

ADDENDUM

Addendum Reference Number	Title	Ref No (if Applicable)	Document Type	Description	Comment	Reference Documents
Add 01	Response from 'The Design Partnership' to Mr Chris Speek Newcastle City Council	SM/11.003/1005 12	Letter	Response to letter (amendments made) regarding the first meeting of the 'Urban Design Review Panel' and assessment of proposed development sent 1st March 2012	<p><b>1. Ground Floor:</b> amendments including entry, unit1/2 raising of floor levels, removal of column and cantilevers</p> <p><b>2. Level 1:</b> Terrace layouts, accessible parking &amp; units added &amp; removal of balconies</p> <p><b>3. Level 2:</b> Re-orientation of some units, new adaptive units, terrace planter box &amp; pergolas added and removal of some balconies</p> <p><b>4. Level 3:</b> Re-orientation of some units, new adaptive units and removal of some balconies</p> <p><b>5. Level 4:</b> Re organisation of units on N/W corner, landscape garden added, new adaptive unit and ventilation shafts added</p> <p><b>6. Level 5:</b> Ventilation shafts added</p> <p><b>7. Elevations:</b> Date Street, L4 N/W corner removed, corner balconies removed, Southern end balconies re-orientated, terrace elevation altered, new pergola / planter box L2, L4 unit added / re-located, some Western balconies removed, entry awning added, L5 roof line changed, sun screens added to South elevation.</p> <p><b>8. Sections:</b> Changes including floor levels, roof line/form, addition of terrace on west side L2</p> <p><b>9. Shadow Diagrams:</b> Changes to reflect new design</p> <p><b>10. Compliance Diagram:</b> A number of additions issued include:</p> <ul style="list-style-type: none"> <li>3D model of DCP building envelope. Model shows in 3D how the building fits with in the DCP guidelines.</li> <li>The addition of 3D perspective views also helps display form, reduction of bulk / scale and increased articulation.</li> <li>SEPP65 compliance sun studies. Study shows availability of light into units of both the East and Western side units.</li> <li>The addition/modification of accessible units and routes available (including re-arrangement of parking facilities).</li> </ul> <p><b>11. Landscape Drawing:</b> Amended. Including the introduction of terrace planters on L2 &amp; timber pergolas, planters at ground level terrace and rooftop garden &amp; pergolas on South side L4. A private terrace and planter box also added to N/W corner L4.</p>	<p>1. Architectural Plans including Doc 01 including:DA000, DA000a, DA000b, DA001, DA002, DA101, DA102, DA103, DA104, DA105, DA106, DA107, DA200, DA201, DA300, DA301, DA302, LD01, LD02, LD03 Issue A</p> <p>2. Doc 04 SEPP 65 Schedule of Compliance 9th May, 2012</p> <p>3. Doc 19 Statement of Environmental Effects July 2012 (Issue 03)</p> <p>4. Letter from Mr Chris Speek Dated 1st March 2012</p>

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Add 02	Response from 'The Design Partnership' to Mr Chris Speek Newcastle City Council	11003/14061ltr	Letter	Response to letter (amendments made) regarding the second meeting of the 'Urban Design Review Panel' and assessment of proposed development sent 23 May 2012	<p><b>1. Context:</b> Use of terraces, timber pergolas, contrasting materials and reduction in number of available units reduce the bulk and size of the building.</p> <p><b>2. Scale:</b> Reduced scale through altered roof forms, more sympathetic with surrounding built character. Reduction in height of Northern wing/corner of building through removal of units &amp; reconfiguration of floor plate (Victoria Street).</p> <p><b>3. Built Form:</b> Greater articulation including use of timber shade structures on L5, revised roof forms, and more public open spaces. (Please refer to aesthetics section of this section)</p> <p><b>4. Density:</b> Reduction of apartments from the original concept of 95 units to the current 93.</p> <p><b>5. Resources, Energy &amp; Water Efficiency:</b> Feasibility and viability of proposed suggestions by the panel and it's application.</p> <p><b>6. Landscape:</b> Another public open space added on L4 at the N/E corner allowing greater interaction with Brunner Road. Extensive use of planter boxes through complex allows for planting as part of the building fabric. Landscape introduced to adjacent car park at Lot38.</p> <p><b>7. Amenity:</b> Noted. Addition of common /community room on L4 Southern public terrace. Planting around adjacent car park also improves security and amenity. Additional bicycle parking spaces. Improved SEPP65 compliance on Eastern façade due to reduction in height of N/E corner, i.e. shadowing.</p> <p><b>8. Safety and Security:</b> Implementation of casual surveillance ideas and traffic movement conflicts. Reference to Social Impact Assessment and Safer by Design considerations. Also enhance traffic calming with stop signs (East Ground entry/exit) and revised sight lines. Planting around adjacent car park also improves security and amenity.</p> <p><b>9. Social Dimensions:</b> Roof top gardens acting as places for social interaction including a new common/community room on L4 Southern side.</p> <p><b>10. Aesthetics:</b> Hip roof form on L5. Façade articulation achieved through horizontal banding, timber shading structures, contrasting materials and level changes (Northern side).</p>	<p>1. Architectural Plans including Doc 20 Including: DA000, DA000a, DA000b, DA001, DA002, DA101, DA102, DA103, DA104, DA105, DA106, DA107, DA200, DA201, DA300, DA301, DA302, LD01, LD02, LD03 Issue C</p> <p>2. Doc 04 SEPP 65 Schedule of Compliance 9th May, 2012</p> <p>3. Doc 19 Statement of Environmental Effects July 2012 (Issue 03)</p>

PROJECT: Adamstown RSL  
 JOB NUMBER: 11.003

SEPP 65 Addendum List / Record

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Add 03	Changes to existing SEPP 65 Compliance Report Issued May 2012		Report	Amendment to page 4-5 Substitute existing sentence with the following	<p><b>Deep Soil Zones</b> (Page 4)  <u>Comment:</u>            The total landscape areas for this project are 1329m<sup>2</sup> of which 598m<sup>2</sup> is deep soli planting. This is 45.0%.</p> <p><b>Open Space</b> (Page 5)  <u>Comments:</u>            The total landscaping is 1329m<sup>2</sup> or 33.4% of the site area.</p>	
Add 04	Letter by 'Touchstone Property Solutions Pty Ltd' regarding the proposal's benefits to the local & broader community	DA 1/1391	Letter	Letter describing features and benefits of the application to the club, residents and surrounding community.	<p>Please refer to document for full details.</p> <p>Areas covered in the letter include:</p> <ul style="list-style-type: none"> <li>• Economic Feasibility</li> <li>• Operational Efficiency</li> <li>• Social Interaction</li> <li>• RSL Legacy</li> <li>• Community</li> <li>• Adamstown Commercial Zone</li> </ul>	Doc 21 (Adamstown Document Schedule Issued to Council)