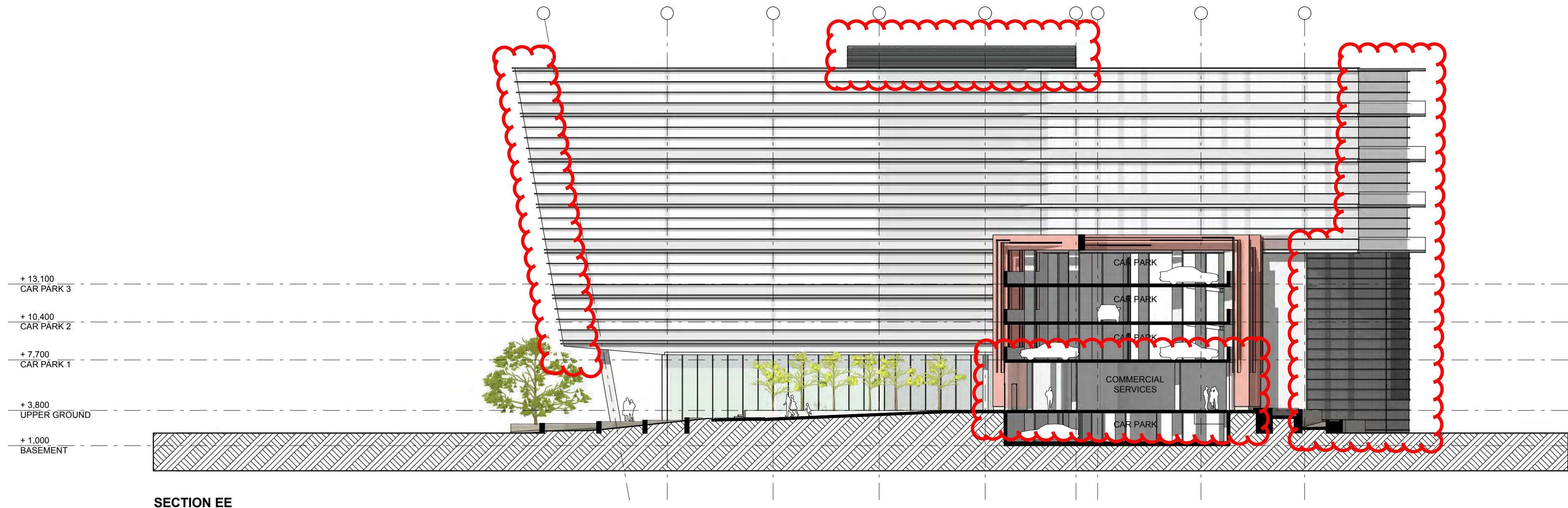
Project Number
10299

Drawing Number
DD16

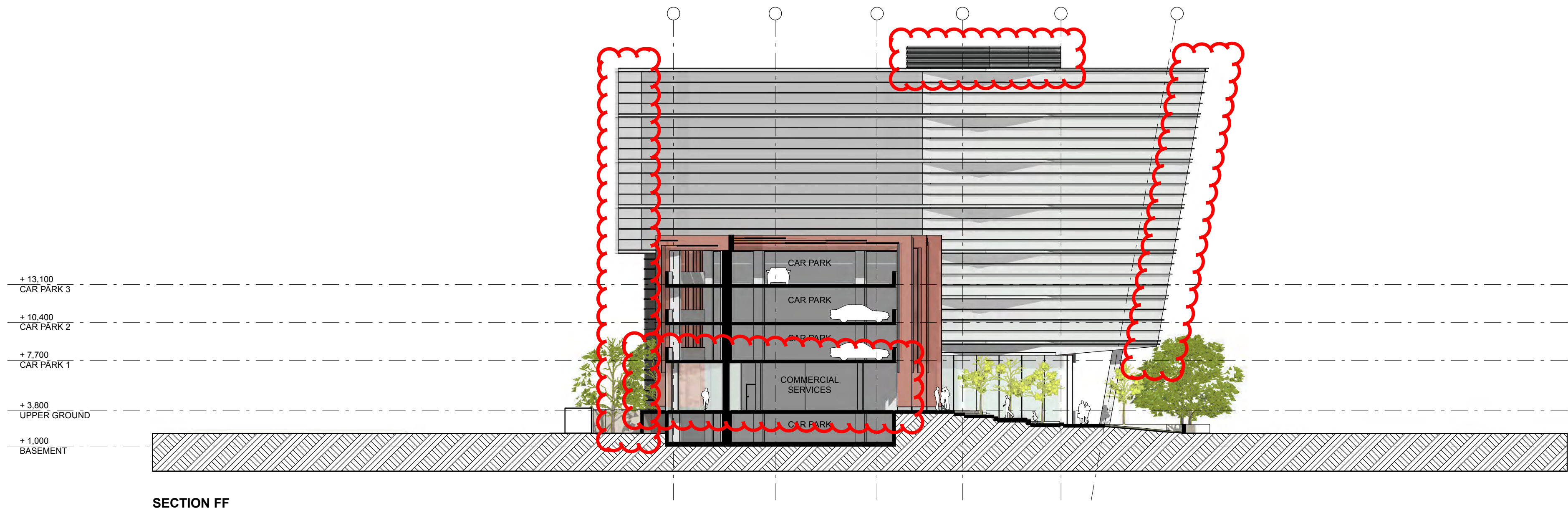
Issue
C



SECTION DD



SECTION EE



SECTION FF

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Issue	Description	Date	Chk	Auth

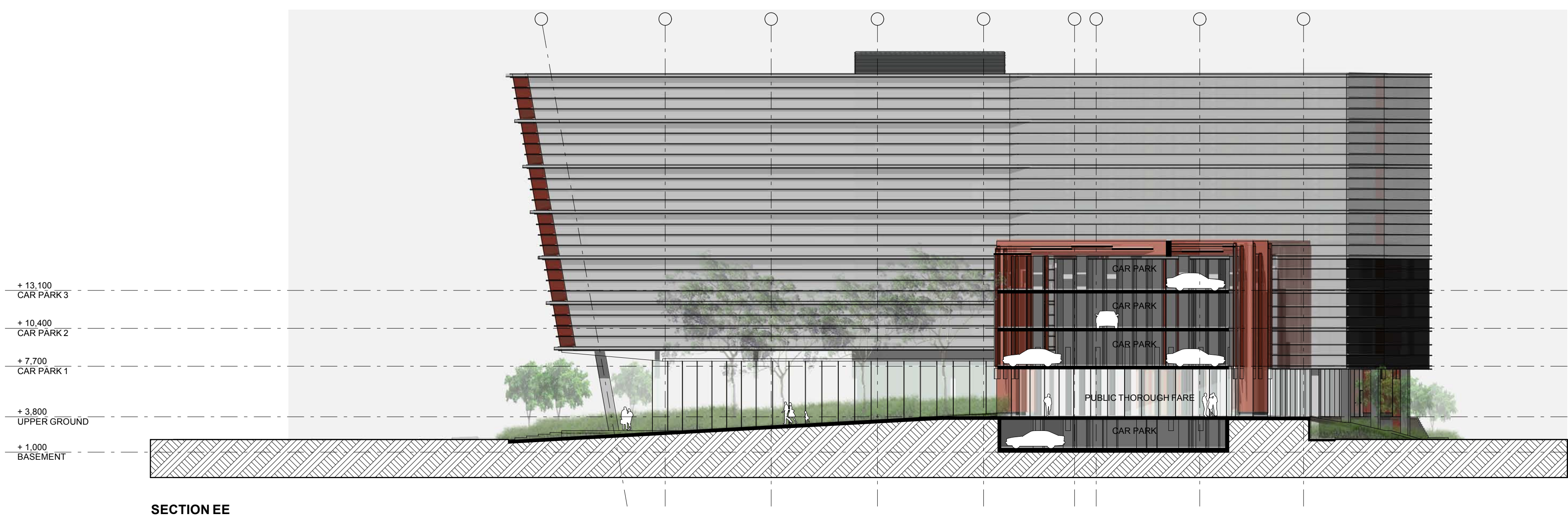


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Project Honeysuckle Central	Drawing Sections
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
	Drawn MH/CS/EH
	File Name I:\10000\10200\10299\0-Base\10299_model.pln
	Project Number 10299
	Drawing Number DA17
	Issue F



SECTION DD



SECTION EE



SECTION FF

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Sections

Scale
1:250 @ A1 / 1:500 @ A3

Date
01.10.08

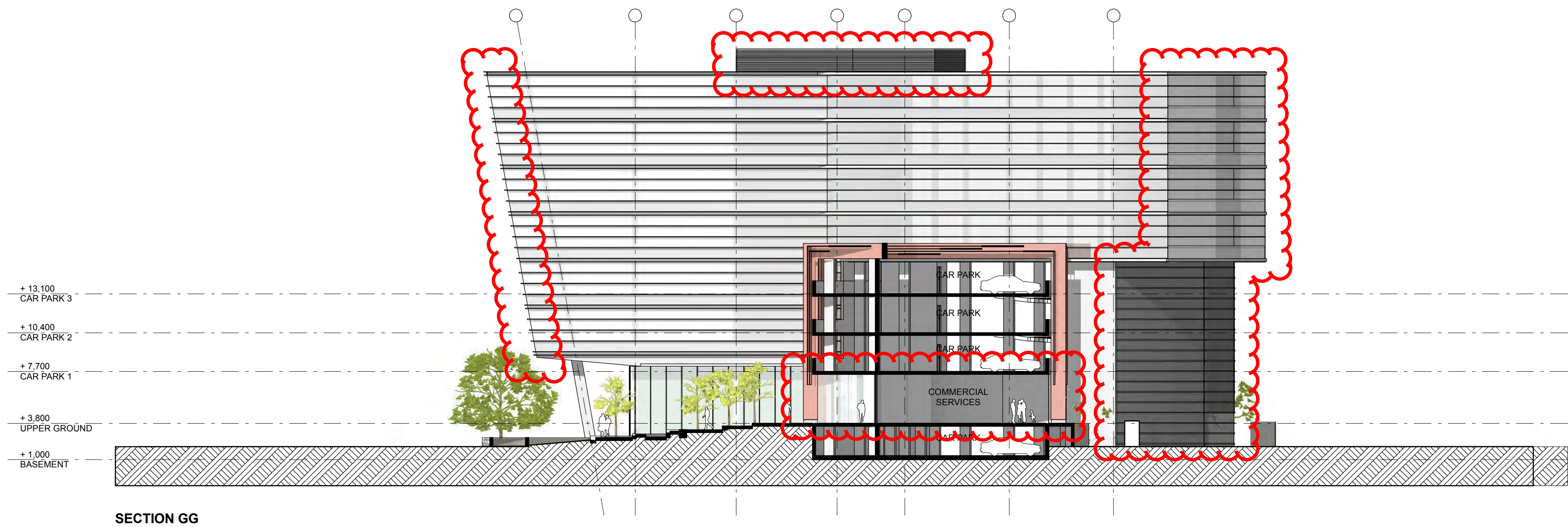
Drawn
CS/KD

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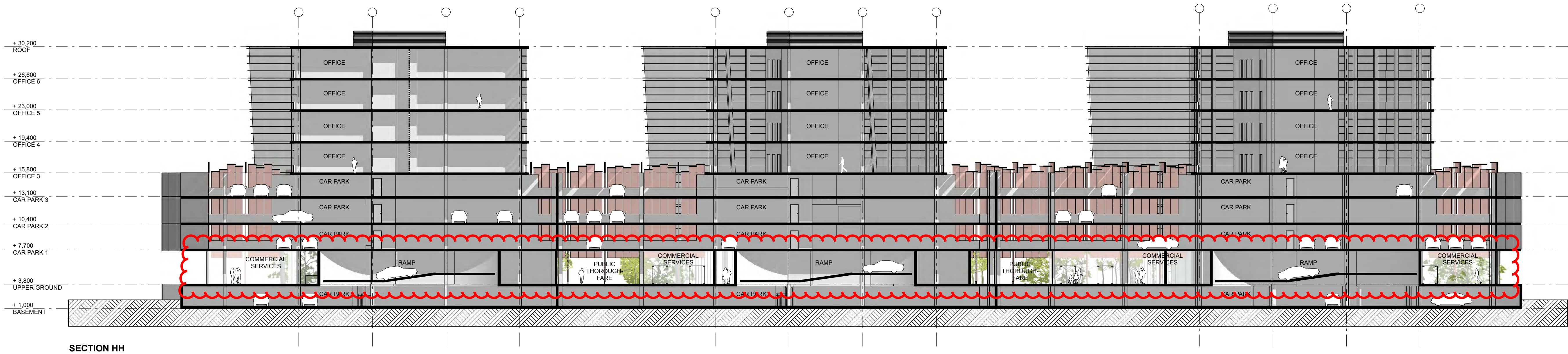
Project Number
10299

Drawing Number
DD17

Issue
C



SECTION GG



SECTION HH

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B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central	Drawing Sections
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @ A3
Client Builddev	Date 01.10.08
File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA18
	Issue F



SECTION GG



SECTION HH

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C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	UDCG ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project
Honeysuckle Central

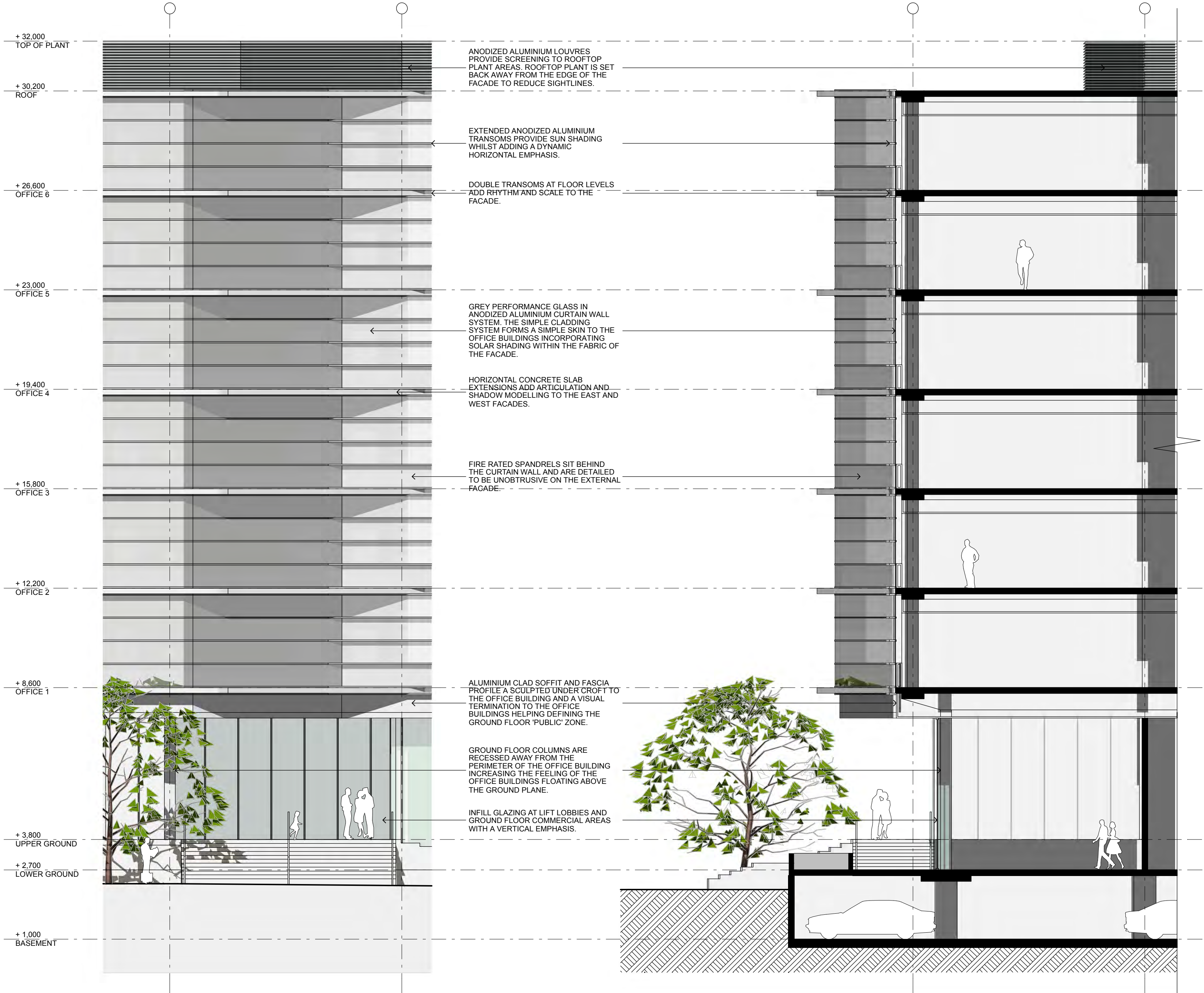
Honeysuckle Drive
Newcastle NSW

Client
Builddev

Drawing
Sections

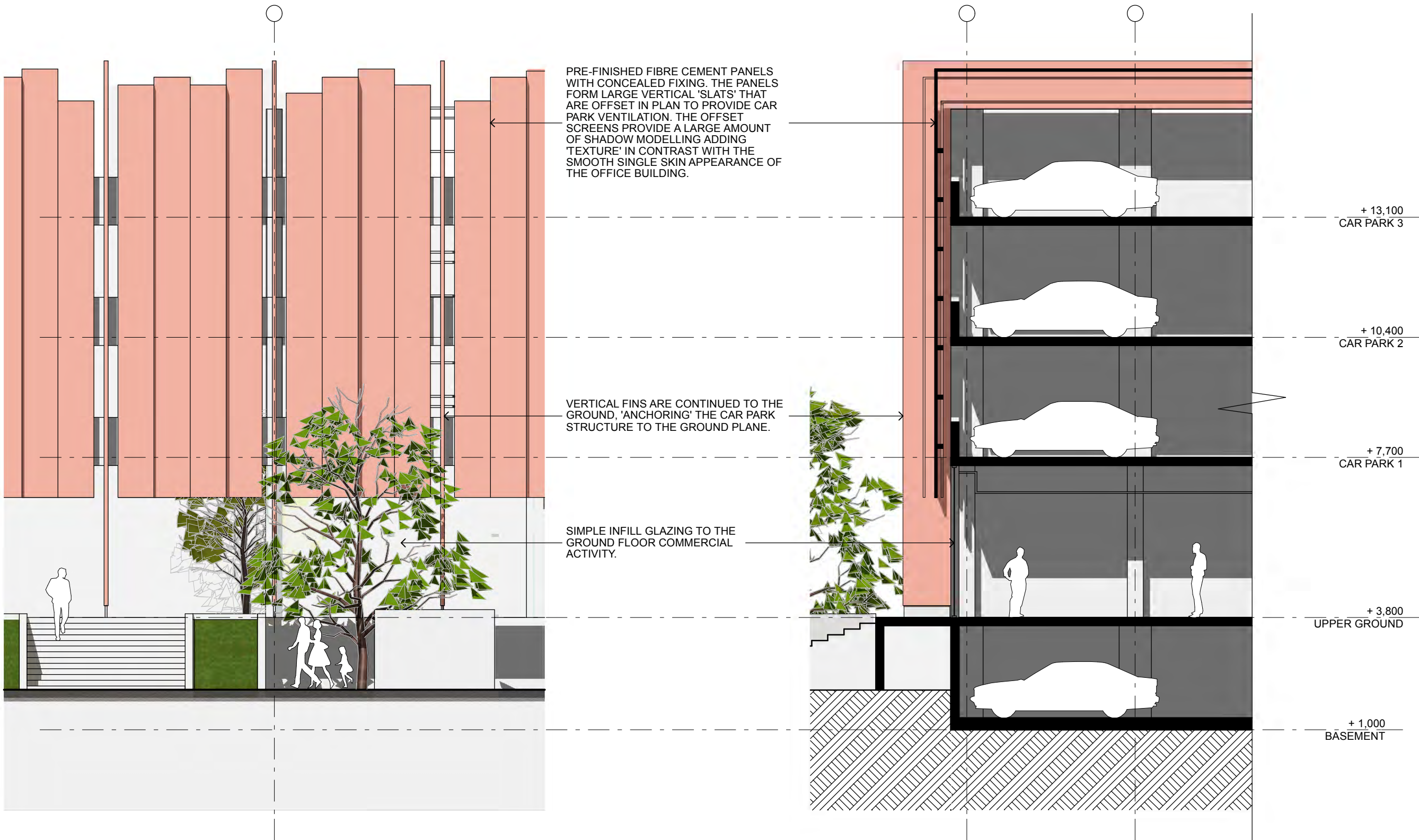
Scale 1:250 @ A1 / 1:500 @ A3	Date 01.10.08	Drawn CS/KD
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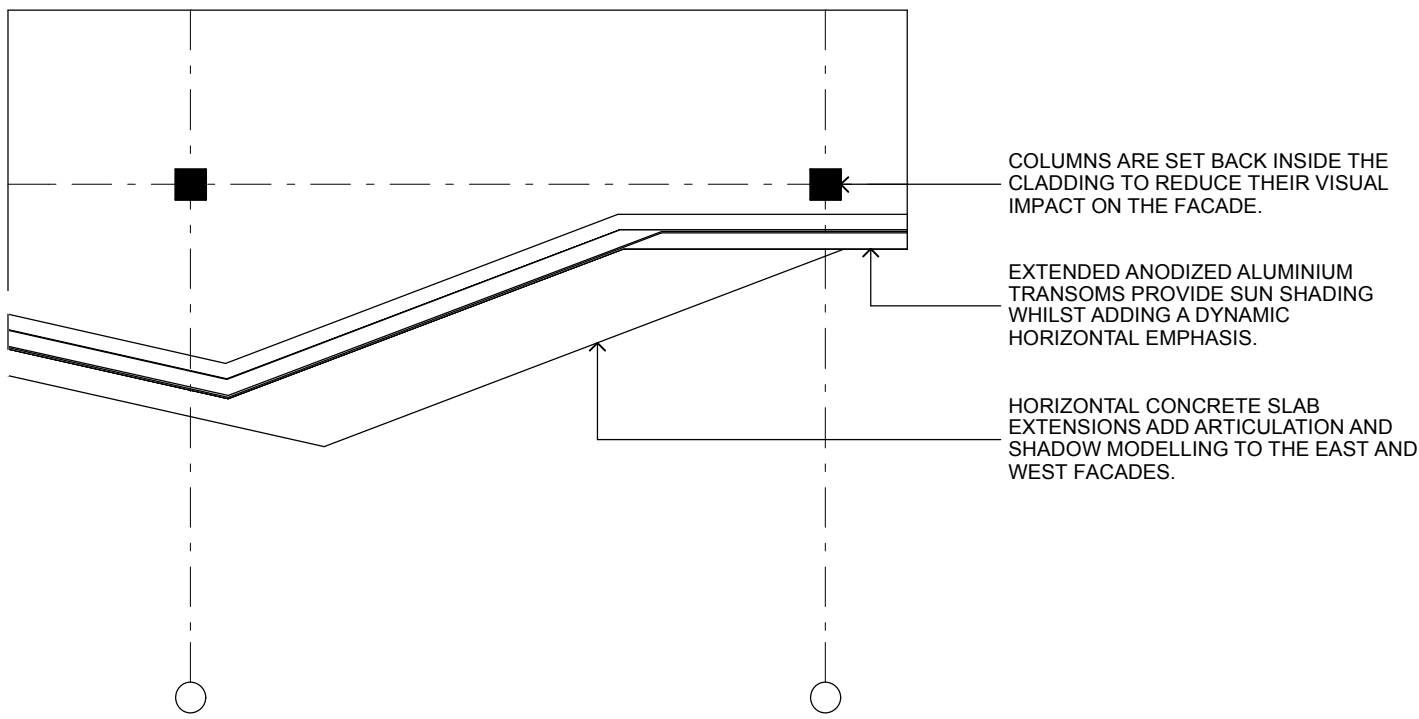
PART EAST ELEVATION

PART EAST FACADE SECTION

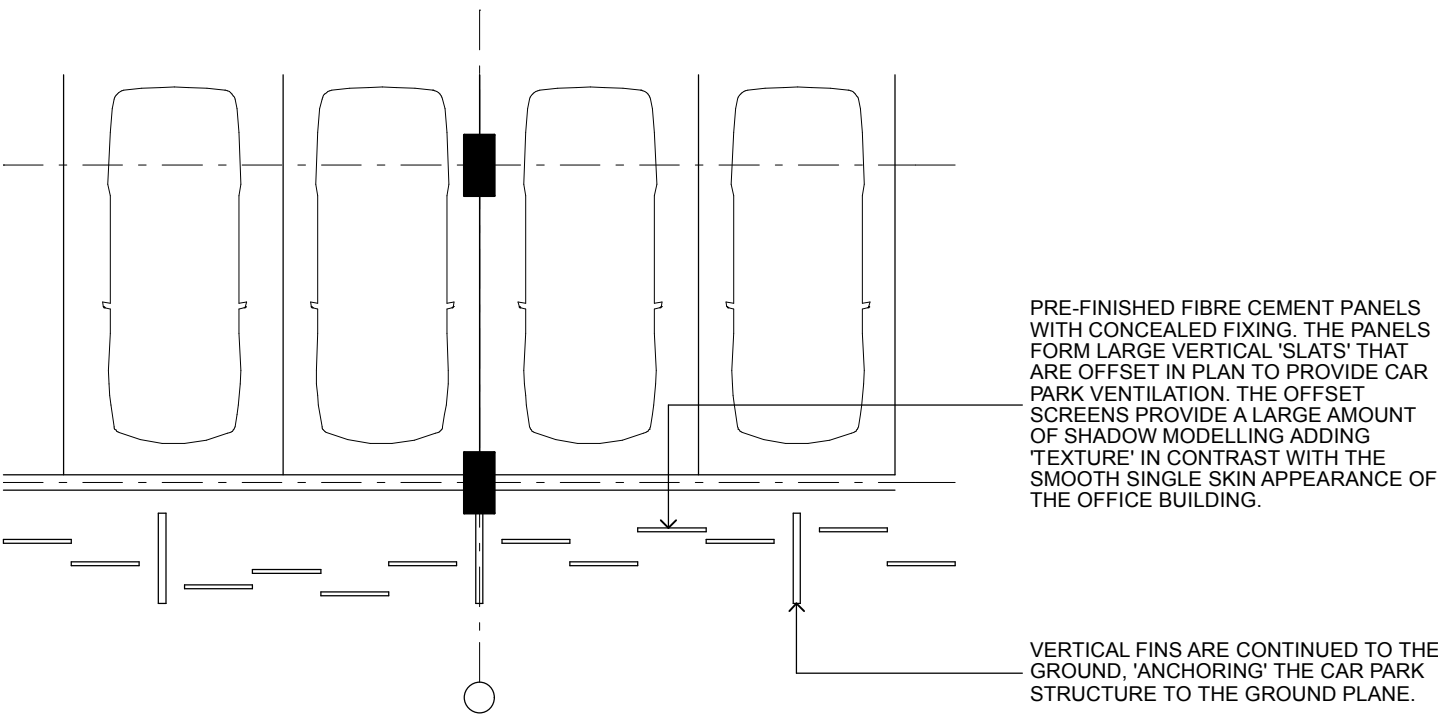


PART SOUTH ELEVATION

PART SOUTH FACADE SECTION



PART FACADE PLAN



PART FACADE PLAN (CAR PARK LEVEL 1)

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B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central	Drawing Detailed Part Elevations		
Honeysuckle Drive Newcastle NSW	Scale 1:100 @ A1 / 1:200 @ A3	Date 01.10.08	Drawn MH/CS/EH
Client Builddev	File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299	Drawing Number DA19
		Issue F	



9.00 AM - 21ST JUNE
NTS



12.00 PM - 21ST JUNE
NTS



3.00 PM - 21ST JUNE
NTS

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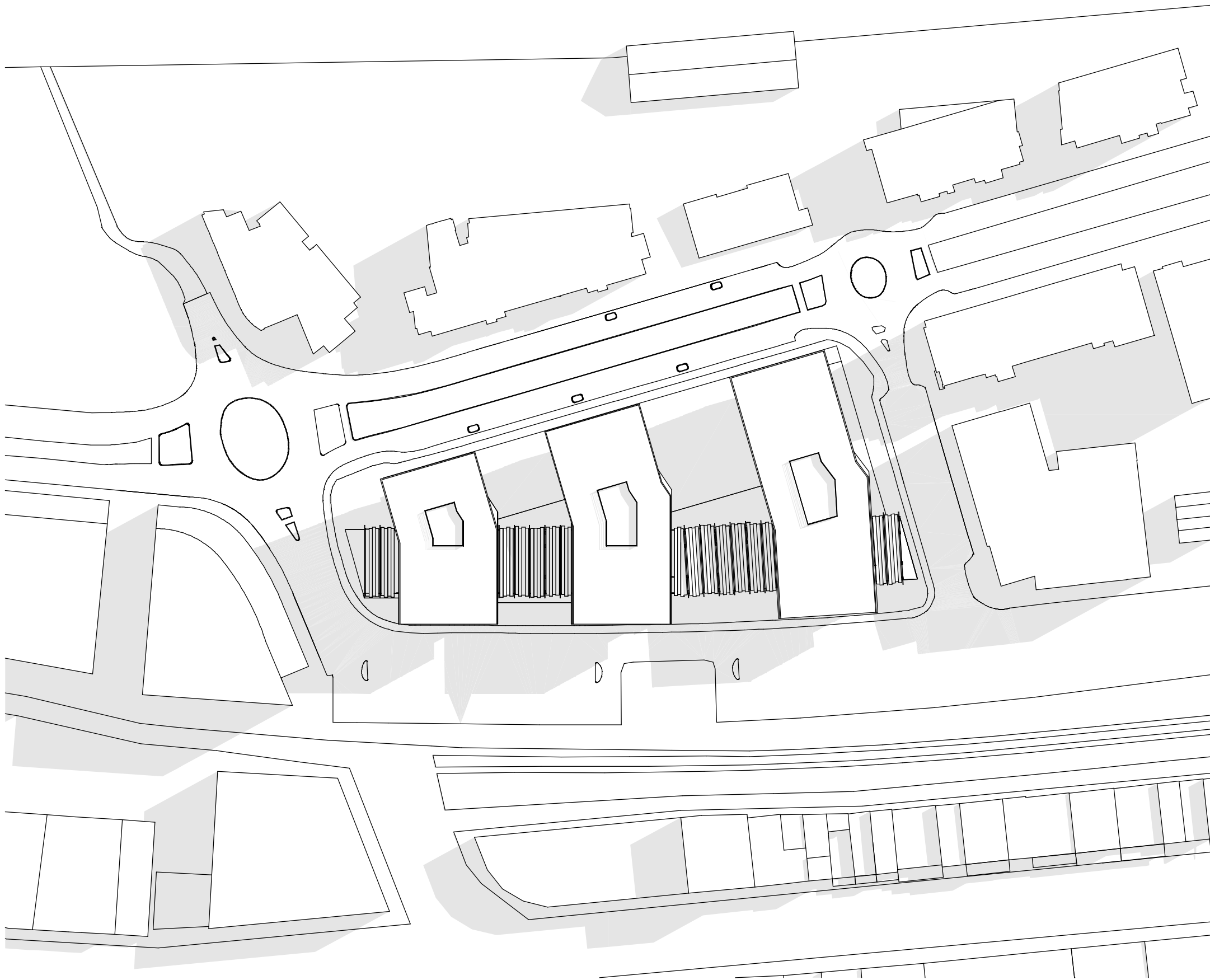
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Issue	Description	Date	Chk	Auth

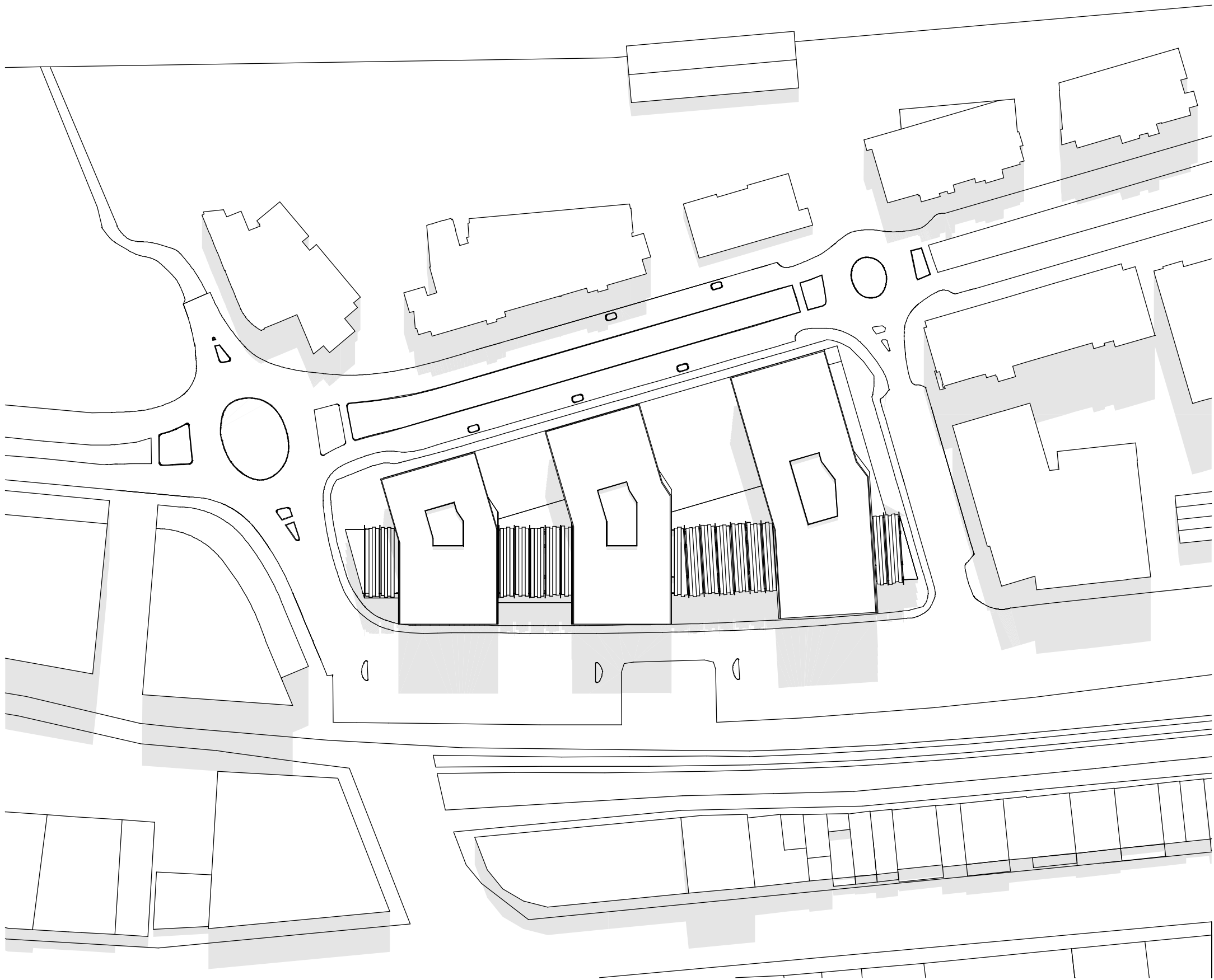


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Project Honeysuckle Central	Drawing Shadow Diagrams		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Builddev	File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299	Drawing Number DA20
		Issue F	



9.00 AM - 21ST MARCH / 23RD SEPTEMBER
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12.00 PM 21ST MARCH / 23RD SEPTEMBER
NTS



3.00 PM - 21ST MARCH / 23RD SEPTEMBER
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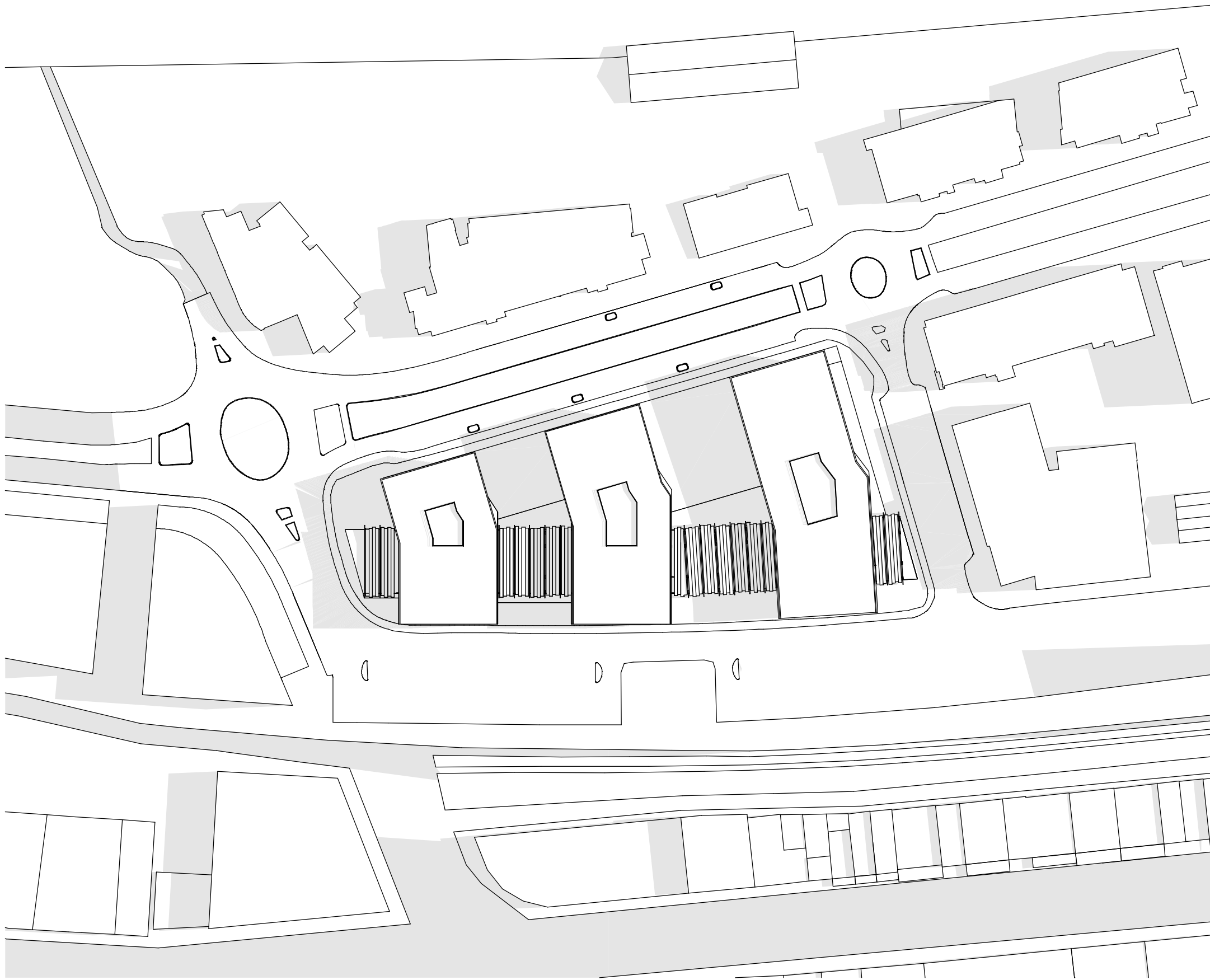
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Issue	Description	Date	Chk	Auth

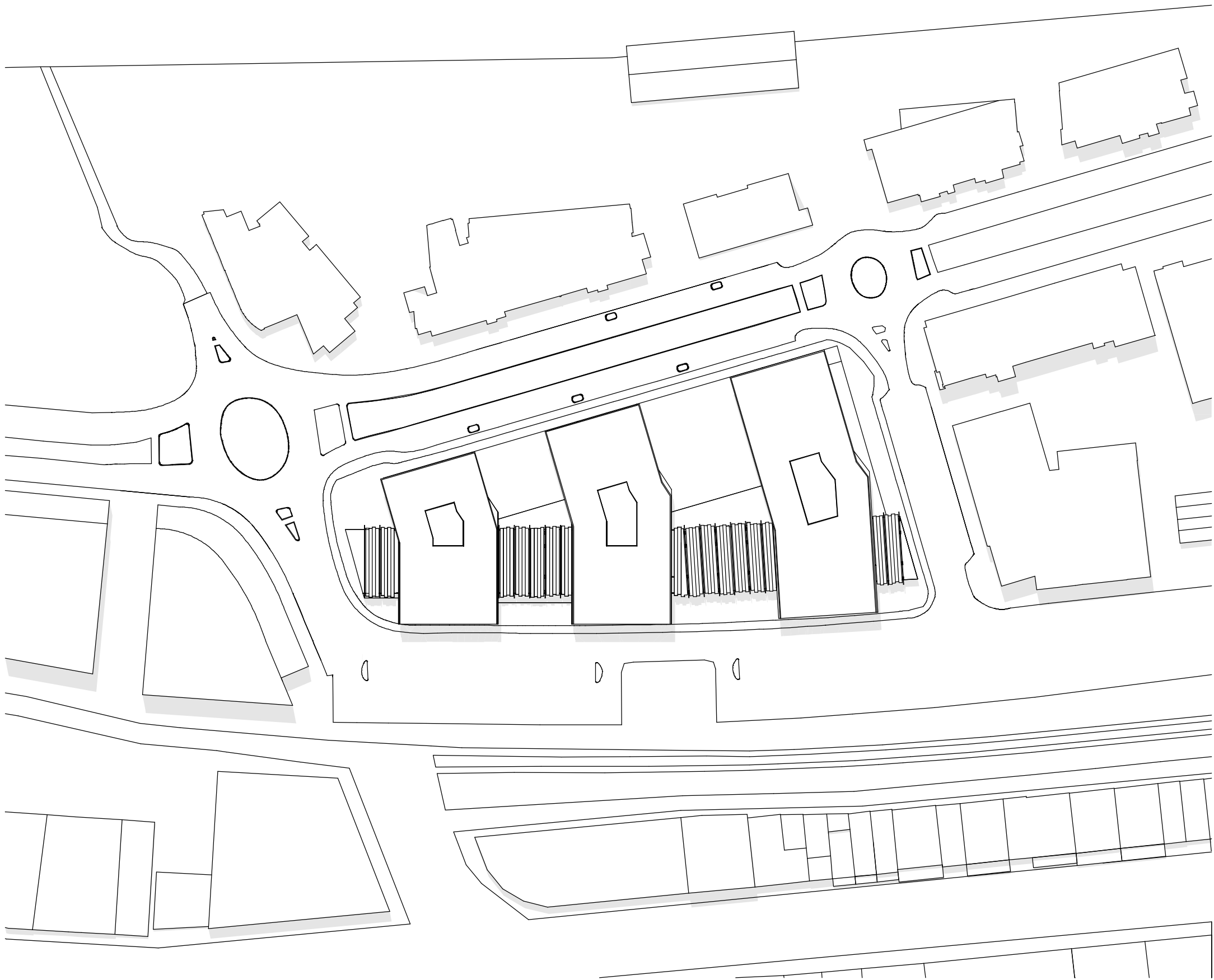


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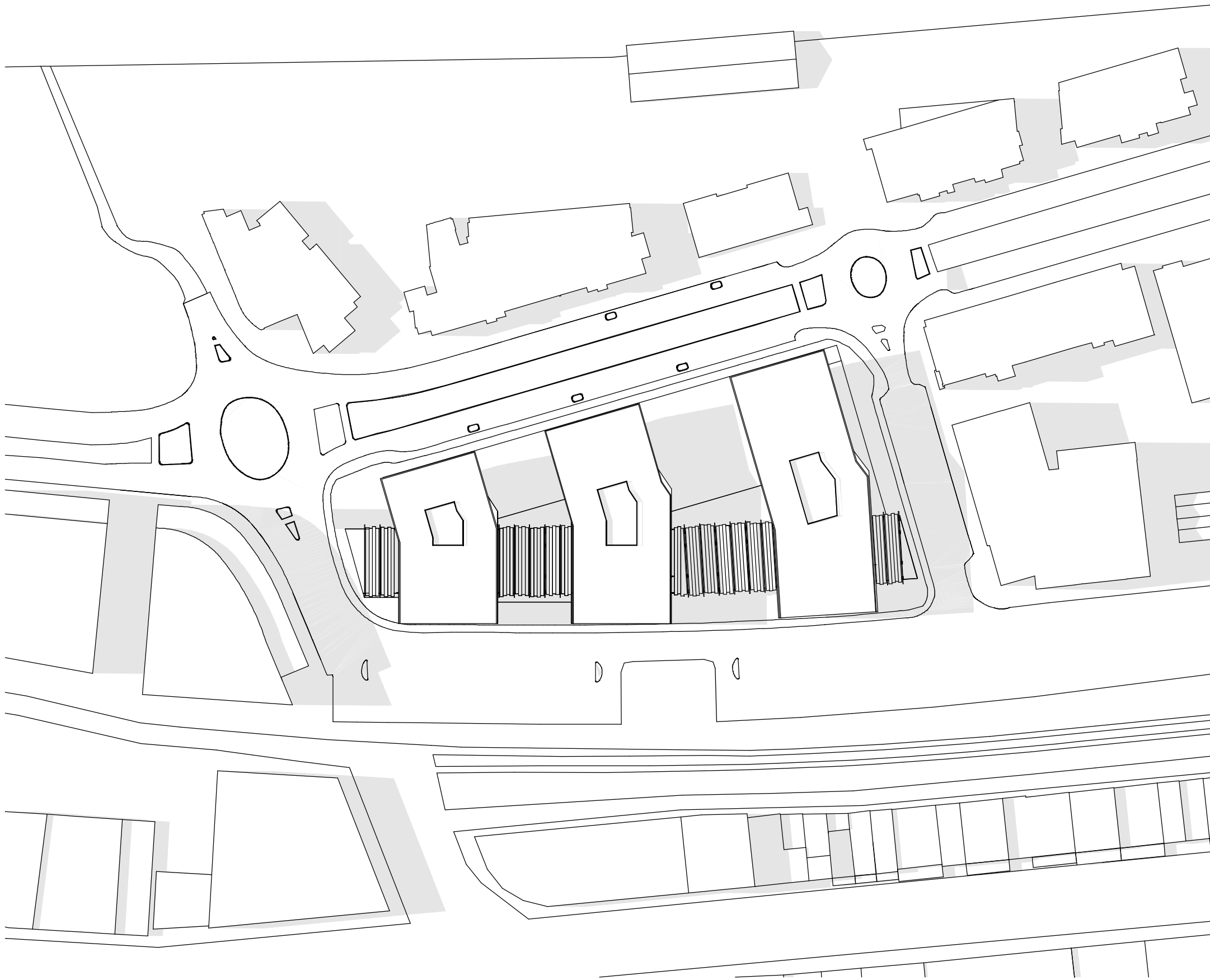
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Honeysuckle Drive Newcastle NSW		Scale NTS	Date 01.10.08
Client Builddev		File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number 10299	Drawing Number DA21	Issue F	



9.00 AM - 21ST DECEMBER
NTS



12.00 PM - 21ST DECEMBER
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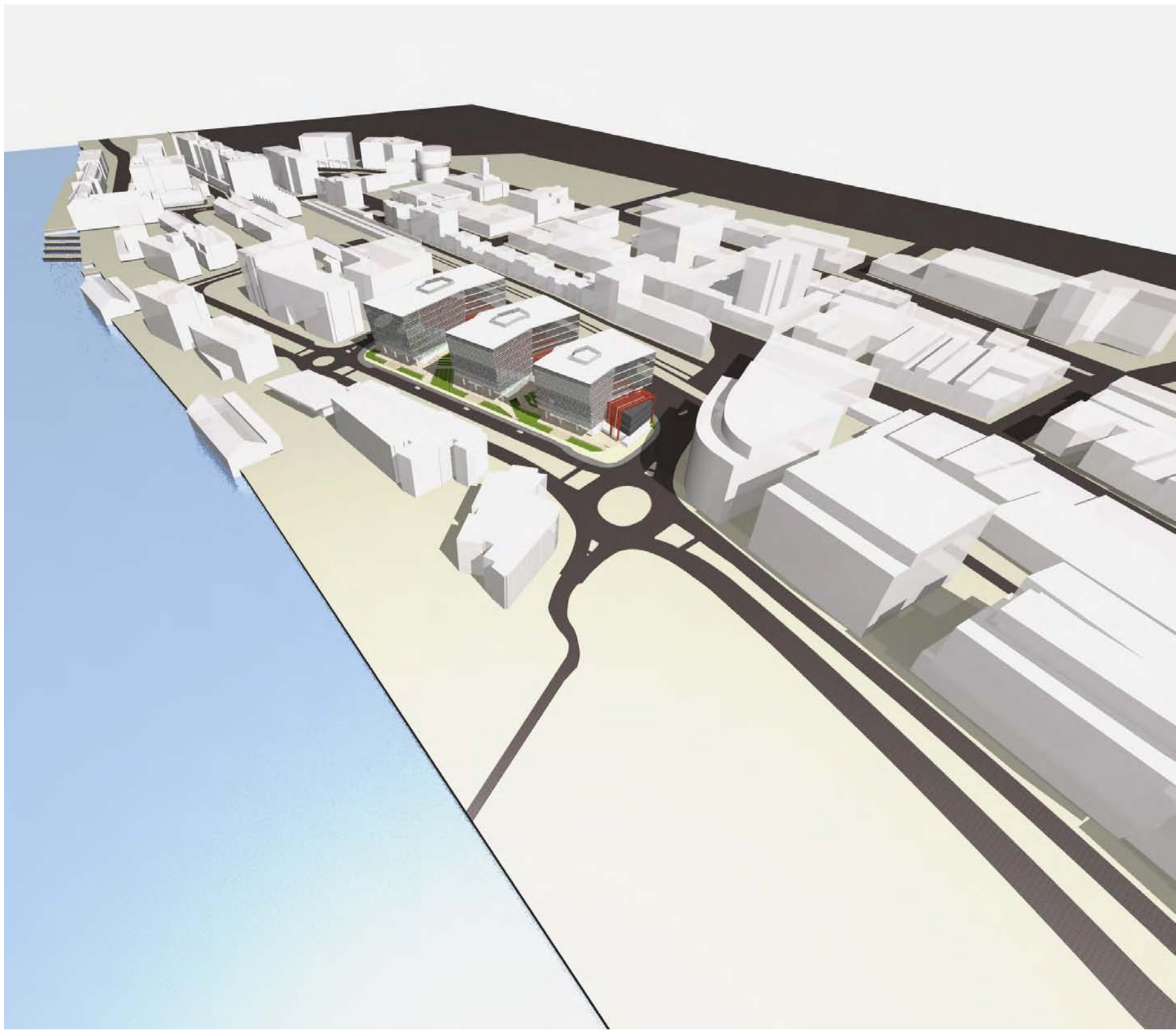
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Issue	Description	Date	Chk	Auth

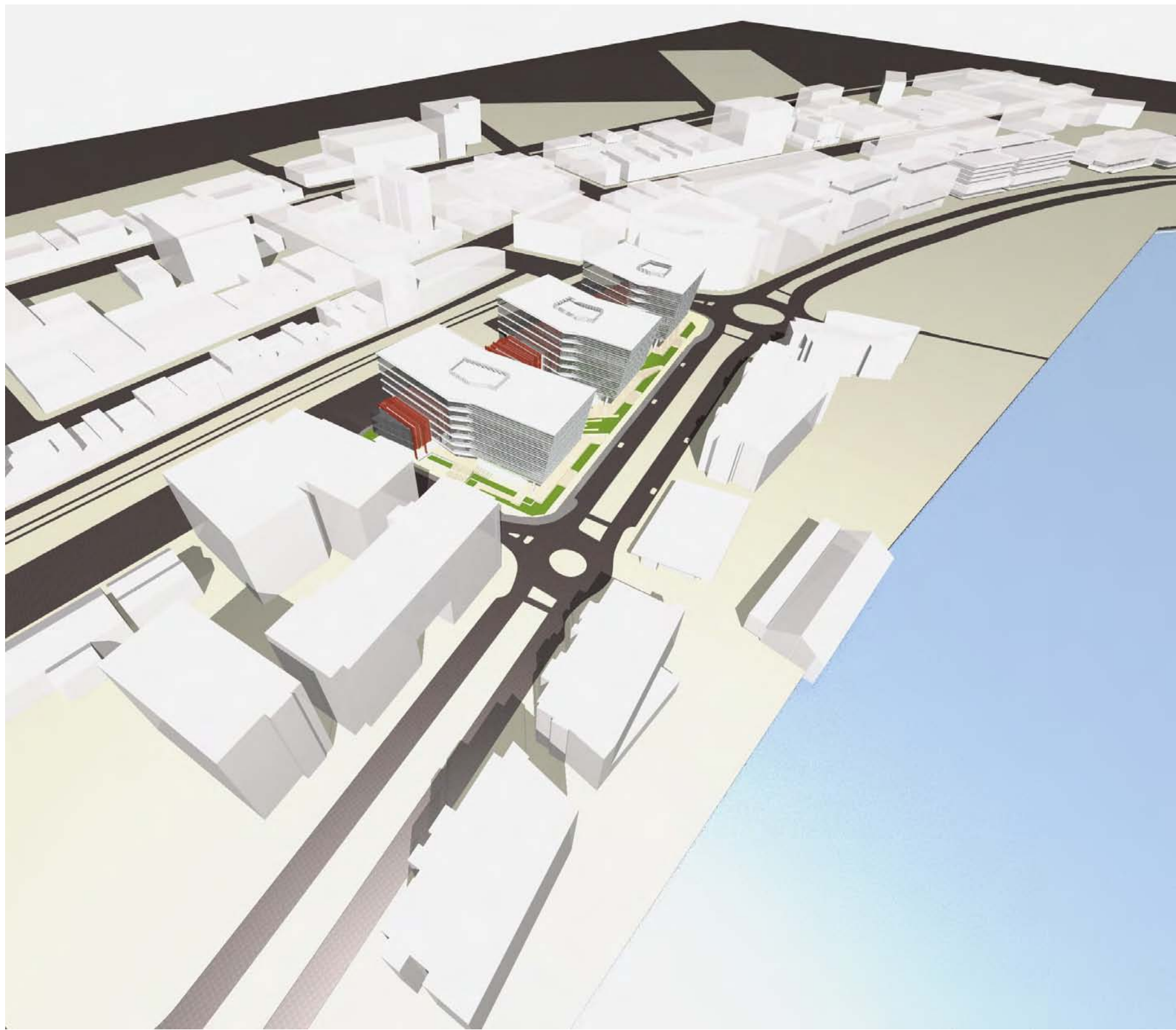


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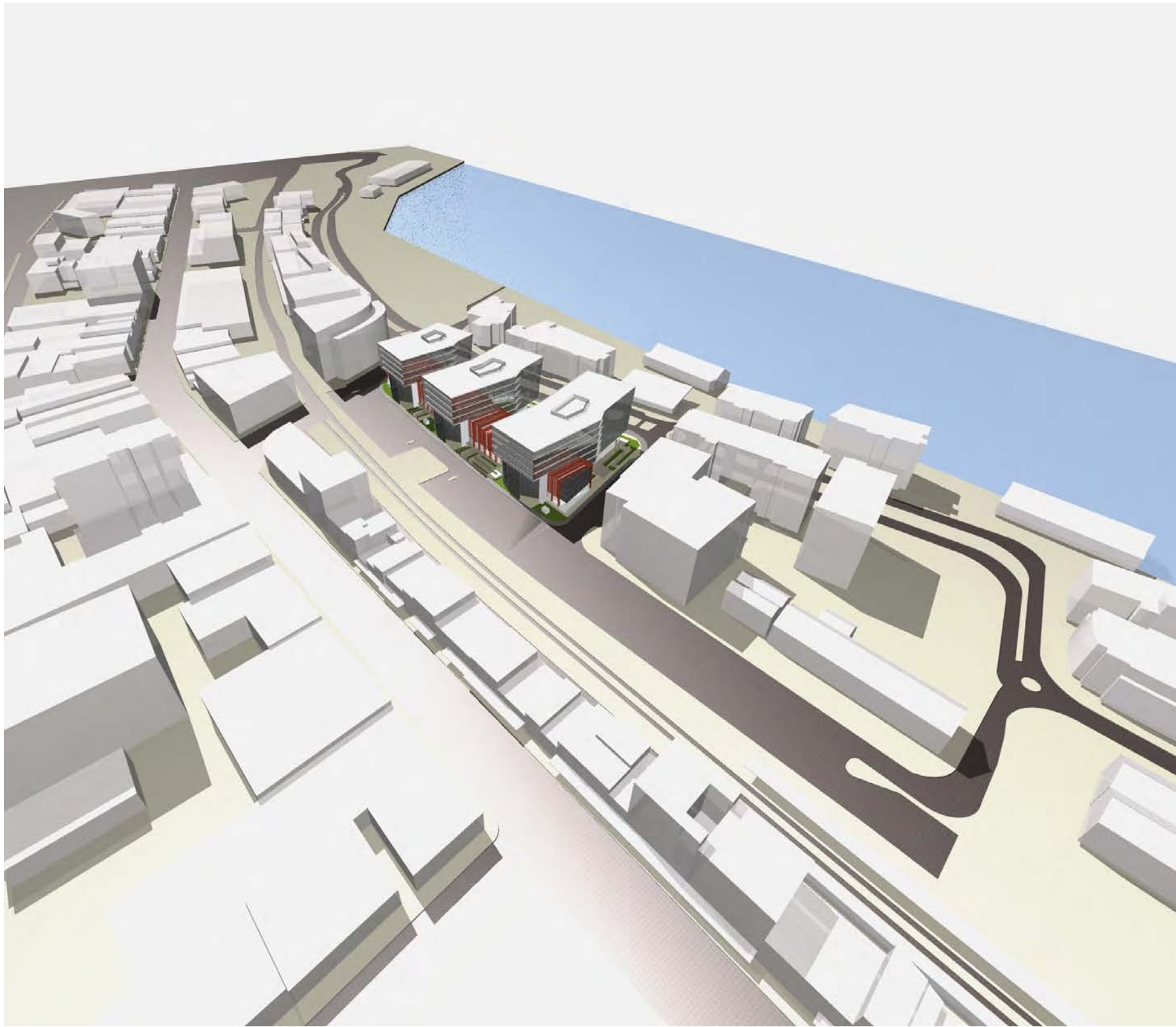
Project Honeysuckle Central		Drawing Shadow Diagrams	
Honeysuckle Drive Newcastle NSW		Scale NTS	Date 01.10.08
Client Builddev		File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
Project Number	Drawing Number	Issue	
10299	DA22	F	



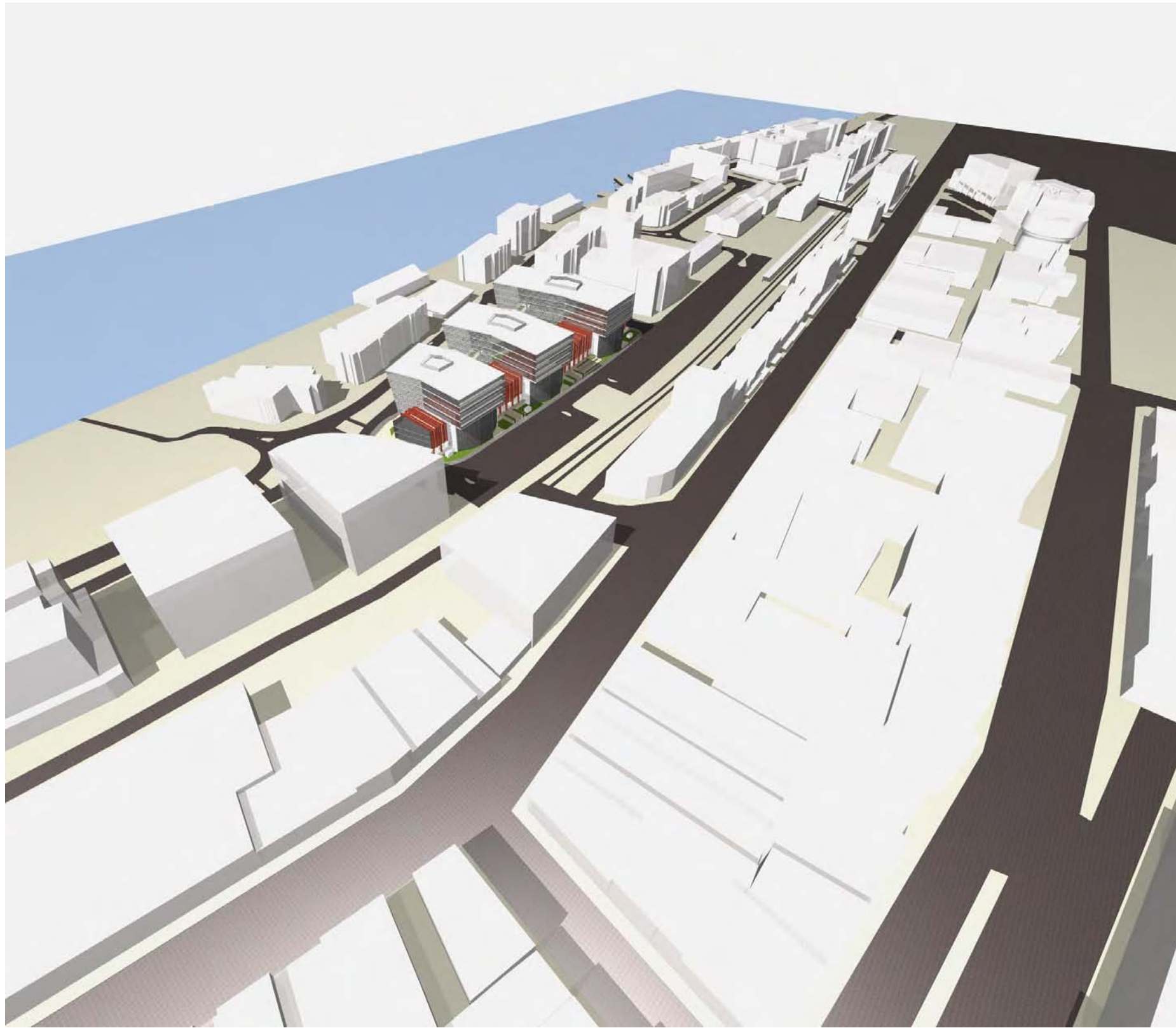
GATEWAY: THE SIMPLE BUILDING DESIGN RE-ENFORCES THE NODAL POINT OF WORTH PLACE / HONEYSUCKLE DRIVE TO THE WEST AND LIKEWISE TO THE EAST, PROVIDING A LANDMARK ON HONEYSUCKLE DRIVE AND HUNTER STREET. THE PROPOSED DEVELOPMENT WILL BE VISUALLY STRIKING FROM THESE LONG VISTAS.



LANDMARKS: THE URBAN DESIGN SOLUTION FOR THE PROPOSED BUILDING SYMBOLISES THE IMPORTANCE OF THE SITE AS POTENTIAL LINK BETWEEN HARBOUR AND THE CITY. THE DEVELOPMENT DOES NOT TURNS IS BACK ON THE CITY, PROVIDING A PHYSICAL RELATIONSHIP BETWEEN BUILDING AND CONTEXT TO THE SOUTH. THE STEPPING SCALE FORM CAR PARK 'SPINE' TO OFFICE BUILDING INCREASE THE FEELING OF HEIGHT AND SCALE AT THE DOMINANT CORNERS.



EDGES: THE BUILDING DESIGN ENCOURAGES PEDESTRIAN MOVEMENT THROUGH THE SITE. THE THREE OFFICE BUILDINGS EXTEND TO THE STREET EDGE ON HONEYSUCKLE DRIVE, DEFINING THE STREET EDGE AND HERALDING THE ENTRY TO EACH BUILDING. THE GREEN LANDSCAPED PUBLIC OPEN SPACE BETWEEN EACH BUILDING DRAWS USERS OFF THE FOOTPATH ENCOURAGING PUBLIC USE OF THE LANDSCAPED AREA AND INCREASING PUBLIC AND VISUAL AMENITY IN THE PRECINCT.



VIEW CORRIDORS: EXISTING VIEW CORRIDORS WHICH LINK HONEYSUCKLE DRIVE TO THE HARBOUR ARE EXTENDED THOUGH THE SITE, PROVIDING VIEWS AND PHYSICAL CONNECTION FROM 'WRIGHT LANE' TO THE HARBOUR. AT THE UPPER LEVELS, THE ORIENTATION ON THE OFFICE BUILDING WITH SHORT EAST/WEST FACADES PROVIDE HIGH LEVEL VIEWS FROM EXISTING AND FUTURE DEVELOPMENT ON AND ACROSS HUNTER STREET, REDUCING THE 'WALL OF DEVELOPMENT' THAT IS EVIDENT IN OTHER AREAS OF THE HONEYSUCKLE PRECINCT, THEREBY MAINTAINING HIGH LEVELS VIEWS FOR FUTURE AND CURRENT DEVELOPMENTS.

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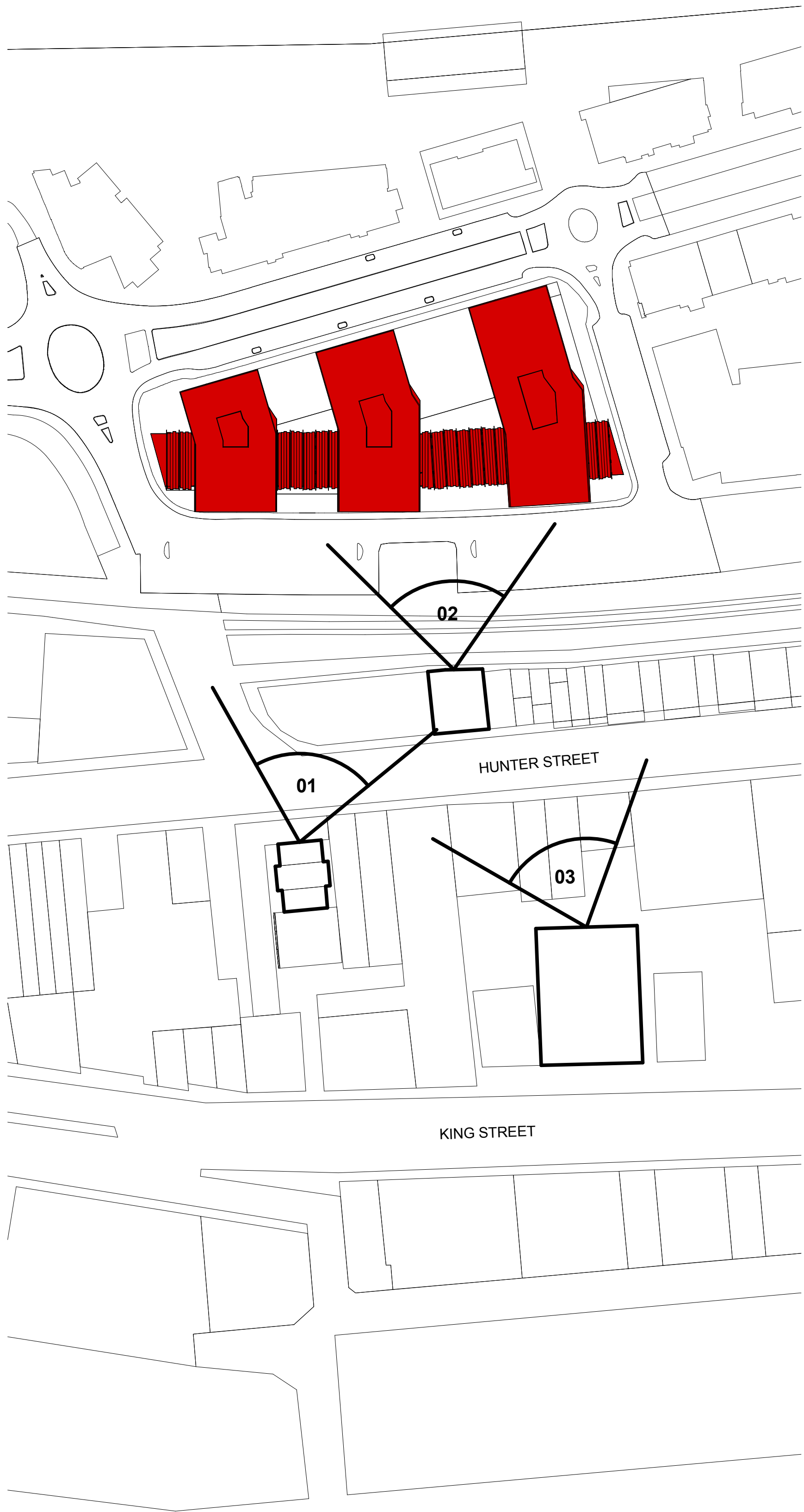
Legend

F	REVISED EA	15.01.09	MM	DR
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C	CLIENT ISSUE 02	10.12.08	MM	DR
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Issue	Description	Date	Chk	Auth

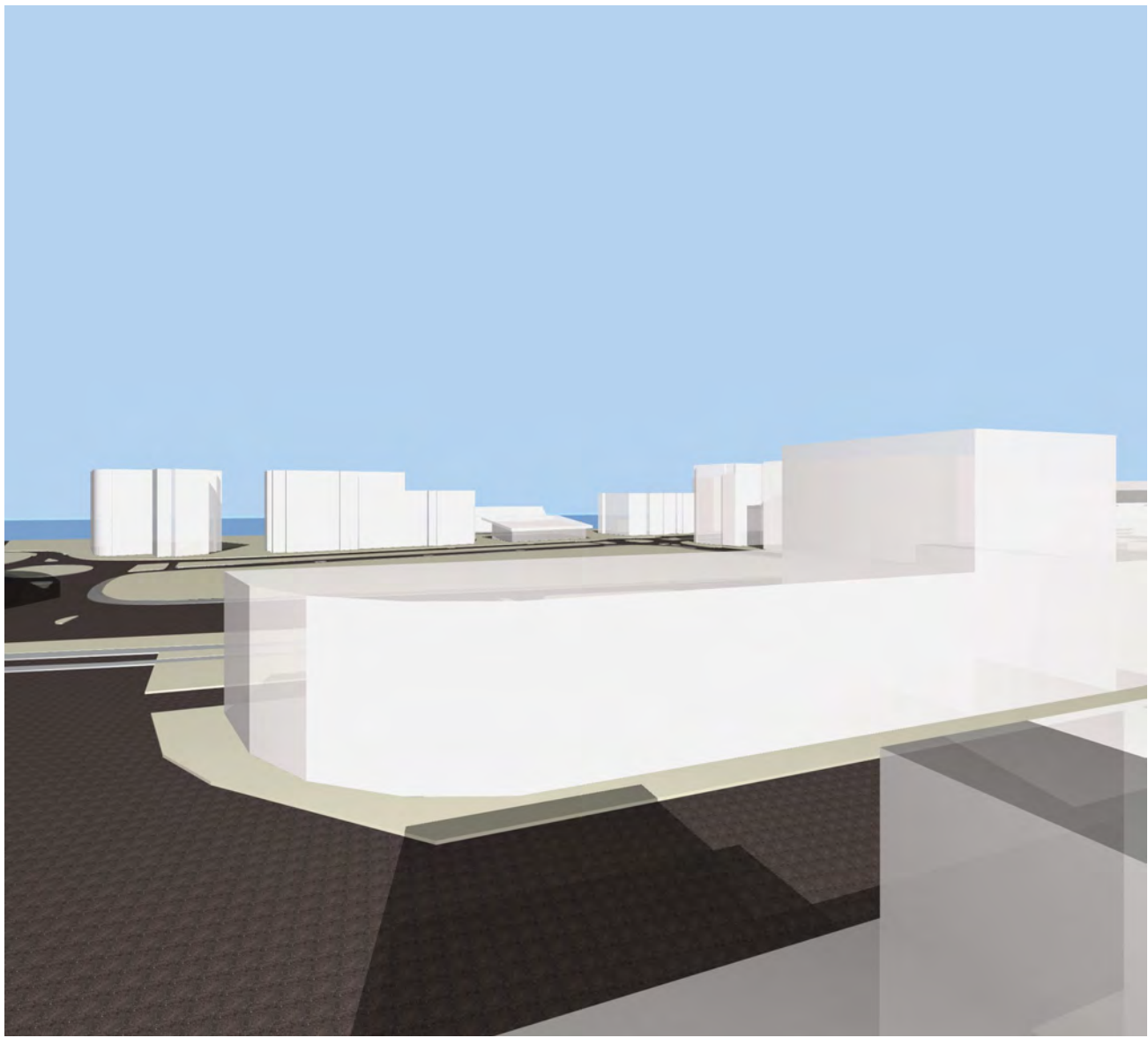


suters

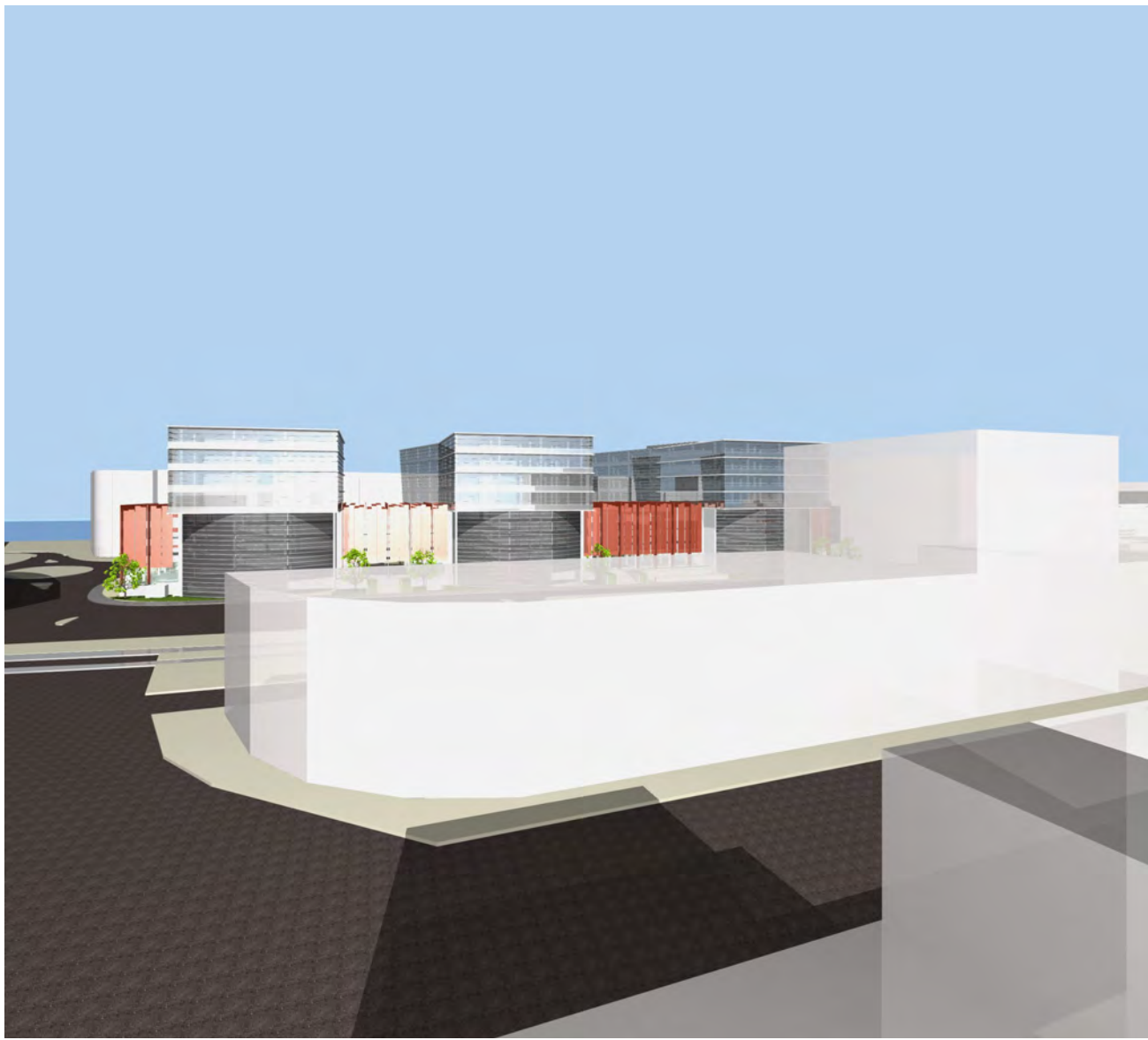
Project Honeysuckle Central	Drawing View Analysis		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Builddev	File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299	Drawing Number DA23
		Issue F	



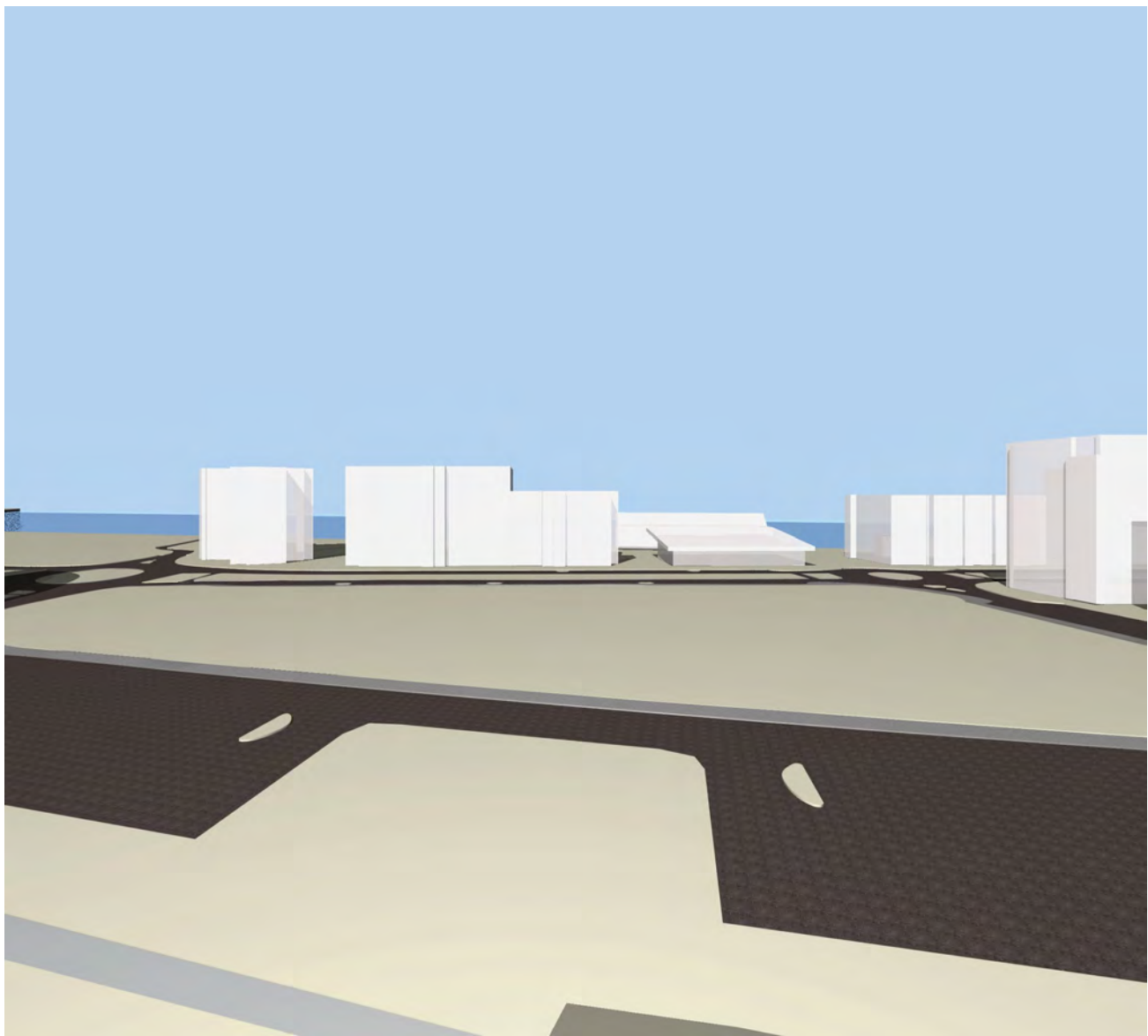
01 RESIDENTIAL TOWER - 526-522 HUNTER STREET (OVERALL BUILDING HEIGHT APPROX. 37m)
02 RESIDENTIAL TOWER - 328 KING STREET (OVERALL BUILDING HEIGHT APPROX. 23m)
03 RESIDENTIAL TOWER - 489 HUNTER STREET (OVERALL BUILDING HEIGHT APPROX. 32m)



VIEW 01 - BEFORE



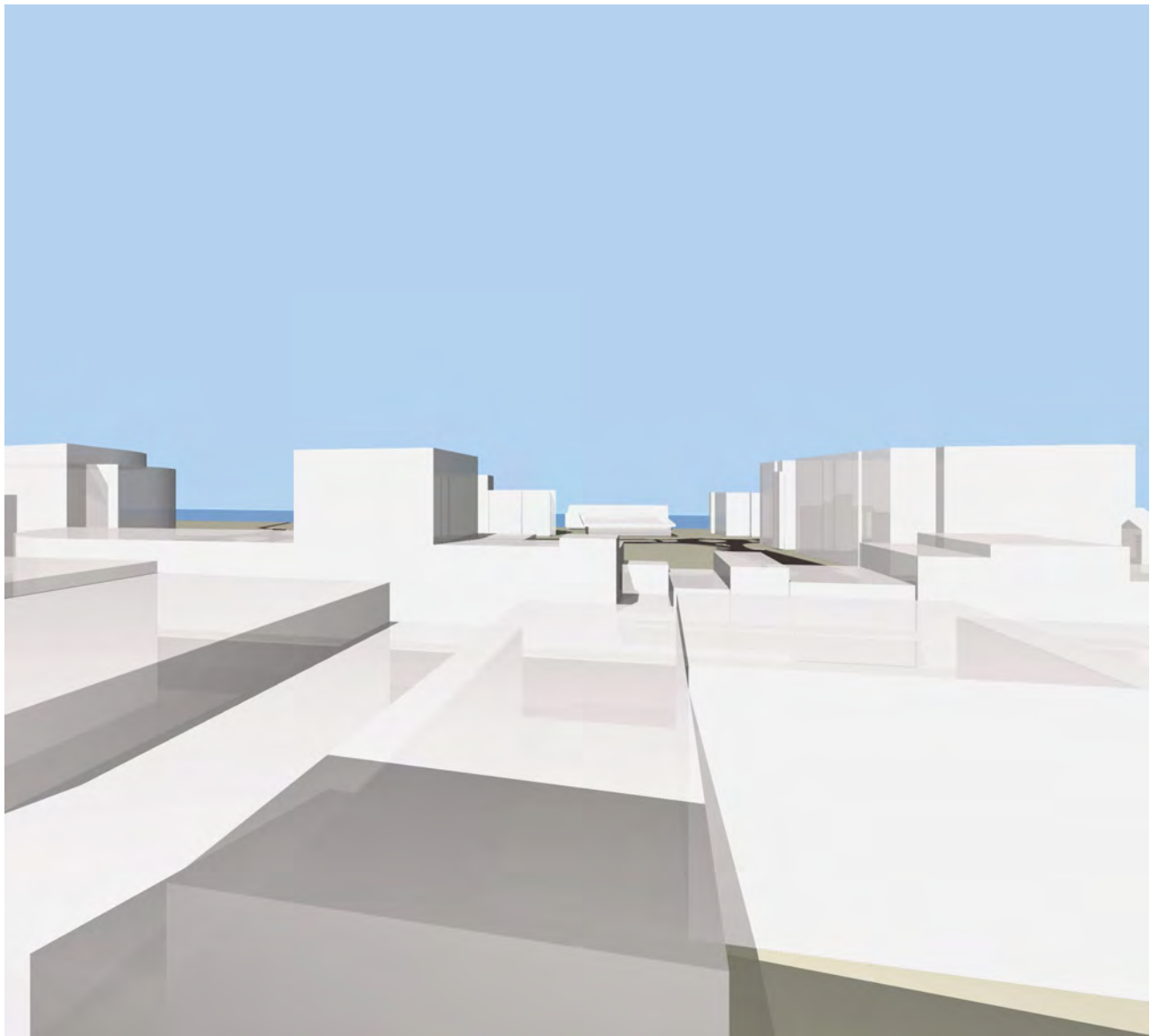
VIEW 01 - AFTER



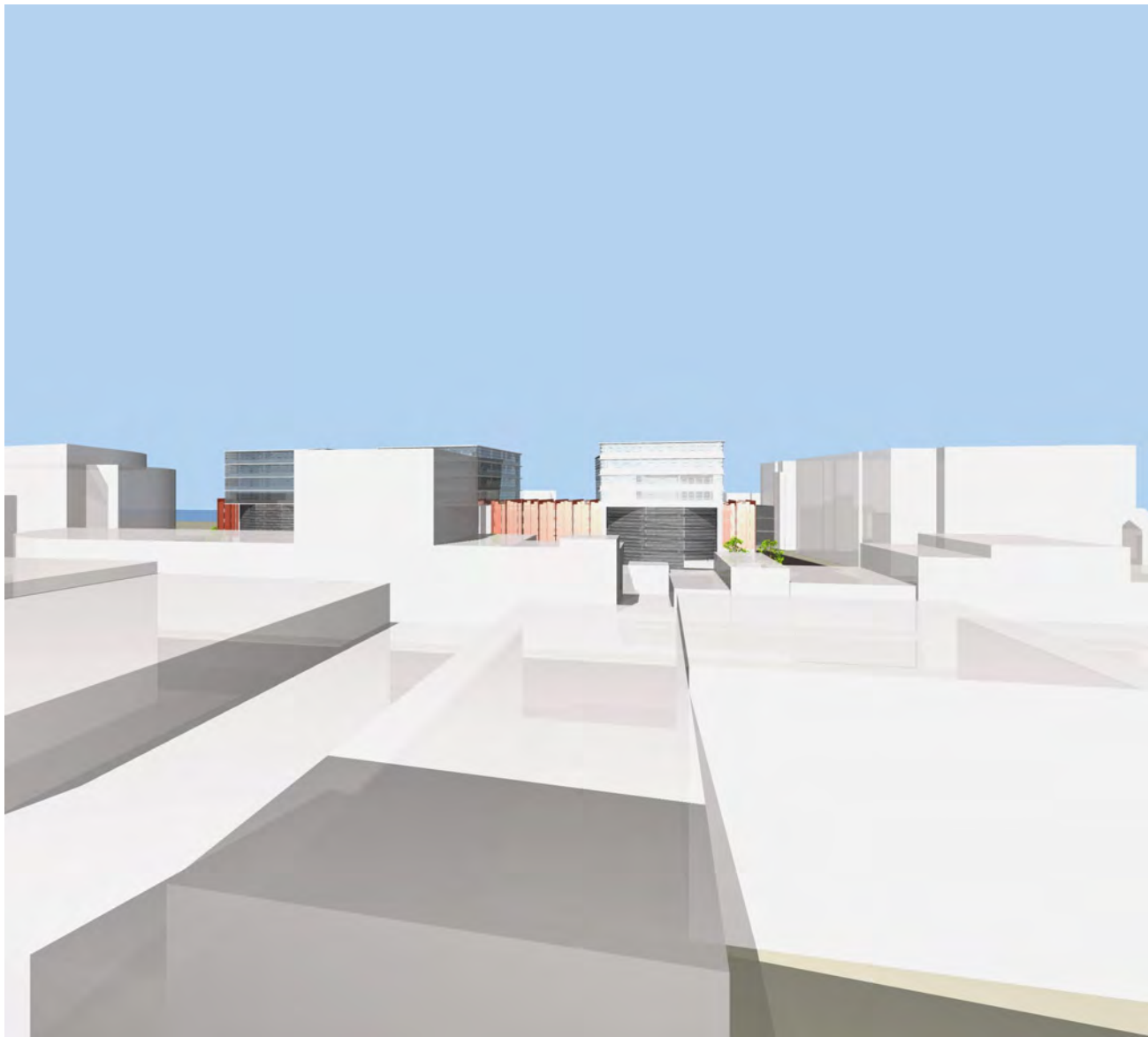
VIEW 02 - BEFORE



VIEW 02 - AFTER



VIEW 03 - BEFORE



VIEW 03 - AFTER

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Legend

NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

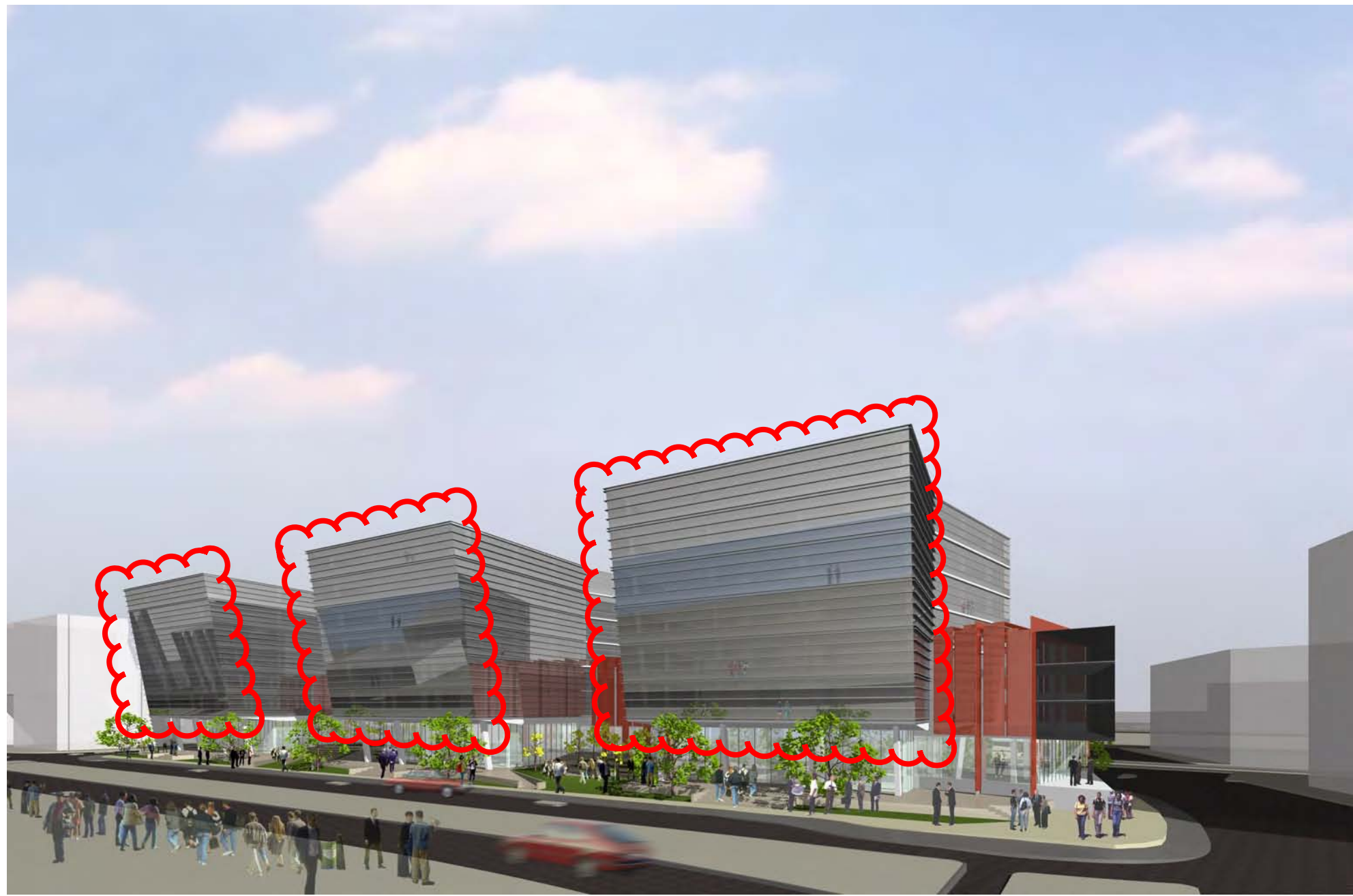
NOTE: ALL VIEWS ARE TAKEN FROM APPROX. 19m ABOVE EXISTING GROUND LEVEL. THIS BEING APPROX. EYE LEVEL ON LEVEL 5 FLOOR OF THE RESIDENTIAL TOWERS.

C	REVISED EA	20.01.09	MM	DR
B	REVISED EA	15.01.09	MM	DR
A	FINAL EA	12.01.09	MM	DR
Issue	Description	Date	Chk	Auth

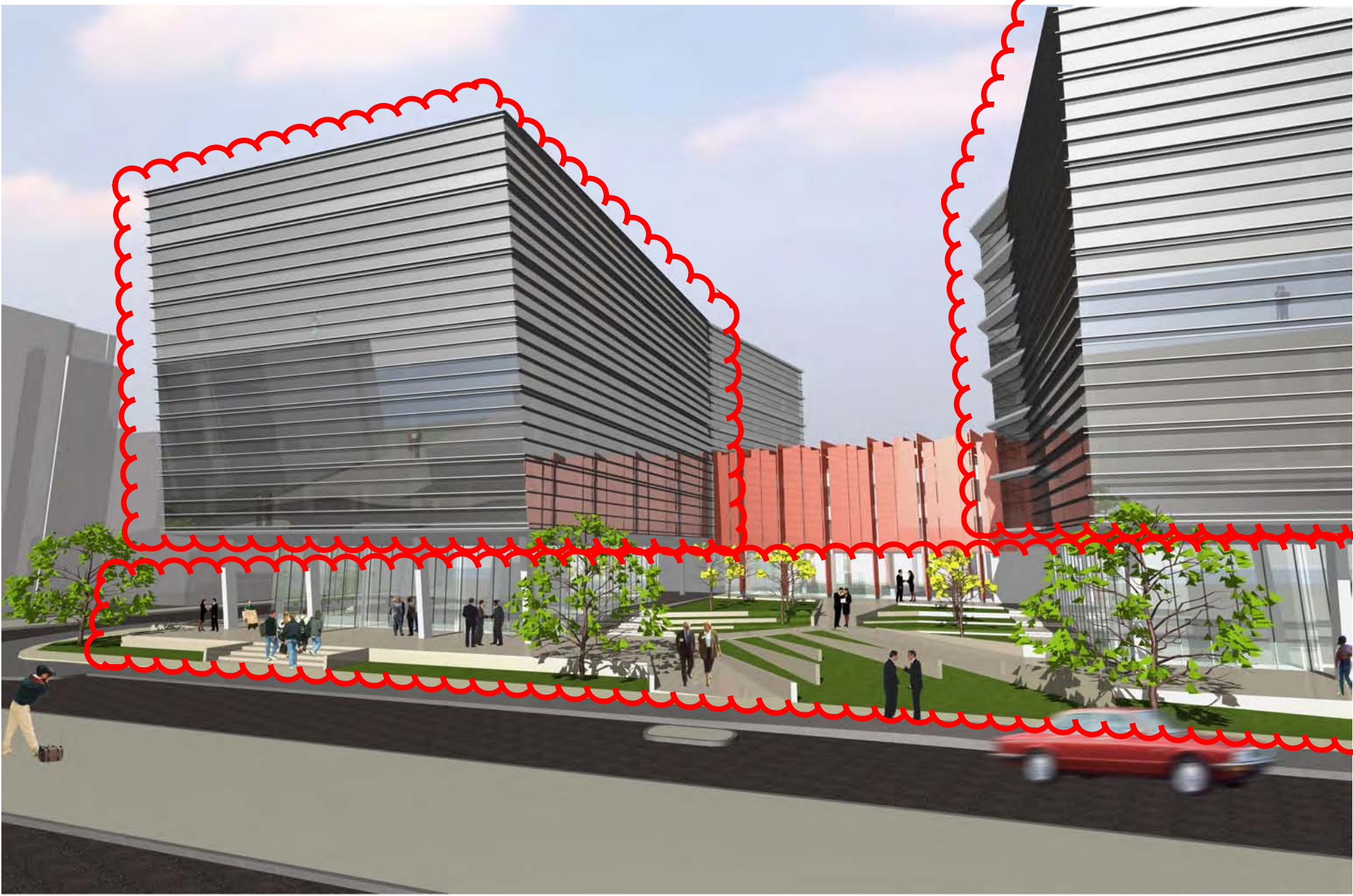


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Project Honeysuckle Central	Drawing View Analysis		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Builddev	File Name I:\10000\10200\10299\0-Base\10299_model.pln	Project Number 10299	Drawing Number DA24
		Issue C	



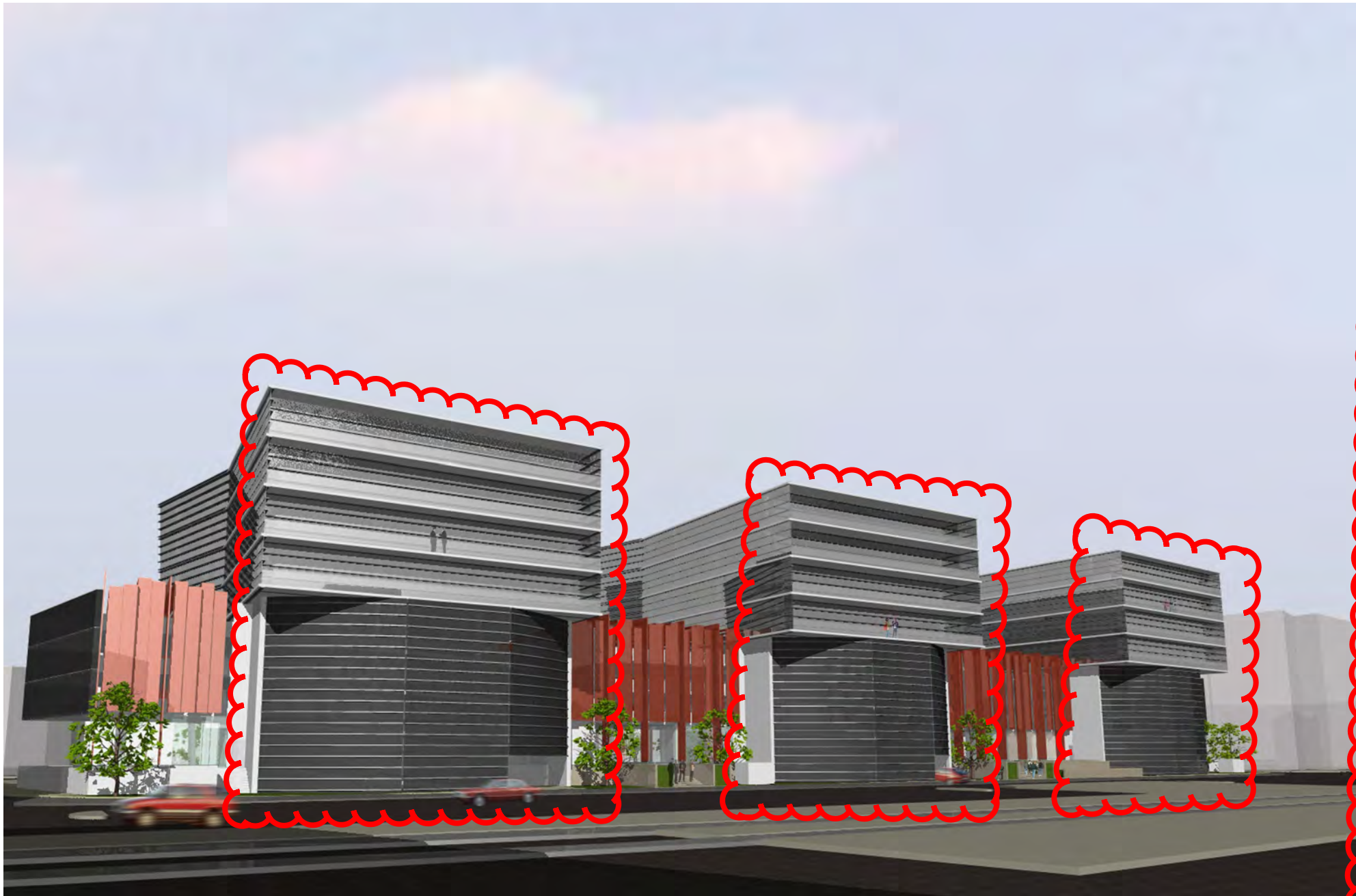
PERSPECTIVE VIEW FROM NORTH-WEST
NTS



PERSPECTIVE VIEW FROM NORTH
NTS



PERSPECTIVE VIEW FROM NORTH-EAST
NTS



PERSPECTIVE VIEW FROM SOUTH-WEST
NTS



PERSPECTIVE VIEW FROM SOUTH
NTS



PERSPECTIVE VIEW FROM SOUTH EAST
NTS

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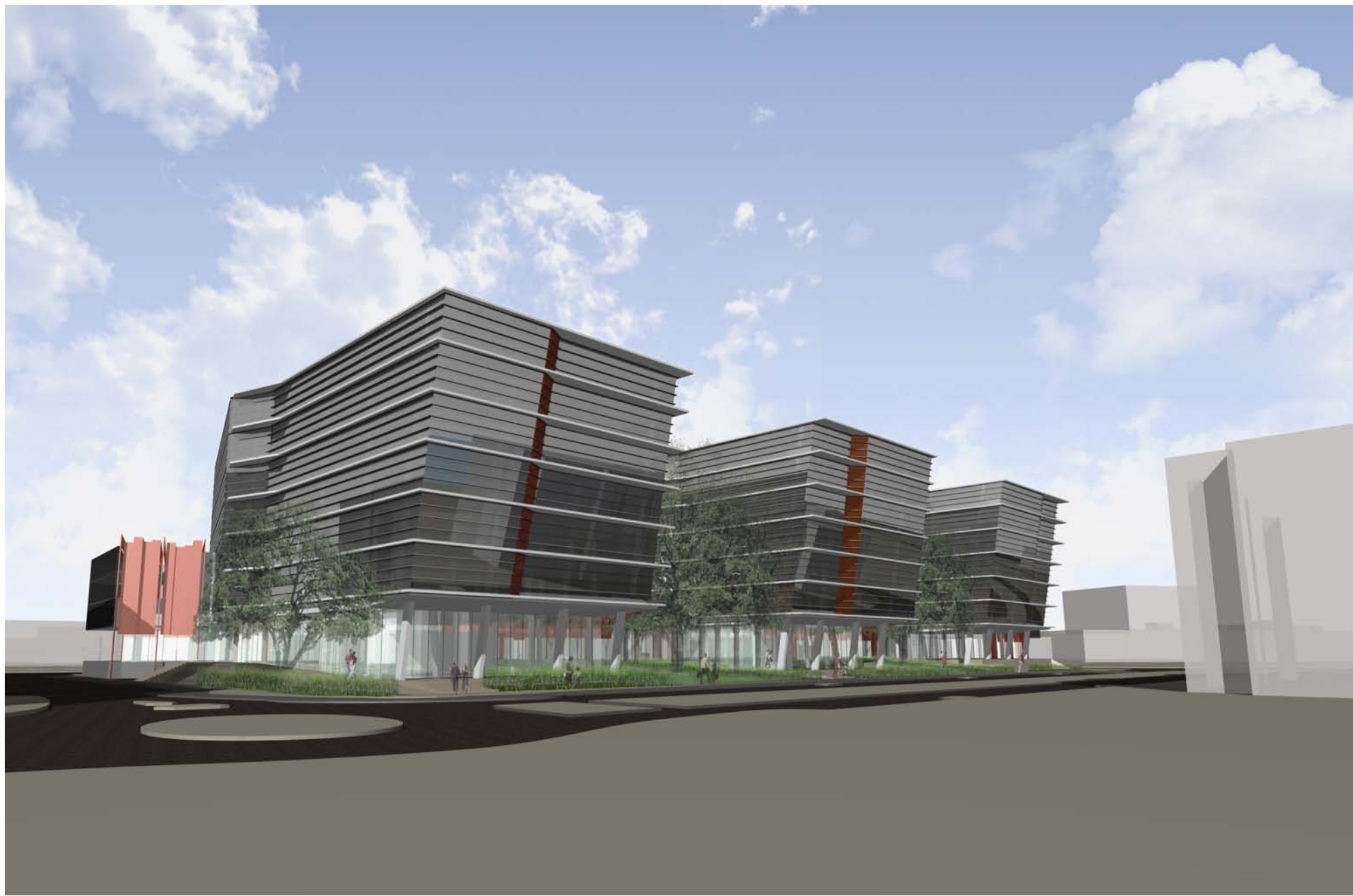
Legend
NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

G	REVISED EA	20.01.09	MM	DR
F	REVISED EA	15.01.09	MM	DR
E	FINAL EA	15.12.08	MM	DR
D	DRAFT EA	11.12.08	MM	DR
C	CLIENT ISSUE 02	10.12.08	MM	DR
B	PRELIMINARY EA	04.12.08	MM	DR
A	CLIENT ISSUE 01	03.12.08	MM	DR
Issue	Description	Date	Chk	Auth

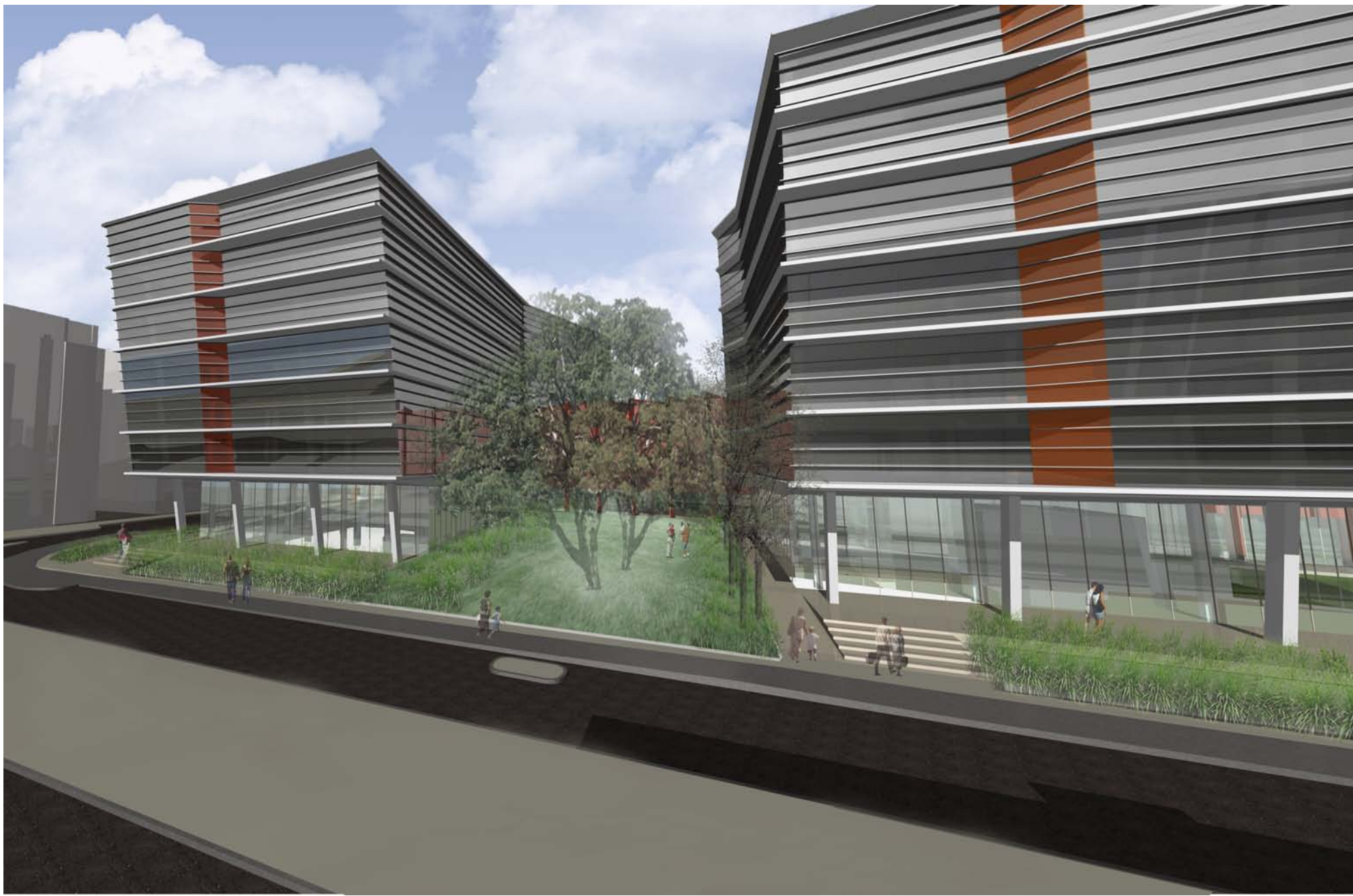


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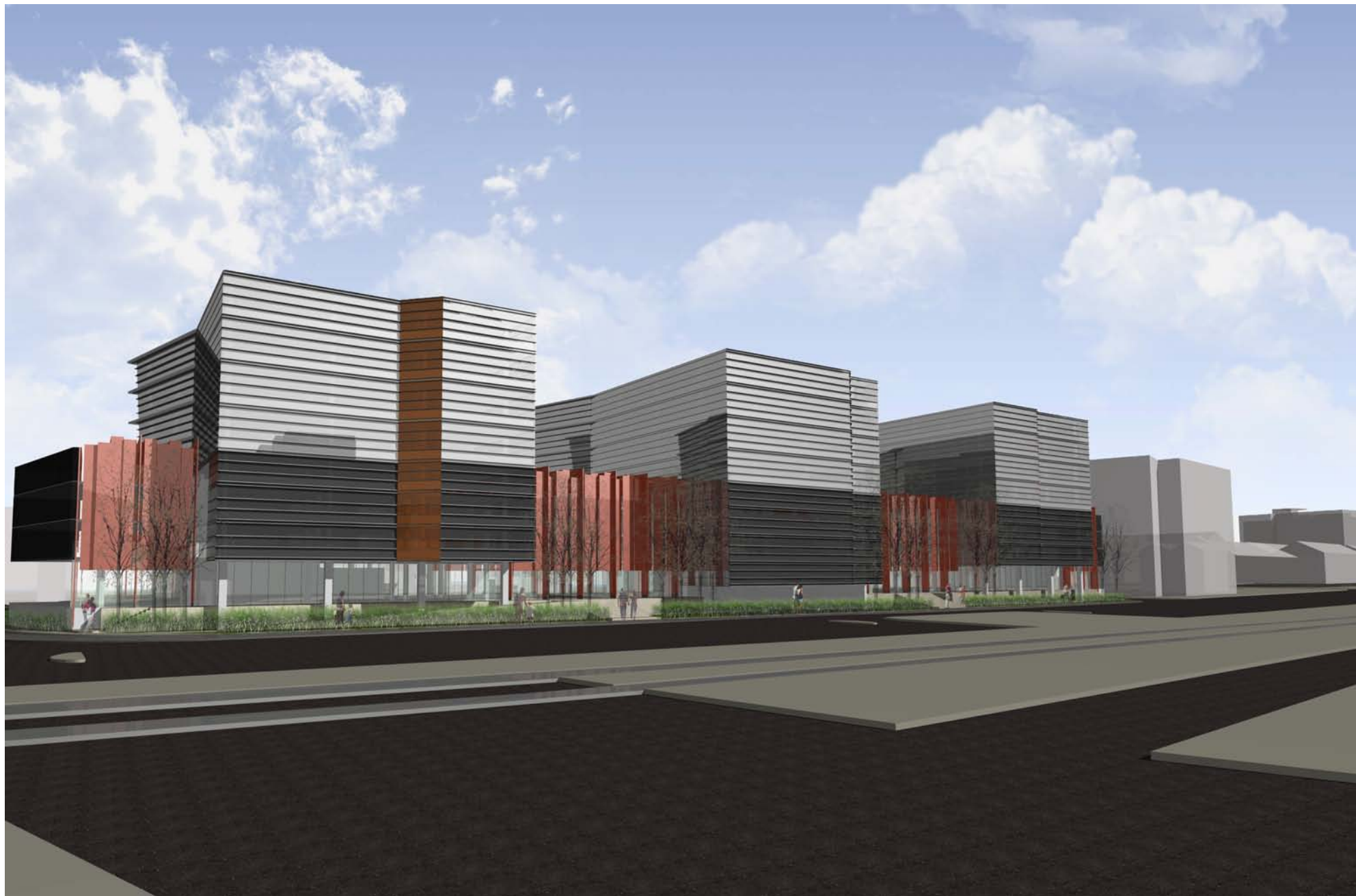
Project Honeysuckle Central	Drawing 3D Imagery
Honeysuckle Drive Newcastle NSW	Scale NTS
Client Builddev	Date 01.10.08
	Drawn MH/CS/EH
	File Name I:\10000\10200\10299\0-Base\10299_model.pln
	Project Number 10299
	Drawing Number DA25
	Issue G



PERSPECTIVE VIEW FROM NORTH-EAST
NTS



PERSPECTIVE VIEW FROM NORTH
NTS



PERSPECTIVE VIEW FROM SOUTH-WEST
NTS



PERSPECTIVE VIEW FROM NORTH-WEST
NTS

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Legend

C	MODIFIED EA	04.03.11	MM	DR
B	PLANNING REVIEW	22.02.11	MM	DR
A	ISSUE	16.02.11	MM	DR
Issue	Description	Date	Chk	Auth



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Project Honeysuckle Central	Drawing 3D Imagery		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn CS/KD
Client Buldev	File Name R:\N22000\N22100\N22176\DDRAWINGS\ID_a Working Files\N22176_model.plt		
	Project Number 10299	Drawing Number DD25	Issue C



RENDERED PERSPECTIVE



RENDERED PERSPECTIVE



RENDERED PERSPECTIVE



RENDERED PERSPECTIVE

LEGEND

- 01/A

PERFORMANCE GLASS
GREY PERFORMANCE GLASS IN ANODIZED ALUMINIUM CURTAIN WALL SYSTEM. THE SIMPLE CLADDING SYSTEM FORMS A SIMPLE SKIN TO THE OFFICE BUILDINGS INCORPORATING SOLAR SHADING WITHIN THE FABRIC OF THE FACADE.
- 01/B

PERFORMANCE GLASS
NEUTRAL PERFORMANCE GLASS IN ANODIZED ALUMINIUM CURTAIN WALL SYSTEM.
- 02

PERFORMANCE GLASS
INFILL GLAZING AT LIFT LOBBIES AND GROUND FLOOR COMMERCIAL AREAS WITH A VERTICAL EMPHASIS.
- 03

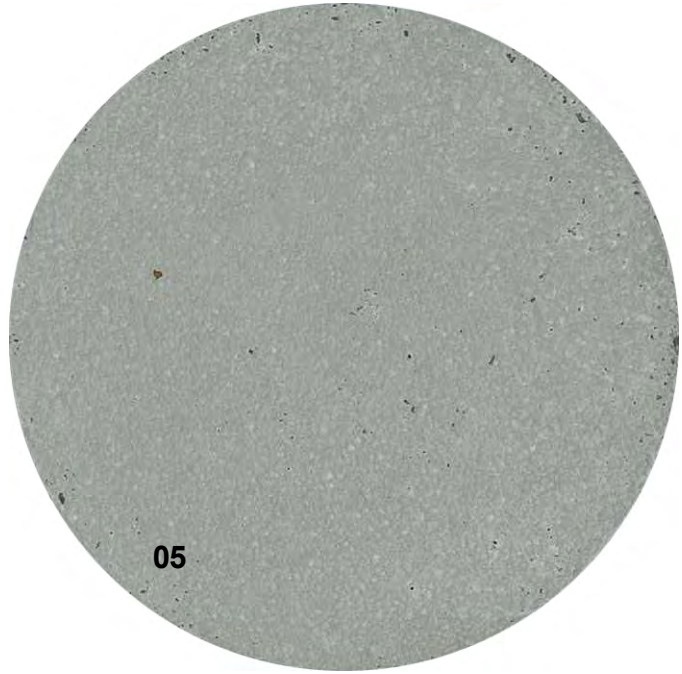
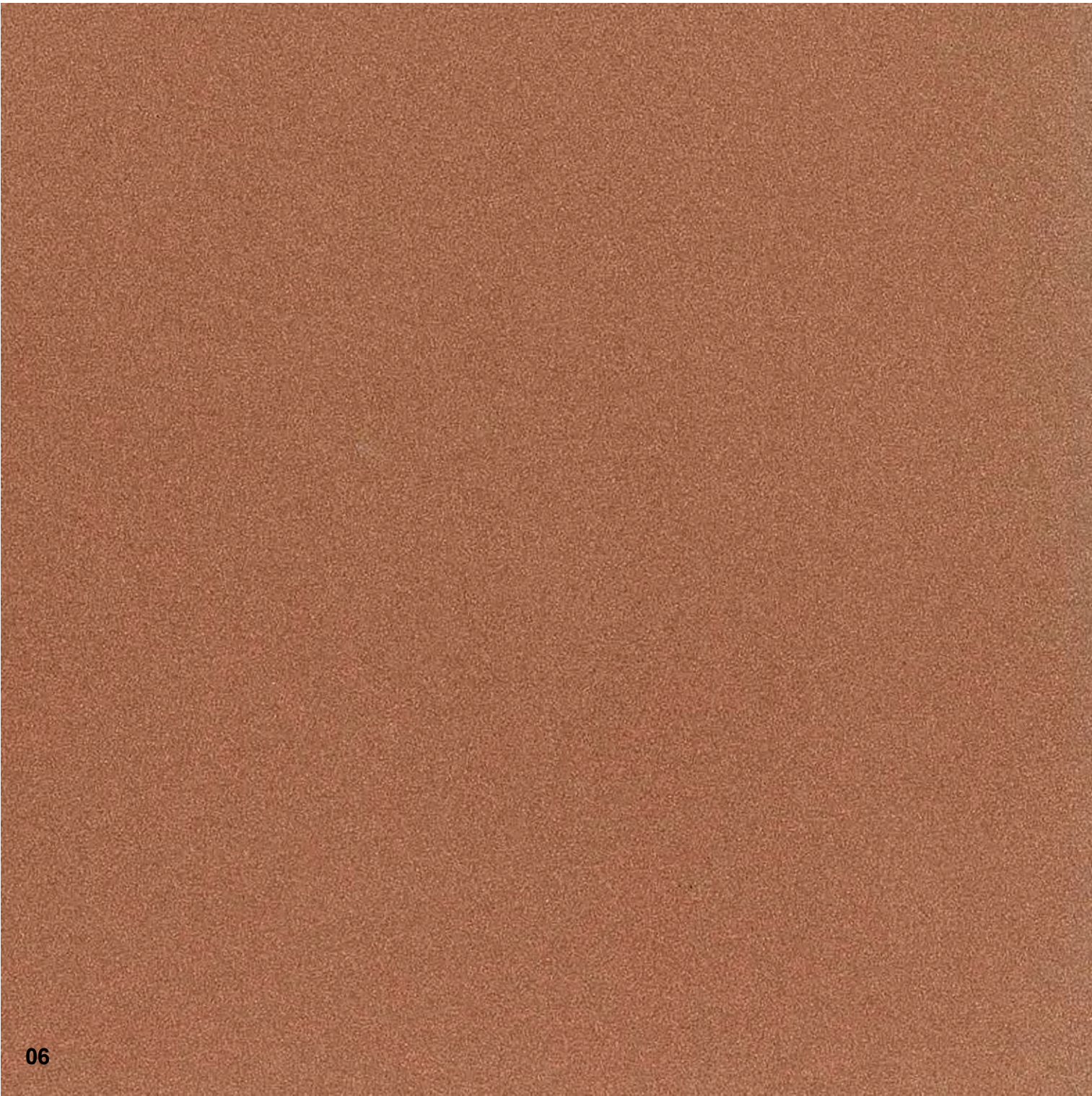
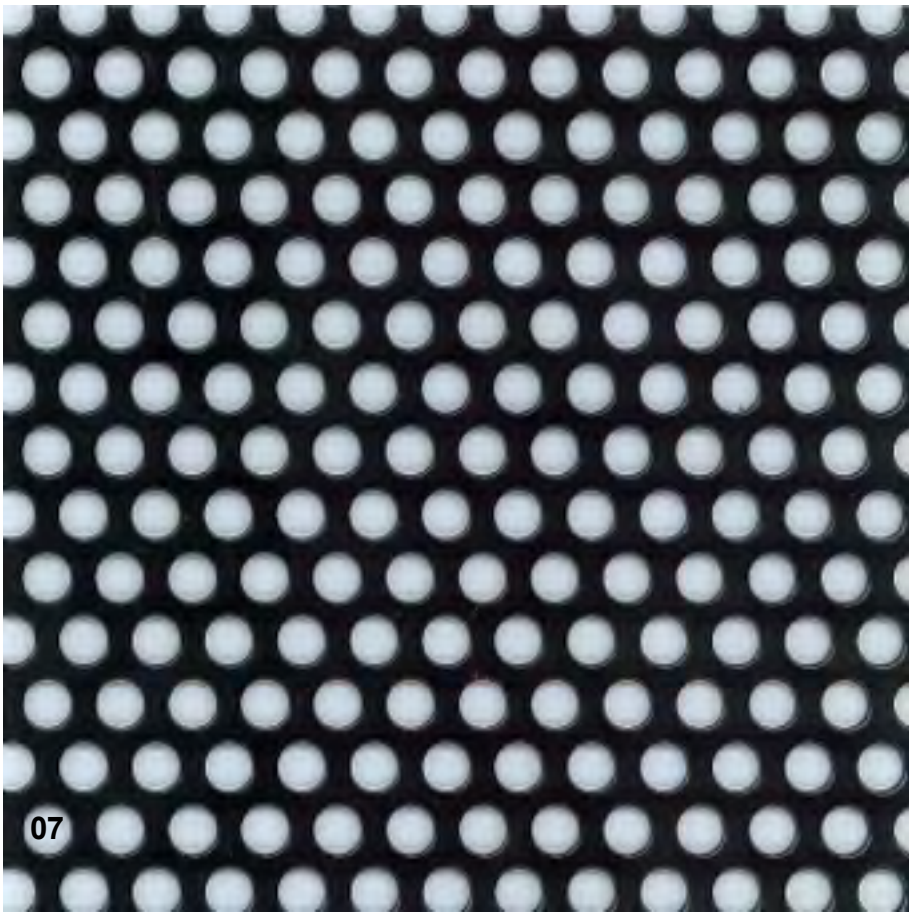
ANODIZED ALUMINIUM
EXTENDED ANODIZED ALUMINIUM TRANSOMS PROVIDE SUN SHADING WHILST ADDING A DYNAMIC HORIZONTAL EMPHASIS.
- 04

ANODIZED ALUMINIUM
ANODIZED ALUMINIUM LOUVRES PROVIDE SCREENING TO ROOFTOP PLANT AREAS. ROOFTOP PLANT IS SET BACK AWAY FROM THE EDGE OF THE FACADE TO REDUCE SIGHTLINES.
- 05

CONCRETE
HORIZONTAL CONCRETE SLAB EXTENSIONS ADD ARTICULATION AND SHADOW MODELLING TO THE EAST AND WEST FACADES.
- 06

COMPRESSED FIBRE CEMENT
PRE-FINISHED FIBRE CEMENT PANELS WITH CONCEALED FIXING. THE PANELS FORM LARGE VERTICAL 'SLATS' THAT ARE OFFSET IN PLAN TO PROVIDE CAR PARK VENTILATION. THE OFFSET SCREENS PROVIDE A LARGE AMOUNT OF SHADOW MODELLING ADDING 'TEXTURE' IN CONTRAST WITH THE SMOOTH SINGLE SKIN APPEARANCE OF THE OFFICE BUILDING. THE CONTINUOUS SCREENS FORMS A VISUAL LINKING DEVICE ACTING AS A 'SPINE' THAT LINKS ALL BUILDINGS ACROSS THE DEVELOPMENT. VERTICAL FINS ARE CONTINUED TO THE GROUND, 'ANCHORING' THE CAR PARK STRUCTURE TO THE GROUND PLANE.
- 07

PERFORATED METAL
PERFORATED METAL SCREEN. PROVIDES VISUAL SCREENING TO CAR PARK RAMPS, WHILST PROVIDING NATURAL VENTILATION. PANEL BREAK-UP ADDS VISUAL INTEREST AND REDUCES VISUAL SCALE.



EXAMPLE OF HIGH PERFORMANCE GLASS FACADE



EXAMPLE OF COMPRESSED FIBRE CEMENT FACADE



EXAMPLE OF PERFORATED METAL SCREEN



EXAMPLE OF LANDSCAPING DETAIL



EXAMPLE OF LANDSCAPING DETAIL



EXAMPLE OF LANDSCAPING DETAIL

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B	FINAL EA	15.12.08	MM	DR					
A	DRAFT EA	11.12.08	MM	DR					
Issue	Description	Date	Chk	Auth					

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Project Honeysuckle Central		Drawing Colour Board	
Honeysuckle Drive Newcastle NSW		Scale NTS	Date 01.10.08
Client Builddev		File Name I:\10000\10200\10299\0-Base\10299_model.pln	Drawn MH/CS/EH
		Project Number 10299	Issue C
		Drawing Number DA26	