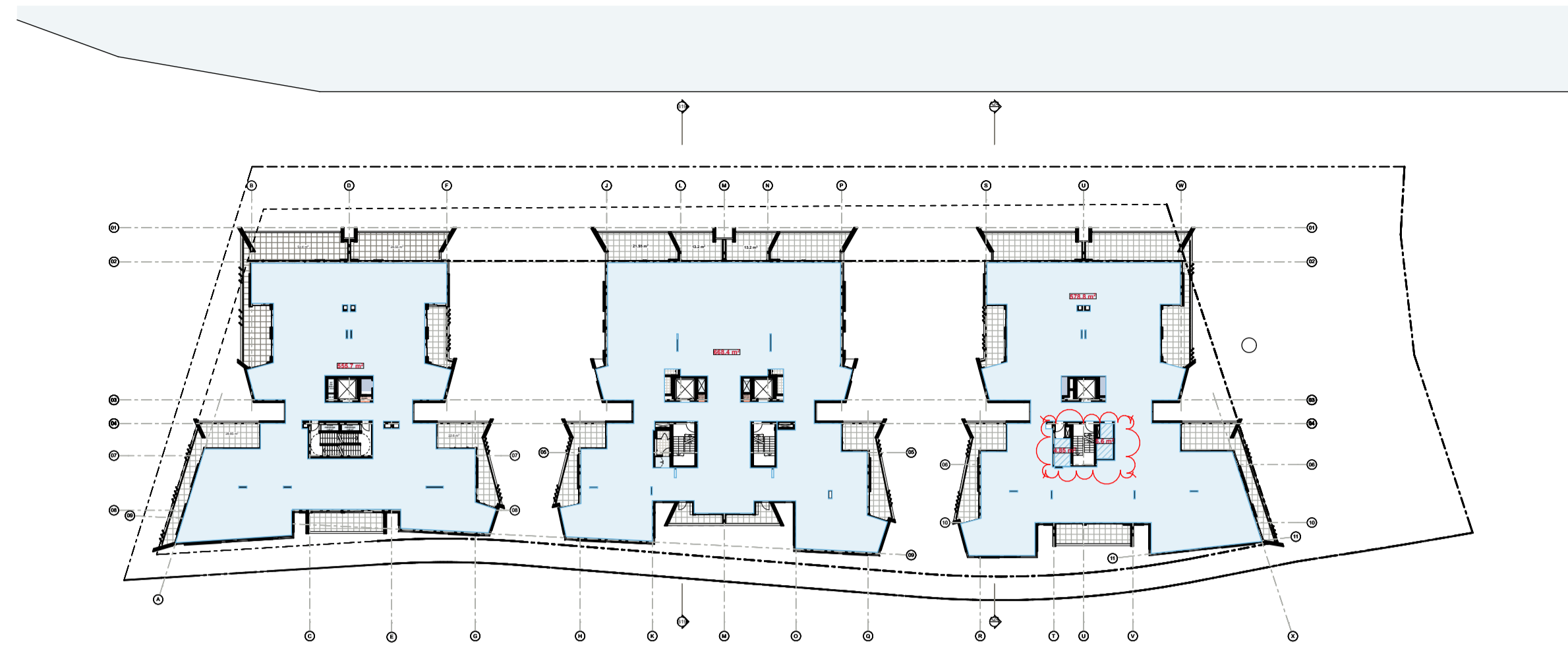
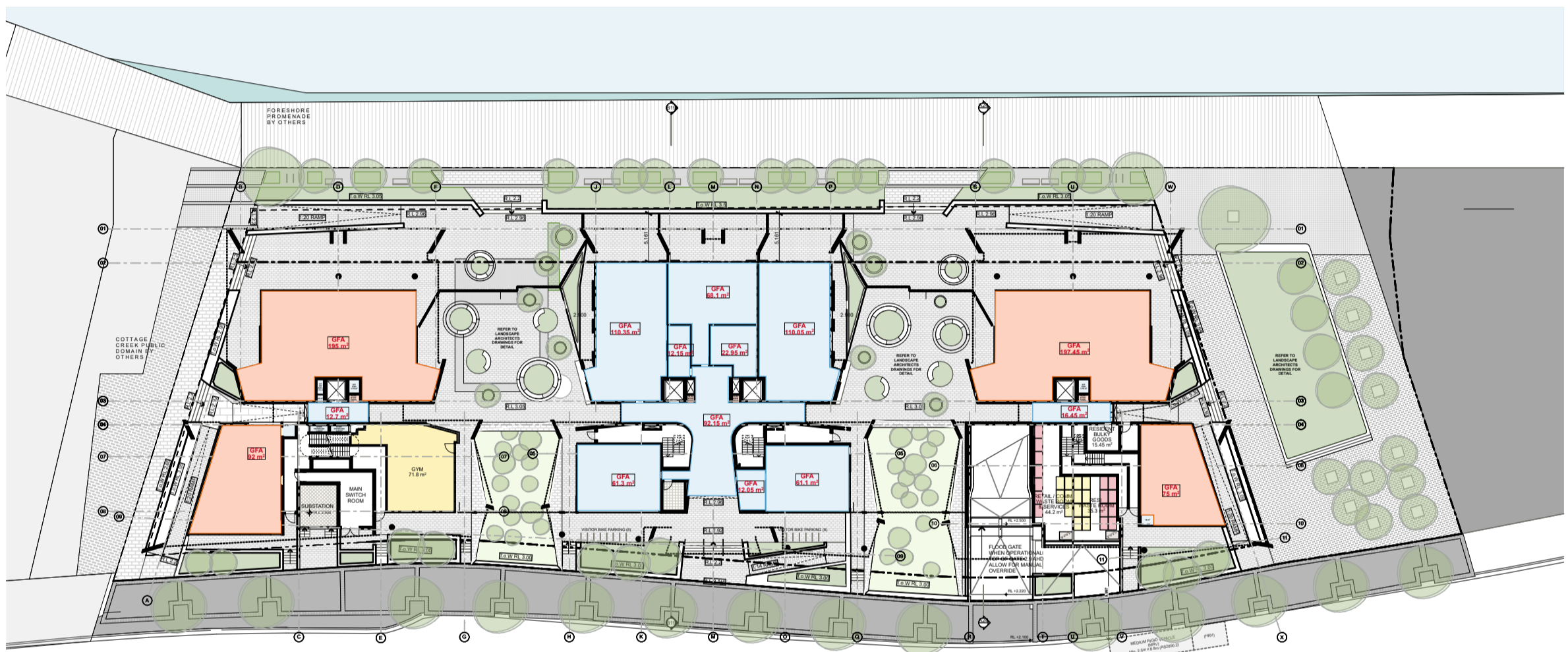


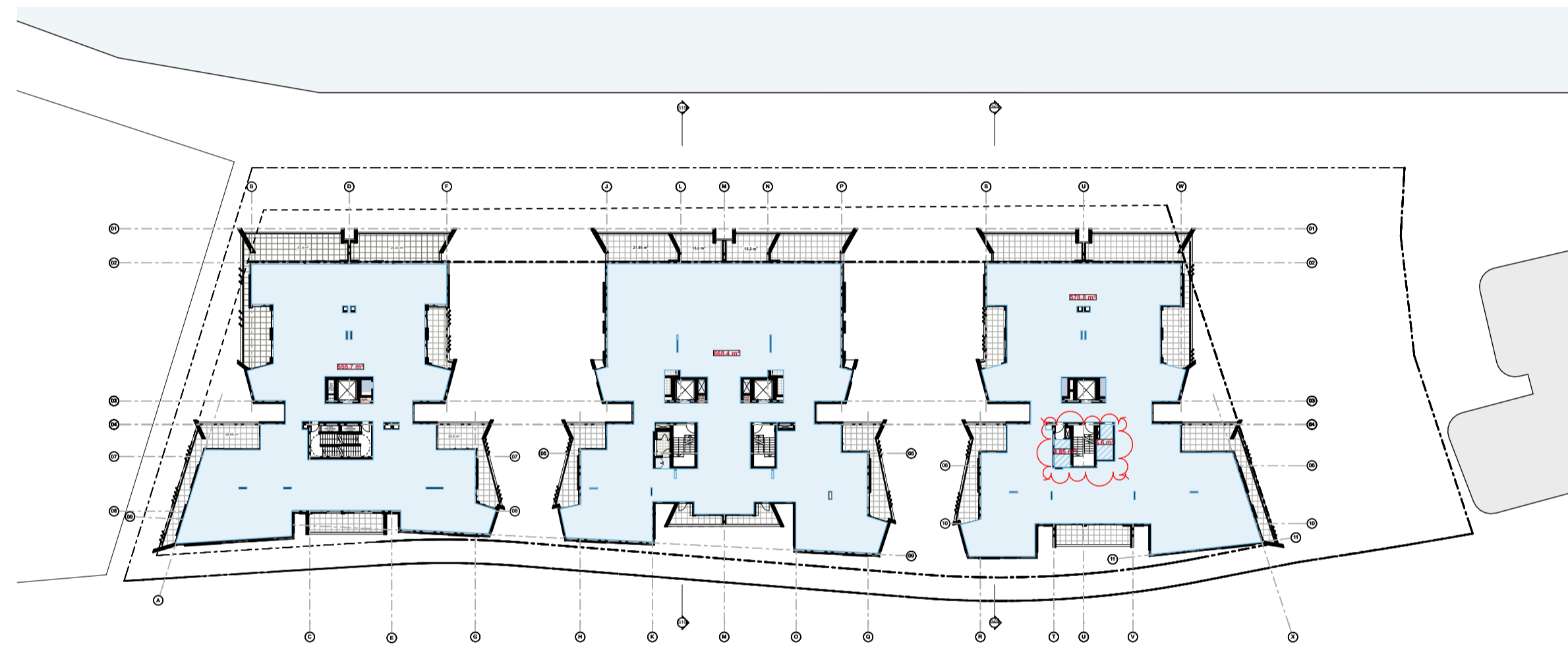
Level 01



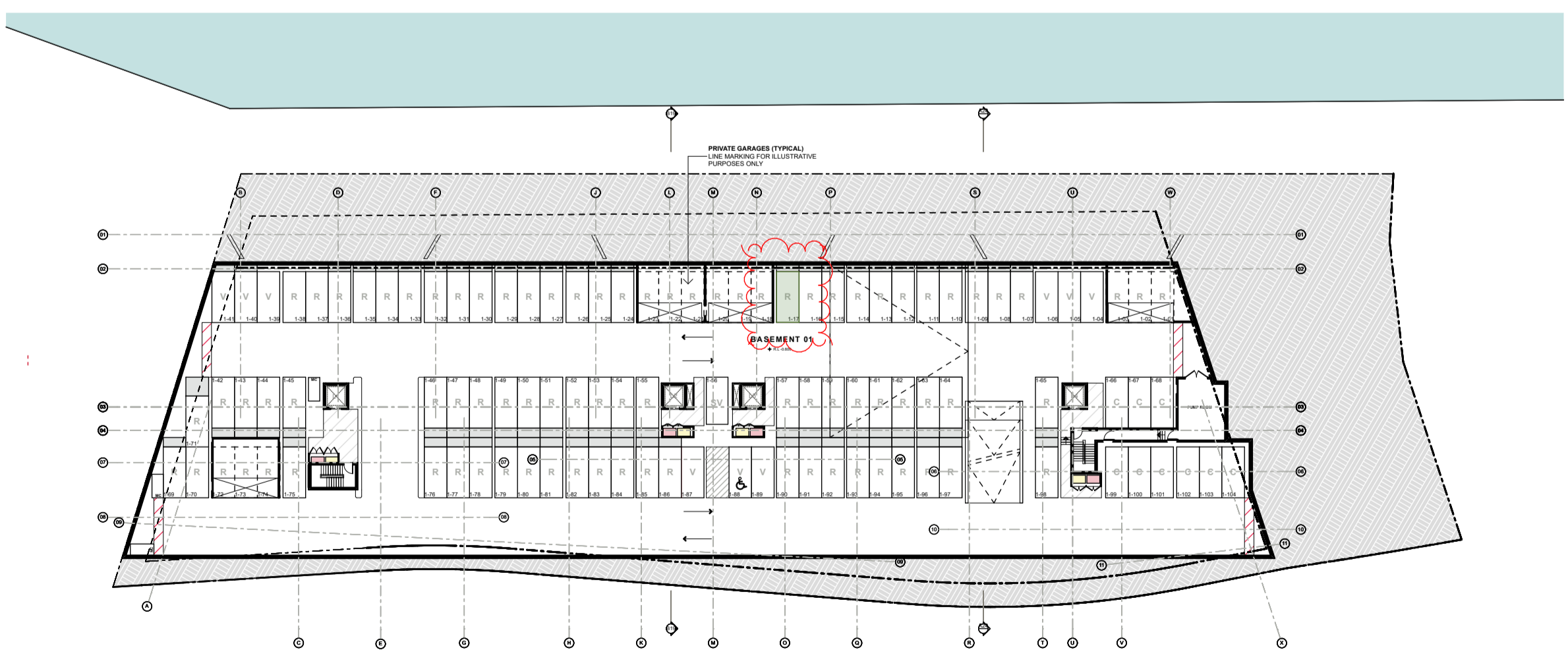
Level 03



Ground Floor



Level 02



Basement 1

GROSS FLOOR AREA (GFA)	
ZONE 1 (24m/2.5:1)	
GROUND FLOOR	m ²
COMMERCIAL / RETAIL	362.5
RESIDENTIAL	203.5
L01	
RESIDENTIAL	1165
L02	
RESIDENTIAL	1165
L03	
RESIDENTIAL	1165
L04	
RESIDENTIAL	1165
L05	
RESIDENTIAL	1165
L06	
RESIDENTIAL	1165
L07	
RESIDENTIAL	968
L08	
RESIDENTIAL	414.5
TOTAL:	9938.5
FSR:	2.89:1

GROSS FLOOR AREA (GFA)	
ZONE 2 (14m/2:1)	
BASEMENT 1	m ²
CAR PARKING	13
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:	4983
FSR:	1.90:1

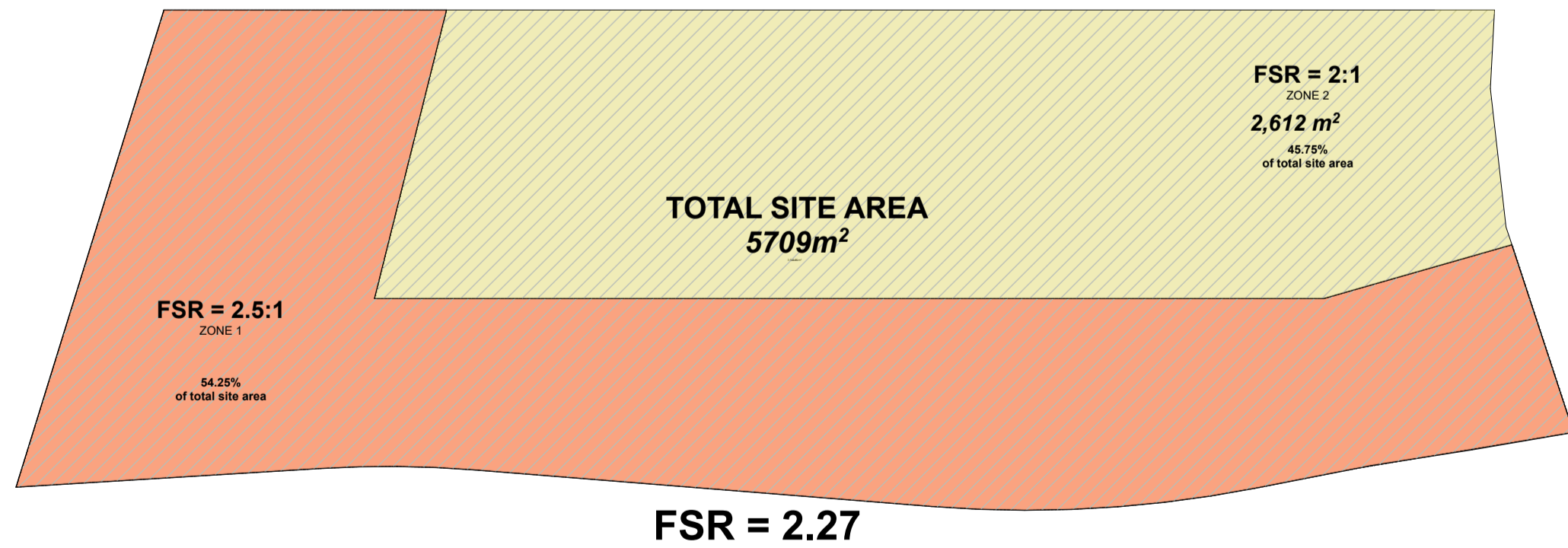
GROSS FLOOR AREA (GFA)	
TOTAL (AVG. SITE FSR 2.27:1)	
BASEMENT 1	m ²
CAR PARKING	13
GROUND FLOOR	
COMMERCIAL / RETAIL	560
RESIDENTIAL	578.5
L01	
RESIDENTIAL	1815
L02	
RESIDENTIAL	1815
L03	
RESIDENTIAL	1815
L04	
RESIDENTIAL	1815
L05	
RESIDENTIAL	1815
L06	
RESIDENTIAL	1815
L07	
RESIDENTIAL	1435.5
L08	
RESIDENTIAL	414.5
TOTAL:	13891.5
FSR:	2.43:1

COMMERCIAL / RETAIL

RESIDENTIAL

REDUNDANT SERVICE AREAS CONVERTED TO STORAGE

CAR PARKING



NSW GOVERNMENT

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Section 4.55 (1A) Modification Application

No: SSD 9827 MOD 4 Granted on 14 September 2023

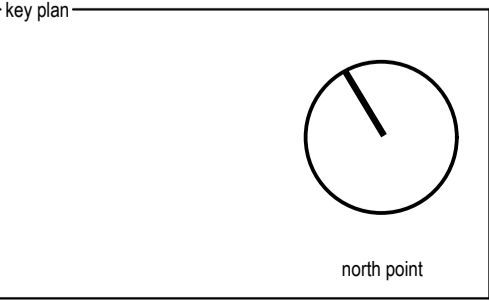
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S4.55 Application

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A		FOR COORDINATION	8/5/2019	
B		DRAFT DA	10/5/2019	
C		DEVELOPMENT APPLICATION	18/5/2019	
D		REVISED DA FOR REVIEW	19/5/2019	
E		REVISED DEVELOPMENT APPLICATION	28/6/2019	
F		REVISED DEVELOPMENT APPLICATION	23/1/2020	
G		ISSUED FOR S4.55 APPROVAL	13/9/2021	
H		ISSUED FOR S4.55 APPROVAL	9/3/2023	
I		ISSUED FOR S4.55 APPROVAL	19/5/2023	
J		ISSUED FOR S4.55 APPROVAL	13/9/2023	



consultants
Civil/Structural Engineers
Town Planner
Mechanical Engineer
E/C Consulting Engineers
Electrical / Hydraulic Engineer
Acal Consultants

clients
Horizon Newcastle Pty Ltd

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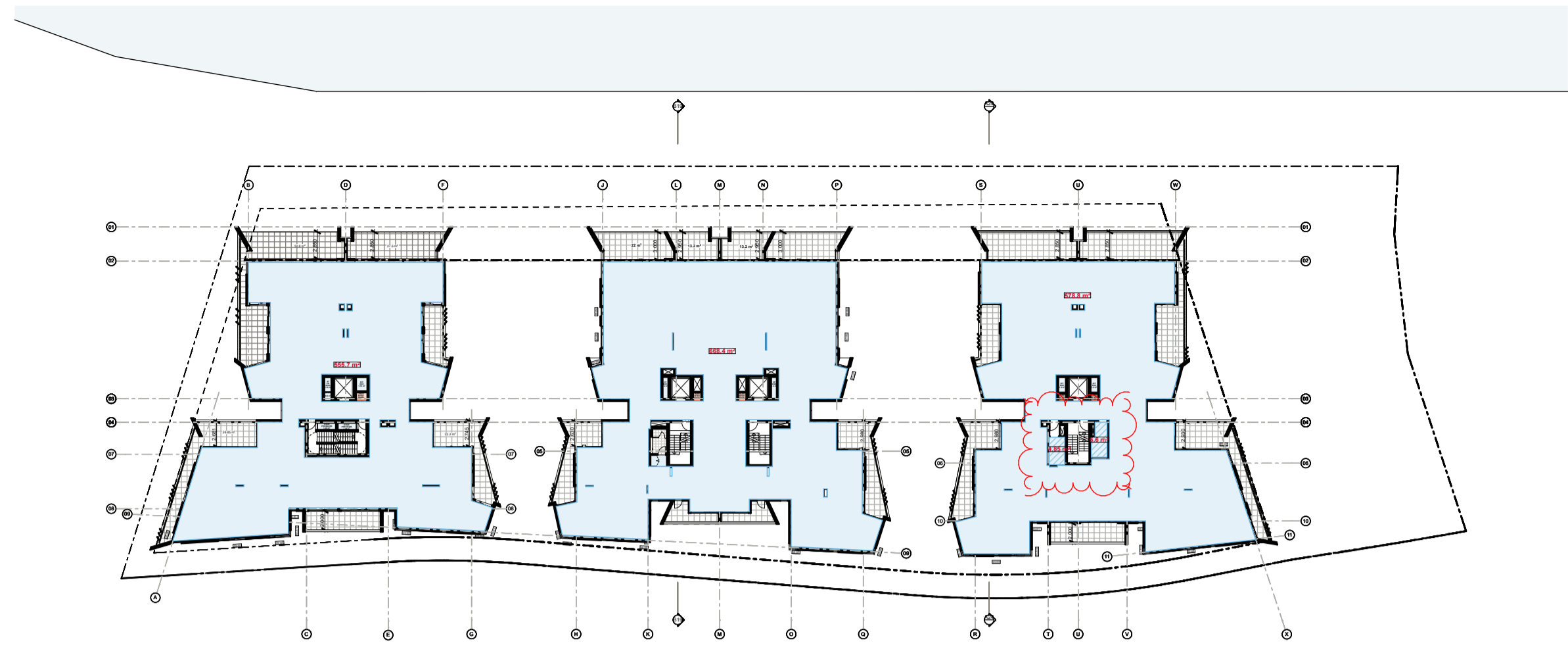
CKDS ARCHITECTURE
P.O. Box 959
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ACN: 129 725 705
admin@ckds.com.au
www.ckds.com.au

project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

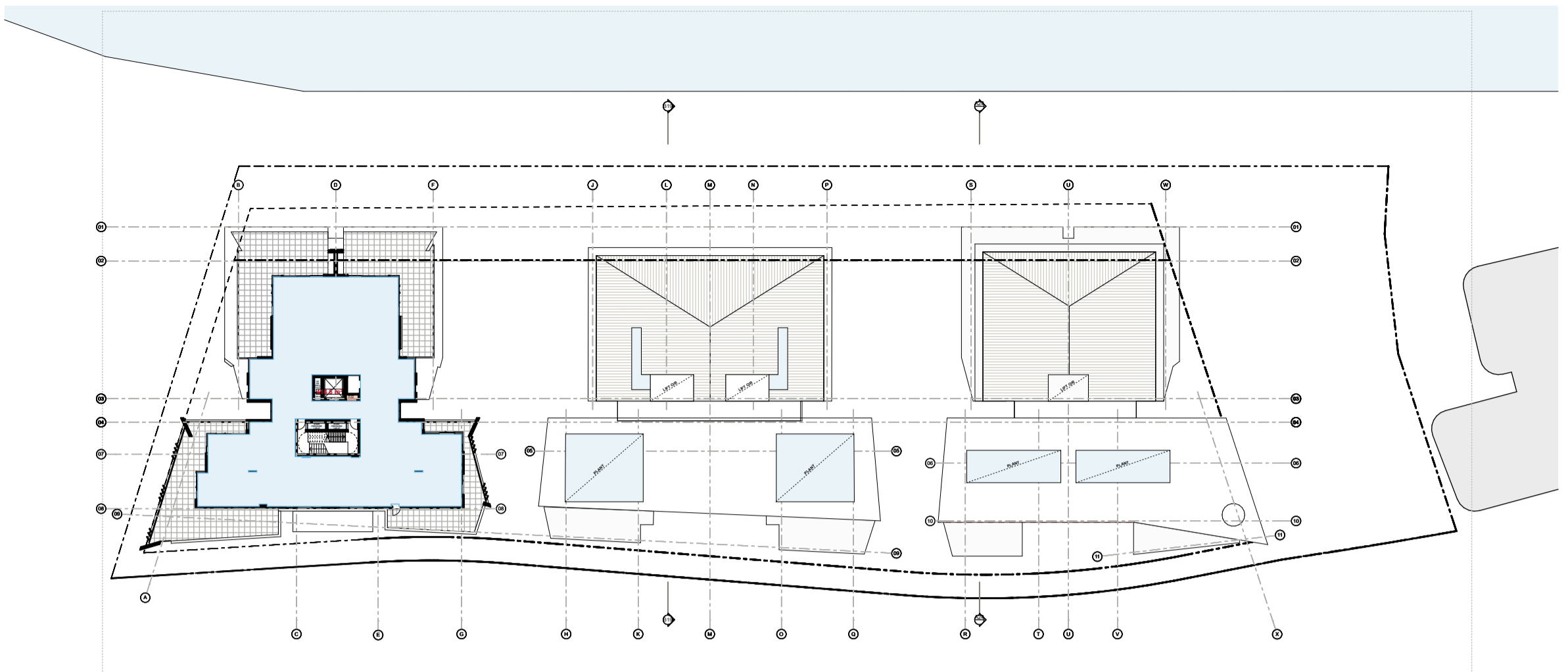
drawing title
General
GFA Calculations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	13/9/2023
project #	18122	drawing #	DA-008
issue	J		

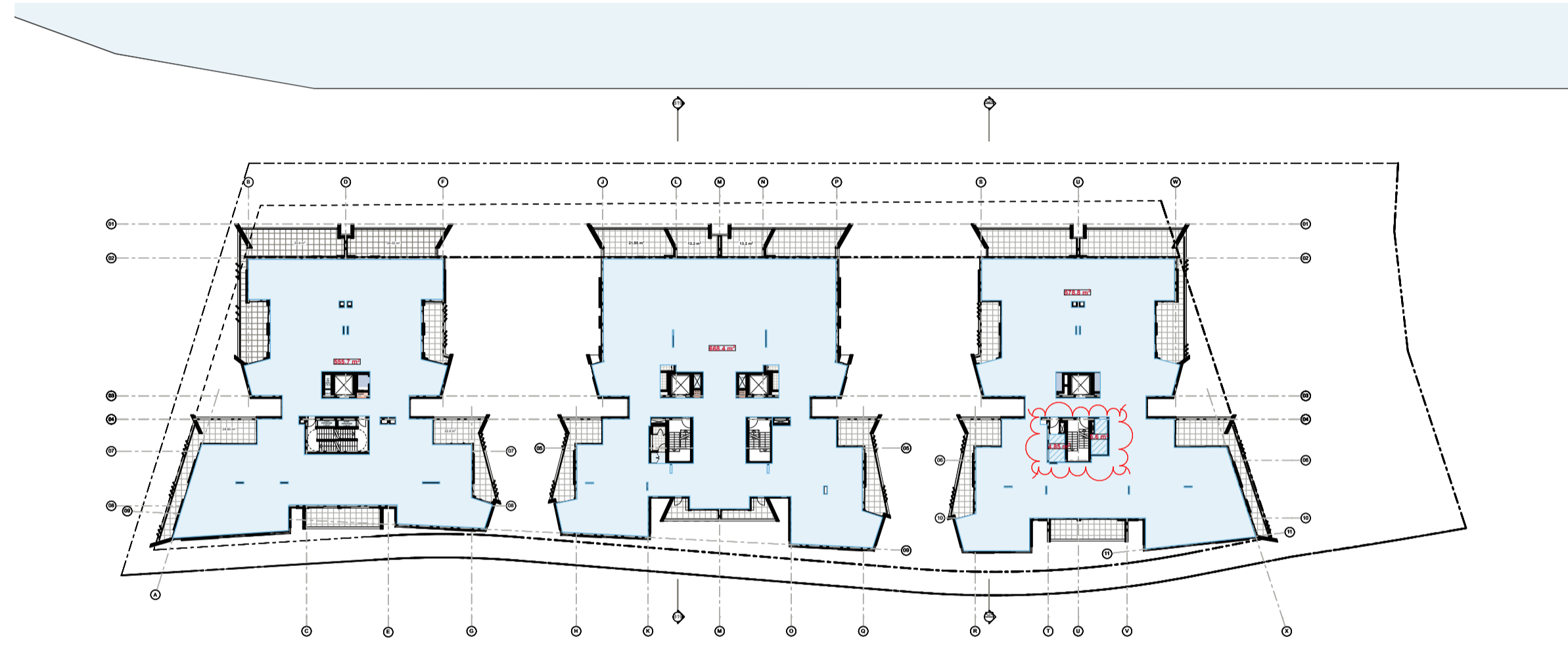
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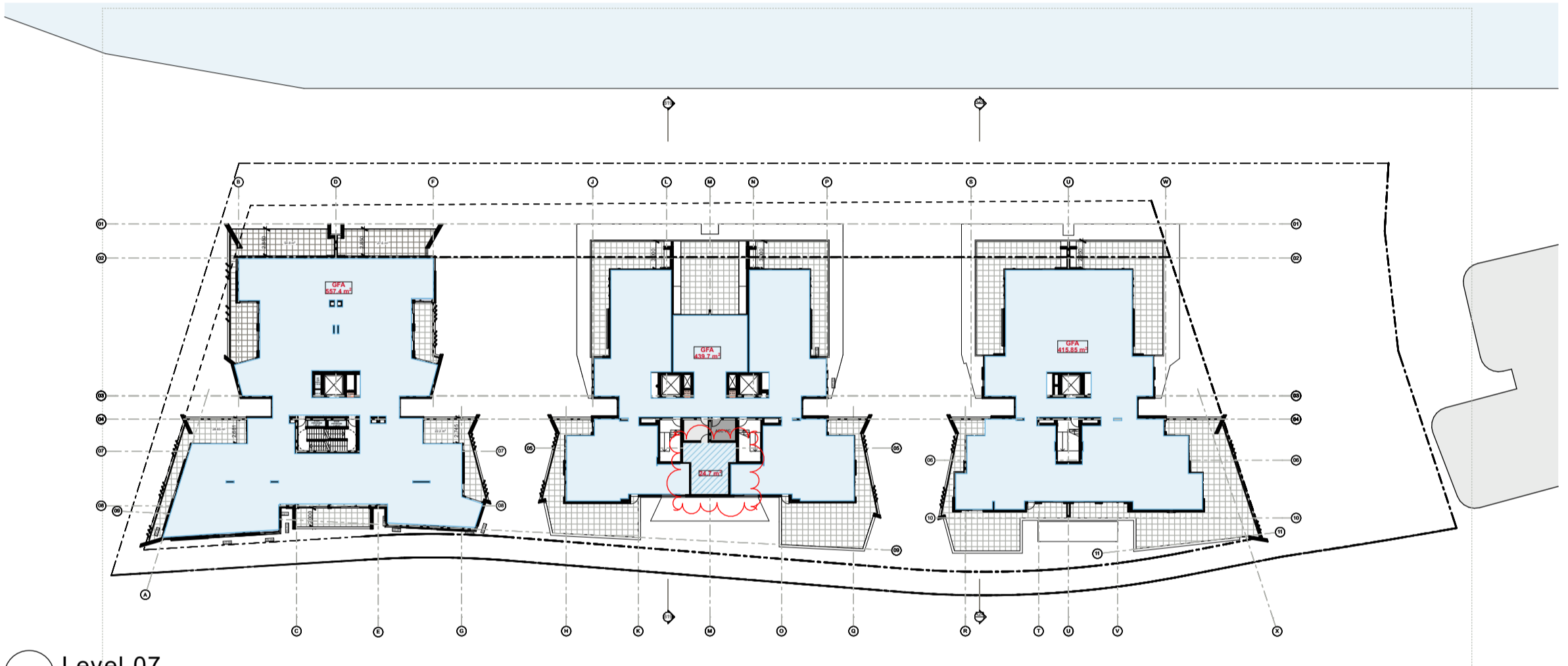
Level 06



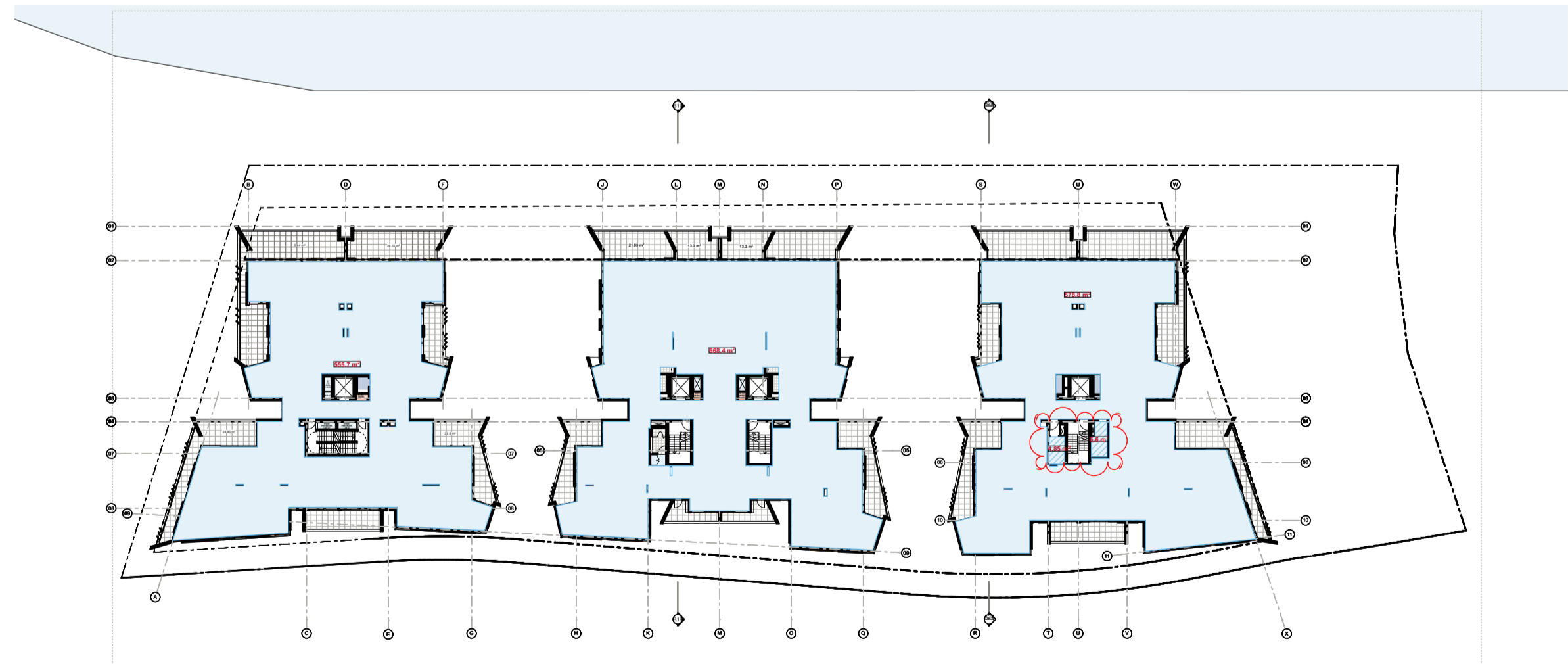
Level 08



Level 05



Level 07



Level 04

GROSS FLOOR AREA (GFA)	
ZONE 1 (24m/2.5:1)	
	m ²
GROUND FLOOR	
COMMERCIAL / RETAIL	362.5
RESIDENTIAL	203.5
L01	
RESIDENTIAL	1165
L02	
RESIDENTIAL	1165
L03	
RESIDENTIAL	1165
L04	
RESIDENTIAL	1165
L05	
RESIDENTIAL	1165
L06	
RESIDENTIAL	1165
L07	
RESIDENTIAL	968
L08	
RESIDENTIAL	414.5
TOTAL:	9938.5
FSR:	2.29:1

GROSS FLOOR AREA (GFA)	
ZONE 2 (14m/2:1)	
	m ²
BASEMENT 1	
CAR PARKING	13
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:	4953
FSR:	1.90:1

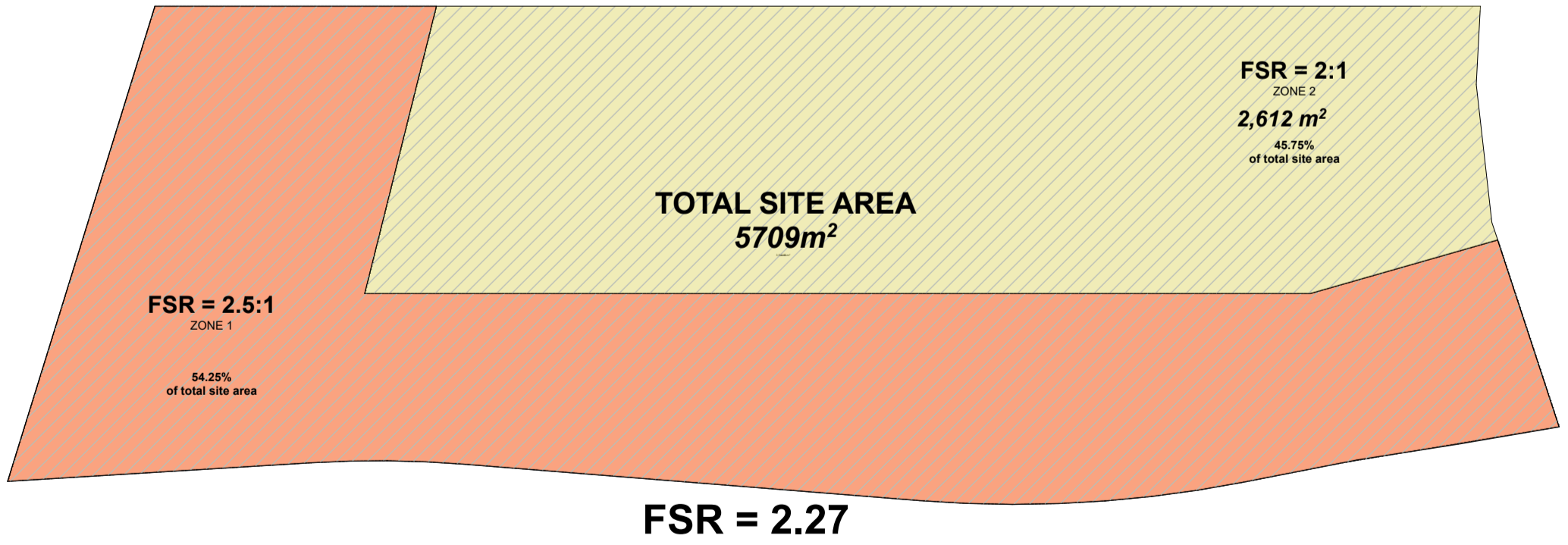
GROSS FLOOR AREA (GFA)	
TOTAL (AVG. SITE FSR 2.27:1)	
	m ²
BASEMENT 1	
CAR PARKING	13
GROUND FLOOR	
COMMERCIAL / RETAIL	560
RESIDENTIAL	578.5
L01	
RESIDENTIAL	1815
L02	
RESIDENTIAL	1815
L03	
RESIDENTIAL	1815
L04	
RESIDENTIAL	1815
L05	
RESIDENTIAL	1815
L06	
RESIDENTIAL	1815
L07	
RESIDENTIAL	1435.5
L08	
RESIDENTIAL	414.5
TOTAL:	13891.5
FSR:	2.43:1

COMMERCIAL / RETAIL

RESIDENTIAL

REDUNDANT SERVICE AREAS CONVERTED TO STORAGE

CAR PARKING



NSW GOVERNMENT

Department of Planning and Environment

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No: SSD 9827 MOD 4 Granted on 14 September 2023

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S4.55 Application

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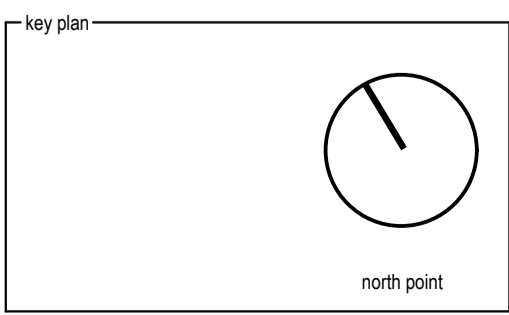
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E		REVISED DEVELOPMENT APPLICATION	28/6/2019	
F		REVISED DEVELOPMENT APPLICATION	23/1/2020	
G		ISSUED FOR S4.55 APPROVAL	8/3/2023	
H		ISSUED FOR S4.55 APPROVAL	19/5/2023	
I		ISSUED FOR S4.55 APPROVAL	13/9/2023	



consultants
Civil/Structural Engineers
Town Planner
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Electrical / Hydraulic Engineer

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project
Horizon Lee 5
Lee 5 Honeyeater
Newcastle, NSW
Australia


drawing title
General
GFA Calculations

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	13/9/2023
project #	18122	drawing #	DA-009
		issue	I

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SSD-9827 Mod 4 Car Parking Generation							
Residential							
Apartment	Type	Beds	Internal Area	Balcony Area	Apartment Area	Classification	DCP Generation
West L1	W2	3	128.5	39.5	168.0	Large>100sqm	2
West L1	W3+W4	3	145.3	42.5	187.8	Large>100sqm	2
West L1	W5	3	127.5	35.0	162.5	Large>100sqm	2
West L1	W1	3	128.5	50.5	179.0	Large>100sqm	2
West L2	W2	3	130.6	39.5	170.1	Large>100sqm	2
West L2	W3	2	89.8	42.5	132.3	Large>100sqm	2
West L2	W4	1	53.5	16.0	69.5	Large>100sqm	1
West L2	W5	3	126.0	35.0	161.0	Large>100sqm	2
West L2	W1	3	128.2	50.5	178.7	Large>100sqm	2
West L3	W2	3	130.6	39.5	170.1	Large>100sqm	2
West L3	W3	2	89.8	42.5	132.3	Large>100sqm	2
West L3	W4	1	53.5	16.0	69.5	Small<100sqm	1
West L3	W5	3	126.0	35.0	161.0	Large>100sqm	2
West L3	W1	3	128.2	50.5	178.7	Large>100sqm	2
West L4	W2	3	130.6	39.5	170.1	Large>100sqm	2
West L4	W3	2	89.8	42.5	132.3	Large>100sqm	2
West L4	W4	1	53.5	16.0	69.5	Small<100sqm	1
West L4	W5	3	126.0	35.0	161.0	Large>100sqm	2
West L4	W1	3	128.2	50.5	178.7	Large>100sqm	2
West L5	W2	3	130.6	39.5	170.1	Large>100sqm	2
West L5	W3+W4	3	147.1	42.5	189.6	Large>100sqm	2
West L5	W5	3	126.0	35.0	161.0	Large>100sqm	2
West L5	W1	3	128.2	50.5	178.7	Large>100sqm	2
West L6	W2	3	130.6	39.5	170.1	Large>100sqm	2
West L6	W3	2	89.8	42.5	132.3	Large>100sqm	2
West L6	W4	1	53.5	16.0	69.5	Small<100sqm	1
West L6	W5	3	126.0	35.0	161.0	Large>100sqm	2
West L6	W1	3	128.2	50.5	178.7	Large>100sqm	2
West L7	W2	3	130.6	39.5	170.1	Large>100sqm	2
West L7	W3	2	89.8	42.5	132.3	Large>100sqm	2
West L7	W4	1	53.5	16.0	69.5	Small<100sqm	1
West L7	W5	3	126.0	35.0	161.0	Large>100sqm	2
West L7	W1	3	128.2	50.5	178.7	Large>100sqm	2
West L8	WP2	3	170.5	182.0	352.5	Large>100sqm	2
West L8	WP1	3	171.5	154.0	325.5	Large>100sqm	2
Middle G	G1	2	108.5	40.5	149.0	Large>100sqm	2
Middle G	G2	1	67.5	29.5	97.0	Small<100sqm	1
Middle G	G3	2	108.5	40.5	149.0	Large>100sqm	2
Middle L1	M1	2	108.5	22.5	131.0	Large>100sqm	2
Middle L1	M2	2	117.0	20.5	137.5	Large>100sqm	2
Middle L1	M3	2	117.0	20.5	137.5	Large>100sqm	2
Middle L1	M4	2	108.5	22.5	131.0	Large>100sqm	2
Middle L1	M5	2	100.5	24.0	124.5	Large>100sqm	2
Middle L1	M6	2	93.0	21.5	114.5	Large>100sqm	2
Middle L2	M1	2	108.5	22.5	131.0	Large>100sqm	2
Middle L2	M2+M3	3	228.5	41.0	269.5	Large>100sqm	2
Middle L2	M4	2	108.5	22.5	131.0	Large>100sqm	2
Middle L2	M5	2	100.5	24.0	124.5	Large>100sqm	2
Middle L2	M6	2	93.0	21.5	114.5	Large>100sqm	2
Middle L3	M1	2	108.5	22.5	131.0	Large>100sqm	2
Middle L3	M2+M3	3	228.5	41.0	269.5	Large>100sqm	2
Middle L3	M4	2	108.5	22.5	131.0	Large>100sqm	2
Middle L3	M5	2	100.5	24.0	124.5	Large>100sqm	2
Middle L3	M6	2	93.0	21.5	114.5	Large>100sqm	2
Middle L4	M1	2	108.5	22.5	131.0	Large>100sqm	2
Middle L4	M2+M3	3	228.5	41.0	269.5	Large>100sqm	2
Middle L4	M4	2	108.5	22.5	131.0	Large>100sqm	2
Middle L4	M5	2	100.5	24.0	124.5	Large>100sqm	2
Middle L4	M6	2	93.0	21.5	114.5	Large>100sqm	2
Middle L5	M1	2	108.5	22.5	131.0	Large>100sqm	2
Middle L5	M2+M3	3	228.5	41.0	269.5	Large>100sqm	2
Middle L5	M4	2	108.5	22.5	131.0	Large>100sqm	2
Middle L5	M5	2	100.5	24.0	124.5	Large>100sqm	2
Middle L5	M6	2	93.0	21.5	114.5	Large>100sqm	2
Middle L6	M1	2	108.5	22.5	131.0	Large>100sqm	2
Middle L6	M2	2	117.0	20.5	137.5	Large>100sqm	2
Middle L6	M1+M2+M3	3	330.9	67.0	397.9	Large>100sqm	2
Middle L6	M6	2	93.0	21.5	114.5	Large>100sqm	2
Middle L7	MP1	3	166.5	124.5	291.0	Large>100sqm	2
Middle L7	MP2	3	174.0	132.0	306.0	Large>100sqm	2

SSD-9827 Mod 4 Car Parking Generation							
Residential							
Apartment	Type	Beds	Internal Area	Balcony Area	Apartment Area	Classification	DCP Generation
East L1	E2	3	130.5	51.5	182.0	Large>100sqm	2
East L1	E3	3	132.5	29.5	162.0	Large>100sqm	2
East L1	E4	1	58.5	16.0	74.5	Small<100sqm	1
East L1	E5	2	97.5	24.0	121.5	Large>100sqm	2
East L1	E1	3	129.5	40.5	170.0	Large>100sqm	2
East L2	E2	3	130.5	51.5	182.0	Large>100sqm	2
East L2	E3+E4	4	190.4	45.5	235.9	Large>100sqm	2
East L2	E5	2	97.5	24.0	121.5	Large>100sqm	2
East L2	E1	3	129.5	40.5	170.0	Large>100sqm	2
East L3	E2	3	130.5	51.5	182.0	Large>100sqm	2
East L3	E3	3	132.5	29.5	162.0	Large>100sqm	2
East L3	E4	1	58.5	16.0	74.5	Small<100sqm	1
East L3	E5	2	97.5	24.0	121.5	Large>100sqm	2
East L3	E1	3	129.5	40.5	170.0	Large>100sqm	2
East L4	E2	3	130.5	51.5	182.0	Large>100sqm	2
East L4	E3	3	132.5	29.5	162.0	Large>100sqm	2
East L4	E4	1	58.5	16.0	74.5	Small<100sqm	1
East L4	E5	2	97.5	24.0	121.5	Large>100sqm	2
East L4	E1	3	129.5	40.5	170.0	Large>100sqm	2
East L5	E2	3	130.5	51.5	182.0	Large>100sqm	2
East L5	E3	3	132.5	29.5	162.0	Large>100sqm	2
East L5	E4	1	58.5	16.0	74.5	Small<100sqm	1
East L5	E5	2	97.5	24.0	121.5	Large>100sqm	2
East L5	E1	3	129.5	40.5	170.0	Large>100sqm	2
East L6	E2	3	130.5	51.5	182.0	Large>100sqm	2
East L6	E3	3	132.5	29.5	162.0	Large>100sqm	2
East L6	E4	1	58.5	16.0	74.5	Small<100sqm	1
East L6	E5	2	97.5	24.0	121.5	Large>100sqm	2
East L6	E1	3	129.5	40.5	170.0	Large>100sqm	2
East L7	EP1	3	162.0	145.5	307.5	Large>100sqm	2
East L7	EP2	3	185.5	165.5	351.0	Large>100sqm	2
Visitor							9
Sub total							200
Commercial							
West C1	COM	N/A	195.0				3
West C2	COM	N/A	93.0				2
East C1	COM	N/A	75.0				1
East C2	COM	N/A	197.0				3
Sub total							9
Service Vehicle / Loading space							
							1
Total							
							210

 Department of Planning and Environment

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No: SSD 9827 MOD 4 Granted on 14 September 2023

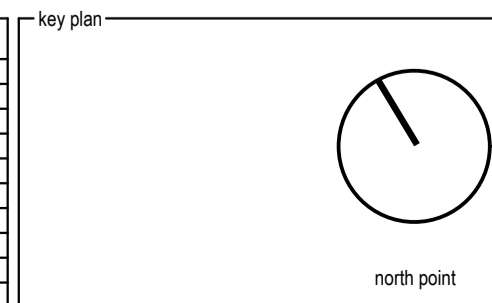
Signed: AW Sheet No: 3 of 15

SSD-9827 Historical Car Parking Generation Summary					
	DA	MOD - 1	MOD - 2	MOD - 3	MOD - 4
	Approved	Approved	Approved	Approved	Proposed
Residential	149	151	167	167	192
Commercial	11	9	9	9	9
Residential Visitor	23	23	10	10	9
Service/loading	1(included in Com.)	1(included in Com.)	1(included in Com.)	1(included in Com.)	1
Total	173	173	186	186	211

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issue	revision	description	date	verified
A		ISSUED FOR S4.55 APPROVAL	19/05/2023	



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

Town Planner
ADW Johnson
7/355 Hillborough Road
Warners Bay NSW 2282

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

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

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

project
Horizon Lee 5
Lee 5 Honeysuckle
Newcastle, NSW
Australia

drawing title
General Car Parking Generation Summary

drawing scale
Refer to Drawing JB SC 19/05/2023

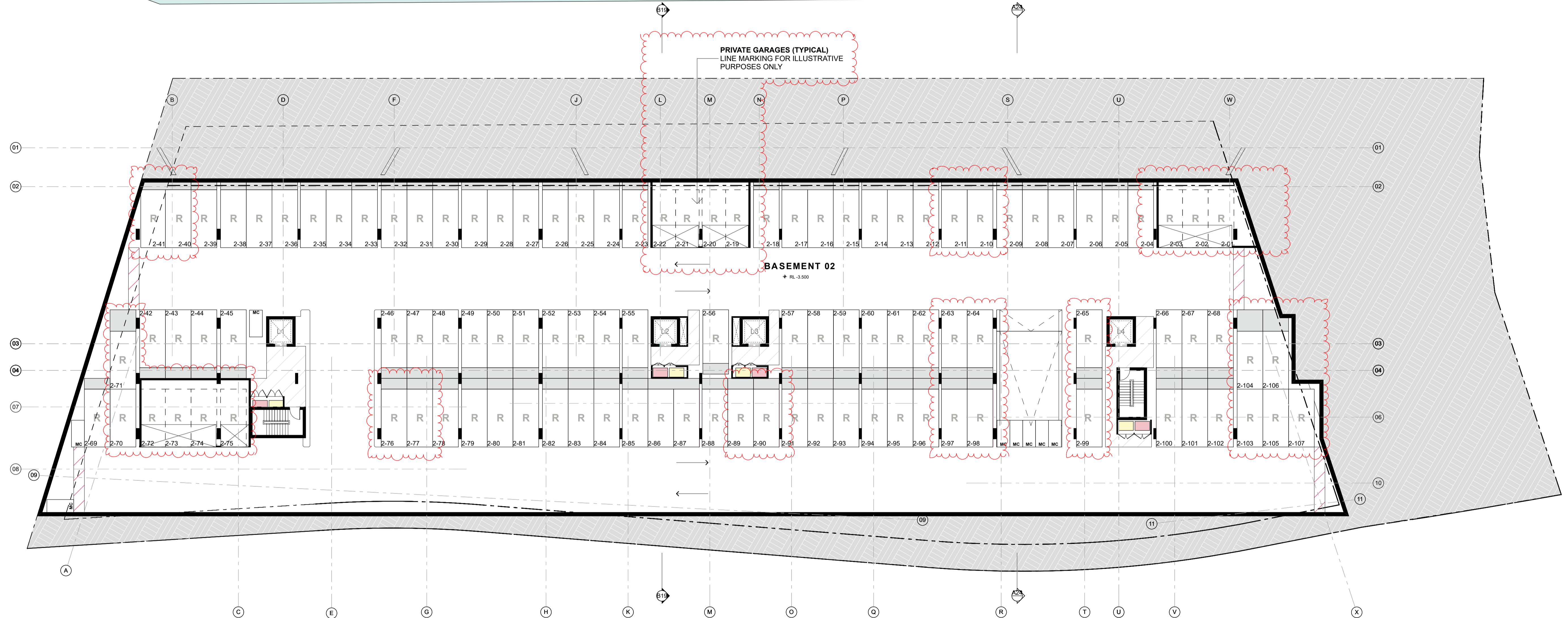
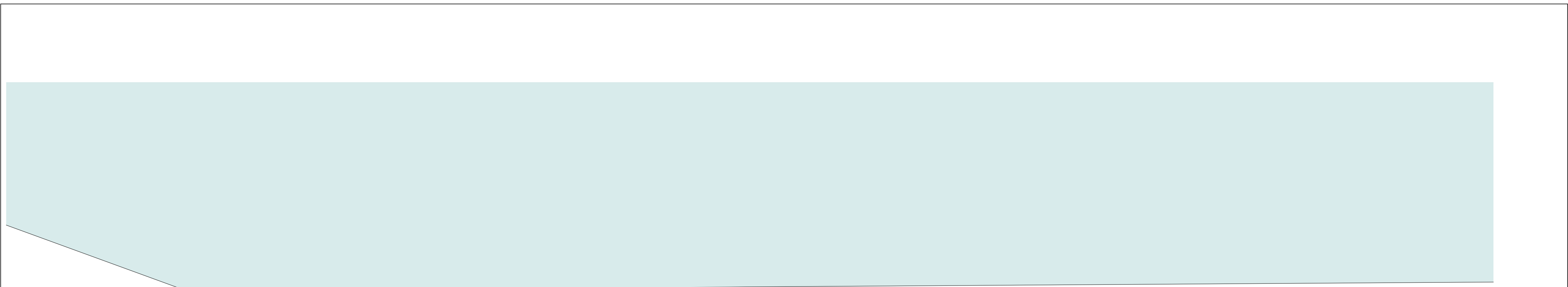
project #
18122

drawing #
DA-010

issue
A

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S4.55 Application



Basement 02
SCALE 1:200 @ A1

NSW GOVERNMENT
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Section 4.55 (1A) Modification Application

No: SSD 9827 MOD 4 Granted on 14 September 2023

Signed: AW Sheet No: 4 of 15

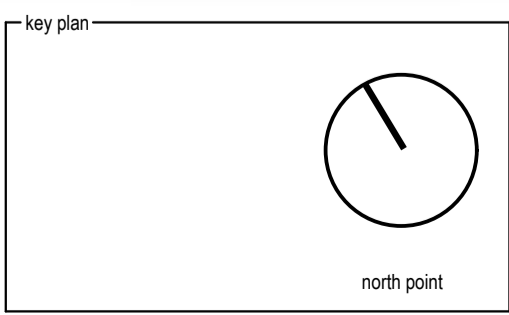
CAR SPACES BASEMENT L02	
RESIDENTIAL	107
COMMERCIAL	0
VISITOR	0
TOTAL	107
MOTORCYCLE	8

S4.55 Application

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issue	revision	description	date	verified
I		DEVELOPMENT APPLICATION	16/5/2019	
J		REVISED DA FOR REVIEW	19/6/2019	
K		REVISED DEVELOPMENT APPLICATION	28/6/2019	
L		REVISED DEVELOPMENT APPLICATION	23/10/2019	
M		ISSUED FOR COORDINATION	21/5/2020	
N		REVISED CARPARK LAYOUT	14/8/2020	
O		ISSUED FOR S4.55 APPROVAL	13/5/2021	
S		ISSUED FOR S4.55 APPROVAL	19/7/2021	
S		ISSUED FOR S4.55 APPROVAL	9/3/2023	
T		ISSUED FOR S4.55 APPROVAL	19/5/2023	



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

clients

Horizon Newcastle Pty Ltd

architects in association

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project

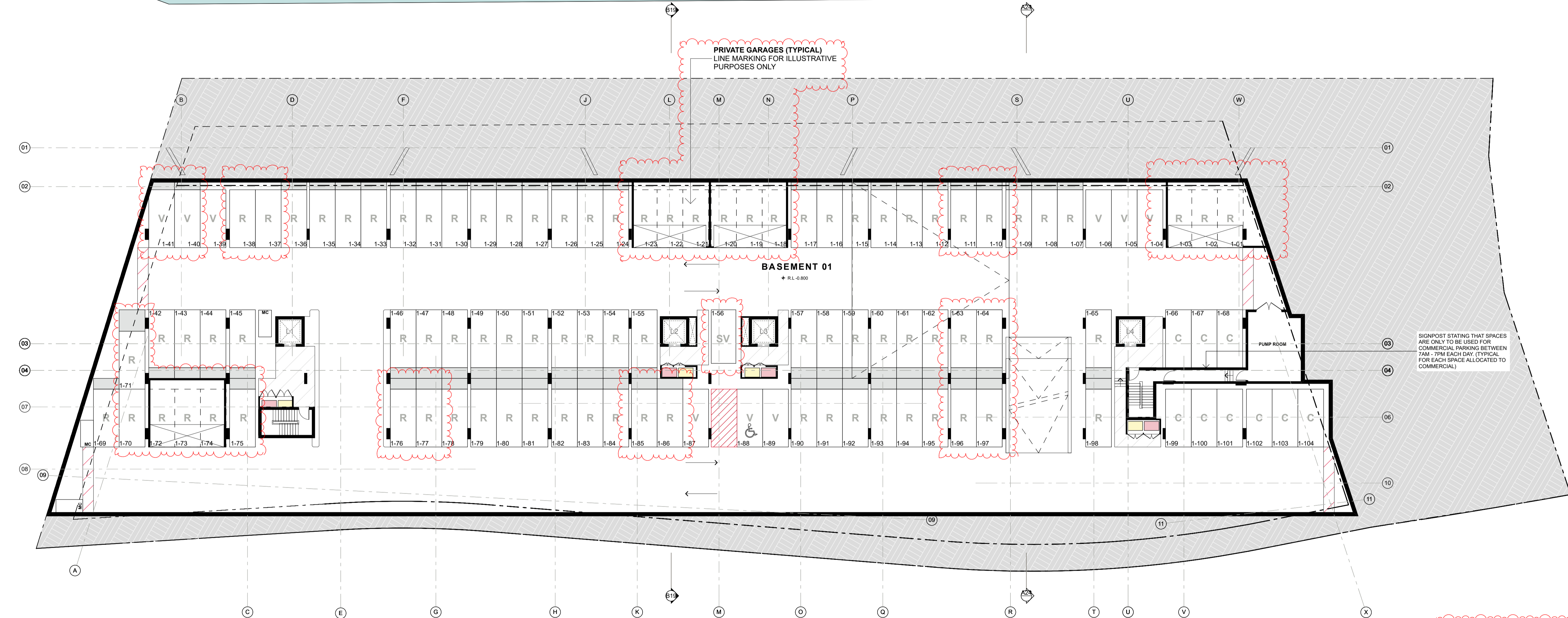
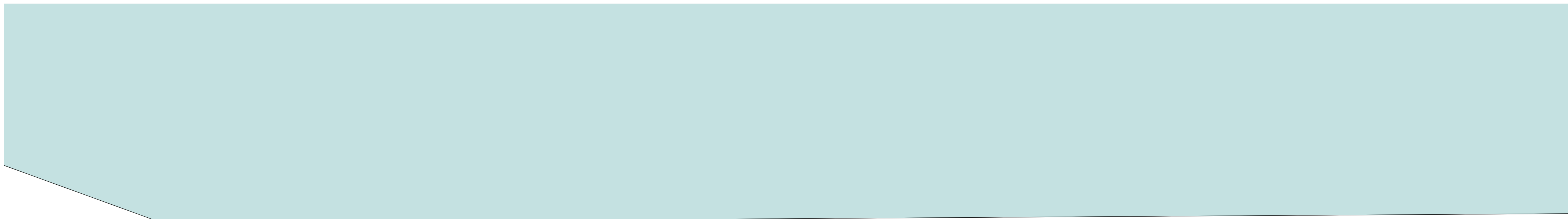
Horizon Lee 5
 Lee 5 Honeysuckle
 Newcastle, NSW
 Australia

drawing title


Plans
Basement Level 02

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	19/5/2023
project #	drawing #	issue	
18122	DA-101	T	

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Basement 01
SCALE 1:200 @ A1



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No: SSD 9827 MOD 4 Granted on 14 September 2023

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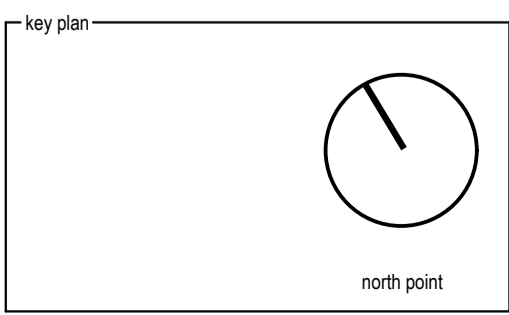
CAR SPACES BASEMENT L01	
RESIDENTIAL	85
COMMERCIAL	9
VISITOR	9
SERVICE / LOADING	1
TOTAL	104
MOTORCYCLE	3

S4.55 Application

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O		REVISED CARPARK LAYOUT	14/8/2020	
R		ISSUED FOR S4.55 APPROVAL	13/5/2021	
S		ISSUED FOR S4.55 APPROVAL	19/7/2021	
T		ISSUED FOR S4.55 APPROVAL	9/3/2023	
U		ISSUED FOR S4.55 APPROVAL	19/5/2023	



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EVC Consulting Engineers
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Town Planner
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project
Horizon Lee 5
Lee 5 Honeyeuckle
Newcastle, NSW
Australia

drawing title
Plans
Basement Level 01

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	19/5/2023
project #	drawing #	issue	
18122	DA-102	U	

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Level 01
SCALE 1:200 @ A1



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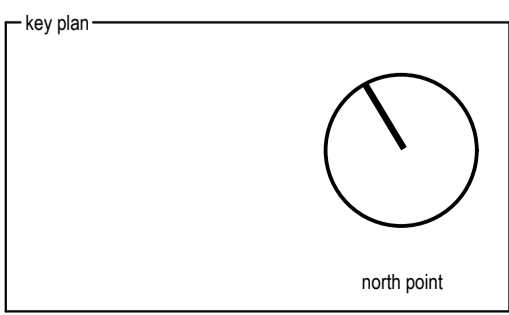
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S4.55 Application

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issue	revision	description	date	verified
A		ISSUED FOR S4.55 APPROVAL	14/9/2022	
B		ISSUED FOR S4.55 APPROVAL	11/4/2022	
C		ISSUED FOR S4.55 APPROVAL	19/5/2023	



consultants	Town Planner
Civil/Structural Engineers BG&E Level 1, 163 King St. Newcastle, NSW, 2300	ADW Johnson 7/335 Hillborough Road Warners Bay NSW 2302
Mechanical Engineer EVC Consulting Engineers Suite 2, Level 1, 456 Hunter St Newcastle NSW 2300	Electrical / Hydraulic Engineer Acol Consultants Level 1, 54 Union St Cooks Hill, NSW 2300

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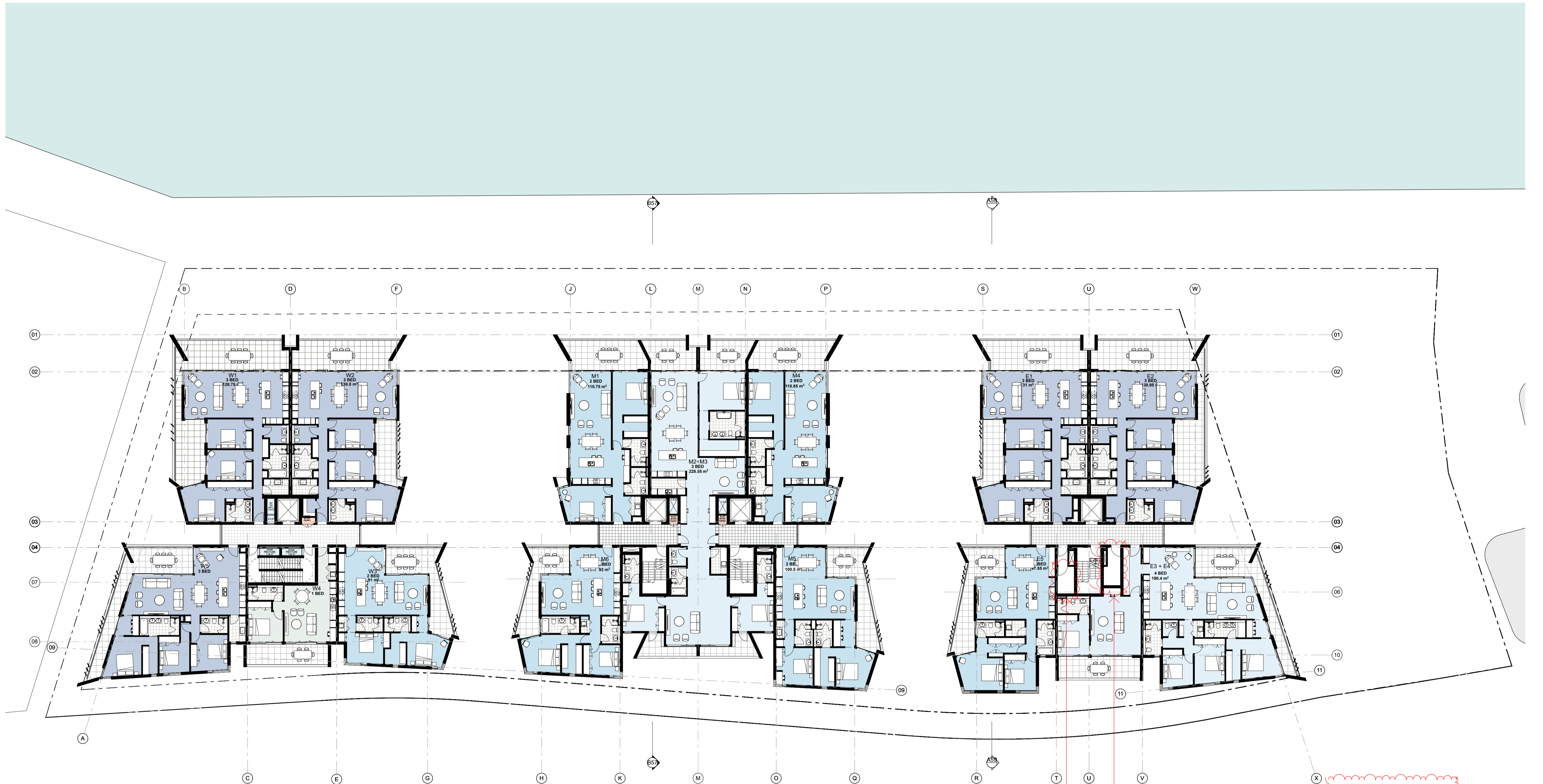
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Newcastle NSW Australia
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project
Horizon Lee 5
Lee 5 Honeyeuckle
Newcastle, NSW
Australia

drawing title
Plans
Level 01

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	19/6/2023
project #	drawing #	issue	
18122	DA-104	C	

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Level 02
SCALE 1:200 @ A1



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No: SSD 9827 MOD 4 Granted on 14 September 2023

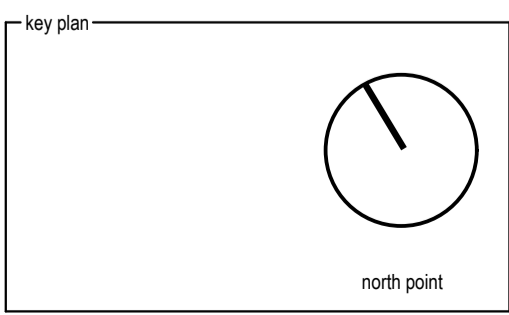
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S4.55 Application

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B		ISSUED FOR S4.55 APPROVAL	11/4/2022	
C		ISSUED FOR S4.55 APPROVAL	19/5/2023	



consultants	Town Planner
Civil/Structural Engineers BG&E Level 1, 163 King St, Newcastle, NSW, 2300	ADW Johnson 7/335 Hillborough Road Warners Bay NSW 2302
Mechanical Engineer EVC Consulting Engineers Suite 2, Level 1, 456 Hunter St Newcastle NSW 2300	Electrical / Hydraulic Engineer Acol Consultants Level 1, 54 Union St Cooks Hill, NSW 2300

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drawing title
Plans
Level 02

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	19/6/2023
project #	drawing #	issue	
18122	DA-105	C	

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Level 03
SCALE 1:200 @ A1

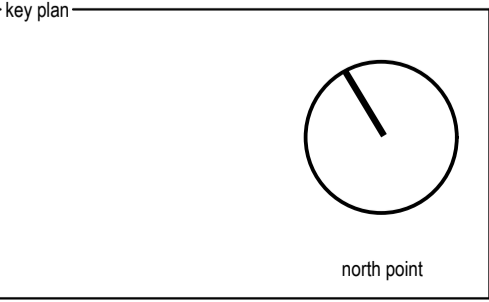

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S4.55 Application

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B		ISSUED FOR S4.55 APPROVAL	11/4/2022	
C		ISSUED FOR S4.55 APPROVAL	19/5/2023	



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 Newcastle, NSW, 2300
Mechanical Engineer
 EVO Consulting Engineers
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 456 Hunter St
 Newcastle NSW 2300
Town Planner
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 ACN 129 231 269 www.ckds.com.au

project
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 Lee 5 Honeysuckle
 Newcastle, NSW
 Australia

drawing title
Plans Level 03

drawing scale	drawn	verified	date
Refer to Drawing	JB	SC	19/6/2023
project #	drawing #	issue	
18122	DA-106	C	

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