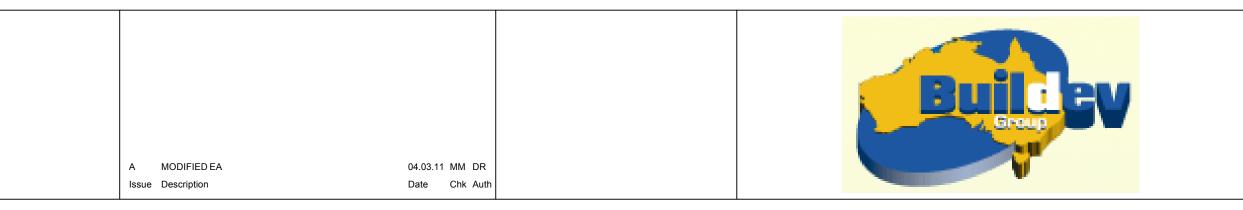
HONEYSUCKLE CENTRAL

HONEYSUCKLE DRIVE, NEWCASTLE **BUILDEV MANAGEMENT**

MODIFIED EA DRAWINGS

DRAWING LIST Revised EA Cover Sheet Cover Sheet / Location Plan Cover Sheet / Location Plan Site Analysis - Macro DA02 Site Analysis - Macro Site Analysis - Micro DA04 Ground Floor Plan / Site Plan Ground Floor Plan / Site Plan Basement Floor Plan DA05 Basement Floor Plan DA06 Level 1 Floor Plan G Level 1 Floor Plan DA07 Level 2 Floor Plan G DD07 Level 2 Floor Plan DA08 Level 3 Floor Plan G DD08 Level 3 Floor Plan Level 4 Floor Plan G DA09 Level 4 Floor Plan DA10 Level 5 Floor Plan Level 5 Floor Plan Level 6 Floor Plan Level 7 Floor Plan DA12 Level 7 Floor Plan DA13 Roof Plan Roof Plan DA14 North / South Elevations North / South Elevations DA15 East / West Elevations DD15 East / West Elevations DA16 Sections DD16 Sections DA17 Sections Sections DA18 Sections Sections **Detailed Part Elevations** DA19 Shadow Diagrams DA20 **Shadow Diagrams** DA22 Shadow Diagrams View Analysis View Analysis 3D Imagery 3D Imagery DA26

Colourboard



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Modified EA	Cover Sheet	
Scale NTS	Date 01.10.08	Drawn CS/KD
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HONEYSUCKLE CENTRAL

HONEYSUCKLE DRIVE, NEWCASTLE **BUILDEV**

DEVELOPMENT APPLICATION DRAWINGS



	DA04 DA05					te Plaı	n	
			Basement Floor Plan					
	DA07	Lev	el 2 Fl	oor Pla	an			
	DA08	Lev	_evel 3 Floor Plan					
	DA09	Lev	el 4 Fl	oor Pla	an			
	DA10	Lev	el 5 Fl	oor Pla	an			
	DA11	Lev	el 6 Fl	oor Pla	an			
	DA12	Lev	el 7 Fl	oor Pl	an			
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	DA19 DA20 DA21 DA22	Det Sha Vie 3D	tailed F adow C w Anal Image	Diagrar ysis ry		ns		
	DA19 DA20 DA21	Det Sha Vie 3D	tailed F adow D w Anal	Diagrar ysis ry		ns	~~	~~
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(DA19 DA20 DA21 DA22 DA23	Det Sha Vie 3D Col	tailed Fadow Cow Anal Image lour Bo	Diagrar ysis ry ard Gross	ns Floor Ar	ea (m2)	C	Fast
	DA19 DA20 DA21 DA22 DA23	Det Sha Vie 3D Col	tailed F adow C w Anal Image lour Bo	Diagrar ysis ry ard Gross	ms	ea (m2)	East FECA	East UCA
	DA19 DA20 DA21 DA22 DA23 TABLE	Det Sha Vie 3D Col	tailed Fadow Dow Analy Image Jour Bo AREA West FECA 80	Diagrar ysis ry ard Gross West UCA	Floor Ar Central FECA 290	ea (m2) Central UCA 0	FECA 450	
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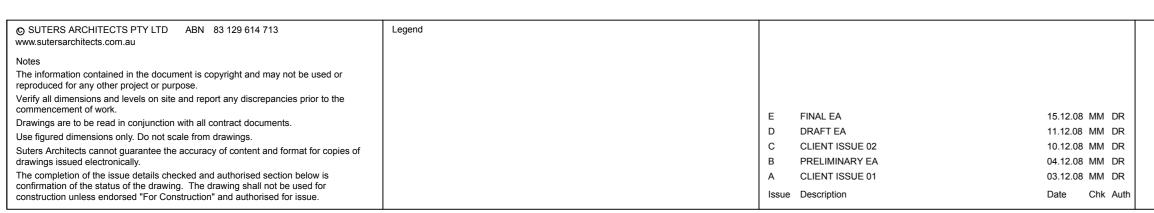
Max GFA (FECA)

UCA - Unenclosed Covered Area

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

DA00 Cover Sheet / Location Plan

DA01 Site Analysis - Macro







roject Honeysuckle Central	Drawing Cover Shee	et / Location Plan	
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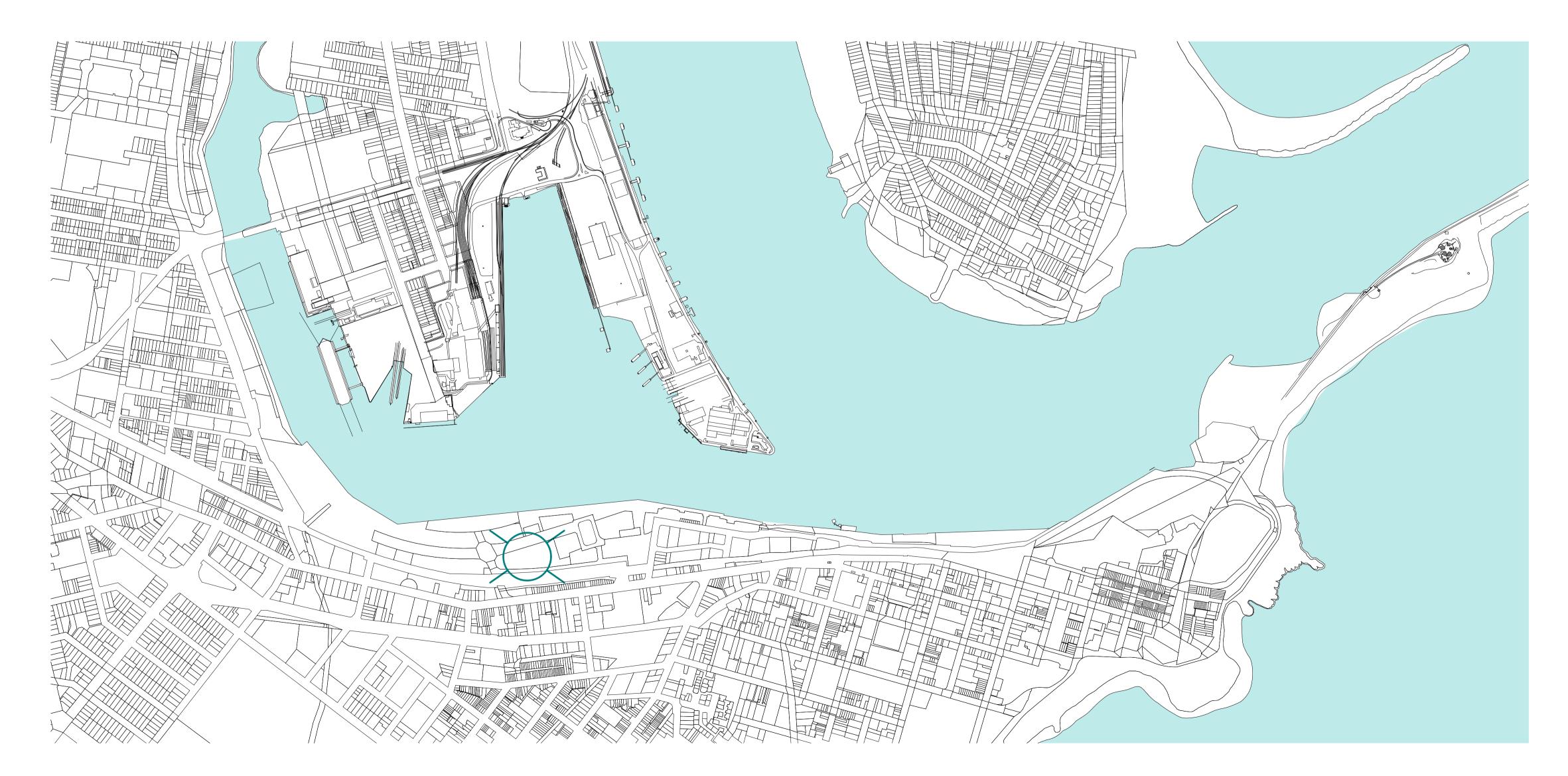
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HONEYSUCKLE CENTRAL

HONEYSUCKLE DRIVE, NEWCASTLE **BUILDEV MANAGEMENT**

MODIFIED EA DRAWINGS



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DRAWING LIST

DD00 Cover Sheet / Location Plan

DD04 Ground Floor Plan / Site Plan DD04 Ground Floor 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

DD13 Roof Plan

DD14 North / South Elevations

DD15 East / West Elevations DD16 Sections

DD17 Sections

DD18 Sections

DD23 3D Imagery

TABLE OF AREAS

	9/		G	Fross Flo	or Area (ı	m2)			
		WEST	1		CENTRAL			EAST	
		West			Central			East	
	West	FECA +	West	Central	FECA +	Central	East	FECA +	East
	FECA	UCA	UCA	FECA	UCA	UCA	FECA	UCA	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

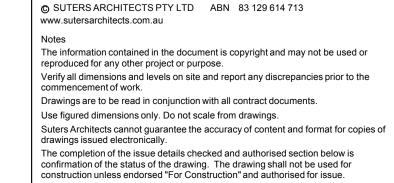
otal FECA	22455
otal UCA	844
otal	
ECA + UCA)	23299
ECA Difference	1085

Total Site Area	854
FSR	2.5:
Max GFA (FECA)	2137

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

oneysuckle Central	Drawing Cover Shee	et / Location Plan	
oneysuckle Drive ewcastle NSW	Scale NTS	Date 01.10.08	Drawn CS/KD
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	Project Number	Drawing Number	Issue
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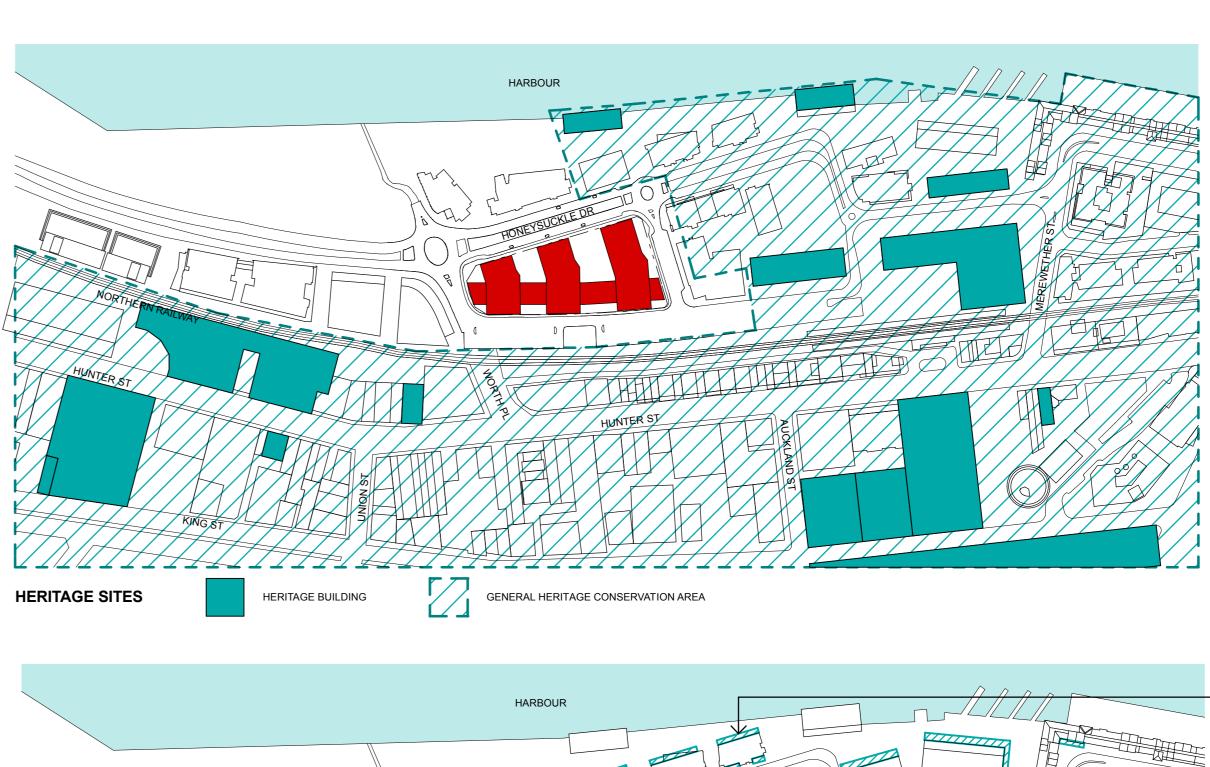


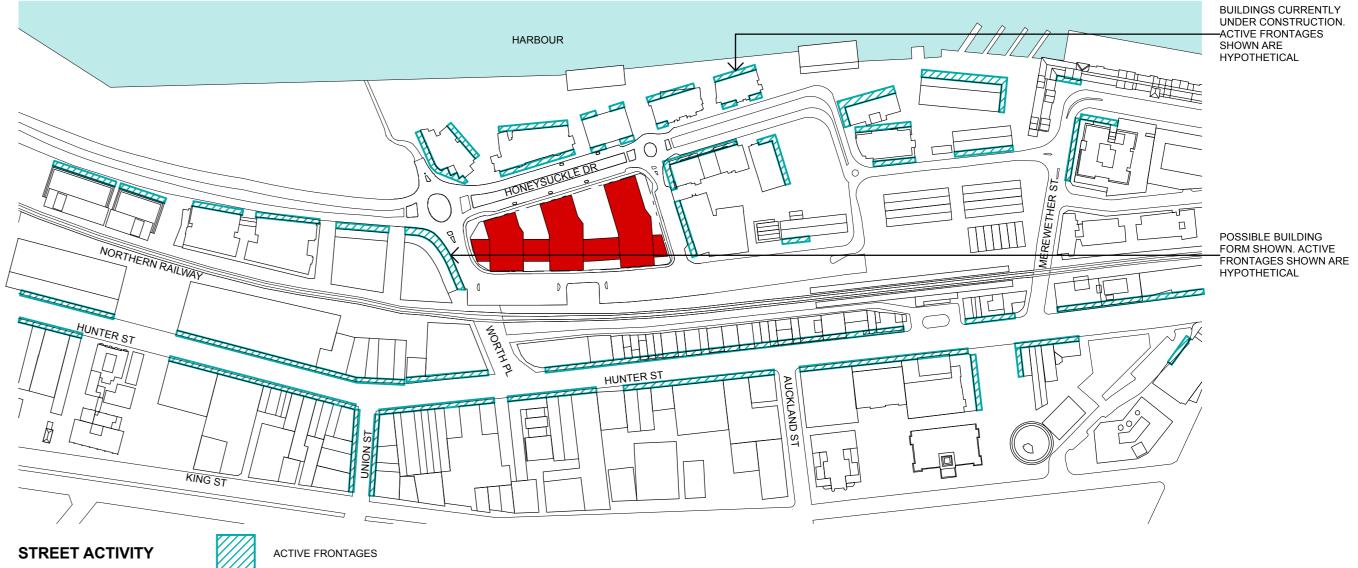
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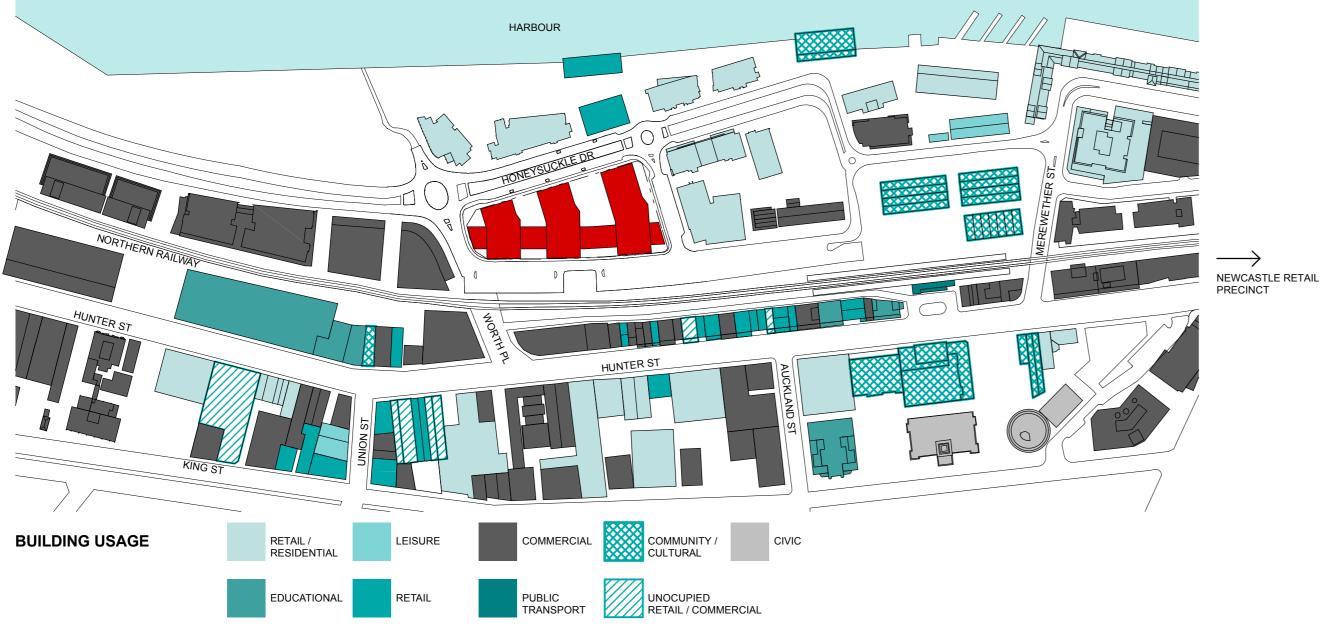


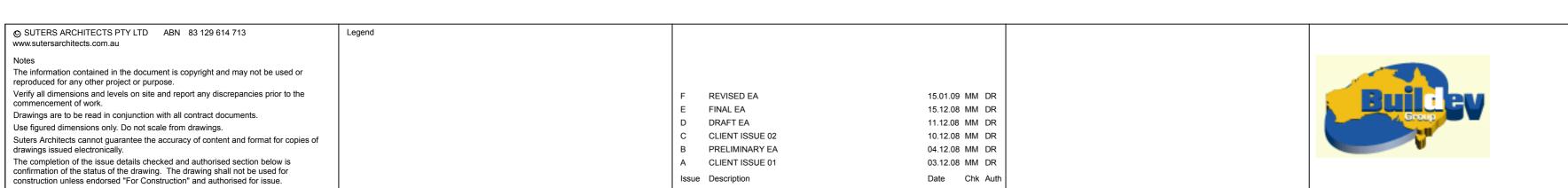
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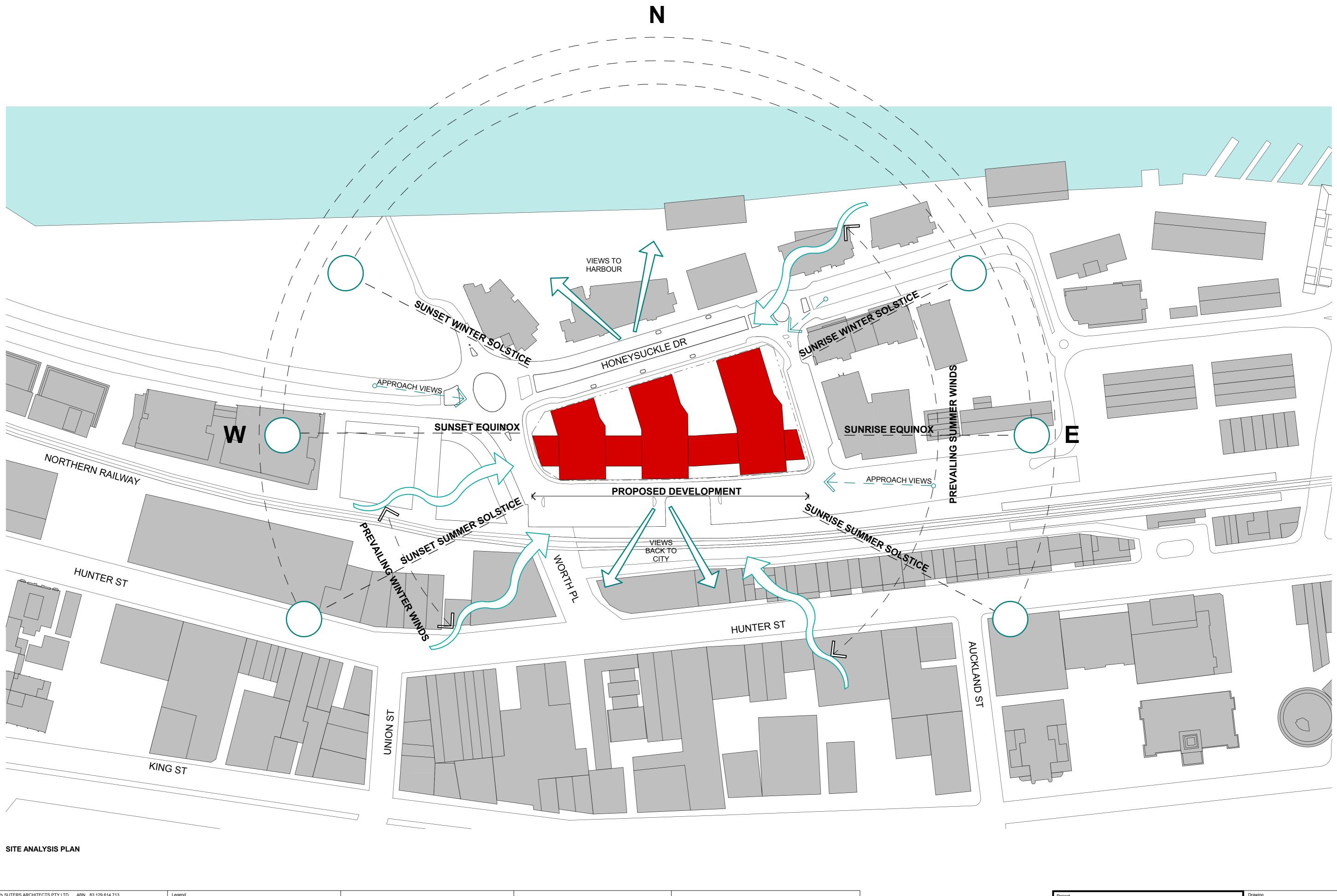








Project Honeysuckle Central	Drawing Site Analysis - Macro
Honeysuckle Drive Newcastle NSW	Scale Date Drawn 1:3000 @ A1/ 1:6000 @ A3 01.10.08 MH/CS/EH
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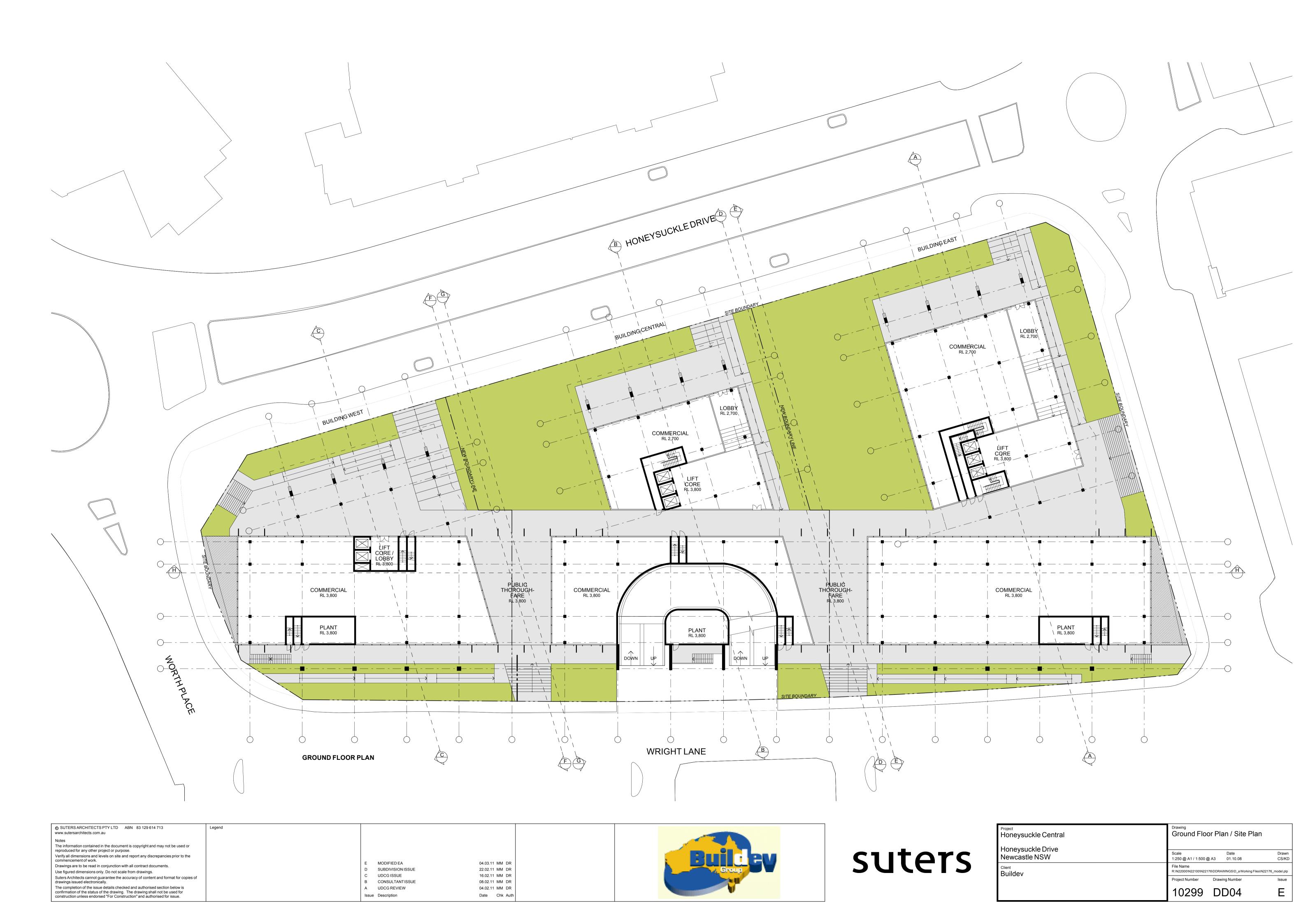
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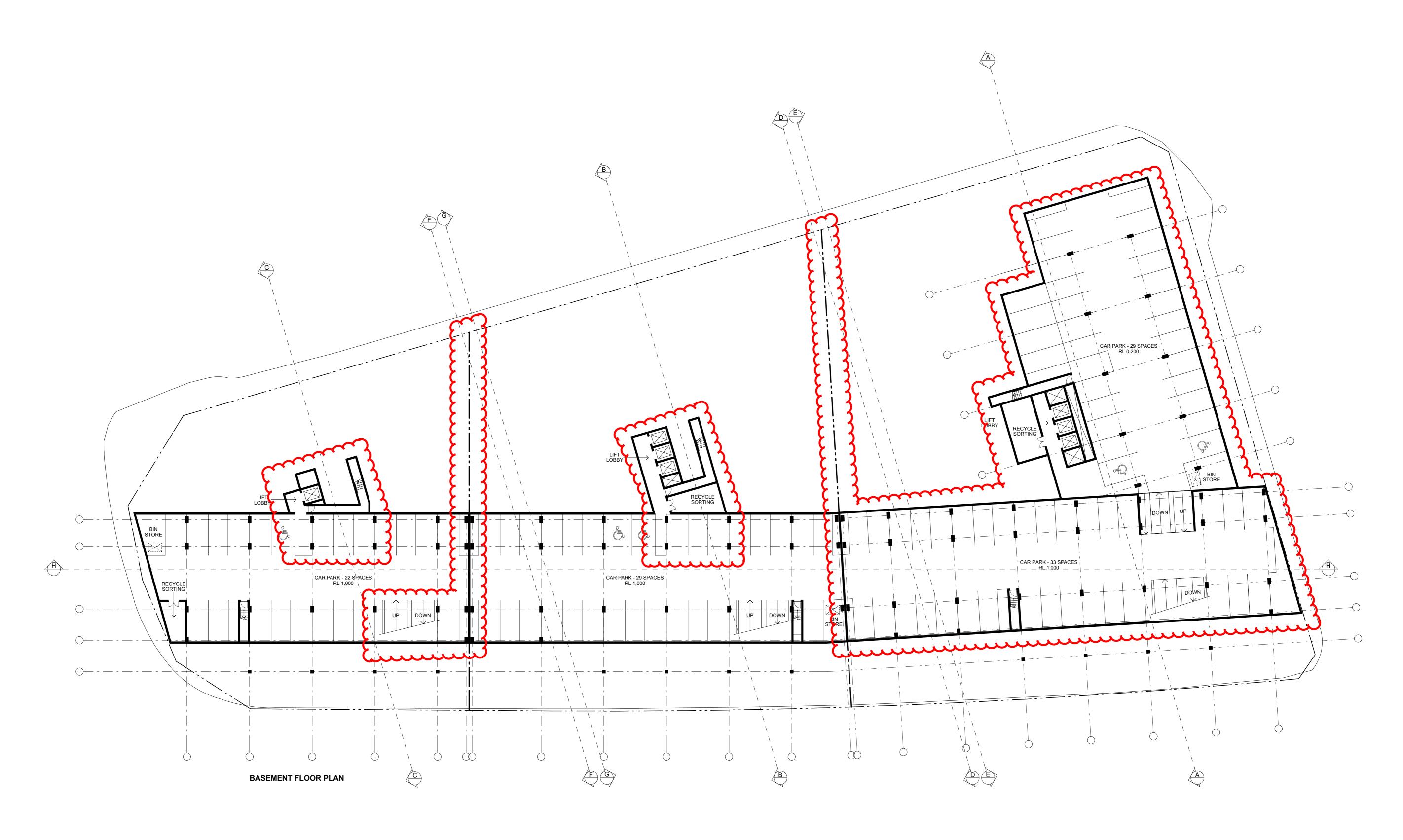
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C CLIENT ISSUE 02 10.12.08 MM DR
B PRELIMINARY EA 04.12.08 MM DR
A CLIENT ISSUE 01 03.12.08 MM DR
Issue Description Date Chk Auth



Project Honeysuckle Central	Site Analysis - Micro
Honeysuckle Drive Newcastle NSW	Scale Date Draw 1:1000 @ A1 / 1:2000 @ A3 01.10.08 MH/CS/E
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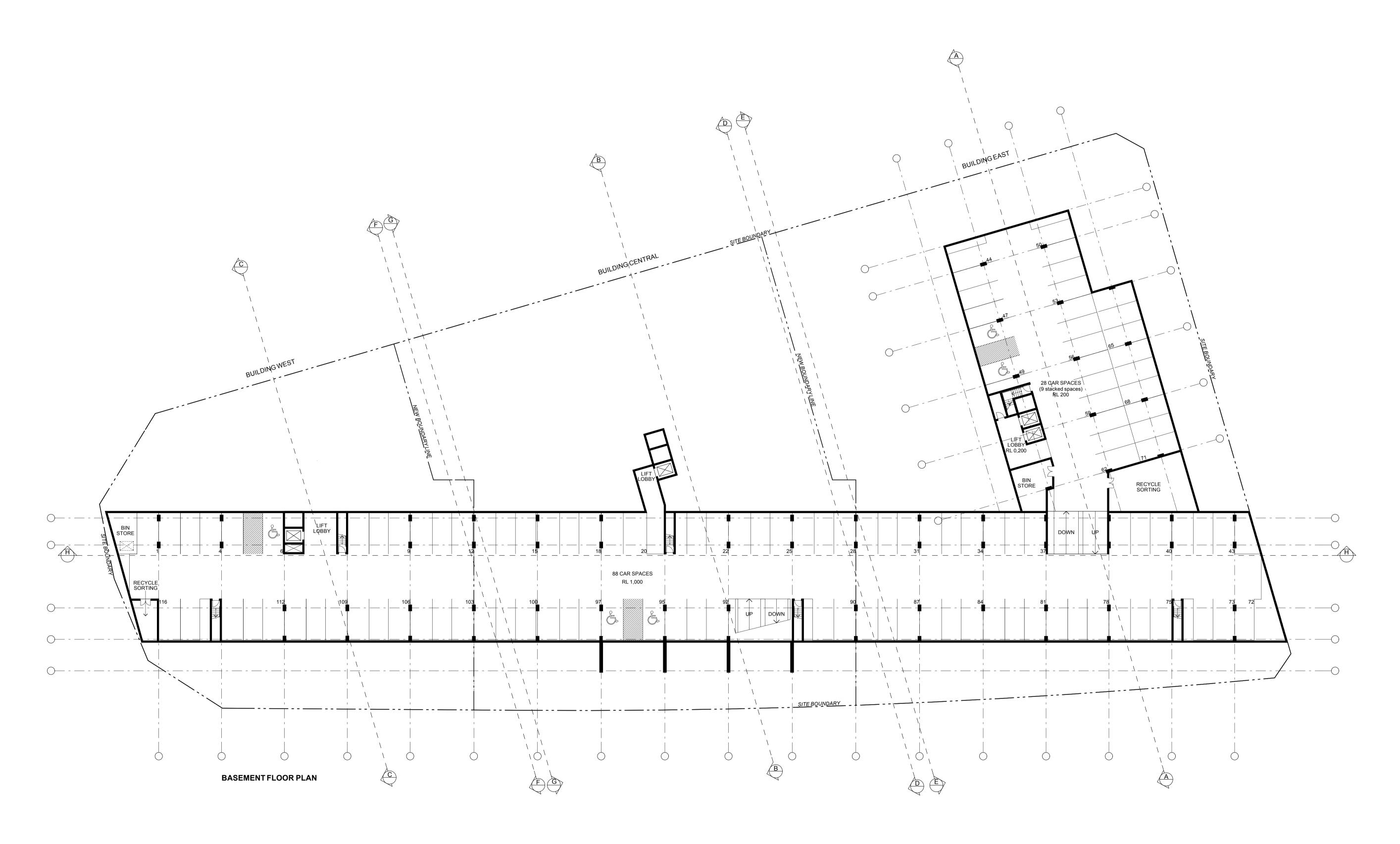




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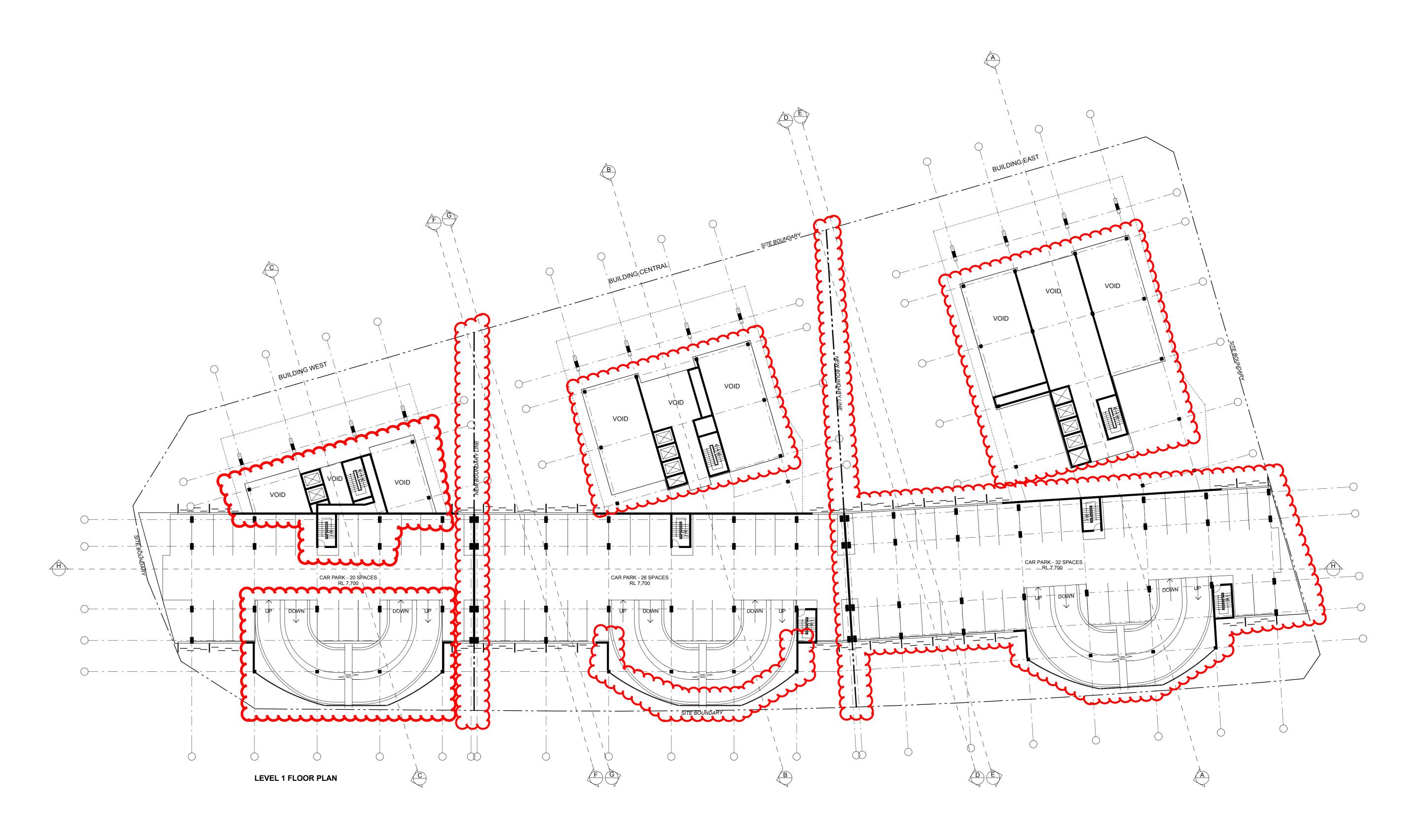
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The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for			UDCG ISSUE	16.02.11 MM DR	
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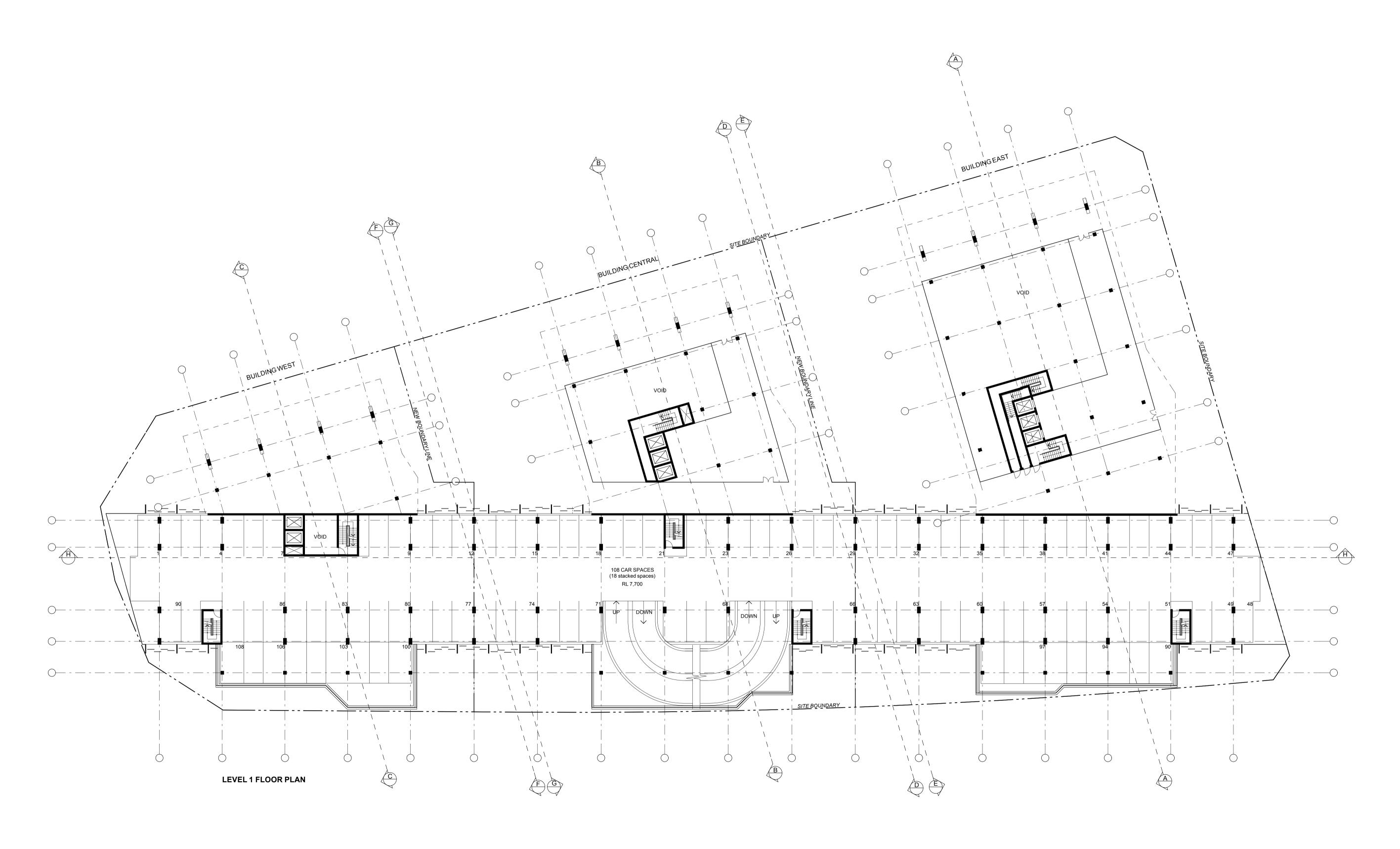
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Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @	Date 2) A3 01.10.08	Drawn CS/KD
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Project Honeysuckle Central	Level 1 Floor Plan

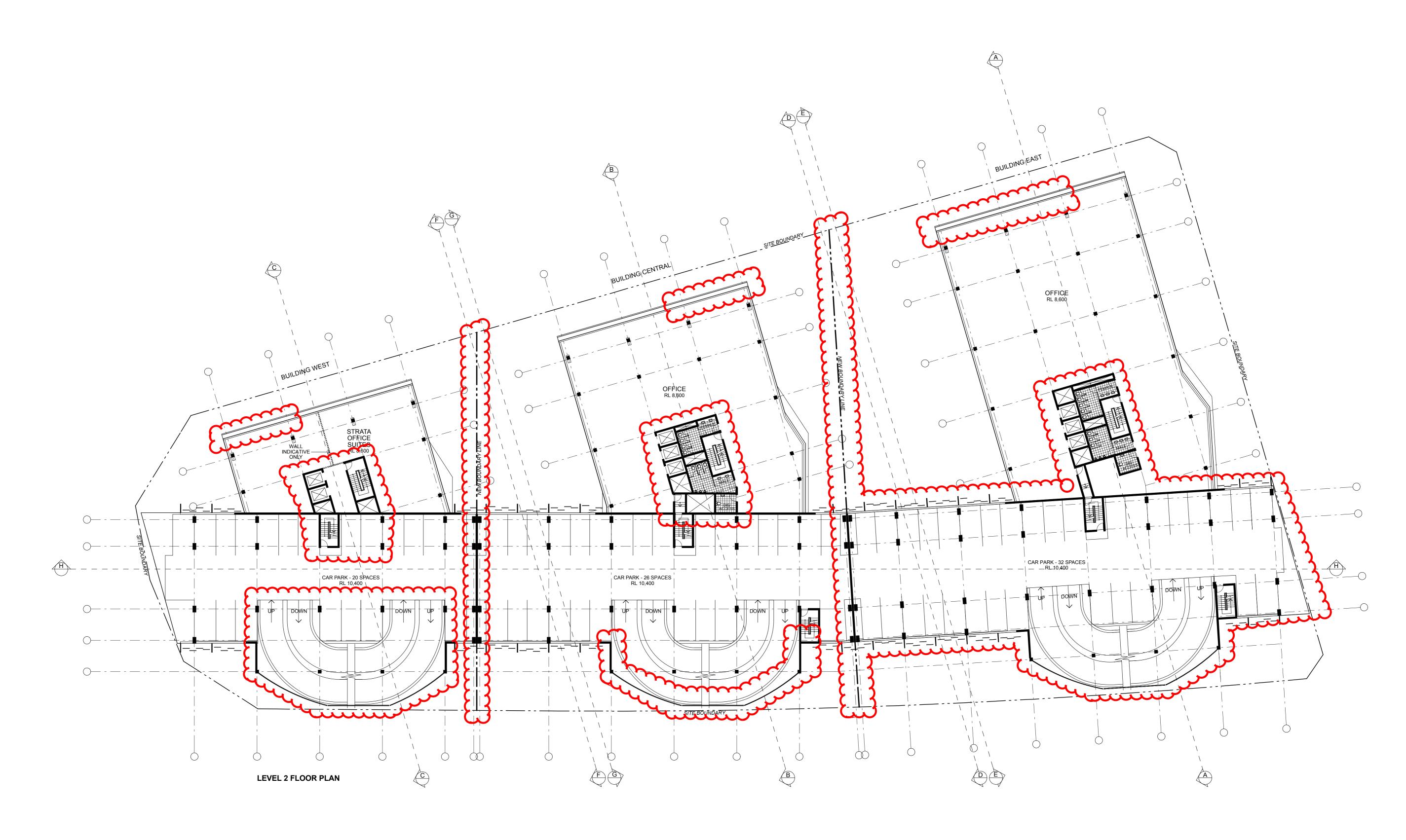


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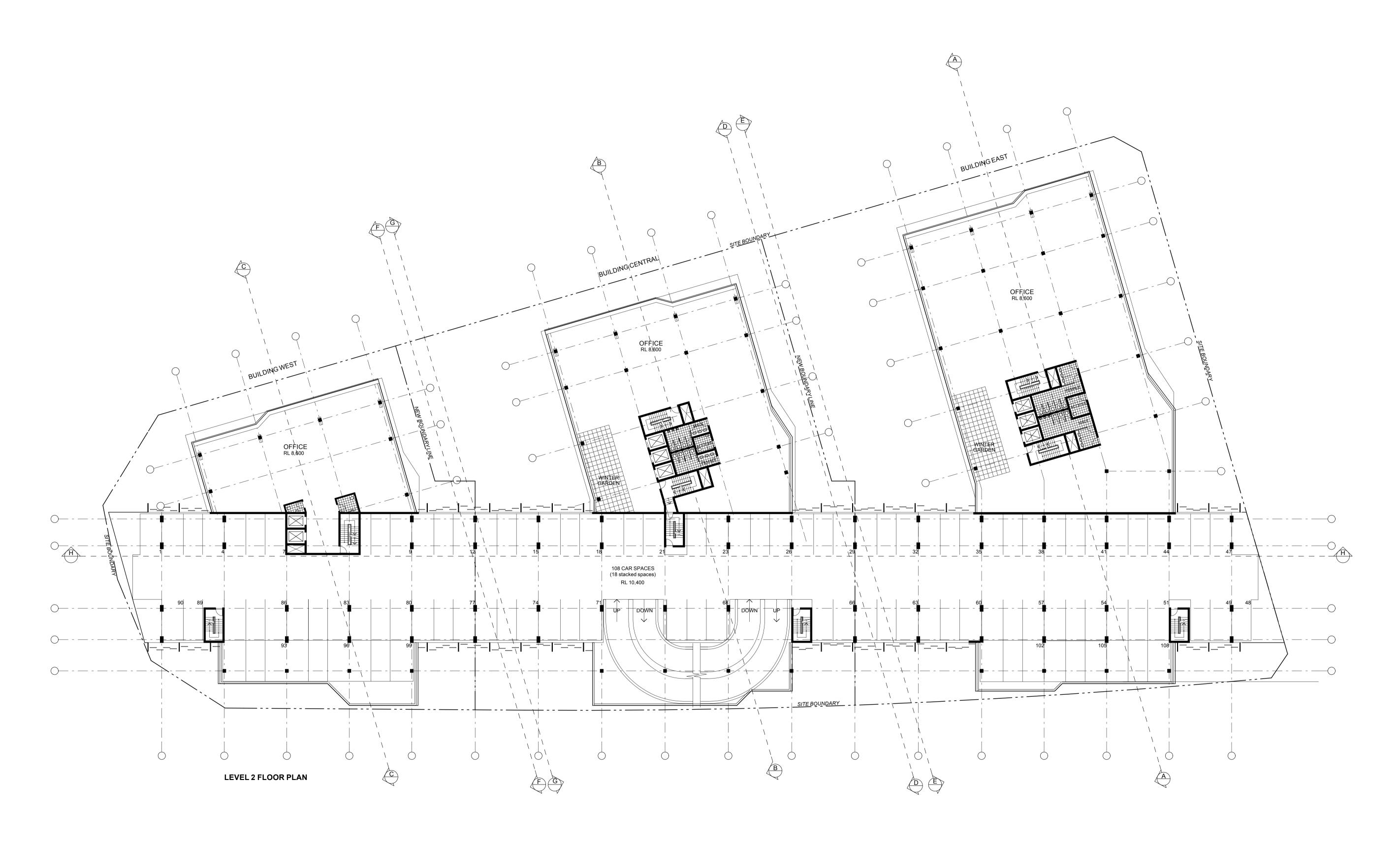
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Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @	Date ② A3 01.10.08	Drawn CS/KD
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roject Honeysuckle Central	Drawing Level 2 Floor Plan
Honeysuckle Drive Newcastle NSW	Scale Date Drawn 1:250 @ A1 / 1:500 @ A3 01.10.08 MH/CS/EH
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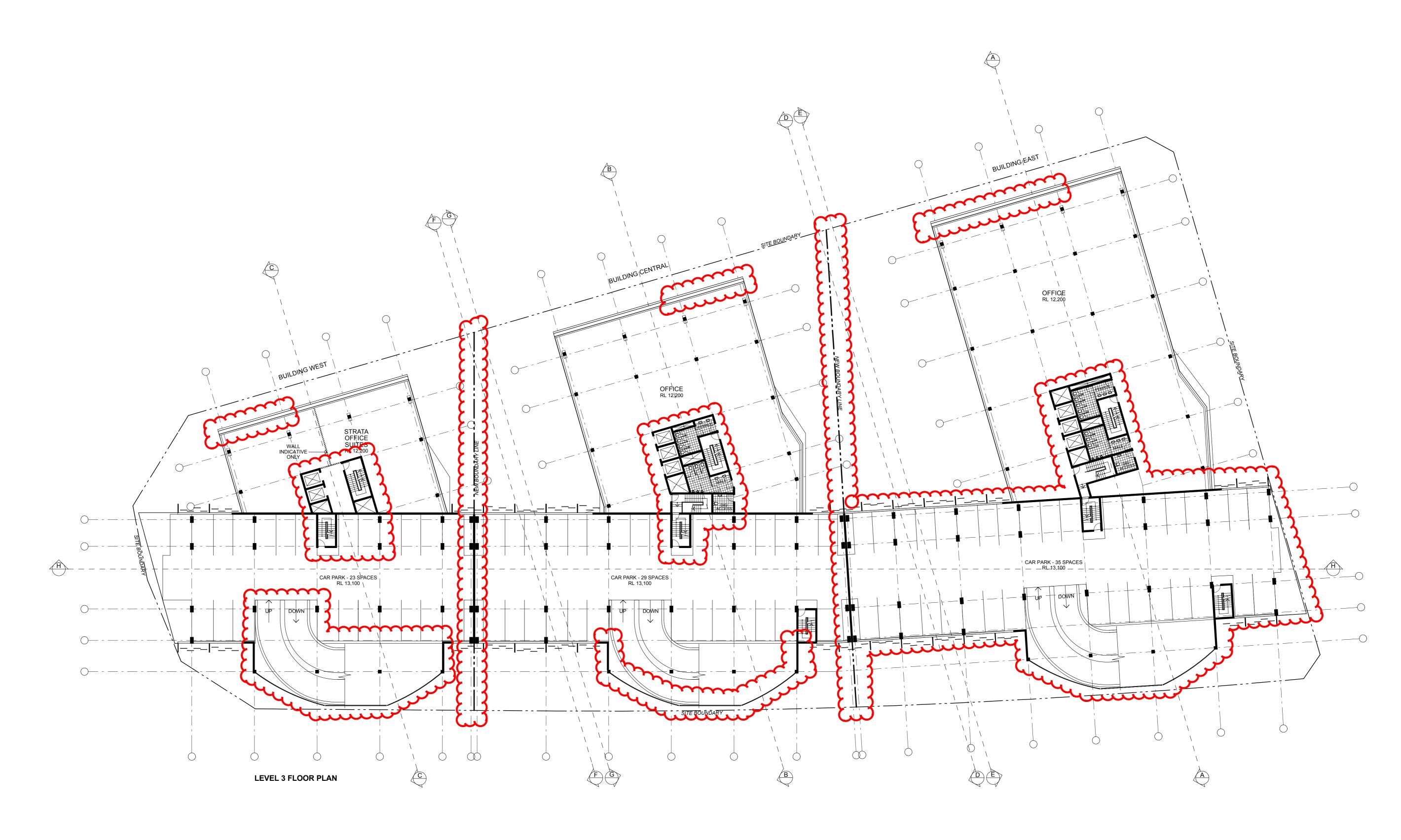


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Issue Description Date Chk Auth



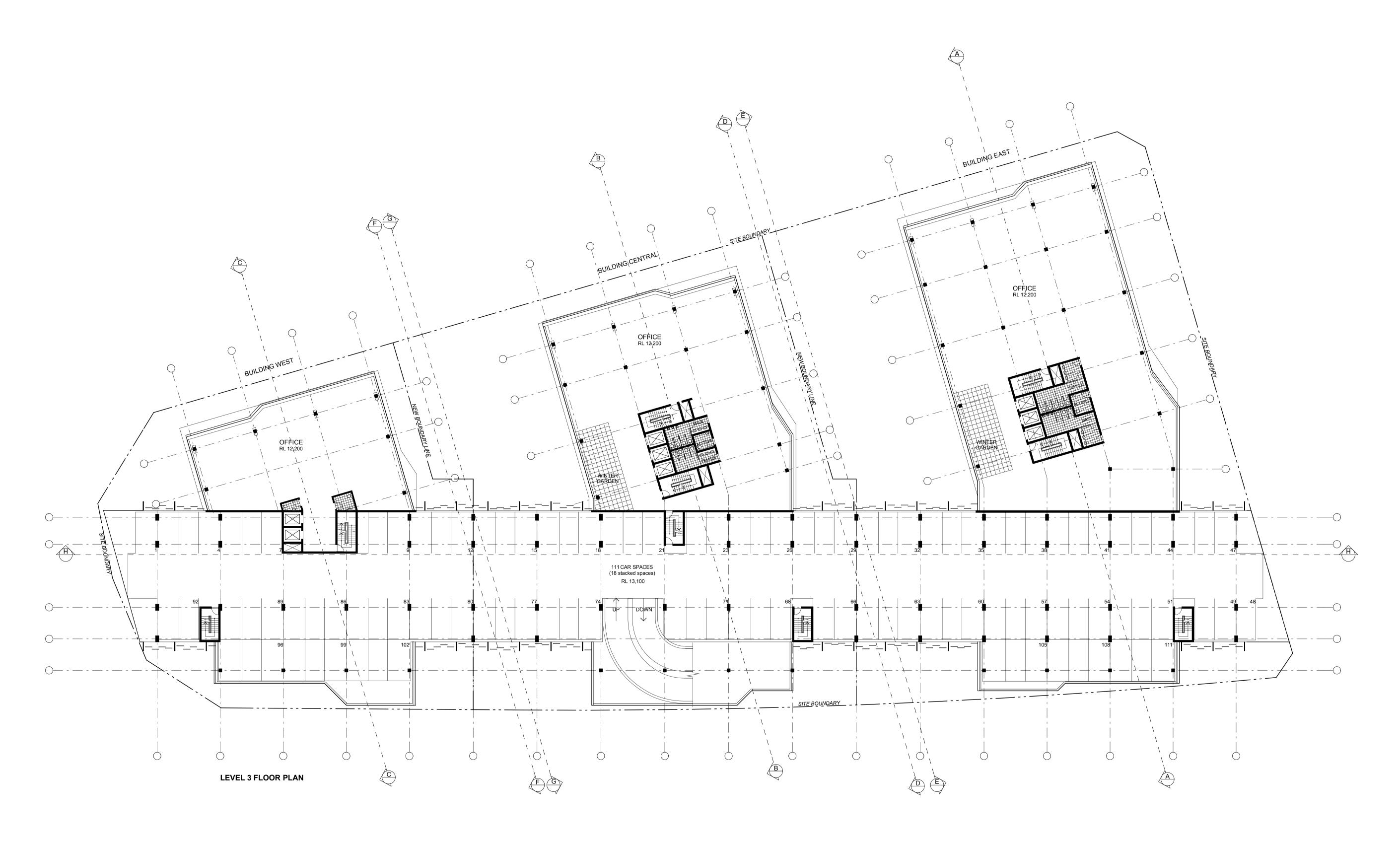
oject Ioneysuckle Central	Drawing Level 2 Floor Plan
loneysuckle Drive lewcastle NSW	Scale Date Drawn 1:250 @ A1 / 1:500 @ A3 01.10.08 CS/KD
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roject Honeysuckle Central	Drawing Level 3 Floor Plan
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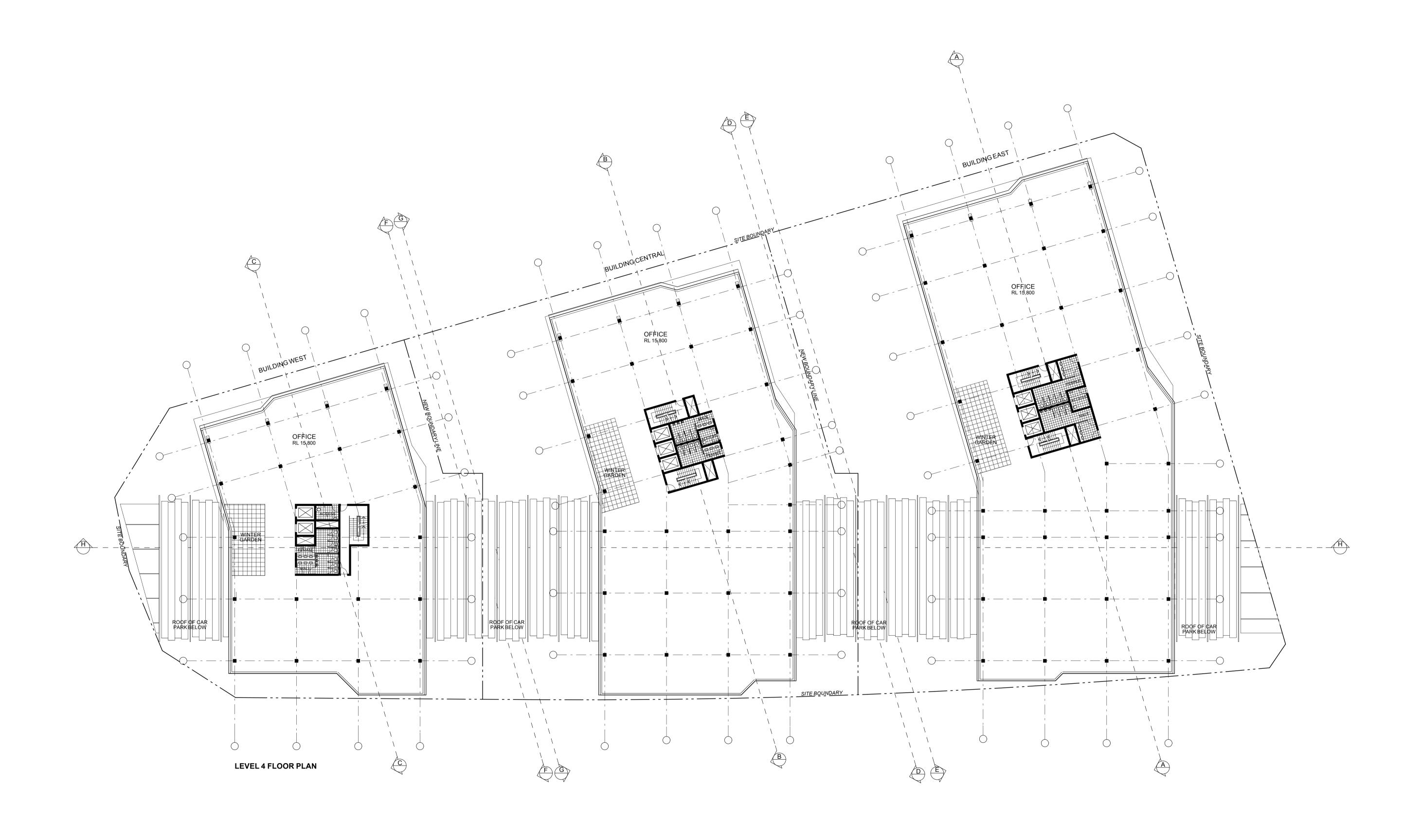
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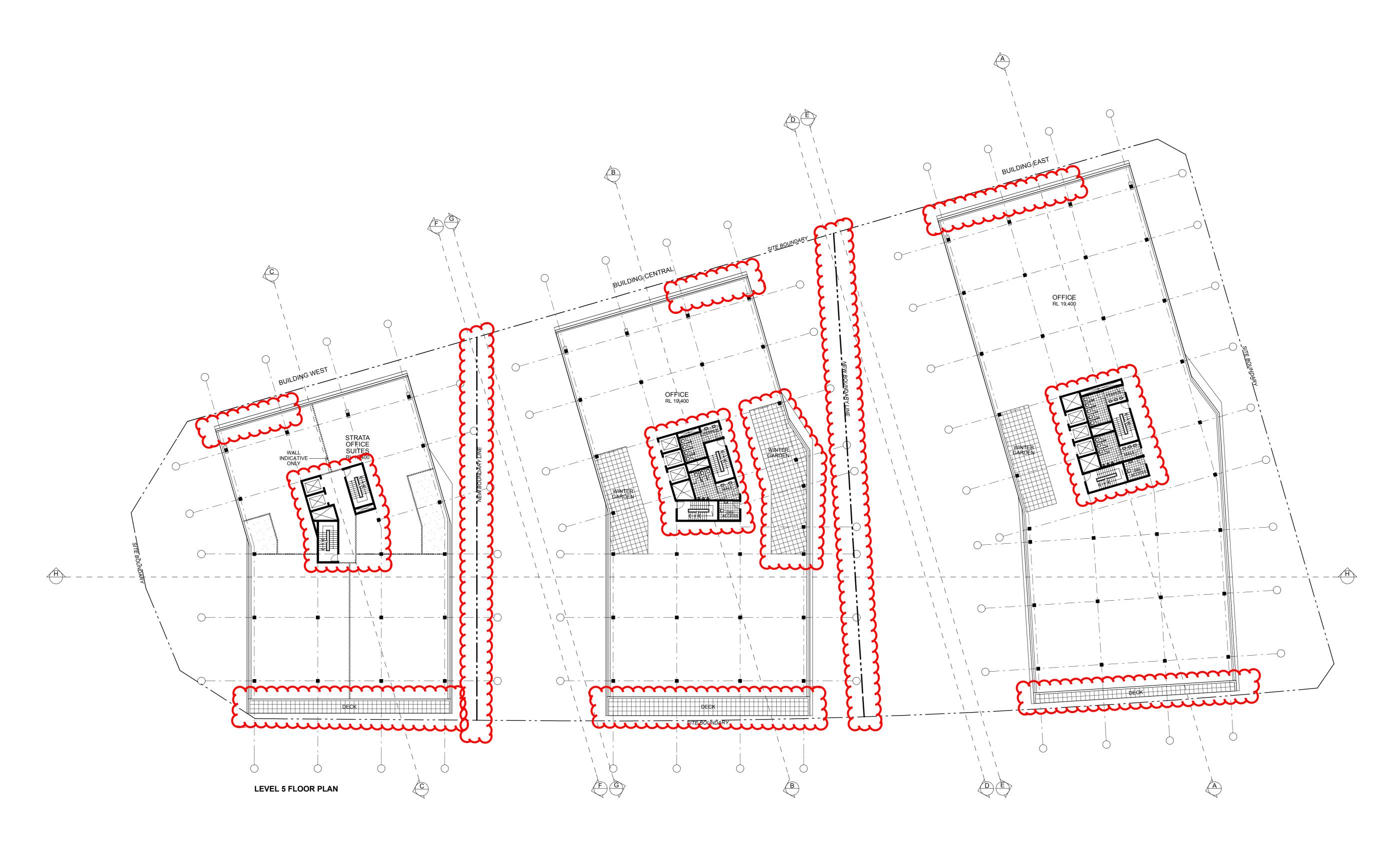
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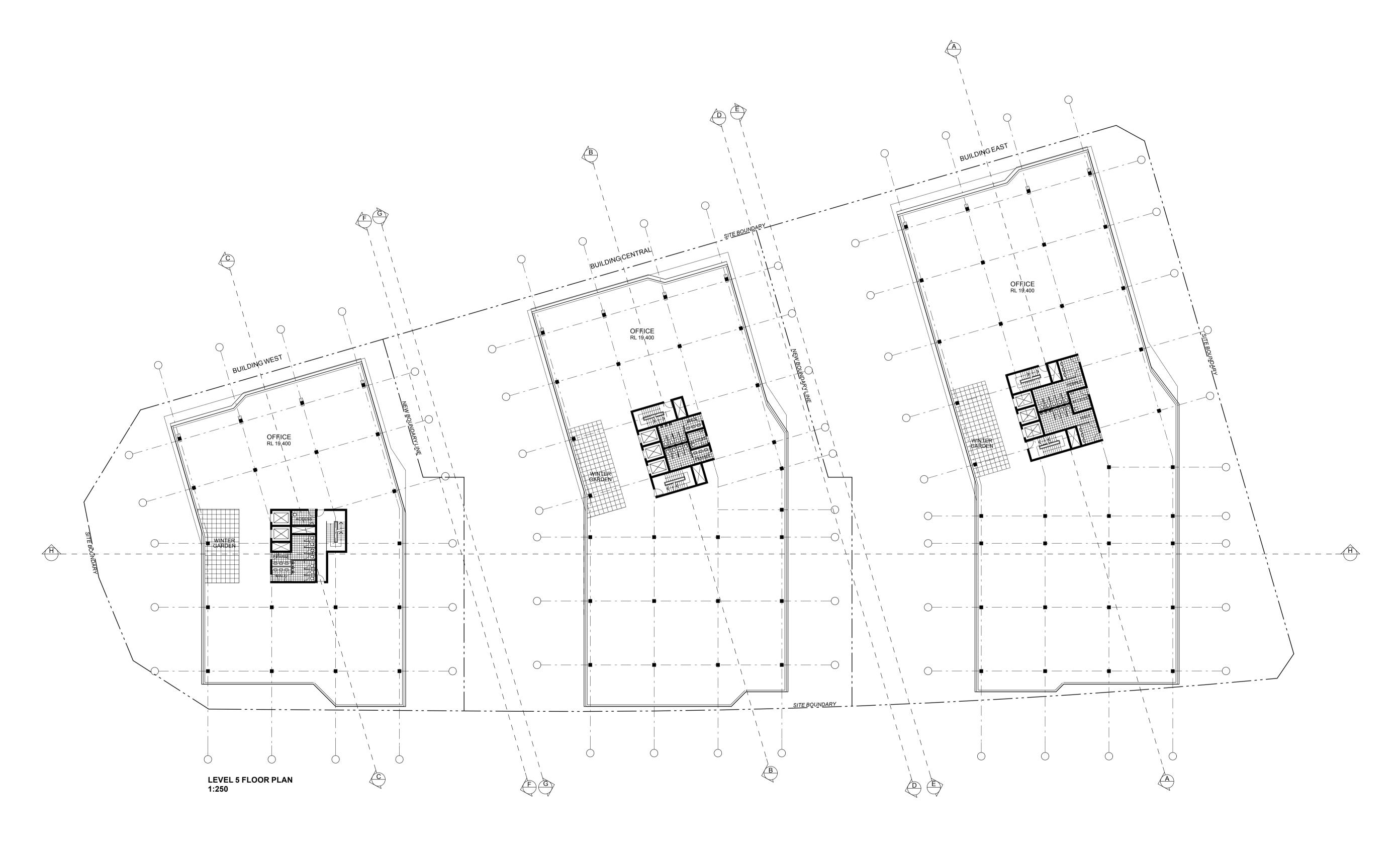
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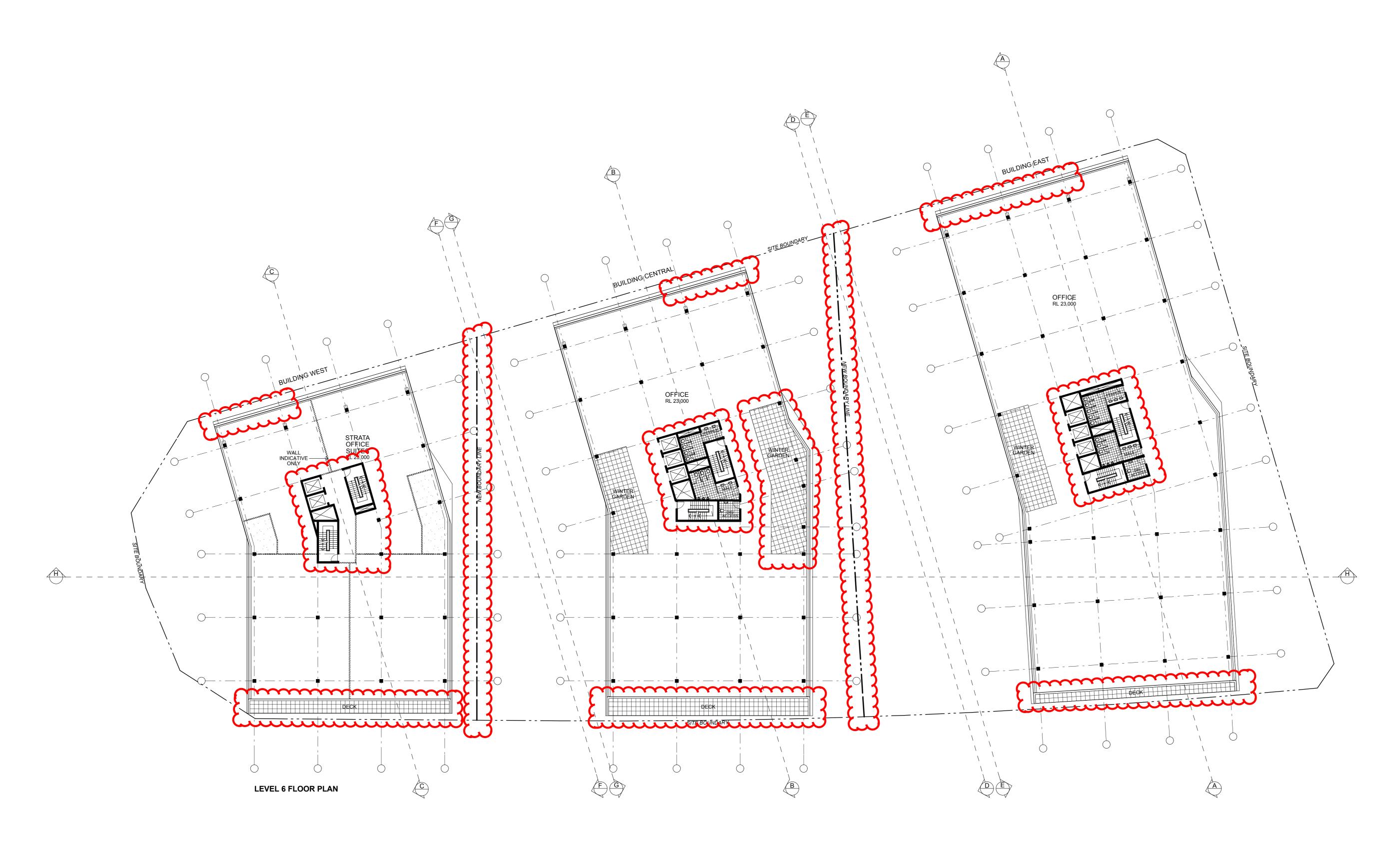
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Honeysuckle Drive Newcastle NSW	Scale Date Drawn 1:250 @ A1 / 1:500 @ A3 01.10.08 MH/CS/EH
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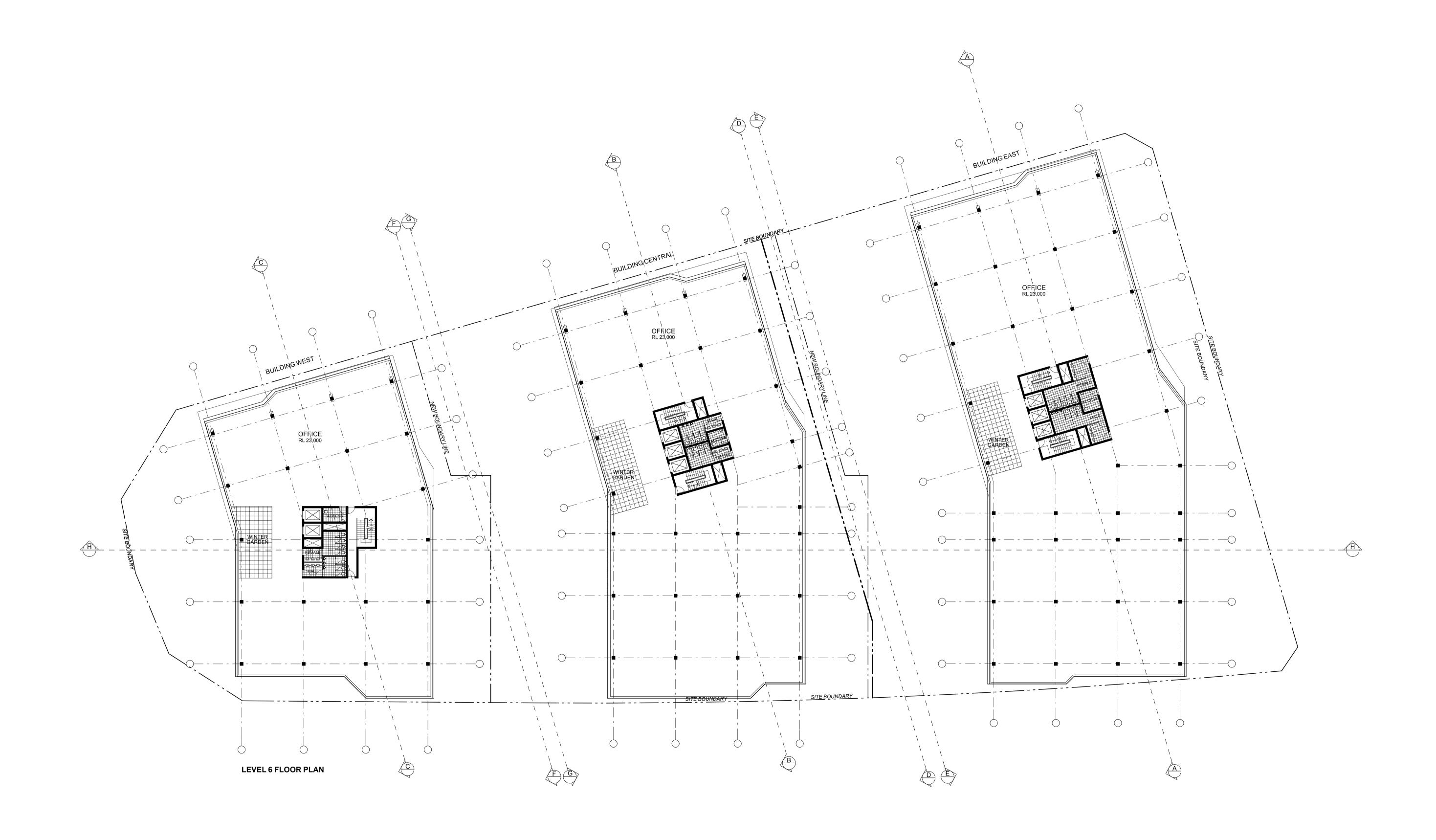
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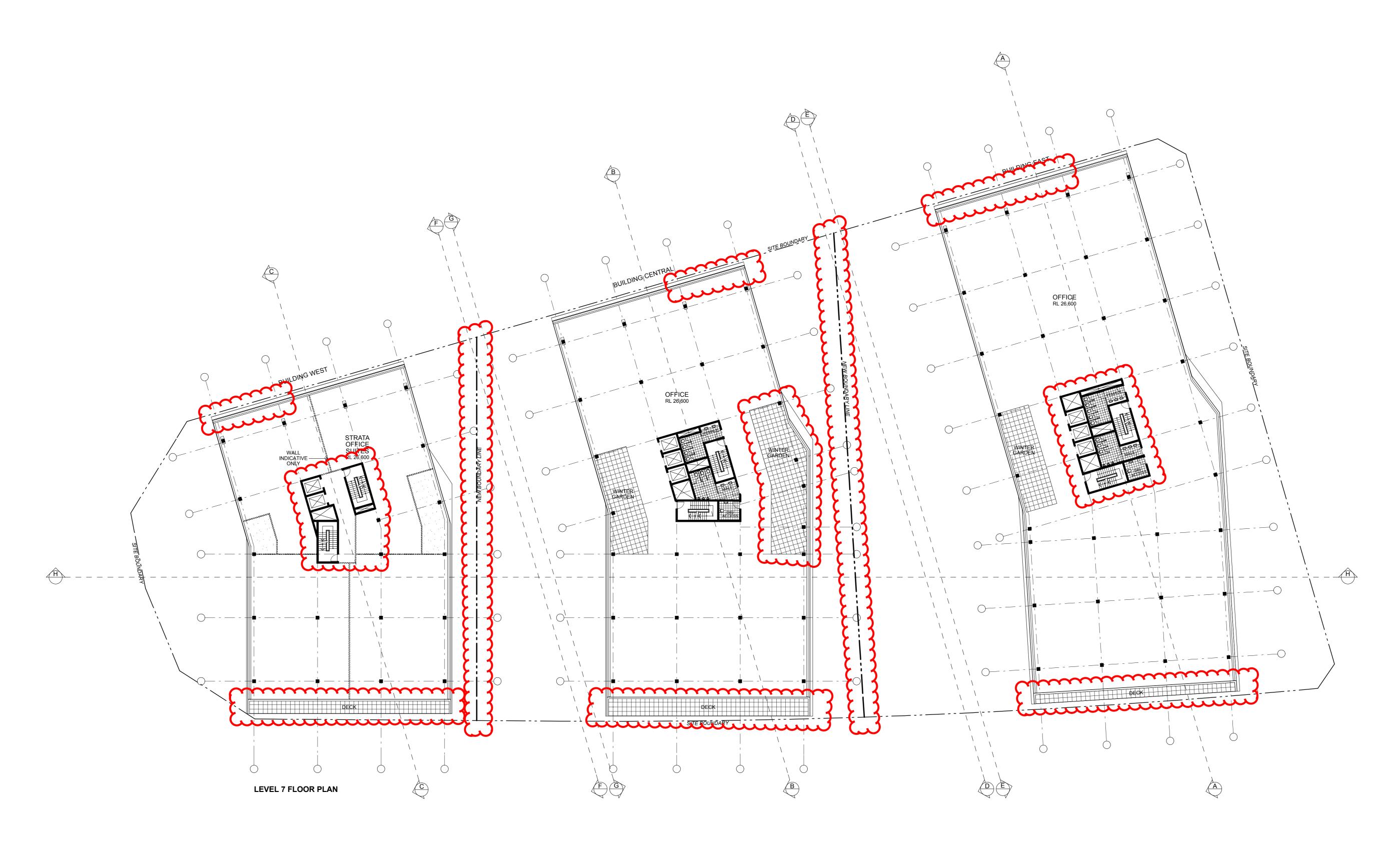
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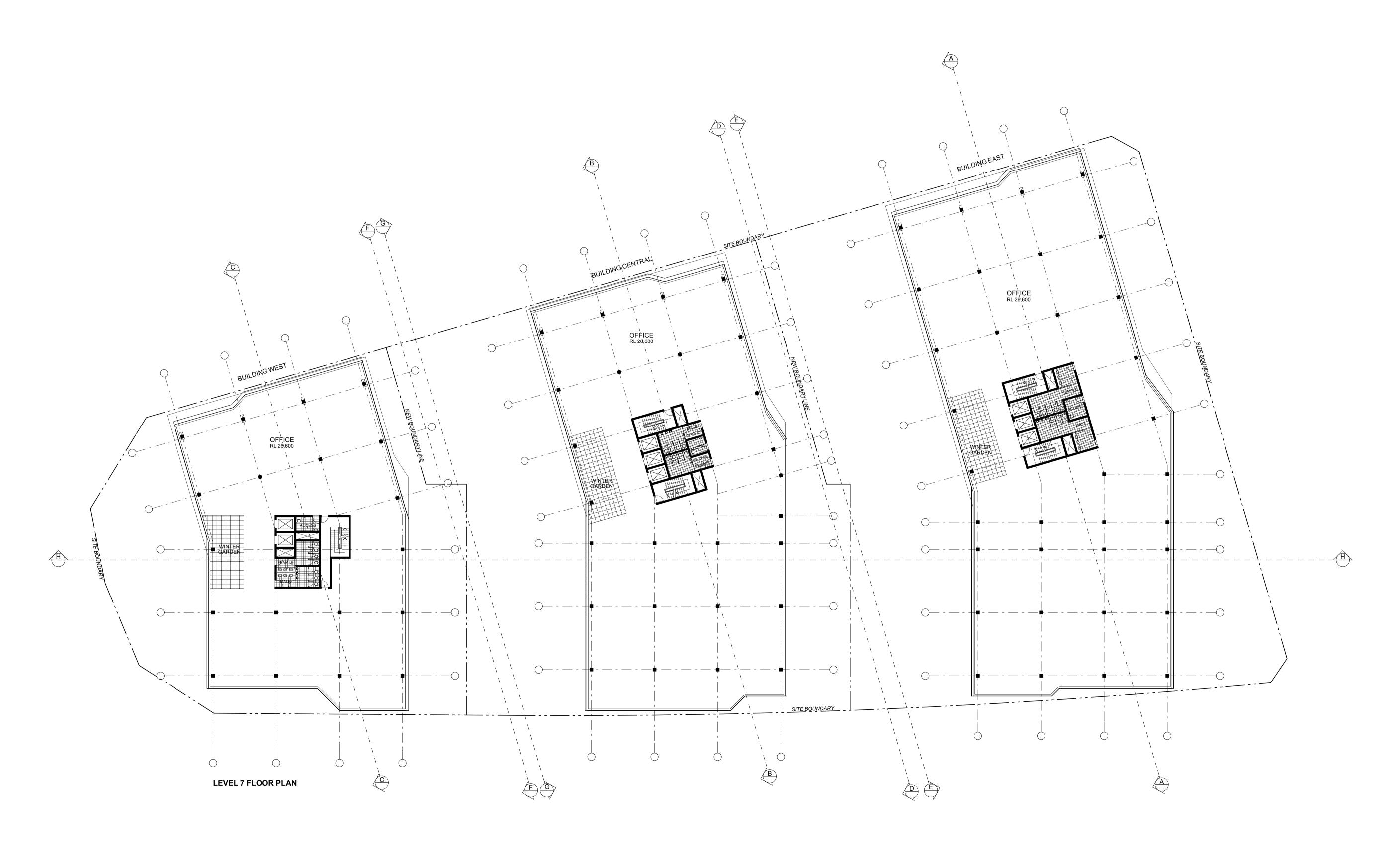
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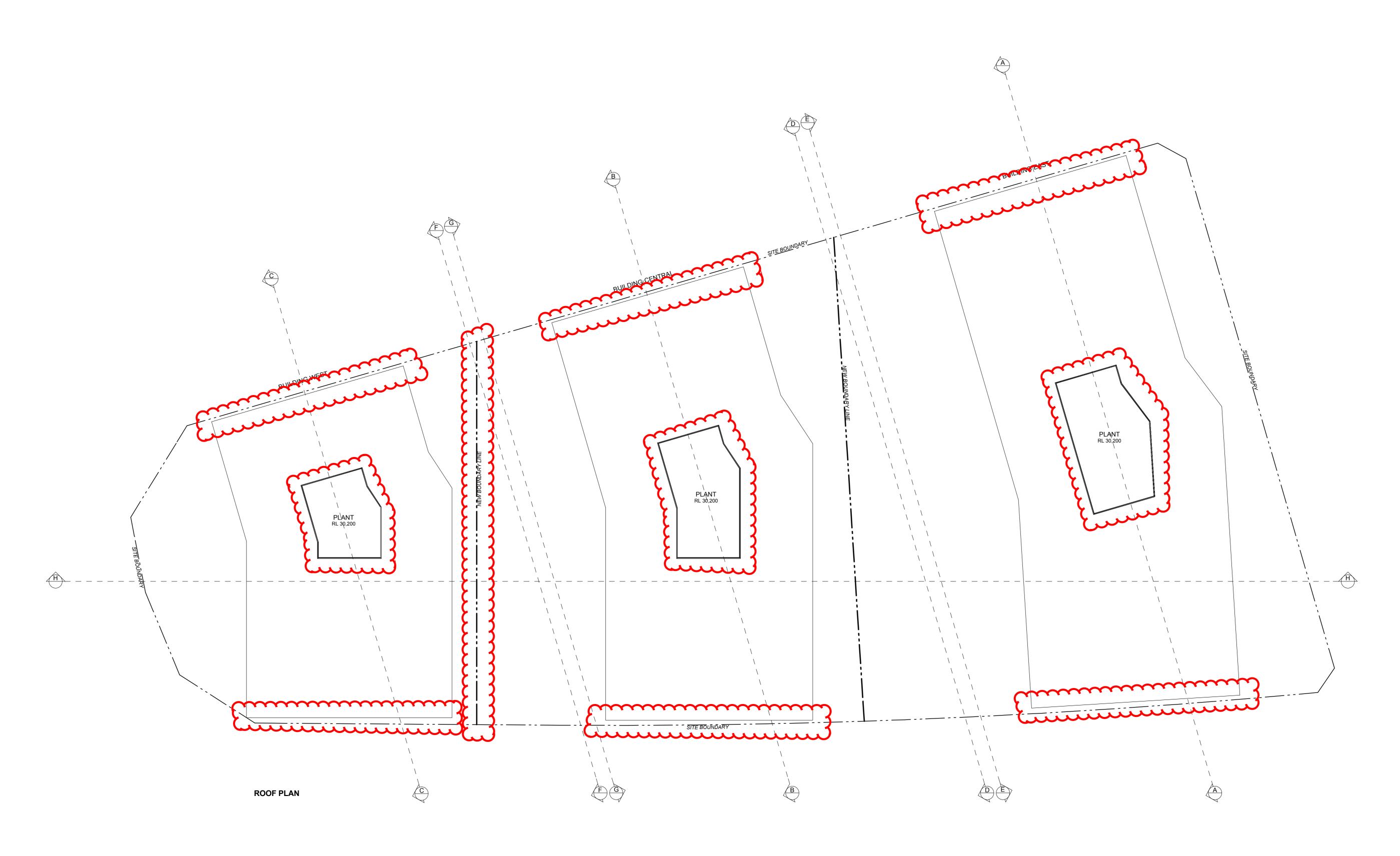
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Honeysuckle Drive Newcastle NSW	Scale Date Drawn 1:250 @ A1 / 1:500 @ A3 01.10.08 MH/CS/EH
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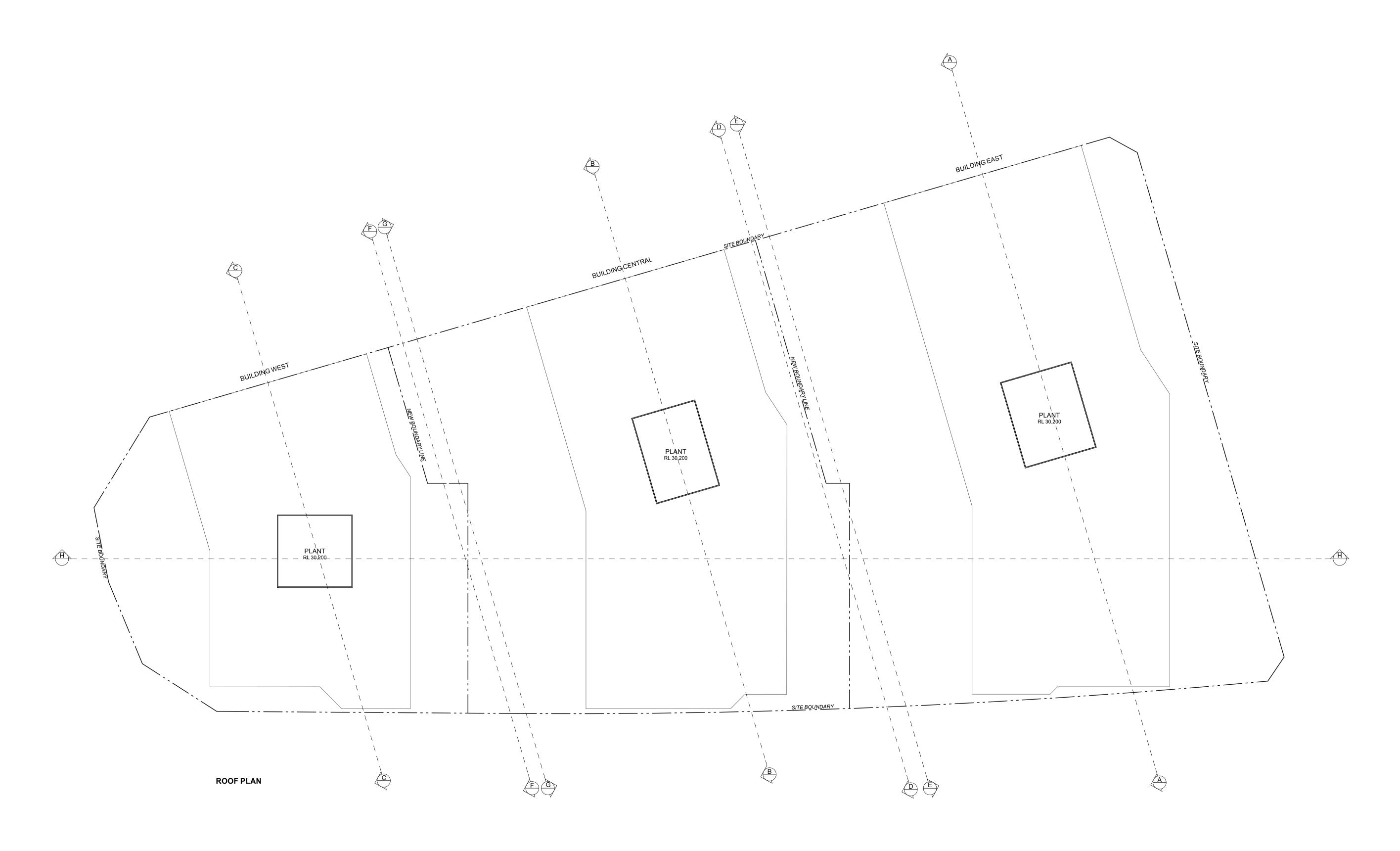
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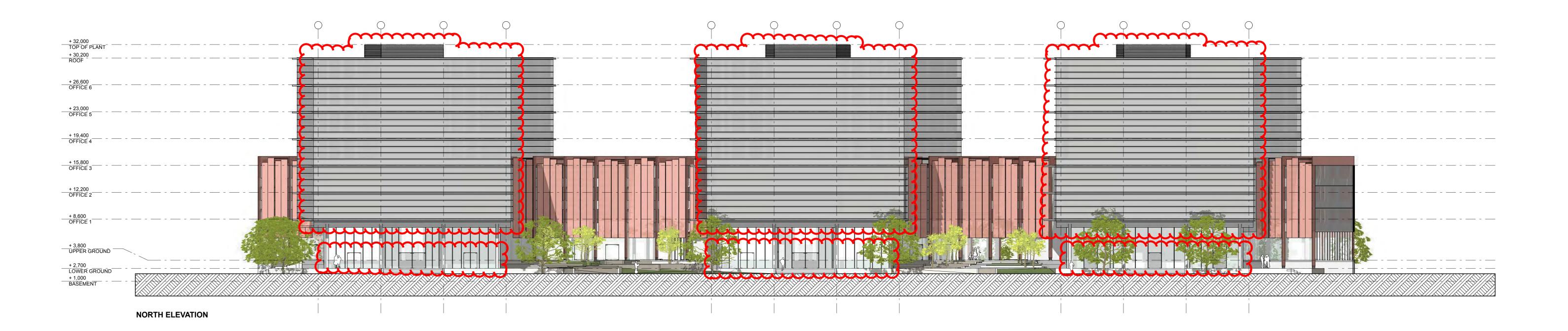
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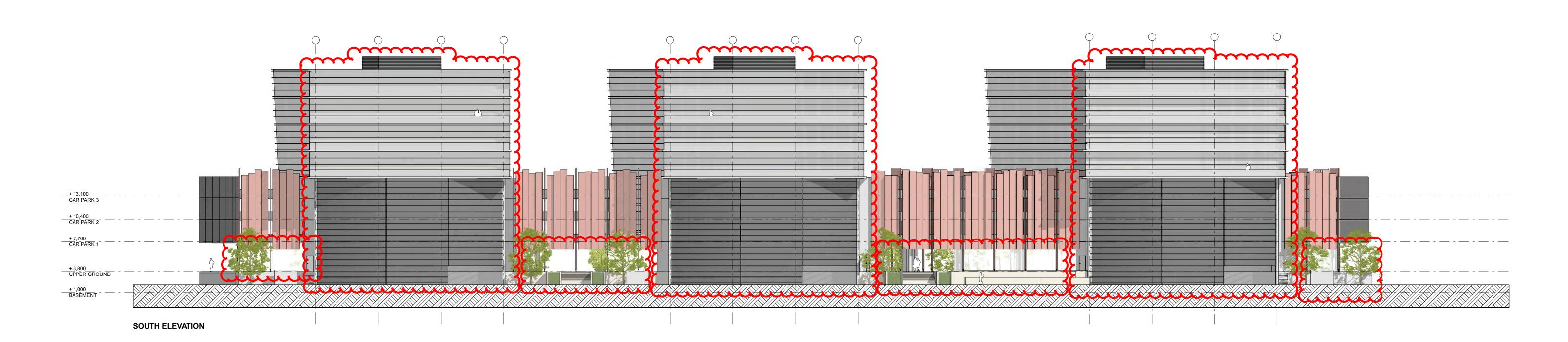
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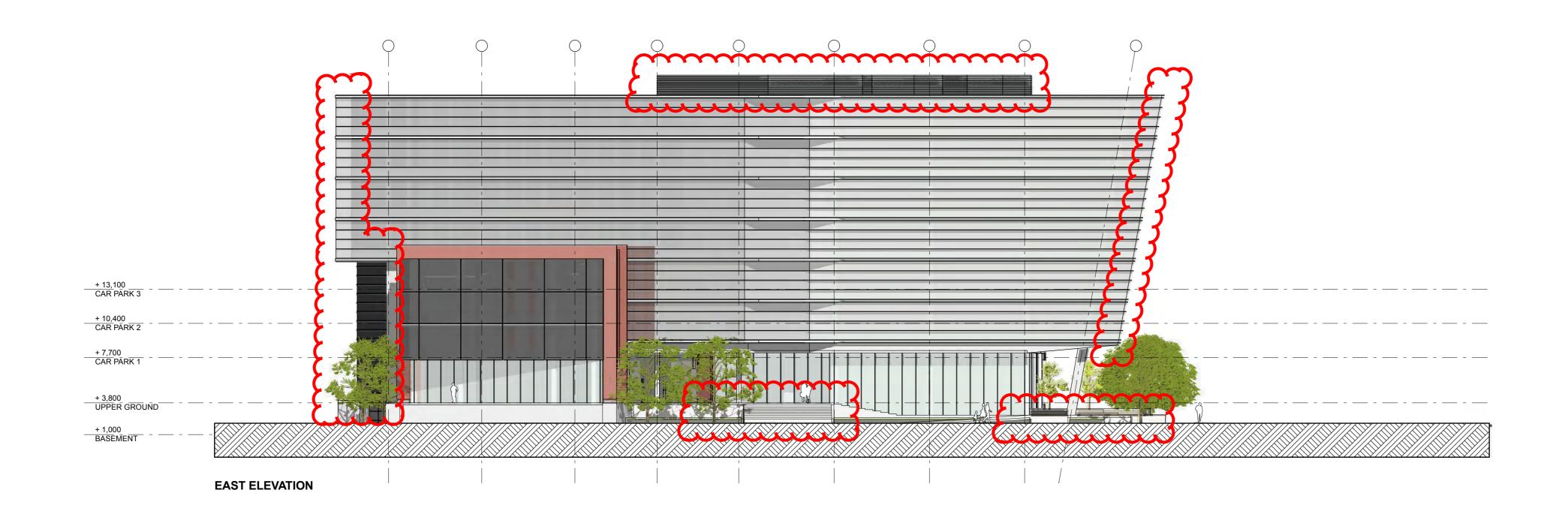


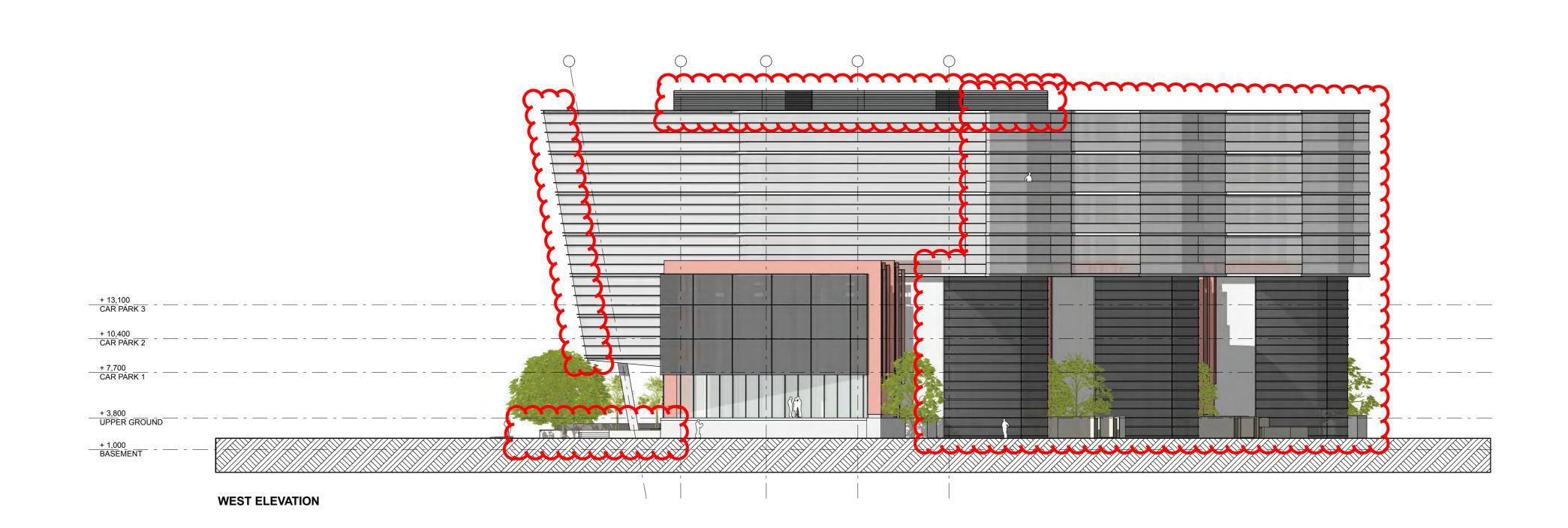
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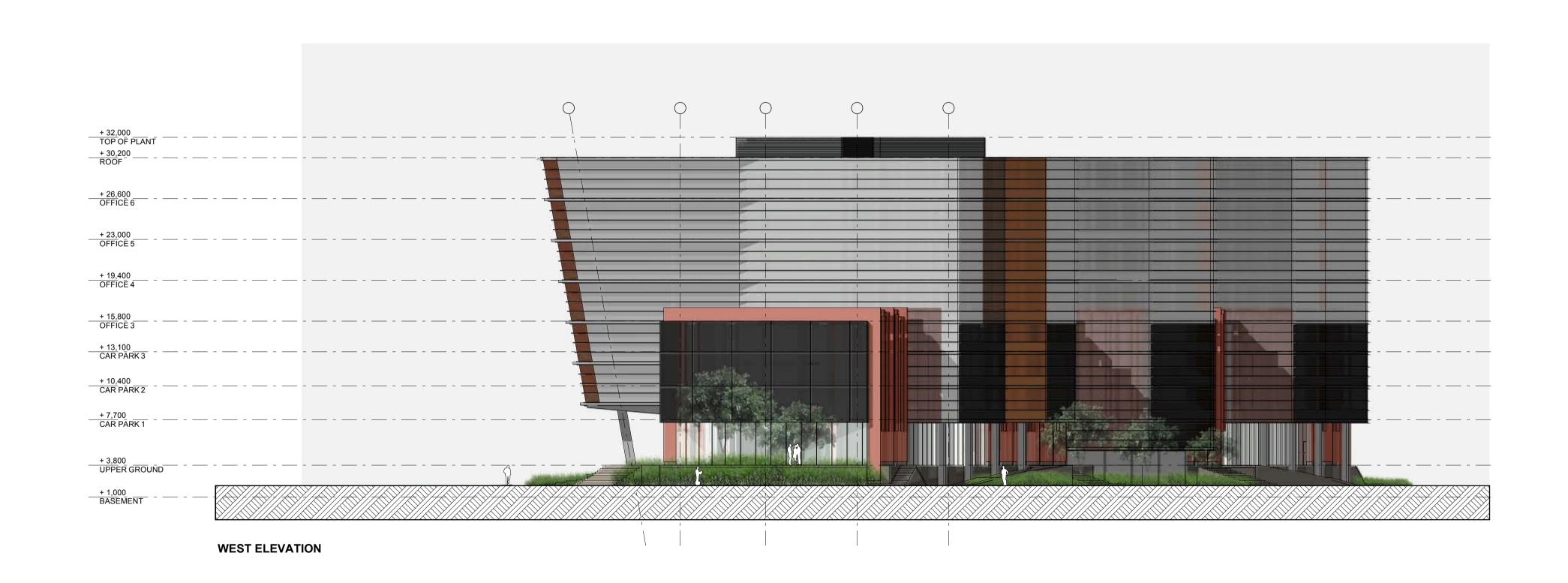
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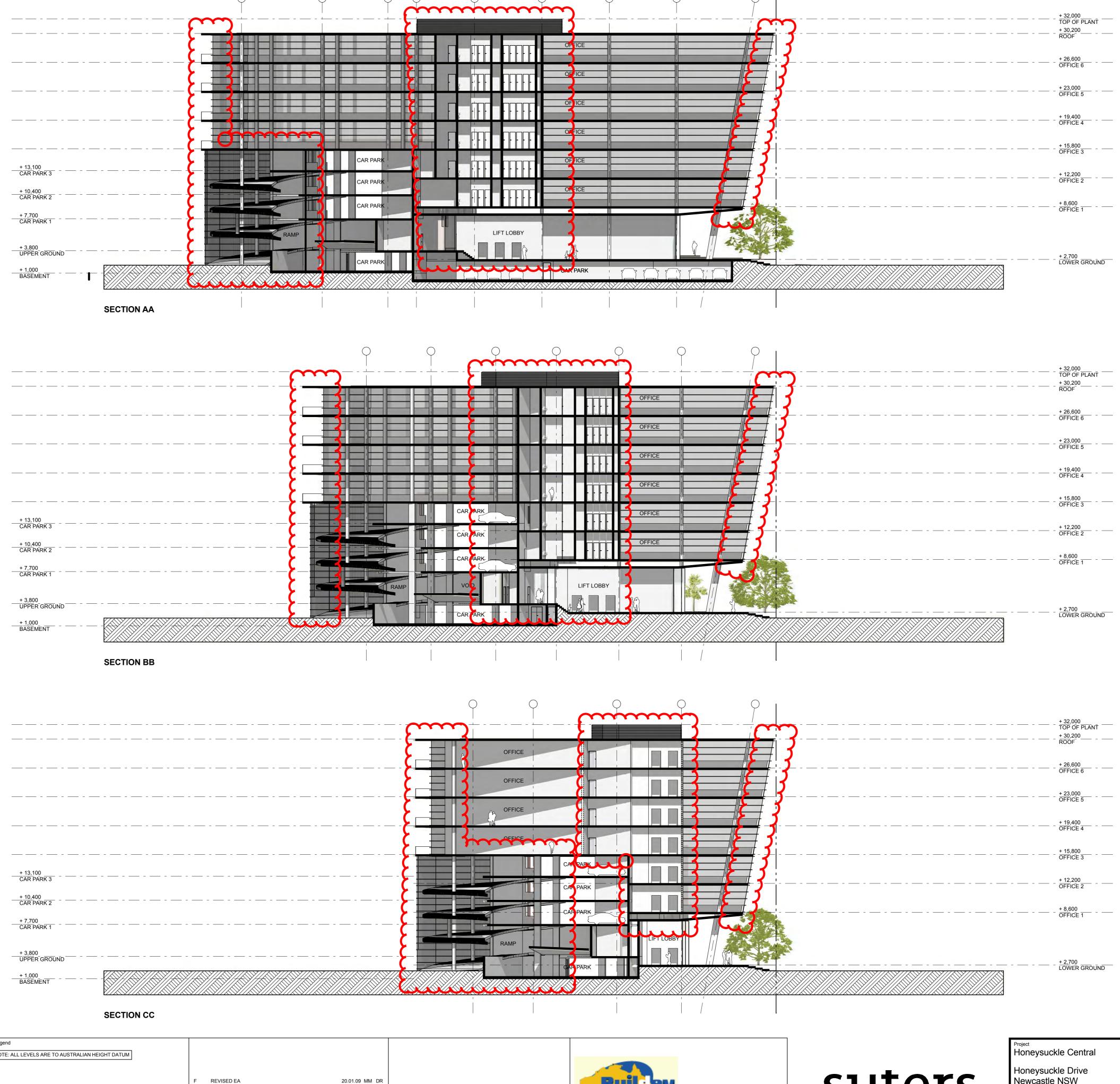




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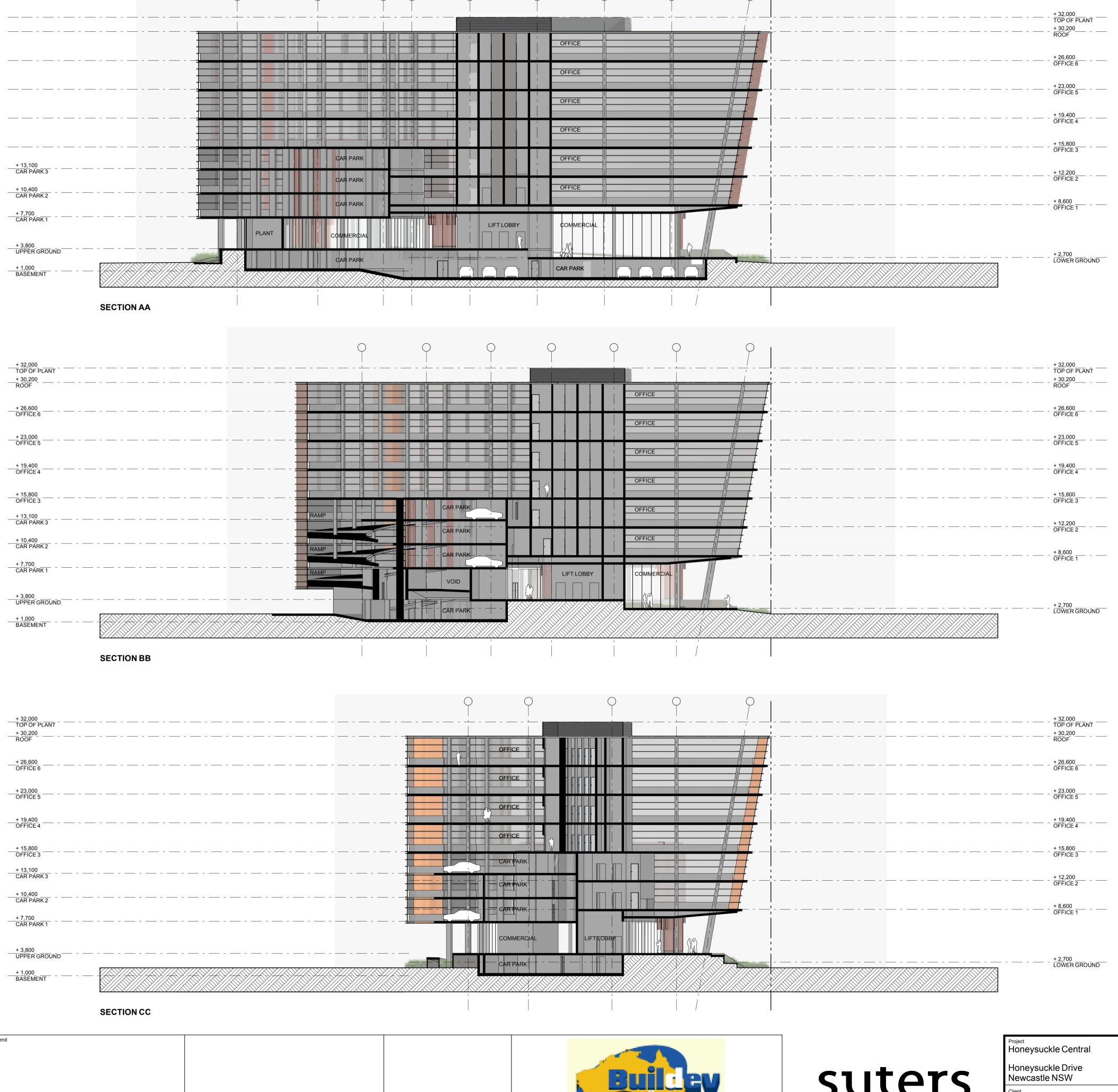
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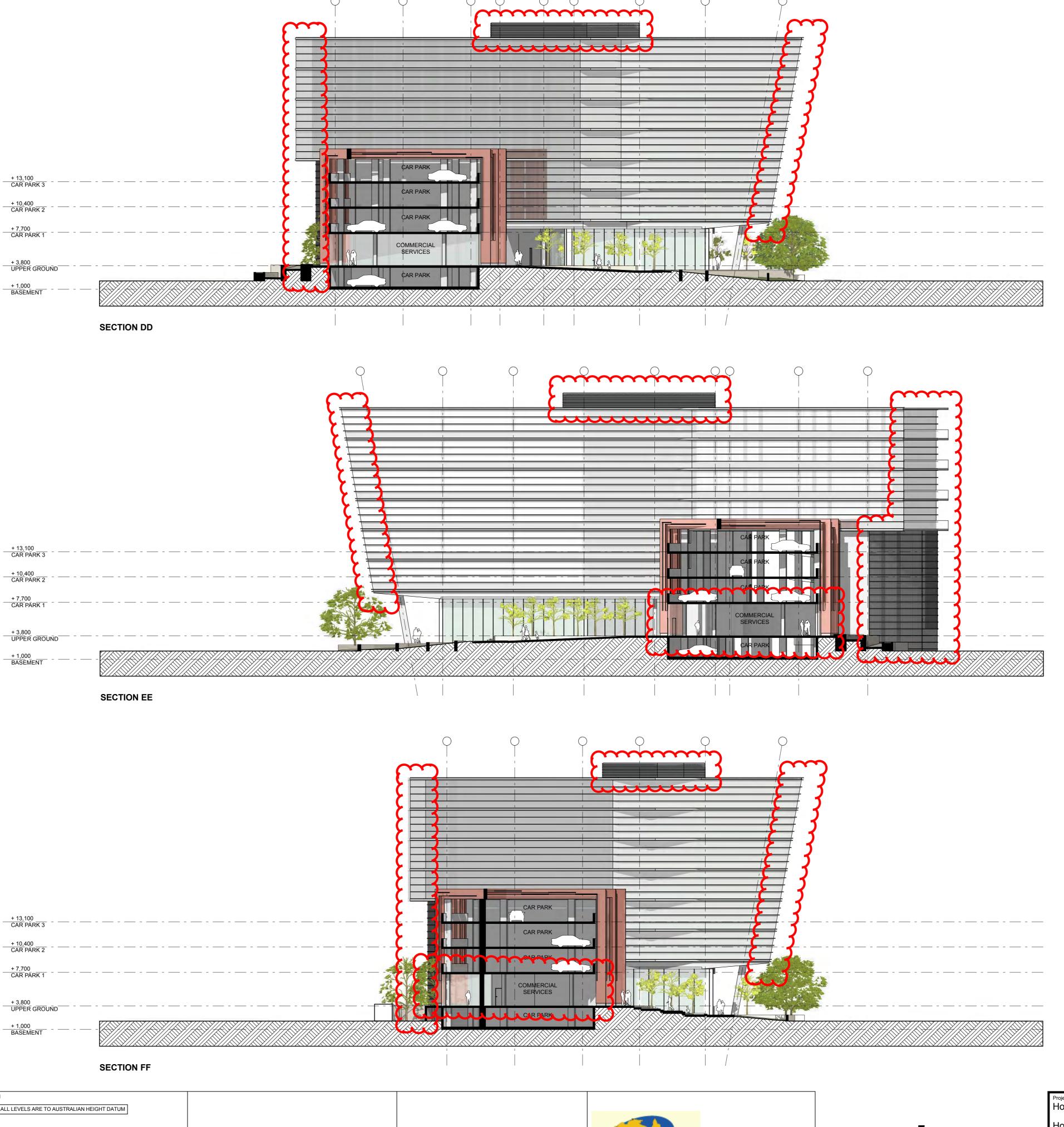
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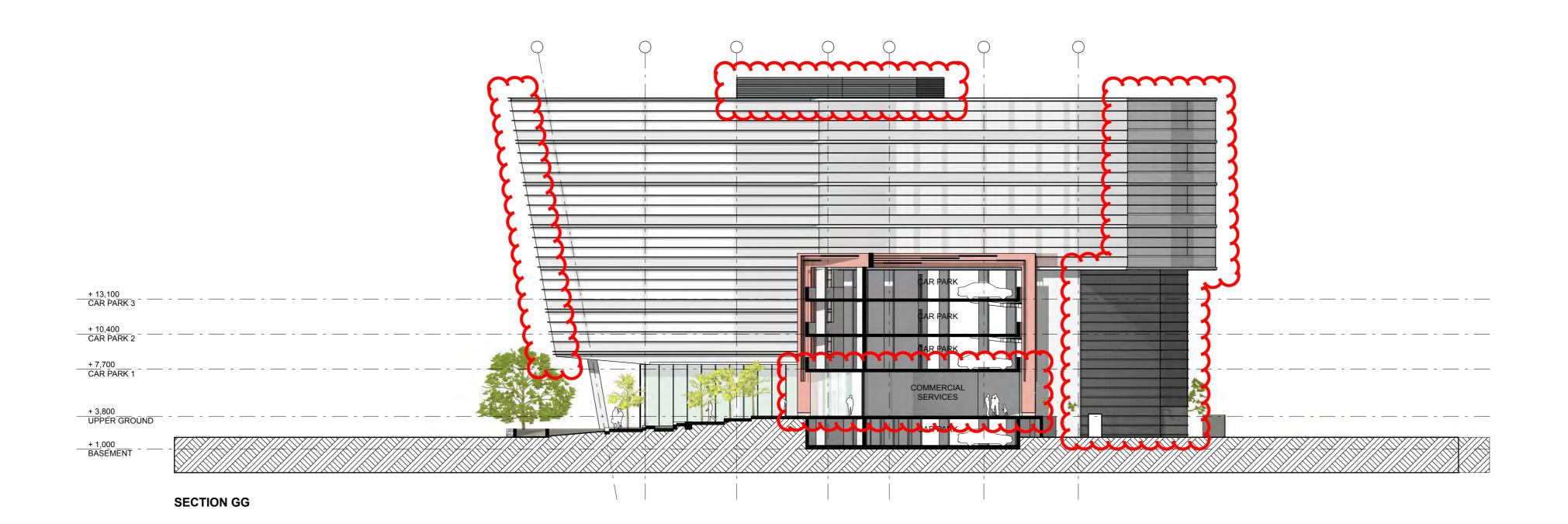
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Ioneysuckle Drive Iewcastle NSW	Scale 1:250 @ A1 / 1:500 @	Date D A3 01.10.08	Drawn CS/KD
oject Ioneysuckle Central	Sections		





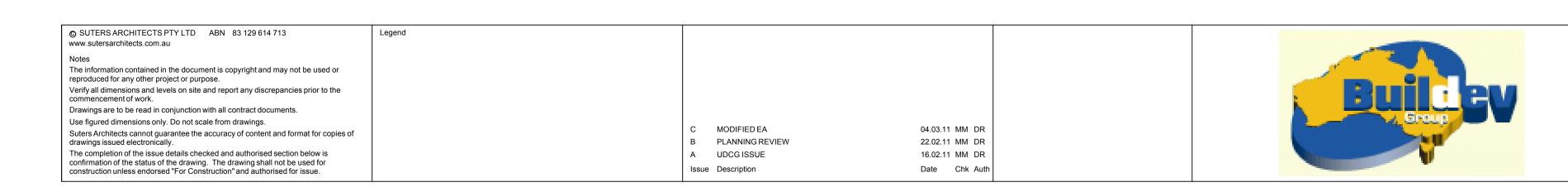
⊚ SUTERS ARCHITECTS PTY LTD ABN 83 129 614 713	Legend			
www.sutersarchitects.com.au	NOTE: ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM			
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Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.		F REVISED EA	20.01.09 MM DR	Buil Pu
Drawings are to be read in conjunction with all contract documents.		E FINAL EA	15.12.08 MM DR	Group Group
Use figured dimensions only. Do not scale from drawings.		D DRAFT EA	11.12.08 MM DR	
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Client	File Name
Honeysuckle Drive Newcastle NSW	Scale Date Drawn 1:250 @ A1 / 1:500 @ A3 01.10.08 MH/CS/EH
Project Honeysuckle Central	Sections









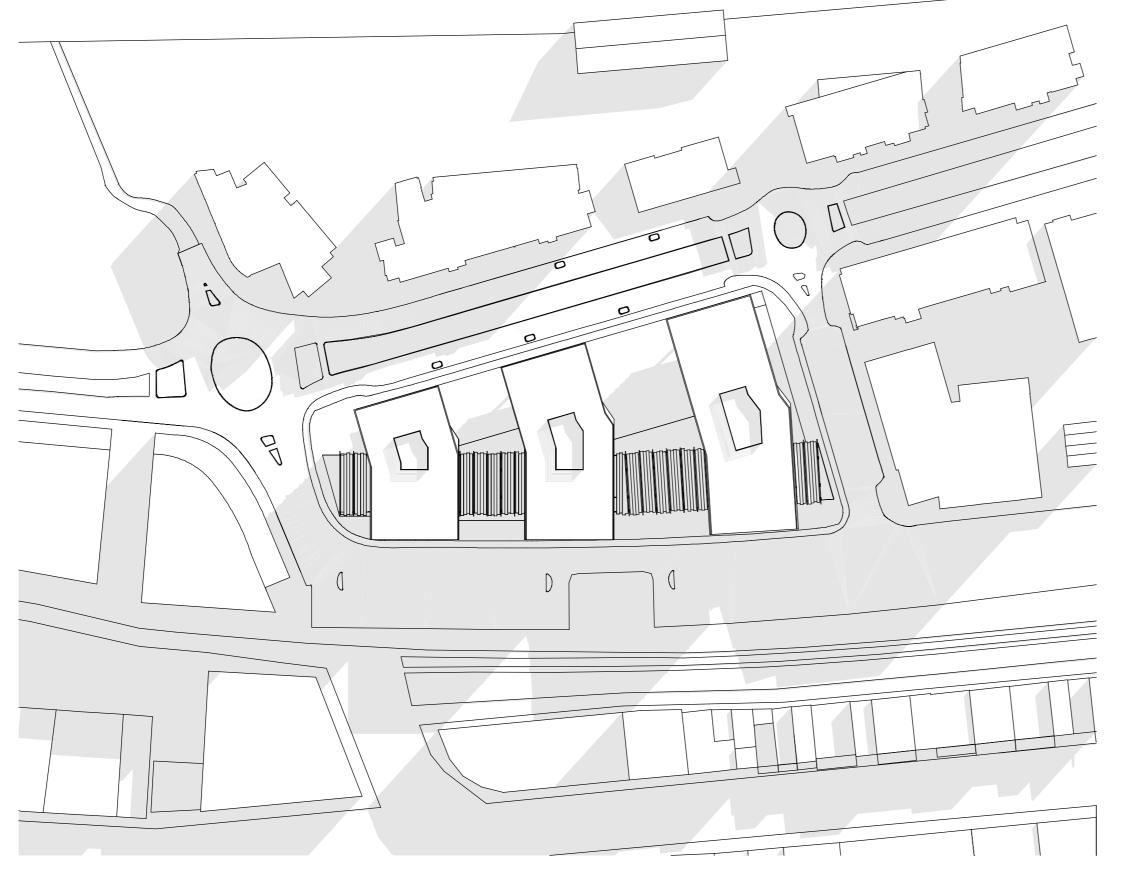
Project Honeysuckle Central	Sections			
Honeysuckle Drive Newcastle NSW	Scale 1:250 @ A1 / 1:500 @	Date 2 A3 01.10.08	Drawn CS/KD	
Client Buildev	File Name R:\N22000\N22176\DDRAWINGS\D_a Working Files\N22176_model.plp			
Buildev	Project Number	Drawing Number	Issue	
	10299	DD18	С	

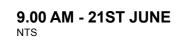


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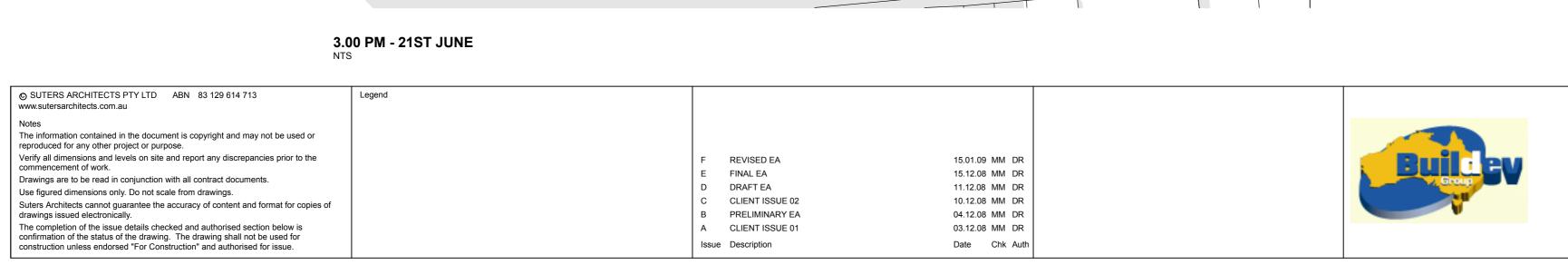


Project Honeysuckle Central	Drawing Detailed Par	rt Elevations	
Honeysuckle Drive Newcastle NSW	Scale 1:100 @ A1 / 1:200 @	Date D A3 01.10.08	Drawn MH/CS/EH
Client Buildev	File Name I:\10000\10200\10299	9\0-Base\10299_model.pln	
Ballacv	Project Number	Drawing Number	Issue
	10299	DA19	F







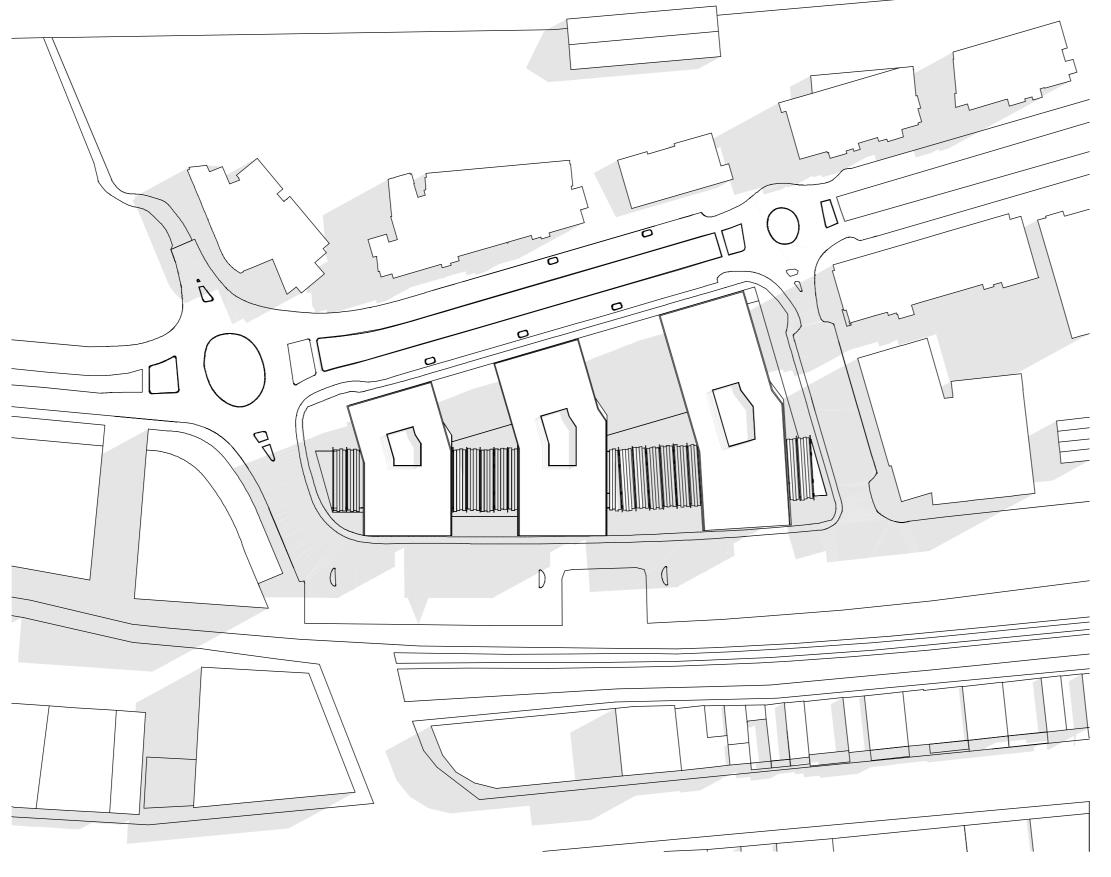






Project Honeysuckle Central	Drawing Shadow Dia	agrams	
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Buildev	File Name I:\10000\10200\10299\0-Base\10299_model.pln		
Zanaci	Project Number	Drawing Number	Issue
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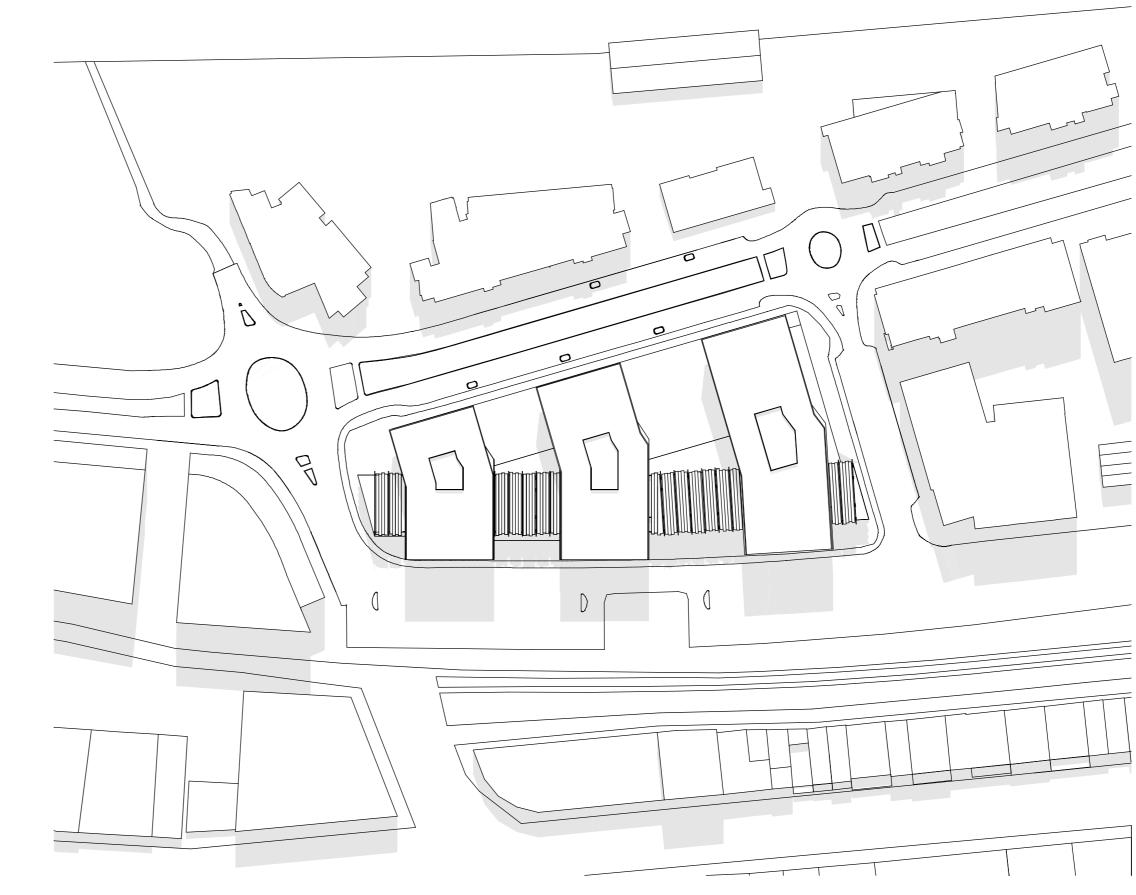
12.00 PM - 21ST JUNE NTS







3.00 PM - 21ST MARCH / 23RD SEPTEMBER



12.00 PM 21ST MARCH / 23RD SEPTEMBER

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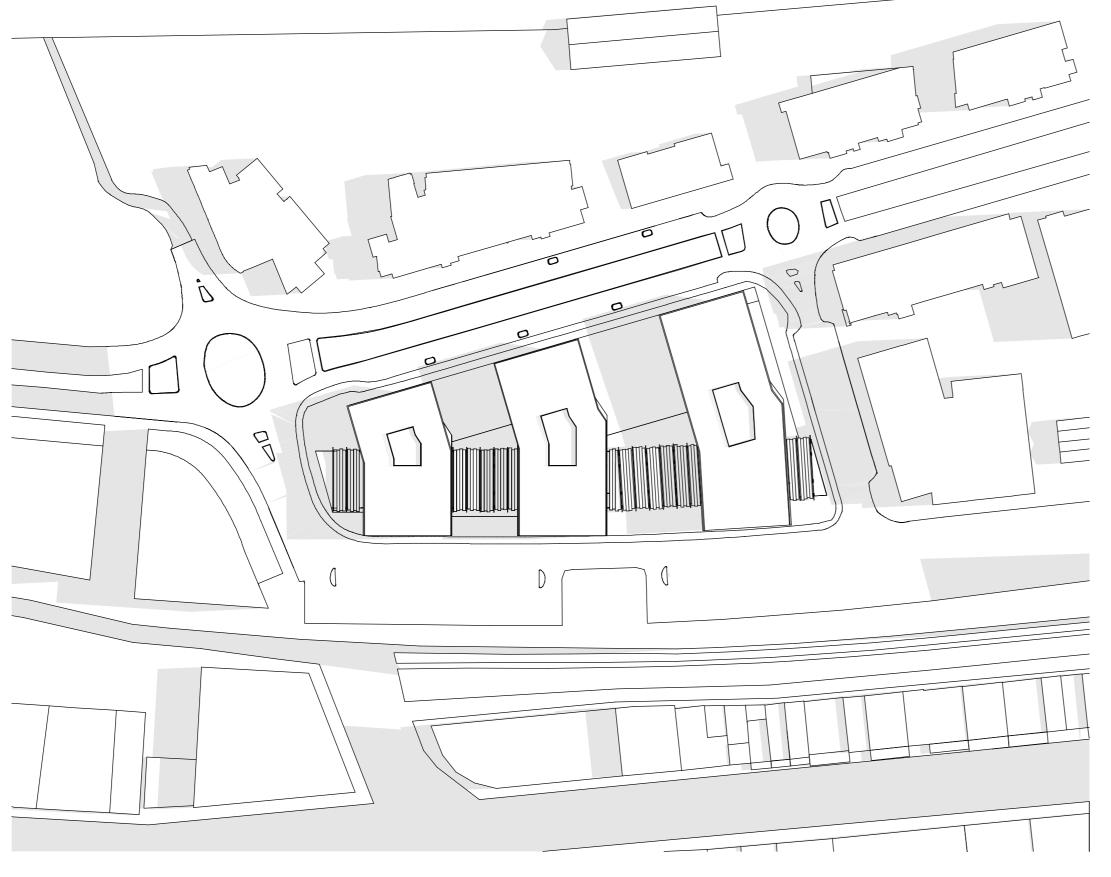
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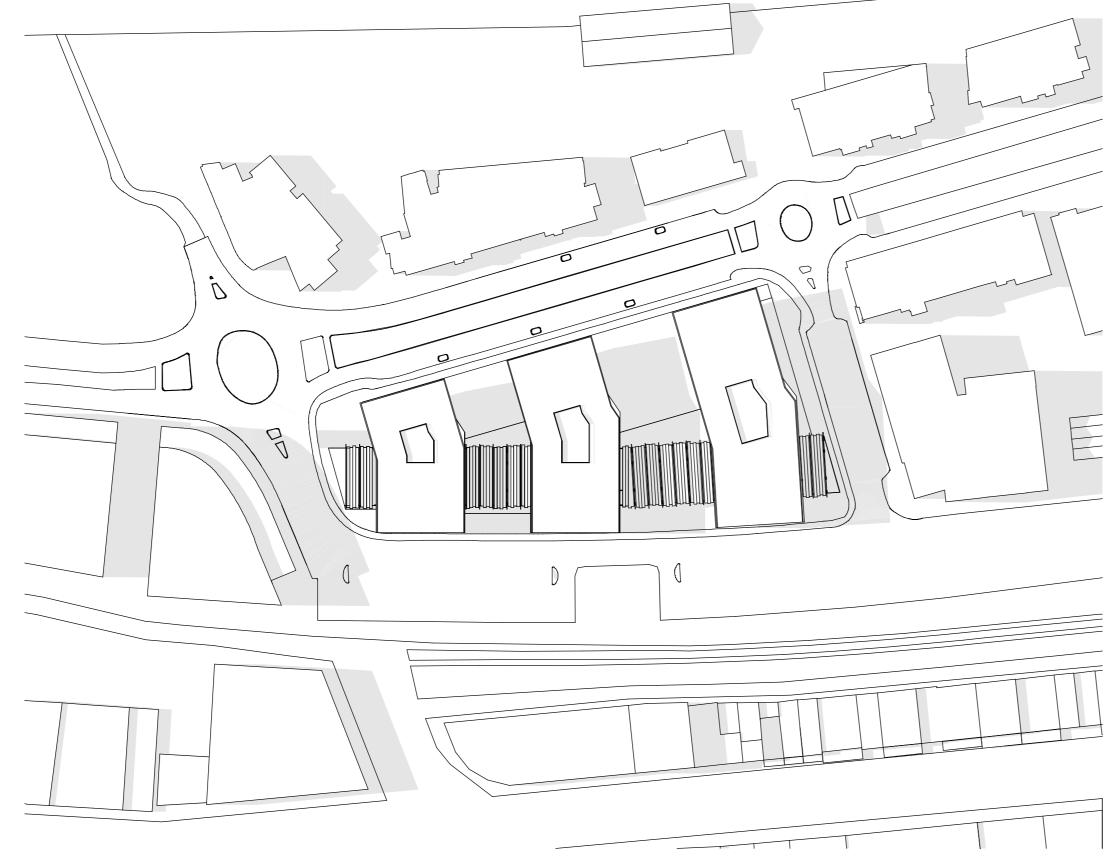
Use figured dimensions only. Do not scale from drawings. REVISED EA 15.01.09 MM DR FINAL EA 15.12.08 MM DR 11.12.08 MM DR DRAFT EA C CLIENT ISSUE 02 10.12.08 MM DR Suters Architects cannot guarantee the accuracy of content and format for copies of drawings issued electronically. B PRELIMINARY EA 04.12.08 MM DR The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue. A CLIENT ISSUE 01 03.12.08 MM DR Date Chk Auth Issue Description

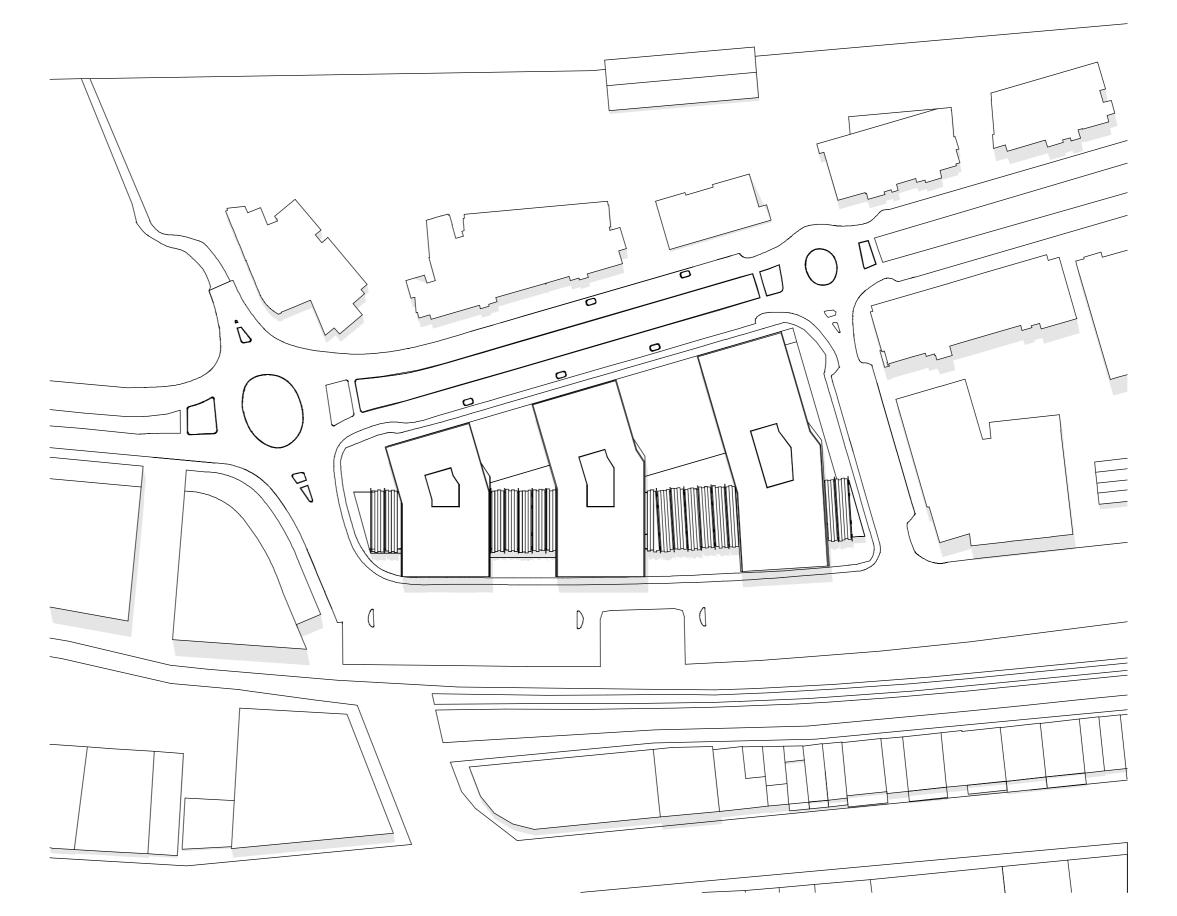


Project Honeysuckle Central	Shadow Diagrams		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Buildev	File Name I:\10000\10200\1029	9\0-Base\10299_model.pln	
	Project Number	Drawing Number	Issue
	10299	DA21	F









12.00 PM - 21ST DECEMBER



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REVISED EA 15.01.09 MM DR FINAL EA 15.12.08 MM DR 11.12.08 MM DR DRAFT EA 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 Date Chk Auth Issue Description



Project Honeysuckle Central	Drawing Shado	Drawing Shadow Diagrams		
Honeysuckle Drive				
Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH	
Client Buildev	File Name I:\10000\102	200\10299\0-Base\10299_model.p	ıln	
Bandor	Project Nun	mber Drawing Number	Issue	
	1029	99 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.



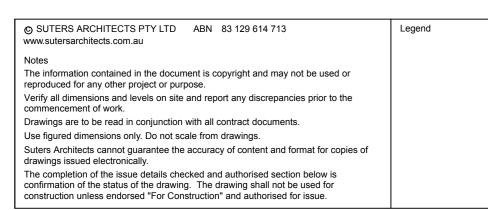
EDGES: THE BUILDING DESIGN ENCOURAGES PEDESTRIAN MOVEMENT THROUGH THE SITE. THE THREE OFFICE BUILDINGS EXTEND TO THE STREET EDGE ON HONEYSUCKLE DRIVE, DEFINING THE STREET EDGE AND HERALDING THE ENTRY TO EACH BUILDING. THE GREEN LANDSCAPED PUBLIC OPEN SPACE BETWEEN EACH BUILDING DRAWS USERS OFF THE FOOTPATH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



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.



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.



F REVISED EA
E FINAL EA
D DRAFT EA
C CLIENT ISSUE 02
B PRELIMINARY EA
A CLIENT ISSUE 01

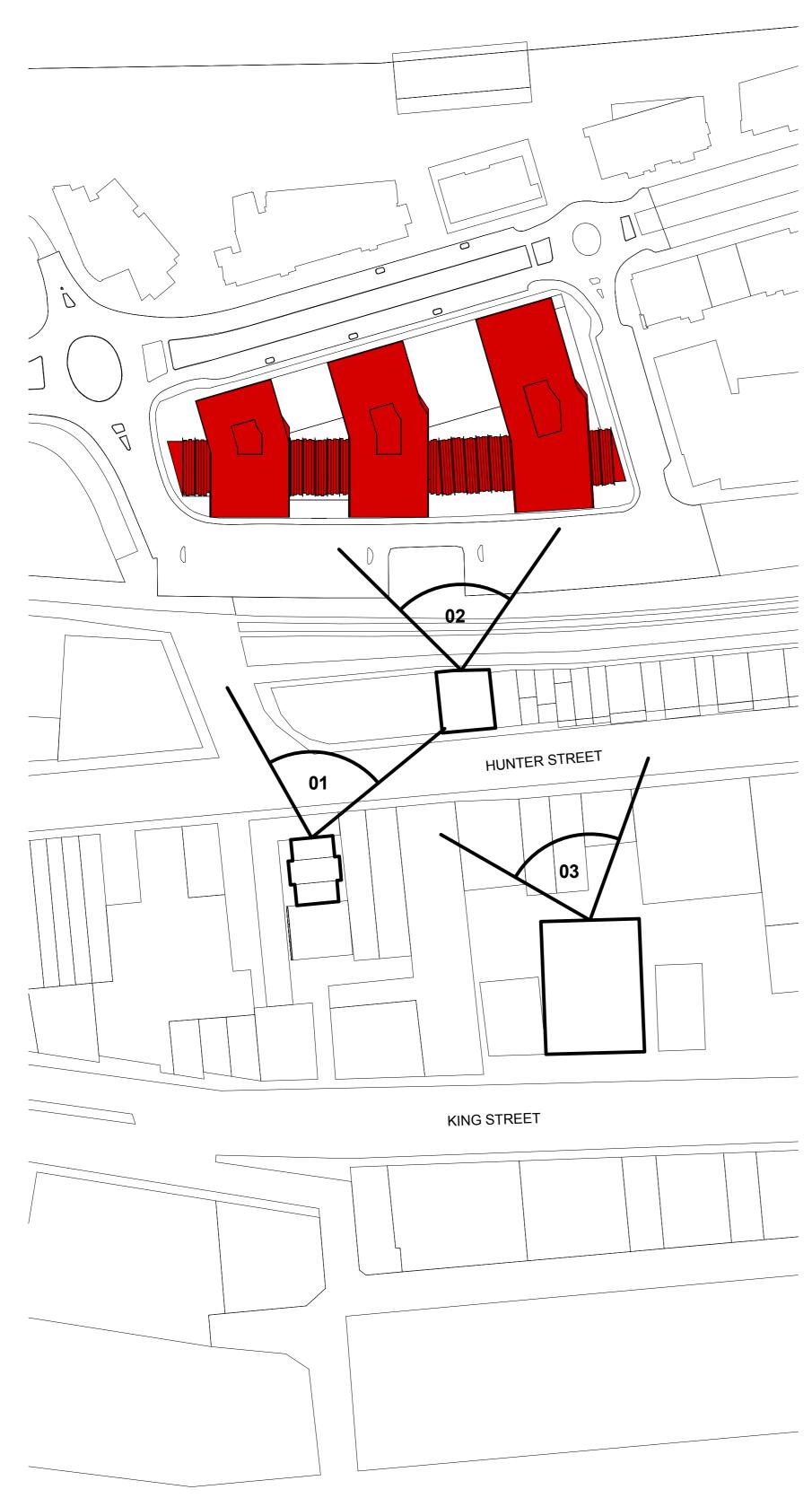
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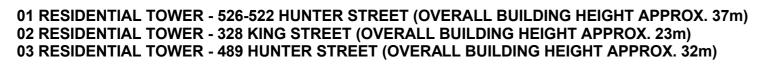
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EA 11.12.08 MM DR
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INARY EA 04.12.08 MM DR

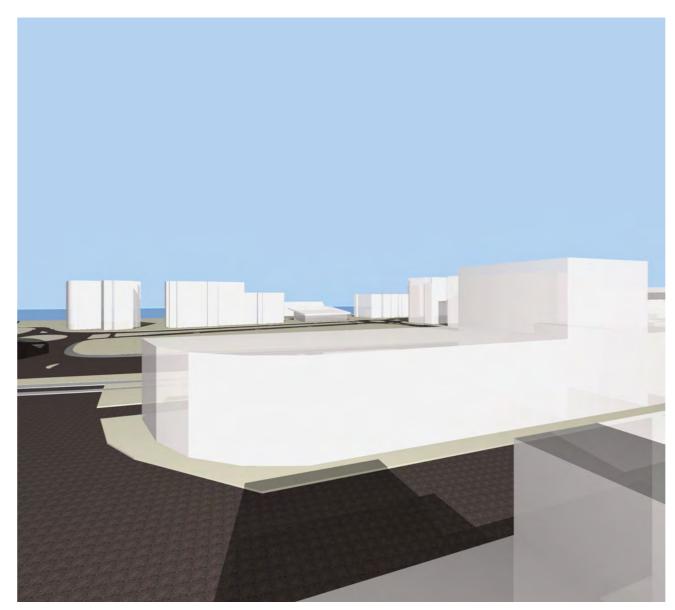
03.12.08 MM DR Date Chk Auth



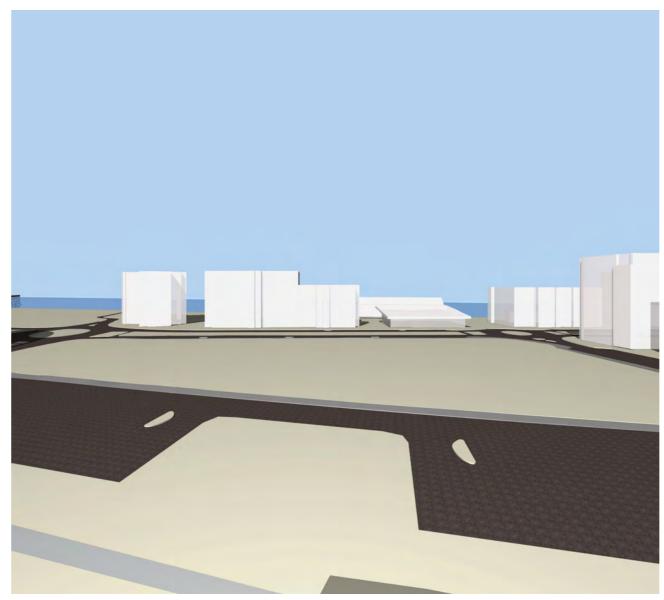
Project Honeysuckle Central	View Analysis		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Buildev	File Name I:\10000\10200\10299	9\0-Base\10299_model.pln	
Ballact	Project Number	Drawing Number	Issue
	10299	DA23	F



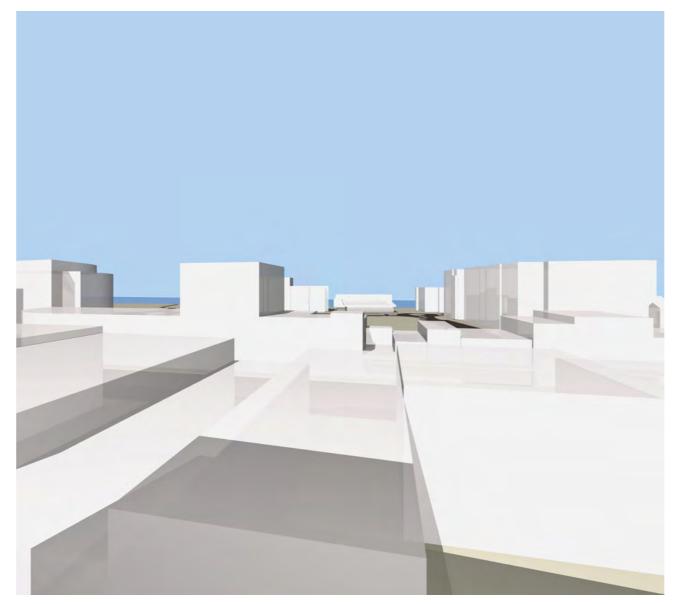




VIEW 01 - BEFORE



VIEW 02 - BEFORE



VIEW 03 - BEFORE



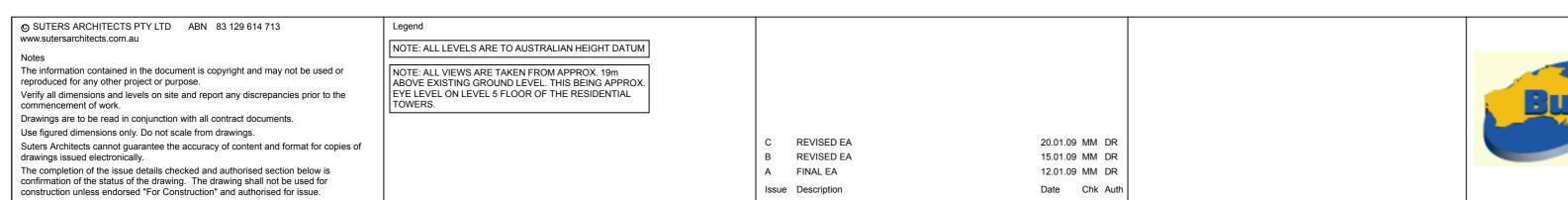
VIEW 01 - AFTER



VIEW 02 - AFTER

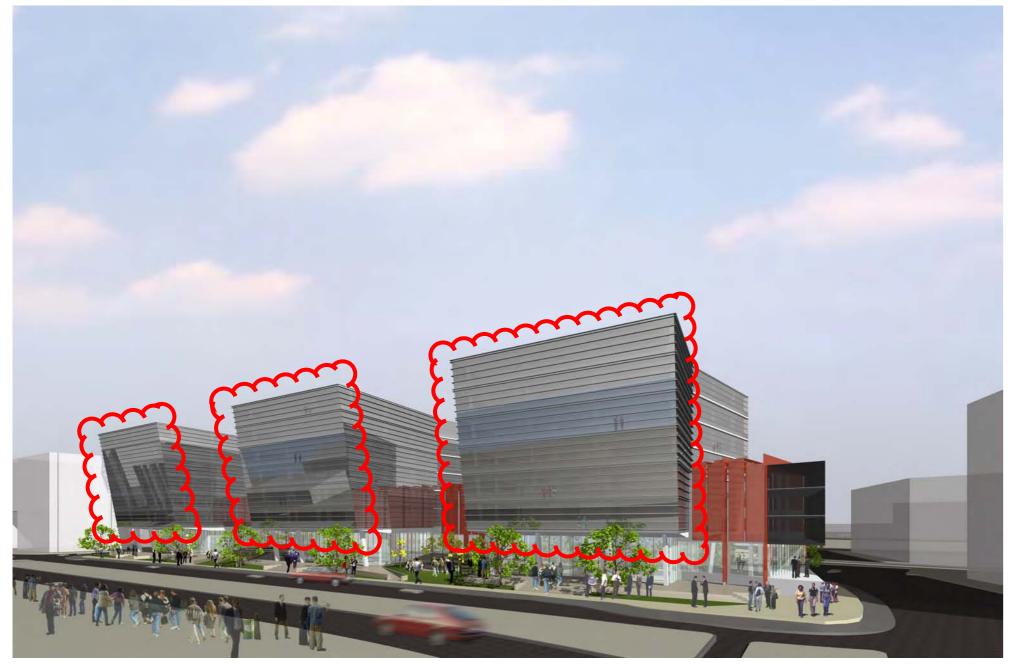


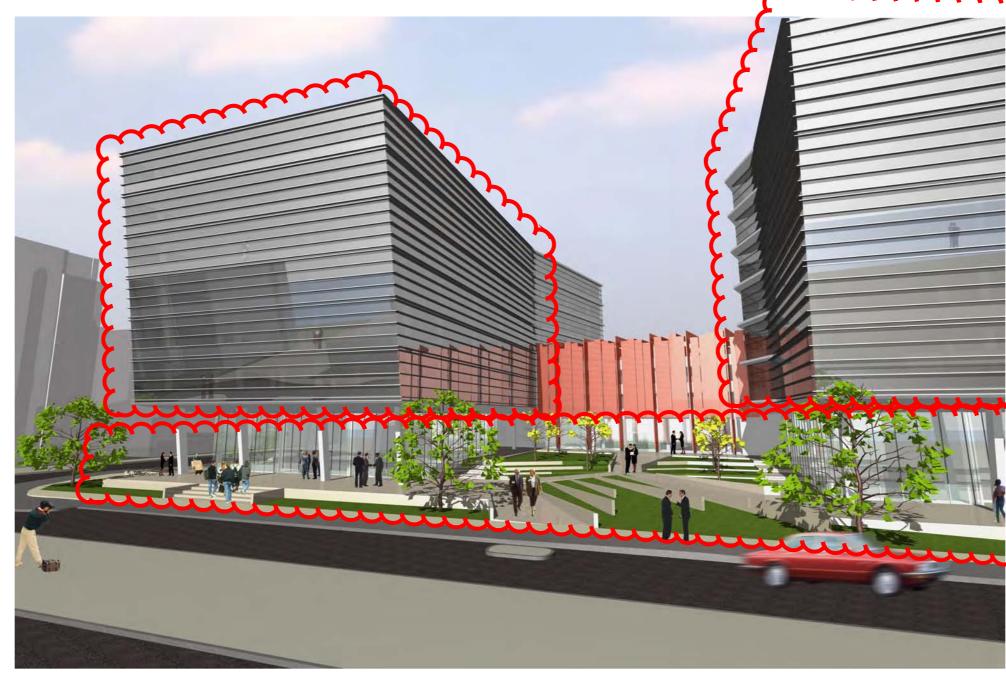
VIEW 03 - AFTER





	Honeysuckle Central	View Analys	is	
ITATC	Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
uters	Client Buildev	File Name I:\10000\10200\10299\0-Base\10299_model.pln		
	Bandov	Project Number	Drawing Number	Issue
		10299	DA24	С



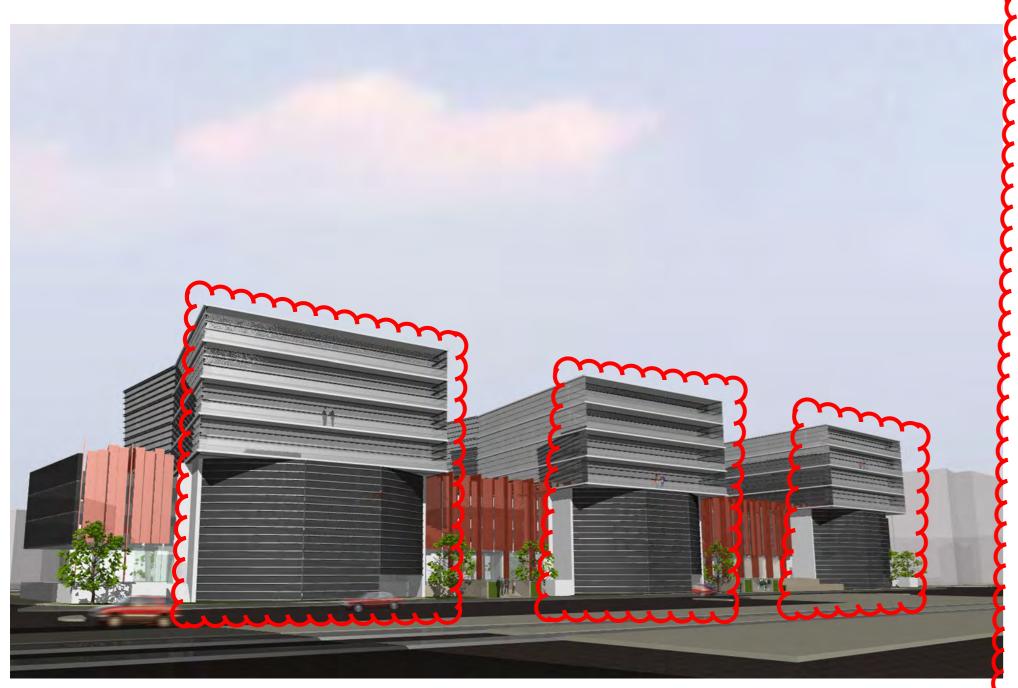




PERSPECTIVE VIEW FROM NORTH-WEST

PERSPECTIVE VIEW FROM NORTH NTS

PERSPECTIVE VIEW FROM NORTH-EAST NTS







PERSPECTIVE VIEW FROM SOUTH-WEST

PERSPECTIVE VIEW FROM SOUTH

PERSPECTIVE VIEW FROM SOUTH EAST

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Project Honeysuckle Central	Drawing 3D Imagery	,	
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
Client Buildev	File Name I:\10000\10200\1029	9\0-Base\10299_model.pln	
Ballact	Project Number	Drawing Number	Issue
	10299	DA25	G



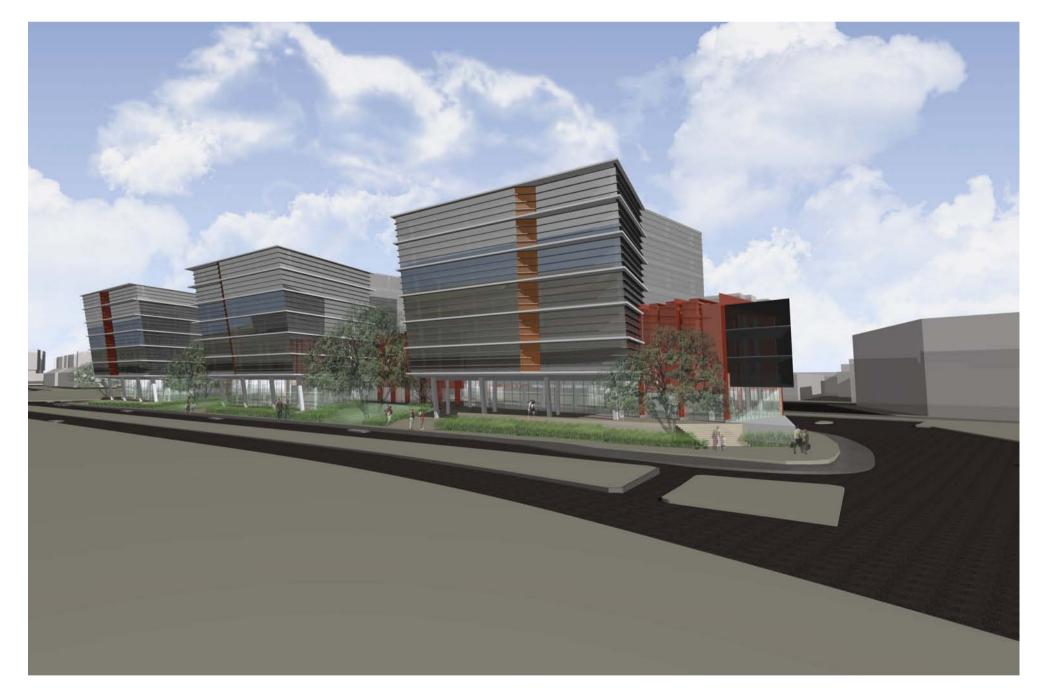
PERSPECTIVE VIEW FROM NORTH-EAST NTS



PERSPECTIVE VIEW FROM SOUTH-WEST



PERSPECTIVE VIEW FROM NORTH NTS



PERSPECTIVE VIEW FROM NORTH-WEST

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C MODIFIED EA
B PLANNING REVIEW
A ISSUE
Issue Description

04.03.11 MM DR 22.02.11 MM DR 16.02.11 MM DR Date Chk Auth



Project Honeysuckle Central Honeysuckle Drive	Drawing 3D Imagery		
Honeysuckle Drive Newcastle NSW	Scale NTS	Date 01.10.08	Drawn CS/KD
Client Buildev	File Name R:\N22000\N22100\N22176\DDRAWINGS\D_a Working Files\N22176_model.plp		
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RENDERED PERSPECTIVE



RENDERED PERSPECTIVE



RENDERED PERSPECTIVE



RENDERED PERSPECTIVE

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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.

2 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

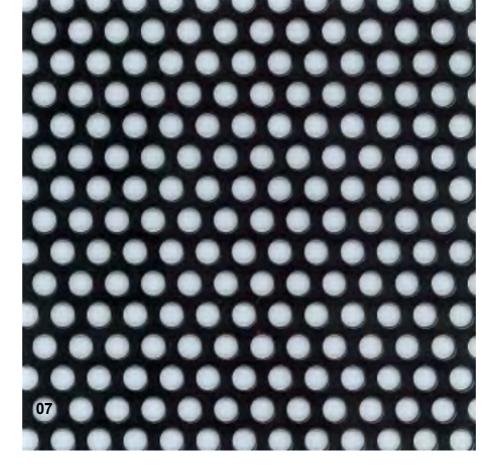
HORIZONTAL CONCRETE SLAB EXTENSIONS ADD ARTICULATION AND SHADOW MODELLING TO THE EAST AND WEST FACADES.

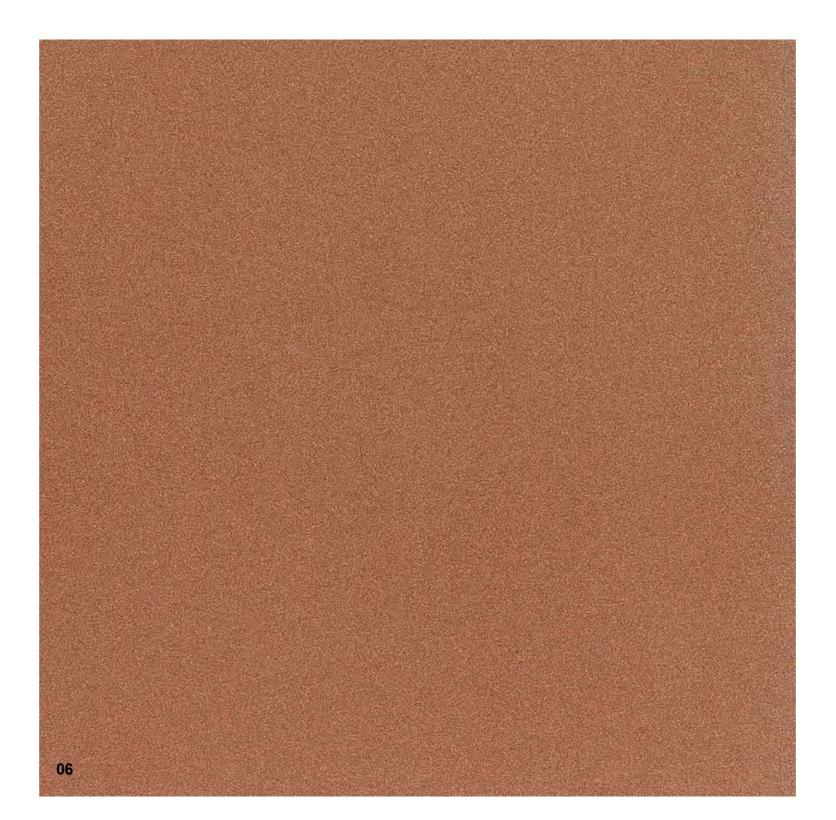
6 COMPRESSED FIBRE CEMENT

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

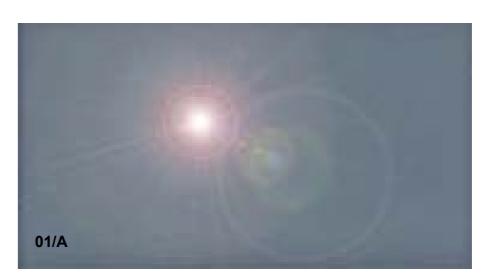
PERFORATED METAL SCREEN. PROVIDES VISUAL SCREENING TO CAR PARK RAMPS, WHILST PROVIDING NATURAL VENTILATION.
PANEL BREAK-UP ADDS VISUAL INTEREST AND REDUCES VISUAL SCALE.



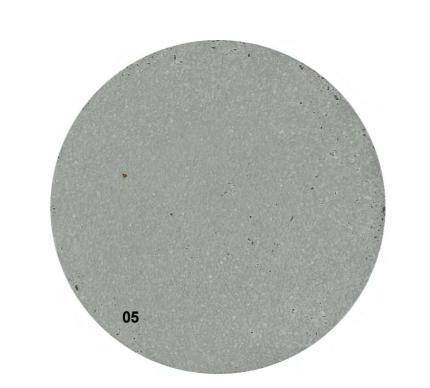














EXAMPLE OF HIGH PERFORMANCE GLASS FACADE



EXAMPLE OF COMPRESSED FIBRE CEMENT FACADE



EXAMPLE OF PERFORATED METAL SCREEN



EXAMPLE OF LANDSCAPING DETAIL



EXAMPLE OF LANDSCAPING DETAIL



EXAMPLE OF LANDSCAPING DETAIL





oneysuckle Central	Drawing Colour Board		
oneysuckle Drive ewcastle NSW	Scale NTS	Date 01.10.08	Drawn MH/CS/EH
nt iildev	File Name I:\10000\10200\10299\0-Base\10299_model.pln		
	Project Number	Drawing Number	Issue
	10299	DA26	С

C REVISED EA
B FINAL EA
A DRAFT EA
Issue Description

15.01.09 MM DR 15.12.08 MM DR 11.12.08 MM DR Date Chk Auth