



Our Ref: ZS:KL:239848
Department Ref: SSD-9827

19 August 2020

Planning Industry & Environment
GPO Box 39
Sydney NSW 2001

ATTENTION: RUSSELL HAND

Dear Russell,

RE: HORIZON AT LEE 5 SSD-9827, 45 HONEYSUCKLE DRIVE (LOT 5 DP 1238761)

We are pleased to submit this Section 4.55(1A) application on behalf of Horizon Newcastle Pty Ltd. This application seeks consent for minor design amendments and changes to conditions of consent that have been identified as necessary during the ongoing detailed design in the lead up to the construction certificate phase to the Mixed Use Development approved under SSD-9827.

The following statement has been prepared pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) and addresses the necessary issues that require assessment to assist the Department in making a determination on the subject application.

The Department has reviewed the proposed Modification Application requested and following the scoping meeting held on the 28 July 2020, the Department has requested further justification on the proposed removal of Condition A23 relating to the approved through-site links to private communal open space for residents. This has been provided within **Section 3.0**.

1.0 APPROVED DEVELOPMENT

On the 18th June 2020 the Department of Planning, Industry and Environment approved the State Significant Development (SSD9827) for a proposed mixed-use development known as Horizon Lee 5, comprising:

- Construction of three 8 to 9 storey buildings containing;
- 110 apartments and four retail and commercial tenancies;
- Residential gross floor area of 13,107m² and commercial premises GFA of 527.5m²;
- 183 basement car parking spaces;
- Public domain including Steel Street Floodway works; and
- Waterfront promenade tie in works, Cottage Creek tie in works and Honeysuckle Drive improvements.

ADW JOHNSON PTY LIMITED

ABN 62 129 445 398

Sydney

Level 35 One International Towers
100 Barangaroo Avenue
Sydney NSW 2000
02 8046 7411

sydney@adwjohnson.com.au

Central Coast

5 Pioneer Avenue, Tuggerah NSW 2259
PO Box 3717, Tuggerah NSW 2259
02 4305 4300

coast@adwjohnson.com.au

Hunter

7/335 Hillsborough Road,
Warners Bay NSW 2282
02 4978 5100

hunter@adwjohnson.com.au

www.adwjohnson.com.au

It should be noted the overall parking total and allocation was conditioned by the Department contrary to the proposed parking. The proposed parking was originally as follows:

- Basement Level 2 (Plan ref: DA-101) – 104 spaces + 2 tandem; and
- Basement Level 1 (Plan ref: DA-102) – 99 spaces + 4 tandem.
- **Total = 209** (203 + 6 tandem).

The proposal provided the following allocation of parking:

- **9** spaces for commercial use including one space for service vehicle;
- **10** spaces for visitor parking; and
- **190** spaces for the residential units.

As the detailed design of the approved development has again further progressed, a number of minor design modifications have been identified which are now required. The proponent seeks consent from the Department for the minor modifications in accordance with Section 4.55(1A) of the EP&A Act.

The proposed design modifications are discussed in detail in **Section 2.0** and **3.0** of this letter.

2.0 PROPOSED MODIFICATIONS

The proposed modification seeks consent for minor design amendments to the development approved under SSD-9827.

The proposed design amendments include the following:

Basement & Ground Floor Plan

- The design rationalisation of the buildings core has resulted in the internal reconfiguration of the stairwell which is now aligned with the lift.

Levels 1 to 6

- Design rationalisation and minor changes to the two (2) bedroom units on Levels 1 to 6 in both the central and eastern building.
- Design changes to Unit Type 1 as a result of the internal reconfiguration in terms of the position and alignment of the stairwell.
- Internal design changes to Unit Type O.
- The void in the centre of the middle building on the southern elevation between Units M5 and M6 has been filled as a result of a design rationalisation to the buildings core. This will result in a slight increase to the area of the balconies for these units.
- A 6m² reduction in size to Units M1 and M2. A 1m² reduction in size to Units E4.

Level 7

- Design rationalisation and minor changes to the Penthouse units on Levels 7 in both the central and eastern building.

- The habitable areas of Units MP-1, MP-2, EP-1 and EP-2 have been slightly shifted further north by 1.7m. The balcony dimensions remain to exceed ADG requirements in terms of minimum depth and area. The minor amendment has result in an increase in area to the following units:
 - M-P-1 increase of 15.5m²
 - M-P-2 increase of 7.5m²
 - E-P-1 increase of 29m²
 - E-P-2 increase of 26m²
- The void in the centre of the middle building on the southern elevation between Units MP-1 and MP-2 has been filled as a result of a design rationalisation to the buildings core.
- The balcony area on the southern side of the middle building has been refined for Units MP-1 and MP-2.
- The unit facades to the eastern and western side of the units in both the middle and eastern buildings have been amended.
- As a result of the changes described above, these changes have been reflected in the Unit Types Q, R, S and T.

Level 8 / Roof

- Design rationalisation and minor changes to the Penthouse units on Levels 8 in the western building.
- The habitable areas of Units WP-1 and WP-2 have been slightly shifted further north by 2.3m. The balcony dimensions remain to exceed ADG requirements in terms of minimum depth and area. The minor amendment has result in an increase in area of:
 - W-P-1 increase of 10m²
 - W-P-2 increase of 15.5m²
- The unit facades to the eastern and western side of the units in the western building have been amended.
- The roof has been amended to reflect the changes to the building core and units below.
- As a result of the changes described above, these changes have been reflected in the Unit Types U and V.

Building Façade

- As described above, the void in the centre of the middle building on the southern elevation between Units M5 and M6 has been filled as a result of a design rationalisation to the buildings core. This will see result in a slight increase to the area of the balconies for the 2 Bed Units on Levels 1 to 6 and provide a reinforced building entrance.
- Amendments to the western and eastern elevations to each of the three buildings as a result of the minor changes to the penthouse units.

Amended Architectural Plans detailing all of the proposed design amendments are provided within **Appendix A**.

Pedestrian Through Links

The areas between the buildings are identified as common property for the benefit of the residents and in some cases internal courtyards for the ground floor units. All of these areas will be gated and access restricted to the residents. It is not proposed to provide public pedestrian links between the proposed buildings. Unrestricted pedestrian access will be provided via both ramps and stairs to the ground floor commercial spaces, with access being available from all four (4) site frontages.

Unrestricted pedestrian links will be provided via Cottage Creek and the dedicated Steel Street Public Domain area.

2.1 Documentation Provided

The following documentation has been provided to support the proposed modifications and includes the following:

- Amended Architectural Plans - **Appendix A**.

2.2 Modification to Conditions

It is anticipated that the following conditions will need to be amended to reflect the proposed modification:

- Update Schedule 1 to reflect the current proposed GFA.
- Amendment of Condition A2 to make reference to the amended plans provided in **Appendix A**.
- Amendment of Condition A4 to rectify typing errors in the wording of this condition as shown below:

A4. *The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or ~~Error! Reference source not found.~~ In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and ~~Error! Reference source not found.~~ the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.*

- Amendment of Condition A21(a) to rectify errors in the wording of this condition:

A21. Within three months of:

- (a) the submission of a compliance report under condition C33 and ~~Error! Reference source not found.~~;*
- (b) the submission of an incident report under condition A17;*
- (c) the submission of an Independent Audit under condition C37 or C39;*
- (d) the approval of any modification of the conditions of this consent; or*

(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.

- Delete Condition A23. As described above, no pedestrian through links are to be provided.
- Amendment of Condition B2(B) to reflect the correct City of Newcastle DCP 2012 parking rate for commercial development within the City Centre, which is 1 space per 60m² requiring 9 Commercial Spaces to be provided. It is requested that the additional two (2) spaces available as a result of this amendment are allocated to the residential units. The proposed parking and requested amendment to this condition is shown below:

(b) amended basement plans containing the following car parking spaces:

(i) a maximum of 183 on-site car parking spaces comprising:

- maximum ~~149~~ **151** residential car parking spaces, comprising 1 space per 1 bedroom apartment and
- 1.4 spaces per 2 and 3 bedroom apartment
- adopting the above parking rates, a maximum 2 car parking spaces are to be allocated to any one apartment
- 23 residential visitor car parking spaces
- ~~11~~ **9** commercial car parking spaces including 1 service / loading space.

- Amendment of Condition B12(c) to rectify errors in the wording of this condition as shown below:

c) compliance with ~~Australian Standard AS2499 – Adaptable Housing~~ Liveable Housing Australia Design Guidelines – Silver Level.

- Amendment of Condition B26(a) and (c) to reflect the correct City of Newcastle DCP 2012 parking rate for commercial development within the City Centre, which is 1 space per 60m² requiring 9 Commercial Spaces to be provided. It is requested that the additional two (2) spaces available as a result of this amendment are allocated to the residential units. The requested amendment to this condition is shown below:

The development is subject to the following:

(a) Maximum ~~149~~ **151** residential car parking spaces, comprising:

- (i) 1 space per 1 bedroom apartment
- (ii) 1.4 spaces per 2 and 3 bedroom apartment adopting the above car parking rates, a maximum of 2 car parking spaces are to be allocated to any one apartment.

(b) 23 residential visitor car parking spaces

(c) ~~11~~ **9** commercial premises car parking spaces including 1 service / loading space

(d) 11 motorcycle parking spaces.

3.0 JUSTIFICATION

Overall Design Amendments

The proposed minor design amendments are a result of the overall detailed design review phase and feedback sought from the builder as to the constructability of the development.

All private open space areas and dimensions have been shown on the amended plans provided. As shown on the plans all apartments exceed the minimum area and depth requirements of the ADG.

Overall, the proposed modification to the design is relatively minor and has arisen following the detailed design review as the project team looks to commence with the construction certificate design phase of the development. The proposed amendment to the buildings core and units will improve the buildability, functionality and operation of the approved development and will have no environmental impact and are considered to be acceptable in this instance.

Pedestrian Through Links

A Scoping Meeting was held with the Department on the 28th July 2020 to discuss the proposed modification and in particular to the request to delete condition A23 as no pedestrian through links are proposed to be provided.

As requested by the Department further discussions have been held with project Architect CKDS and the City of Newcastle on the 31st July and 4th August in relation to why the pedestrian through links are not proposed to be provided as part of this development.

Council staff have verbally indicated that they generally agree with the proposed amendment on balance and have suggested it might not be appropriate to condition the pedestrian links in this instance. Council have acknowledged that the site is not within the restaurant precinct and that there are residential units located at Ground Floor in the middle building.

Pedestrian through links are not proposed between the buildings based on the following:

- Formalised pedestrian through links are provided via Cottage Creek and Steel Street at the eastern and western extent of the site. These connections provide a natural continuation of pedestrian through links when travelling on foot from Hunter Street, with pedestrian crossings provided across Honeysuckle Drive at Steel Street and Cottage Creek which will channel pedestrians directly to these connections.
- The proposed pedestrian links via Cottage Creek and Steel Street are consistent with Figure 6.01-19, Section 6.01 of Newcastle City Centre DCP 2012. There is no desire line or point of interest that requires access at this site. The natural desire lines to and from the foreshore are as identified in the DCP.
- The width of the private access links have not been designed to cater for public foot traffic.
- The ground floor is on a podium level design above the flood planning level and well above footpath level. This does not promote easy access or access that is immediately identifiable as a viable access to the members of the public.
- A secure residents and visitor only entrance allows security and CPTED issues to be appropriately managed.

- The links between the buildings were always intended to be private property with the design of the fencing and gates a key point of discussion during meeting with the State Design Review Panel. It should be noted that Condition B2(a) conditions the fencing and gates which are to be provided at the northern and southern ends of the two through-site links.

Based on the above it is considered appropriate that Condition A23 is deleted.

Amendment to Parking Conditions

It is proposed to amend Conditions B2 and B26 to reflect the correct City of Newcastle DCP 2012 parking rate for commercial development within the City Centre which is 1 space per 60m².

Section 7.03.02 of City of Newcastle DCP 2012 states *car parking is generally provided in accordance with the rates set out in Table 1 – Parking Rates, except for car parking for non-residential development in the Newcastle City Centre, which is provided at the rate of one space per 60m² gross floor area.*

Based on this, the proposal is required to provide 9 Commercial Spaces in accordance with DCP 2012 as opposed to the 11 currently conditioned. It is requested that the additional two (2) spaces available as a result of this amendment are allocated to the residential units. This would see 151 spaces available for the residential units and keep the overall parking number provided at 183 spaces in accordance with the current conditions of consent.

It is considered that this modification will rectify a minor error in the consent and is an appropriate and practical amendment to Conditions B2 and B26.

4.0 RELEVANT ISSUES UNDER SECTION 4.55(1A)

To lodge an amendment under Section 4.55(1A) of the EP&A Act, the applicant needs to prove that the modifications will involve minimal environmental impact, as follows:

“(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*

Comment: There are no additional impacts resulting from the proposed amendment over and above those anticipated and assessed with the development as originally approved. The proposed modification relates to modifications to the internal spaces within the approved buildings footprint and will not result in a significant increase in the floor space offered on the site and or change to the approved intensity of use. The proposed changes will have minimal environmental impact and the site remains entirely suitable for the proposed development.

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

Comment: The proposed modification will result in substantially the same development as approved under SSD-9827, being the construction of a mixed-use development. The modification seeks to make minor design amendments and changes to conditions of consent that have been identified as necessary during the ongoing detailed design.

(c) it has notified the application in accordance with:

- (i) the regulations, if the regulations so require, or*
- (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification."

Comment: The Department will review the modification and determine whether notification is required or not. Considering the bulk and form of the development remains unchanged from that approved and the proposed modification will result in substantially the same development approved under SSD-9827, notification is not considered necessary in this instance.

5.0 RELEVANT ISSUES UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2000

Clause 115 of the *Environmental Planning and Assessment Regulation 2000* sets out additional requirements that all applications for modifications of consent under Section 4.55 must comply with. The relevant requirements and how they have been complied with are set out in the following table:

Clause 115 Requirements	Comment
<i>(1) An application for modification of a development consent under 4.55 (1), (1A) or (2) or 4.56 (1) of the Act must contain the following information:</i>	
(a) the name and address of the applicant	Provided on application for lodgement.
(b) a description of the development to be carried out under the consent (as previously modified),	Provided within this Section 4.55(1A) and on the application form.
(c) the address, and formal particulars of title, of the land on which the development is to be carried out,	Provided within this Section 4.55(1A) and on the application form.
(d) a description of the proposed modification to the development consent,	Provided within this Section 4.55(1A) and on the application form.

Clause 115 Requirements	Comment
(e) a statement that indicates either: (i) that the modification is merely intended to correct a minor error, misdescription or miscalculation, or (ii) that the modification is intended to have some other effect, as specified in the statement,	Discussed within relevant sections of this Section 4.55(1A) Report.
(f) a description of the expected impacts of the modification,	Discussed within relevant sections of this Section 4.55(1A) Report.
(g) an undertaking to the effect that the development (as to be modified) will remain substantially the same as the development that was originally approved,	Discussed within relevant sections of this Section 4.55(1A) Report.
(gi) in the case of an application that is accompanied by a biodiversity development assessment report, the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016 ,	N/A.
(h) if the applicant is not the owner of the land, a statement signed by the owner consents to the making of the application (except where the application for the consent the subject of the modification was made, or could have been made, without the consent of the owner,	Consent of the owner has been provided on the application form and online upload.
(i) a statement as to whether the application is being made to the Court (under section 4.55) or to the consent authority (under section 4.56),	N/A.
and, if the consent authority so requires, must be in the form approved by that authority.	N/A.

6.0 RELEVANT ISSUES UNDER SECTION 4.15

Under Section 4.15 (former Section 79C) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the following matters are required to be considered as part of the assessment of the application:

(a)(i) *the provisions of any environmental planning instrument.*

The proposed modifications to the consent are not inconsistent with any State Environmental Planning Policies. Compliance with State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65) remains consistent with assessment undertaken as part of the original Environmental Impact Statement (EIS) and subsequent response to submissions (SSD-9827).

The proposed development as sought to be modified remains consistent with the objectives and controls of the Newcastle Local Environmental Plan 2012. The relevant local planning controls are addressed further in **Section 7.0** below.

(a)(ii) *the provisions of any draft environmental planning instruments.*

There are no draft environmental planning instruments relevant to the application.

(a)(iii) *any development control plans.*

The proposed development is considered to remain consistent with all requirements and development standards relevant to the proposed modification outlined within Newcastle Development Control Plan 2012. As described above, the proposed modification seeks to amend Conditions B2 and B26 in accordance with Section 7.03.02 of City of Newcastle DCP 2012 which states that *car parking is generally provided in accordance with the rates set out in Table 1 – Parking Rates, except for car parking for non-residential development in the Newcastle City Centre, which is provided at the rate of one space per 60m² gross floor area.*

(a)(iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*

Not applicable.

(a)(iv) *any matters prescribed by the regulations.*

There are no matters prescribed by the regulations relevant to the application.

(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

There are no additional impacts over and above those already considered as part of the assessment of the initial development application.

(c) *the suitability of the site for the development.*

The subject site was originally - and remains - entirely suitable for the approved mixed use development.

(d) *any submissions made in accordance with the Act or regulations.*

Not applicable.

(e) *the public interest.*

It is considered that the proposed modification is not contrary to the public interest.

7.0 LOCAL PLANNING CONTROLS

7.1 Newcastle Local Environmental Plan 2012

The subject site is zoned B4 Mixed Use Zone under Newcastle Local Environmental Plan 2012.

The objectives of the B4 Mixed Use Zone are as follows:

- *To provide a mixture of compatible land uses.*

- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support nearby or adjacent commercial centres without adversely impacting on the viability of those centres.

The proposed modification does not result in any changes to the approved use and remains entirely consistent with the objectives of the B4 zone.

7.2 Specific Newcastle LEP 2012 Clauses

• Clause 4.3 - Height of Buildings

The proposed design amendments sought as part of this modification application will not result in an increase in the overall building height from that approved.

• Clause 4.4 – Floor Space Ratio

The Department has conditioned the number of residential car parking spaces be reduced and on-site residential visitor spaces to be provided. The development proposed 209 car parking spaces which is 43 spaces more than minimum required by the Newcastle Development Control Plan 2012. A full summary of the parking required in accordance with the DCP:

- Residential - 134 spaces;
- Visitor - 23 spaces; and
- Commercial - 9 spaces*;
- Total - 166.

209 Spaces were proposed, which is an excess of 43 spaces above the DCP requirement. *Please note, the Department have applied a rate of 1 space per 50m² of GFA in Council's DCP when calculating commercial parking spaces. This is incorrect as the CoN DCP 2102 for commercial development within the City Centre is 1 space per 60m². There was also an error in the calculation of the residential spaces (stating 137 not 134) this is why the Department report refers to 41 additional spaces.

Both errors are corrected in the in the DCP rate above which results in an excess of 43 spaces (559m²). This modification seeks to clarify this and the proposed minor change in GFA as a result of this amendment has therefore been based of the revised area of 559m².

The proposed increase in floor area as a result on the minor changes to units will result in an increase in GFA of 148m² from that which was approved as shown in the below table:

Level	GFA on Final DA Plans submitted for approval	GFA Approved by Department	Proposed GFA S.4.55(1A)	Change in GFA
Basement	492.5	531.5	559	27.5
Ground	1,116.5	1,116.5	1,106	-10.5
Level 01	1806	1806	1804	-2
Level 02	1806	1806	1804	-2
Level 03	1806	1806	1804	-2

Level	GFA on Final DA Plans submitted for approval	GFA Approved by Department	Proposed GFA S.4.55(1A)	Change in GFA
Level 04	1806	1806	1804	-2
Level 05	1806	1806	1804	-2
Level 06	1806	1806	1804	-2
Level 07	1,328.5	1,328.5	1,410.5	82
Level 08	353.5	353.5	414.5	61
TOTAL	14,127	14,166	14,314	148

As a result of the clarification in excess parking and the minor amendments to the units proposed as part of this modification the revised development proposes a maximum GFA of 14,314m². The subject development site has a total area of 5,711m², resulting in a total proposed FSR of 2.51:1 for the entire site.

The site is divided into two (2) FSR categories as shown diagrammatically in **Figure 1** below, notated to show the land area calculations for each FSR category.

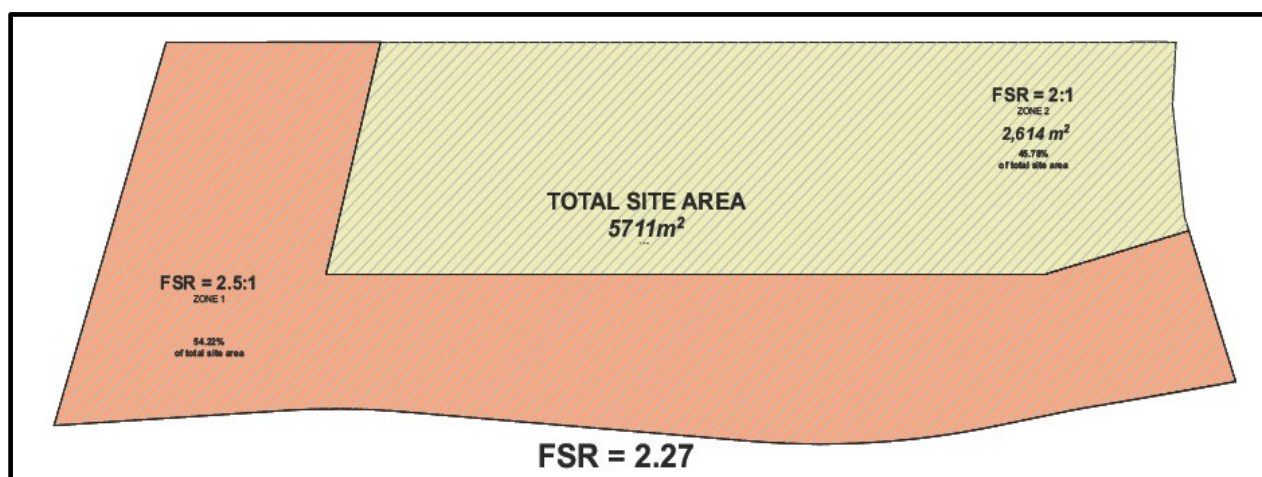


Figure 1 - Site FSR.

Based on the area calculations for the FSR categories, under the NLEP controls a total available GFA for the development is 12,970.5m² resulting in a total available FSR of 2.27:1. As referenced above a total building GFA of 14,314m² is proposed, equating to a proposed FSR of 2.51:1 resulting in an overall variation of approximately 10.3%.

For completeness, the available and proposed FSR in each FSR category for the site has been calculated, and presented in the below table:

CONTROL FSR	PROPOSED FSR	NUMERICAL VARIATION
2.5:1 (southern and western area)	2.85:1	0.34
GFA allowed: 7,742.5m ²	8,815m ² GFA	1,072.5m ² GFA
2:1 (northern area)	2.10:1	0.1
GFA allowed 5,228m ²	5,499m ²	271m ² GFA

- **Clause 4.6 – Exceptions to Development Standards**

Clause 4.6 of NLEP 2012 provides an appropriate degree of flexibility in applying certain development standards to achieve better planning outcomes.

As a result of the proposed modification, the slight increase in FSR over and above that which was approved under SSD-9827 is considered to be a minor and reasonable variation in this instance. It will not have any significant impacts, is of a relatively small scale and is pursuit of a desired planning outcome established through master planning for the locality. Strict compliance with the standards would not achieve a better urban planning outcome.

Section 4.55 of the EP&A Act 1979 enables modification applications to be approved notwithstanding any breach of development standards. Caselaw (North Sydney Council v Michael Standley & Associates Pty Ltd (1998) NSWSC 163) found that for a Section 4.55 Modification Application, a Clause 4.6 Request to Vary a Development Standard (or SEPP 1 Objection) is not required.

A Section 4.55 Modification Application can be approved notwithstanding a variation to a development standard. Section 4.55 Applications are subject to the substantially the same test and relevant matters of consideration under Section 4.15 of the EP&A Act 1979. Notwithstanding this, the variation request to Clause 4.3 in relation to the minor increase in FSR has been addressed above.

- **Clause 7.5 - Design Excellence**

Clause 7.5 of Newcastle LEP 2012 requires the consent authority, prior to the issuing of development consent for a new building, to be satisfied that the development exhibits design excellence.

The Departments assessment and approval of SSD-9827 concluded the development demonstrates design excellence and is satisfied the development is consistent with requirements of Clause 7.5.

Based on the information provided with this modification, it is considered that the proposed design changes are minor and will not result in any changes that will affect design excellence demonstrated. The modifications will improve the buildability, functionality and operation of the approved development and will have no environmental impact and are considered to be acceptable in this instance and will remain to exhibit design excellence as requested by Clause 7.5 (2) and (3) of Newcastle LEP 2012.

8.0 CONCLUSION

The modifications proposed by this application will result in substantially the same development as that approved under SSD-9827.

The proposed development will remain to exhibit design excellence as it achieves a high standard of architectural design, materials and detailing appropriate for a development of this nature and location. Horizon at Lee 5 results in a positive contribution to the renewal of the Honeysuckle Precinct.

This application has outlined the proposed modifications and considered them against the requirements of Section 4.55(1A) of the EP&A Act. The proposed modifications to the approval will result minimal environmental impacts and remains consistent with City of Newcastle relevant development controls.

We believe that Council approval of this modification application is warranted and trust the information provided is sufficient and allows Council to determine the application.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Zac'.

ZAC SMURTHWAITE

SENIOR PLANNER

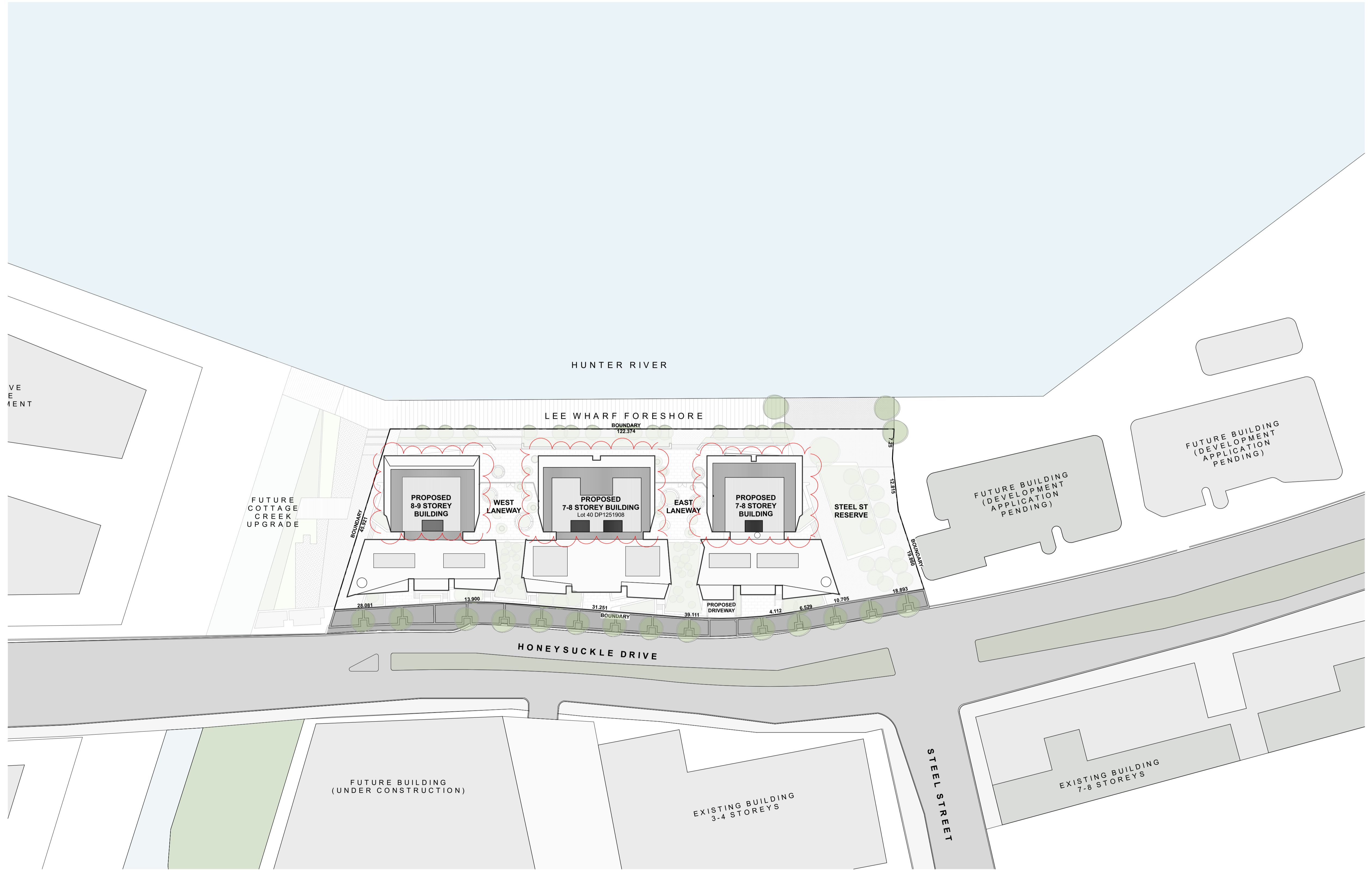
ADW Johnson Pty Ltd

Hunter Office

N:\239848\Planning\Post Lodgement\Section 4.55(1A) July 2020\Section 4.55(1A) Final Folder August 2020\Section 4.55(1A) Modification 190820.docx

Appendix A

AMENDED ARCHITECTURAL PLANS



Site Plan
SCALE 1:500 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269

Notes:
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		DRAFT DA	10/5/19	
B		DEVELOPMENT APPLICATION	16/5/19	
C		REVISED DA FOR REVIEW	16/5/19	
D		REVISED DEVELOPMENT APPLICATION	23/5/19	
E		REVISED DEVELOPMENT APPLICATION	23/1/20	
F		REVISED DEVELOPMENT APPLICATION	1/7/20	
G		\$4.55 ISSUE	1/7/20	

key plan

consultants

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

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

Mechanical Engineer
EVO Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Electrical / Hydraulic Engineer
Acor Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients

Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph: 02 4929 1843
ACN: 129 231 269
admin@ckds.com.au
www.ckds.com.au

project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

General
Site Plan

drawing scale

Refer to Drawing

drawn

verified

date

18122

DA-006

G

JB

SC

02.07.19

project #

drawing #

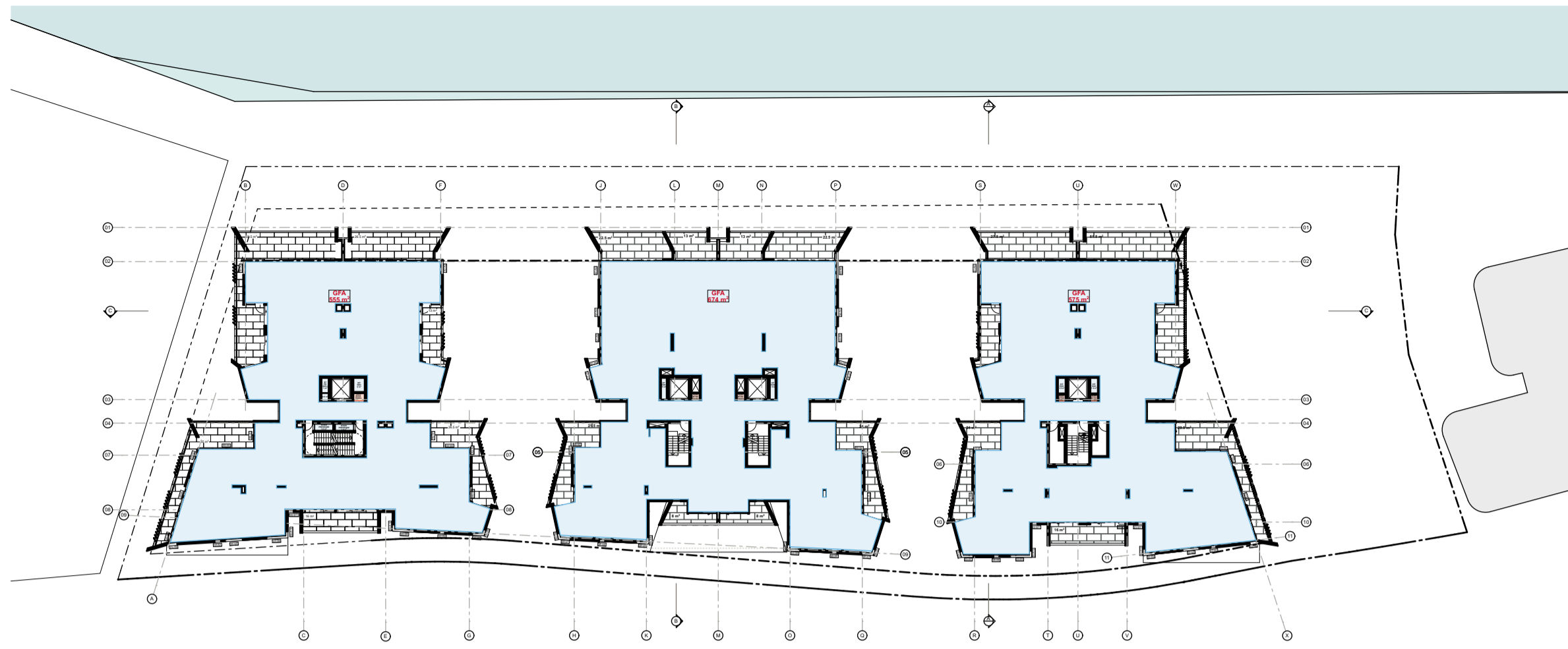
issue

18122

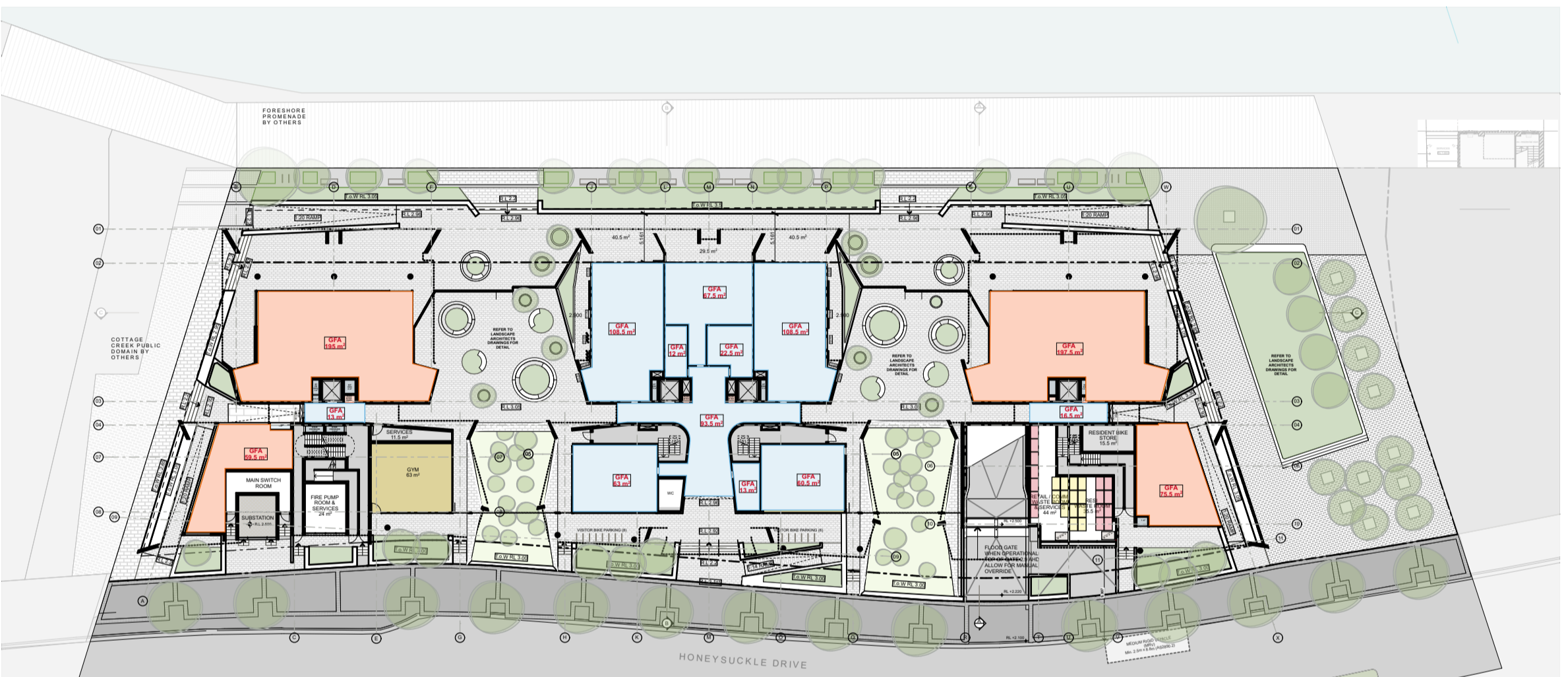
DA-006

G

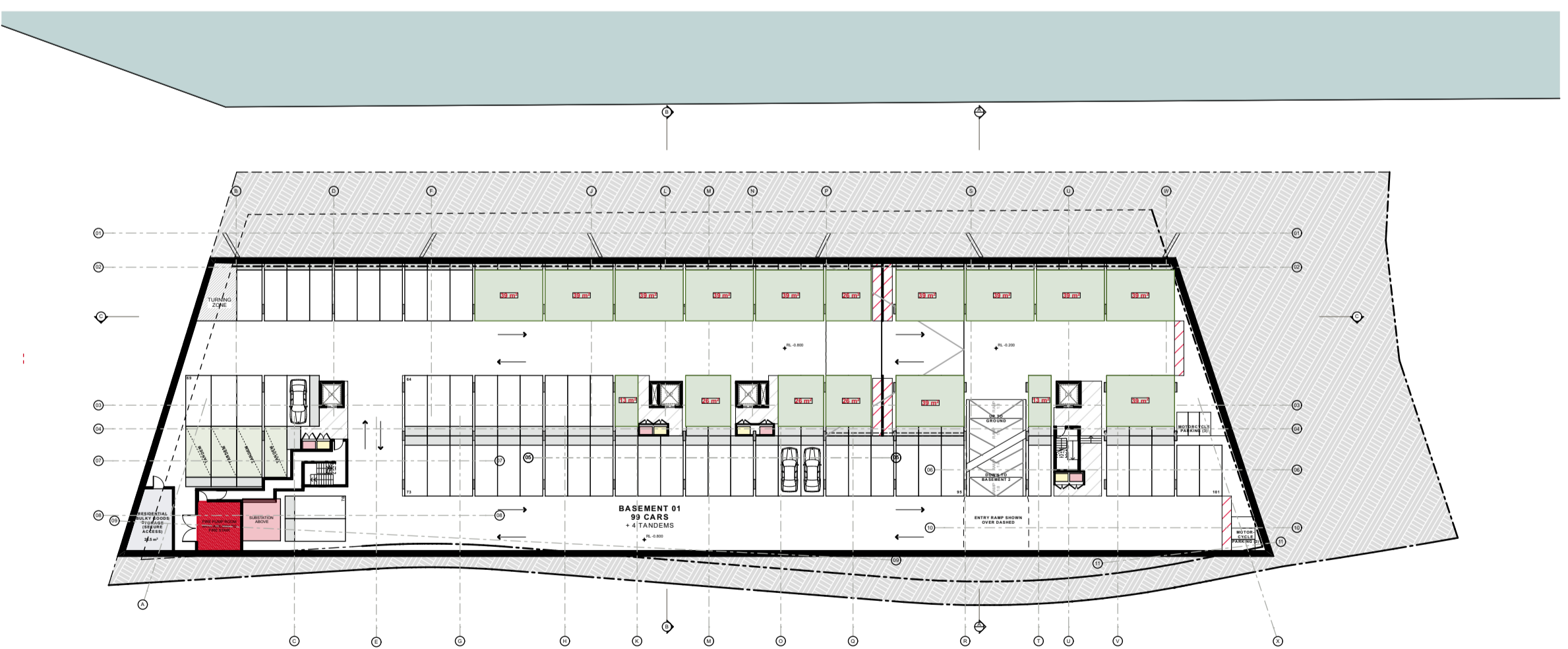
this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



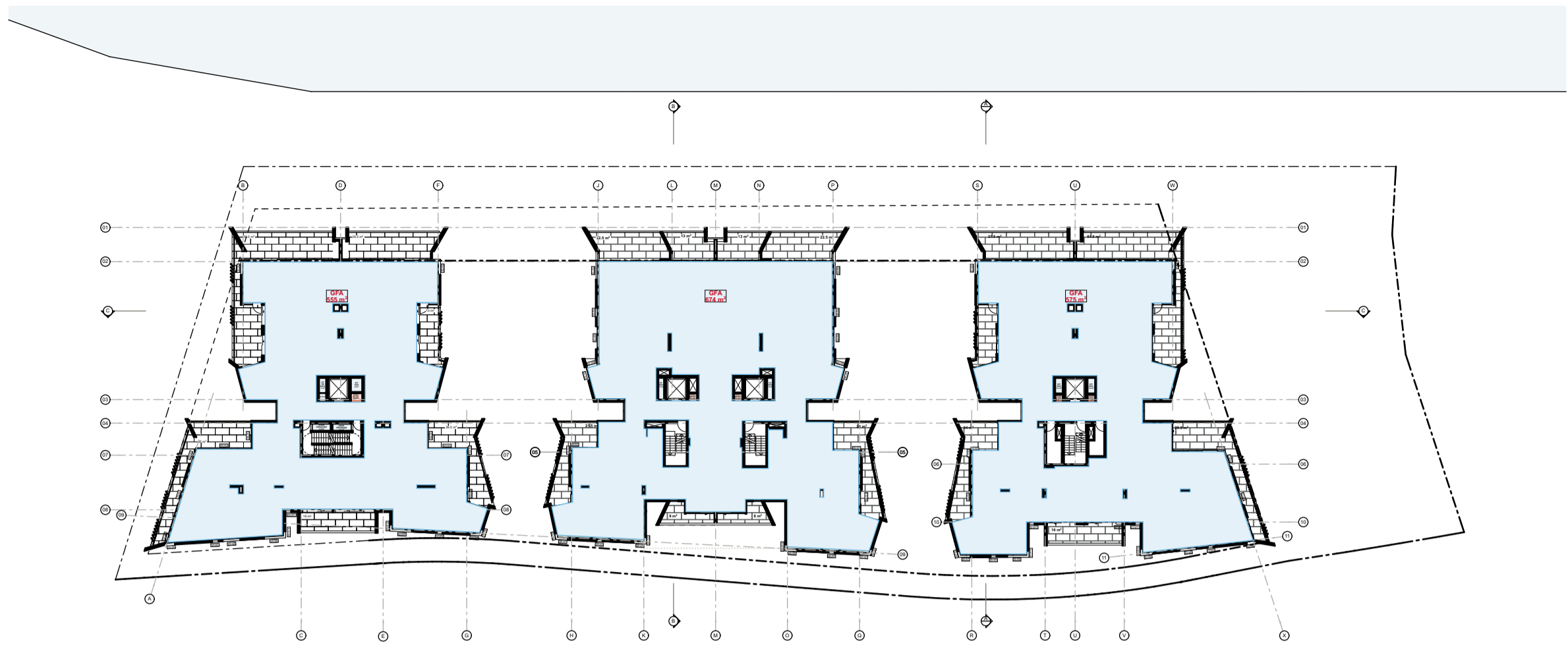
Level 01



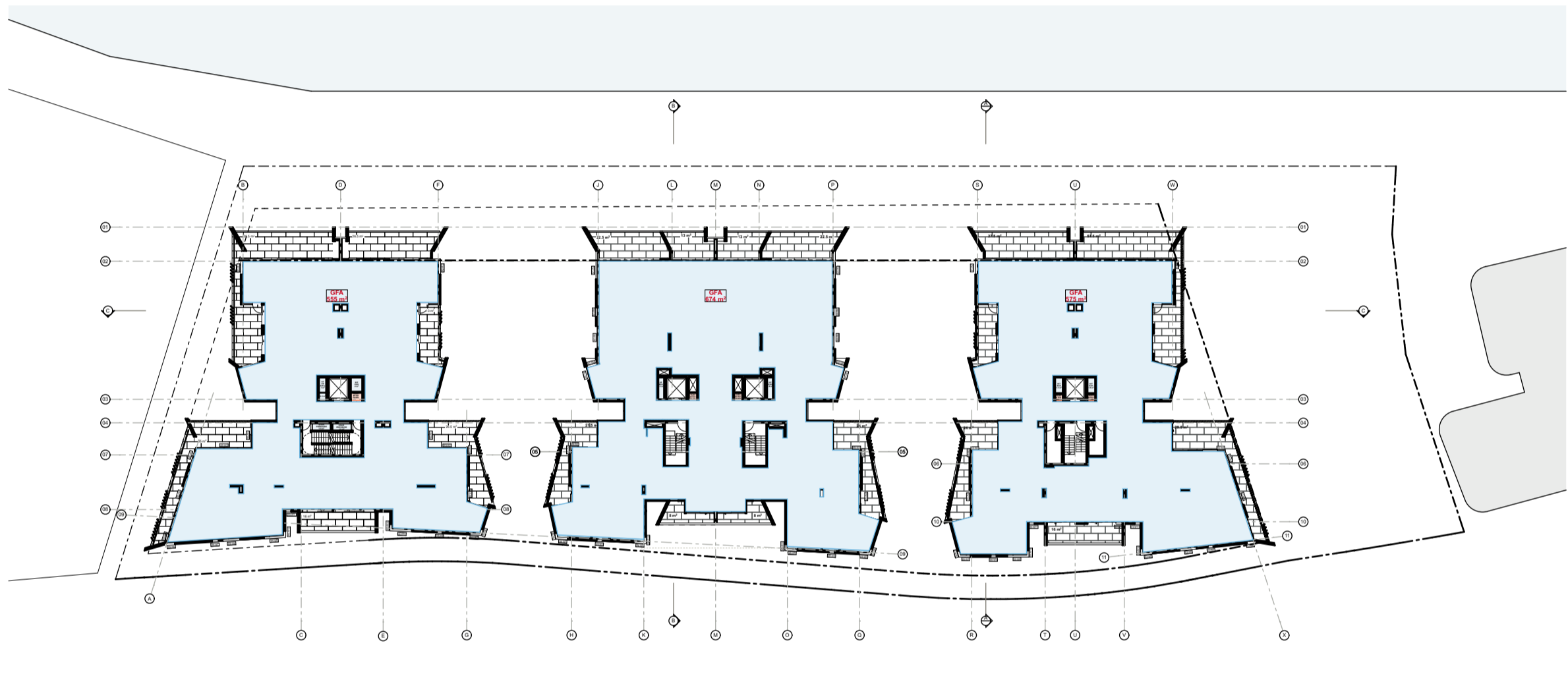
Ground Floor



Basement 1



Level 03



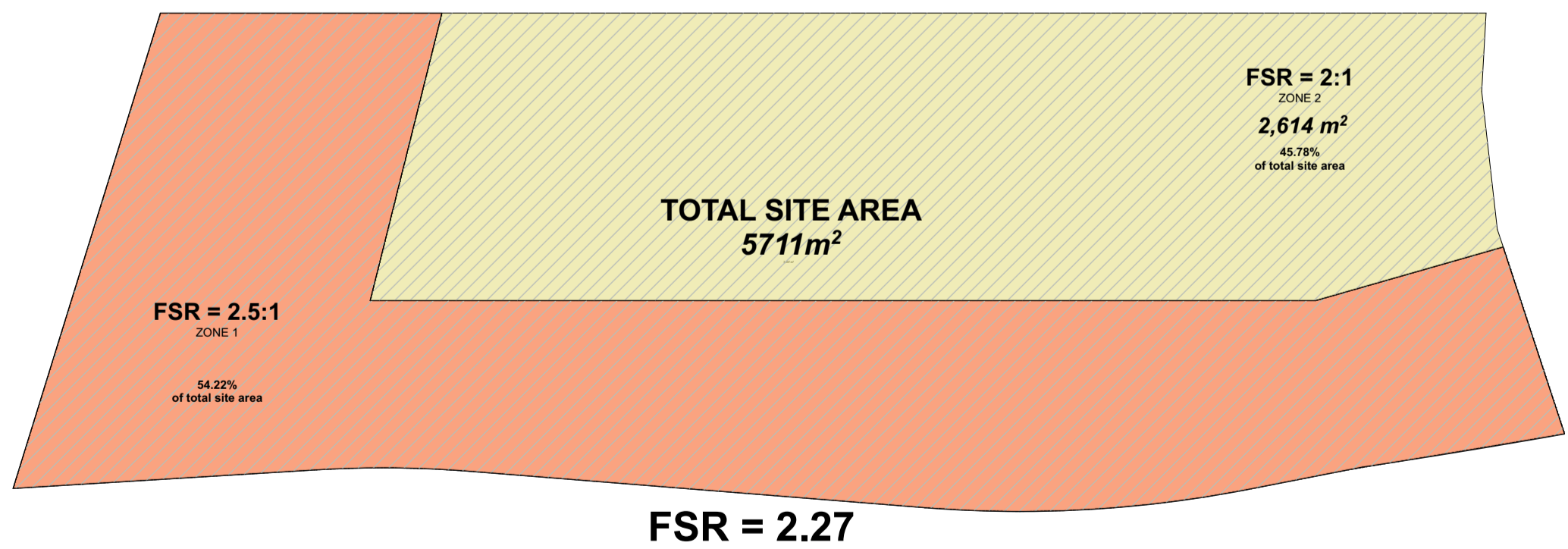
Level 02

GROSS FLOOR AREA (GFA)	
ZONE 1 (24m/2.5:1)	
	m ²
GROUND FLOOR	
COMMERCIAL / RETAIL	330
RESIDENTIAL	203.5
L01	
RESIDENTIAL	1154
L02	
RESIDENTIAL	1154
L03	
RESIDENTIAL	1154
L04	
RESIDENTIAL	1154
L05	
RESIDENTIAL	1154
L06	
RESIDENTIAL	1154
L07	
RESIDENTIAL	943
L08	
RESIDENTIAL	414.5
TOTAL:	8815
FSR:	2.85:1

GROSS FLOOR AREA (GFA)	
ZONE 2 (14m/2:1)	
	m ²
BASEMENT 1	
PARKING	559
GROUND FLOOR	
COMMERCIAL / RETAIL	197.5
RESIDENTIAL	375
L01	
RESIDENTIAL	650
L02	
RESIDENTIAL	650
L03	
RESIDENTIAL	650
L04	
RESIDENTIAL	650
L05	
RESIDENTIAL	650
L06	
RESIDENTIAL	650
L07	
RESIDENTIAL	467.5
L08	
RESIDENTIAL	0
TOTAL:	5499
FSR:	2.10:1

GROSS FLOOR AREA (GFA)	
TOTAL (AVG. SITE FSR 2.27:1)	
	m ²
BASEMENT 1	
PARKING	559
GROUND FLOOR	
COMMERCIAL / RETAIL	527.5
RESIDENTIAL	576.5
L01	
RESIDENTIAL	1804
L02	
RESIDENTIAL	1804
L03	
RESIDENTIAL	1804
L04	
RESIDENTIAL	1804
L05	
RESIDENTIAL	1804
L06	
RESIDENTIAL	1804
L07	
RESIDENTIAL	1410.5
L08	
RESIDENTIAL	414.5
TOTAL:	14314
FSR:	2.51:1

- COMMERCIAL / RETAIL
- RESIDENTIAL
- PARKING



Level 06

Level 08

Level 05

Level 07

Level 04

GROSS FLOOR AREA (GFA)	
ZONE 1 (24m/2.5:1)	
	m ²
GROUND FLOOR	
COMMERCIAL / RETAIL	330
RESIDENTIAL	203.5
L01	
RESIDENTIAL	1154
L02	
RESIDENTIAL	1154
L03	
RESIDENTIAL	1154
L04	
RESIDENTIAL	1154
L05	
RESIDENTIAL	1154
L06	
RESIDENTIAL	1154
L07	
RESIDENTIAL	943
L08	
RESIDENTIAL	414.5
TOTAL:	8815
FSR:	2.85:1

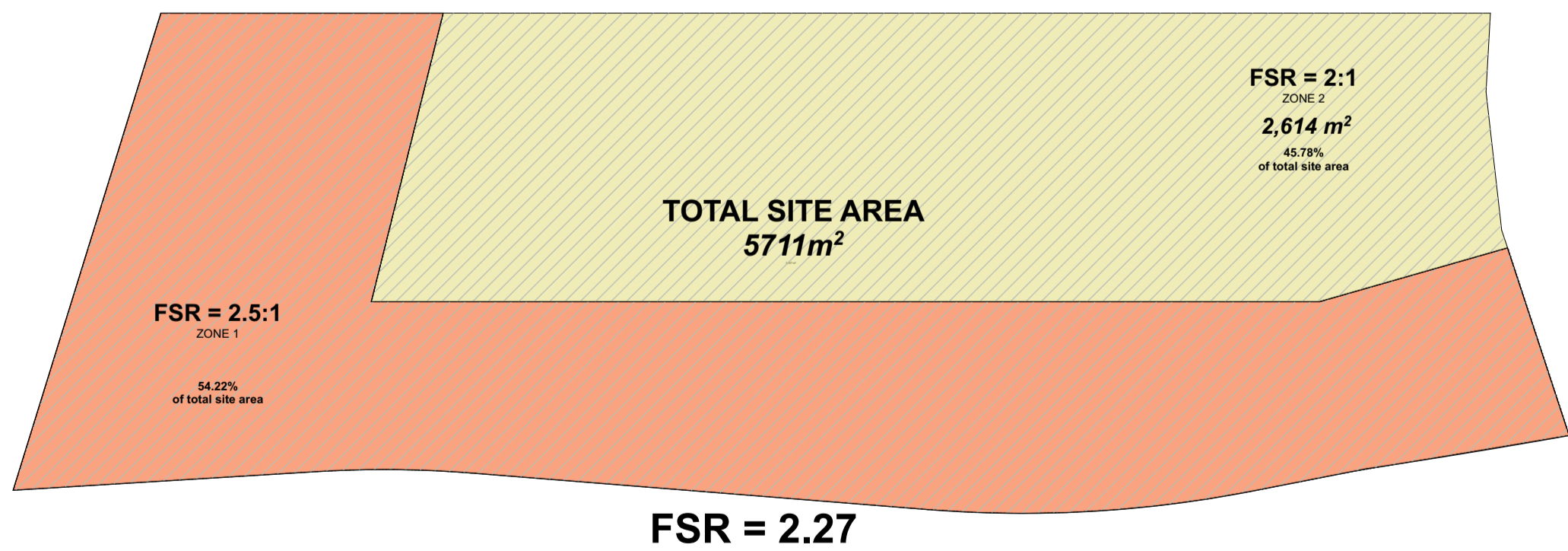
GROSS FLOOR AREA (GFA)	
ZONE 2 (14m/2:1)	
	m ²
BASEMENT 1	
PARKING	559
GROUND FLOOR	
COMMERCIAL / RETAIL	197.5
RESIDENTIAL	375
L01	
RESIDENTIAL	650
L02	
RESIDENTIAL	650
L03	
RESIDENTIAL	650
L04	
RESIDENTIAL	650
L05	
RESIDENTIAL	650
L06	
RESIDENTIAL	650
L07	
RESIDENTIAL	467.5
L08	
RESIDENTIAL	0
TOTAL:	5499
FSR:	2.10:1

GROSS FLOOR AREA (GFA)	
TOTAL (AVG. SITE FSR 2.27:1)	
	m ²
BASEMENT 1	
PARKING	559
GROUND FLOOR	
COMMERCIAL / RETAIL	527.5
RESIDENTIAL	576.5
L01	
RESIDENTIAL	1804
L02	
RESIDENTIAL	1804
L03	
RESIDENTIAL	1804
L04	
RESIDENTIAL	1804
L05	
RESIDENTIAL	1804
L06	
RESIDENTIAL	1804
L07	
RESIDENTIAL	1410.5
L08	
RESIDENTIAL	414.5
TOTAL:	14314
FSR:	2.51:1

COMMERCIAL / RETAIL

RESIDENTIAL

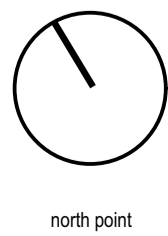
PARKING



©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or
reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the
commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of
drawings issued electronically.
The completion of the issue details checked and authorised section below is
confirmation of the status of the drawing. The drawing shall not be used for
construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		FOR COORDINATION	05/19	
B		DRAFT DA	10/5/19	
C		DEVELOPMENT APPLICATION	16/5/19	
D		REVISED DA FOR REVIEW	19/5/19	
E		REVISED DEVELOPMENT APPLICATION	28/6/19	
F		REVISED DEVELOPMENT APPLICATION	23/1/20	
G		REVISED DEVELOPMENT APPLICATION	17/2/20	
H		S4.55 ISSUE	17/2/20	
I		S4.55 ISSUE	16/7/20	

key plan



north point

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

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

clients
Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph: 02 4929 1843
Admin: 129 231 269
admin@ckds.com.au
www.ckds.com.au

project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

General
GFA Calculations

drawing scale

Refer to Drawing

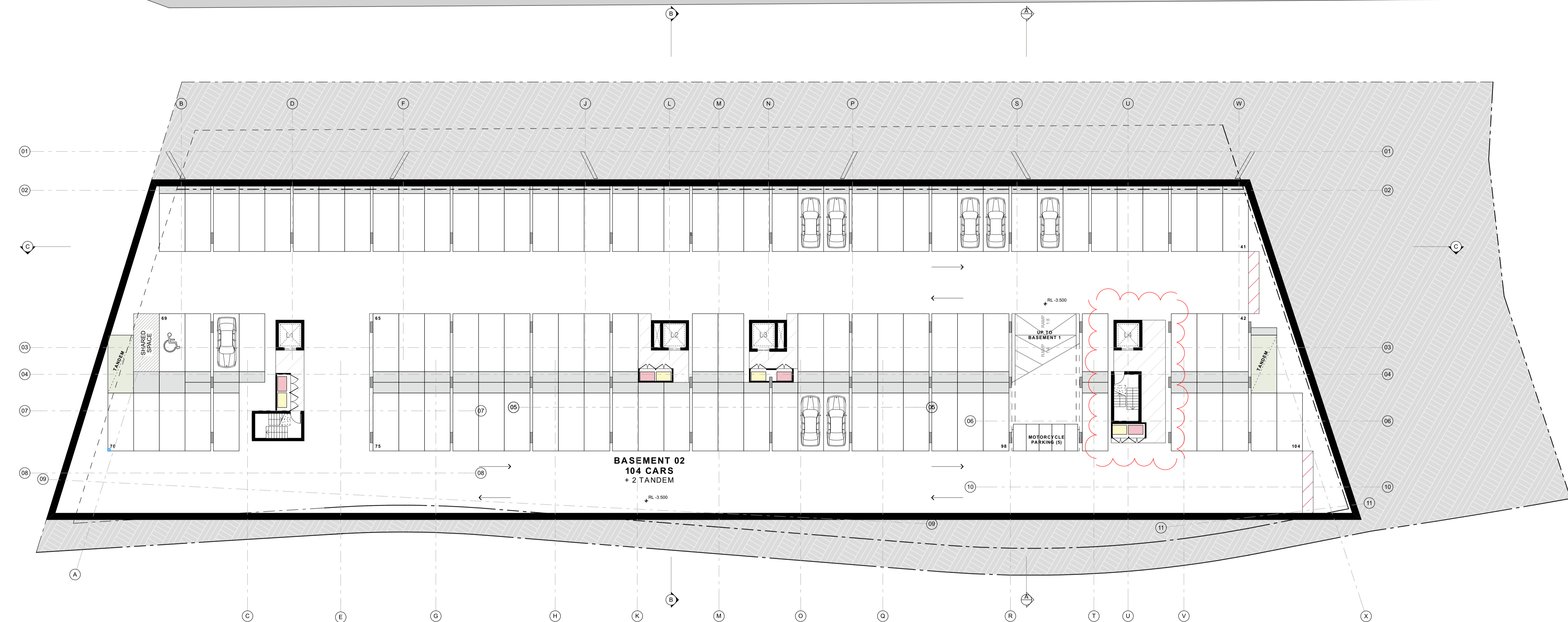
project #
18122

drawing #
DA-009

issue
I

This document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.

Development Application



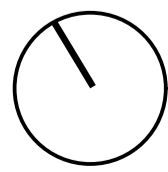
Basement 02
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
E		ISSUED FOR COORDINATION	3/5/19	
F		ISSUED FOR COORDINATION	3/5/19	
G		REVISED BASEMENT	8/5/19	
H		DRAFT DA	10/5/19	
I		DEVELOPMENT APPLICATION	16/5/19	
J		REVISED DA FOR REVIEW	19/6/19	
K		REVISED DEVELOPMENT APPLICATION	28/6/19	
L		REVISED DEVELOPMENT APPLICATION	23/7/20	
M		ISSUED FOR COORDINATION	21/5/20	
N		\$4.55 ISSUE	1/7/20	

key plan



north point

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

Mechanical Engineer
EVO Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Town Planner
ADW Johnson
7/335 Hillborough Road
Warners Bay NSW 2292

Electrical / Hydraulic Engineer
Acor Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients
Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

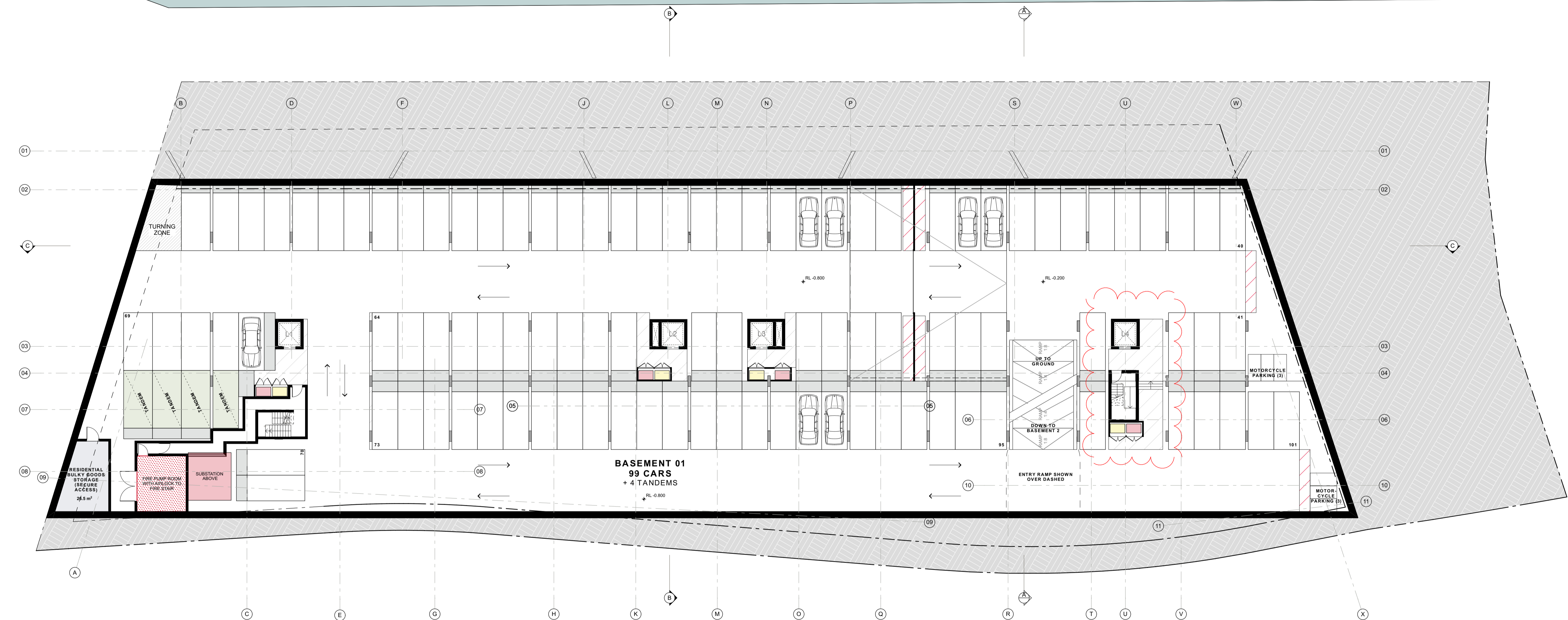


project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Plans
Basement Level 02

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	18.02.19
project #	drawing #	issue	
18122	DA-101	N	
this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis. check and verify all dimensions on site. refer any discrepancies to the designer before proceeding with the work. do not scale drawings manually or electronically. drawing shall not be used for construction until issued for construction by designer.			

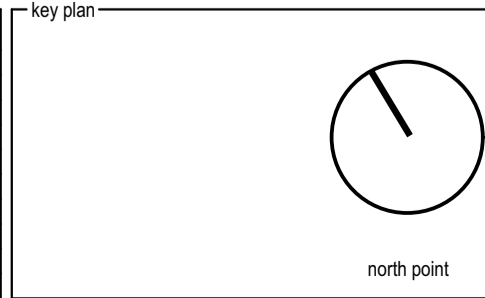


Basement 01
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
F		ISSUED FOR COORDINATION	35/19	
G		ISSUED FOR COORDINATION	35/19	
H		REVISED BASEMENT	05/19	
I		DRAFT DA	10/19	
J		DEVELOPMENT APPLICATION	16/19	
K		REVISED DA FOR REVIEW	19/19	
L		REVISED DEVELOPMENT APPLICATION	28/19	
M		REVISED DEVELOPMENT APPLICATION	23/20	
N		ISSUED FOR COORDINATION	21/20	
O		\$4.55 ISSUE	17/20	



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

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

clients
Horizon Newcastle Pty Ltd

architects in association
hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph 02 4929 1843
Admin 129 231 269
admin@ckds.com.au
www.ckds.com.au

project
Horizon Lee 5
Lee 5 Honeyeater
Newcastle, NSW
Australia

drawing title
Plans
Basement Level 01

drawing scale
Refer to Drawing
drawing scale
drawn
verified
date
18122
DA-102
0
18.02.19



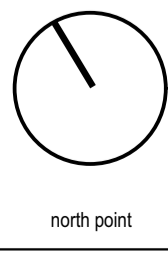
Ground Floor Plan
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
E		ISSUED FOR COORDINATION	3/5/19	
F		ISSUED FOR COORDINATION	3/5/19	
G		DRAFT DA	10/5/19	
H		DEVELOPMENT APPLICATION	15/5/19	
I		REVISED DA FOR REVIEW	19/6/19	
J		REVISED DEVELOPMENT APPLICATION	28/6/19	
K		REVISED DEVELOPMENT APPLICATION	23/1/20	
L		ISSUED FOR COORDINATION	21/5/20	
M		ISSUED FOR CLIENT REVIEW	28/2/20	
N		\$4.55 ISSUE	17/2/20	

key plan



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

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

clients
Horizon Newcastle Pty Ltd

Mechanical Engineer
EVC Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Electrical / Hydraulic Engineer
Acad Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph: 02 4929 1843
Admin: 129 231 269
admin@ckds.com.au
www.ckds.com.au

project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Plans
Ground Floor

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	drawing #	issue	
18122	DA-103	N	
this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis check and verify all dimensions on site refer any discrepancies to the designer before proceeding with the work do not scale drawings manually or electronically drawing shall not be used for construction until issued for construction by designer.			



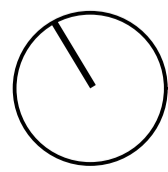
Typical Floor Plan (L1-6)
SCALE 1:200 @ A1

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269

Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
F		ISSUED FOR COORDINATION	3/5/19	
G		ISSUED FOR COORDINATION	3/5/19	
H		DRAFT DA	10/5/19	
I		DEVELOPMENT APPLICATION	15/5/19	
J		REVISED DA FOR REVIEW	19/6/19	
K		REVISED DEVELOPMENT APPLICATION	28/6/19	
L		REVISED DEVELOPMENT APPLICATION	23/1/20	
M		ISSUED FOR COORDINATION	2/5/20	
N		ISSUED FOR CLIENT REVIEW	28/20	
O		\$4.55 ISSUE	1/7/20	

key plan



north point

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

Mechanical Engineer
EVO Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

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

Electrical / Hydraulic Engineer
Acor Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients
Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD



project
Horizon Lee 5
Lee 5 Honey suckle
Newcastle, NSW
Australia

drawing title

Plans
Typical Floor Plan (L1-6)

drawing scale drawn verified date

Refer to Drawing JB SC 18.02.19

project # drawing # issue

18122 DA-104 O

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.

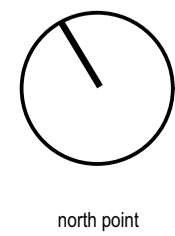


Level 07
SCALE 1:200 @ A1

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
E		ISSUED FOR COORDINATION	3/5/19	
F		ISSUED FOR COORDINATION	3/5/19	
G		DRAFT DA	10/5/19	
H		DEVELOPMENT APPLICATION	15/5/19	
I		REVISED DA FOR REVIEW	19/6/19	
J		REVISED DEVELOPMENT APPLICATION	28/6/19	
K		REVISED DEVELOPMENT APPLICATION	23/1/20	
L		ISSUED FOR COORDINATION	21/5/20	
M		ISSUED FOR CLIENT REVIEW	28/2/20	
N		\$4.55 ISSUE	17/2/20	

key plan



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

Mechanical Engineer
EVO Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

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

Electrical / Hydraulic Engineer
Acad Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients
Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD



project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Plans
Level 07

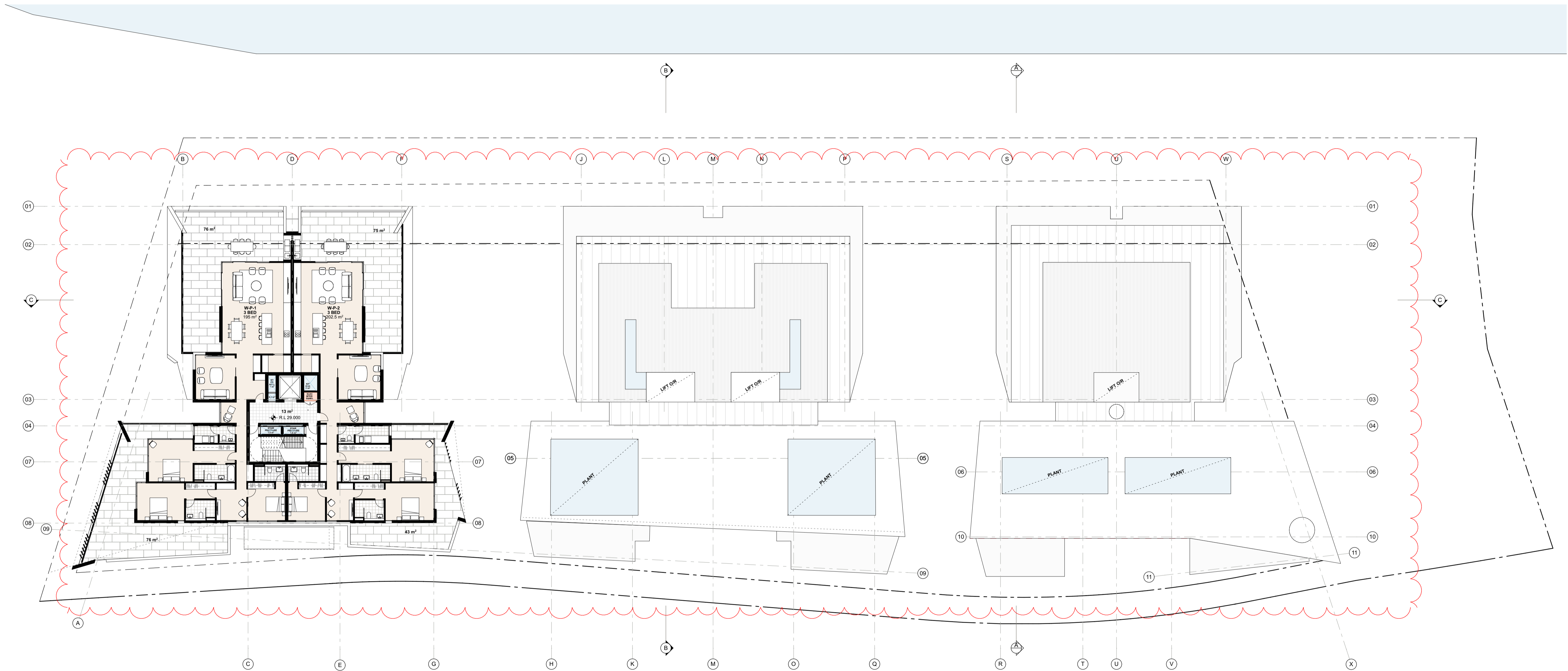
drawing scale drawn verified date

Refer to Drawing JB SC 02.07.19

project # drawing # issue

18122 DA-105 N

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



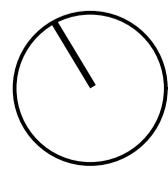
Level 08 / Roof
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
F		ISSUED FOR COORDINATION	3/5/19	
G		DRAFT DA	10/5/19	
H		DEVELOPMENT APPLICATION	15/5/19	
I		REVISED DA FOR REVIEW	15/5/19	
J		REVISED DA FOR REVIEW	20/6/19	
K		REVISED DEVELOPMENT APPLICATION	28/6/19	
L		REVISED DEVELOPMENT APPLICATION	23/1/20	
M		ISSUED FOR COORDINATION	21/5/20	
N		ISSUED FOR CLIENT REVIEW	28/2/20	
O		\$4.55 ISSUE	1/7/20	

key plan



north point

consultants

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

Mechanical Engineer
EVO Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Town Planner

ADW Johnson
7/335 Hillborough Road
Warners Bay NSW 2282

Electrical / Hydraulic Engineer
Acad Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients

Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD



project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Plans
Level 08 / Roof

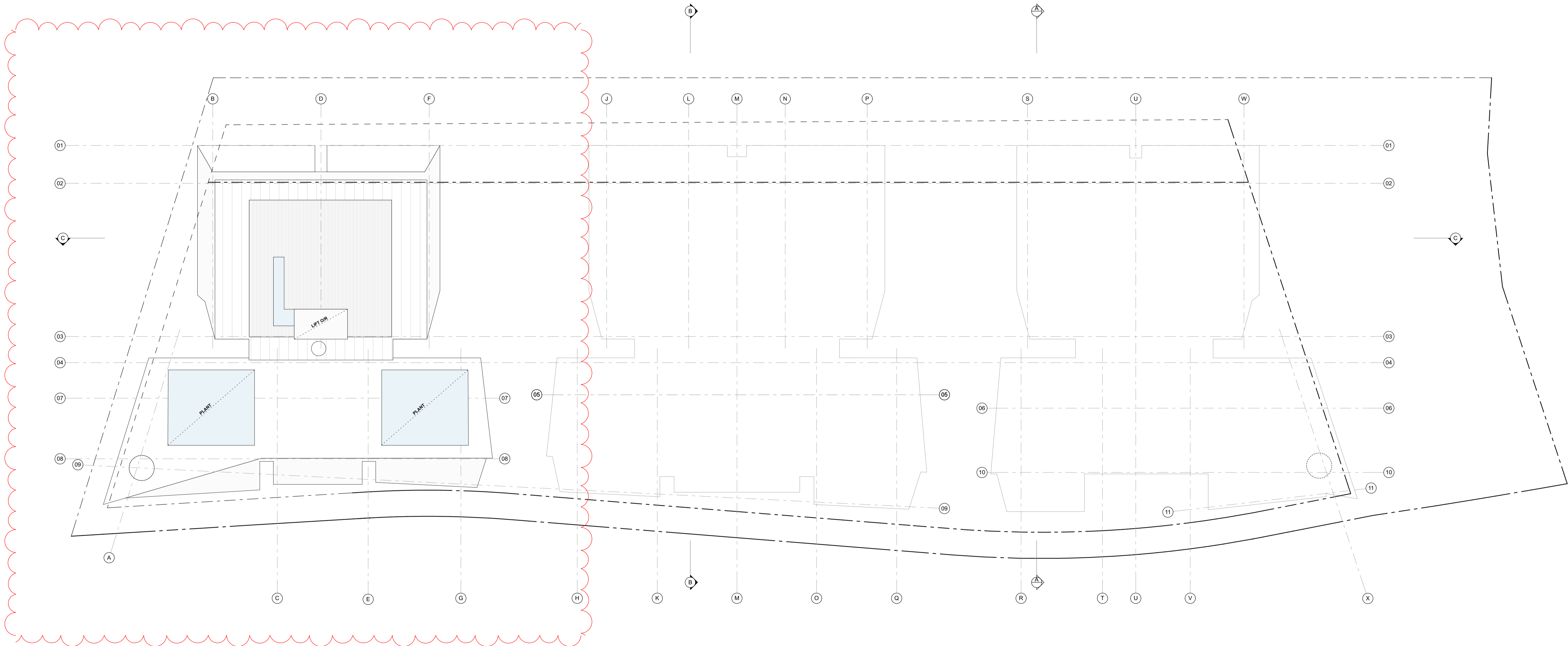
drawing scale drawn verified date

Refer to Drawing JB SC 02.07.19

project # drawing # issue

18122 DA-106 0

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



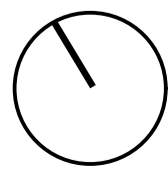
Roof
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		REVISED DEVELOPMENT APPLICATION	23/1/20	
B		ISSUED FOR COORDINATION	21/5/20	
C		\$4.55 ISSUE	1/7/20	

key plan



north point

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

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

clients
Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

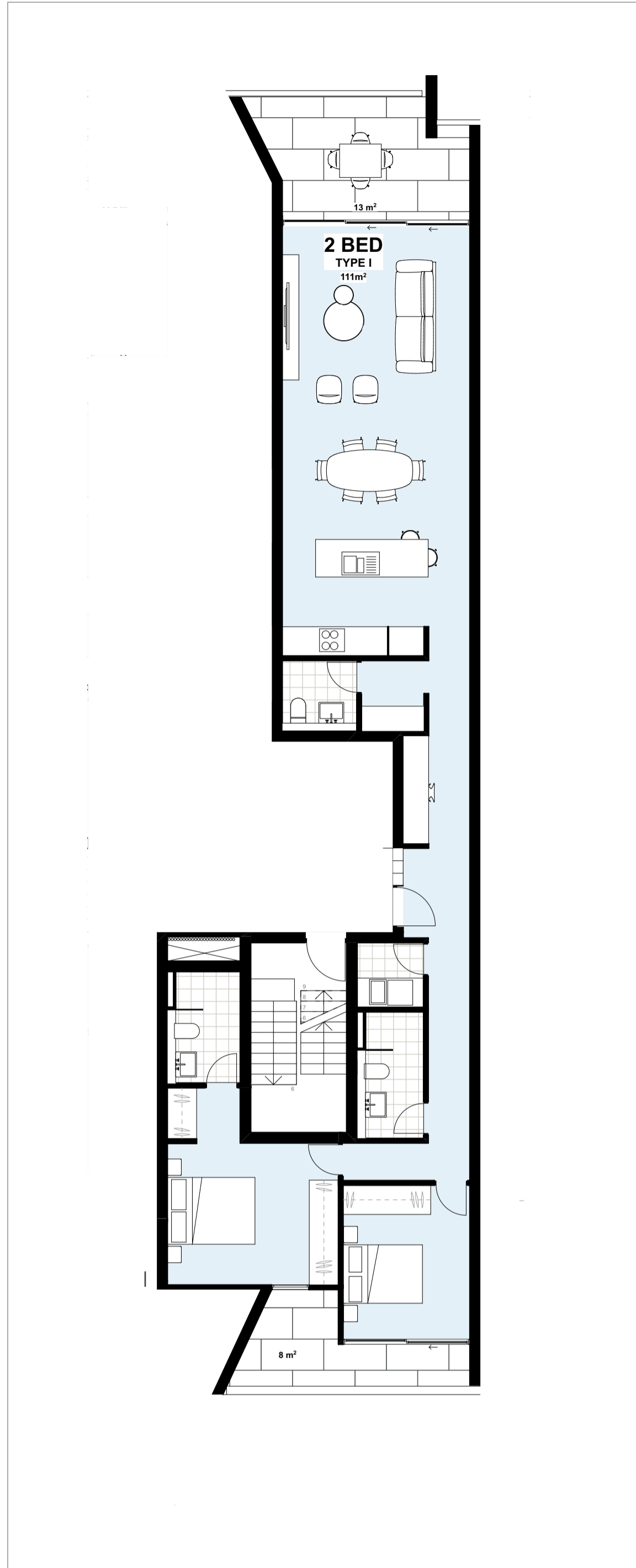


project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

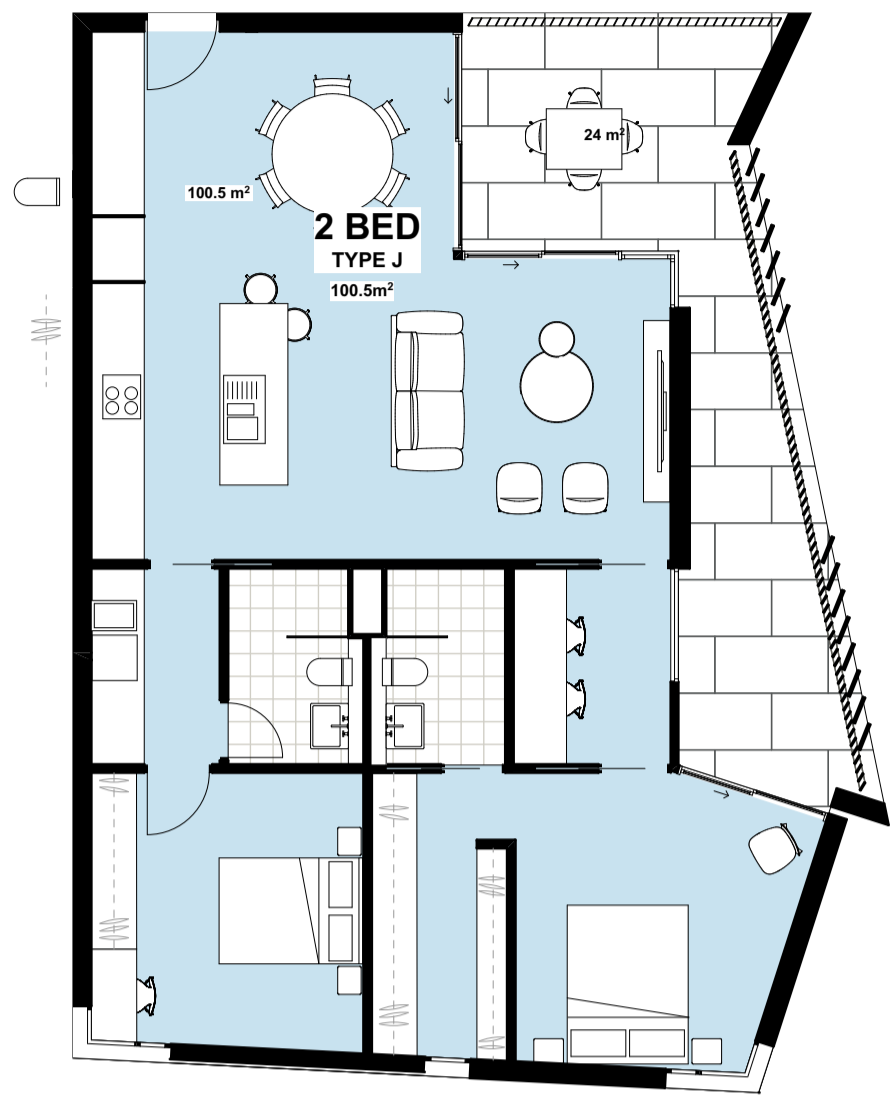
drawing title

Plans
Roof

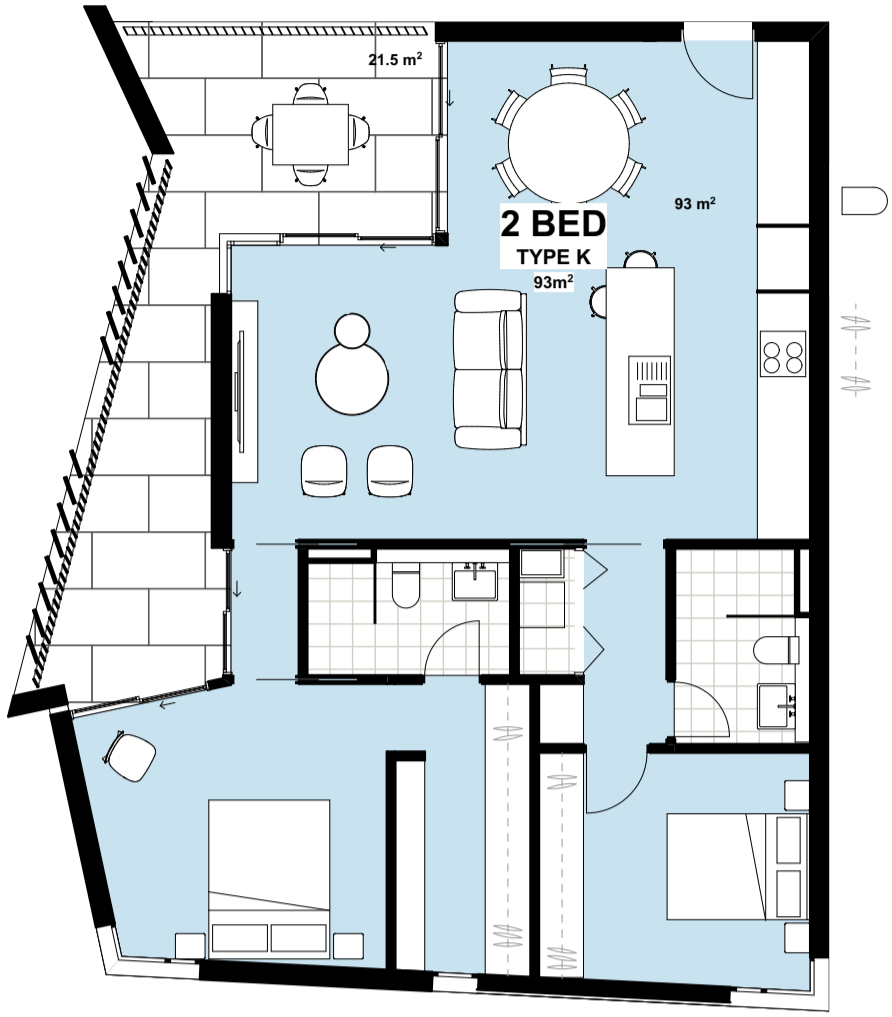
drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	drawing #	issue	
18122	DA-107	C	
this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis check and verify all dimensions on site refer any discrepancies to the designer before proceeding with the work. do not scale drawings manually or electronically drawing shall not be used for construction until issued for construction by designer.			



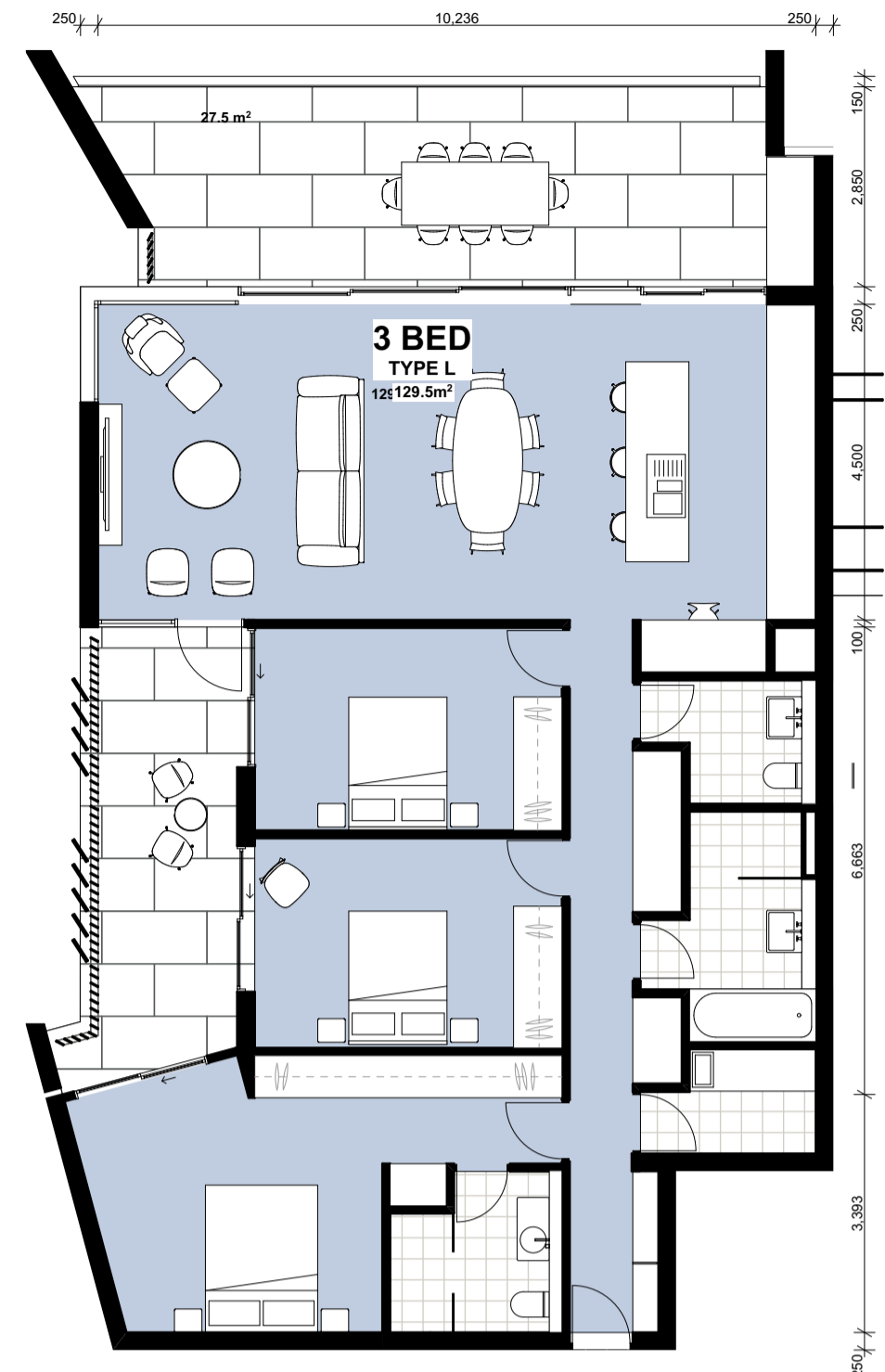
Unit Type I
SCALE 1:100 @ A1



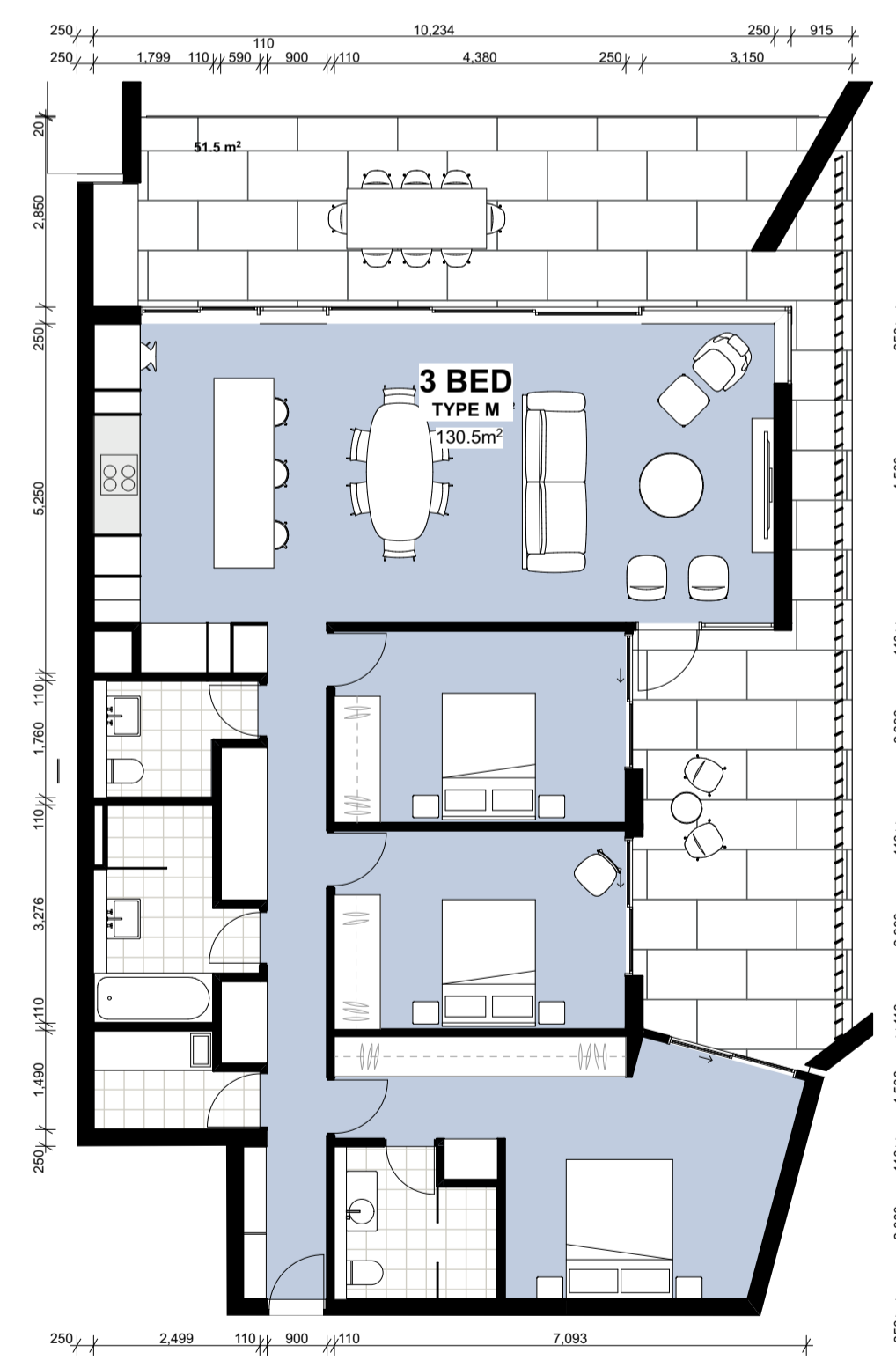
Unit Type J
SCALE 1:100 @ A1



Unit Type K
SCALE 1:100 @ A1



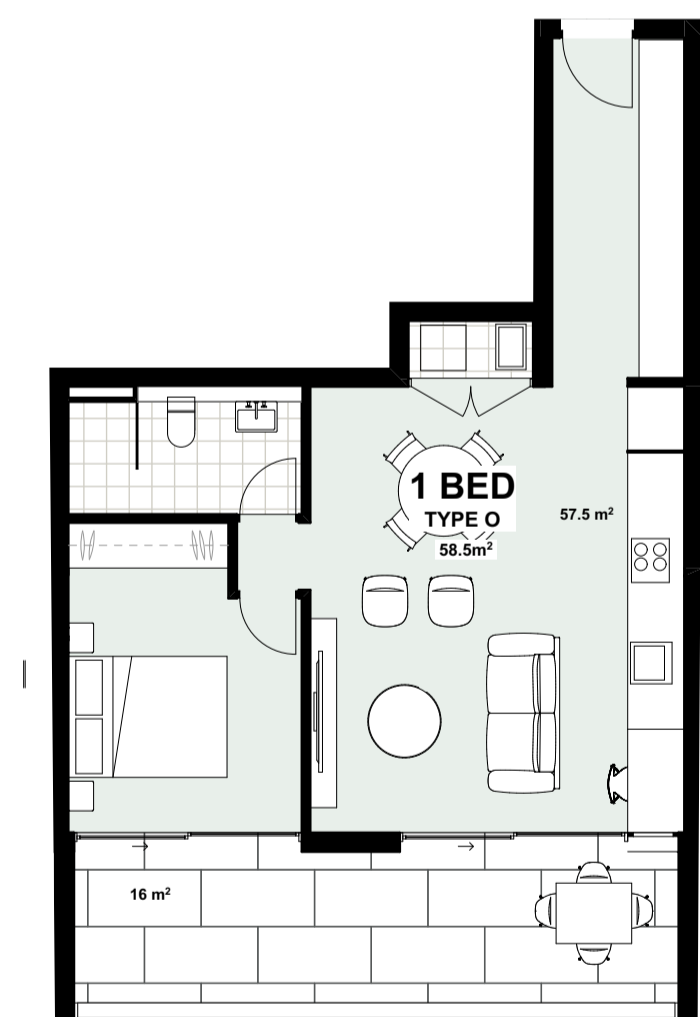
Unit Type L
SCALE 1:100 @ A1



Unit Type M
SCALE 1:100 @ A1



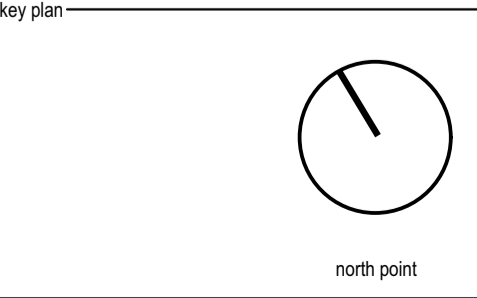
Unit Type N
SCALE 1:100 @ A1



Unit Type O
SCALE 1:100 @ A1

issue	revision	description	date	verified
A		DRAFT DA	10/5/19	
B		DEVELOPMENT APPLICATION	16/5/19	
C		REVISED DA FOR REVIEW	18/6/19	
D		REVISED DEVELOPMENT APPLICATION	28/8/19	
E		REVISED DEVELOPMENT APPLICATION	23/1/20	
F		FOR CLIENT REVIEW	20/4/20	
G		\$4.55 ISSUE	1/7/20	

key plan	consultants	Town Planner	architects in association	clients
	Civil/Structural Engineers BG&E Level 1, 163 King St. Newcastle, NSW, 2300	ADW Johnson 7/335 Hillborough Road Warners Bay NSW 2292	hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD	Horizon Newcastle Pty Ltd
	Mechanical Engineer EVO Consulting Engineers Suite 2, Level 1, 456 Hunter St Newcastle NSW 2300	Electrical / Hydraulic Engineer Acad Consultants Level 1, 54 Union St Cooks Hill, NSW 2300		

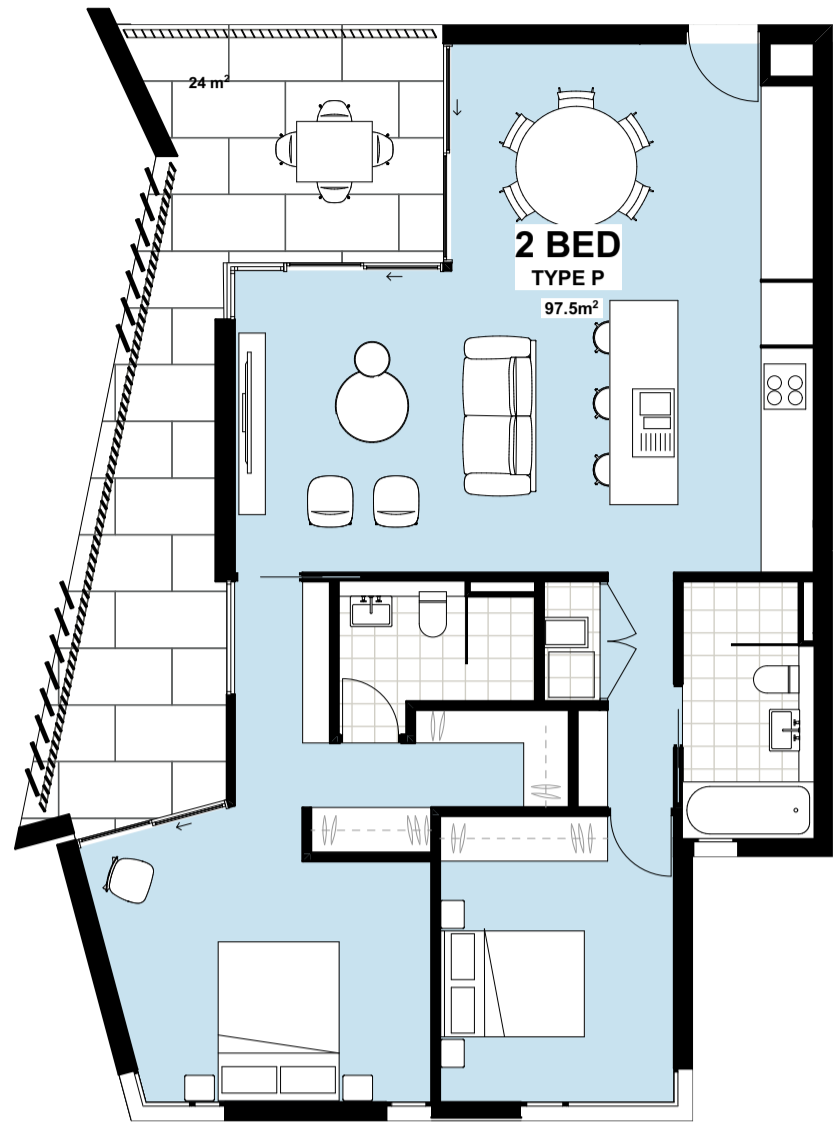


project	drawing title	drawing scale	drawn	verified	date
	Typical Unit Plans Typical Unit Plans	Refer to Drawing	JB	SC	02.07.19
		18122	DA-202	G	

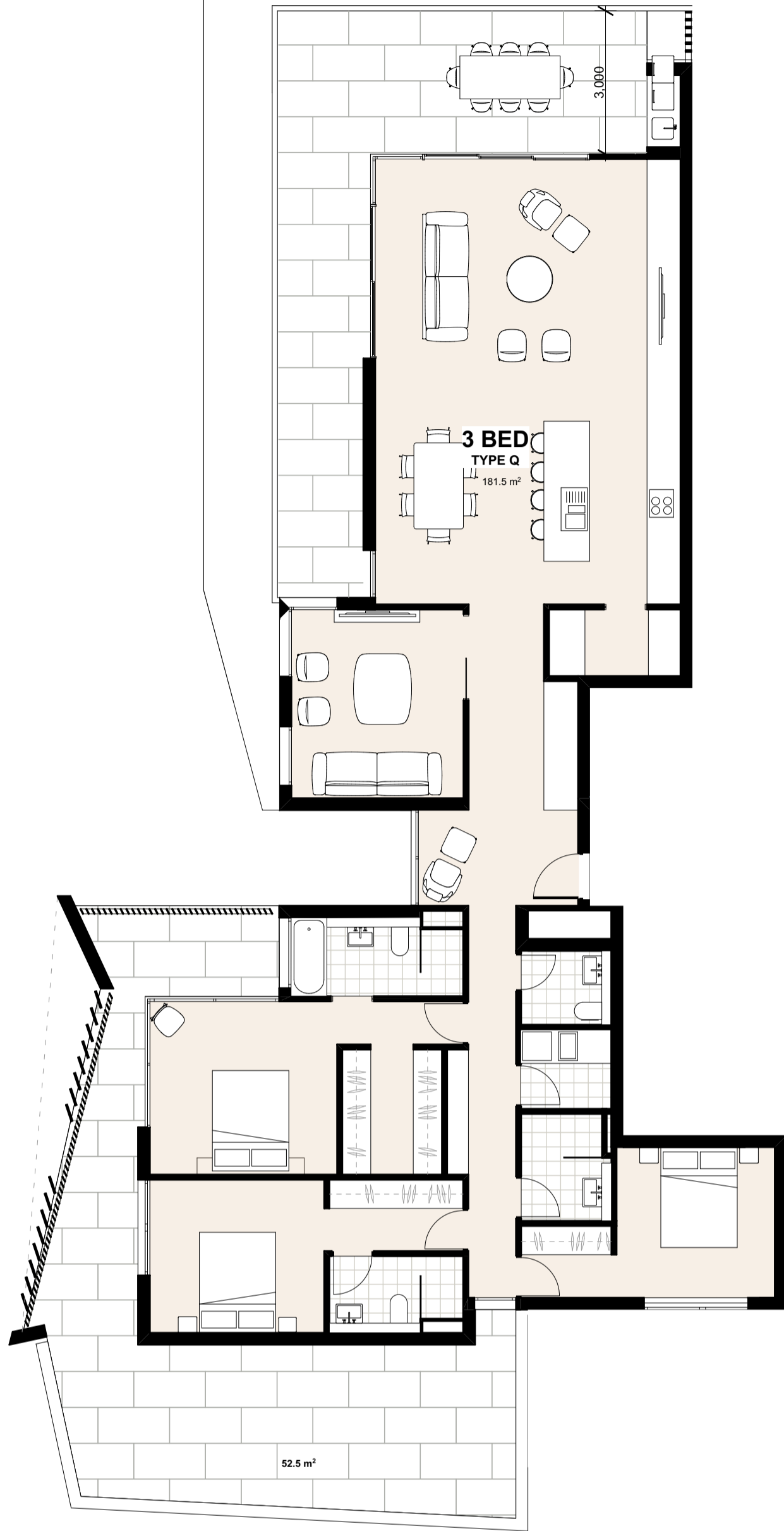
PD. Box 958 Newcastle NSW Australia	Ph. 02 4929 1843 ACN 129 231 269	admin@ckds.com.au www.ckds.com.au
--	-------------------------------------	--------------------------------------

Horizon Lee 5 Lee 5 Honeysuckle Newcastle, NSW Australia	Project	Drawing Title	Drawing Scale	Drawn	Verified	Date
		Typical Unit Plans Typical Unit Plans	Refer to Drawing	JB	SC	02.07.19
			18122	DA-202	G	

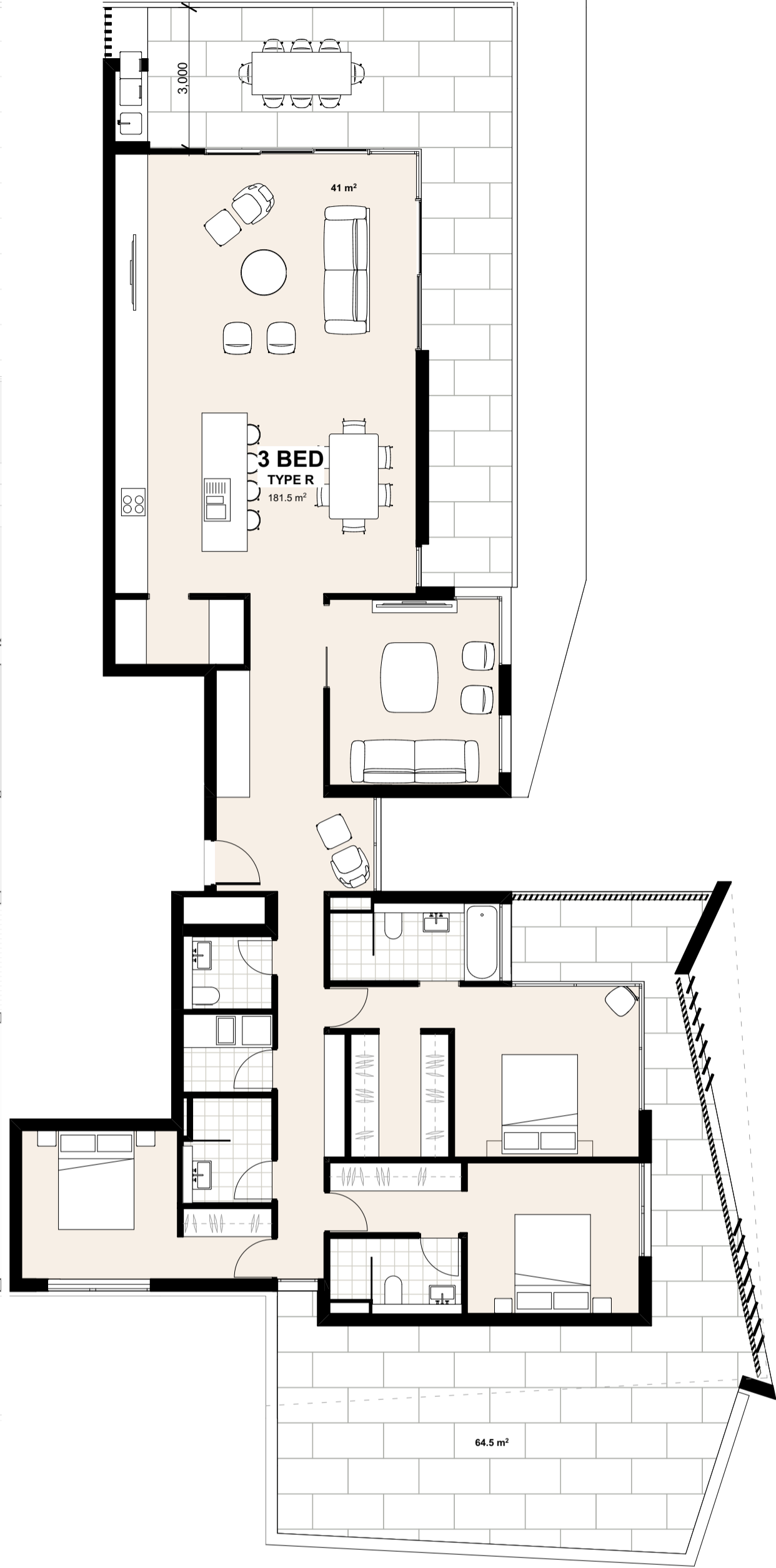
This document is the copyright of CKDS Architecture PTY LTD / Hill Thalis. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.					
--	--	--	--	--	--



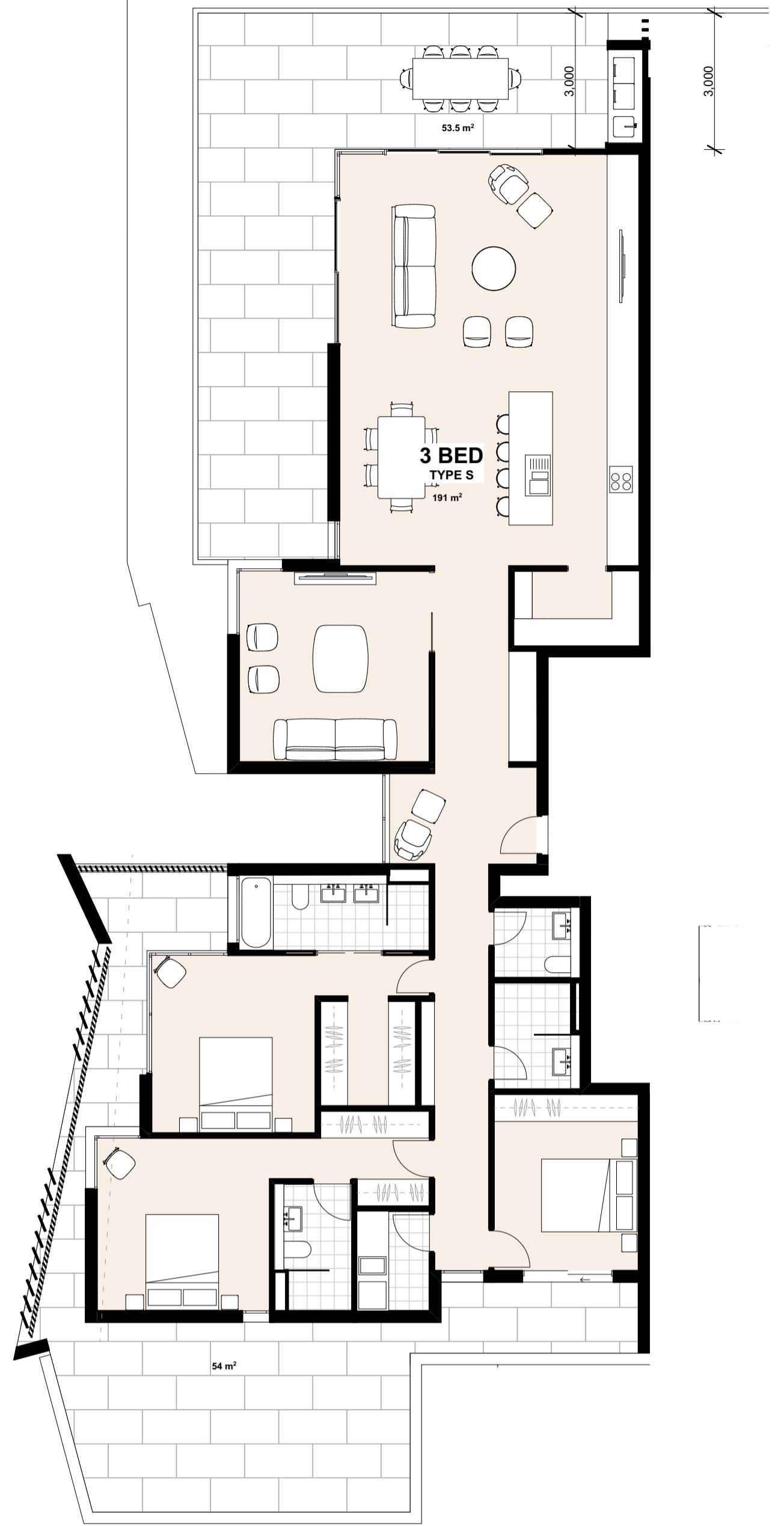
Unit Type P
SCALE 1:100 @ A1



Unit Type Q
SCALE 1:100 @ A1



Unit Type R
SCALE 1:100 @ A1



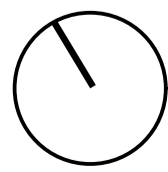
Unit Type S
SCALE 1:100 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		DRAFT DA	10/5/19	
B		DEVELOPMENT APPLICATION	16/5/19	
C		REVISED DA FOR REVIEW	16/6/19	
D		REVISED DEVELOPMENT APPLICATION	29/8/19	
E		REVISED DEVELOPMENT APPLICATION	23/1/20	
F		FOR CLIENT REVIEW	20/4/20	
G		\$4.55 ISSUE	1/7/20	

key plan



north point

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

Mechanical Engineer
EVC Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

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

Electrical / Hydraulic Engineer
Acor Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients
Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph: 02 4929 1843
Admin: 02 4929 1843
www.ckds.com.au

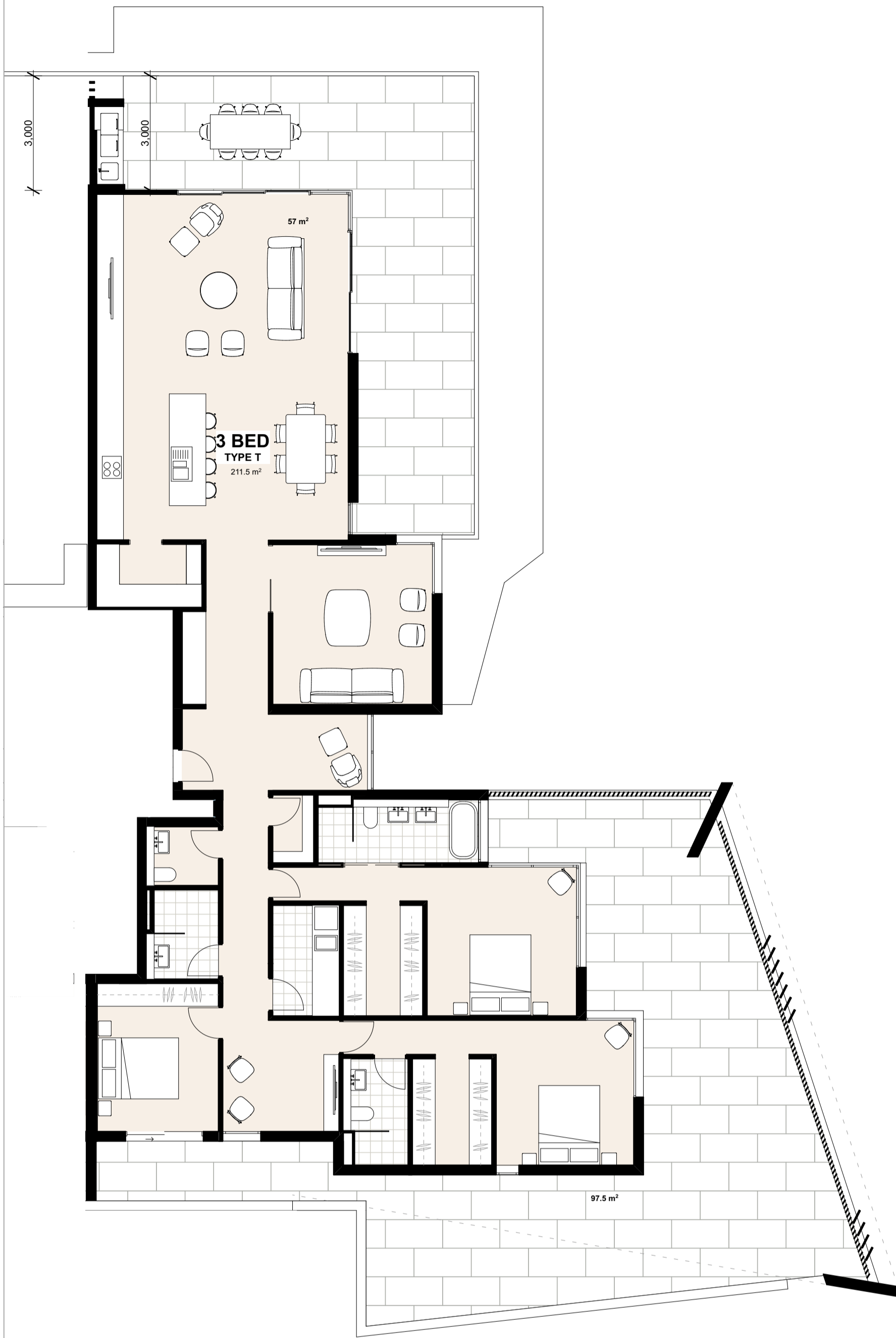
project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

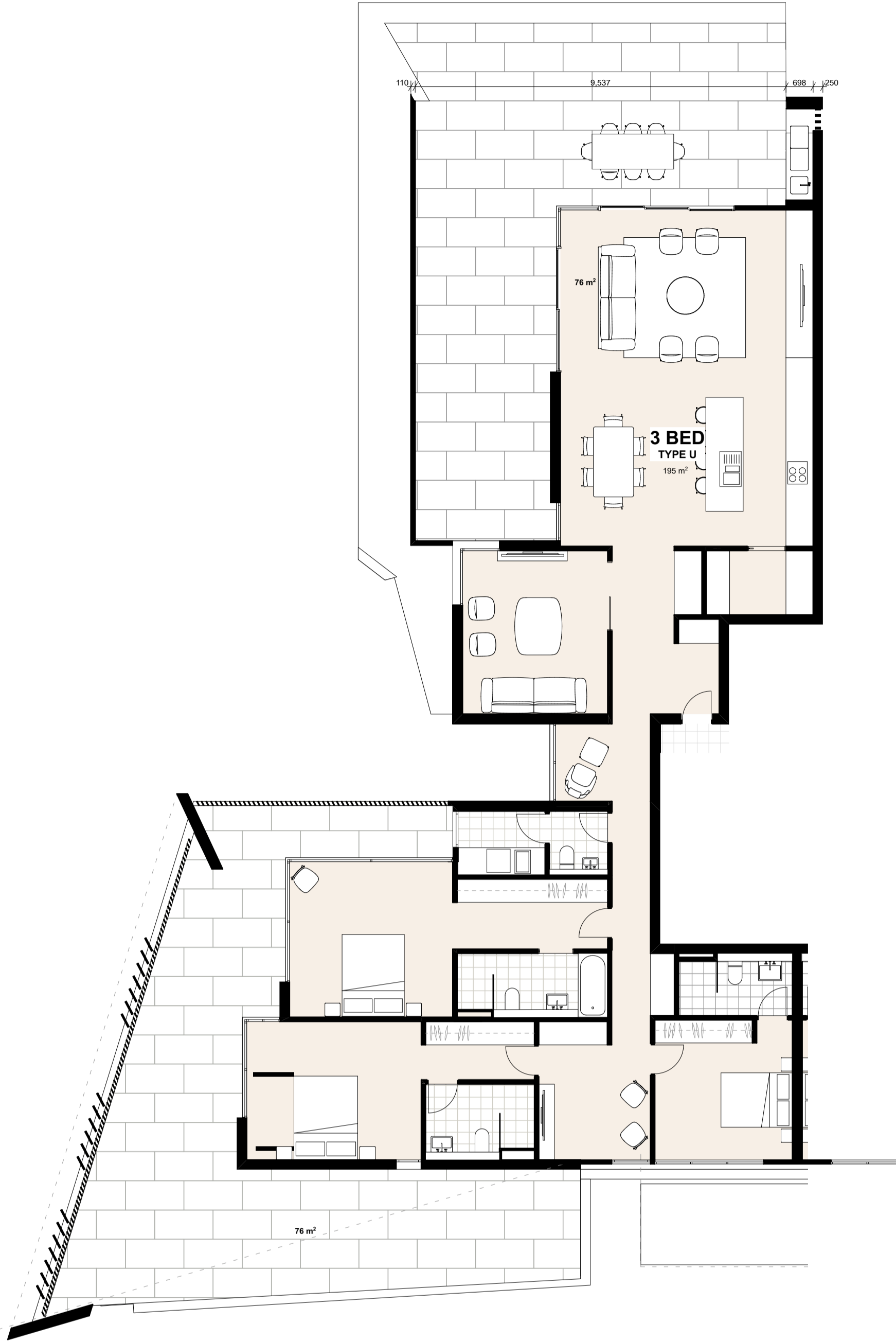
Typical Unit Plans
Typical Unit Plans

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

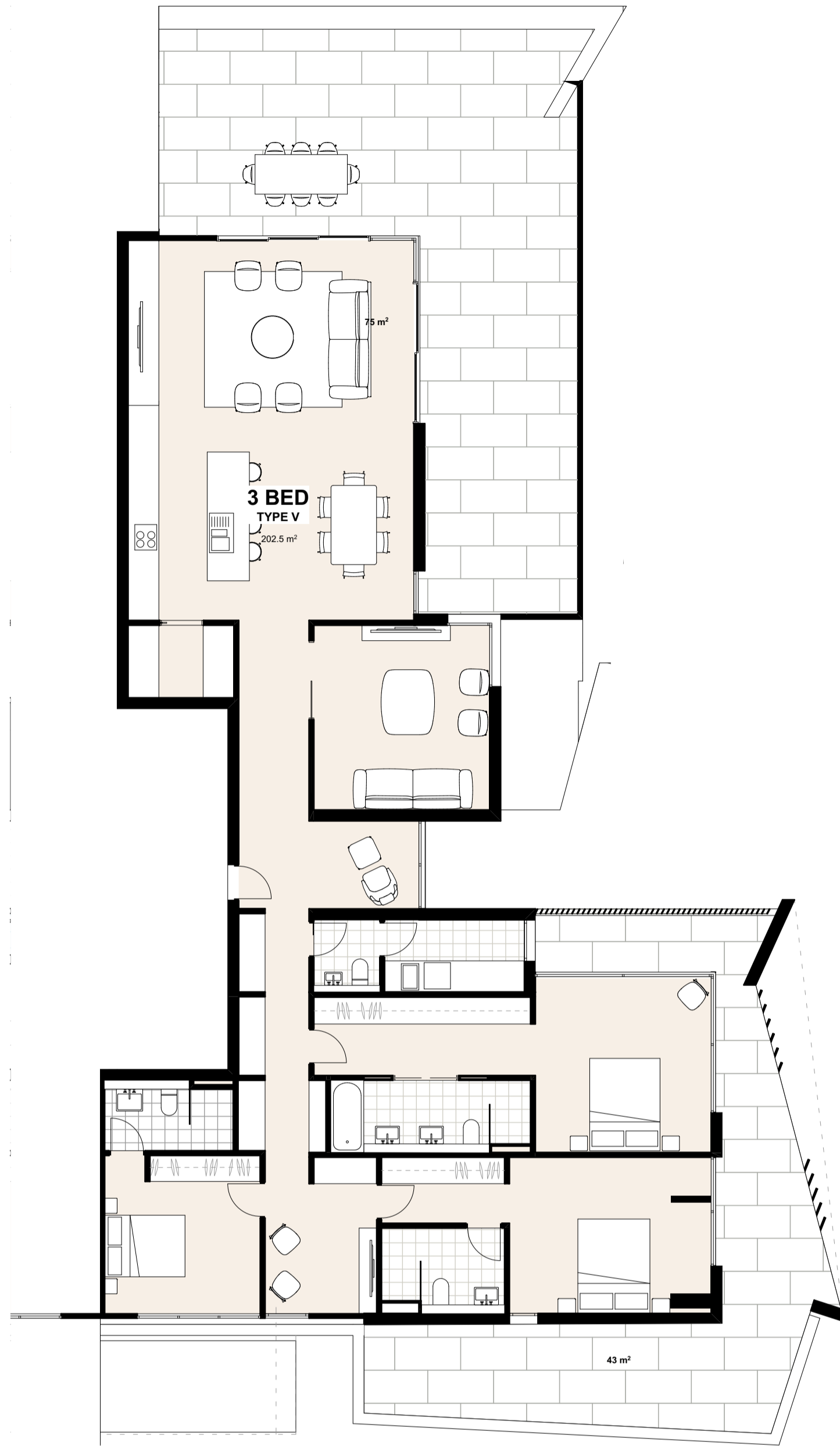
this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



Unit Type T
SCALE 1:100 @ A1



Unit Type U
SCALE 1:100 @ A1

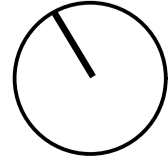


Unit Type V
SCALE 1:100 @ A1

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in the document is copyright and may not be used or
reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the
commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of
drawings issued electronically.
The completion of the issue details checked and authorised section below is
confirmation of the status of the drawing. The drawing shall not be used for
construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		DRAFT DA	10/5/19	
B		DEVELOPMENT APPLICATION	16/5/19	
C		REVISED DA FOR REVIEW	16/6/19	
D		REVISED DEVELOPMENT APPLICATION	28/8/19	
E		REVISED DEVELOPMENT APPLICATION	23/1/20	
F		FOR CLIENT REVIEW	20/4/20	
G		\$4.55 ISSUE	1/7/20	

key plan



north point

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

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

Mechanical Engineer
EVC Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Electrical / Hydraulic Engineer
Acor Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients

Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD



project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Typical Unit Plans
Typical Unit Plans

drawing scale drawn verified date

Refer to Drawing JB SC 02.07.19

project # drawing # issue
18122 DA-204 G

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



Development Application

key plan



Horizon Newcastle Pty Ltd

— architects in association

project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

— drawing title

drawing scale _____ drawn _____ verified _____ date _____

Refer to Drawing JB SC 02.07.19

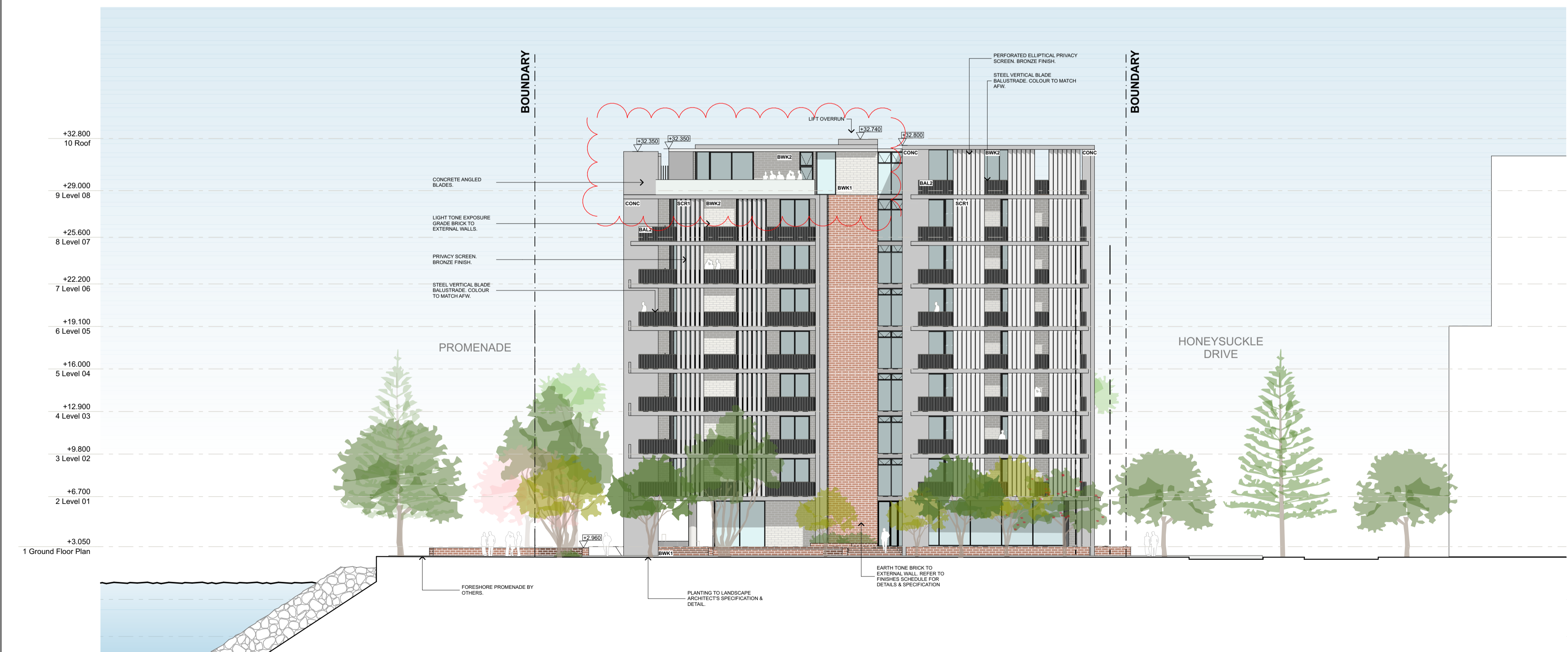
project # _____ drawing # _____ issue _____

project #	drawing #	sheet
18122	DA-301	I

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalis
check and verify all dimensions on site.
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically.
drawing shall not be used for construction until issued for construction by designer.



SOUTH ELEVATION
SCALE 1:200 @ A1



WEST ELEVATION
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269

Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		ISSUED FOR COORDINATION	25/3/19	
B		ISSUED FOR COORDINATION	3/5/19	
C		DRAFT DA	10/5/19	
D		DEVELOPMENT APPLICATION	15/5/19	
E		REVISED DA FOR REVIEW	19/6/19	
F		REVISED DA FOR REVIEW	20/6/19	
G		REVISED DEVELOPMENT APPLICATION	28/6/19	
H		REVISED DEVELOPMENT APPLICATION	29/1/20	
I		S4.55 ISSUE	17/2/20	

key plan

consultants

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

Mechanical Engineer
EVC Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Electrical / Hydraulic Engineer
Acad Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients

Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph: 02 4929 1843
Admin: 129 231 263
admin@ckds.com.au
www.ckds.com.au

project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

**Elevations/Sections
Proposed Elevations**

drawing scale

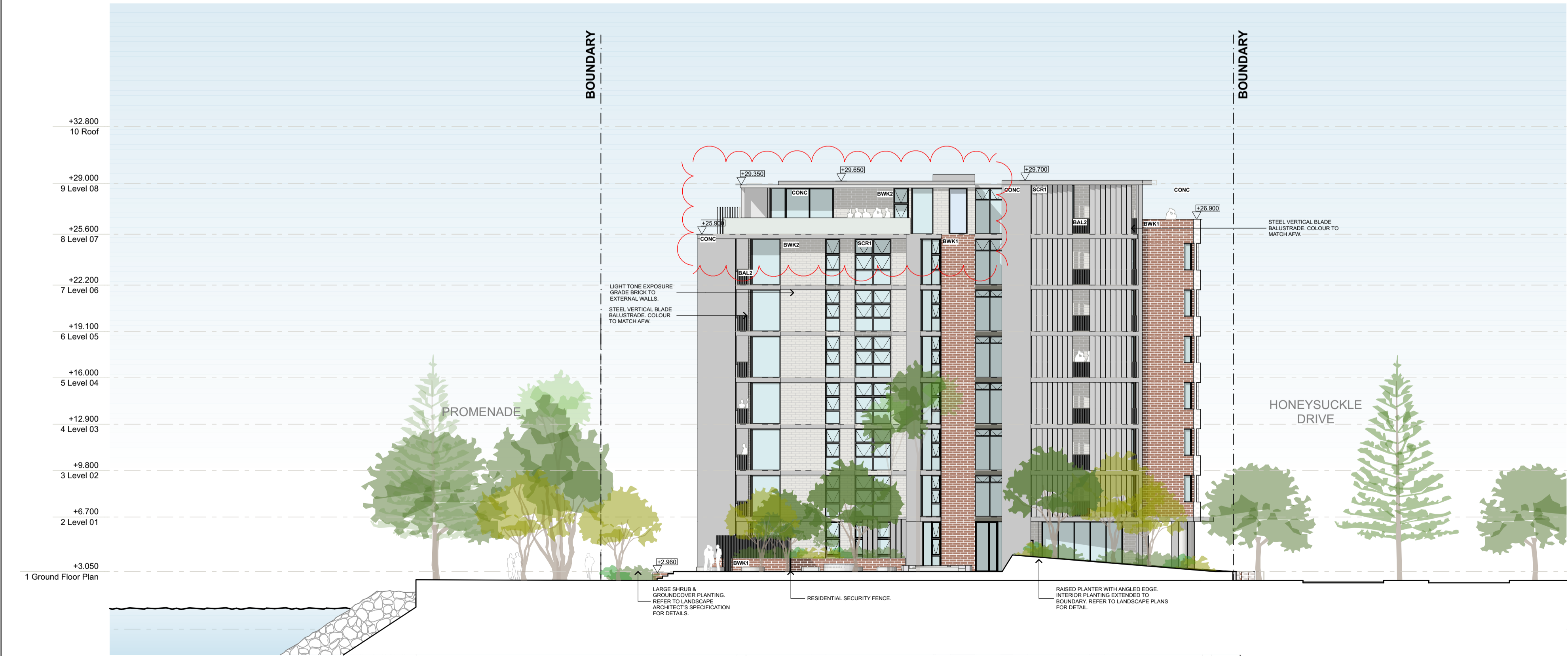
Refer to Drawing
project # **18122**
drawing # **DA-302**
issue **I**

drawn JB
verified SC
date 02.07.19

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalys
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



WESTERN LANEWAY - WEST
SCALE 1:200 @ A1



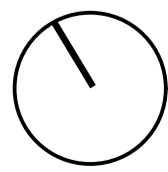
WESTERN LANEWAY - EAST
SCALE 1:200 @ A1

Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		ISSUED FOR COORDINATION	25/3/19	
B		ISSUED FOR COORDINATION	3/5/19	
C		DRAFT DA	10/5/19	
D		DEVELOPMENT APPLICATION	15/5/19	
E		REVISED DA FOR REVIEW	19/6/19	
F		REVISED DA FOR REVIEW	20/6/19	
G		REVISED DEVELOPMENT APPLICATION	28/6/19	
H		REVISED DEVELOPMENT APPLICATION	23/1/20	
I		S4.55 ISSUE	17/2/20	

key plan



north point

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

Mechanical Engineer
EVO Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Town Planner
ADIW Johnson
7/335 Hillborough Road
Warners Bay NSW 2292

Electrical / Hydraulic Engineer
Acor Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

clients

Horizon Newcastle Pty Ltd

architects in association

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD



project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Elevations/Sections
Proposed Elevations

drawing scale drawn verified date

Refer to Drawing JB SC 02.07.19

project # drawing # issue

18122 DA-303 I

This document is the copyright of CKDS Architecture PTY LTD / Hill Thalis. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.





Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269

Notes

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.

Drawings are to be read in conjunction with all contract documents.

Use figured dimensions only. Do not scale from drawings.

CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

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

issue	revision	description	date	verified
A		ISSUED FOR CLIENT REVIEW	13/19	
B		ISSUED FOR COORDINATION	25/3/19	
C		ISSUED FOR COORDINATION	30/3/19	
D		DRAFT DA	10/5/19	
E		DEVELOPMENT APPLICATION	16/5/19	
F		REVISED DA FOR REVIEW	19/6/19	
G		REVISED DEVELOPMENT APPLICATION	28/6/19	
H		REVISED DEVELOPMENT APPLICATION	23/7/20	
I		S4.55 ISSUE	17/20	

key plan

north point

Civil/Structural Engineers

BGA&E
Level 1, 163 King St
Newcastle, NSW, 2300

Mechanical Engineer

EVC Consulting Engineers
Suite 2, Level 1,
456 Hunter St
Newcastle NSW 2300

Town Planner

ADW Johnson
7/335 Hillborough Road
Warners Bay NSW 2282

Electrical / Hydraulic Engineer

Acad Consultants
Level 1, 54 Union St
Cooks Hill, NSW 2300

Horizon Newcastle Pty Ltd

hill thalis

ARCHITECTURE + URBAN PROJECTS PTY LTD

CKDS ARCHITECTURE

PO Box 958
Newcastle NSW Australia

Ph 02 4929 1843
ACH 129 231 269

admin@ckds.com.au
www.ckds.com.au

project

Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title

Sections
Section A & B

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

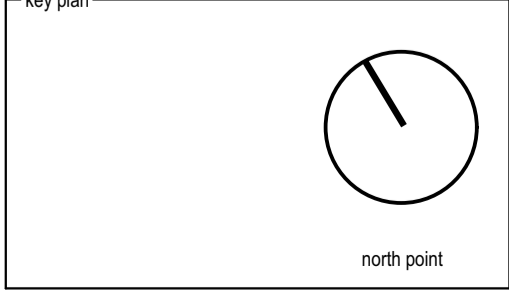
this document is the copyright of CKDS Architecture PTY LTD / Hill Thalys
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.



Development Application

©CKDS Architecture PTY LTD / HILL THALIS
ABN 12 129 231 269
Notes:
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
CKDS Architecture cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

issue	revision	description	date	verified
A		ISSUED FOR COORDINATION	3/5/19	
B		DRAFT DA	10/5/19	
C		DEVELOPMENT APPLICATION	16/5/19	
D		REVISED DA FOR REVIEW	19/5/19	
E		REVISED DEVELOPMENT APPLICATION	28/6/19	
F		REVISED DEVELOPMENT APPLICATION	23/1/20	
G		\$4.55 ISSUE	17/20	



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

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

clients
Horizon Newcastle Pty Ltd

architects in association
hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD
CKDS ARCHITECTURE
PO Box 958
Newcastle NSW Australia
Ph 02 4929 1843
ACN 129 231 269
admin@ckds.com.au
www.ckds.com.au

project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
Sections
Section C

referred scale	drawn	verified	date
Refer to Drawing	JB	SC	02.07.19
project #	18122	drawing #	DA-402
		issue	G

this document is the copyright of CKDS Architecture PTY LTD / Hill Thalys
check and verify all dimensions on site
refer any discrepancies to the designer before proceeding with the work.
do not scale drawings manually or electronically
drawing shall not be used for construction until issued for construction by designer.

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

RESIDENTIAL									
LEVEL	NAME	OCCUPANCY	INT m²	EXT m²	INT STORAGE m³	EXT STORAGE m³	SOLAR	CROSS	ADAPTABLE
GND	G 1	2 Bed	108.5	40.5	6.8	5.5	9.00-12.30	YES	
	G 2	1 Bed	67.5	29.5	4.1	5.5	9.00-12.30		
	G 3	2 Bed	108.5	40.5	6.8	5.5	9.00-12.30	YES	
L1	W1-1	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES	LHD
	W2-1	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W3-1	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W4-1	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-1	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M1-1	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M2-1	2 Bed	111	21	4	5.5	9.00-12.30		
	M3-1	2 Bed	111	21	4	5.5	9.00-12.30		
	M4-1	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M5-1	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M6-1	2 Bed	93	21.5	5.4	5.5	9.00-12.15	YES	
	E1-1	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E2-1	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E3-1	3 Bed	132.5	29.5	7.4	5.5	9.00-10.30	YES	
	E4-1	1 Bed	57.5	16	7.5	5.5	NIL		
	E5-1	2 Bed	97.5	24	6.8	5.5	10.15-12.30	YES	
	L2	W1-2	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES
W2-2		3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
W3-2		2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
W4-2		1 Bed	53.5	16	3.4	5.5	NIL		
W5-2		3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
M1-2		2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
M2-2		2 Bed	111	21	4	5.5	9.00-12.30		
M3-2		2 Bed	111	21	3	5.5	9.00-12.30		
M4-2		2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
M5-2		2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
M6-2		2 Bed	93	21.5	5.4	5.5	9.00-12.15	YES	
E1-2		3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
E2-2		3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
E3-2		3 Bed	132.5	29.5	7.4	5.5	9.00-10.30	YES	
E4-2		1 Bed	57.5	16	7.5	5.5	NIL		
E5-2		2 Bed	97.5	24	6.8	5.5	10.15-12.30	YES	
L3		W1-3	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES
	W2-3	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W3-3	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W4-3	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-3	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M1-3	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M2-3	2 Bed	111	21	4	5.5	9.00-12.30		
	M3-3	2 Bed	111	21	4	5.5	9.00-12.30		
	M4-3	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M5-3	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M6-3	2 Bed	93	21.5	5.4	5.5	9.00-12.15	YES	
	E1-3	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E2-3	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E3-3	3 Bed	132.5	29.5	7.4	5.5	9.00-10.30	YES	
	E4-3	1 Bed	57.5	16	7.5	5.5	NIL		
	E5-3	2 Bed	97.5	24	6.8	5.5	10.15-1.15	YES	
	L4	W1-4	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES
W2-4		3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
W3-4		2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
W4-4		1 Bed	53.5	16	3.4	5.5	NIL		
W5-4		3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
M1-4		2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
M2-4		2 Bed	111	21	4	5.5	9.00-12.30		
M3-4		2 Bed	111	21	4	5.5	9.00-12.30		
M4-4		2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
M5-4		2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
M6-4		2 Bed	93	21.5	5.4	5.5	9.00-1.15	YES	
E1-4		3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
E2-4		3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
E3-4		3 Bed	132.5	29.5	7.4	5.5	9.00-10.45	YES	
E4-4		1 Bed	57.5	16	7.5	5.5	NIL		
E5-4		2 Bed	97.5	24	6.8	5.5	10.15-1.45	YES	
L5		W1-5	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES
	W2-5	3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
	W3-5	2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
	W4-5	1 Bed	53.5	16	3.4	5.5	NIL		
	W5-5	3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
	M1-5	2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
	M2-5	2 Bed	111	21	4	5.5	9.00-12.30		
	M3-5	2 Bed	111	21	4	5.5	9.00-12.30		
	M4-5	2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
	M5-5	2 Bed	100.5	24	6.1	5.5	9.00-10.15	YES	
	M6-5	2 Bed	93	21.5	5.4	5.5	9.45-2.00	YES	
	E1-5	3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
	E2-5	3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
	E3-5	3 Bed	132.5	29.5	7.4	5.5	9.00-11.30	YES	
	E4-5	1 Bed	57.5	16	7.5	5.5	NIL		
	E5-5	2 Bed	97.5	24	6.8	5.5	10.15-2.15	YES	
	L6	W1-6	3 Bed	128.5	50.5	8.1	5.5	9.00-3.00	YES
W2-6		3 Bed	128.5	39.5	8.1	5.5	9.00-12.30	YES	LHD
W3-6		2 Bed	91	26.5	4.7	5.5	9.00-10.15	YES	
W4-6		1 Bed	53.5	16	3.4	5.5	NIL		
W5-6		3 Bed	127.5	35	6.1	5.5	9.30-3.00	YES	
M1-6		2 Bed	108.5	22.5	6.8	5.5	9.00-3.00	YES	
M2-6		2 Bed	111	21	4	5.5	9.00-12.30		
M3-6		2 Bed	111	21	4	5.5	9.00-12.30		
M4-6		2 Bed	108.5	22.5	6.8	5.5	9.00-12.30	YES	
M5-6		2 Bed	100.5	24	6.1	5.5	9.00-10.45	YES	
M6-6		2 Bed	93	21.5	5.4	5.5	9.15-2.45	YES	
E1-6		3 Bed	129.5	40.5	8.1	5.5	9.00-3.00	YES	LHD
E2-6		3 Bed	130.5	51.5	8.1	5.5	9.00-12.30	YES	LHD
E3-6		3 Bed	132.5	29.5	7.4	5.5	9.00-12.15	YES	
E4-6		1 Bed	57.5	16	7.5	5.5	NIL		
E5-6		2 Bed	97.5	24	6.8	5.5	10.15-3.00	YES	