

25 August 2017

The General Manager
Newcastle City Council
PO BOX 489
NEWCASTLE NSW 2300



Dear Sir/Madam,

RE: Response to Urban Design Consultative Group Meeting 26/10/2016 for DA2016/0028 at 990 Hunter Street, NEWCASTLE WEST NSW 2302
OUR REF: 14138

This correspondence is provided in response to the comments provided by the Urban Design Consultative Group Meeting on 26 October 2016 in respect of Development Application DA2016/00528 for a mixed use development at 990 Hunter Street, Newcastle West.

The Urban Design Consultative Group provided meeting minutes which outline a number of points to be addressed in the final design of the proposed development. Below is an itemised list of the points raised by the Urban Design Consultative Group, along with our corresponding response and explanation of changes made to the design in direct response to those points:

Built Form and Scale

Above the carpark a 6 metre setback extends up to the top of the building facing abutting building sites likely to be redeveloped in the future. The group recommends that window openings in this wall be angled to the north and south with potential reorientation of apartment interiors to limit windows facing west.

The windows on the eastern side of the building from the fourth floor upwards have been orientated to have a north easterly aspect rather than facing the neighbouring lot. 1700mm high privacy fencing has also been provided to the apartments facing the neighbouring lot. This results in better privacy for the occupants of the proposed development as well as potential future development on the neighbouring lot directly east of the site.

Landscape

The group recommended detailed landscape plans be provided for the large private decks. The group identified the need for the eastern deck area at Level 4 to be soft landscaped with access limited to maintenance.

The Landscaping Plans have been amended to provide green coverings and soft landscaping for the large private decks, with installation of planter boxes also included. The eastern deck area on Level 4 has been amended to a green roof and is provided with a roof hatch from the carpark underneath for maintenance purposes.

Provision of a watering system for the proposed green wall, and wind screening on common decks.

An irrigation system has been designed to ensure that the base of the green wall vegetation is sufficiently watered. The extent of the green wall has been reduced and is now limited to the Hunter Street frontage of the building. Fencing has been provided on the deck of Level 4 to aid in the reduction of wind impacts.

Amenity

Verify the location of mailboxes in the main lobby is compliant with mail delivery regulations.

Australia Post's Requirements for Delivery of Mail to Residential Premises specifically lists the requirements for postal workers to be able to deliver mail to a residential property. In accordance with the criteria for "Multi-storey Residential Premises Accessed by Public Roadways" mail can be delivered if the entrance to the building abuts the footpath, within the foyer of the building as close as possible to the entrance into one mail box or a single group of mail boxes.

The security of the foyer where the letter boxes are located will be setup so that access is available during business hours but a fob key will be required to gain access after-hours. This will result in Australia Post having access to deliver mail during business hours. Fob access will always be required to access the lift.

The building should either be set back from the boundary in accordance with the ADG recommended distances, or alternatively, apartment layouts revised such that no openings face directly onto the neighbouring property.

As with the response to Built Form and Scale above, the apartment windows on the eastern elevation have been designed so that they now have a north easterly orientation and no direct looking onto the neighbouring lot. This results in the windows not opening directly onto the adjoining property and will preserve the amenity of the development's occupants and any future adjoining development.

Safety

Consideration of revised planning about the access lift between the residential areas and the carpark is recommended with potential relocation of the carpark DDA lift access to the southern side of the lift with the stairs set to the south. Similarly, planning of DDA access from the carpark to the main lobby should seek to remove the wheel chair lift by adjustment of levels.

The DDA lift access has been provided behind bollards in the carpark to provide a buffer from vehicles and people waiting for the lift. It was not feasible to adjust the levels of the carpark to eliminate the need for the DDA lift altogether.

Housing Diversity and Social Interaction

Clarify how privacy will be maintained to the apartment adjacent to the level 4 terrace.

A 1700mm high timber screen fence has been provided for the private open area of unit 4.5.C1 and 4.6.C1. A pergola and landscaping have been provided to units 4.3A and 4.4B to aid with privacy.

A sheltered/enclosed room fitted with kitchenette facilities at the tenth floor common area should be included.

An enclosed area with a kitchenette has been included into the common area on the tenth floor. Additional child play facilities have also been installed on the tenth floor common area.

Aesthetics

The group encourages the applicant to modify colour finishes reducing the 'cold' appearance of reflective glass in favour of warm greys or similar palette in the external cladding of this prominent building.

Glass finishes on the external of the building have been reduced and replaced with warm greys and earth tones in places scattered throughout the building to reduce the cold appearance of the building. The green wall over carparking area also helps reduce the coldness of the building as well as the introduction of timber on some facades.

Clear glass balustrading should be utilized in limited locations such as the narrow outmost end of "the wedge" form.

Balustrading has mostly remained as glass; however there have been timber screening sections behind balustrading which reduce the glazing percentage of the balconies while also providing sun screening.

If any clarification is needed or you require further information, please contact our office on (02) 4940 0442 and we will provide the additional information.

Yours sincerely,



Patrick Quinlan
Senior Planner
KDC Pty Ltd