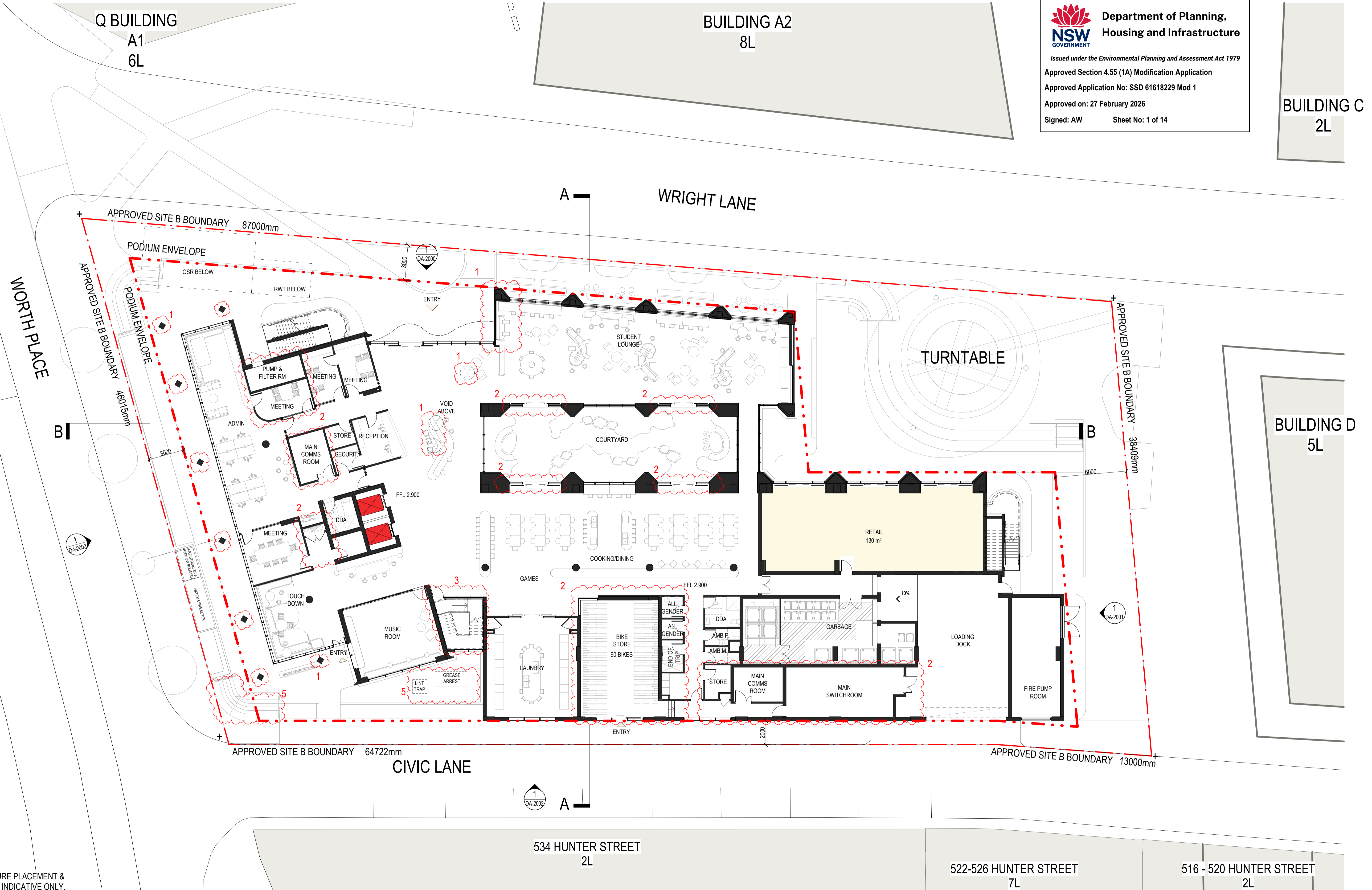
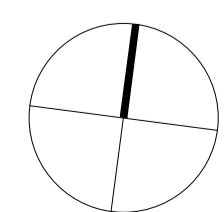


BUILDING C
2L



NOTE:
ALL FURNITURE PLACEMENT &
DESIGN ARE INDICATIVE ONLY.

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Accommodation



Drawing:
Drawing no:
Issue:
Scale@A1:
Date:

FLOOR PLAN - GROUND LEVEL
DA-1000
A.04
1 : 150
07/01/2026

Schedule of Changes (Clouded)

- | | | | | | |
|---------|--|----------------------|--|-----------|---|
| 1. Roof | <ul style="list-style-type: none"> • Awning windows • Northern facade blades • Facade louvres • Balustrade design • Colonnade columns • Brick podium • Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> • Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> • East and west fire stairs • Central circulation stair • Cooling towers • Maintenance stair • Plant rooms • Grease arrestor • Podium stair |
| 4. Roof | | 5. Landscape | | | |

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Q BUILDING
A1
6L

BUILDING A2
8L

BUILDING C
2L

WRIGHT LANE

TURNTABLE

BUILDING D
5L

MORTH PLACE

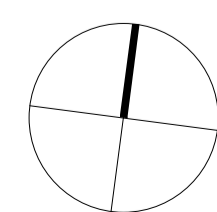
CIVIC LANE

534 HUNTER STREET
2L

522-526 HUNTER STREET
7L

516 - 520 HUNTER STREET
2L

NOTE:
ALL FURNITURE PLACEMENT &
DESIGN ARE INDICATIVE ONLY.



Drawing:
Drawing no:
Issue:
Scale@A1:
Date:

FLOOR PLAN - LEVEL 1
DA-1001
A.03
1 : 150
30/09/2025

Schedule of Changes (Clouded)

- | | | | | | |
|---------|--|----------------------|--|-----------|---|
| 1. Roof | <ul style="list-style-type: none"> • Awning windows • Northern facade blades • Facade louvres • Balustrade design • Colonnade columns • Brick podium • Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> • Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> • East and west fire stairs • Central circulation stair • Cooling towers • Maintenance stair • Plant rooms • Grease arrestor • Podium stair |
| 4. Roof | | 5. Landscape | | | |

Q BUILDING
A1
6L


BUILDING A2
8L

BUILDING C
2L

WRIGHT LANE

MORTH PLACE

BUILDING D
5L

 **Department of Planning,
Housing and Infrastructure**

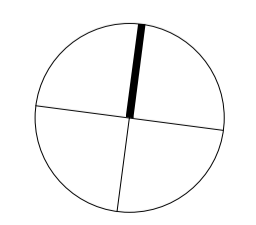
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Approved Section 4.55 (1A) Modification Application
Approved Application No: SSD 61618229 Mod 1
Approved on: 27 February 2026
Signed: AW Sheet No: 3 of 14



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Drawing:
Drawing no:
Issue:
Scale@A1:
Date:

FLOOR PLAN - TYPICAL A (LEVEL 2, 4, 6, 8)
DA-1002
A.03
1 : 150
30/09/2025

534 HUNTER STREET
2L

522-526 HUNTER STREET
7L

516 - 520 HUNTER STREET
2L

Schedule of Changes (Clouded)

1. Roof	• Awning windows • Northern facade blades • Facade louvres • Balustrade design • Colonnade columns • Brick podium • Podium skylights	2. Internal Planning	• Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms	3. Stairs	• East and west fire stairs • Central circulation stair
4. Roof	• Cooling towers • Maintenance stair • Plant rooms	5. Landscape	• Grease arrestor • Podium stair		

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Q BUILDING
A1
6L

BUILDING A2
8L

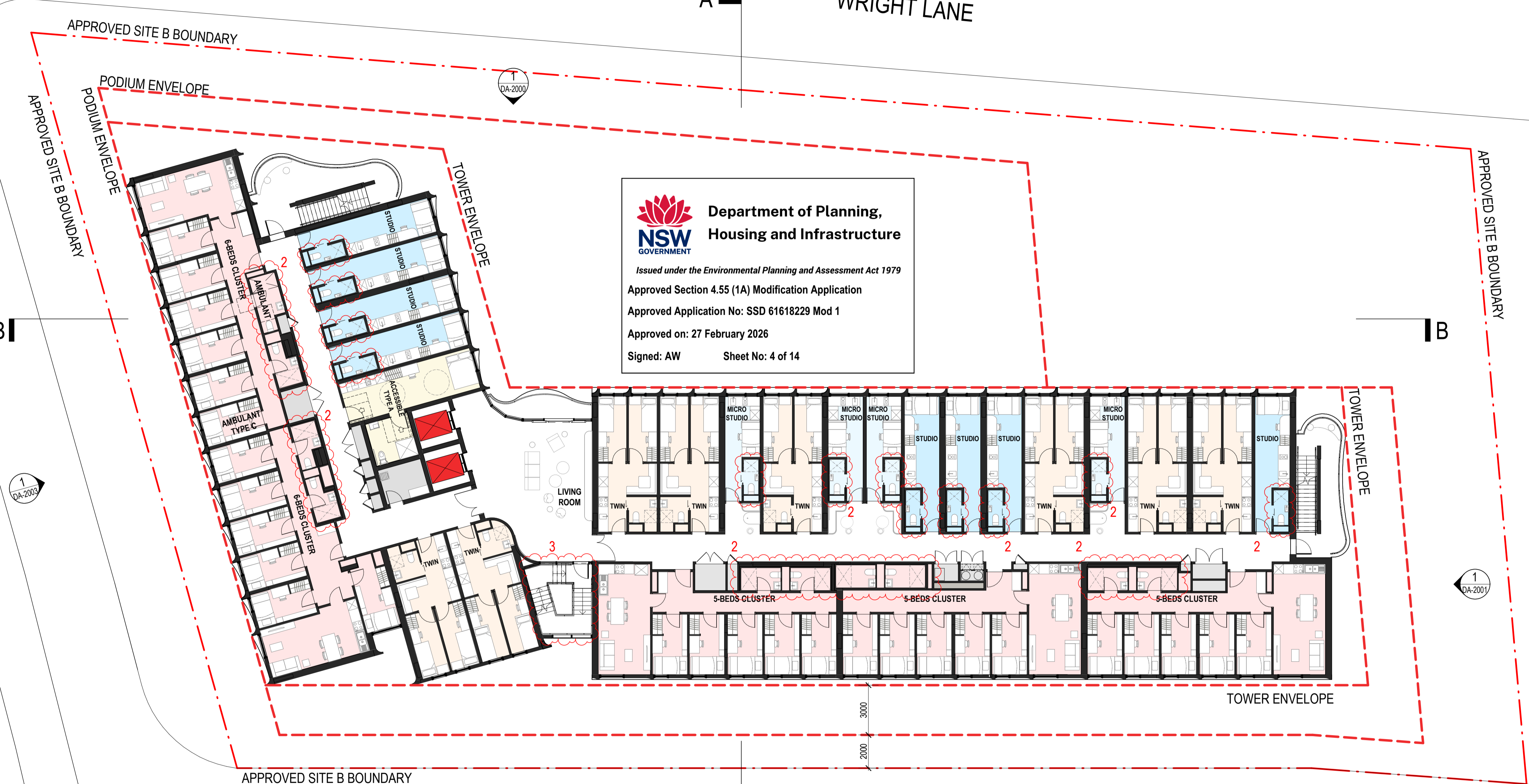
BUILDING C
2L

WRIGHT LANE

MORTH PLACE

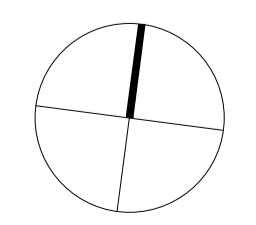
BUILDING D
5L

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Drawing:
Drawing no:
Issue:
Scale@A1:
Date:

FLOOR PLAN - TYPICAL B (LEVEL 3, 5, 7)
DA-1003
A.03
1 : 150
30/09/2025

Schedule of Changes (Clouded)

1. Roof	• Awning windows • Northern facade blades • Facade louvres • Balustrade design • Colonnade columns • Brick podium • Podium skylights	2. Internal Planning	• Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms	3. Stairs	• East and west fire stairs • Central circulation stair
4. Roof		5. Landscape		• Cooling towers • Maintenance stair • Plant rooms • Grease arrestor • Podium stair	

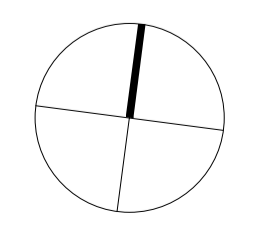
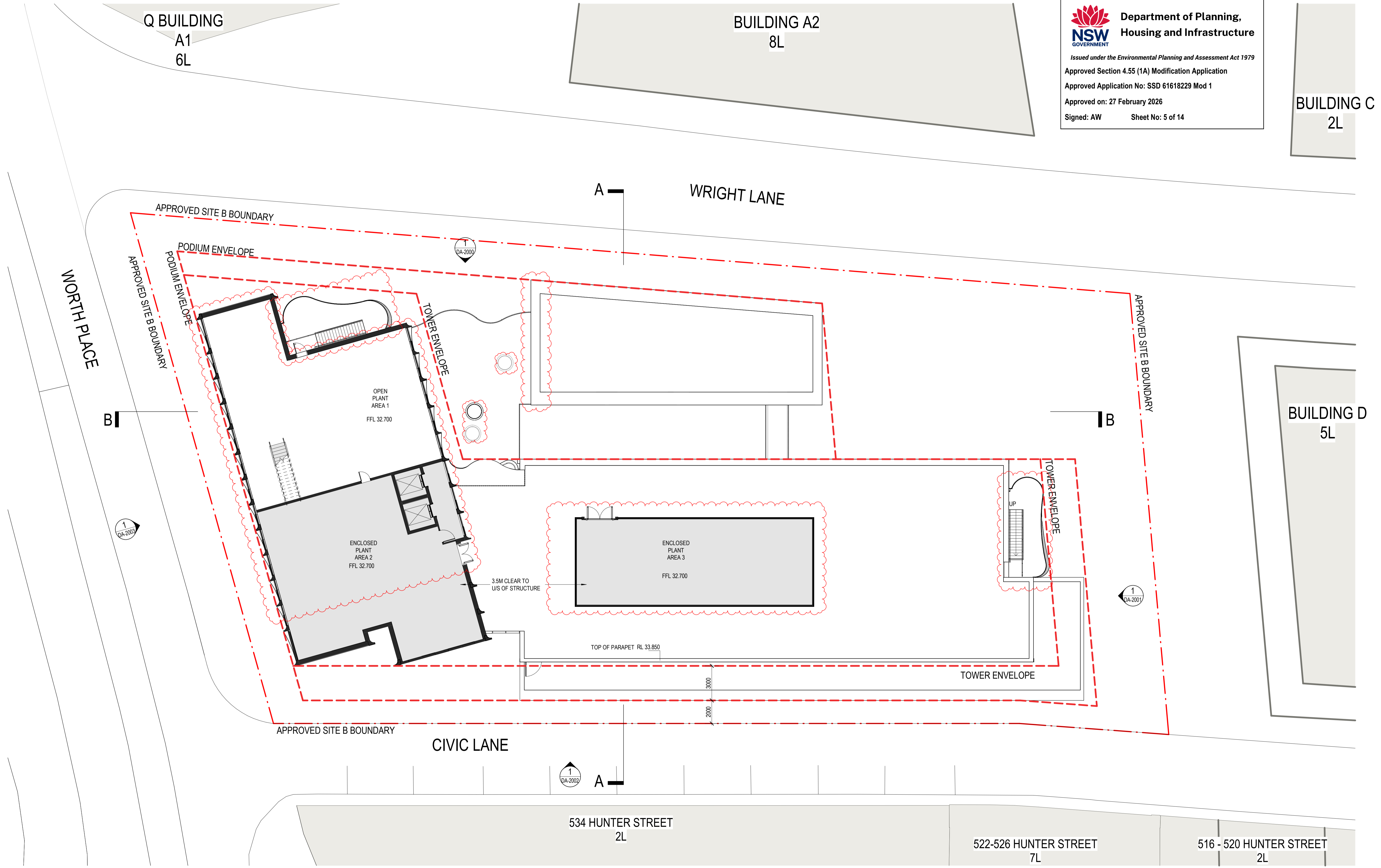
534 HUNTER STREET
2L

522-526 HUNTER STREET
7L

516 - 520 HUNTER STREET
2L

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Schedule of Changes (Clouded)

1. Roof	<ul style="list-style-type: none"> • Awning windows • Northern facade blades • Facade louvres • Balustrade design • Colonnade columns • Brick podium • Podium skylights 	2. Internal Planning	<ul style="list-style-type: none"> • Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms 	3. Stairs	<ul style="list-style-type: none"> • East and west fire stairs • Central circulation stair • Cooling towers • Maintenance stair • Plant rooms • Grease arrestor • Podium stair
4. Roof		5. Landscape			

BUILDING C
2L

BUILDING A2
8L

Q BUILDING
A1
6L

WRIGHT LANE

MORTH PLACE

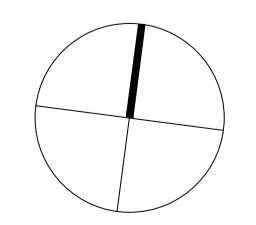
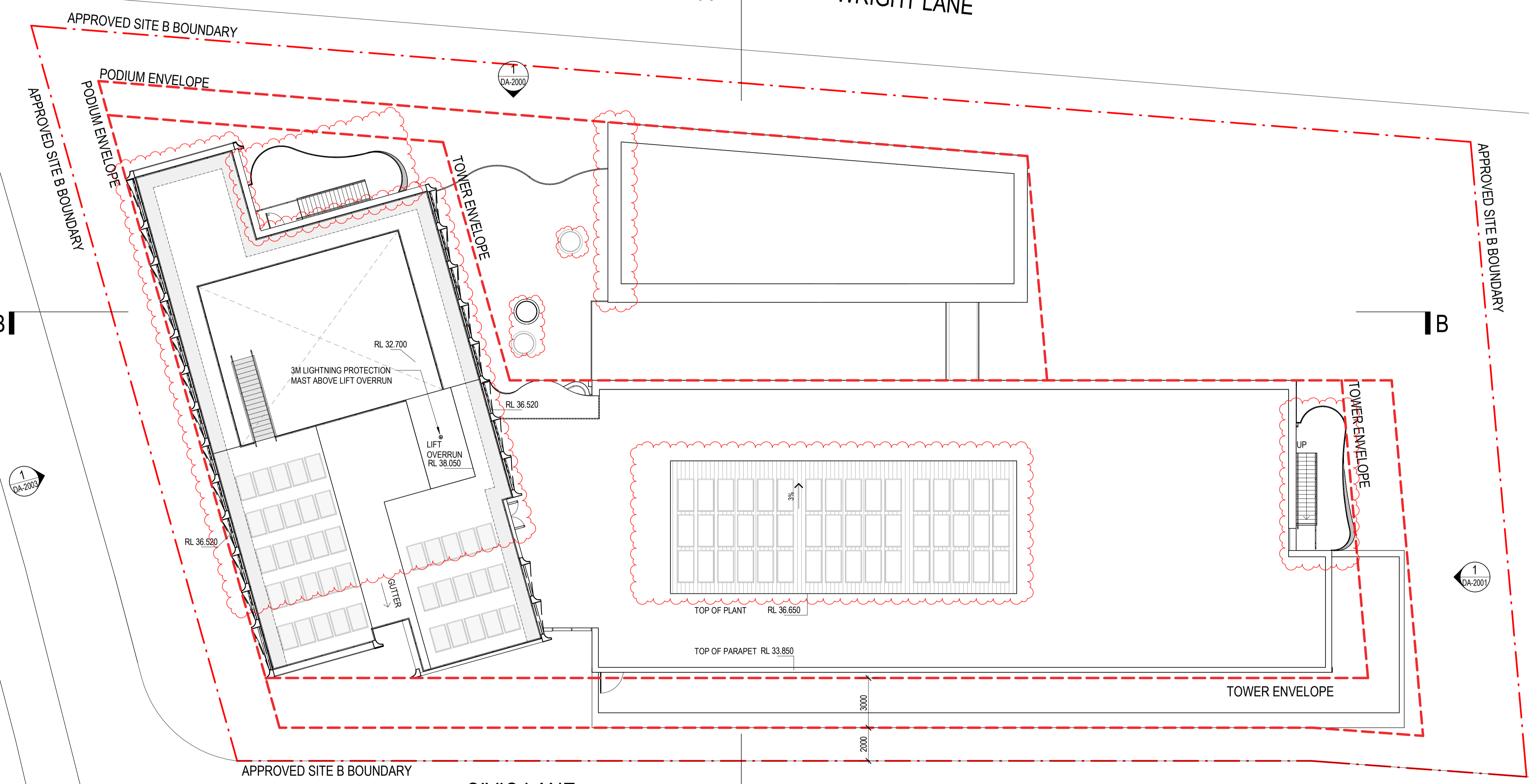
BUILDING D
5L

CIVIC LANE

534 HUNTER STREET
2L

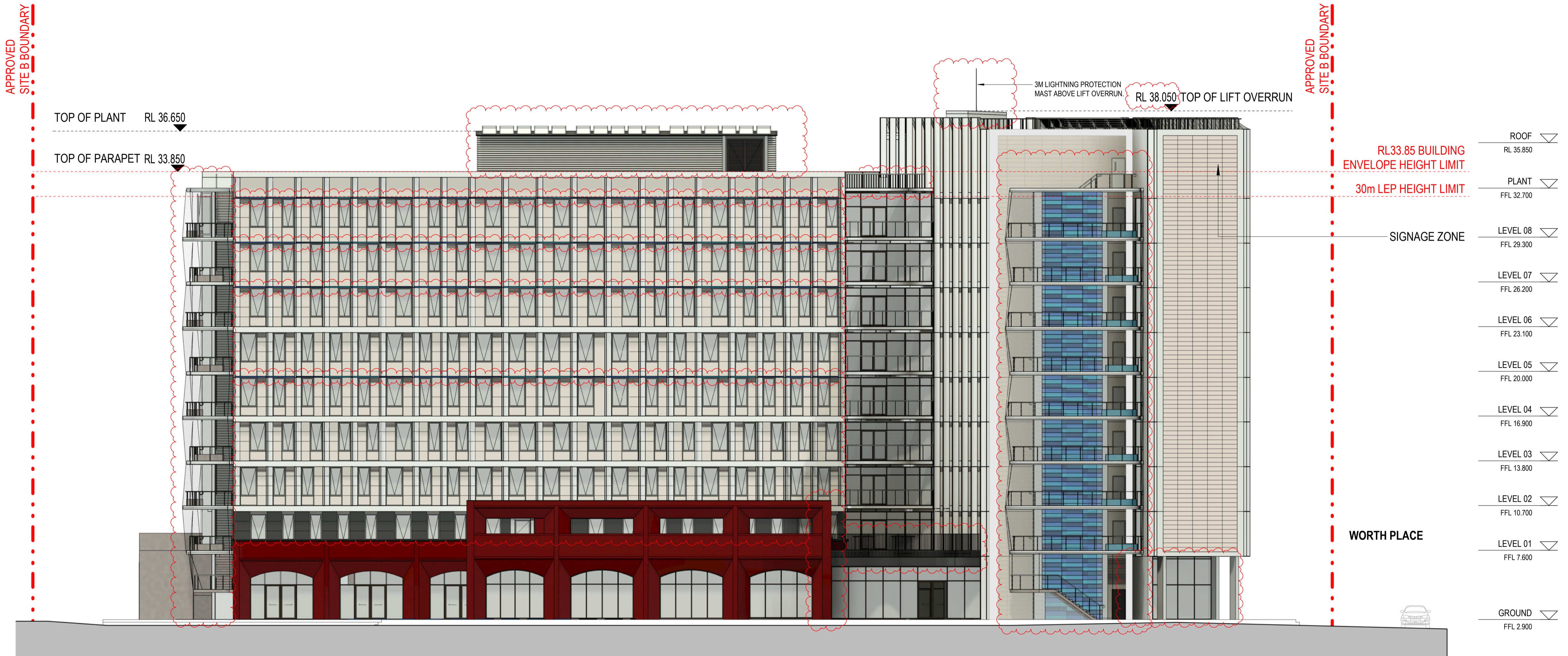
522-526 HUNTER STREET
7L


516 - 520 HUNTER STREET
2L



Schedule of Changes (Clouded)

1. Roof	<ul style="list-style-type: none"> Awning windows Northern facade blades Facade louvres Balustrade design Colonnade columns Brick podium Podium skylights 	2. Internal Planning	<ul style="list-style-type: none"> Ground level plant and back of house reconfigured. Meeting room, back of house and comms room reconfigured. Courtyard door types Bike storage layout Pod bathrooms 	3. Stairs	<ul style="list-style-type: none"> East and west fire stairs Central circulation stair Cooling towers Maintenance stair Plant rooms Grease arrestor Podium stair
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Schedule of Changes (Clouded)

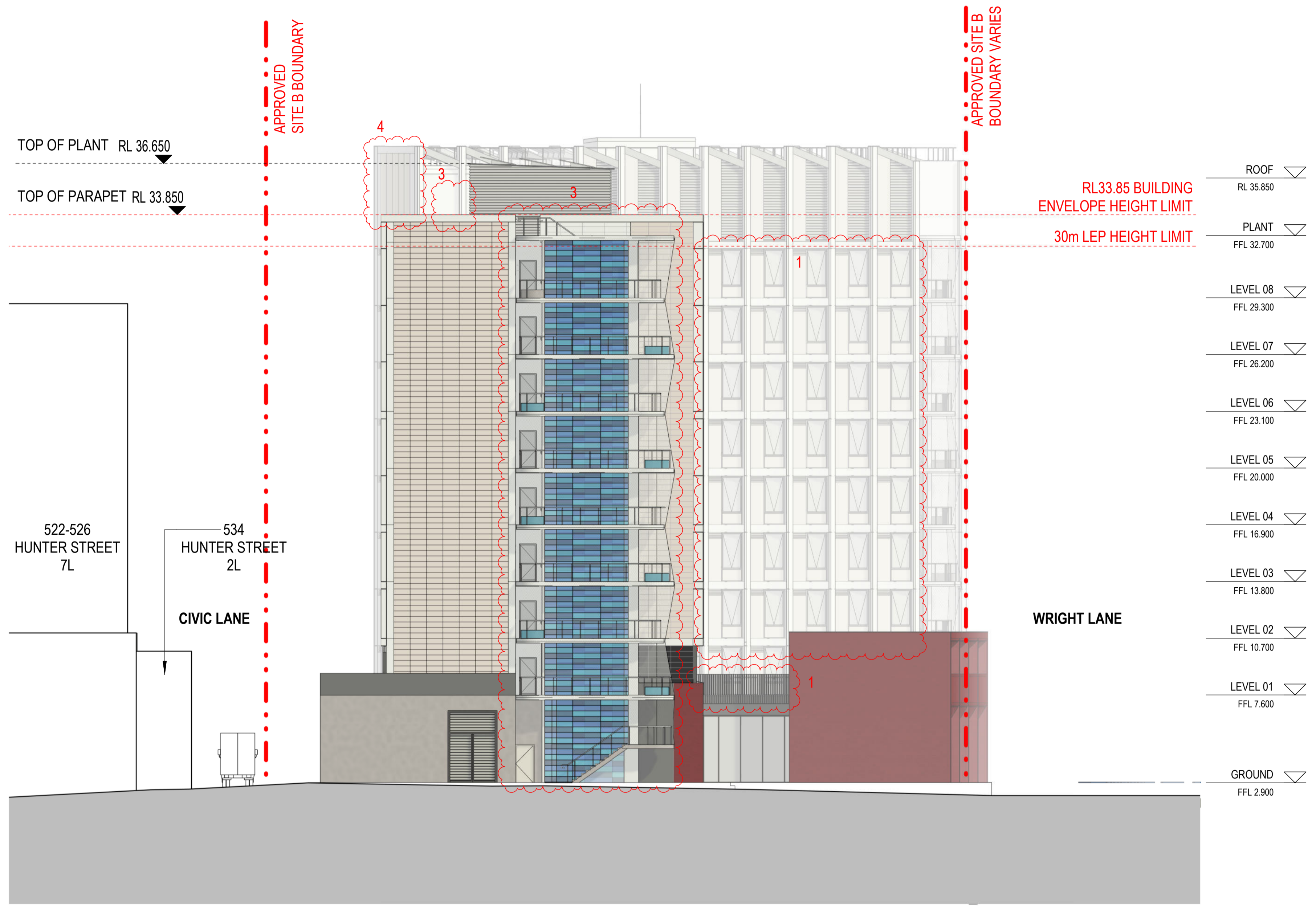
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|---------|--|----------------------|--|-----------|--|
| 1. Roof | <ul style="list-style-type: none"> • Awning windows • Northern facade blades • Facade louvres • Balustrade design • Colonnade columns • Brick podium • Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> • Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> • East and west fire stairs • Central circulation stair |
| 4. Roof | <ul style="list-style-type: none"> • Cooling towers • Maintenance stair • Plant rooms • Grease arrestor • Podium stair | 5. Landscape | | | |

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Drawing: DA-2000
 Drawing no: A.04
 Issue: 1 : 150
 Scale@A1: 07/01/2026
 Date:

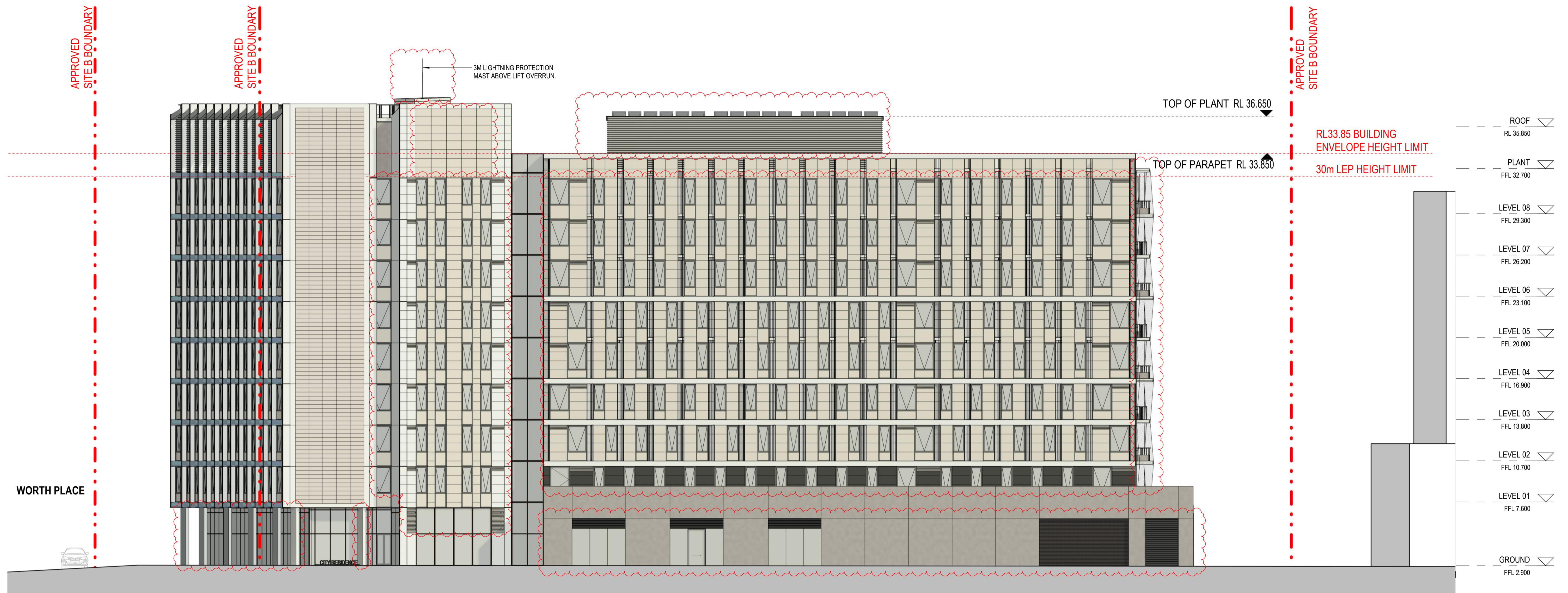
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Schedule of Changes (Clouded)

- | | | | | | |
|---------|--|----------------------|--|---|--|
| 1. Roof | • Awning windows
• Northern facade blades
• Facade louvres
• Balustrade design
• Colonnade columns
• Brick podium
• Podium skylights | 2. Internal Planning | • Ground level plant and back of house reconfigured.
• Meeting room, back of house and comms room reconfigured.
• Courtyard door types
• Bike storage layout
• Pod bathrooms | 3. Stairs | • East and west fire stairs
• Central circulation stair |
| 4. Roof | | 5. Landscape | | • Cooling towers
• Maintenance stair
• Plant rooms
• Grease arrestor
• Podium stair | |




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Accommodation

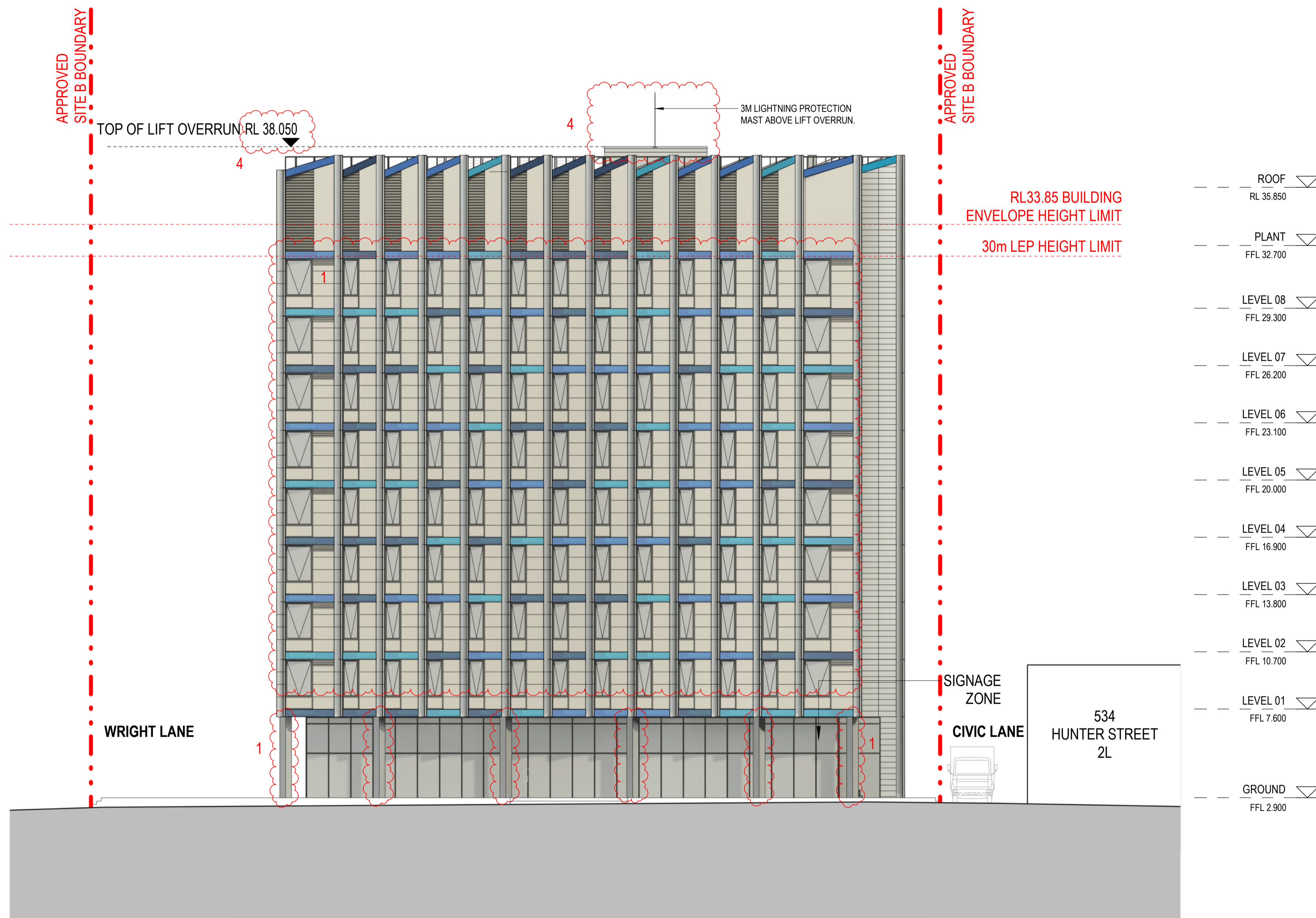
Drawing: **ELEVATION - SOUTH**
 Drawing no: DA-2002
 Issue: A.04
 Scale@A1: 1 : 150
 Date: 07/01/2026


Schedule of Changes (Clouded)

- | | | | | | |
|---------|--|----------------------|--|--------------|--|
| 1. Roof | <ul style="list-style-type: none"> • Awning windows • Northern facade blades • Facade louvers • Balustrade design • Colonnade columns • Brick podium • Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> • Ground level plant and back of house reconfigured. • Meeting room, back of house and comms room reconfigured. • Courtyard door types • Bike storage layout • Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> • East and west fire stairs • Central circulation stair |
| | | | | 4. Roof | <ul style="list-style-type: none"> • Cooling towers • Maintenance stair • Plant rooms |
| | | | | 5. Landscape | <ul style="list-style-type: none"> • Grease arrestor • Podium stair |

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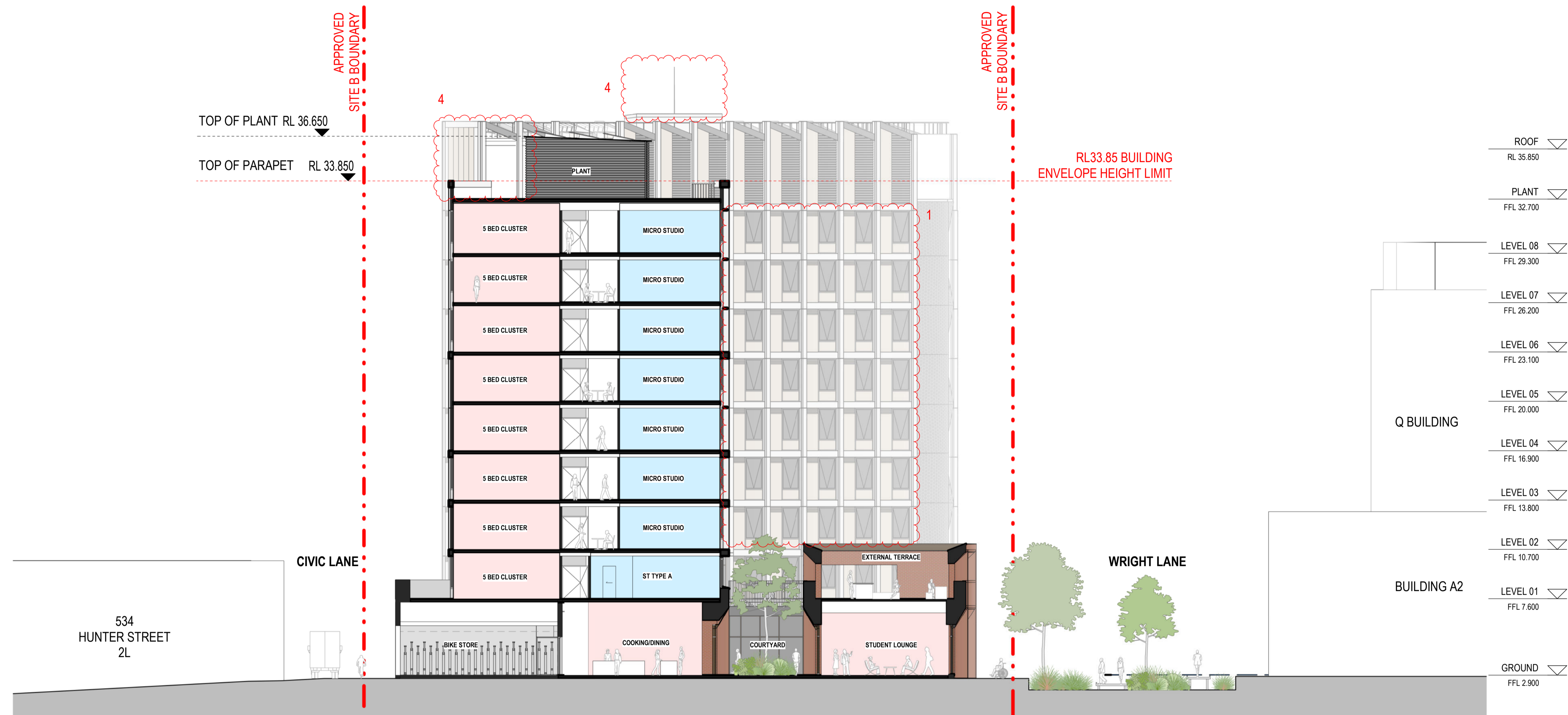
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 Approved Application No: SSD 61618229 Mod 1
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Schedule of Changes (Clouded)

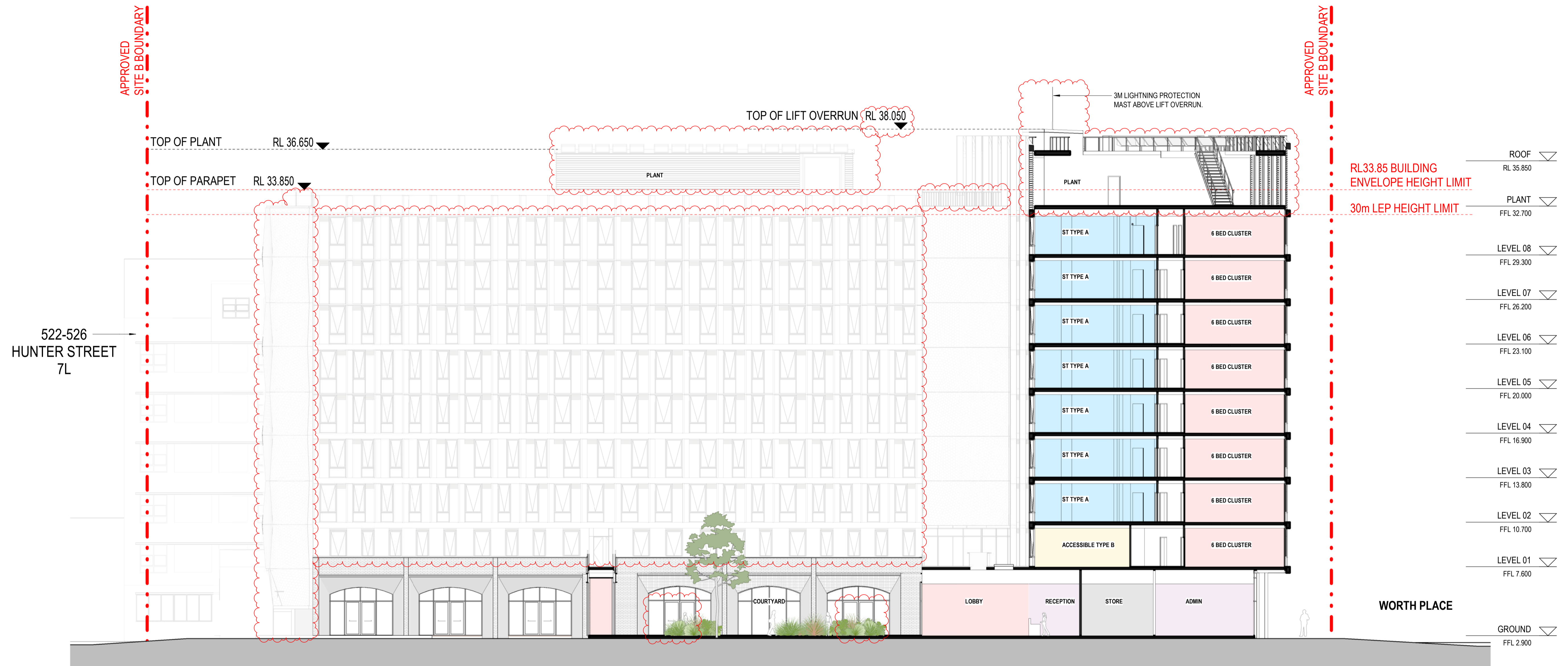
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|---------|--|----------------------|--|--------------|--|
| 1. Roof | <ul style="list-style-type: none"> Awning windows Northern facade blades Facade louvres Balustrade design Colonnade columns Brick podium Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> Ground level plant and back of house reconfigured. Meeting room, back of house and comms room reconfigured. Courtyard door types Bike storage layout Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> East and west fire stairs Central circulation stair |
| | | | | 4. Roof | <ul style="list-style-type: none"> Cooling towers Maintenance stair Plant rooms |
| | | | | 5. Landscape | <ul style="list-style-type: none"> Grease arrestor Podium stair |





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 Signed: AW Sheet No: 11 of 14

Schedule of Changes (Clouded)

- | | | | | | |
|---------|--|----------------------|--|-----------|---|
| 1. Roof | <ul style="list-style-type: none"> Awning windows Northern facade blades Facade louvres Balustrade design Colonnade columns Brick podium Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> Ground level plant and back of house reconfigured. Meeting room, back of house and comms room reconfigured. Courtyard door types Bike storage layout Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> East and west fire stairs Central circulation stair |
| 4. Roof | | 5. Landscape | | 4. Roof | <ul style="list-style-type: none"> Cooling towers Maintenance stair Plant rooms Grease arrestor Podium stair |




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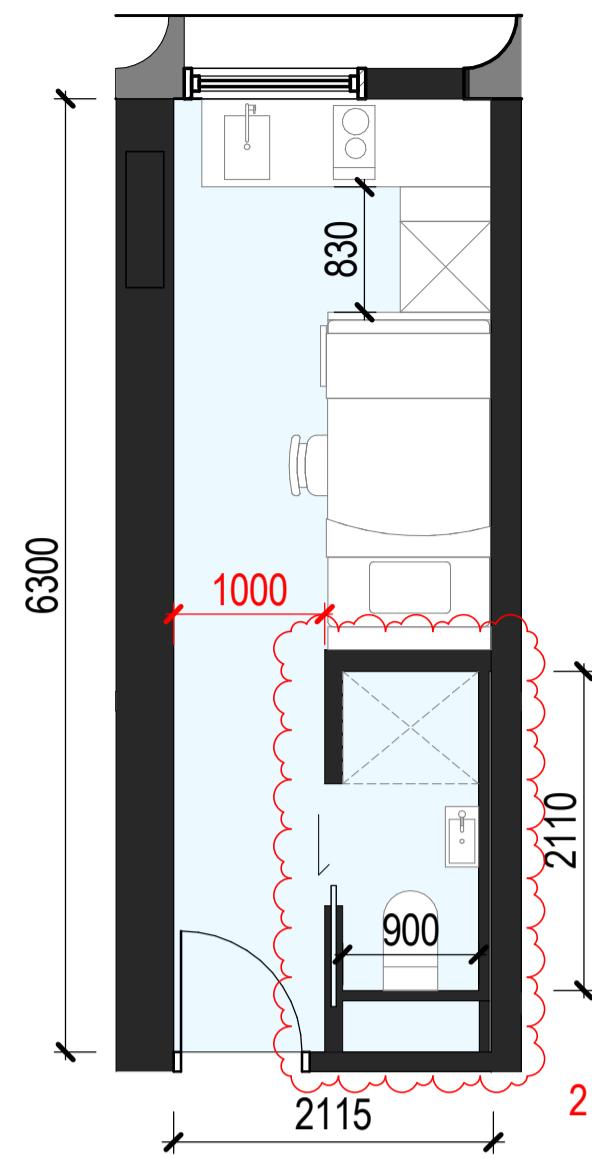
- Schedule of Changes (Clouded)**
- | | | | | | |
|---------|--|----------------------|--|--------------|--|
| 1. Roof | <ul style="list-style-type: none"> Awning windows Northern facade blades Facade louvres Balustrade design Colonnade columns Brick podium Podium skylights | 2. Internal Planning | <ul style="list-style-type: none"> Ground level plant and back of house reconfigured. Meeting room, back of house and comms room reconfigured. Courtyard door types Bike storage layout Pod bathrooms | 3. Stairs | <ul style="list-style-type: none"> East and west fire stairs Central circulation stair |
| | | | | 4. Roof | <ul style="list-style-type: none"> Cooling towers Maintenance stair Plant rooms |
| | | | | 5. Landscape | <ul style="list-style-type: none"> Grease arrestor Podium stair |

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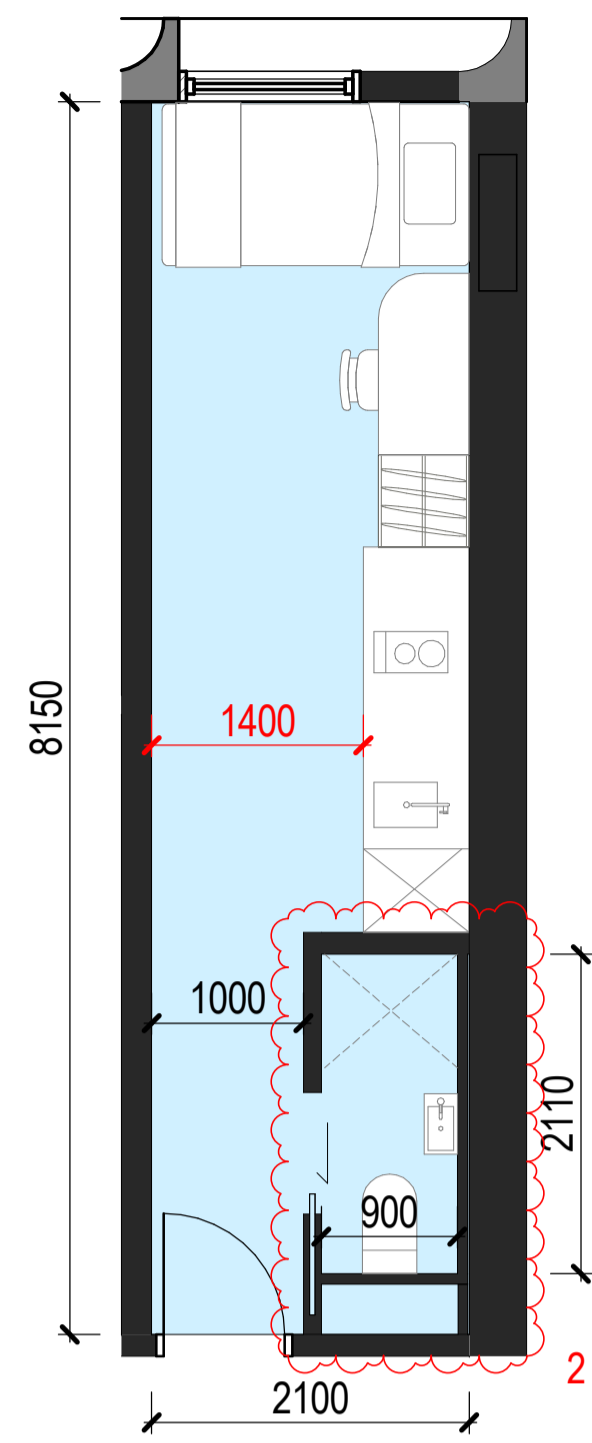
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 Drawing no: DA-2502
 Issue: A.04
 Scale@A1: 1 : 150
 Date: 07/01/2026

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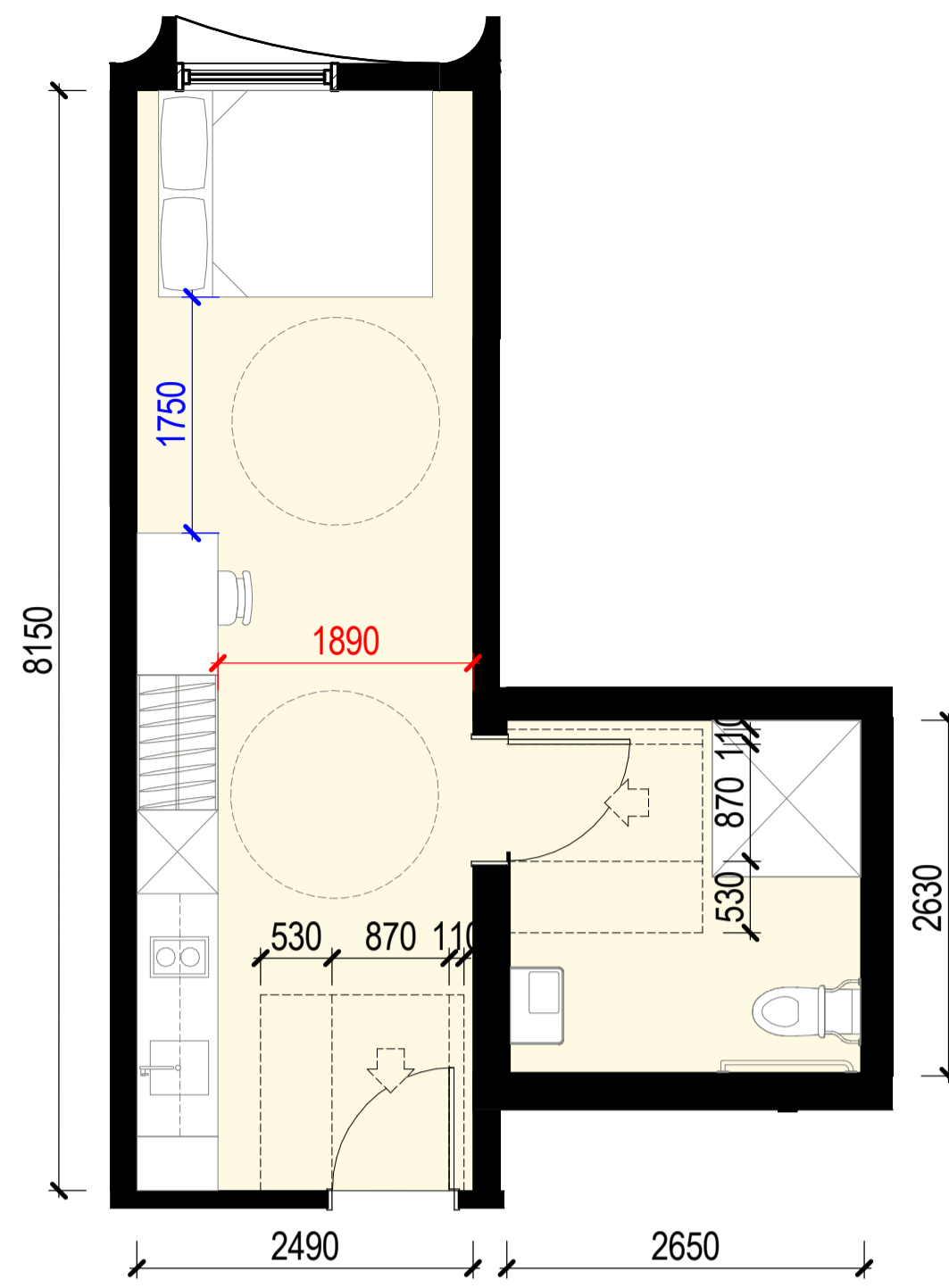
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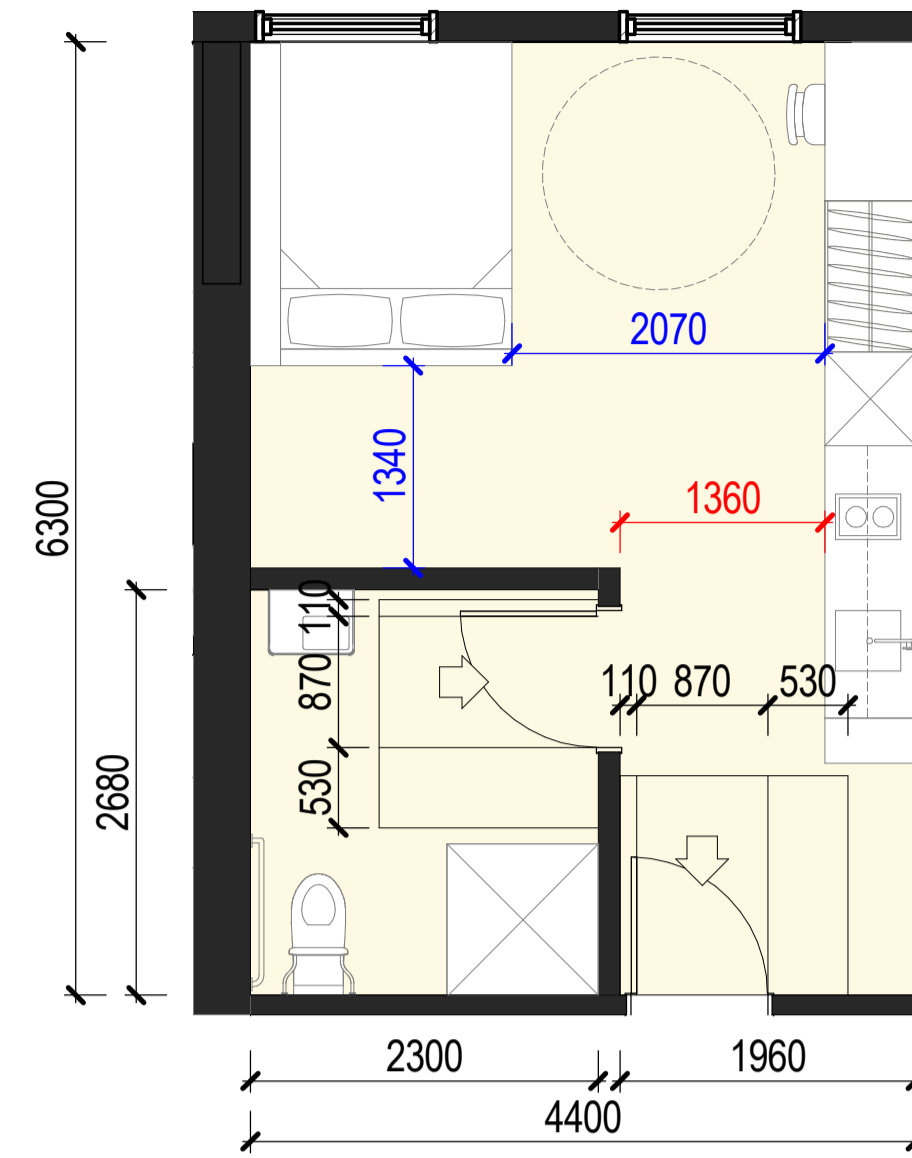
MICRO STUDIO
13 M²



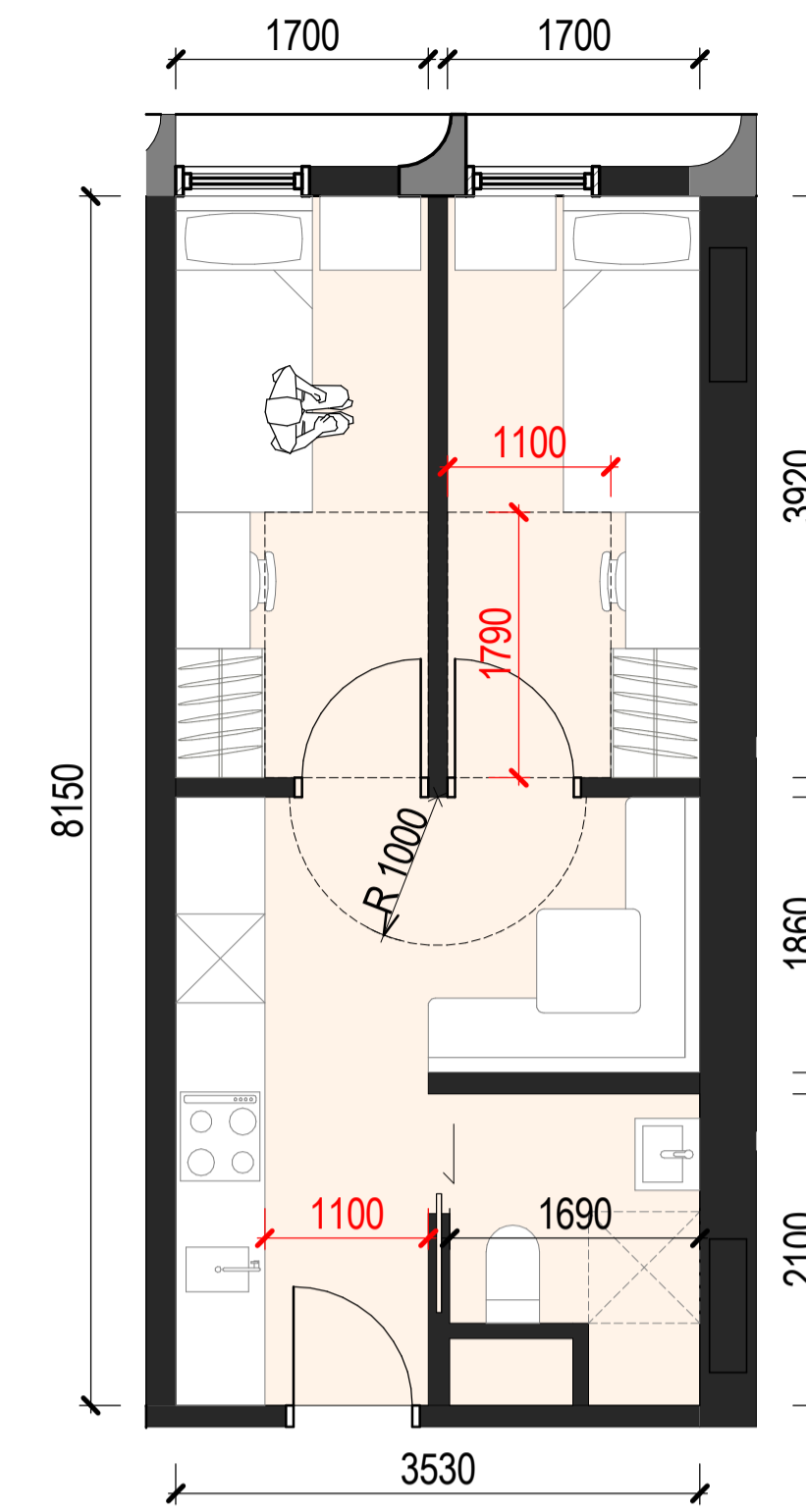
STUDIO
17 M²



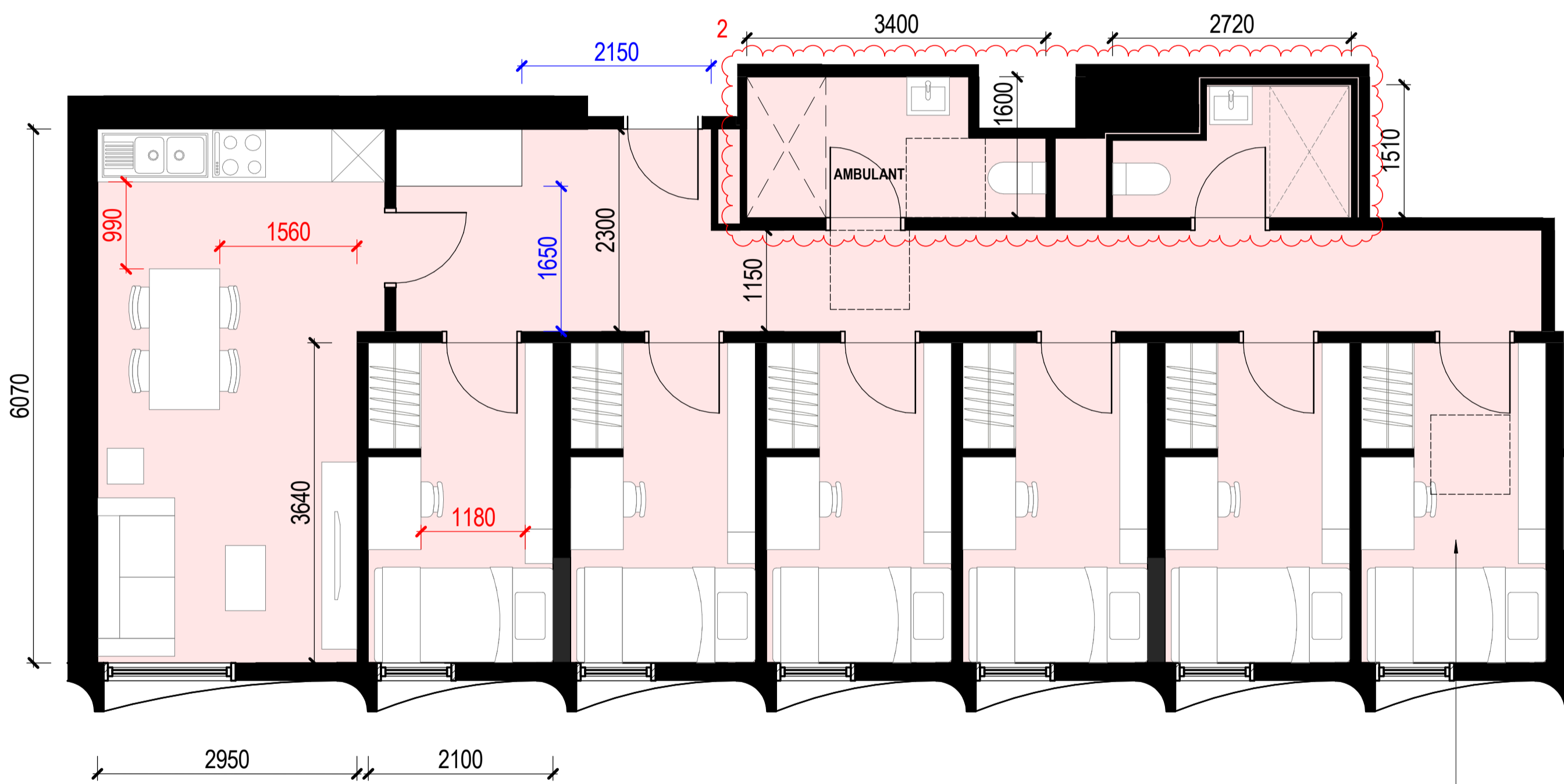
ACCESSIBLE TYPE A
27.5 M²



ACCESSIBLE TYPE A
27.5 M²

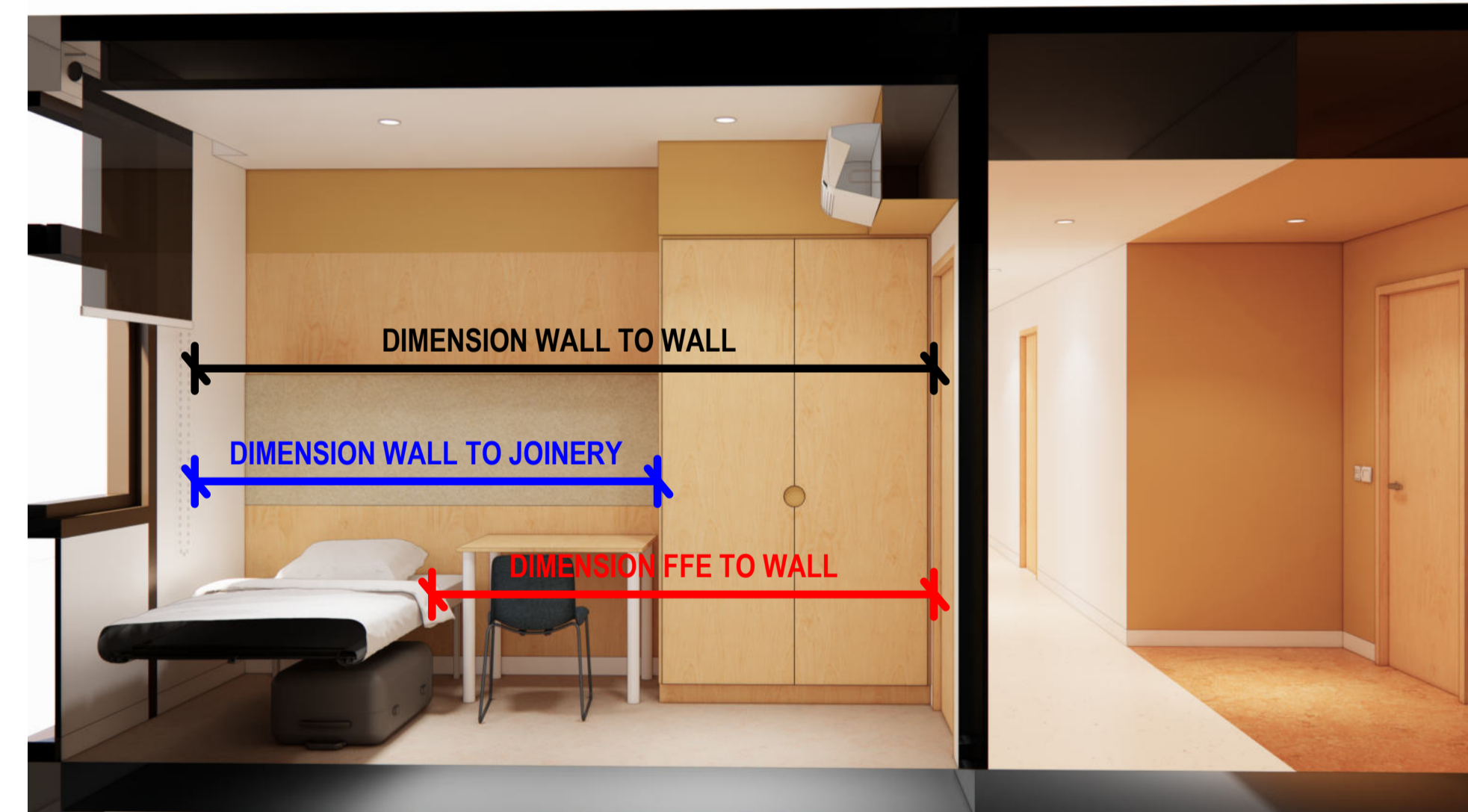


TWIN
28.5 M²



5 & 6 BEDS CLUSTER
90 M² - 103 M²

AMBULANT ROOM
LEVELS 1,3,5&7 TYPE C
LEVELS 2,4,6&8 TYPE B

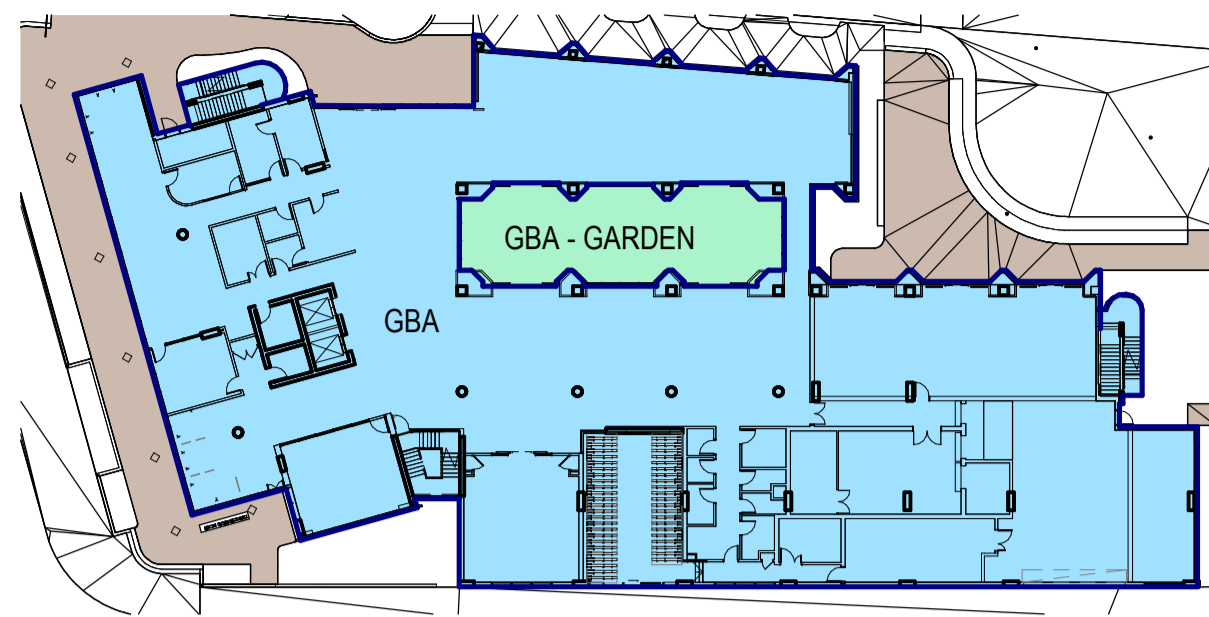


ANNOTATION TYPES

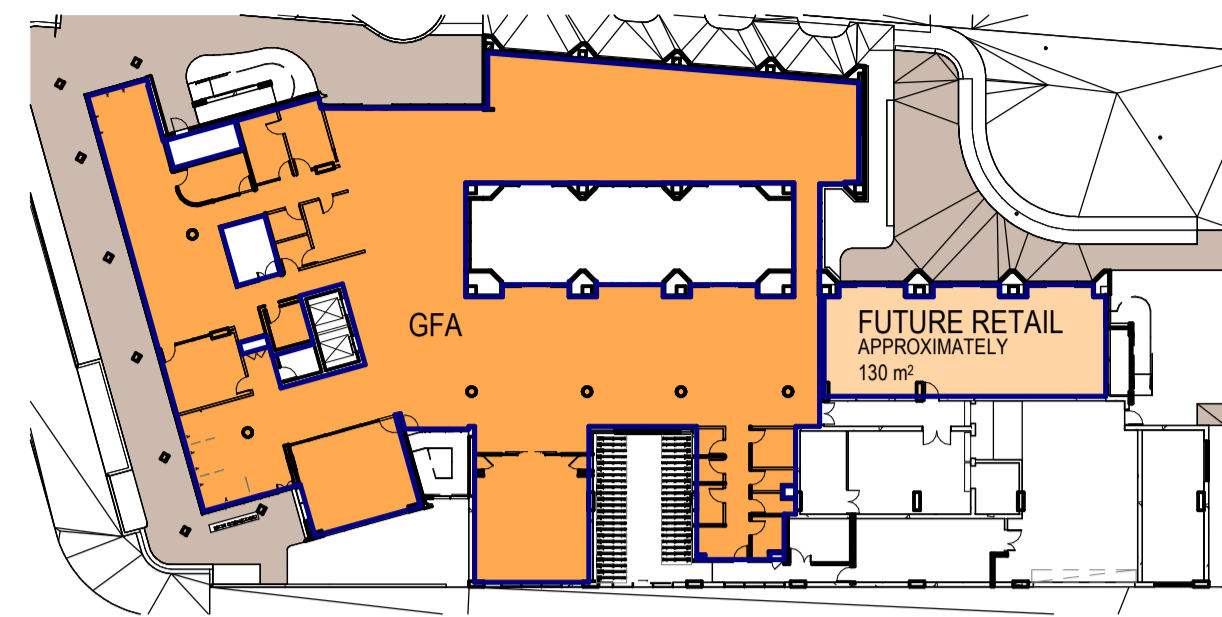
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Approved Application No: SSD 61618229 Mod 1
Approved on: 27 February 2026
Signed: AW Sheet No: 13 of 14

Schedule of Changes (Clouded)

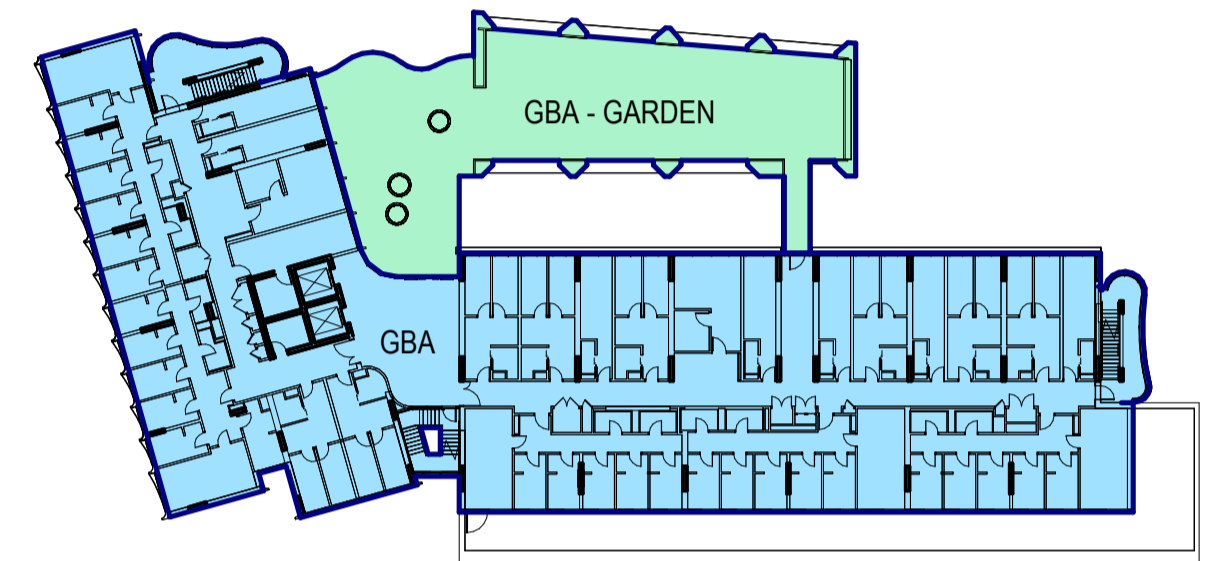
- | | | | | | |
|---------|--|----------------------|--|-----------|--|
| 1. Roof | • Awning windows
• Northern facade blades
• Facade louvres
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• Colonnade columns
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• Podium skylights | 2. Internal Planning | • Ground level plant and back of house reconfigured.
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• Pod bathrooms | 3. Stairs | • East and west fire stairs
• Central circulation stair |
| 4. Roof | • Cooling towers
• Maintenance stair
• Plant rooms | 5. Landscape | • Grease arrestor
• Podium stair | | |



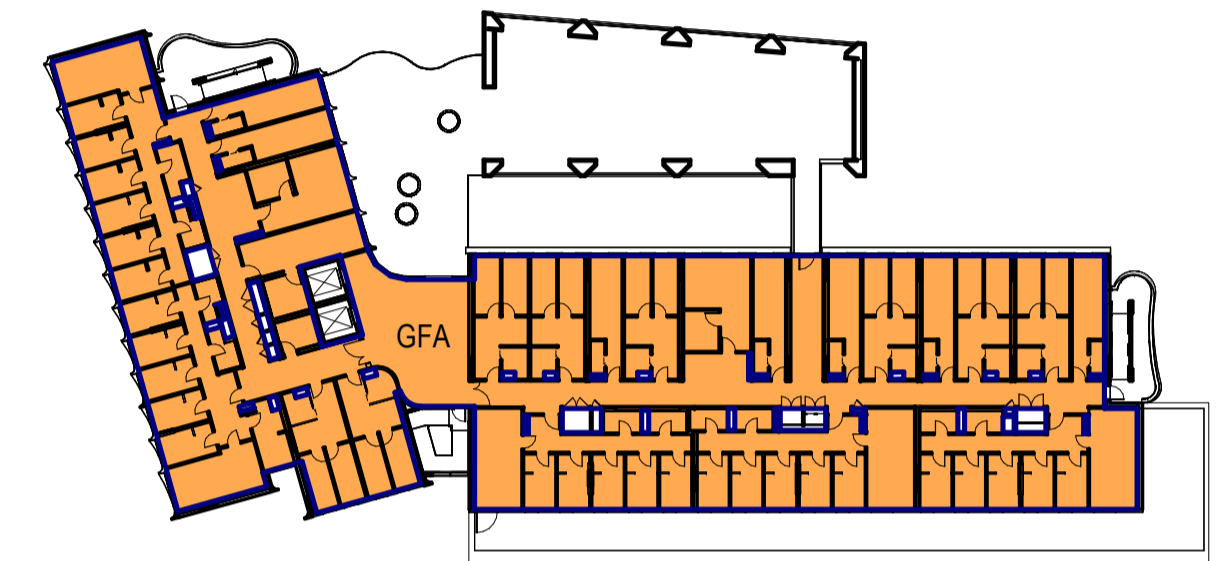
1 GROUND - GBA
SCALE: 1 : 500



5 GROUND - GFA
SCALE: 1 : 500



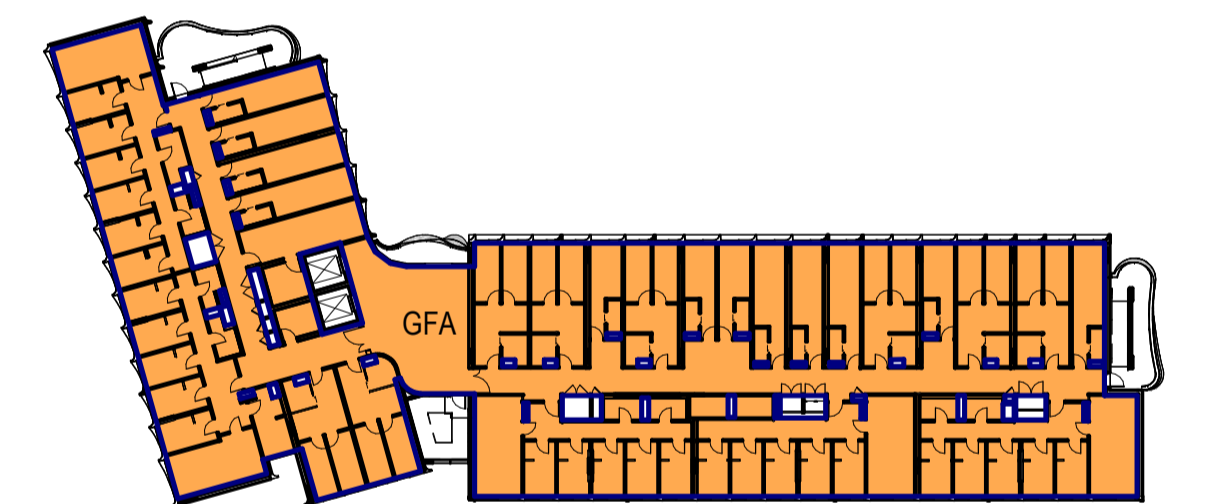
2 LEVEL 01 - GBA
SCALE: 1 : 500



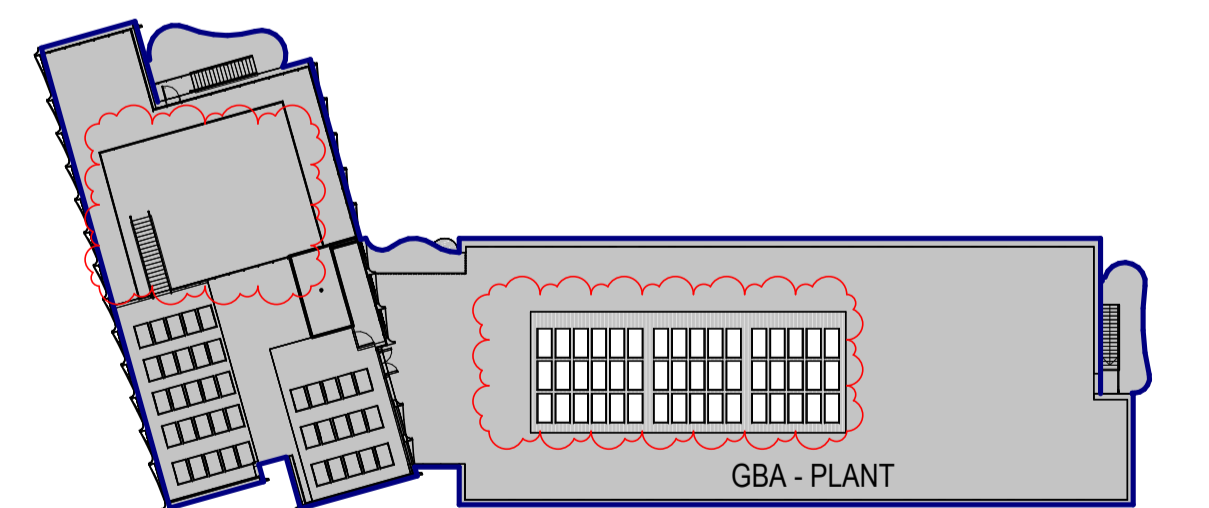
6 LEVEL 01 - GFA
SCALE: 1 : 500



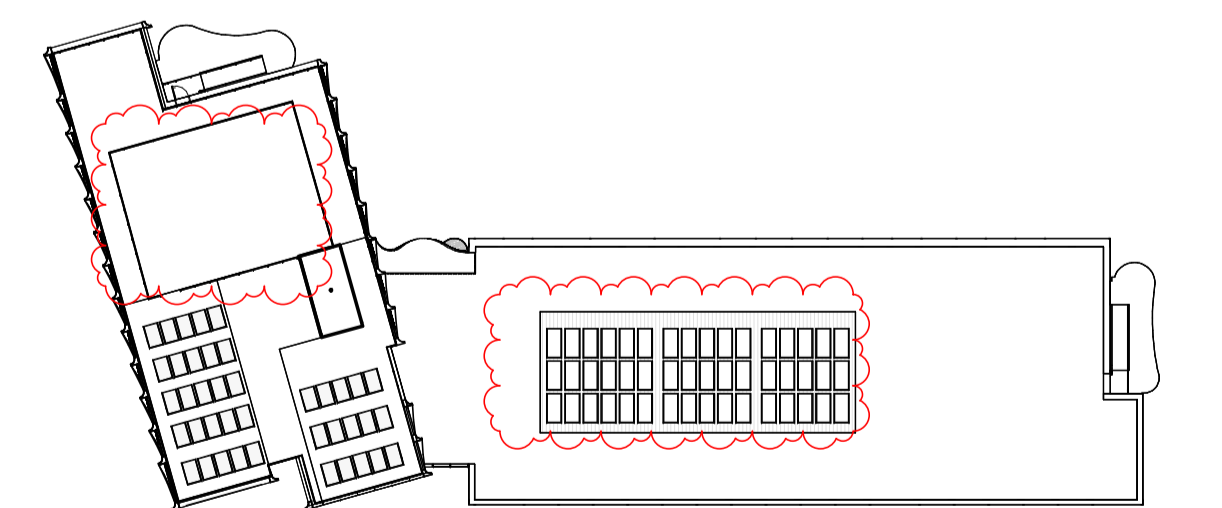
3 TYPICAL FLOOR - GBA
SCALE: 1 : 500



7 TYPICAL FLOOR - GFA
SCALE: 1 : 500



4 ROOF - GBA
SCALE: 1 : 500



8 ROOF - GFA
SCALE: 1 : 500

Level	FFL	GBA	GFA	Efficiency Nett/GFA
Ground	4.8	1906	1175	62%
Level 1	3.1	1687	1180	70%
Level 2	3.1	1356	1179	87%
Level 3	3.1	1356	1179	87%
Level 4	3.1	1356	1179	87%
Level 5	3.1	1356	1179	87%
Level 6	3.1	1356	1179	87%
Level 7	3.1	1356	1179	87%
Level 8	3.4	1356	1179	87%
Roof / Plant	3.1	1376	0	0%
TOTAL	33	14,461	10,608	

MAXIMUM GROSS FLOOR AREA (GFA) OF 10,608 M², COMPRISING OF:

- APPROXIMATELY 130 M² OF RETAIL FLOOR SPACE AT GROUND LEVEL,
- APPROXIMATELY 683 M² OF COMMUNAL RESIDENTIAL AMENITY FACILITIES AT GROUND LEVEL INCLUDING STUDENT LOUNGE, COOKING/DINING, AMENITIES, LAUNDRY, MUSIC ROOM & TOUCH DOWN
- APPROXIMATELY 9,360 M² OF STUDENT ACCOMMODATION INCLUDING A TOTAL OF 445 BEDS.

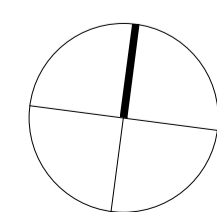
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NSW GOVERNMENT

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GROSS FLOOR AREA - HAS THE SAME MEANING AS IN THE NEWCASTLE LOCAL ENVIRONMENTAL PLAN 2012.
NOTE: THE DEFINITION IS DEFINED BY THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4M ABOVE THE FLOOR, AND INCLUDES:

(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC, BUT EXCLUDES:
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT:
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.



Schedule of Changes (Clouded)

- | | | | | | |
|---------|--|----------------------|--|---|--|
| 1. Roof | • Awning windows
• Northern facade blades
• Facade louvres
• Balustrade design
• Colonnade columns
• Brick podium
• Podium skylights | 2. Internal Planning | • Ground level plant and back of house reconfigured.
• Meeting room, back of house and comms room reconfigured.
• Courtyard door types
• Bike storage layout
• Pod bathrooms | 3. Stairs | • East and west fire stairs
• Central circulation stair |
| 4. Roof | | 5. Landscape | | • Cooling towers
• Maintenance stair
• Plant rooms
• Grease restorer
• Podium stair | |