



URBAN DESIGN CONSULTATIVE GROUP MEETING

ITEM No.5

Date of Panel Assessment:	20 th April 2016
Address of Project:	470 King Street, Newcastle
Name of Project (if applicable):	N/A
DA Number of Pre-DA?	DA 2016 - 00346
No. of Buildings:	Three above common podium
No. of Units:	197 residential above retail/commercial
Declaration of Conflict of Interest:	Nil.
Attendees:	<u>Applicant</u> N.A.
	<u>Council</u> David Paine.

This report addresses the nine Design Quality Principles set out in the Apartment Design Guide (2015) under State Environmental Planning Policy No.65. It is also an appropriate format for applications which do not include residential flats.

Background Summary

The Panel has previously provided comments at pre-DA stage on this proposal. Council officer David Paine advised that the DA had just been received, and sought advice as to whether the application should be part of the Panel agenda for the next meeting in May. The consensus was that since the changes appeared to be relatively minor, and since the design would be also be reviewed separately by the Design Excellence Panel which includes two members of the UDCG, it would be preferable for members to review the application independently and deal with the matter electronically between meetings. Copies of the DA drawings were provided to the members at the meeting, and were forwarded by mail to the other members. The documentation has now been reviewed and the Panel reports as follows:-

The application is little changed and remains of very good quality; it continues to be supported by the Panel, subject to a number of relatively minor issues but important concerns being addressed.

1. Context and Neighbourhood Character

It is unfortunate that no street-level views indicating the broader context are included, particularly those which would demonstrate the somewhat contentious interface with the public domain at the base of the tower in King Street. These should still be requested by Council.

No further comment

2. Built Form and Scale

No further comment

3. Density

No further comment

4. Sustainability

Given the large scale of the development the inclusion of major environmental initiatives such as solar energy collection, waste water recycling etc is strongly recommended.

5. Landscape

The landscape design as now included in the submission is of excellent standard and fully supported.

5. Amenity

As previously noted the higher level balconies would be exposed to extreme wind conditions, particularly those projecting from the corners. Detailed work will be needed to ensure that the proposed screening will make them habitable.

Otherwise satisfactory with the exception of communal facilities as noted in 8. below.

7. Safety

Satisfactory

8. Housing Diversity and Social Interaction

The first pre-DA submission included potentially valuable communal spaces in the King Street building, but as now proposed the space at Podium Level 3 would not be particularly inviting. This should be relocated so that it would benefit from sunlight and outlook over the courtyard. It is highly desirable as previously recommended that each of the tower blocks should also have at least a small attractive communal space benefiting from winter sunlight and potentially spectacular outlook, or direct access to the courtyard so that some sense of community and social interaction will be generated within each block. Whilst the courtyard would be very attractive, it would not serve this purpose.

9. Aesthetics

Satisfactory

Note that the side and end walls of the podium are likely to remain exposed for a considerable time: their finishes and texture should be designed to minimize defacement by graffiti.

.Amendments Required to Achieve Design Quality

Satisfactory resolution of the issues raised above under Context, Amenity, and Housing Diversity & Social Interaction.

.Summary Recommendation

The application is strongly supported, subject to the above issues being resolved.