



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 01/12/2020 – DA2020/00189 – 11 ARGYLE STREET,
NEWCASTLE**

**MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS
AND ADDITONS AND PART CHANGE OF USE**

PAGE 3 ITEM-2 Attachment A: Submitted Plans

PAGE 32 ITEM-2 Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 01/12/2020 – DA2020/00189 – 11 ARGYLE STREET,
NEWCASTLE**

**MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS
AND ADDITONS AND PART CHANGE OF USE**

PAGE 3 ITEM-2 Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



Lot 100, DP 714041 11 ARGYLE ST, NEWCASTLE

DEVELOPMENT APPLICATION

PROPOSED COMMERCIAL ALTERATIONS & ADDITIONS
JANUARY 2020

- A000 E Cover Sheet
- A011 E Site Analysis
- A100 E Site Plan
- A110 E Level 1 - Existing
- A111 E Level 2 - Existing
- A112 E Level 3 - Existing
- A113 E Level 4 - Existing
- A114 E Level 5 - Existing
- A115 E Level 6 - Existing
- A116 E Level 7/ Roof - Existing
- A123 E Level 4 - Proposed (Stage 1)
- A124 E Level 4 - Proposed (Stage 2)
- A126 E Level 7 - Proposed
- A127 E Roof - Proposed
- A200 E Street Elevations
- A201 E Elevations
- A202 E Elevations
- A300 E Sections
- A301 E Sections
- A400 E Materials Schedule
- A800 E Shadow Diagrams - 21 July 0900
- A801 E Shadow Diagrams - 21 July 1000
- A802 E Shadow Diagrams - 21 July 1100
- A803 E Shadow Diagrams - 21 July 1200
- A804 E Shadow Diagrams - 21 July 1300
- A805 E Shadow Diagrams - 21 July 1400
- A806 E Shadow Diagrams - 21 July 1500

DEVELOPMENT SUMMARY	
SITE AREA	= 2945sqm
EXISTING	
LEVEL 4 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
TOTAL GFA	= 5102sqm
FSR	= 1.7:1
PROPOSED (STAGE 1)	
LEVEL 4 OFFICE	= 1107sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 8409sqm
FSR	= 2.8:1
PROPOSED (STAGE 2)	
LEVEL 4 OFFICE	= 2400sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 9702sqm
FSR	= 3.3:1
<i>NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION</i>	

PARKING REQUIREMENTS	
EXISTING GFA	= 5102 sqm
REQUIRED PARKING	= 102 SPACES
PARKING PROVIDED	= 326 SPACES
STAGE 1 GFA	= 8409 sqm
REQUIRED PARKING	= 169 SPACES
PARKING PROVIDED	= 271 SPACES
STAGE 2 GFA	= 9702 sqm
REQUIRED PARKING	= 195 SPACES
PARKING PROVIDED	= 241 SPACES
PARKING RATES PER NCC DCP	
CAR PARKING	= 1 / 50sqm GFA
MOTORBIKE PARKING	= 1 / 20 CARS
PUSHBIKE PARKING	= 1 / 200sqm GFA

ZONE - B4 MIXED USE
FSR - 1.5:1
HOB - 20m

NOTES
 Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

a) WORKING AT HEIGHTS
 1. FALLS, SLIPS, TRIPS
 FLOOR FINISHES Specified
 If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
 FLOOR FINISHES By Owner
 If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
 Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
 Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
 Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.
DURING OPERATION OR MAINTENANCE
 For houses or other low-rise buildings where scaffolding is appropriate:
 Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
 For buildings where scaffold, ladders, trestles are not appropriate:
 Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS
 Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES
 Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

LOOSE MATERIALS OR SMALL OBJECTS
2. FALLING OBJECTS
 During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
 Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

BUILDING COMPONENTS
3. TRAFFIC MANAGEMENT
 For building on a major road, narrow road or steeply sloping road:
 Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
 For building where on-site loading/unloading is restricted:
 Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
 For all buildings:
 Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES
GENERAL
 Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
 Locations with underground power:
 Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
 Locations with overhead power lines:
 Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS
 Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
 All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
 Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES
ASBESTOS
 For alterations to a building constructed prior to 1990:
 If this existing building was constructed prior to:
 1990 - it therefore may contain asbestos
 1986 - it therefore is likely to contain asbestos
 either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
 Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
 The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
 Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
 Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
 This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES
 Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

EXCAVATION
 For buildings with enclosed spaces where maintenance or other access may be required:
 Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

ENCLOSED SPACES
 For buildings with small spaces where maintenance or other access may be required:
 Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

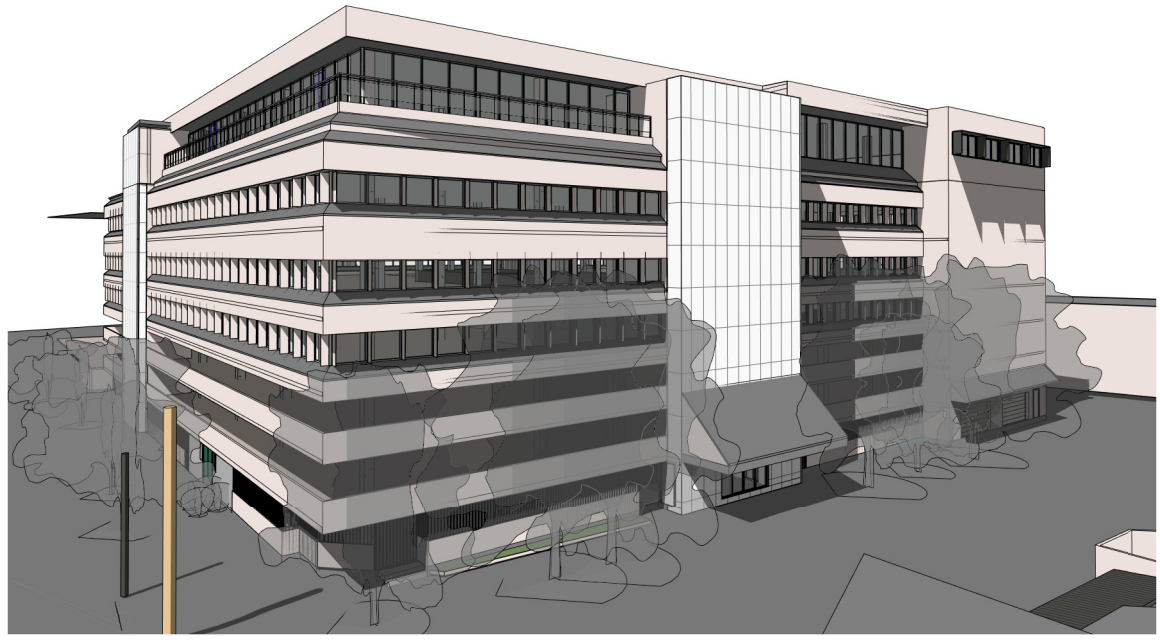
SMALL SPACES
8. PUBLIC ACCESS
 Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING
 This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

RESIDENTIAL BUILDINGS
 For non-residential buildings where the end-use has not been identified:
 This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

NON-RESIDENTIAL BUILDINGS
 For non-residential buildings where the end-use is known:
 This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY
 All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
 All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
 All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

Cover Sheet

STATUS Development Application
 DRAWN BY BR
 SCALE
 PROJECT NUMBER 2018-099
 DATE January 2020
 DRAWING NO. **A000**

Sentinel Property Group

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

ABN 70 619 983 023

RAINSFORD ARCHITECTURE + DESIGN (RAD)

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

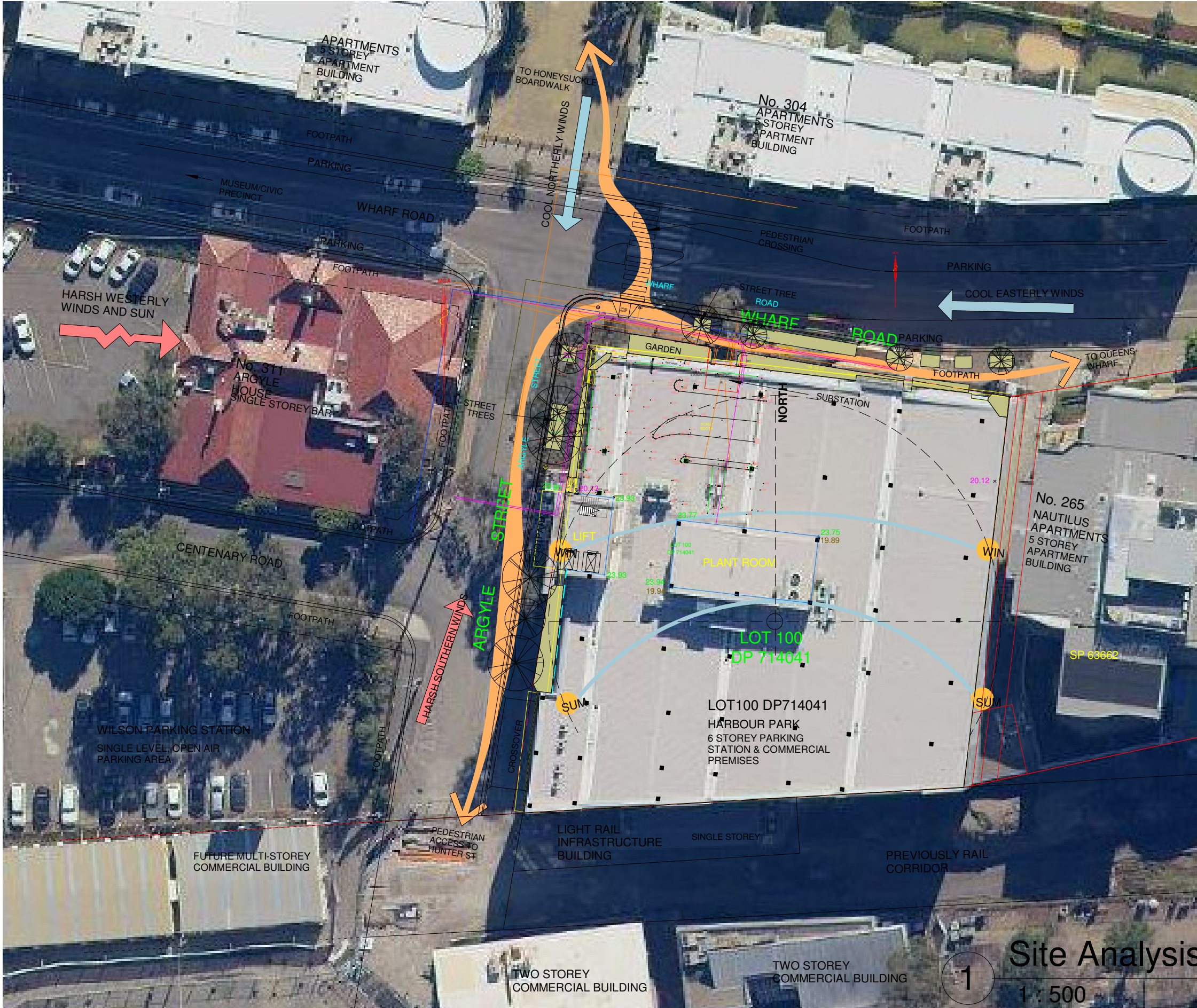
Sentinel Property Group

Site Analysis

PROJECT NUMBER	2018-099
DATE	January 2020
STATUS	Development Application

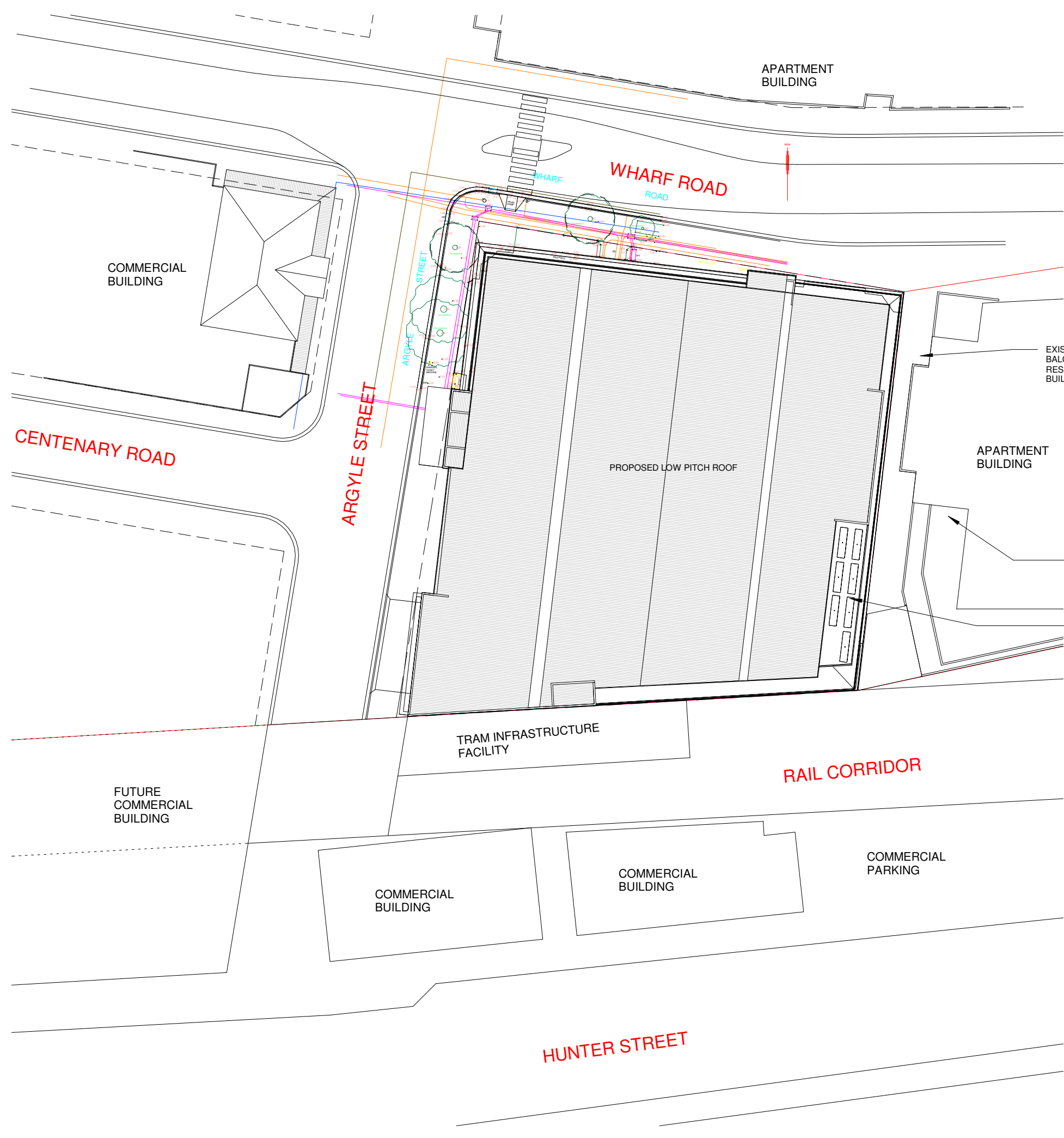
DRAWN BY	BR
SCALE	1 : 500
DRAWING NO.	A011

ABN 79 953 650 651 / NSW Reg No. 8357
 a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au



Site Analysis

1 : 500



DEVELOPMENT SUMMARY	
SITE AREA	= 2945sqm
EXISTING	
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
TOTAL GFA	= 5102sqm
FSR	= 1.7:1
PROPOSED (STAGE 1)	
LEVEL 4 OFFICE	= 1107sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 8409sqm
FSR	= 2.8:1
PROPOSED (STAGE 2)	
LEVEL 4 OFFICE	= 2400sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 9702sqm
FSR	= 3.3:1
<i>NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION</i>	

PARKING REQUIREMENTS	
EXISTING GFA	= 5102 sqm
REQUIRED PARKING	= 102 SPACES
PARKING PROVIDED	= 326 SPACES
STAGE 1 GFA	= 8409 sqm
REQUIRED PARKING	= 169 SPACES
PARKING PROVIDED	= 271 SPACES
STAGE 2 GFA	= 9702 sqm
REQUIRED PARKING	= 195 SPACES
PARKING PROVIDED	= 241 SPACES
PARKING RATES PER NCC DCP	
CAR PARKING	= 1 / 50sqm GFA
MOTORBIKE PARKING	= 1 / 20 CARS
PUSHBIKE PARKING	= 1 / 200sqm GFA

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

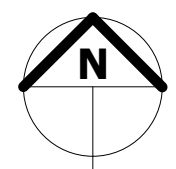
Commercial Alterations & Additions

11 Argyle St, Newcastle
Sentinel Property Group

Site Plan

PROJECT NUMBER	2018-099
DATE	January 2020
STATUS	Development Application
DRAWN BY	BR
SCALE	1 : 500
DRAWING NO.	

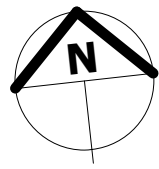
A100



1 Site Plan
1 : 500



ABN 79 953 650 651 / NSW Reg No. 8357
a. PO Box 261 Newcastle NSW 2300
e. studio@r-ad.com.au
m. 0419 281 574
w. www.r-ad.com.au



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 1 - Existing

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

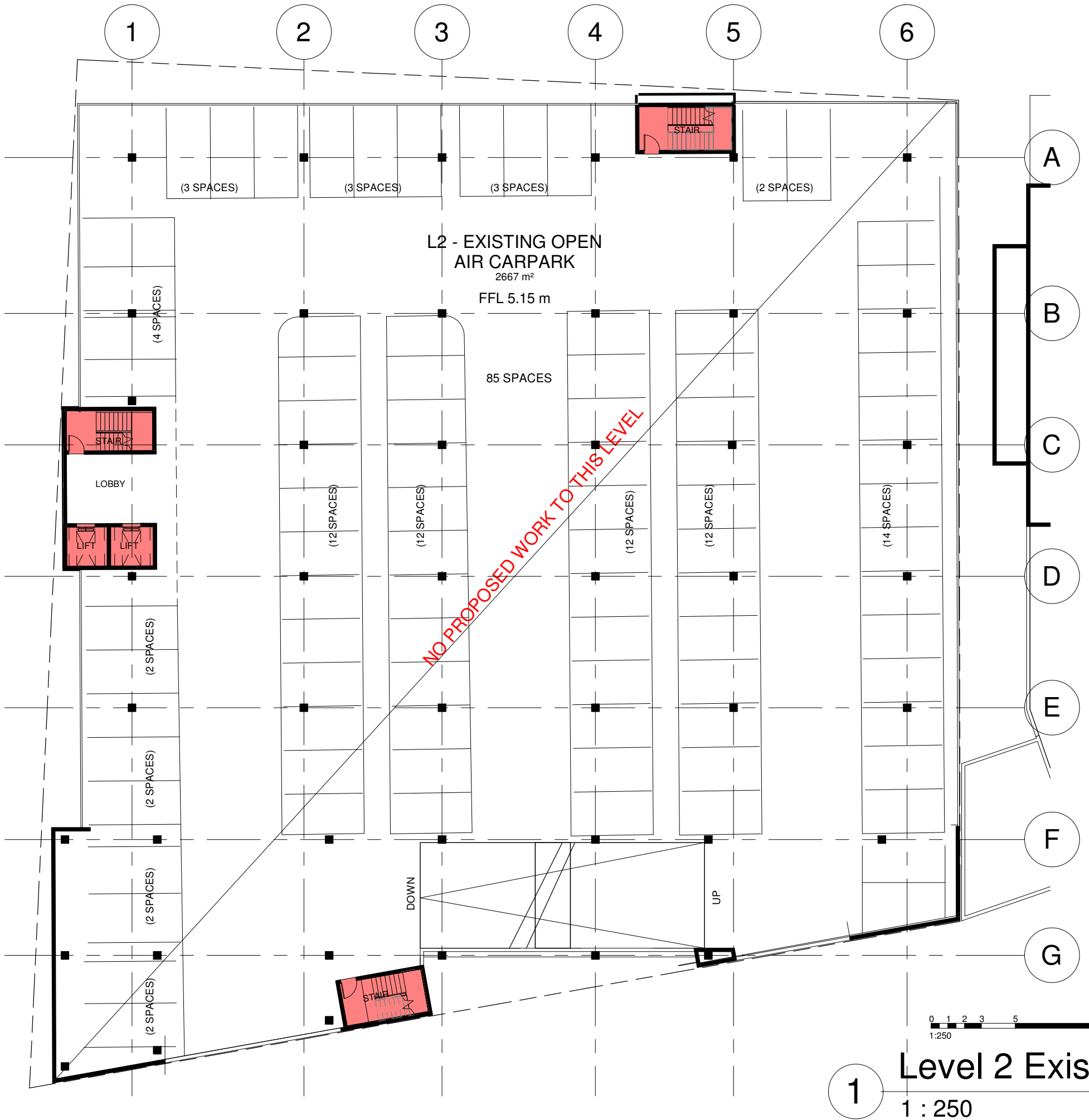
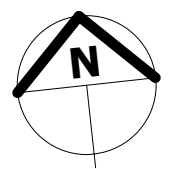
A110



ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

1 Level 1 Existing
1 : 250



1 Level 2 Existing
1 : 250

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 2 - Existing

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

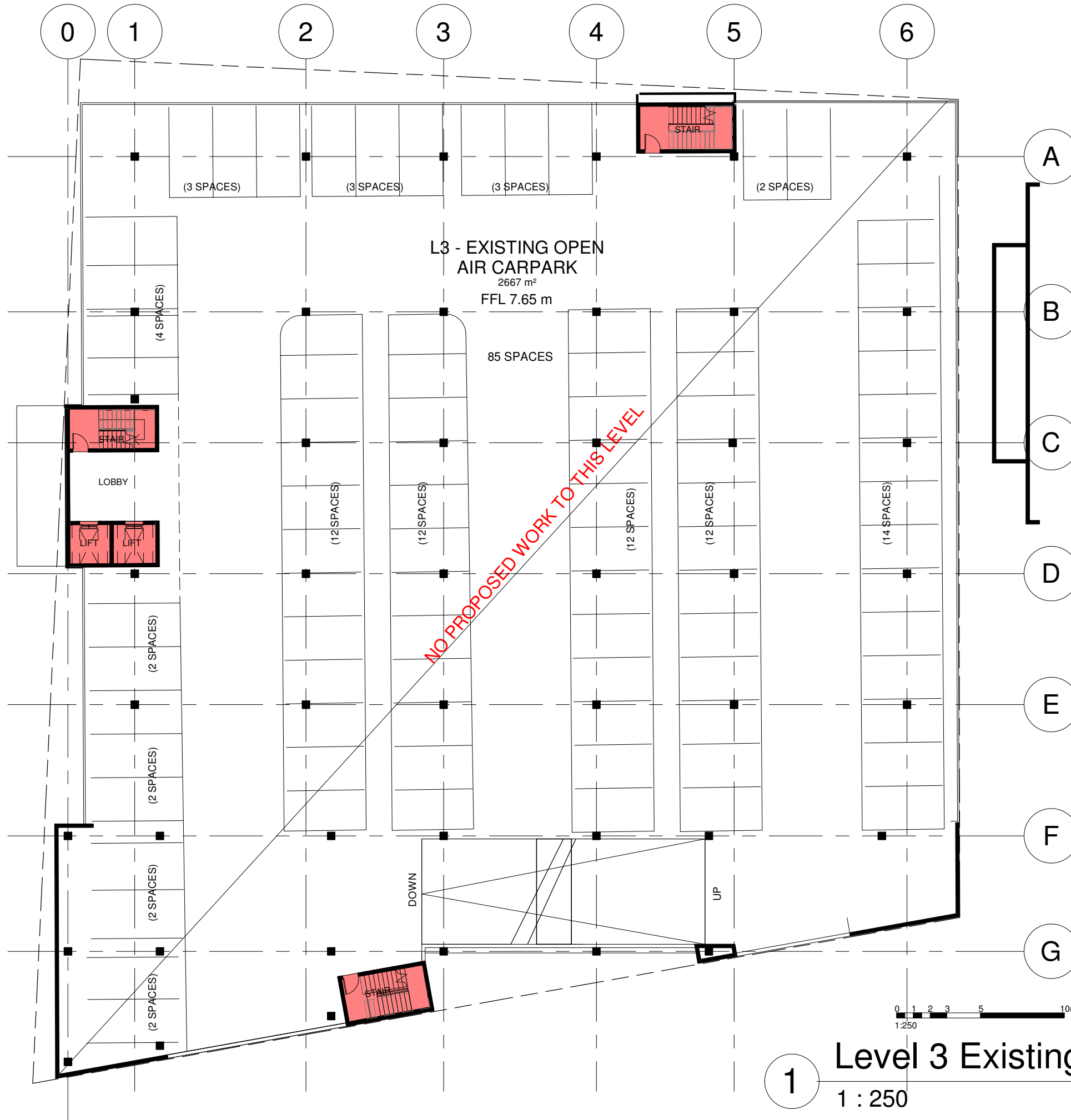
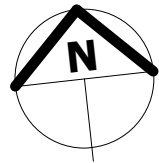
DRAWING NO.

A111



ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 3 - Existing

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A112



ABN 79 953 650 651 / NSW Reg No. 8357

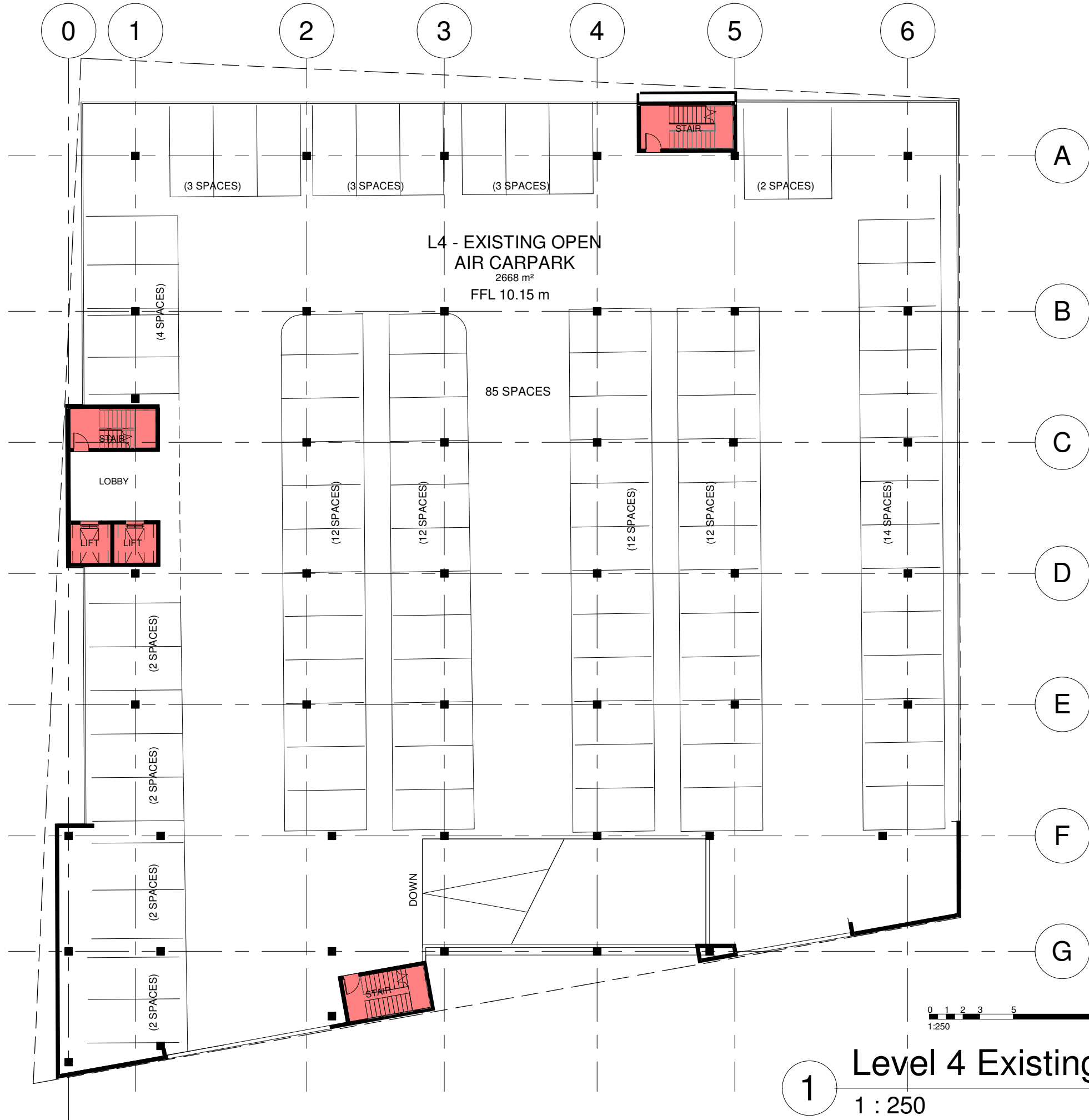
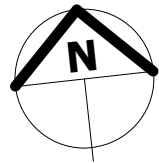
a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au

1 Level 3 Existing
1 : 250



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 4 - Existing

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A113



ABN 79 953 650 651 / NSW Reg No. 8357

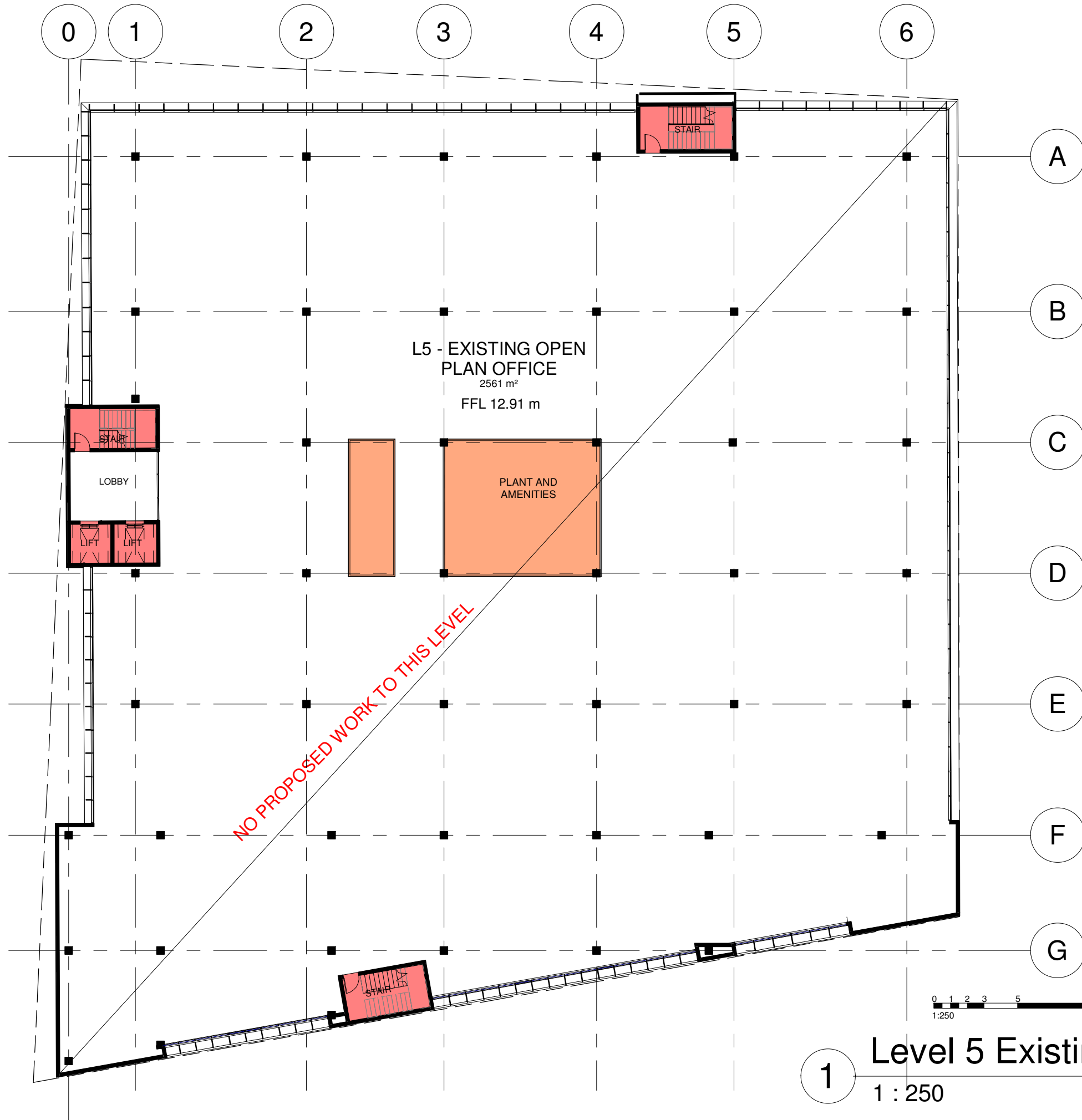
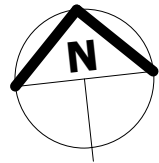
a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au

1 Level 4 Existing
1 : 250



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 5 - Existing

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A114



ABN 79 953 650 651 / NSW Reg No. 8357

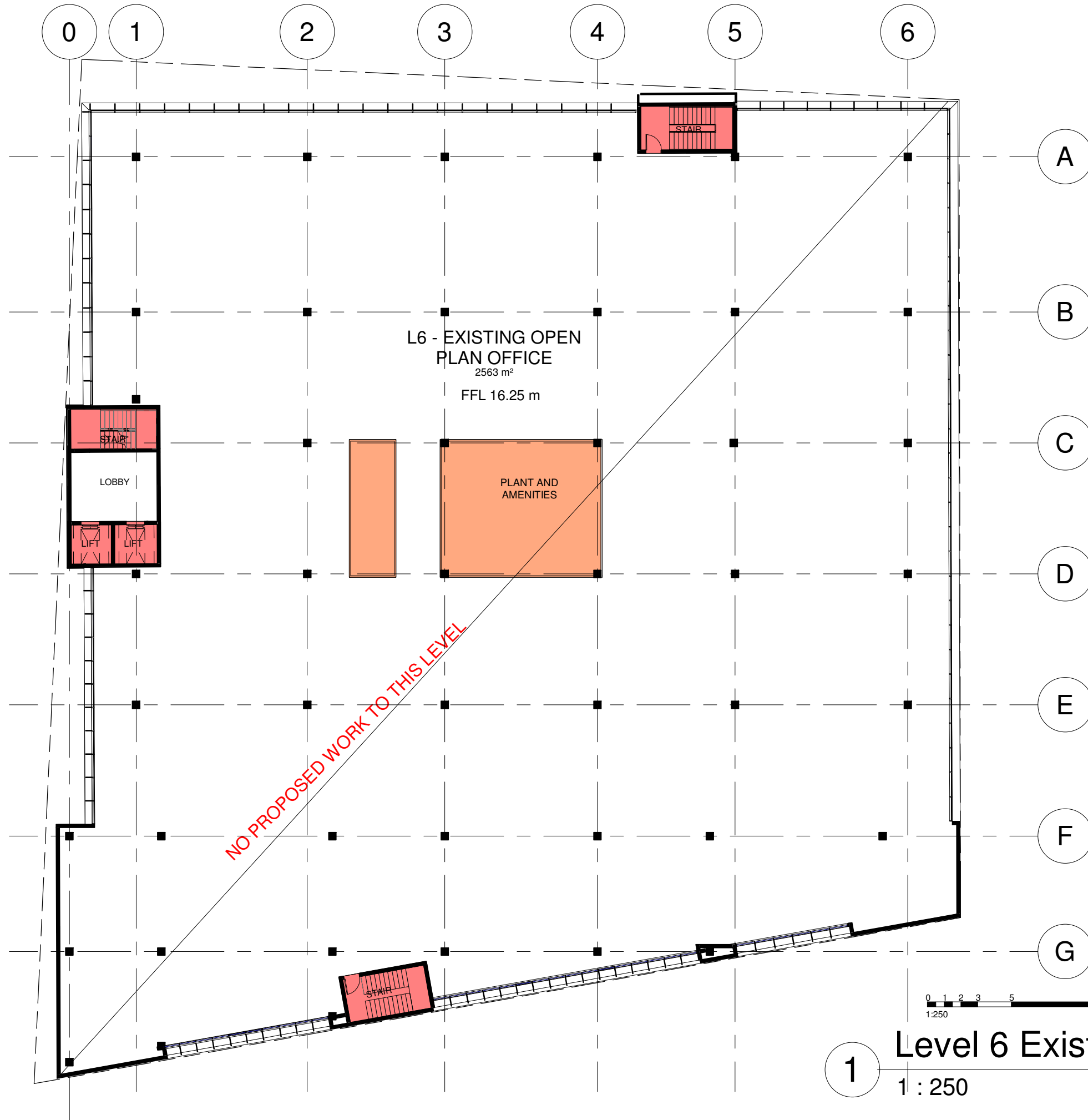
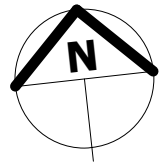
a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au

1 Level 5 Existing
1 : 250



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions
 11 Argyle St, Newcastle

Sentinel Property Group

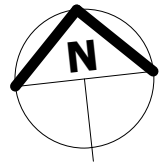
Level 6 - Existing

PROJECT NUMBER	2018-099
DATE	January 2020
STATUS	Development Application
DRAWN BY	BR
SCALE	1 : 250
DRAWING NO.	A115

RAINSFORD ARCHITECTURE + DESIGN

ABN 79 953 650 651 / NSW Reg No. 8357
 a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

1 Level 6 Existing
 1 : 250



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 7/ Roof - Existing

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A116



ABN 79 953 650 651 / NSW Reg No. 8357

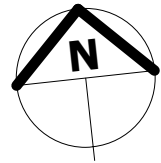
a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au

1 Level 7 Existing
1 : 250

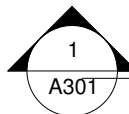


ALL MEASUREMENTS AND DIMENSIONS SUBJECT TO CONFIRMATION ON-SITE. DESIGN SUBJECT TO COUNCIL APPROVAL & BUILDING CODE REQUIREMENTS. FURNITURE LAYOUT INDICATIVE ONLY. PLANS FOR INFORMATION ONLY. FIRE EGRESS PATHS AND TRAVEL DISTANCES SUBJECT TO CONFIRMATION WITH FIRE CONSULTANT

Rev	Description	Date
A	Level 4 & 7 Draft	22.10.2019
B	Level 4 & 7 Concept	23.10.2019
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

PROPOSED GLAZING W/
VERTICAL SUN SHADING
TO MATCH LEVELS 5 & 6

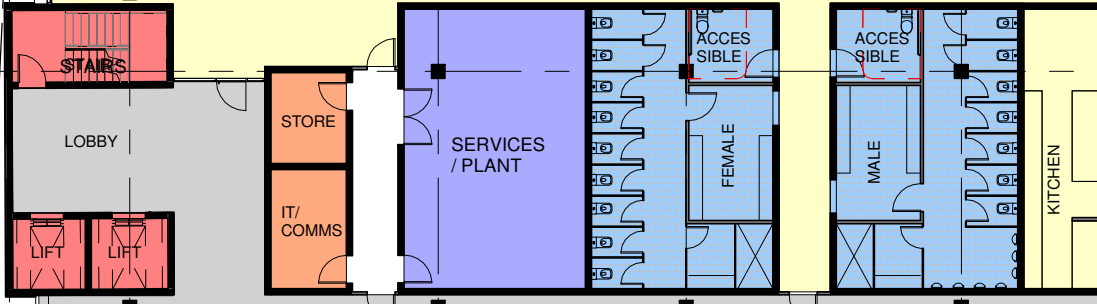
PROPOSED GLAZING W/
VERTICAL SUN SHADING
TO MATCH LEVELS 5 & 6



ARGYLE STREET

PROPOSED OPEN
PLAN OFFICE

NLA 1090sqm
FFL 10.15 m
(STAGE 1)



CARPARK TO REMAIN
OPERATIONAL UNTIL
SPACE REQUIRED AT
STAGE 2

30 SPACES

PARKING REQUIREMENTS

EXISTING GFA	= 5102 sqm
REQUIRED PARKING	= 102 SPACES
PARKING PROVIDED	= 326 SPACES
STAGE 1 GFA	= 8409 sqm
REQUIRED PARKING	= 169 SPACES
PARKING PROVIDED	= 271 SPACES
STAGE 2 GFA	= 9702 sqm
REQUIRED PARKING	= 195 SPACES
PARKING PROVIDED	= 241 SPACES

PARKING RATES PER NCC DCP	
CAR PARKING	= 1 / 50sqm GFA
MOTORBIKE PARKING	= 1 / 20 CARS
PUSHBIKE PARKING	= 1 / 200sqm GFA

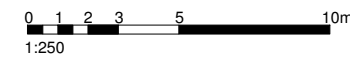
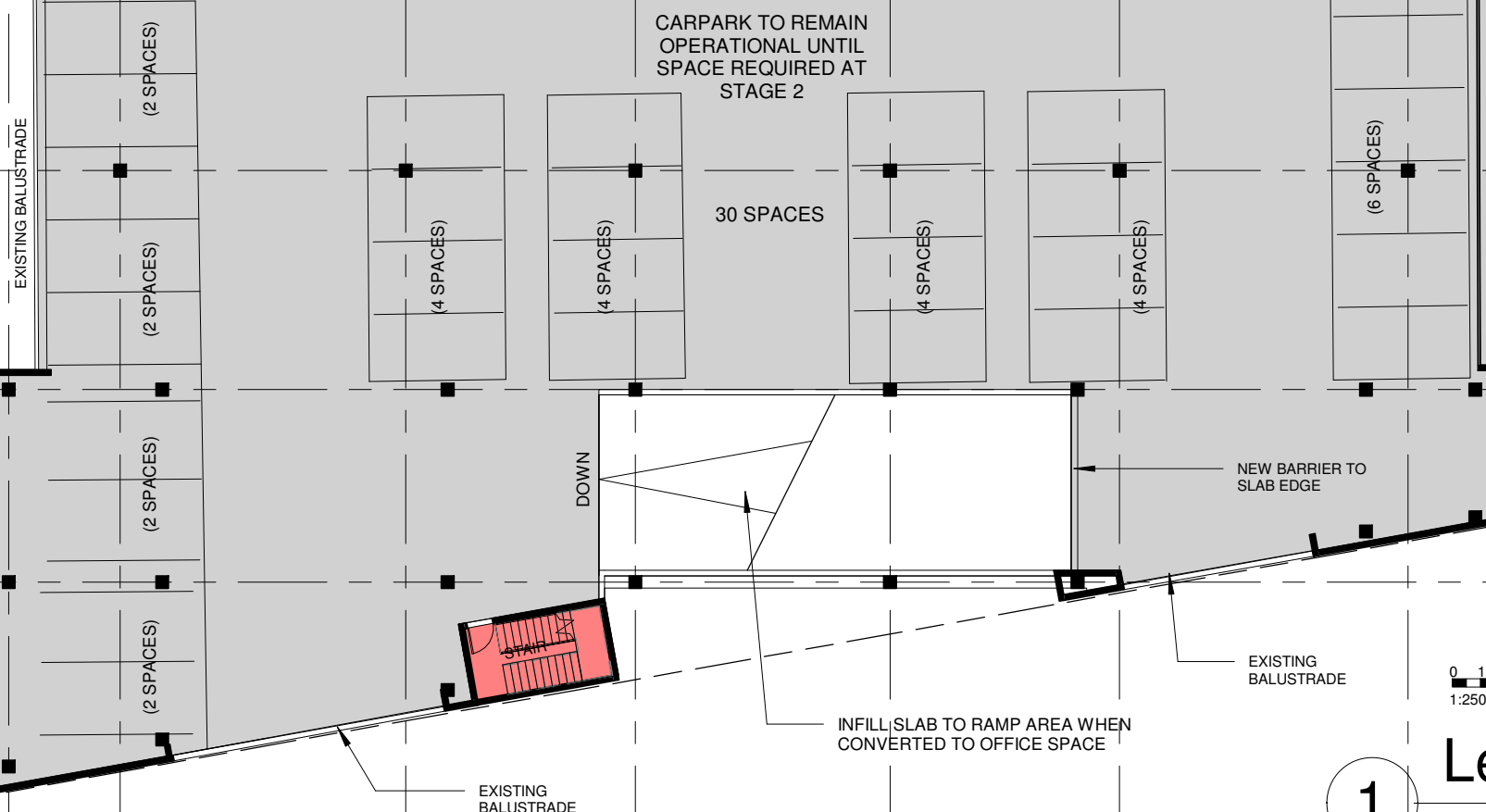
DEVELOPMENT SUMMARY

SITE AREA	= 2945sqm
EXISTING	
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
TOTAL GFA	= 5102sqm
FSR	= 1.7:1

PROPOSED (STAGE 1)	
LEVEL 4 OFFICE	= 1107sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 8409sqm
FSR	= 2.8:1

PROPOSED (STAGE 2)	
LEVEL 4 OFFICE	= 2400sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 9702sqm
FSR	= 3.3:1

NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION



1 : 250

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 4 - Proposed (Stage 1)

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A123



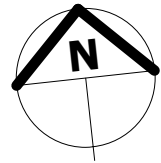
ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au



ALL MEASUREMENTS AND DIMENSIONS SUBJECT TO CONFIRMATION ON-SITE. DESIGN SUBJECT TO COUNCIL APPROVAL & BUILDING CODE REQUIREMENTS. FURNITURE LAYOUT INDICATIVE ONLY. PLANS FOR INFORMATION ONLY. FIRE EGRESS PATHS AND TRAVEL DISTANCES SUBJECT TO CONFIRMATION WITH FIRE CONSULTANT

Rev	Description	Date
B	Level 4 & 7 Concept	23.10.2019
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 4 - Proposed (Stage 2)

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A124

PARKING REQUIREMENTS	
EXISTING GFA	= 5102 sqm
REQUIRED PARKING	= 102 SPACES
PARKING PROVIDED	= 326 SPACES
STAGE 1 GFA	= 8409 sqm
REQUIRED PARKING	= 169 SPACES
PARKING PROVIDED	= 271 SPACES
STAGE 2 GFA	= 9702 sqm
REQUIRED PARKING	= 195 SPACES
PARKING PROVIDED	= 241 SPACES
PARKING RATES PER NCC DCP	
CAR PARKING	= 1 / 50sqm GFA
MOTORBIKE PARKING	= 1 / 20 CARS
PUSHBIKE PARKING	= 1 / 200sqm GFA

DEVELOPMENT SUMMARY	
SITE AREA	= 2945sqm
EXISTING	
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
TOTAL GFA	= 5102sqm
FSR	= 1.7:1
PROPOSED (STAGE 1)	
LEVEL 4 OFFICE	= 1107sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 8409sqm
FSR	= 2.8:1
PROPOSED (STAGE 2)	
LEVEL 4 OFFICE	= 2400sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 9702sqm
FSR	= 3.3:1
<i>NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION</i>	

1 Level 4 Proposed
1 : 250



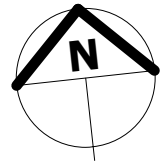
ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au



ALL MEASUREMENTS AND DIMENSIONS SUBJECT TO CONFIRMATION ON-SITE. DESIGN SUBJECT TO COUNCIL APPROVAL & BUILDING CODE REQUIREMENTS. FURNITURE LAYOUT INDICATIVE ONLY. PLANS FOR INFORMATION ONLY. FIRE EGRESS PATHS AND TRAVEL DISTANCES SUBJECT TO CONFIRMATION WITH FIRE CONSULTANT

Rev	Description	Date
A	Level 4 & 7 Draft	22.10.2019
B	Level 4 & 7 Concept	23.10.2019
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020



Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Level 7 - Proposed

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A126

PARKING REQUIREMENTS	
EXISTING GFA	= 5102 sqm
REQUIRED PARKING	= 102 SPACES
PARKING PROVIDED	= 326 SPACES
STAGE 1 GFA	= 8409 sqm
REQUIRED PARKING	= 169 SPACES
PARKING PROVIDED	= 271 SPACES
STAGE 2 GFA	= 9702 sqm
REQUIRED PARKING	= 195 SPACES
PARKING PROVIDED	= 241 SPACES
PARKING RATES PER NCC DCP	
CAR PARKING	= 1 / 50sqm GFA
MOTORBIKE PARKING	= 1 / 20 CARS
PUSHBIKE PARKING	= 1 / 200sqm GFA

DEVELOPMENT SUMMARY	
SITE AREA	= 2945sqm
EXISTING	
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
TOTAL GFA	= 5102sqm
FSR	= 1.7:1
PROPOSED (STAGE 1)	
LEVEL 4 OFFICE	= 1107sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 8409sqm
FSR	= 2.8:1
PROPOSED (STAGE 2)	
LEVEL 4 OFFICE	= 2400sqm
LEVEL 5 OFFICE	= 2549sqm
LEVEL 6 OFFICE	= 2553sqm
LEVEL 7 OFFICE	= 2200sqm
TOTAL GFA	= 9702sqm
FSR	= 3.3:1
<small>NOTE: GFA EXCLUDES PLANT ROOMS, BATHROOMS & VERTICAL CIRCULATION</small>	

1 Level 7 Proposed
1 : 250



ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300
e. studio@r-ad.com.au
m. 0419 281 574
w. www.r-ad.com.au

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Roof - Proposed

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 250

DRAWING NO.

A127



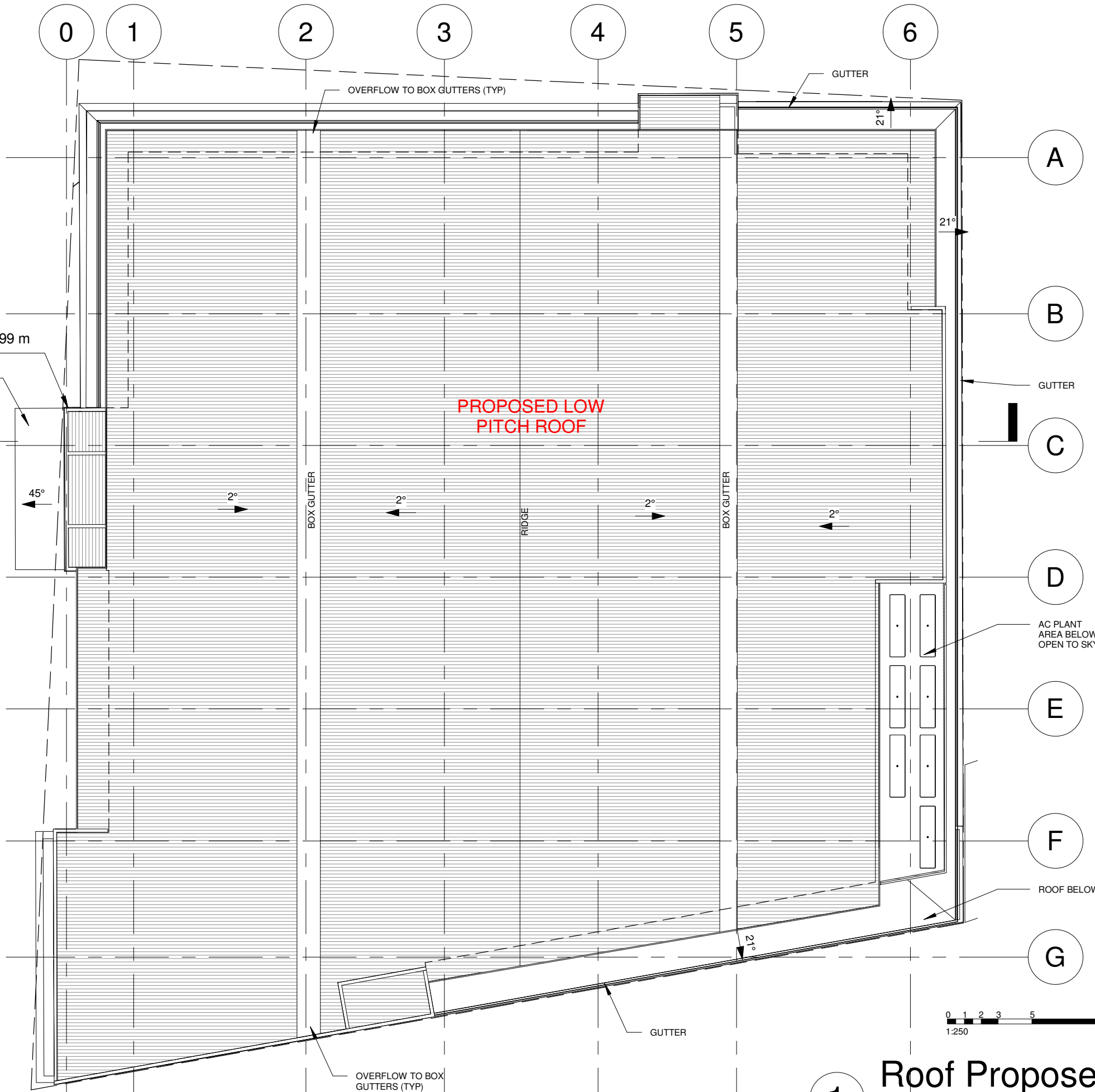
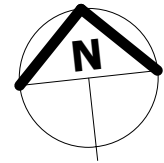
ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

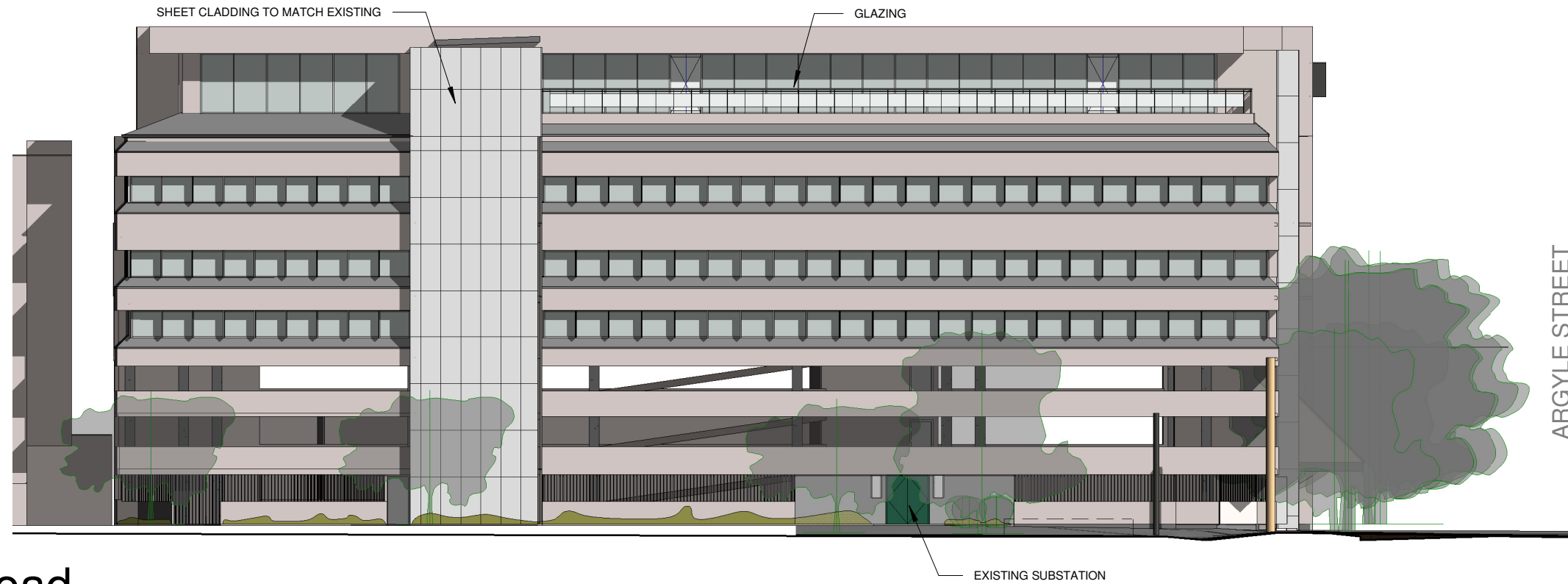
w. www.r-ad.com.au



Roof Proposed

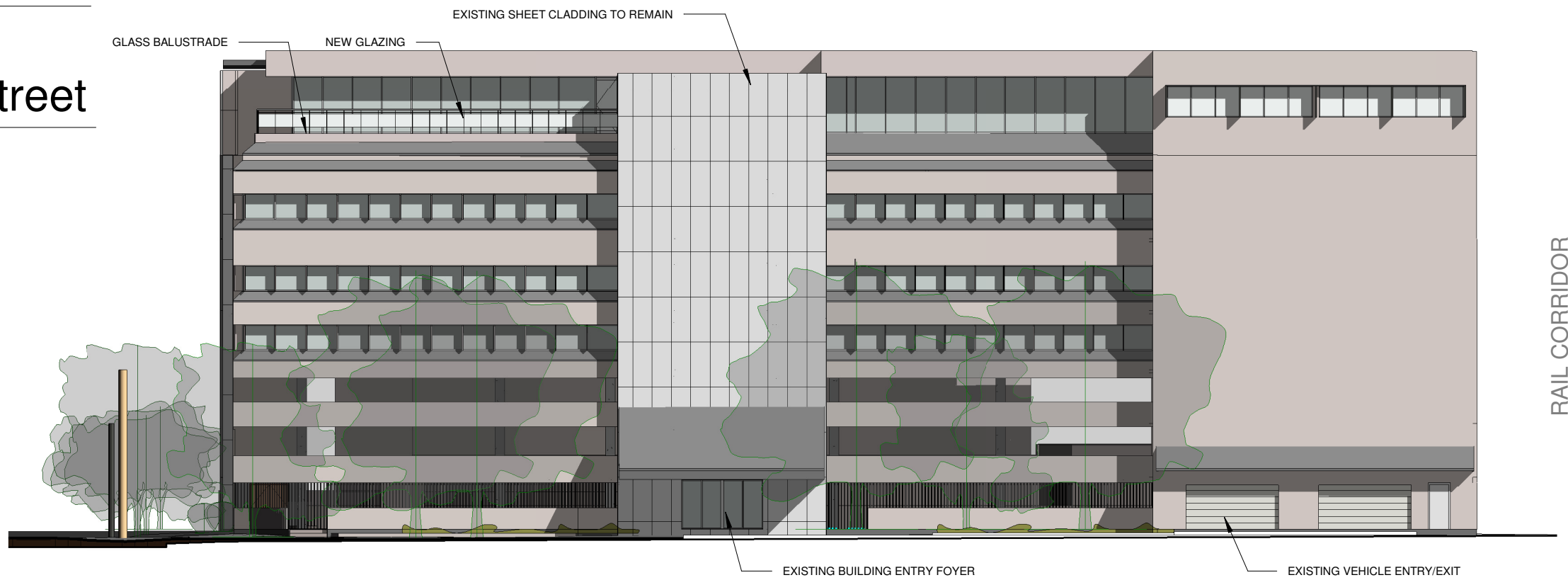
1 : 250

1



1 Wharf Road
1 : 250

2 Argyle Street
1 : 250



Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

Street Elevations

Sentinel Property Group	STATUS	Development Application
PROJECT NUMBER 2018-099	DRAWN BY	BR
DATE January 2020	SCALE	1 : 250
	DRAWING NO.	A200

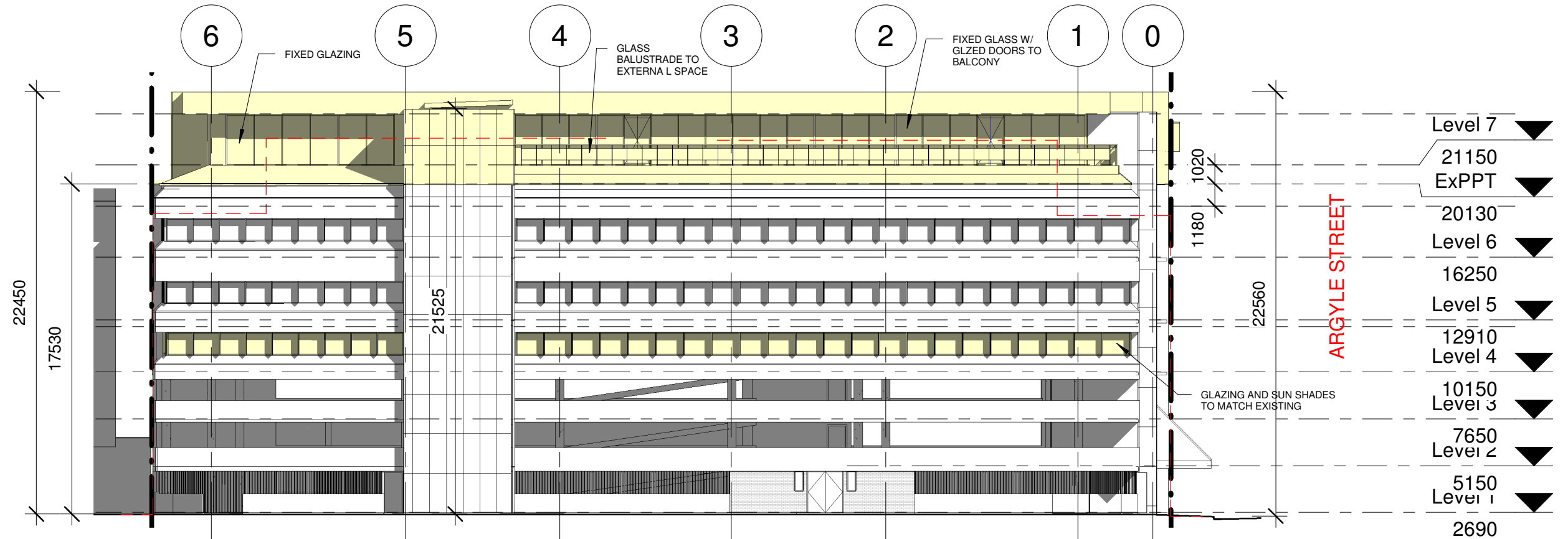
a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

ABN 70 619 983 023

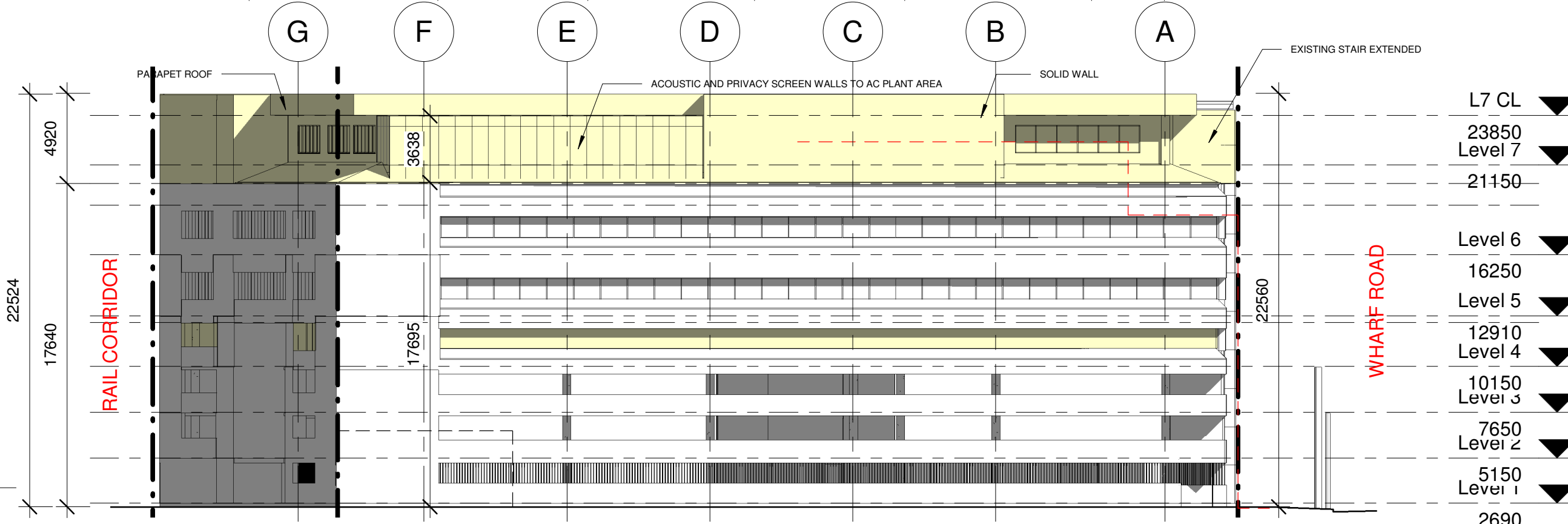


NOTES:
A) YELLOW HATCH DENOTES PROPOSED NEW WORK
B) DCP SETBACK/HEIGHT LINE SHOWN DASHED RED (TYP)

1 North
1 : 250



2 East
1 : 250



Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

Elevations

Sentinel Property Group

PROJECT NUMBER 2018-099
 DATE January 2020

STATUS Development Application
 DRAWN BY BR
 SCALE 1 : 250

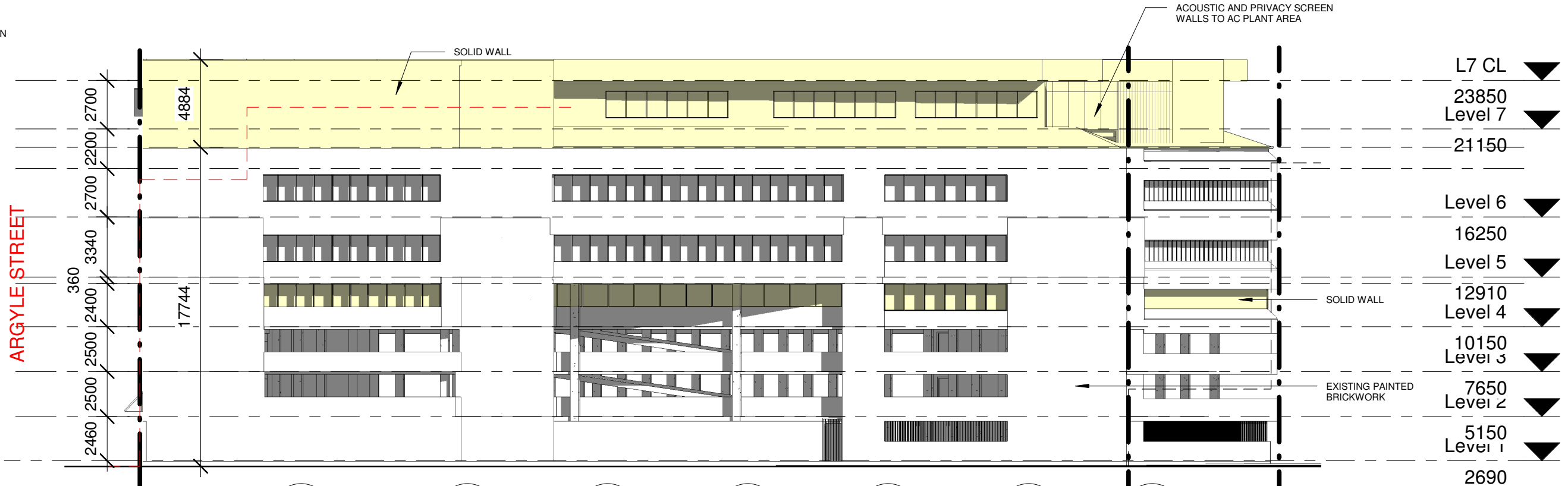
DRAWING NO. **A201**

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

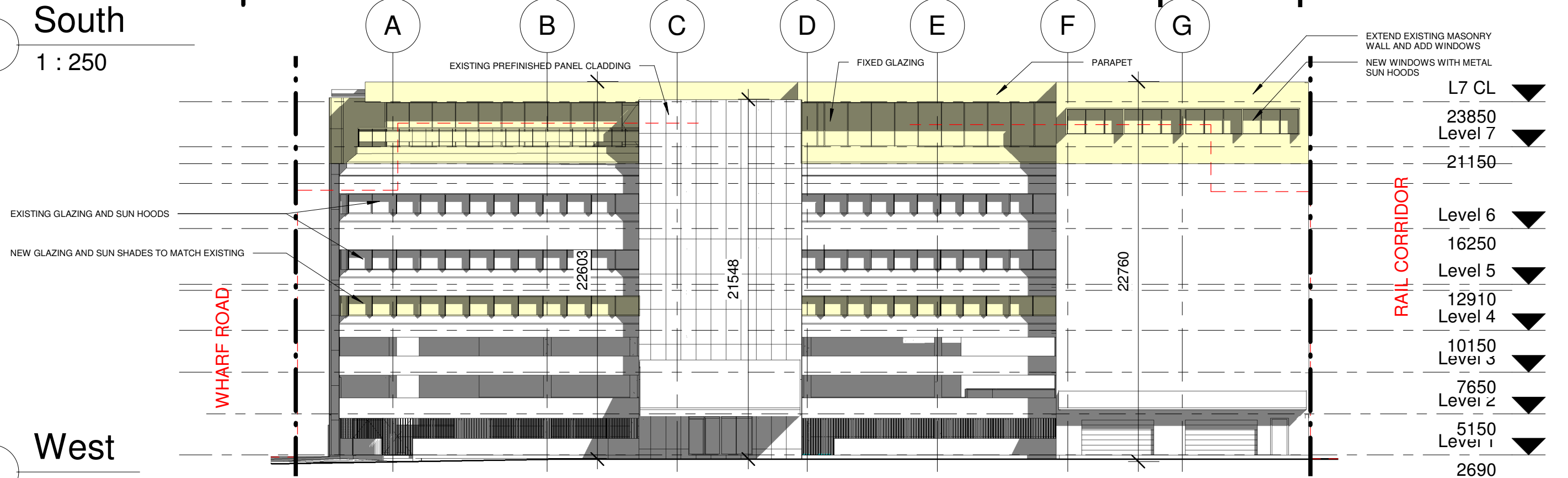
ABN 70 619 983 023

RAINSFORD ARCHITECTURE + DESIGN (RAD)

NOTES:
 A) YELLOW HATCH DENOTES PROPOSED NEW WORK
 B) DCP SETBACK/HEIGHT LINE SHOWN DASHED RED (TYP)



1 South
 1 : 250



2 West
 1 : 250

Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

Elevations

Sentinel Property Group

PROJECT NUMBER 2018-099
 DATE January 2020

STATUS Development Application
 DRAWN BY BR
 SCALE 1 : 250

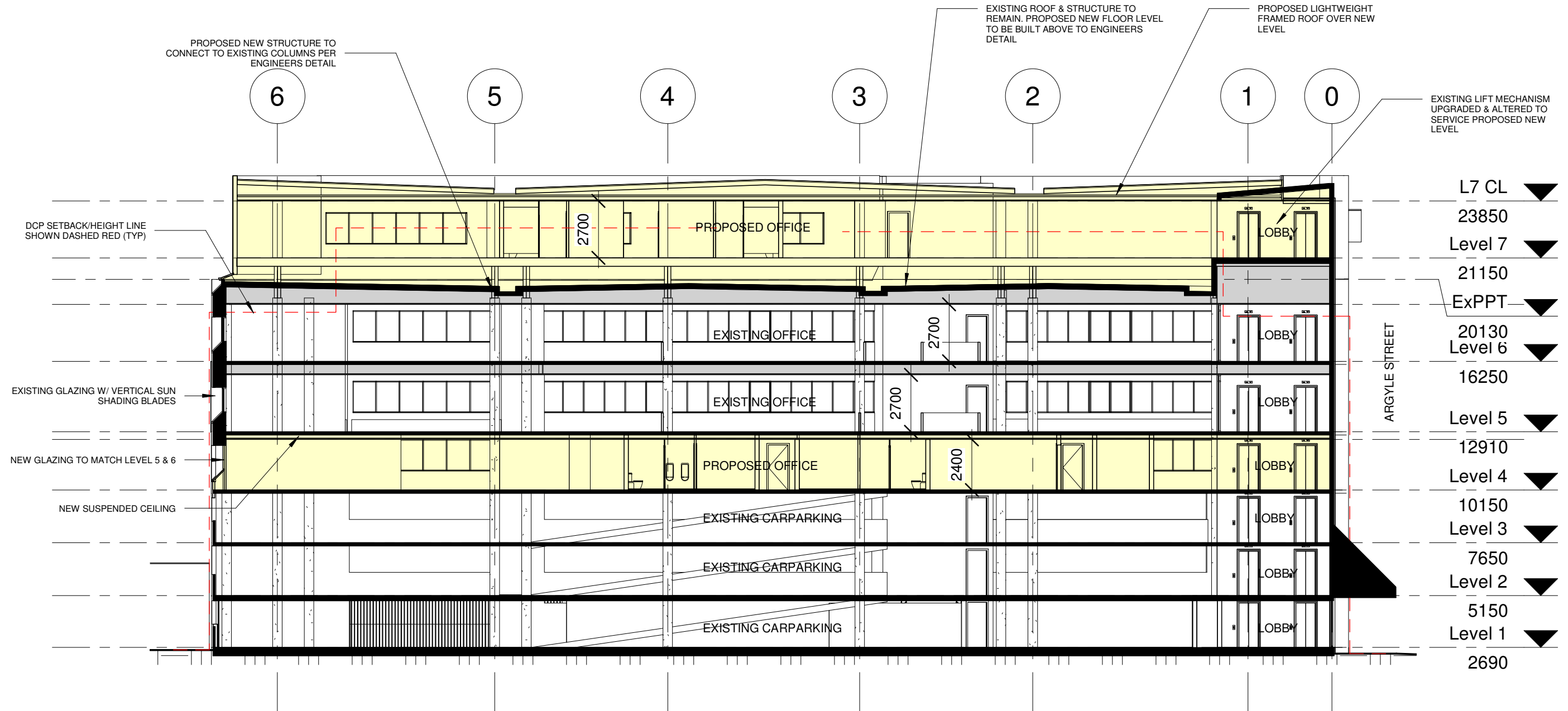
DRAWING NO. **A202**

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

ABN 70 619 983 023

RAINSFORD ARCHITECTURE + DESIGN (RAD)

NOTES:
A) YELLOW HATCH DENOTES PROPOSED NEW WORK
B) DCP SETBACK/HEIGHT LINE SHOWN DASHED RED (TYP)



1 Section A
 1 : 200

Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

Sections

Sentinel Property Group

PROJECT NUMBER 2018-099
 DATE January 2020

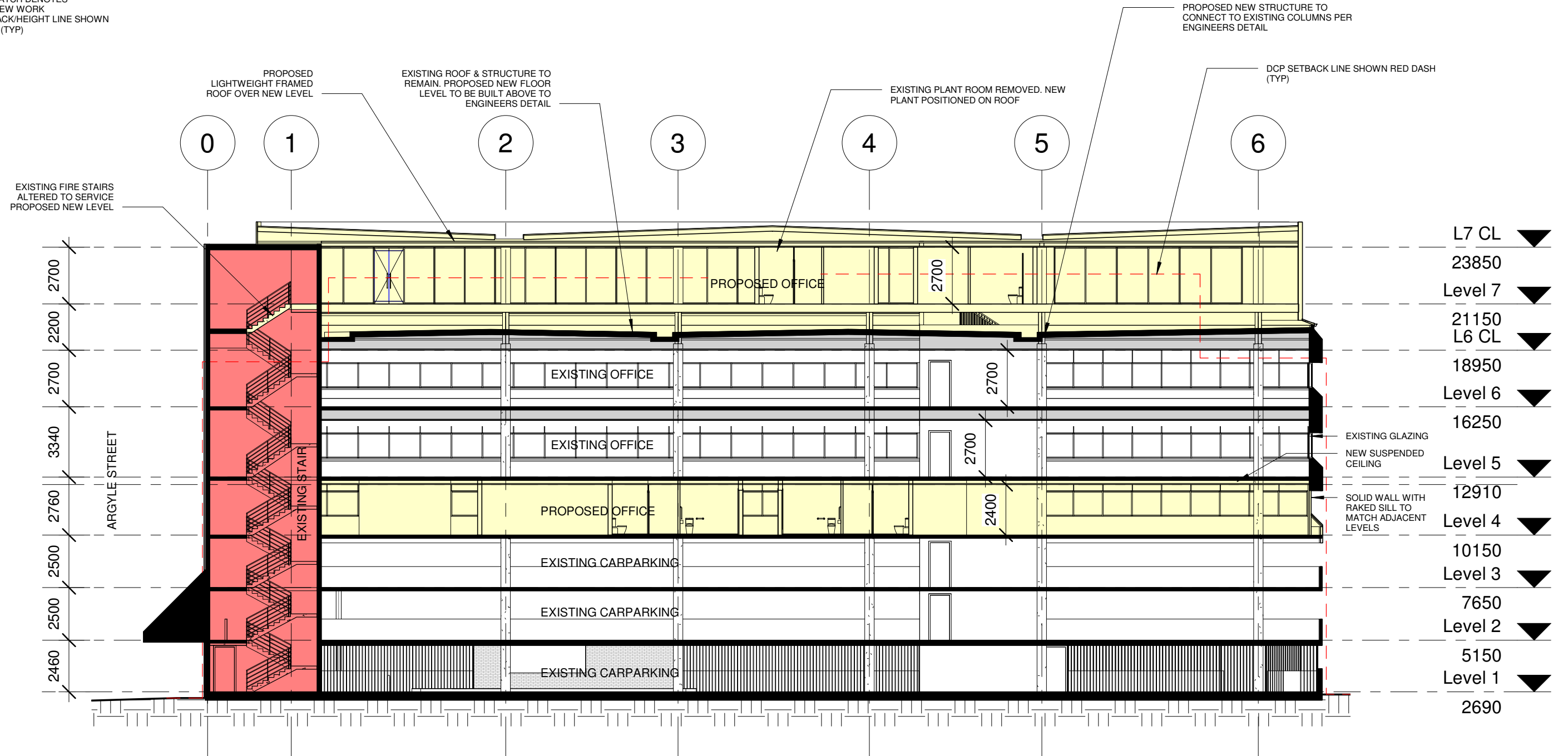
STATUS Development Application
 DRAWN BY BR
 SCALE 1 : 200
 DRAWING NO. **A300**

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

ABN 70 619 983 023

RAINSFORD ARCHITECTURE + DESIGN (RAD)

NOTES:
A) YELLOW HATCH DENOTES PROPOSED NEW WORK
B) DCP SETBACK/HEIGHT LINE SHOWN DASHED RED (TYP)



1 Section B
 1 : 200

Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

Sections

Sentinel Property Group

PROJECT NUMBER 2018-099
 DATE January 2020

STATUS Development Application
 DRAWN BY BR
 SCALE 1 : 200

DRAWING NO. **A301**

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

ABN 70 619 983 023



METAL FRAMED GLASS BALUSTRADE



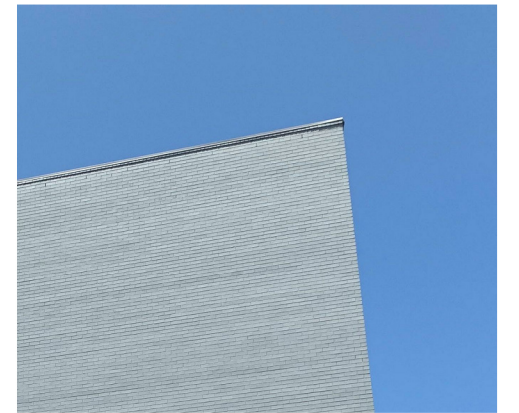
PREFINISHED METAL SHEET FASCIA CLADDING. LIGHT COLOUR



METAL DECK ROOF SHEETING. LIGHT COLOUR



PAINTED BRICKWORK TO MATCH EXISTING BELOW



ALUMINIUM FRAMED GLAZING. GLASS TO SECTION J REQS



PREFINISHED METAL SHEET CLADDING TO MATCH EXISTING BELOW

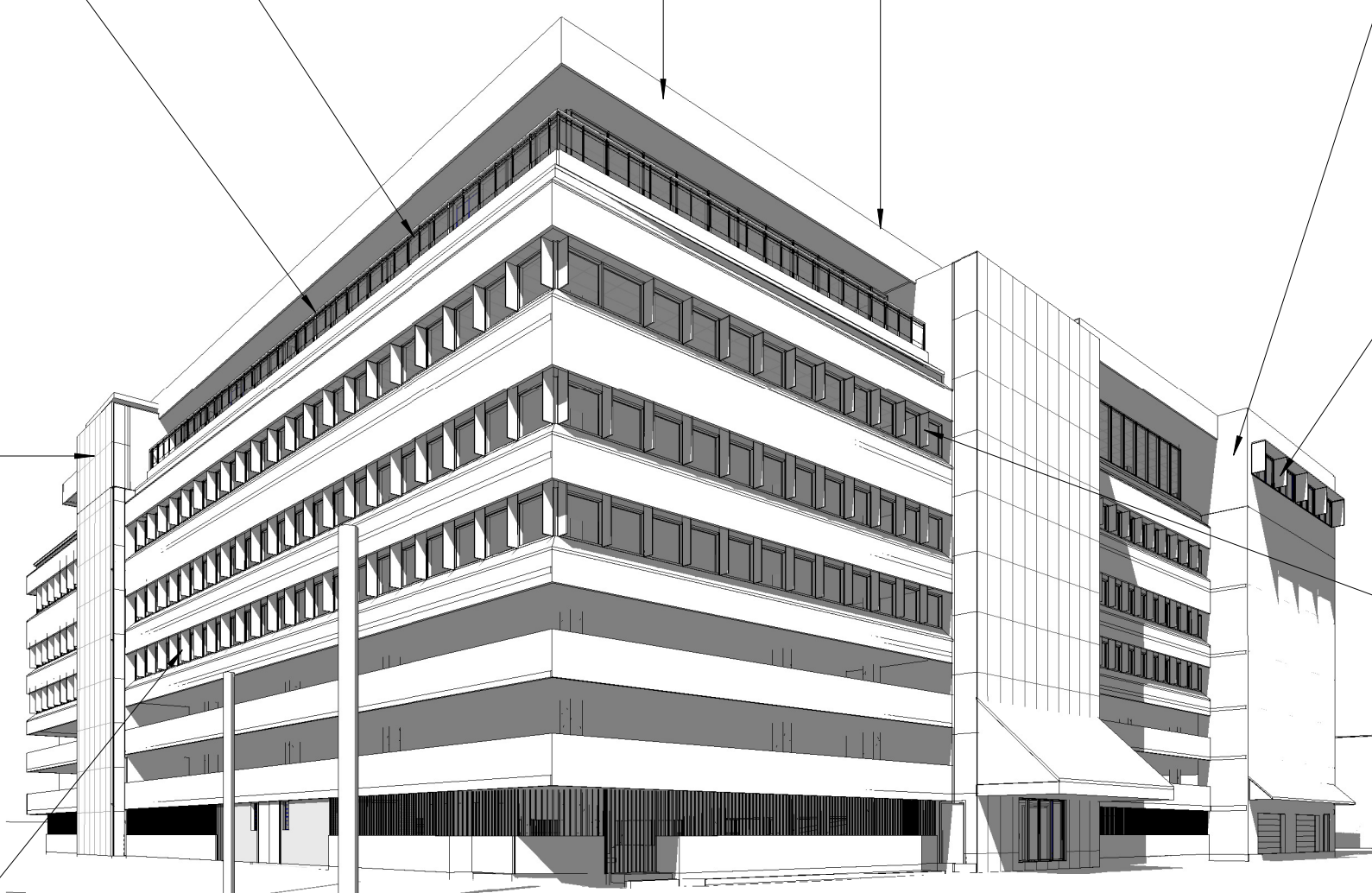


PAINTED SHEET SILL/SPANDREL - TO MATCH EXISTING LEVEL 5 & 6

FOLDED METAL SUN HOODS



ALUMINIUM FRAMED GLAZING WITH VERTICAL SUN SHADES - TO MATCH EXISTING LEVEL 5 & 6



Check all dimensions and site conditions prior to the 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.

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.

Rev	Description	Date
E	Draft DA Issue	29.01.2020

Commercial Alterations & Additions

11 Argyle St, Newcastle - Lot 100 DP 714041

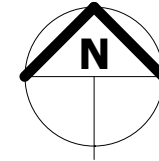
Materials Schedule

Sentinel Property Group	STATUS	Development Application
PROJECT NUMBER	DRAWN BY	BR
DATE	SCALE	
2018-099		
January 2020	DRAWING NO.	A400

a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

ABN 70 619 983 023





Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 0900

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

DRAWING NO.

A800



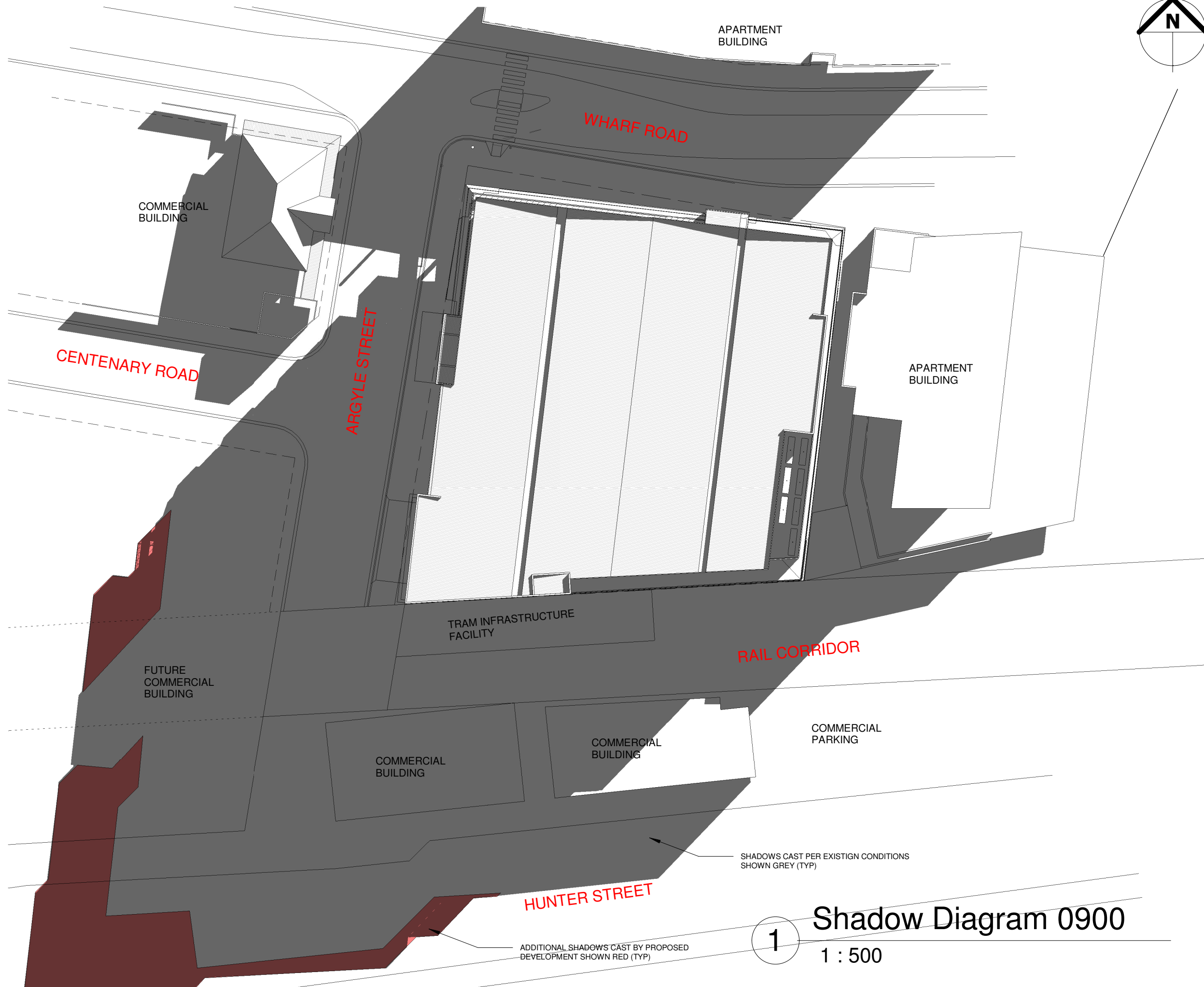
ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

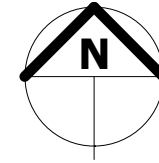
w. www.r-ad.com.au



SHADOWS CAST PER EXISTIGN CONDITIONS SHOWN GREY (TYP)

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT SHOWN RED (TYP)

1 Shadow Diagram 0900
1 : 500

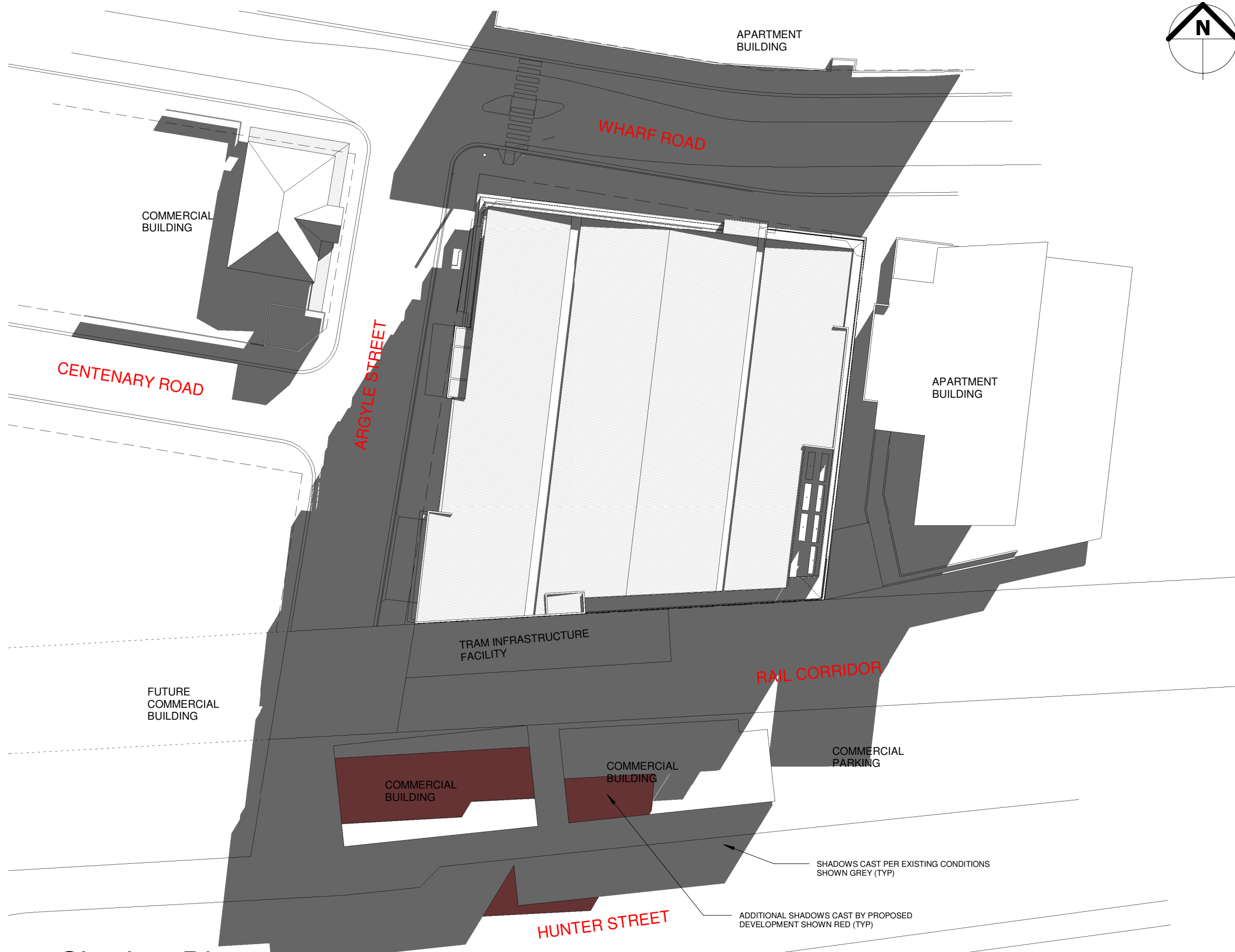


Rev	Description	Date
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.



Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 1000

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

DRAWING NO.

A801

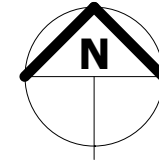


ABN 79 953 650 651 / NSW Reg No. 8357
 a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

1

Shadow Diagram 1000

1 : 500

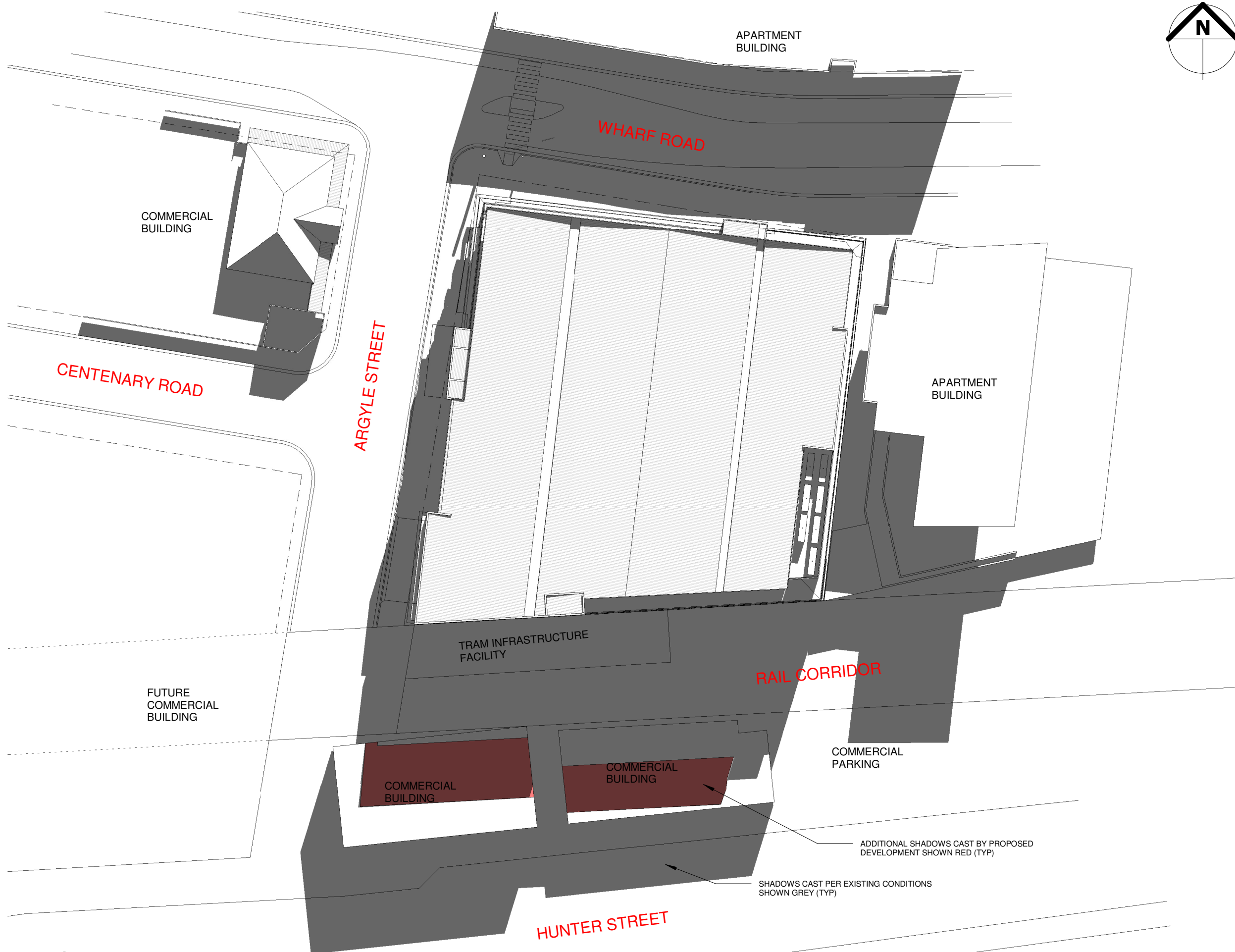


Rev	Description	Date
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.



Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 1100

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

DRAWING NO.

A802

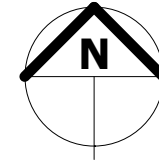


ABN 79 953 650 651 / NSW Reg No. 8357
 a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

1

Shadow Diagram 1100

1 : 500



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 1200

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

DRAWING NO.

A803



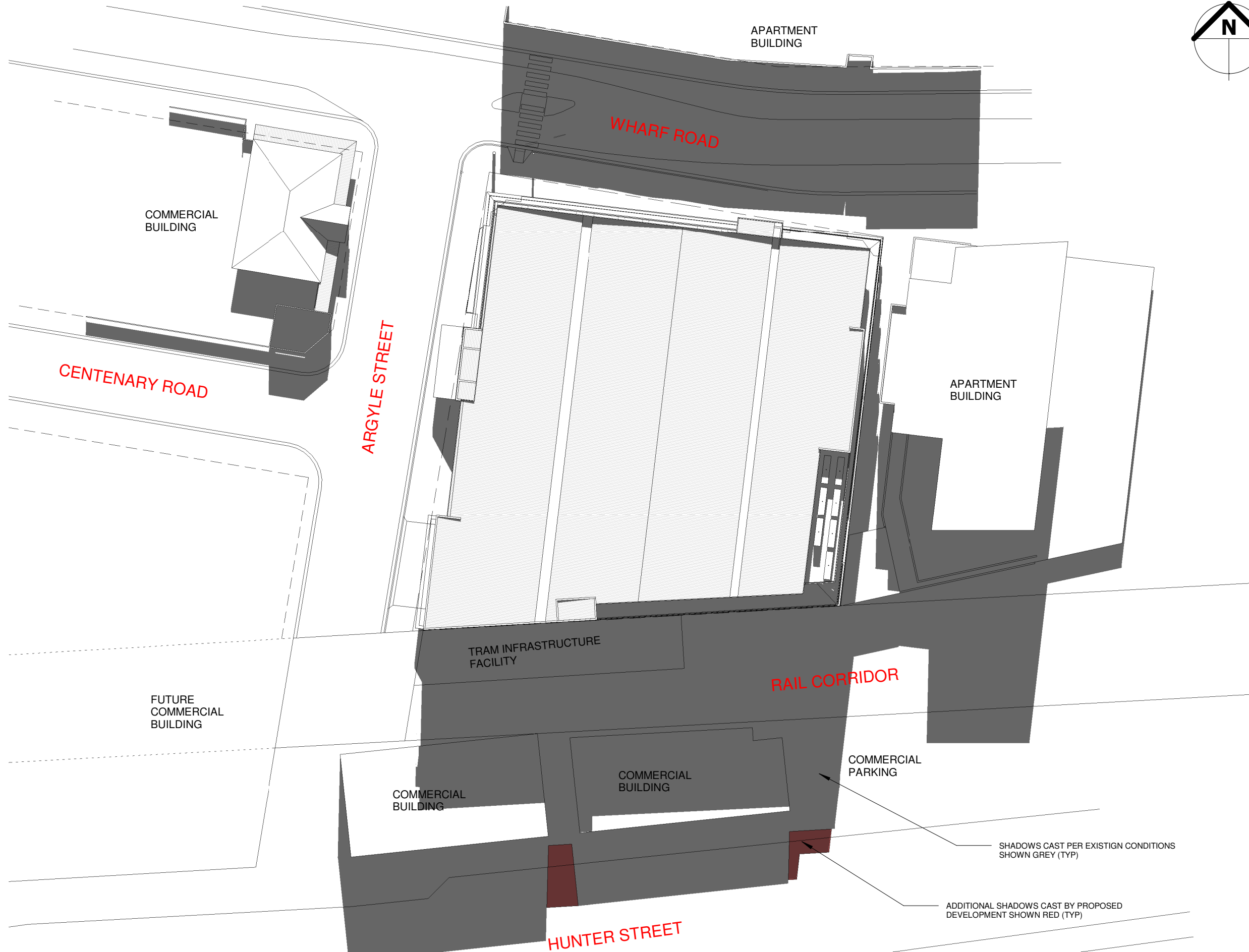
ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

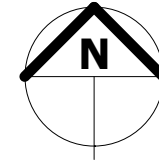
w. www.r-ad.com.au



1

Shadow Diagram 1200

1 : 500

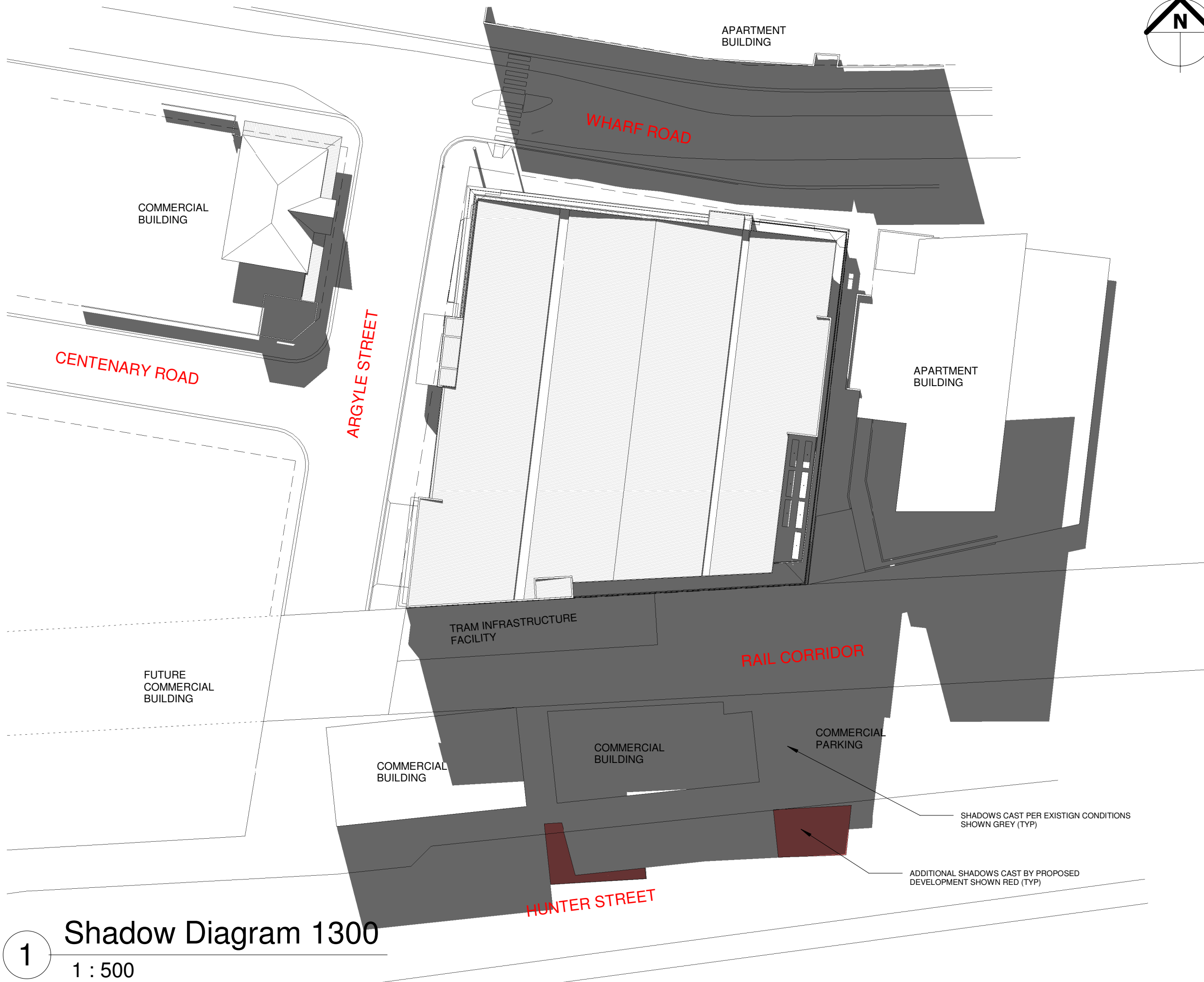


Rev	Description	Date
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.



Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 1300

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

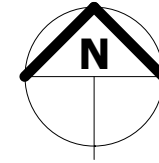
DRAWING NO.

A804



ABN 79 953 650 651 / NSW Reg No. 8357
 a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

1 Shadow Diagram 1300
 1 : 500

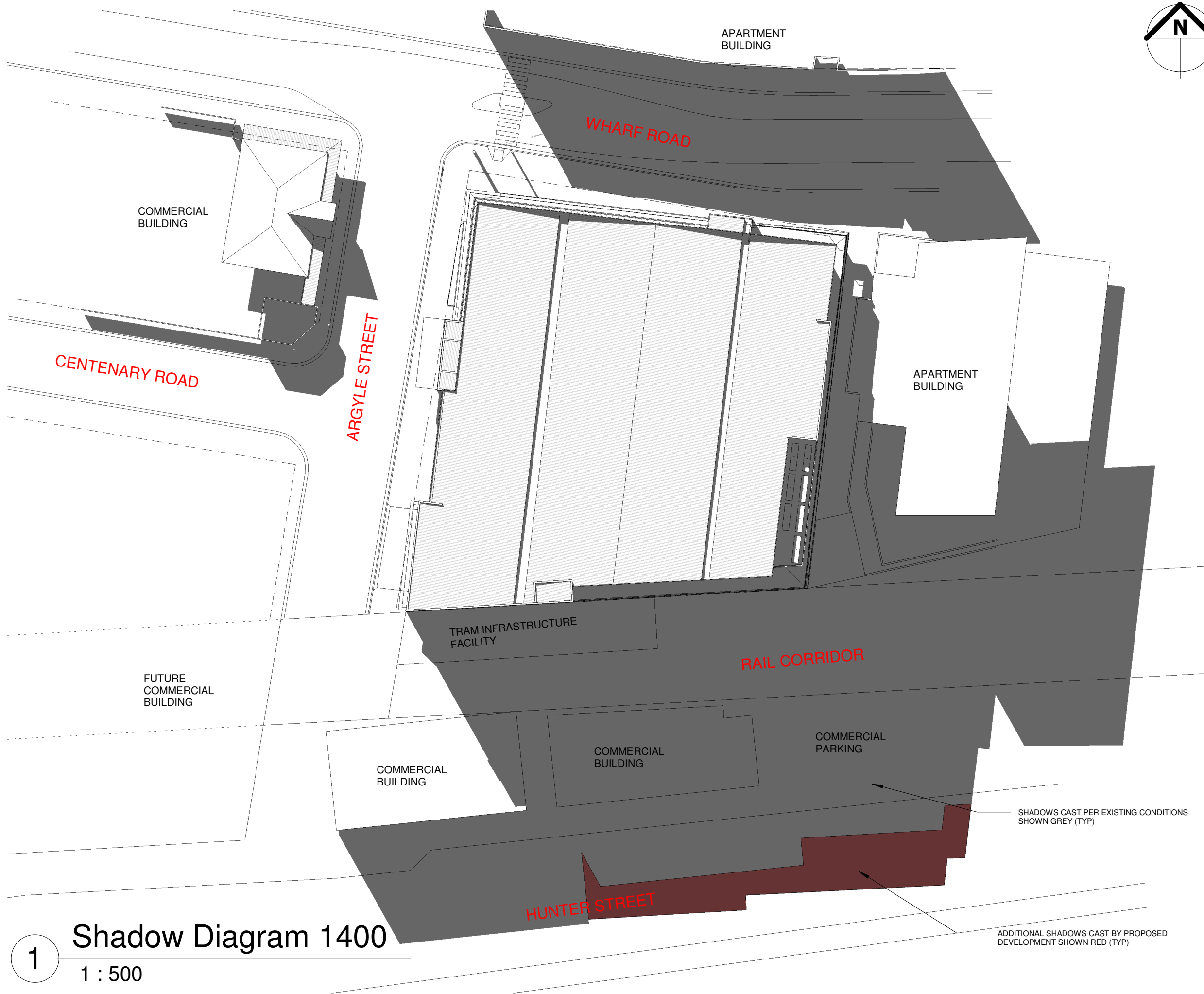


Rev	Description	Date
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.



Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 1400

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

DRAWING NO.

A805



ABN 79 953 650 651 / NSW Reg No. 8357
 a. PO Box 261 Newcastle NSW 2300
 e. studio@r-ad.com.au
 m. 0419 281 574
 w. www.r-ad.com.au

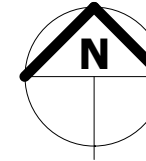
1

Shadow Diagram 1400

1 : 500

SHADOWS CAST PER EXISTING CONDITIONS SHOWN GREY (TYP)

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT SHOWN RED (TYP)



Rev	Description	Date
C	Concept for Review	29.11.2019
D	Concept for Comment	11.12.2019
E	Draft DA Issue	29.01.2020

Check all dimensions and site conditions prior to the 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.

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.

Commercial Alterations & Additions

11 Argyle St, Newcastle

Sentinel Property Group

Shadow Diagrams - 21 July 1500

PROJECT NUMBER 2018-099

DATE January 2020

STATUS Development Application

DRAWN BY BR

SCALE 1 : 500

DRAWING NO.

A806



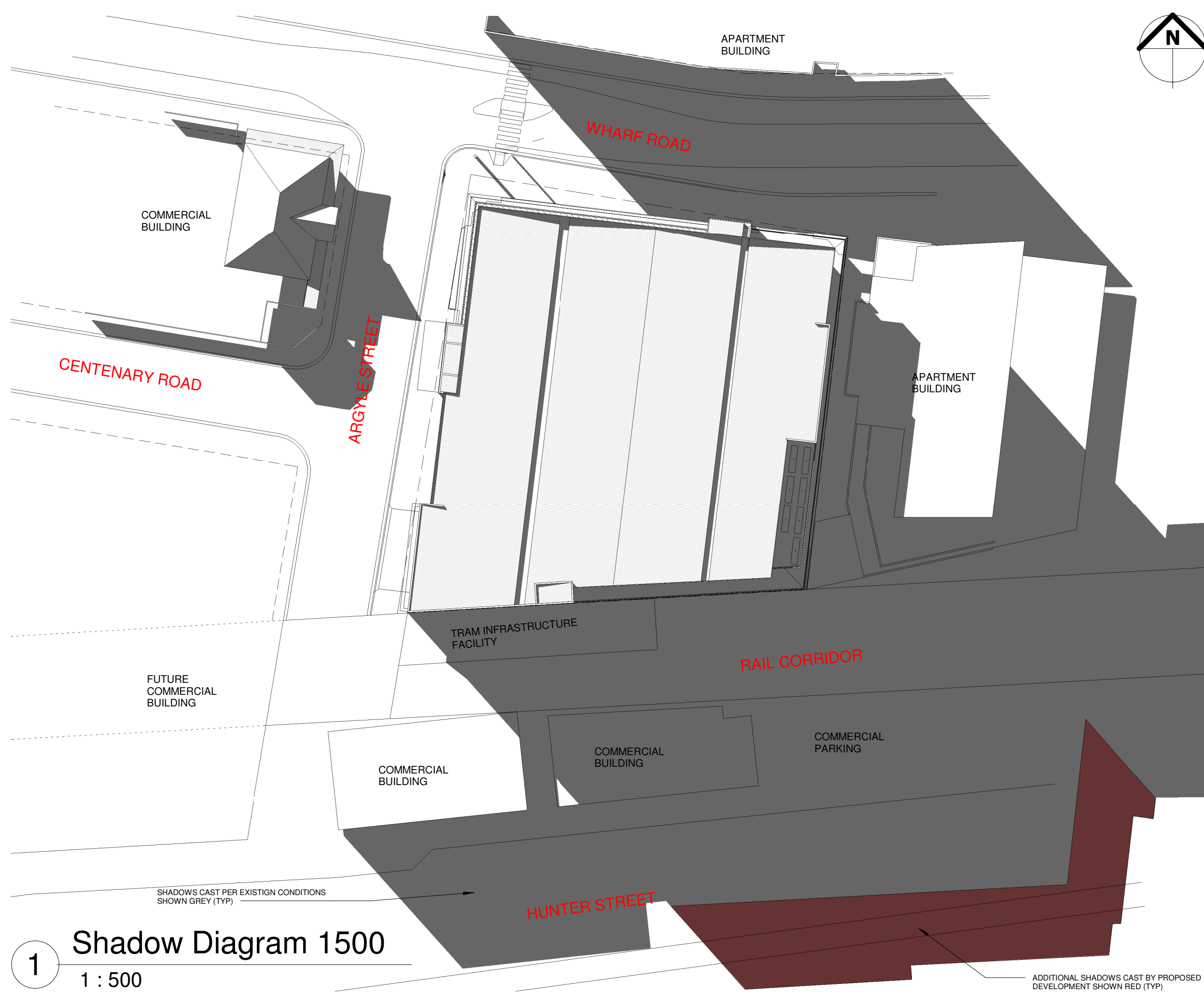
ABN 79 953 650 651 / NSW Reg No. 8357

a. PO Box 261 Newcastle NSW 2300

e. studio@r-ad.com.au

m. 0419 281 574

w. www.r-ad.com.au



SHADOWS CAST PER EXISTIGN CONDITIONS SHOWN GREY (TYP)

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT SHOWN RED (TYP)

1

Shadow Diagram 1500

1 : 500



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 01/12/2020 – DA2020/00189 – 11 ARGYLE STREET,
NEWCASTLE**

**MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS
AND ADDITONS AND PART CHANGE OF USE**

ITEM-2 **Attachment B:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

11 Argyle Street, Newcastle – DA2020/00189

27 February 2020	Development Application Lodged
20 March 2020 to 03 April 2020	Development Application Notified
31 March 2020	Additional information requested
14 May 2020	Response to additional information received
23 September 2020	General Terms of Approval provided by Subsidence Advisory NSW