

5th February, 2020 Our Ref: SDM/BA/8942

(Email only)

DOMA Group Pty Ltd

Unit 4/3 Sydney Avenue, Barton, ACT, 2600

For the attention of Alex Moulis: - Development Manager

Dear Sir.

Re: Capital Investment Value Report for Proposed Multi-use Development at 42 Honeysuckle Drive, Newcastle, NSW, 2300.

We have completed our Capital Investment Value Report for the above-mentioned development, for the amount of <u>\$44,608,821.51</u> including GST.

Please note that this report has been prepared for the purpose of a Capital Investment Valuation and Section 94a contributions only. This report should not be used for the establishment of construction budgets or any other form of cost control.

Should you require any further information, or assistance, please do not hesitate to contact us.

Yours faithfully,

STEPHEN D MADDEN: MANAGING DIRECTOR

1 Ollho

ADipQS, Dip(Contract)Law, Dip(Bldg)Econ, FCIOB, MRICS, AAIQS, CQS, AMAIB, MAIPM

Chartered Quantity Surveyor, Chartered Construction Manager, Chartered Building Professional,

Project Manager, Licensed Builder, Special Counsel (Building Litigation) and Registered Tax Agent (Property Depreciation)
Encl.

Capital Investment Value Report

In accordance with circular PS 10-008

Prepared By: Madden & Associates

Project: Proposed Mixed Use Multi Storey

Development

Property Address: Lot 22, DP1072217, 42 Honeysuckle

Drive, Newcastle, NSW, 2300

Applicant: Doma Group

Builder: Doma Group

Report Date: 5/02/2020

Prepared by Madden & Associates



Table of Contents

1.	Introduction	1
	Property Location	
	Development Description	
	Construction Cost Estimate	
	Section 94(a) Levy	
6.	Estimate of Jobs Created by the Development	1
	Disclaimer	
	Documentation	

Appendices

Appendix A Property Location

Appendix B Indicative Estimate of Costs

Appendix C Detailed Cost Report

Appendix D Supplied Documentation



1. Introduction

We have reviewed the supplied documentation and have prepared an indicative estimate of construction costs with the aim of providing a Capital Investment Value Report.

2. Property Location

The proposed development is located at 42 Honeysuckle Drive, Newcastle, NSW, 2300, lot 22, DP1072217. The extent of the proposed development is highlighted in Appendix A by the yellow shaded area.

3. Development Description

The proposed development consists of the following areas;

- 6,834sqm GFA car parking space for 173 vehicles,
- 15,354sqm GFA of commercial space
- All associated external works and incoming services.

4. Indicative Construction Cost Estimate

Our indicative estimate of construction costs is in the amount of \$38,622,356.29 excluding GST. Please refer to Appendix B for a copy of our indicative estimate of costs. The estimate includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment. Costs such as finance application fees, mortgage stamp duty, fees paid to register strata titles or to amalgamate land prior to development and interest payable on loans associated with the development have been excluded from our estimate of costs.

5. Section 94(a) Levy

The total development costs required for the section 94(a) levy is <u>\$44,608,821.51</u> including professional fees and GST. Please refer to Appendix C for a Registered Quantity Surveyors detailed cost report for the proposed development.

6. Estimate of Jobs Created by Development

We have estimated that the proposed construction shall generate one thousand jobs during construction and sixty ongoing jobs once the building is completed.



7. <u>Disclaimer</u>

This report has been prepared for the sole purpose of providing an indicative capital investment report and DA council submission. This report is not to be used for any other purpose and is not intended for bank use.

8. <u>Documentation</u>

The following documentation has been used in the preparation of our report and is included in Appendix D.

Prepared By	Drawing Number	Drawing Title	Date
Bates Smart Architects	A03.000[3]	Ground level Plan	Jan-2020
Bates Smart Architects	A03.001[2]	Level 01 Floor Plan	Jan-2020
Bates Smart Architects	A03.002[2]	Level 02 Floor Plan	Jan-2020
Bates Smart Architects	A03.003[2]	Level 03 Floor Plan	Jan-2020
Bates Smart Architects	A03.004[2]	Level 04 Floor Plan	Jan-2020
Bates Smart Architects	A03.004CP[2]	Level 04 Carpark	Jan-2020
Bates Smart Architects	A03.005[2]	Level 05 Floor Plan	Jan-2020
Bates Smart Architects	A03.006[2]	Level 06 Floor Plan	Jan-2020
Bates Smart Architects	A03.007[2]	Level 07 Floor Plan	Jan-2020
Bates Smart Architects	A03.008[2]	Level 08 Floor Plan	Jan-2020
Bates Smart Architects	A03.009[2]	Level 09 Floor Plan	Jan-2020
Bates Smart Architects	A03.010[3]	Roof Plan	Jan-2020
Bates Smart Architects	A07.001[X]	North Elevation	Jan-2020
Bates Smart Architects	A07.002[X]	West Elevation	Jan-2020
Bates Smart Architects	A07.003[X]	South East Elevation	Jan-2020
Bates Smart Architects	A07.004[X]	South West Elevation	Jan-2020
Bates Smart Architects	A07.005[X]	West Commercial Elevation	Jan-2020
Bates Smart Architects	A07.006[X]	East Hotel Elevation	Jan-2020
Bates Smart Architects	A08.001[2]	Section AA - BB	Jan-2020
Bates Smart Architects	A08.002[2]	Section BB - CC	Jan-2020
Bates Smart Architects	A08.003[2]	Section DD	Jan-2020

Appendix A

Property Location



Appendix B

Indicative Estimate of Costs

Job Details

Job Name Indicative EOC 42 Honeysuckle Drive

Client's Name Doma Group

Client's Full Address
Unit 4 / 3 Sydney Avenue, Barton, ACT, 2600,
Site Full Address
42 Honeysuckle Drive, Newcastle, NSW, 2300

Contact NameAlex MoulisPhone No61634705Mobile No0425166643

Email Address alex@domagroup.com.au

 Start Date
 30/01/2020

 Finish Date
 05/02/2020

 Project Type
 Commercial

Account Manager Name BA

Description Indicative estimate of costs to construct the proposed development

 Subtotal
 \$40,553,474.10

 G.S.T [10%]
 \$4,055,347.41

 Total
 \$44,608,821.51

Trade Summary

No.	Description	Job %	Cost / m2	Total
1	PRELIMINARIES AND MARGIN	12.42%	\$328.10	\$5,037,698.65
2	COMMERCIAL AREAS	70.16%	\$1,852.97	\$28,450,450.13
3	CARPARK	12.66%	\$334.39	\$5,134,207.51
4	PROFESSIONAL FEES	4.76%	\$125.77	\$1,931,117.81

\$40,553,474.10	Subtotal
\$4,055,347.41	G.S.T [10%]
\$44,608,821.51	Total

Job Name : Indicative EOC 42 Honeysuckle

Drive

Client's Name : Doma Group

Job Description

	Description	Quantity	Unit	Rate	Total
1	PRELIMINARIES AND MARGIN				\$5,037,698.65
1.1	Builders preliminaries and margin at 15%	0.15	%	\$33,584,657.64	\$5,037,698.65
2	COMMERCIAL AREAS				\$28,450,450.13
2.1	Substructure				\$4,630,620.00
2.1.1	Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position, as well as an allowance for wastage and loss during handling and placing.		Note.		
2.1.2	Assumed reinforced concrete pile substructure	15,354	m2	\$55.00	\$844,470.00
2.1.3	Reinforced concrete ramp	33	m2	\$350.00	\$11,550.00
2.1.4	Reinforced concrete slab on ground	1,278	m2	\$200.00	\$255,600.00
2.1.5	Suspended reinforced concrete slab including permanent formwork of bondek or similar	14,076	m2	\$250.00	\$3,519,000.00
2.2	Columns and Beams				\$234,255.13
2.2.1	Reinforced concrete column	118	m3	\$1,985.21	\$234,255.13
2.3	Staircases and Balustrades				\$507,050.00
2.3.1	Reinforced concrete staircase	155	m	\$3,210.00	\$497,550.00
2.3.2	Reinforced concrete block work balustrade	38	m2	\$250.00	\$9,500.00
2.4	Roof				\$1,051,700.00
2.4.1	Parapet wall	534	m2	\$350.00	\$186,900.00
2.4.2	Flat plate slab roof	2,162	m2	\$400.00	\$864,800.00
2.5	External Walls				\$3,478,250.00
2.5.1	Blockwork external wall including; core filling and reinforcement	1,103	m2	\$250.00	\$275,750.00
2.5.2	Glazed curtain wall	4,270	m2	\$750.00	\$3,202,500.00
2.6	<u>Sunscreens</u>				\$543,100.00
2.6.1	Vertical mounted aluminium louvre blades	763	m2	\$400.00	\$305,200.00
2.6.2	Aluminium trellis	273	m2	\$350.00	\$95,550.00
2.6.3	CFC sheet sunscreens fixed to building exterior	949	m2	\$150.00	\$142,350.00
2.7	Internal Walls				\$3,240,000.00
2.7.1	Internal stud wall including an allowance for; insulation, linings and finishes	3,764	m2	\$150.00	\$564,600.00
2.7.2	Acoustic party wall including an allowance for; insulation, linings and finishes	4,500	m2	\$250.00	\$1,125,000.00
2.7.3	Internal block wall including an allowance for; insulation, reinforcement, corefilling, linings and finishes	5,168	m2	\$300.00	\$1,550,400.00

Job Name : Indicative EOC 42 Honeysuckle

<u>Drive</u>

Client's Name : Doma Group

Job Description

	Description	Quantity	Unit	Rate	Total
2.8	Doors				\$667,500.00
2.8.1	Revolving glazed entry door	1	No.	\$50,000.00	\$50,000.00
2.8.2	Fire rated solid core entry door	317	No.	\$1,500.00	\$475,500.00
2.8.3	Hollow core cavity slider	180	No.	\$750.00	\$135,000.00
2.8.4	Toilet cubicle door	14	No.	\$500.00	\$7,000.00
2.9	Screens and Partitions				\$498,365.00
2.9.1	Bathroom partition wall; framed and sheeted	2,275	m2	\$130.00	\$295,750.00
2.9.2	Glazed partition wall with aluminium framing	73	m2	\$600.00	\$43,800.00
2.9.3	Glazed shower screen installed	195	m2	\$650.00	\$126,750.00
2.9.4	HMR particle board toilet partition	121	m2	\$265.00	\$32,065.00
2.10	Floor Finishes				\$476,180.00
2.10.1	Carpet	3,777	m2	\$90.00	\$339,930.00
2.10.2	Tiles	775	m2	\$120.00	\$93,000.00
2.10.3	Timber look non-resilient flooring	346	m2	\$125.00	\$43,250.00
2.11	Ceiling Finishes				\$1,305,090.00
2.11.1	Suspended ceiling with concealed suspension system	15,354	m2	\$85.00	\$1,305,090.00
2.12	<u>Fitments</u>				\$304,355.00
2.12.1	Wardrobe cupboard fixed in position	195	m	\$750.00	\$146,250.00
2.12.2	Vanity cupboard	135	m	\$550.00	\$74,250.00
2.12.3	Towel rail	170	No.	\$110.00	\$18,700.00
2.12.4	Toilet roll holder	203	No.	\$40.00	\$8,120.00
2.12.5	Hand towel ring	200	No.	\$110.00	\$22,000.00
2.12.6	Grab rail	8	No.	\$360.00	\$2,880.00
2.12.7	Locker	50	No.	\$300.00	\$15,000.00
2.12.8	Bike rack	47	No.	\$365.00	\$17,155.00
2.13	<u>Hydraulic</u>				\$1,766,880.00
2.13.1	Accessible toilet including grab rails	10	No.	\$4,500.00	\$45,000.00
2.13.2	Toilet	195	No.	\$3,000.00	\$585,000.00
2.13.3	Urinal	13	No.	\$4,200.00	\$54,600.00
2.13.4	Vanity	210	No.	\$2,350.00	\$493,500.00
2.13.5	Shower	175	No.	\$2,400.00	\$420,000.00
2.13.6	Floor waste	194	No.	\$870.00	\$168,780.00
2.14	External Works				\$76,785.00

Job Name : Indicative EOC 42 Honeysuckle

Drive

Client's Name : Doma Group

Job Description

	Description	Quantity	Unit	Rate	Total
2.14.1	Paving	361	m2	\$150.00	\$54,150.00
2.14.2	Soft landscaping	530	m2	\$5.00	\$2,650.00
2.14.3	Planting to planter box	71	m2	\$35.00	\$2,485.00
2.14.4	Planter box wall	70	m2	\$250.00	\$17,500.00
2.15	<u>Transportation Services</u>				\$745,000.00
2.15.1	Passenger lift serving eight floors	3	No.	\$115,000.00	\$345,000.00
2.15.2	Passenger lift serving ten floors	2	No.	\$150,000.00	\$300,000.00
2.15.3	Passenger lift serving four floors	1	No.	\$100,000.00	\$100,000.00
2.16	Mechanical Services				\$3,838,500.00
2.16.1	Allowance for mechanical services to FECA	15,354	m2	\$250.00	\$3,838,500.00
2.17	Electrical Services				\$2,303,100.00
2.17.1	Electrical services to FECA	15,354	m2	\$150.00	\$2,303,100.00
2.18	Hydraulic Services				\$1,381,860.00
2.18.1	Hydraulic services to FECA	15,354	m2	\$90.00	\$1,381,860.00
2.19	Fire Protection Services				\$1,401,860.00
2.19.1	Fire hose reel	4	No.	\$5,000.00	\$20,000.00
2.19.2	Allowance for fire sprinkler system to FECA	15,354	m2	\$90.00	\$1,381,860.00
3	CARPARK				\$5,134,207.51
3.1	Substructure				\$2,013,670.00
3.1.1	Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position, as well as an allowance for wastage and loss during handling and placing.		Note.		
3.1.2	Reinforced concrete slab on ground	1,419	m2	\$200.00	\$283,800.00
3.1.3	Suspended reinforced concrete slab including permanent formwork of bondek or similar	5,416	m2	\$250.00	\$1,354,000.00
3.1.4	Assumed reinforced concrete pile substructure	6,834	m2	\$55.00	\$375,870.00
3.2	Concrete Works				\$186,200.00
3.2.1	Reinforced concrete kerb	89	m3	\$350.00	\$31,150.00
3.2.2	Reinforced concrete ramp	443	m2	\$350.00	\$155,050.00
3.3	Columns and Beams				\$321,604.51
3.3.1	Reinforced concrete columns	162	m3	\$1,985.21	\$321,604.51
3.4	Staircases and Balustrades				\$154,080.00
3.4.1	Reinforced concrete staircase	48	m/rise	\$3,210.00	\$154,080.00

Job Name : Indicative EOC 42 Honeysuckle

<u>Drive</u>

Client's Name : Doma Group

Job Description

	Description	Quantity	Unit	Rate	Total
3.5	External Walls				\$108,900.00
3.5.1	Blockwork external wall including corefilling and reinforcement	363	m2	\$300.00	\$108,900.00
3.6	Internal Walls				\$559,200.00
3.6.1	Internal block wall including an allowance for; insulation, reinforcement, corefilling, linings and finishes	1,864	m2	\$300.00	\$559,200.00
3.7	Doors				\$50,720.00
3.7.1	Fire rated solid core timber entry door	17	No.	\$1,500.00	\$25,500.00
3.7.2	Double timber door	3	No.	\$4,100.00	\$12,300.00
3.7.3	Metal roller door	34	m2	\$380.00	\$12,920.00
3.8	Screens and Partitions				\$130,650.00
3.8.1	Corrugated sheet metal cladding fixed to building external	871	m2	\$150.00	\$130,650.00
3.9	Floor Finishes				\$185,750.00
3.9.1	Concrete paving	743	m2	\$250.00	\$185,750.00
3.10	Carpark Works				\$29,353.00
3.10.1	Concrete wheel stop	173	No.	\$120.00	\$20,760.00
3.10.2	Line marking	1,398	m	\$3.50	\$4,893.00
3.10.3	Line marking arrows	26	No.	\$75.00	\$1,950.00
3.10.4	Disabled parking signage	7	No.	\$250.00	\$1,750.00
3.11	Fire Protection Services				\$418,540.00
3.11.1	Fire hose reel	10	No.	\$850.00	\$8,500.00
3.11.2	Allowance for fire sprinkler system to car parking area	6,834	m2	\$60.00	\$410,040.00
3.12	External Works				\$18,780.00
3.12.1	Paving	98	m2	\$150.00	\$14,700.00
3.12.2	Soft landscaping	277	m2	\$5.00	\$1,385.00
3.12.3	Planting to planter box	77	m2	\$35.00	\$2,695.00
3.13	Mechanical Services				\$170,850.00
3.13.1	Allowance for mechanical services to car parking area	6,834	m2	\$25.00	\$170,850.00
3.14	Electrical Services				\$580,890.00
3.14.1	Electrical services to car parking area	6,834	m2	\$85.00	\$580,890.00
3.15	Hydraulic Services				\$205,020.00
3.15.1	Hydraulic services to car parking area	6,834	m2	\$30.00	\$205,020.00

Job Name : Indicative EOC 42 Honeysuckle

Drive

Client's Name : Doma Group

Job Description

	Description	Quantity	Unit	Rate	Total
4	PROFESSIONAL FEES				\$1,931,117.81
4.1	Professional fees		Item.		\$1,931,117.81
5	SCHEDULE OF INFORMATION				
5.1	Conceptual plans by Bates Smart Architects No.S12109 Doma Honeysuckle Drive, Newcastle				
5.1.1	Ground Level Plan A03.000[2]		Note.		
5.1.2	Level 01 Floor Plan A03.001[2]		Note.		
5.1.3	Level 02 Floor Plan A03.002[2]		Note.		
5.1.4	Level 03 Floor Plan A03.003[2]		Note.		
5.1.5	Level 04 Floor Plan A03.004[2]		Note.		
5.1.6	Level 04 Carpark A03.004CP[2]		Note.		
5.1.7	Level 05 Floor Plan A03.005[2]		Note.		
5.1.8	Level 06 Floor Plan A03.006[2]		Note.		
5.1.9	Level 07 Floor Plan A03.007[2]		Note.		
5.1.10	Level 08 Floor Plan A03.008[2]		Note.		
5.1.11	Level 09 Floor Plan A03.009[2]		Note.		
5.1.12	Roof Plan A03.010[3]		Note.		
5.1.13	North Elevation A07.001[X]		Note.		
5.1.14	West Elevation A07.002[X]		Note.		
5.1.15	South East Elevation A07.003[X]		Note.		
5.1.16	South West Elevation A07.004[X]		Note.		
5.1.17	West Commercial Elevation A07.005[X]		Note.		
5.1.18	East Hotel Elevation A07.006[X]		Note.		
5.1.19	Section AA - BB A08.001[2]		Note.		
5.1.20	Section BB - CC A08.002[2]		Note.		
5.1.21	Section DD A08.003[2]		Note.		
6	SCHEDULE OF EXCLUSIONS				
6.1	Window furnishings		Note.		
6.2	Unknown site conditions		Note.		
6.3	Treatment or disposal of asbestos if found during demolition		Note.		
6.4	No allowance has been made for the following items in the above estimate		Note.		
6.5	Loose fixtures and equipment		Note.		
6.6	Land costs and associated fees and charges		Note.		
6.7	Holding costs and interest charges		Note.		
6.8	Fit out of shell		Note.		

Job Name : Indicative EOC 42 Honeysuckle Job Description

<u>Drive</u>

Client's Name : Doma Group Indicative estimate of costs to construct the proposed development

	Description	Quantity	Unit	Rate	Total
6.9	Escalation beyond February 2020		Note.		
6.10	Delay costs		Note.		

Appendix C

Detailed Cost Report

(Clause 12)

Detailed Cost Report*

Registered* Quantity Surveyor's Detailed Cost Report (development cost in excess of \$500,000) *A member of the Australian Institute of Quantity Surveyors

				\neg
DEVELOPMENT APPLICATION No.				
CONSTRUCTION CERTIFICATE No.				
APPLICANT'S DETAILS:				
Doma Holdings (Honeysuckle) Pty Ltd,	РО В	ox 5419, Kingsto	on, ACT, 2604, Australia	
Email: alex@domagroup.com.au				
PH: (02) 4940 0442				
DEVELOPMENT:				
Mixed use 9 storey development with 2	comm	nercial premises	and multi-level car parking	
DEVELOPMENT LOCATION - LOT, DI	P & P	ROPERTY ADD	RESS:	
42 Honeysuckle Drive, Newcastle, NSW	/, 230	0 Lot 22 DP107	2217	
DEVELOPMENT COST:				
\$44,608,821.51 (Including GST)				
DEVELOPMENT DETAILS:				
Gross Floor Area – Commercial		15,354 m2	Gross Floor Area – Other	0
Gross Floor Area – Residential		0	Total Gross Floor Area	22,188 m2
Gross Floor Area – Retail		0	Total Site Area	3,726 m2
Gross Floor Area – Car Parking		6,834 m2	Total Car Parking Spaces	173
Total Development Cost (Incl. GST)	\$	44,608,822		
Total Construction Cost (Incl. GST)	\$	42,484,592		
Total GST	\$	4.248.459		

ESTIMATE DETAILS: (All figures include GST)

Professional Fees	\$ 2,124,229.59	Excavation	\$ -
% of Development Cost	4.76%	Cost per square metre of site area	\$ -
% of Construction Cost	5.00%	Car Park	\$ 6,494,772.50
Demolition and Site Preparation	\$ -	Cost per square metre of site area	\$ 1,743.10
Cost per square metre of site area	\$ -	Cost per space	\$ 37,542.04
Construction – Commercial	\$ 35,604,810.34	Fit-out – Commercial	\$ 385,009.08
Cost per square metre of site area	\$ 9,555.77	Cost per square metre of site area	\$ 103.33
Construction – Residential	\$ -	Fit-out – Residential	\$ -
Cost per square metre of site area	\$ -	Cost per square metre of site area	\$ -
Construction - Retail	\$ -	Fit-out - Retail	\$ -
Cost per square metre of site area	\$ -	Cost per square metre of site area	\$ -

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed	
Name:	
Position & Qualifications:	
Date:	

Appendix D

Supplied Documentation



All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

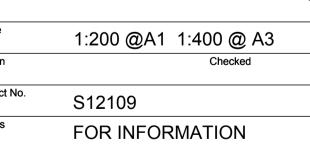
	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
	•		
TOTAL	166	7	11

_	TOTAL	166	7	11	
-	TOTAL C	arpark Spaces	173		

TOTAL Motorbike Spaces 11

S12109_ Doma Honeysuckle Drive, Newcastle

Ground Level Plan



29/1/2020 3:39 PM S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D.i...
....\\A03.000[2] - Ground Floor Plan.dwg

[Revision]

A03.000[3]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au

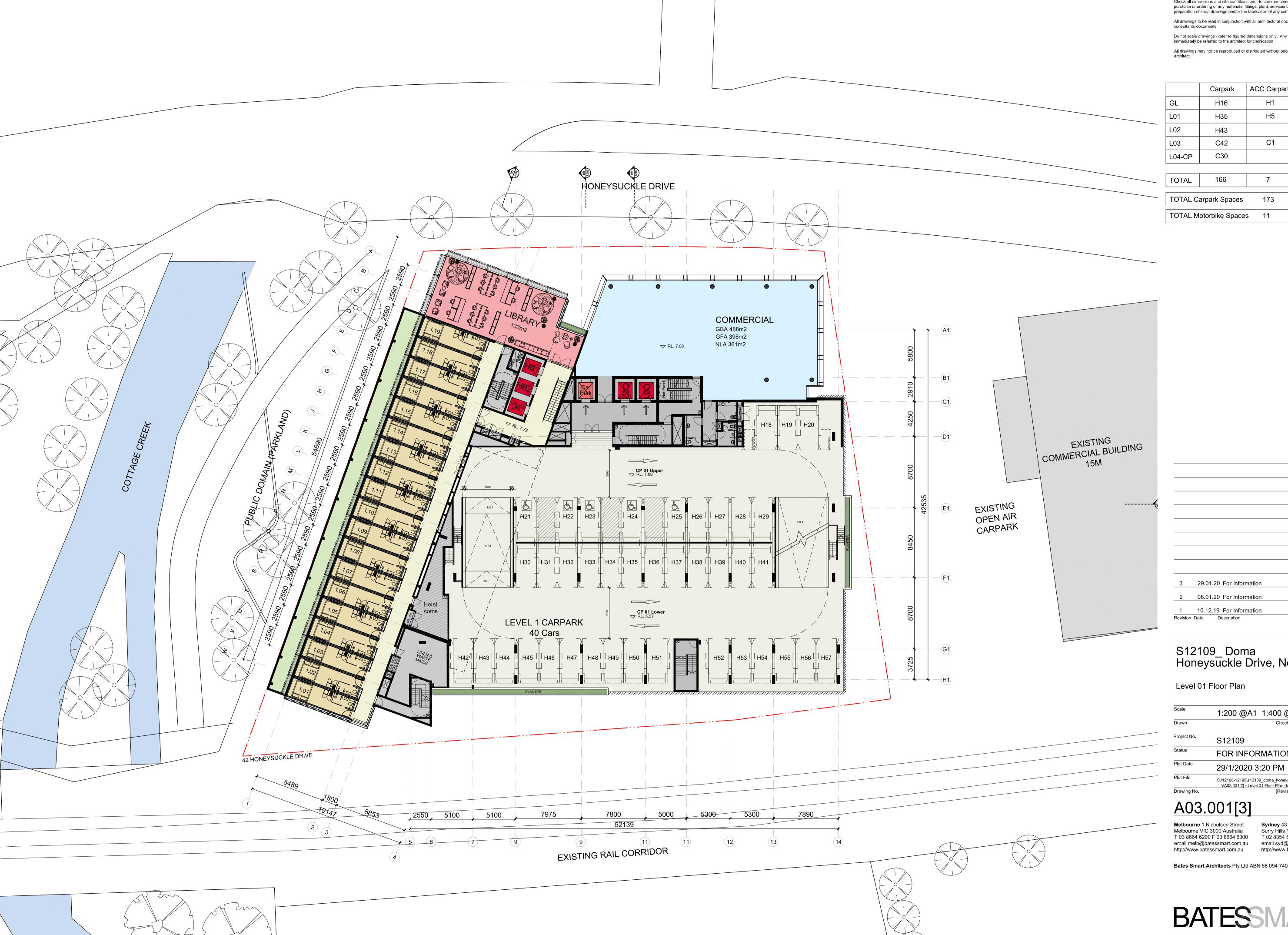
Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batessmart.com.au http://www.batessmart.com.au

EOS DE

DE DE

EN DE Initial Checked





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

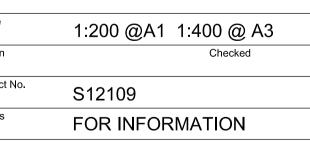
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

		T	
	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6

_	TOTAL	166	7	11
	TOTAL C	arpark Spaces	173	

S12109_ Doma Honeysuckle Drive, Newcastle



S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D.F... ... \\A03.001[2] - Level 01 Floor Plan.dwg [Revision]

A03.001[3]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au

Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batessmart.com.au http://www.batessmart.com.au

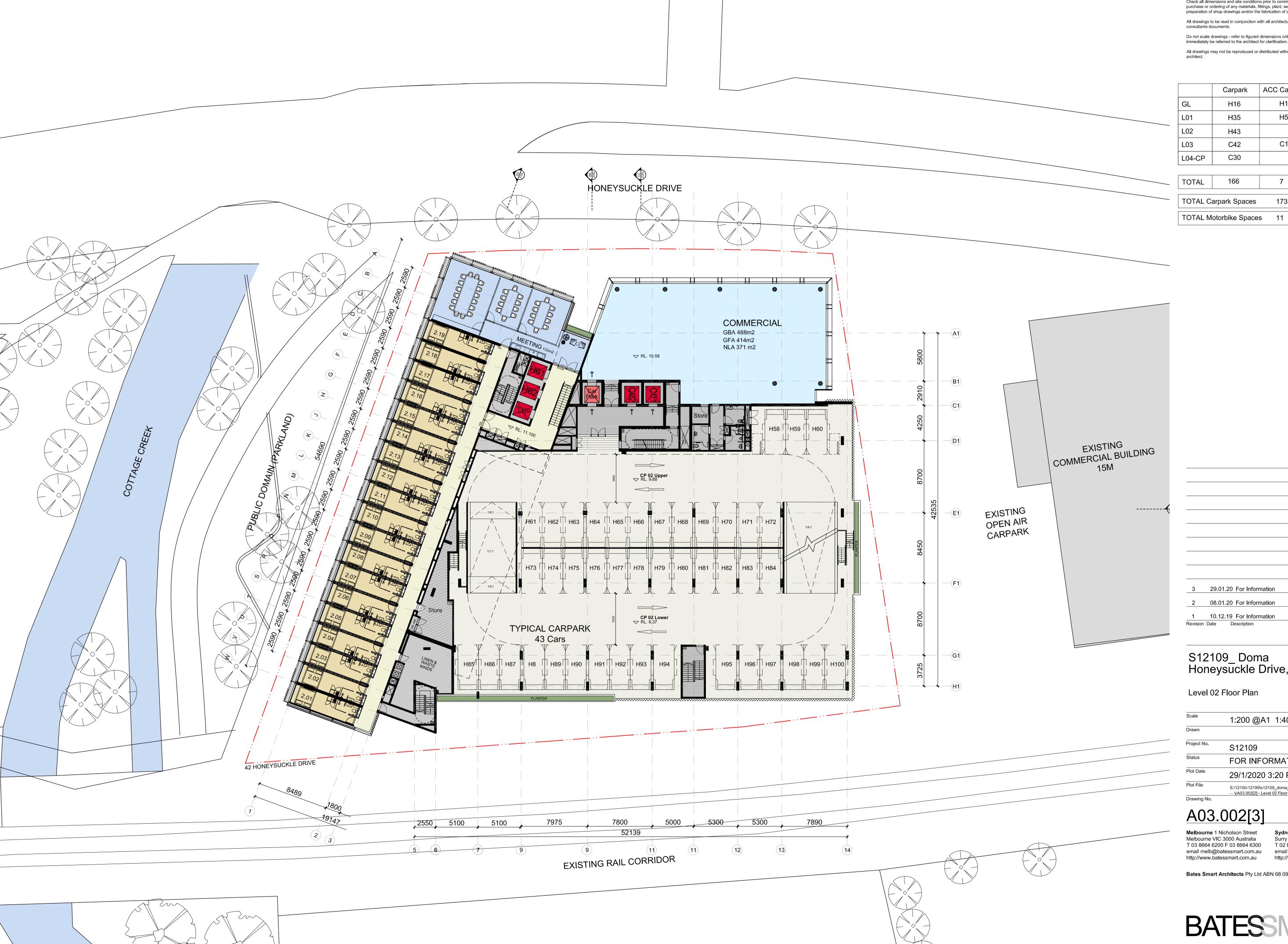
EOS DE

DE DE

EN DE

Initial Checked

Bates Smart Architects Pty Ltd ABN 68 094 740 986



All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

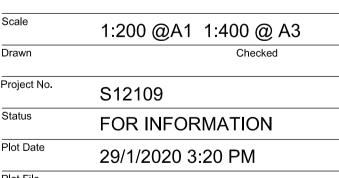
All drawings may not be reproduced or distributed without prior permission from the

		Carpark	ACC Carpark	Motorbike
	GL	H16	H1	
	L01	H35	H5	2
-	L02	H43		2
	L03	C42	C1	1
	L04-CP	C30		6

TOTAL 166 7 11 TOTAL Carpark Spaces 173					
TOTAL Carpark Spaces 173	_	TOTAL	166	7	11
	_	TOTAL C	arpark Spaces	173	

S12109_ Doma Honeysuckle Drive, Newcastle

Level 02 Floor Plan



S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D.f... ... \\A03.002[2] - Level 02 Floor Plan.dwg [Revision]

A03.002[3]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batessmart.com.au http://www.batessmart.com.au

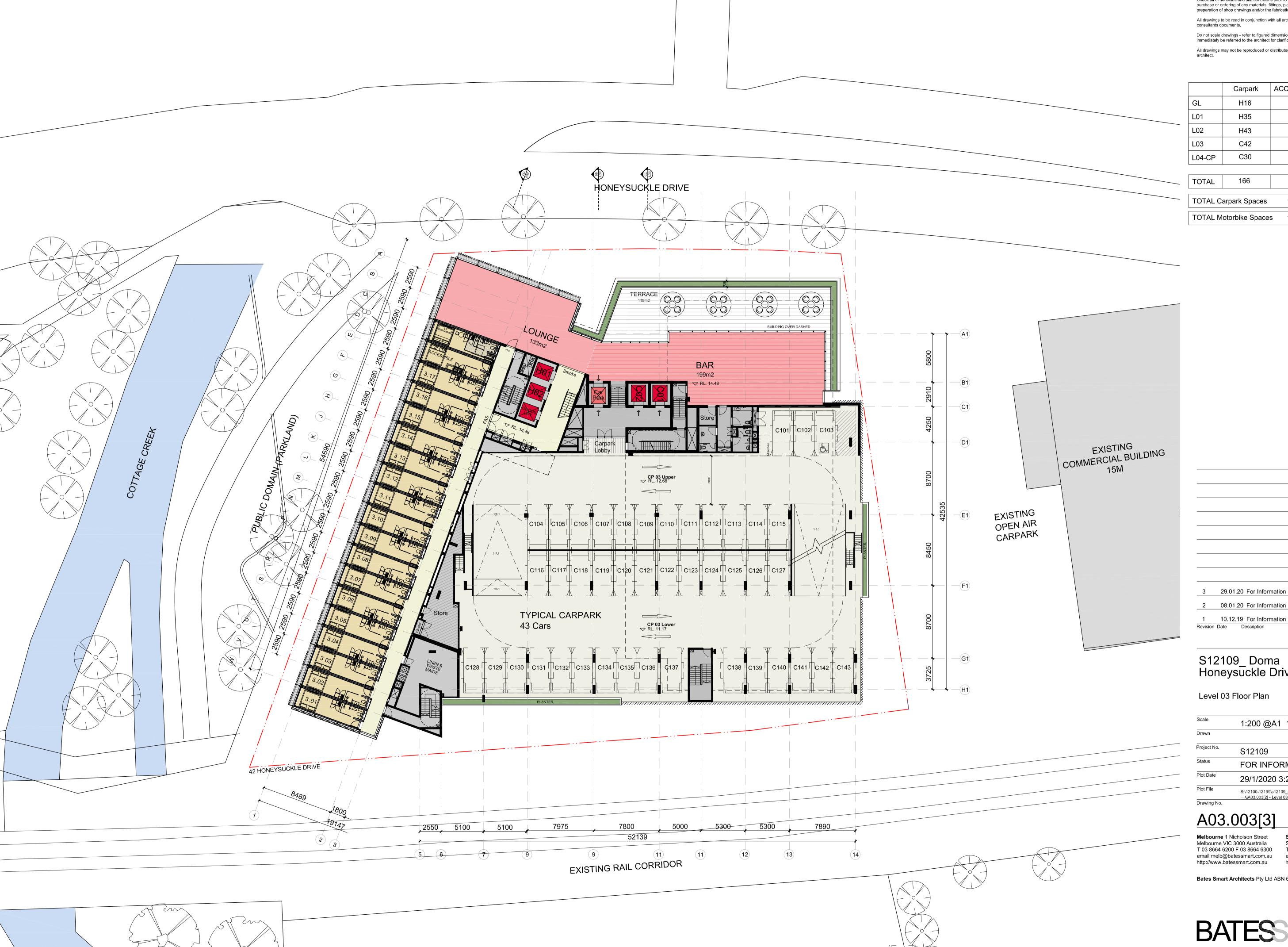
EOS DE

DE DE

EN DE

Initial Checked





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

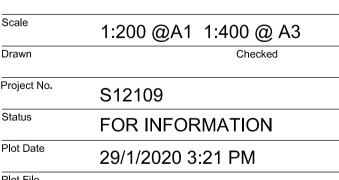
	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6

_	TOTAL	166	7	11
_	TOTAL C	arpark Spaces	173	

TOTAL Motorbike Spaces 11

S12109_	Doma	
Honeysu-	ckle Drive,	Newcastle
-		

Level 03 Floor Plan



S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D.f... ... \\A03.003[2] - Level 03 Floor Plan.dwg [Revision]

A03.003[3]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au

Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batessmart.com.au http://www.batessmart.com.au

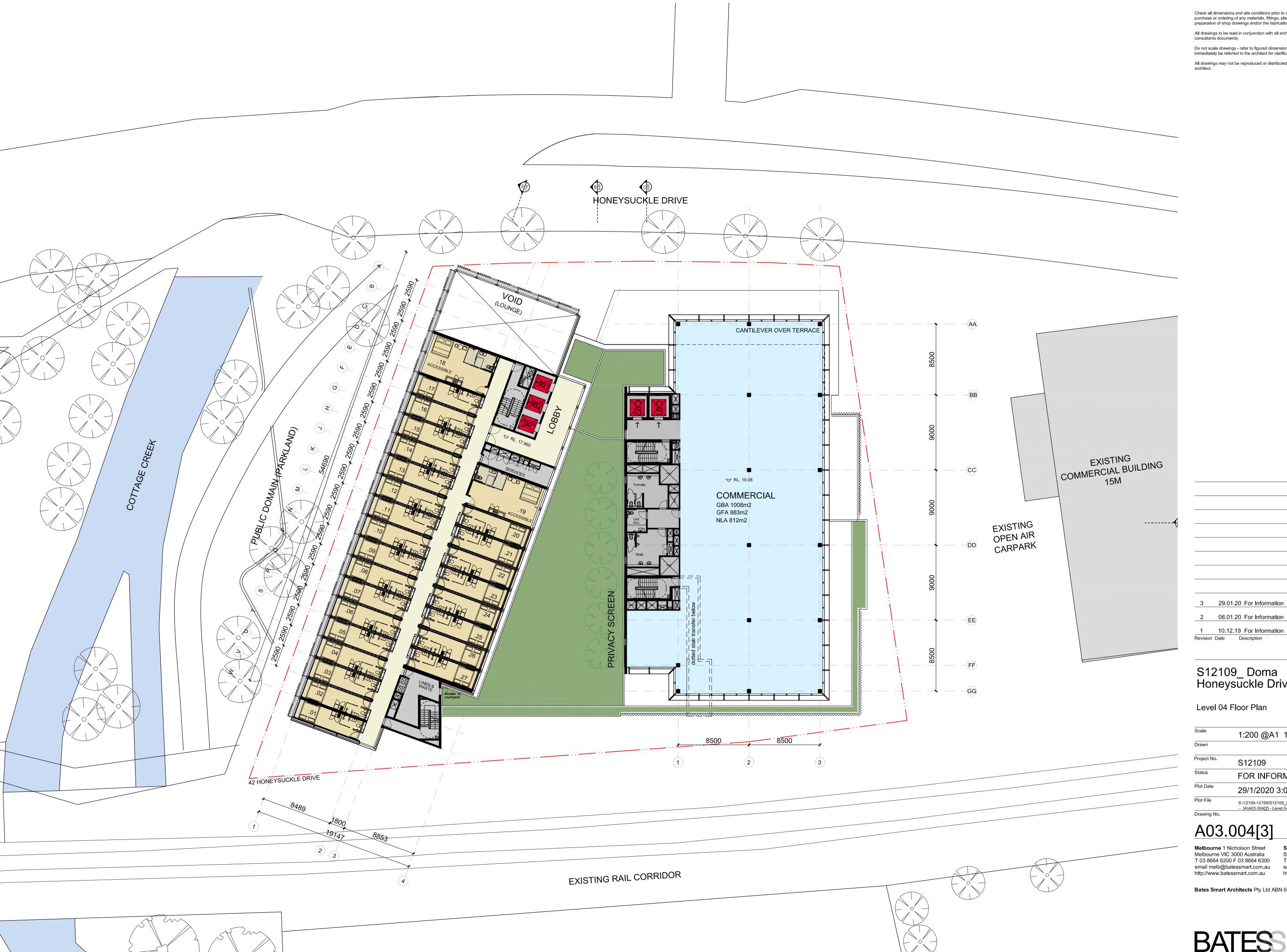
EOS DE

DE DE

EN DE

Initial Checked





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

S12109_ Doma Honeysuckle Drive, Newcastle

Level 04 Floor Plan

1:200 @A1 1:400 @ A3 S12109 FOR INFORMATION 29/1/2020 3:06 PM

S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\L...
... JA\A03.004[2] - Level 04 Floor Plan.dwg

[Revision]

A03.004[3]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300

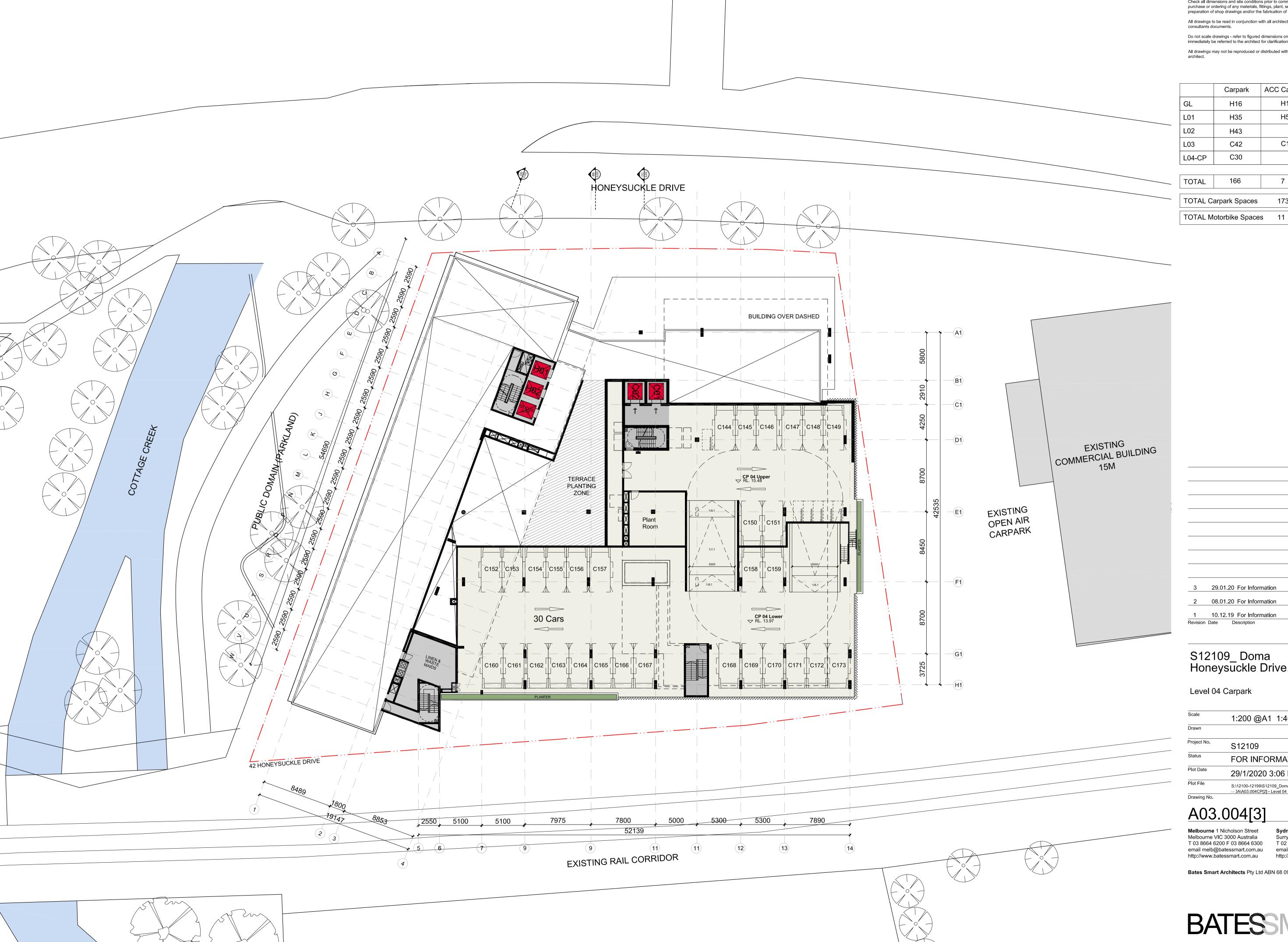
T 02 8354 5100 F 02 8354 5199 http://www.batessmart.com.au

EOS DE

DE DE

EN DE

Bates Smart Architects Pty Ltd ABN 68 094 740 986



All drawings to be read in conjunction with all architectural documents and all other consultants documents.

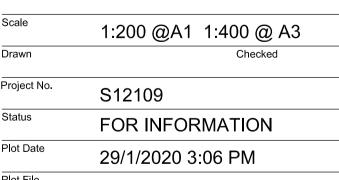
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

		Carpark	ACC Carpark	Motorbike
	GL	H16	H1	
	L01	H35	H5	2
-	L02	H43		2
	L03	C42	C1	1
	L04-CP	C30		6

_	TOTAL	166	7	11
_	TOTAL C	arpark Spaces	173	

S12109_ Doma Honeysuckle Drive, Newcastle



S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\L...
...)A\A03.004CP[2] - Level 04 Carpark.dwg

[Revision]

A03.004[3]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batessmart.com.au http://www.batessmart.com.au

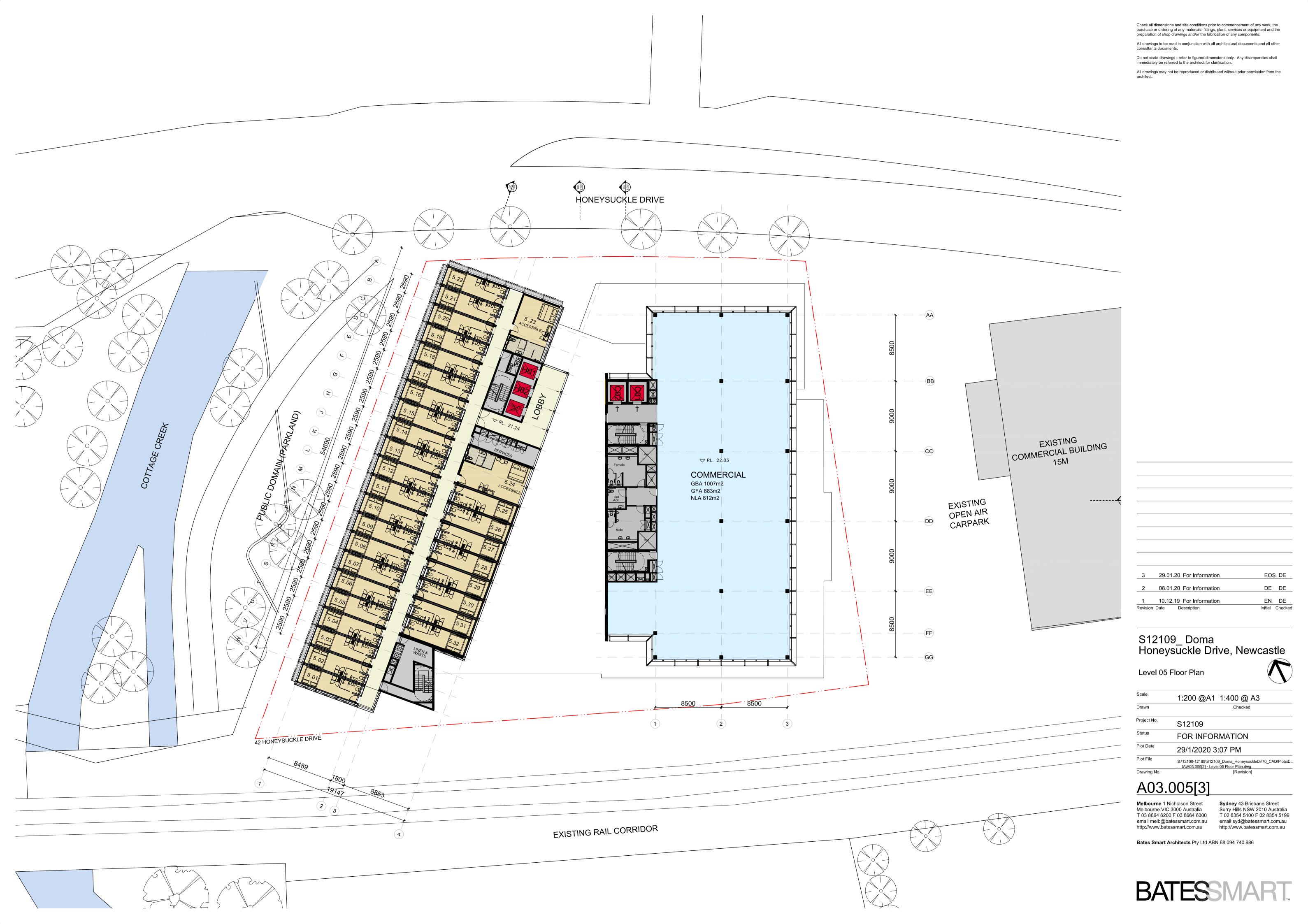
EOS DE

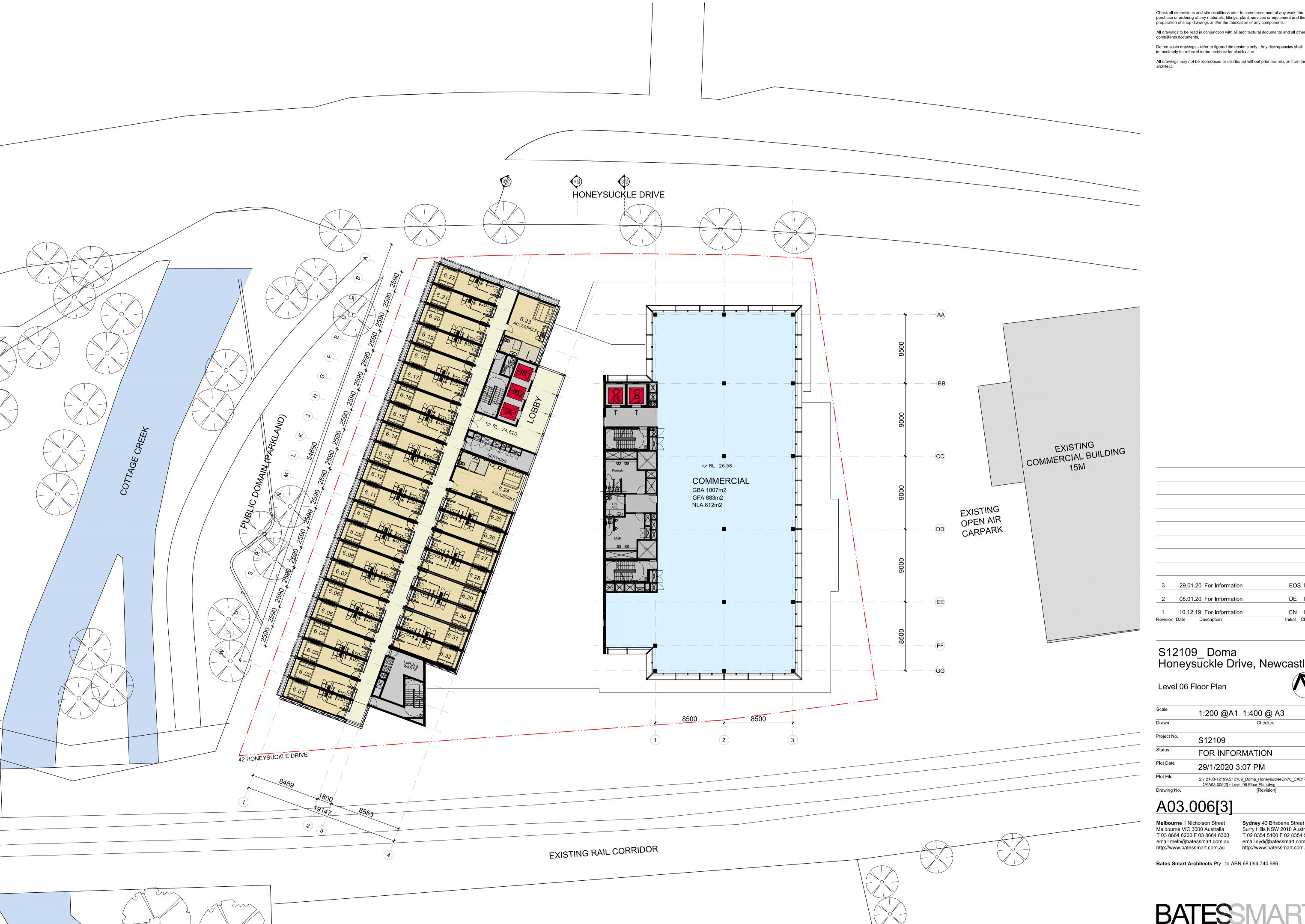
DE DE

EN DE

Initial Checked







All drawings to be read in conjunction with all architectural documents and all other consultants documents.

All drawings may not be reproduced or distributed without prior permission from the

S12109_ Doma Honeysuckle Drive, Newcastle

1:200 @A1 1:400 @ A3 S12109 FOR INFORMATION 29/1/2020 3:07 PM

S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\L...
... JA\A03.006[2] - Level 06 Floor Plan.dwg

[Revision]

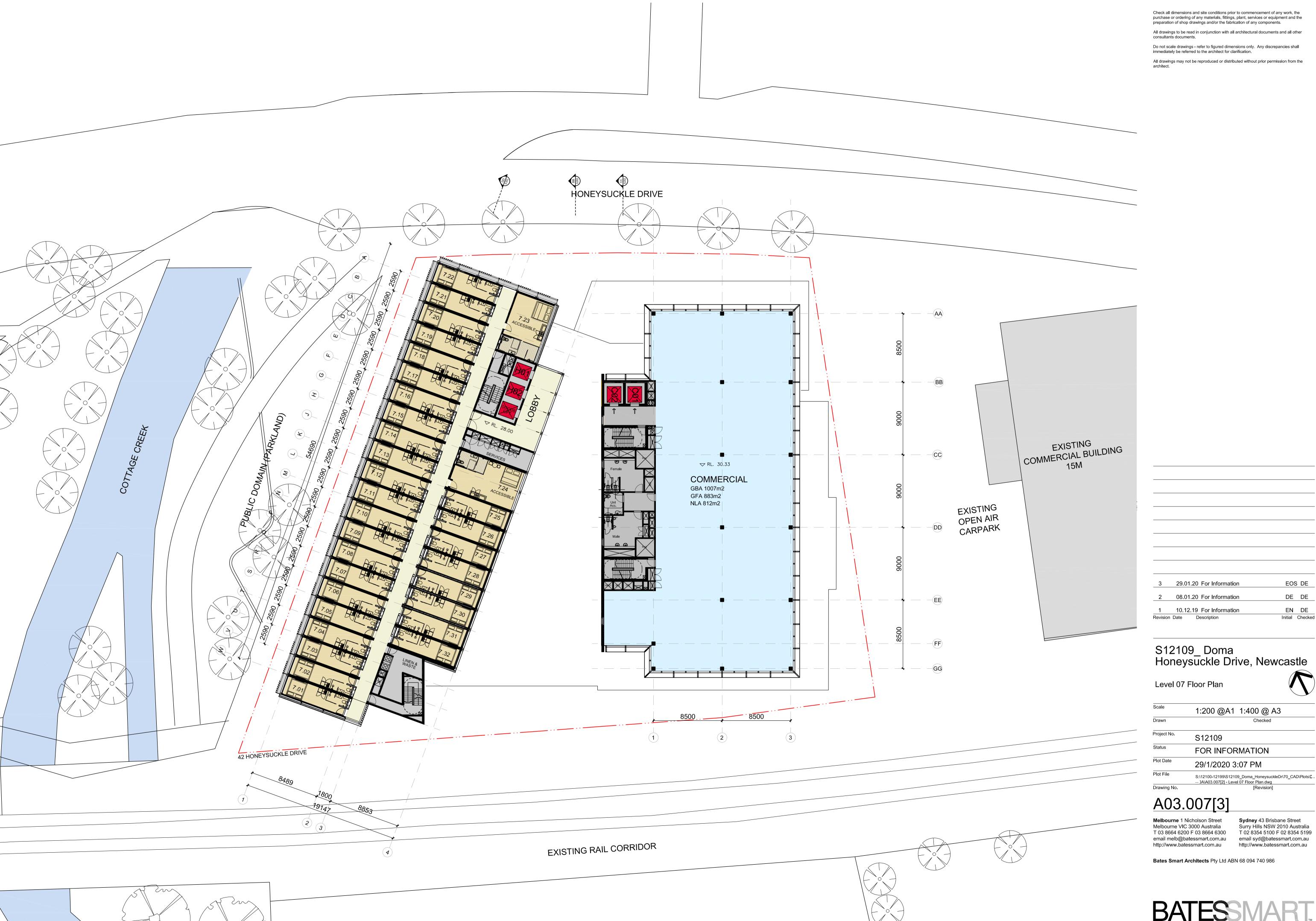
http://www.batessmart.com.au

EOS DE

DE DE

EN DE

Bates Smart Architects Pty Ltd ABN 68 094 740 986



All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification. All drawings may not be reproduced or distributed without prior permission from the

S12109_ Doma Honeysuckle Drive, Newcastle

Scale	1:200 @A1 1:400 @ A3	
Drawn	Checked	
Project No.	S12109	
Status	FOR INFORMATION	
Plot Date	29/1/2020 3:07 PM	
Dlot Eilo		

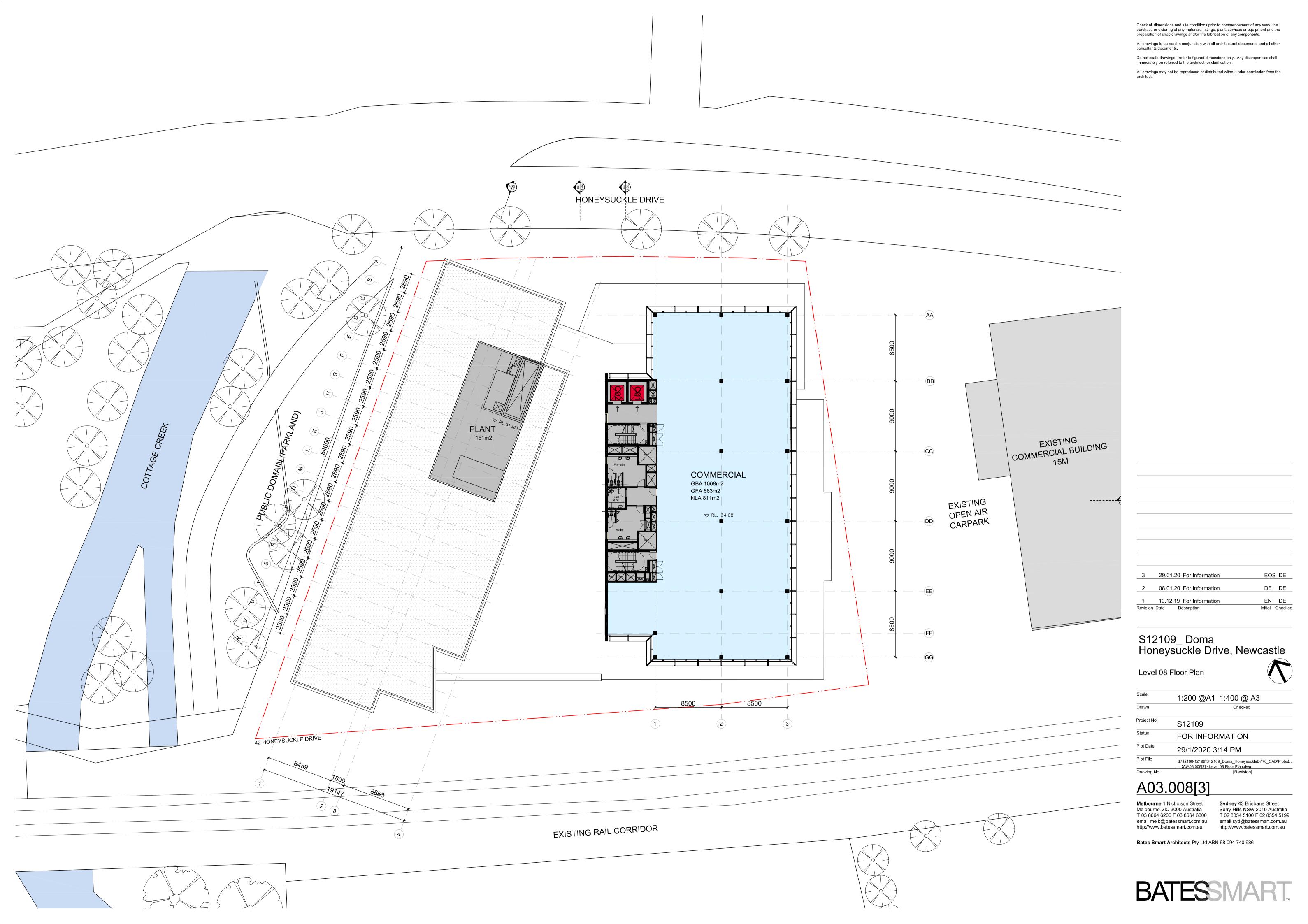
Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au

EOS DE

DE DE

EN DE Initial Checked

Bates Smart Architects Pty Ltd ABN 68 094 740 986

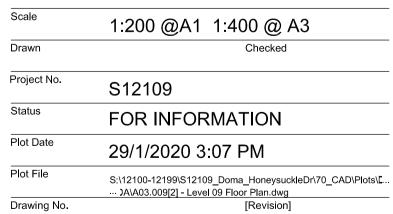




All drawings to be read in conjunction with all architectural documents and all other consultants documents.

All drawings may not be reproduced or distributed without prior permission from the

S12109_ Doma Honeysuckle Drive, Newcastle



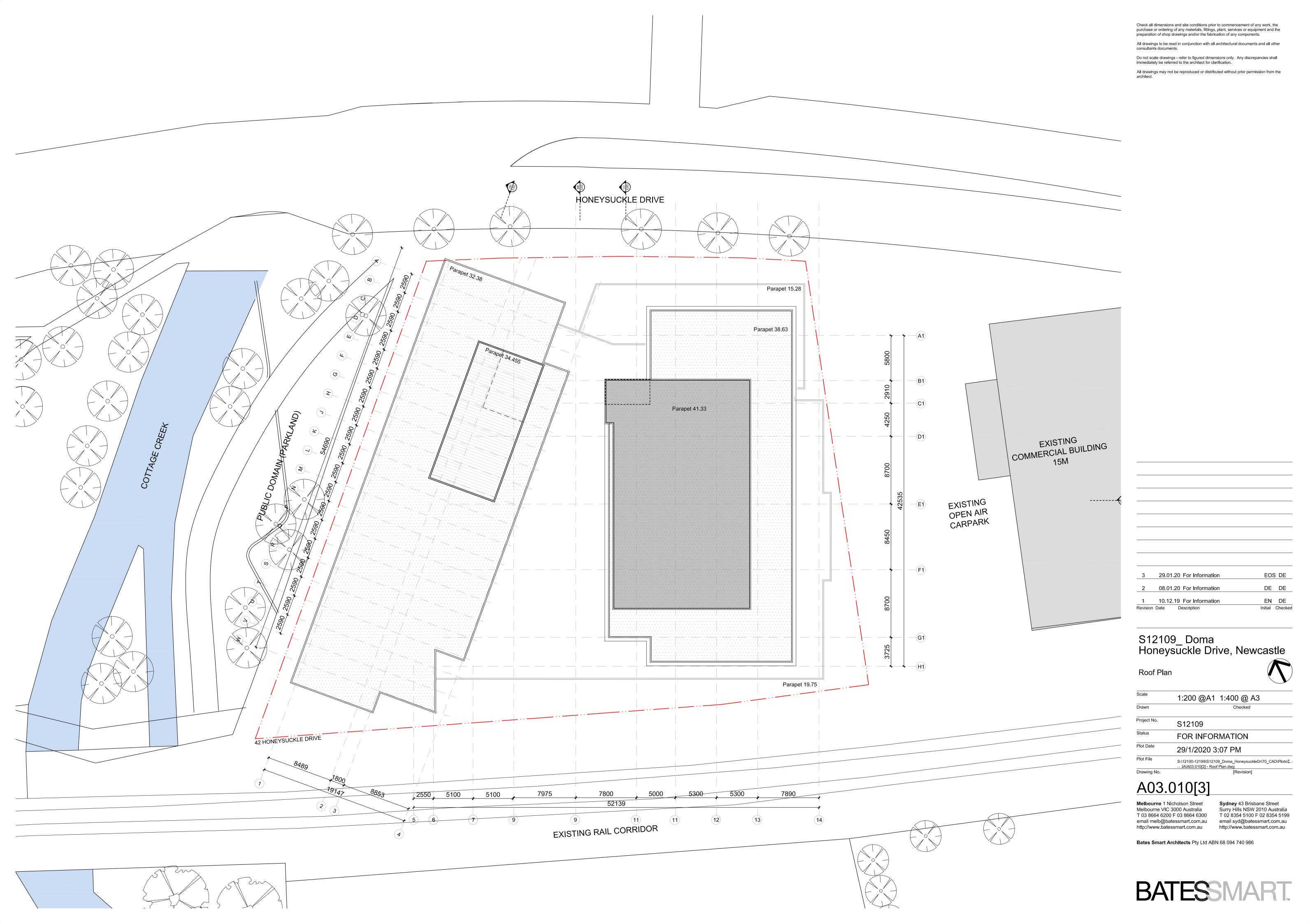
Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batessmart.com.au http://www.batessmart.com.au

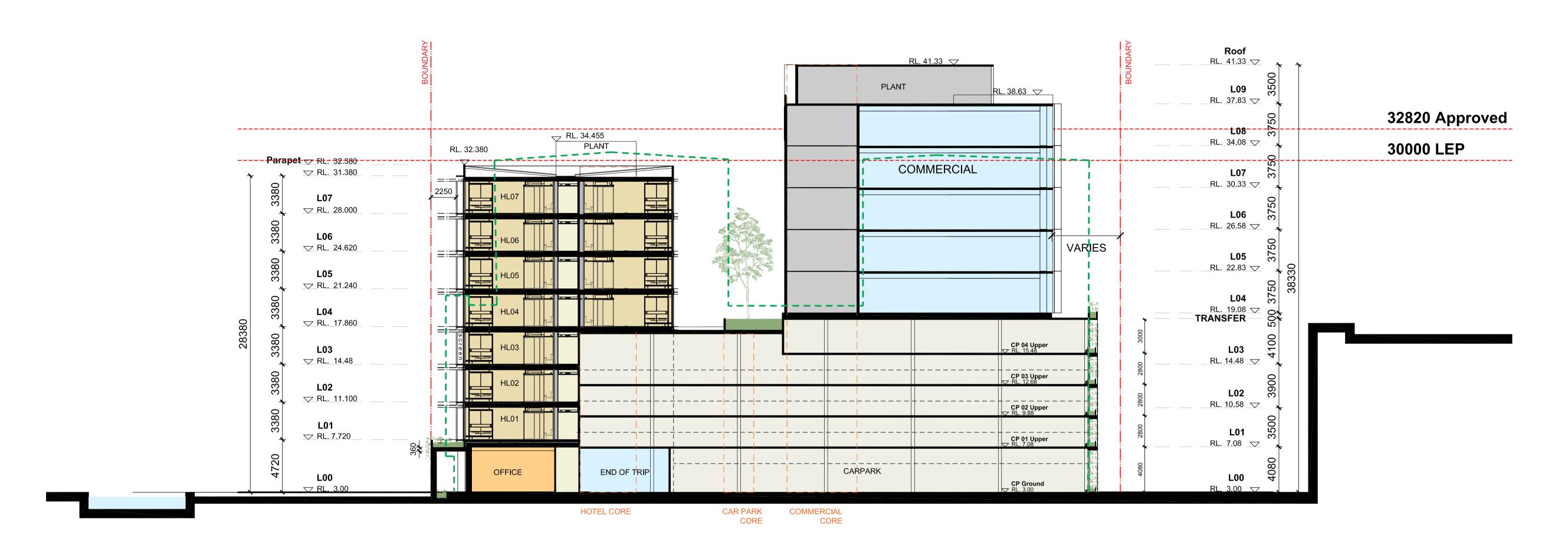
EOS DE

DE DE

EN DE Initial Checked

Bates Smart Architects Pty Ltd ABN 68 094 740 986





SECTION AA

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

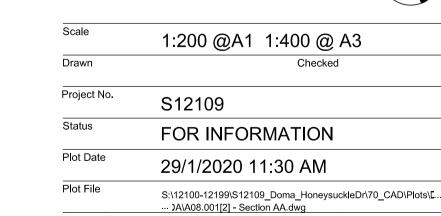
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

_3	29.01.20	For Information	EOS	S DE
_ 2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE
Revision	Date D	Description	Initial	Check

S12109_ Doma Honeysuckle Drive, Newcastle

Section AA - BB

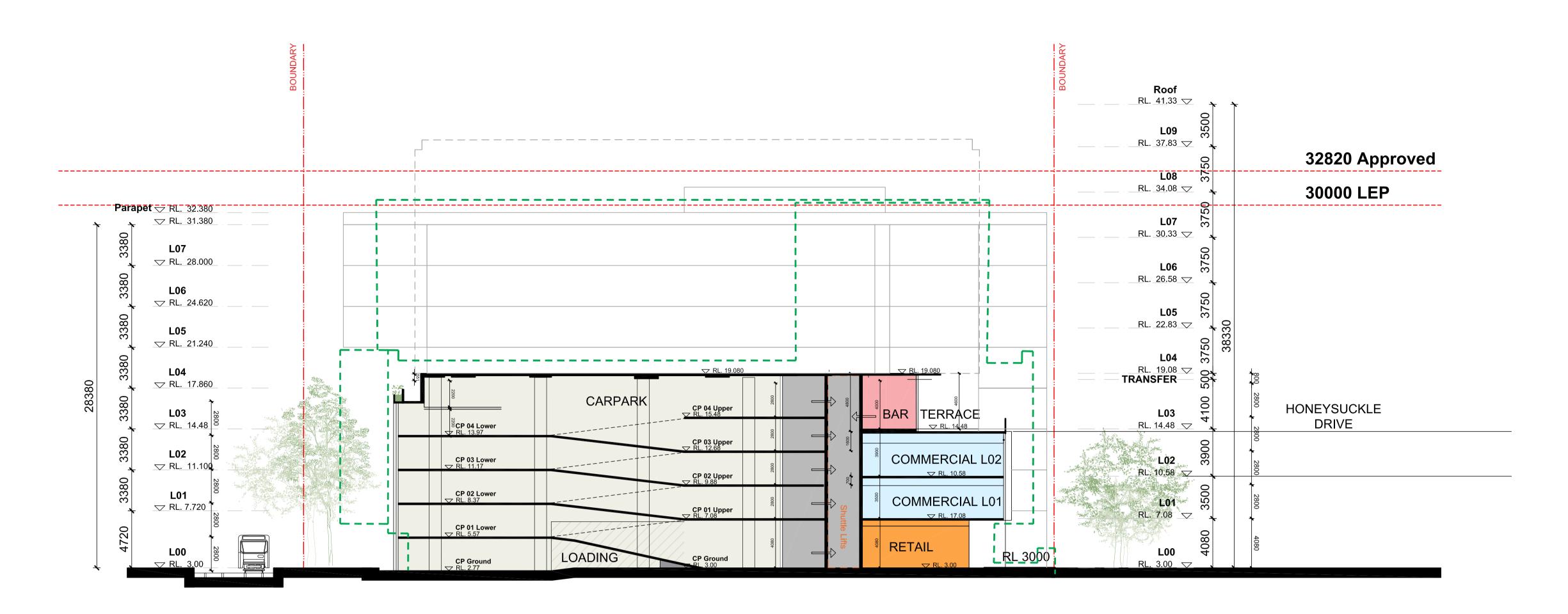


A08.001[3]

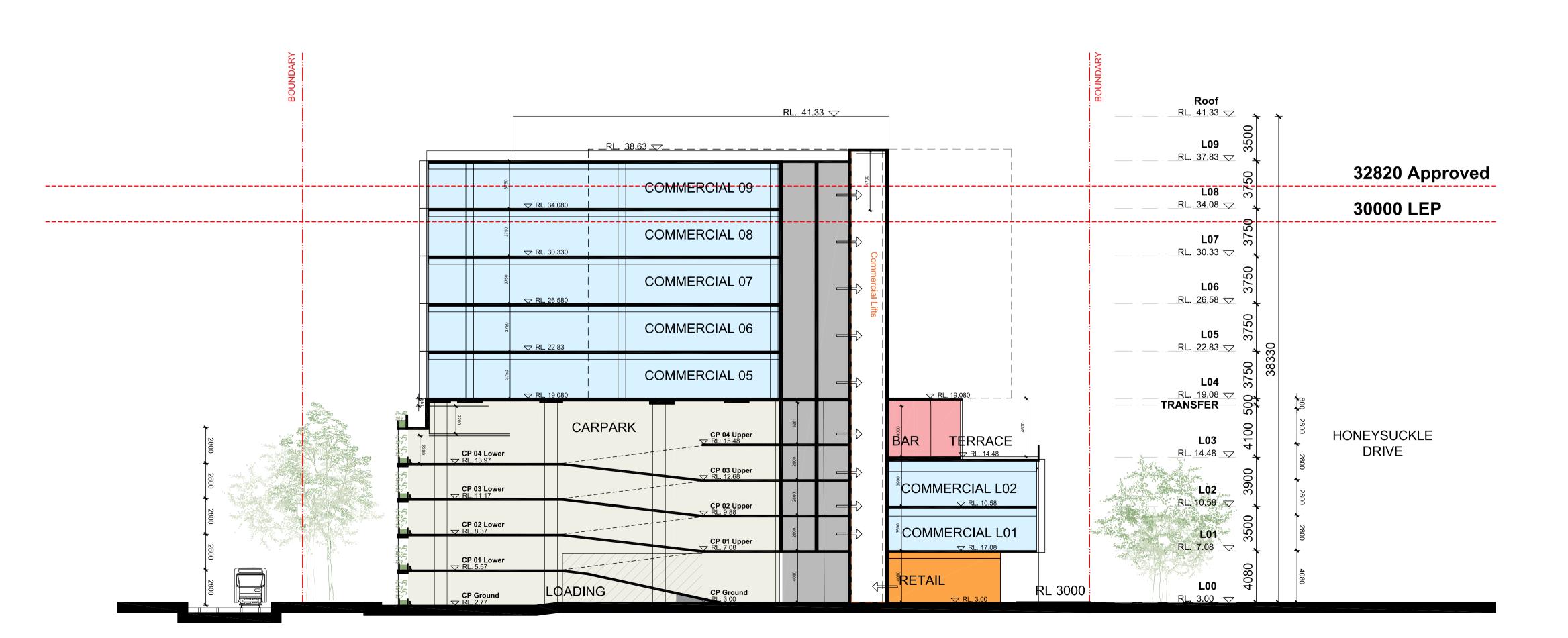
Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au





SECTION BB



SECTION CC

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

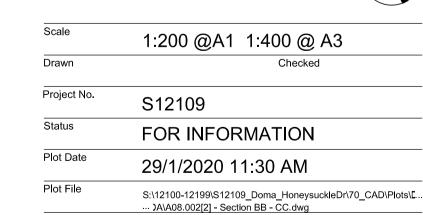
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

2	08.01.20 For Information	DE	
2	08.01.20 For Information 10.12.19 For Information	DE EN	

S12109_ Doma Honeysuckle Drive, Newcastle

Section BB - CC

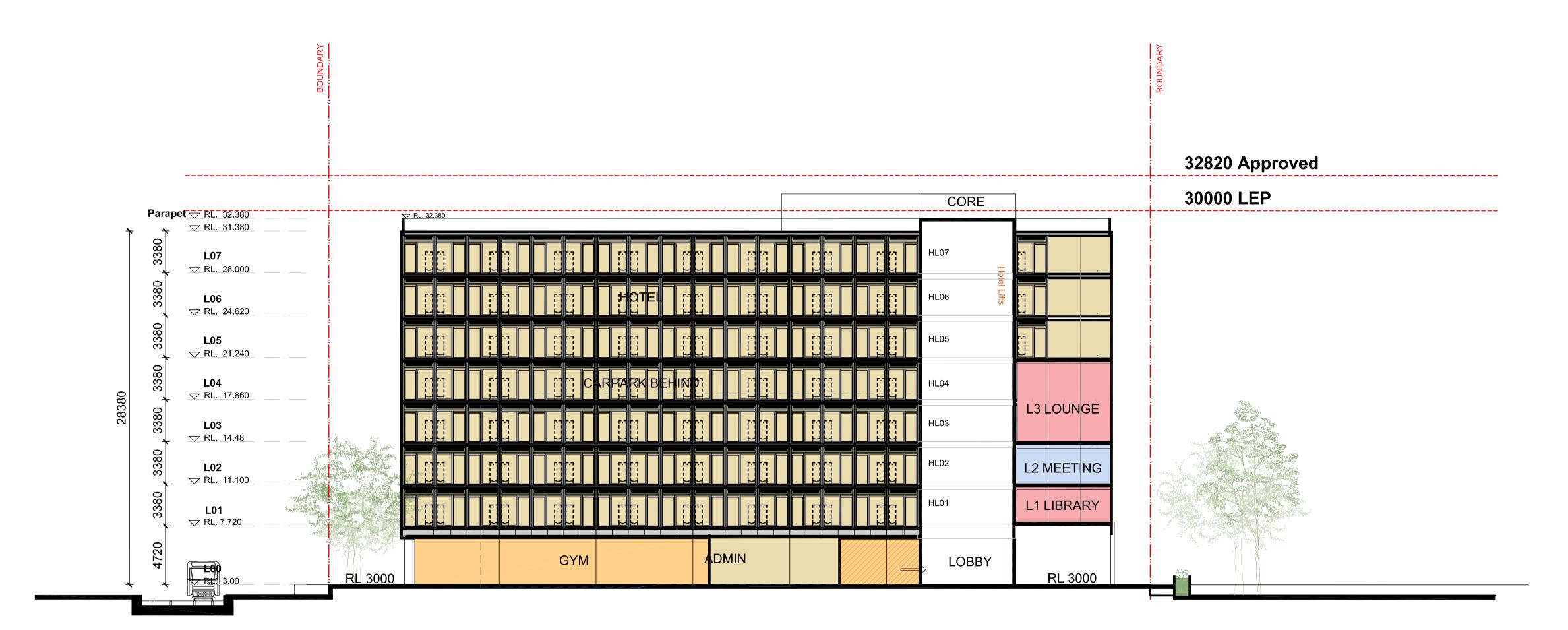


A08.002[2]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au





SECTION DD

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

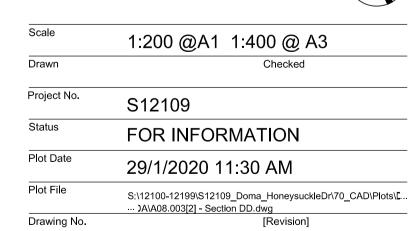
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect

	08.01.20	O For Information	DE	DE
2				DE
2 1 Revision	10.12.19	O For Information O For Information Description	DE EN Initial	DE DE Check

S12109_ Doma Honeysuckle Drive, Newcastle

Section DD



A08.003[2]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the



S12109_ Doma Honeysuckle Drive, Newcastle

North Elevation

Scale	1:200 @A1 1:400 @ A3	
Drawn	Checked	
Project No.	S12109	
Status	FOR INFORMATION	
Plot Date	29/1/2020 5:46 PM	
Plot File	S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D .	

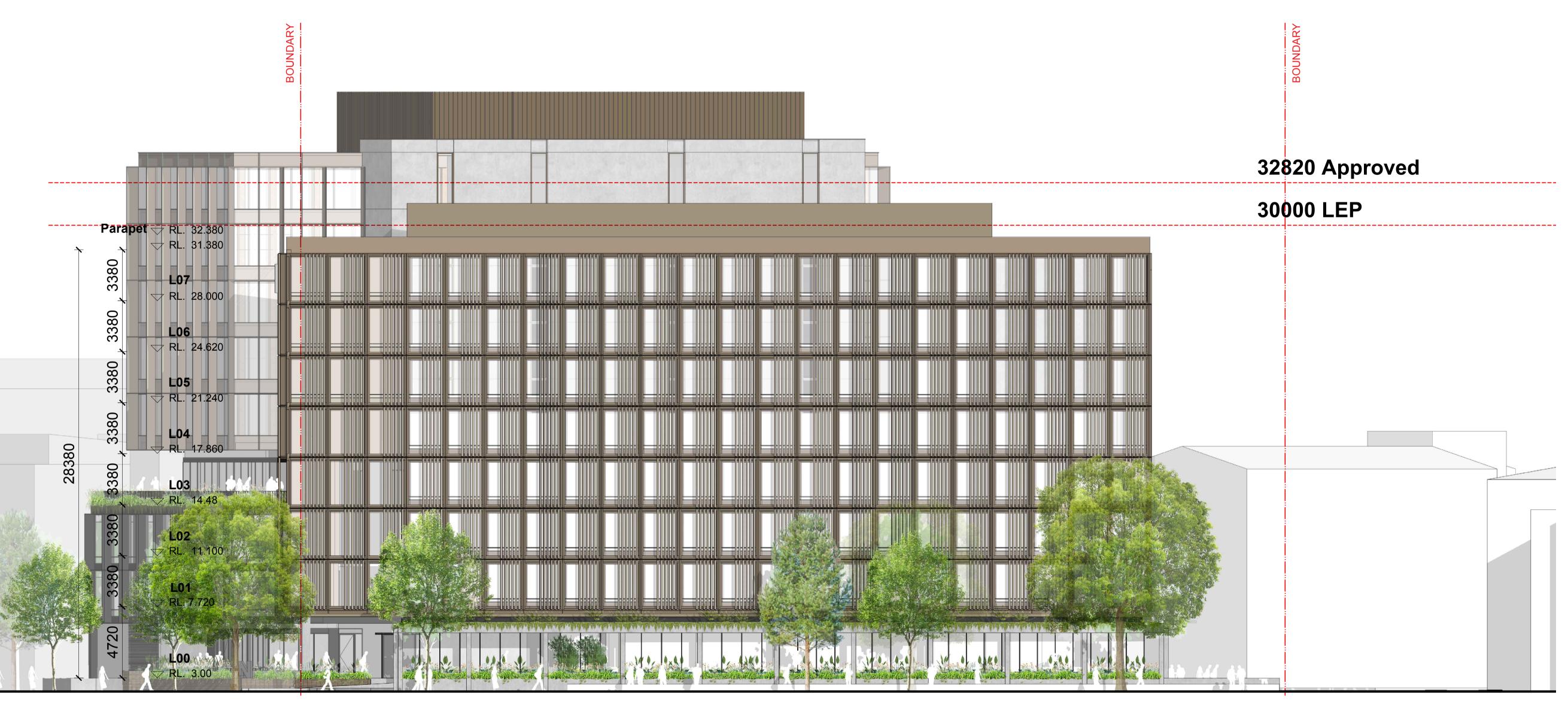
... \A07.001[1] - North-east Elevation.dwg

A07.001[1

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

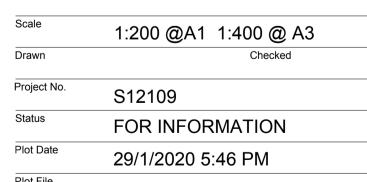
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the

S12109_ Doma Honeysuckle Drive, Newcastle

Initial Checked

West Elevation



Plot File

S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D\f...

... \\A\07.002[1] - North-west Elevation.dwg

Drawing No.

[Revision]

A07.002[1]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

immediately be referred to the architect for clarification.

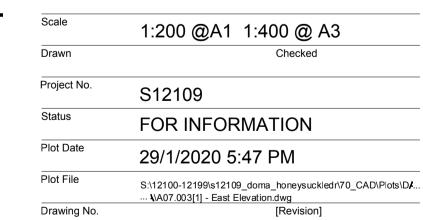
All drawings may not be reproduced or distributed without prior permission from the

Revision Date Description Initial Checked

S12109_Doma
Honeysuckle Drive, Newcastle

Tioneysuckie Drive, iv

East Elevation

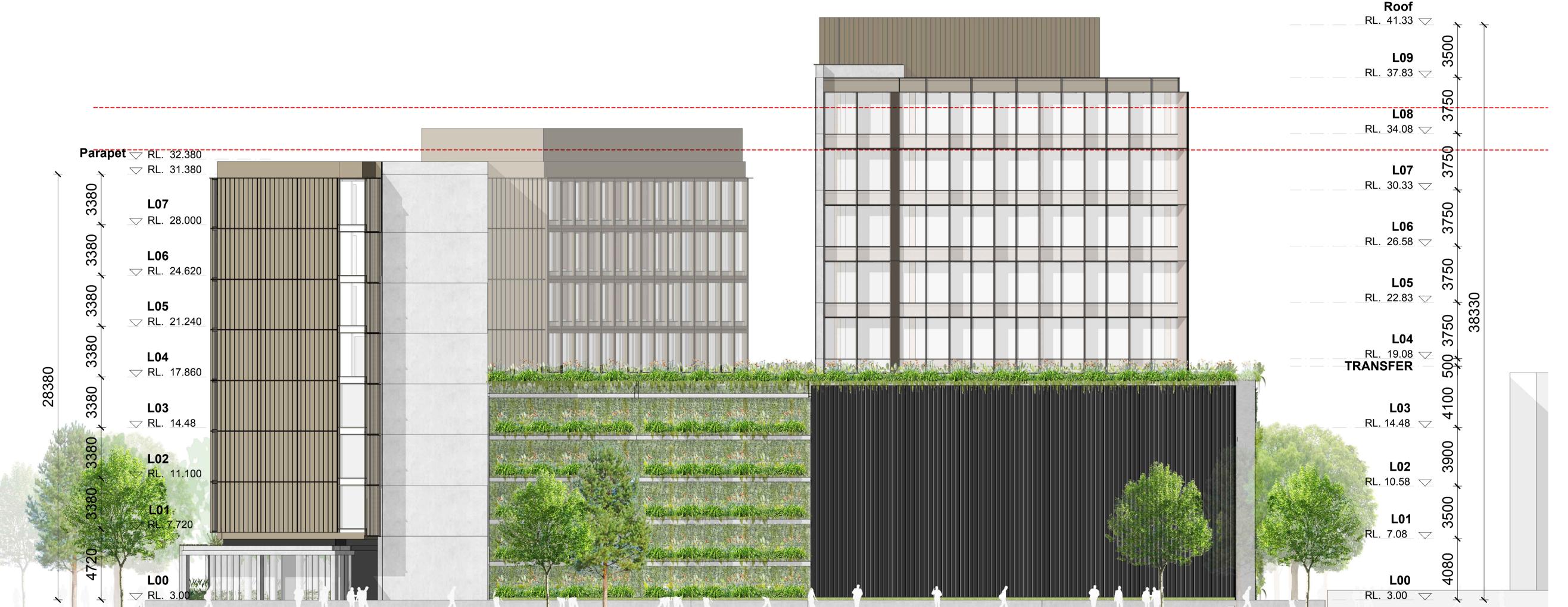


A07.003[1]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

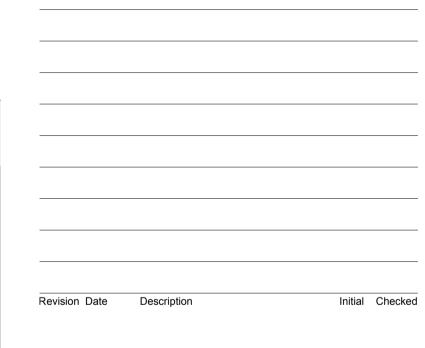




All drawings to be read in conjunction with all architectural documents and all other consultants documents.

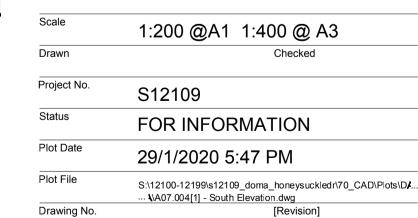
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



S12109_ Doma Honeysuckle Drive, Newcastle

Southt Elevation

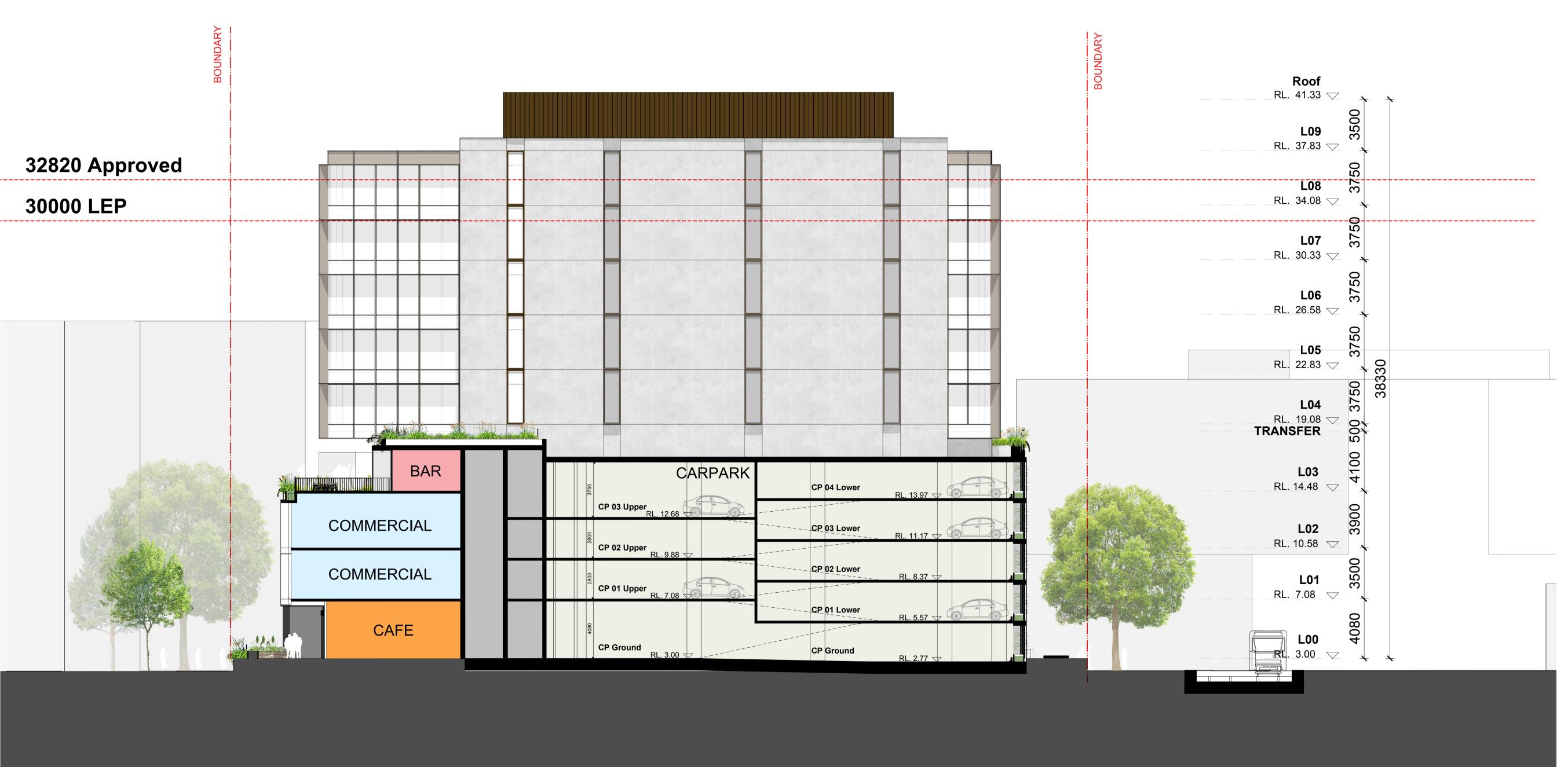


A07.004[1]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au





All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

S12109_ Doma Honeysuckle Drive, Newcastle

Initial Checked

West Commercial Elevation

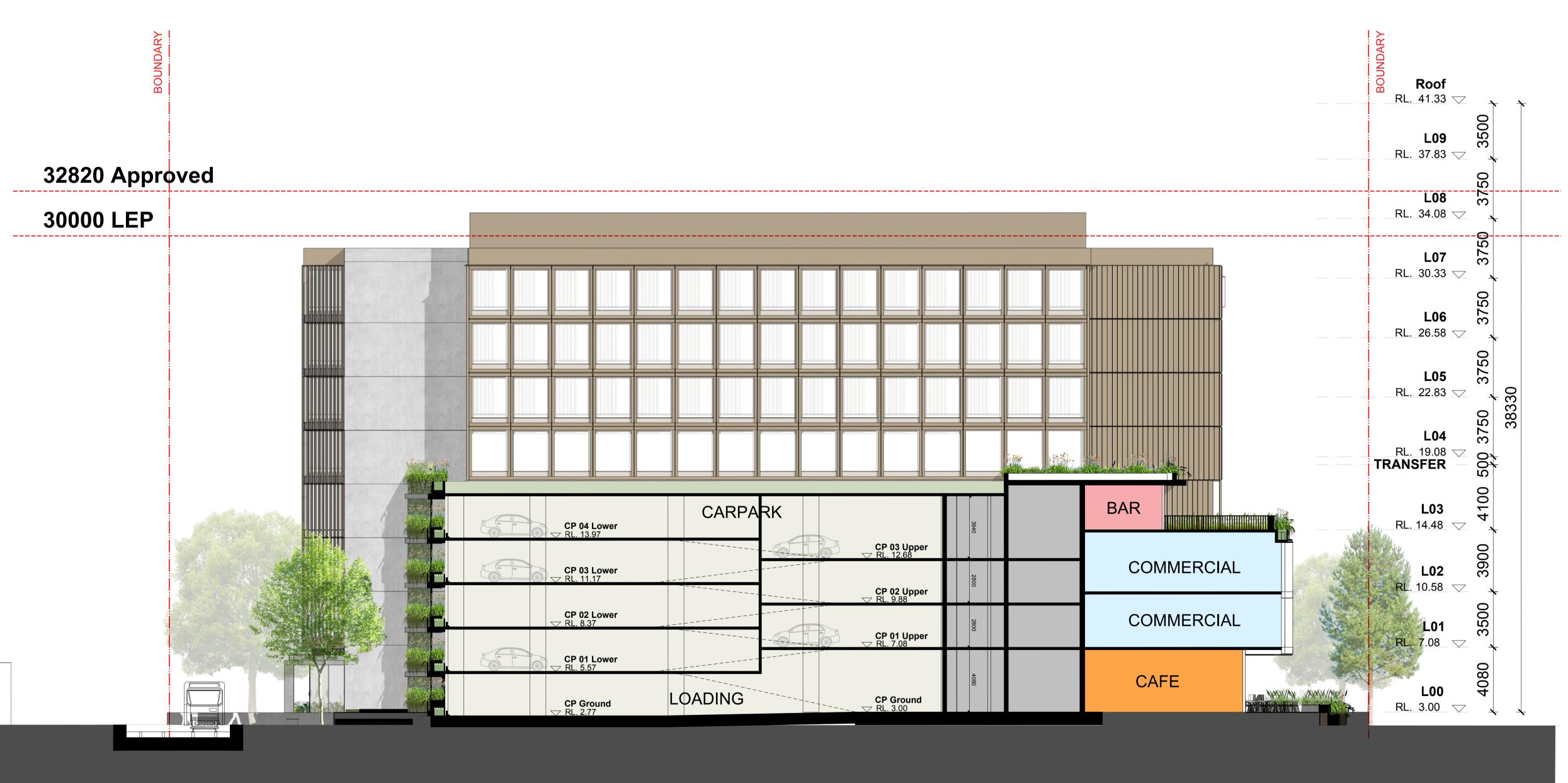
Scale	1:200 @A1 1:400 @ A3	
Drawn	Checked	
Project No.	S12109	
Status	FOR INFORMATION	
Plot Date	29/1/2020 5:47 PM	
Plot File	S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\\\A\07.005[1] - North_west _Commerciall Elevation.dwg	
Drawing No.	[Revision]	

A07.005[1]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

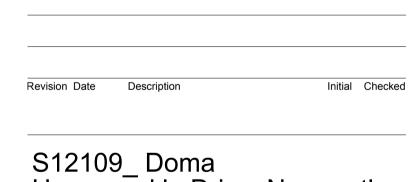




All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the



S12109_ Doma Honeysuckle Drive, Newcastle

East Hotel Elevation

Scale	1:200 @A1 1:400 @ A3	
Drawn	Checked	
Project No.	S12109	
Status	FOR INFORMATION	
Plot Date	29/1/2020 5:47 PM	
Plot File	S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\6\\A\07.006[1] - South_east _Hotel Elevation.dwg	
Drawing No.	[Revision]	

A07.006 [1]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batessmart.com.au http://www.batessmart.com.au

Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia email syd@batessmart.com.au http://www.batessmart.com.au

