

"PETER BADCOE VC" RESIDENTIAL AGED CARE FACILITY & "LONG TAN" INDEPENDENT LIVING UNIT RESIDENCES



LOTS 6, 7, & 8, DP 95174 & DP 95173, no.500 KING ST., NEWCASTLE WEST

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EXECUTIVE SUMMARY

This development application (DA) submission follows on from two previous Urban Design Consultative Group (UDCG) pre DA submissions, submitted in March & April of 2016.

Based on the UDCG's comments, the proposal has been modified, generally as follows:-

- the project has been separated from the overall masterplan of the street block & multiple sites, to the individual details of the particular site's project;
- revisions to accommodate flood controls;
- further refinement of the detailed building facade;
- further development & coordination of service consultants; &
- detailed internal planning development with client refinement.

The applicant is looking to receive supportive recommendations for DA consent, that will allow the project investment to continue in a timely manner. The development proposal has a secured end user for the project, a leading National Aged Care Organisation, who would like to commence operations as soon as possible.

As such, the applicant is looking to this part of the process to maintain the momentum already gained by the development. This will commit the initial roll out for a large mixed use development that will be a vital part of the revitalisation of this part of the West End of Newcastle.



DA ISSUE

PROJECT SUMMARY

THE SITE

The large development site (2,628.8m²), known as no.500 King Street, formerly used by Newcastle City Holden, has been purchased as one consolidated development site. The subject proposal occupies 3 of the consolidated sites (Lot 6 & 7, DP 95174 & Lot 8, DP 95173) & has a predominant frontage along Little King Street (59.5m). The site is relatively flat with approximately 600mm change in level from Hunter Street to Little King Street.

Adjoining to the east of the subject site is the heritage listing 'Drill Hall' building, & to the west of the site is a proposal for an 8-storey 'Holiday Inn Express' hotel building. To the north adjoins the 13-storey 'Latic House' building, as well as numerous other 2-3 storey commercial buildings fronting Hunter Street. Also to the north-east, a 26-storey mixed-use development proposal, is expected to gain momentum once these proposals commence.

Birdwood Park sits to the south of the development site across Little King Street, and the concept design has been well considered to minimise overshadowing of the park in addition to creating some revitalizing opportunities for the area.

As part of the conceptual masterplan for the overall street block, a 'through-site' pedestrian link is proposed between Hunter Street & Birdwood Park, located between the subject development proposal & the 'Drill Hall'.

THE APPLICATION

Whilst the previous submissions to the UDCG were for the masterplan and the vision for the entire site, this application only pertains to the RSL LifeCare proposal.

THE DEVELOPMENT

RSL LifeCare R.A.C.F. & I.L.U.'s

- 72 x 2-bed Independent Living Units (I.L.U.'s) over 9 floor levels;
- 2 x 3-bed Independent Living Units (I.L.U.'s) on the penthouse level;
- 60-bed Residential Aged Care Facility (R.A.C.F.) over 2 floor levels;
- 94 car parking spaces over two floor levels;
- community centre facility for the I.L.U.'s on the penthouse level;
- common ground floor level lobby area for R.A.C.F. and I.L.U.'s; &
- ground floor level retail space to be operated by RSL.

SITE OPERATOR

A significant national development owner / operator has been secured for this site, & are committed to the implementation of their development, once the DA approval have been granted.

RSL LifeCare is a large, charitable, community-focused organization, providing for the needs of veterans and all senior Australians. The organisation is a public company limited by guarantee. The Directors are appointed by RSL NSW State Branch, with a strong link to the RSL ensuring a continuing Veteran focus. The Directors bring to the table decades of experience in key areas - Veterans, RSL, Aged Care, Retirement Living, Finance, Construction, and Business.

With over 7,000 residents and clients, and over 2,500 staff, RSL LifeCare provides a wide range of aged care, community care and retirement living services.

RSL LifeCare is a university affiliated teaching aged care service with the Chair of Ageing, Professor Tracey McDonald. The research undertaken at RSL LifeCare as well as involvement with state, national and international ageing and aged care policy, forums and debates, and conference presentations has established a significant academic, industrial and professional profile for RSL LifeCare and the Australian Catholic University.

It is envisaged that around 100 full time jobs will be created with the development of Birdwood Park aged care facility.



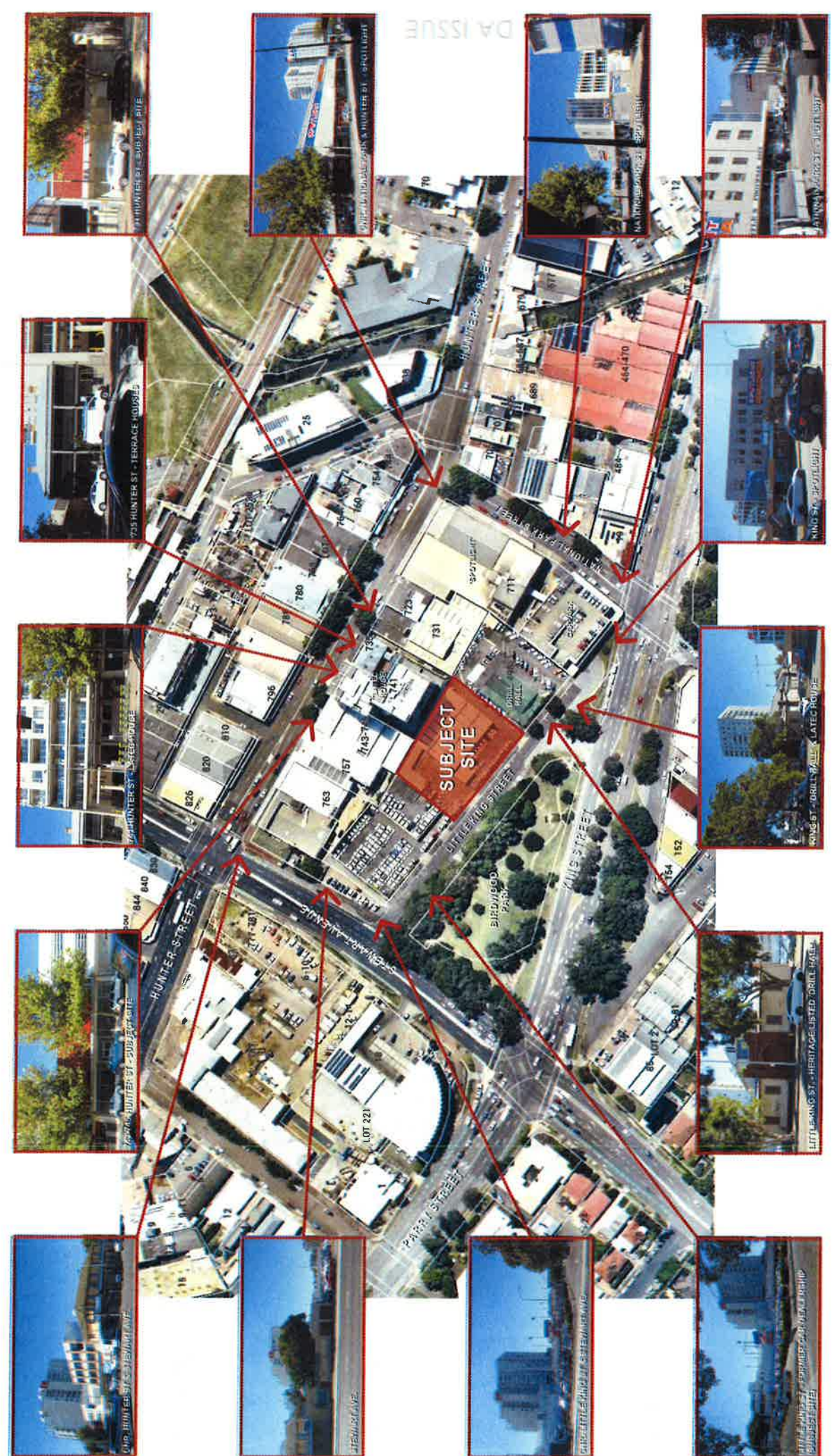
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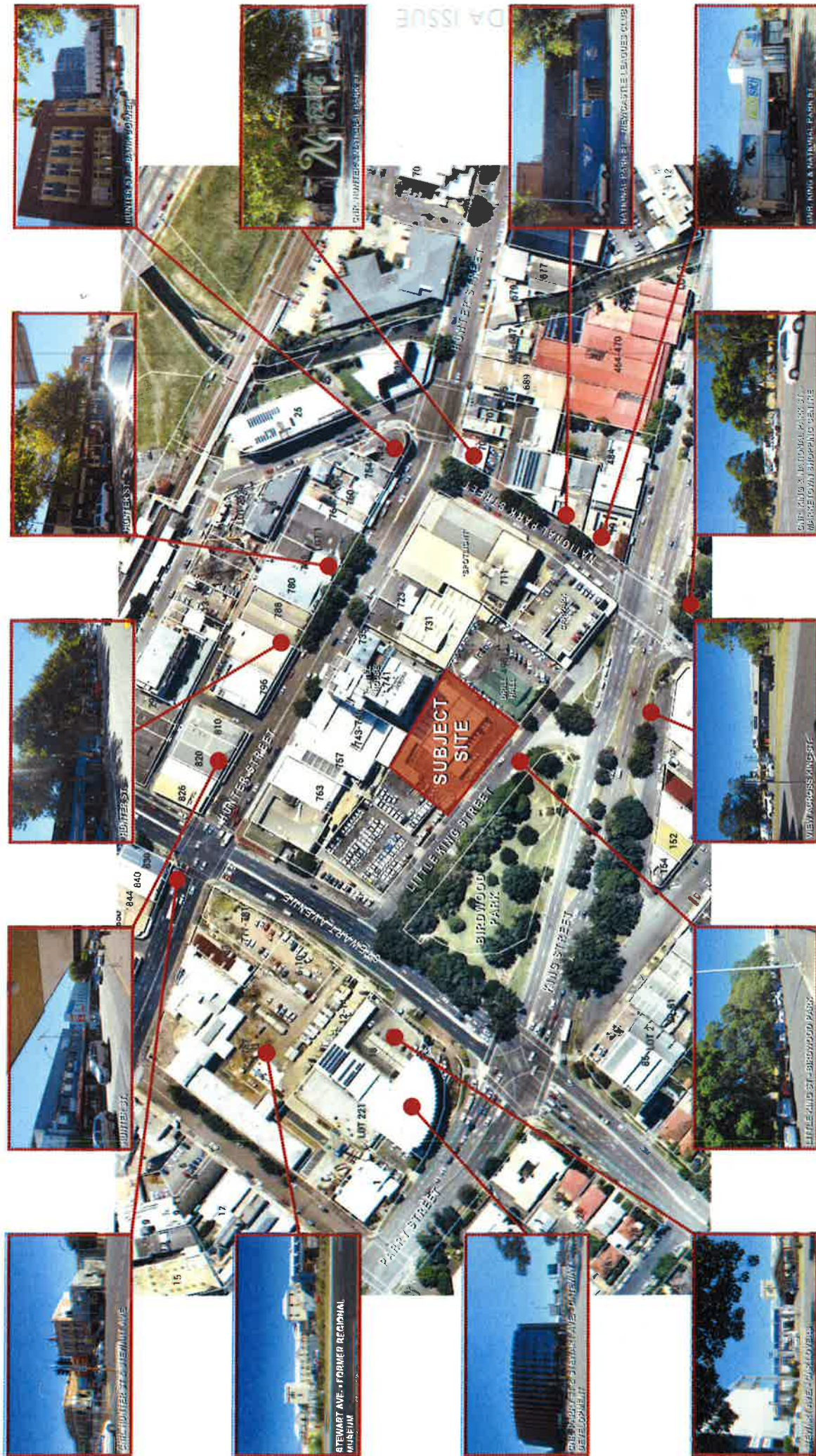
SITE ANALYSIS

DA ISSUE

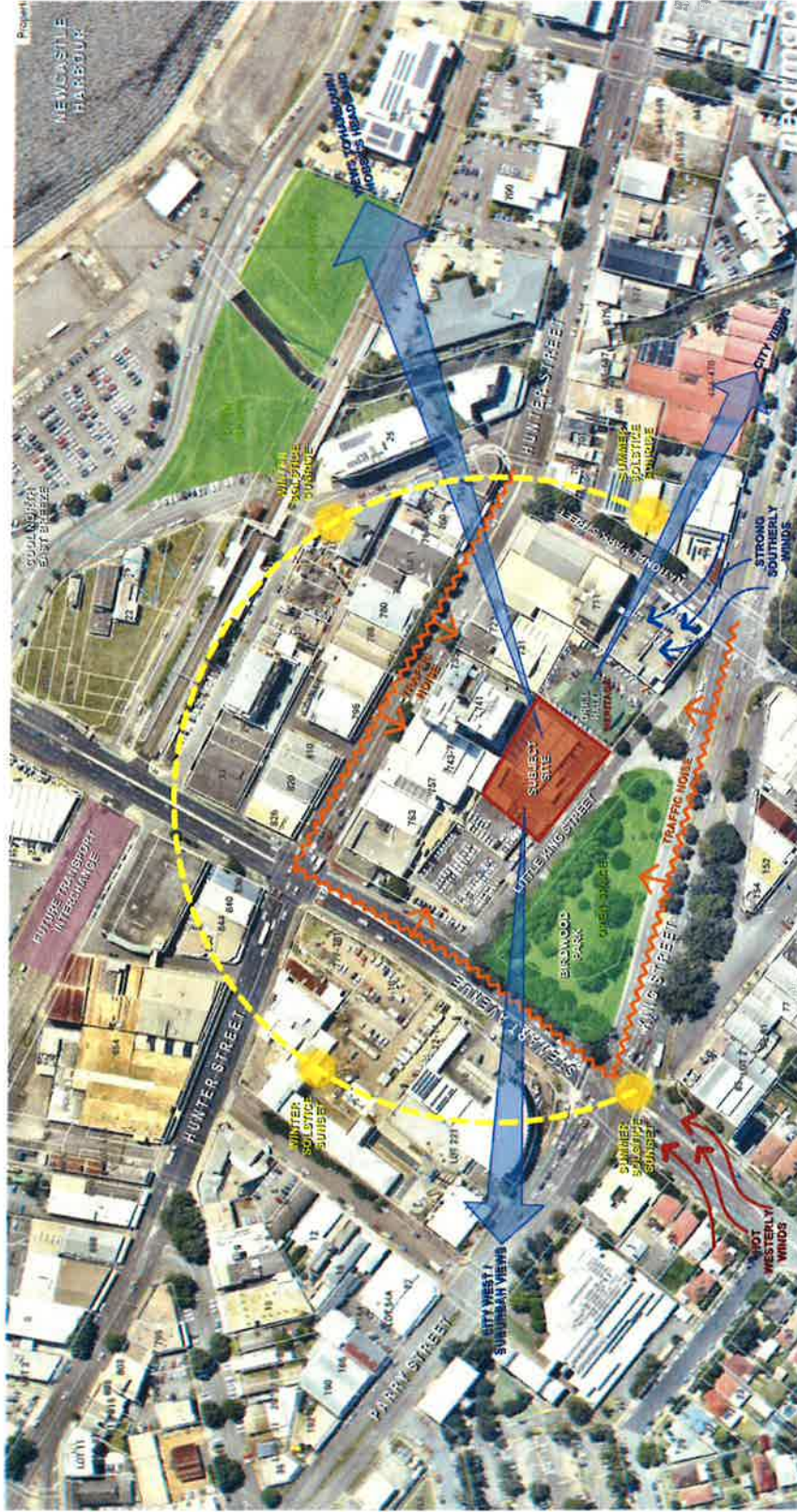


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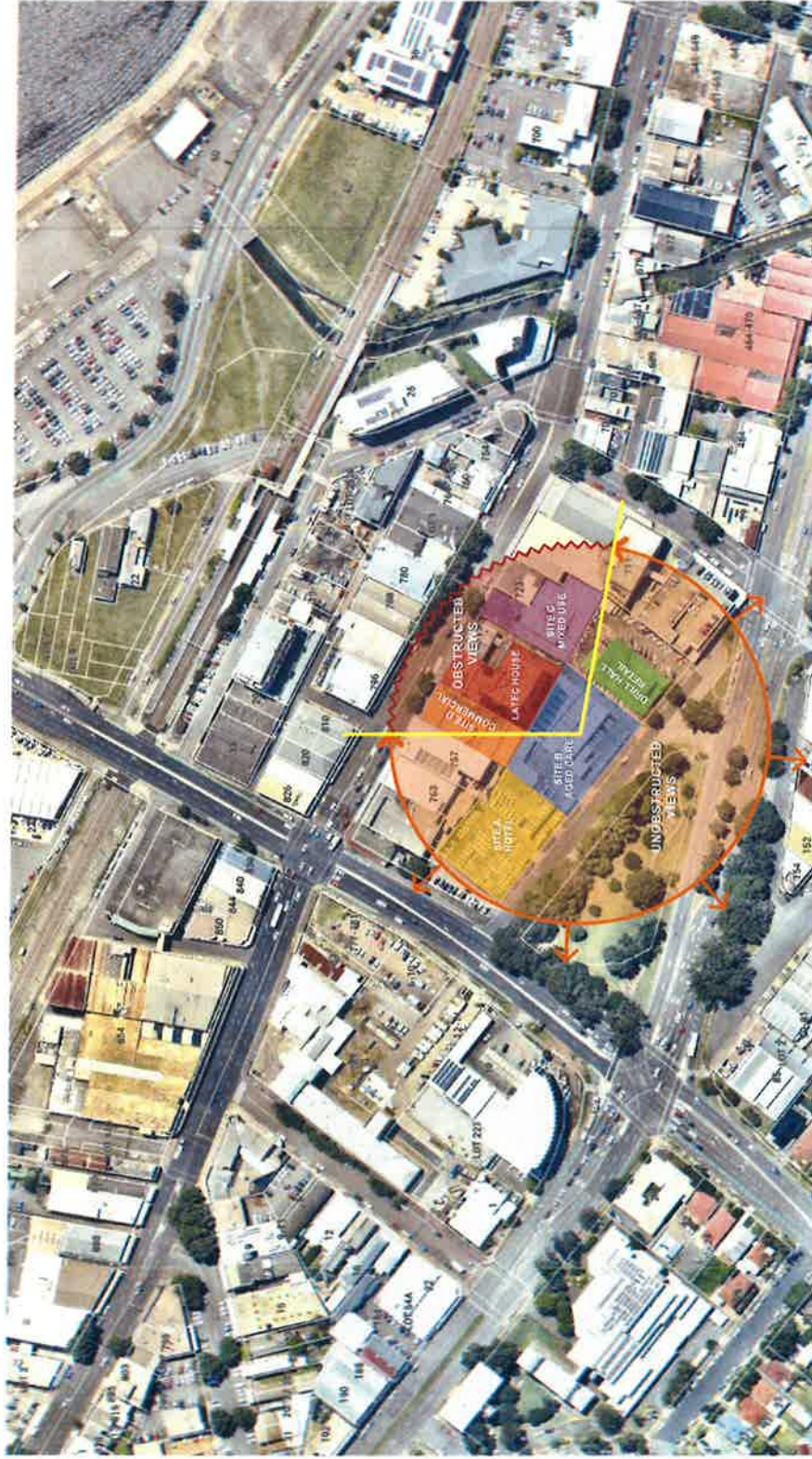




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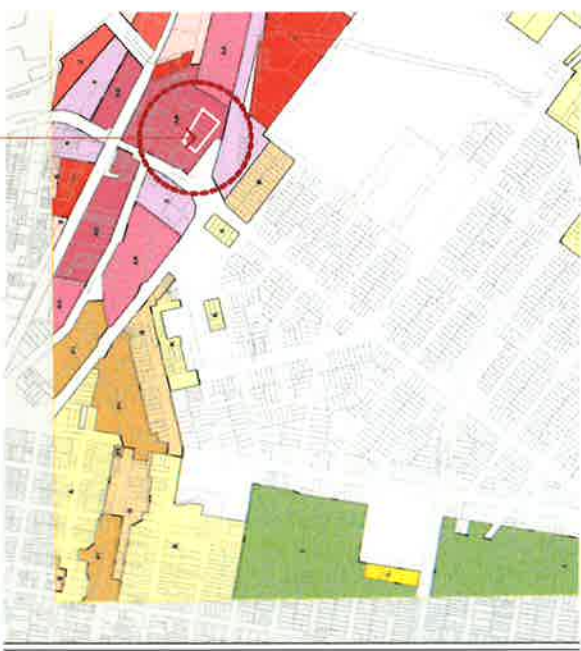


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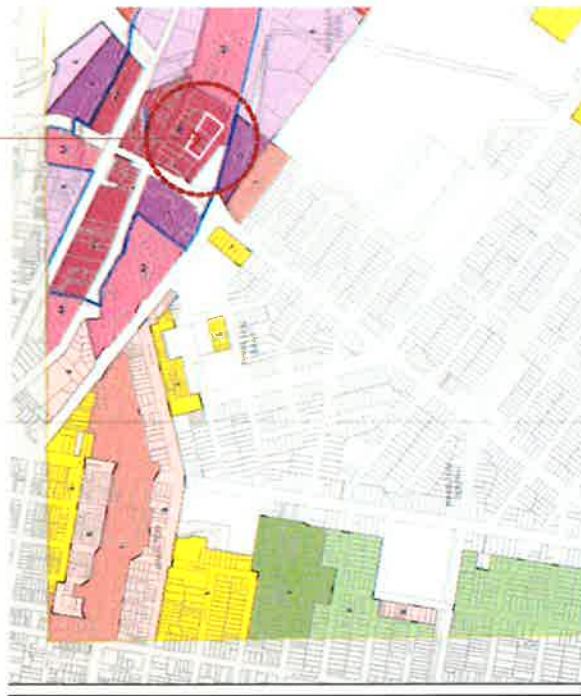
A12 - pp.11014 - DA ISSUE rev A - MAY 2016

SITE CONTROLS

DA ISSUE



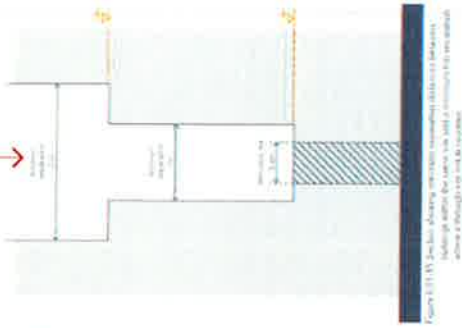
ZONE 'AB' HEIGHT LIMIT - 90m MAX.



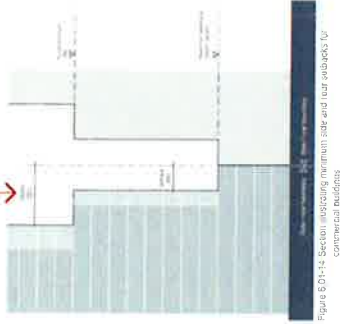
ZONE 'AC' FLOOR SPACE RATIO - 8:1 MAX.

LEP HEIGHTS & FSR

6-21m BUILDING SEPARATION.



6-12m SIDE BOUNDARY SETBACKS.



6m STREET WALL SETBACKS.



22m MAX. STREET WALL HEIGHT.



ZERO 'PRIMARY' BUILDING SETBACKS.

CITY CENTRE DCP

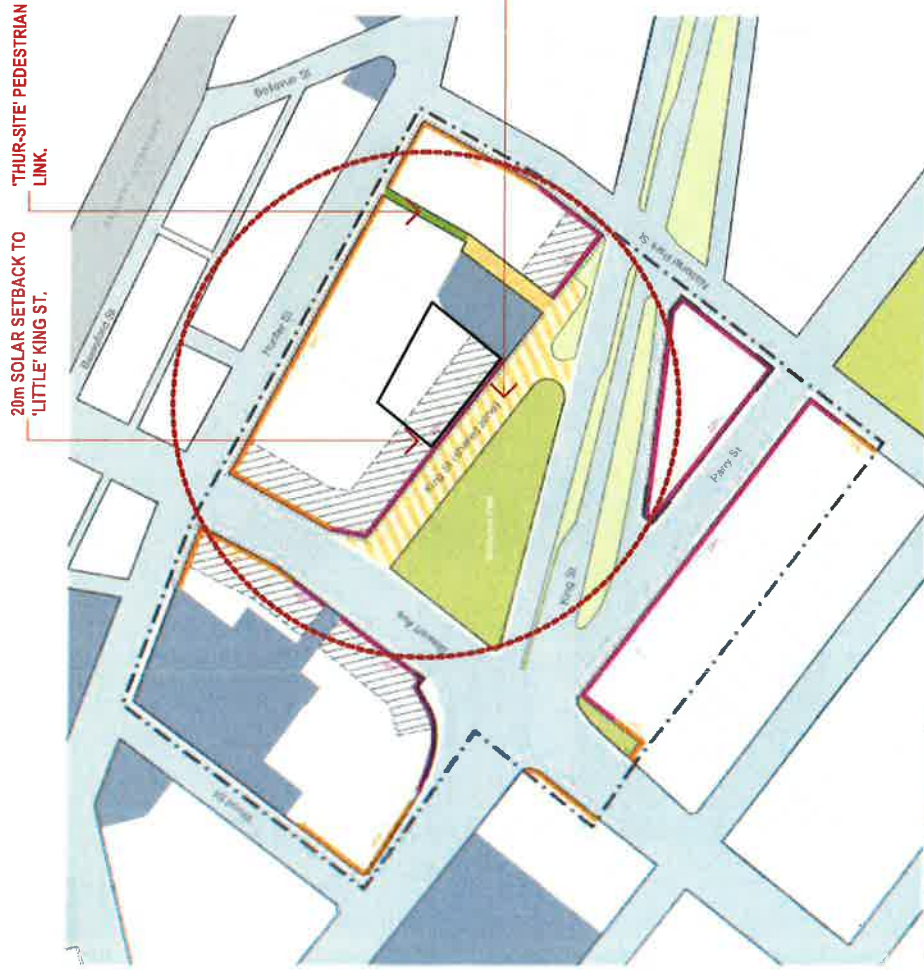


Figure 6.01-25 Birdwood Park precinct plan

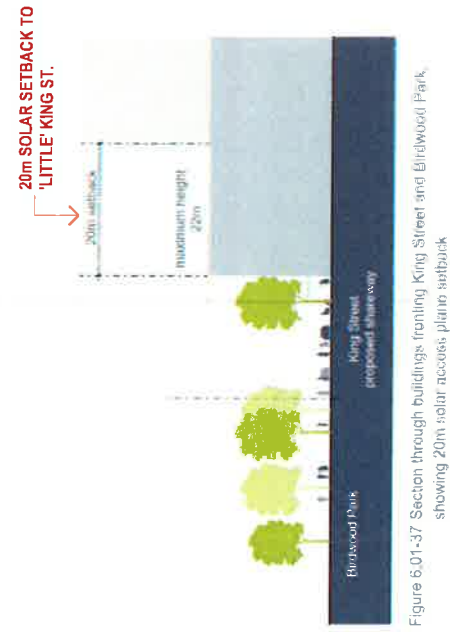


Figure 6.01-37 Section through buildings fronting King Street and Birdwood Park, showing 20m solar access plane setback

'SHARED' ZONE TO
'LITTLE' KING ST.



Figure 6.01-38 Photograph of Birdwood Park precinct from the street level

Future character

This precinct has the potential to become part of the future central business district of Newcastle. This is due to the location of the new transport interchange in the precinct. There is also a predominance of larger consolidated land holdings and lower environmental and height constraints combined with generous floor space and height allowances. Improvements to streetscape and Birdwood Park will raise the quality of the public domain, while adaptive reuse of the former brewery will ensure built form character in this precinct.

Objectives

1. Guide development that contributes to the realisation of a future commercial core.
2. Create a sense of arrival into the city centre from the western approach.
3. Promote active street frontages.
4. Protect heritage items and contribute to the precinct's character.
5. Promote a permeable street network in Birdwood Park precinct with well-landscaped, easily accessible streets and lanes.
6. Provide new public spaces and improve pedestrian amenity, particularly to Birdwood Park.
7. Improve Birdwood Park with a strong foot edge and protected sunlight access.

CITY CENTRE DCP - BIRDWOOD PARK PRECINCT



STREET & CORNER ACTIVATION



LANEWAY ACTIVATION



URBAN FORREST



ANZAC MEMORIALS - URBAN FORREST



THROUGHOUT PUBLIC & PRIVATE LANEWAY



ANZAC MEMORIALS



URBAN POLE FORREST



SOURCE: NEWCASTLE CITY CENTRE 2017



ANZAC MEMORIALS



ANZAC MEMORIALS



PRECEDENT - "MULTI-CULTURAL HUB" MELBOURNE



Photo by EYE Architecture. Rendering of a modern multi-story building with a mix of brick and concrete, featuring balconies and large windows.



Photo by EYE Architecture. Rendering of a modern multi-story building with a mix of brick and concrete, featuring balconies and large windows.



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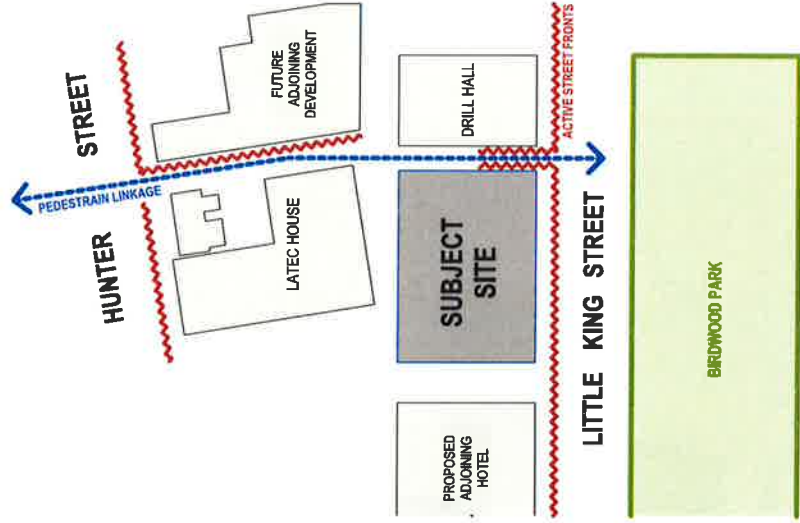
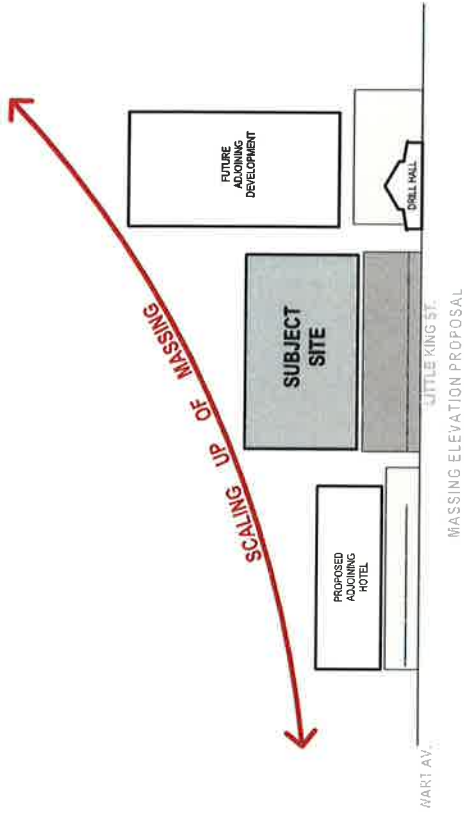


Photo by EYE Architecture. Rendering of a modern multi-story building with a mix of brick and concrete, featuring balconies and large windows.

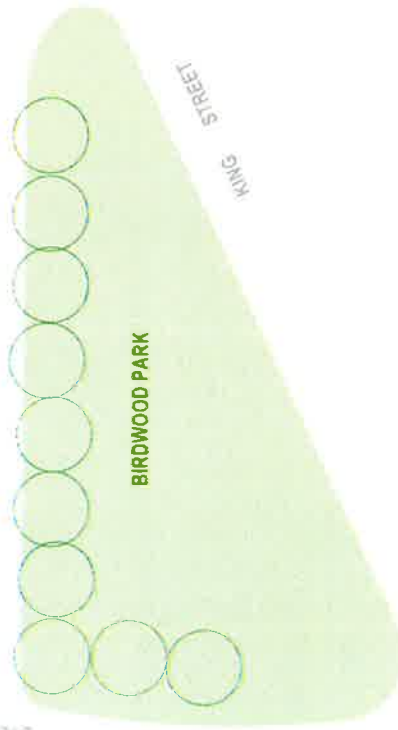
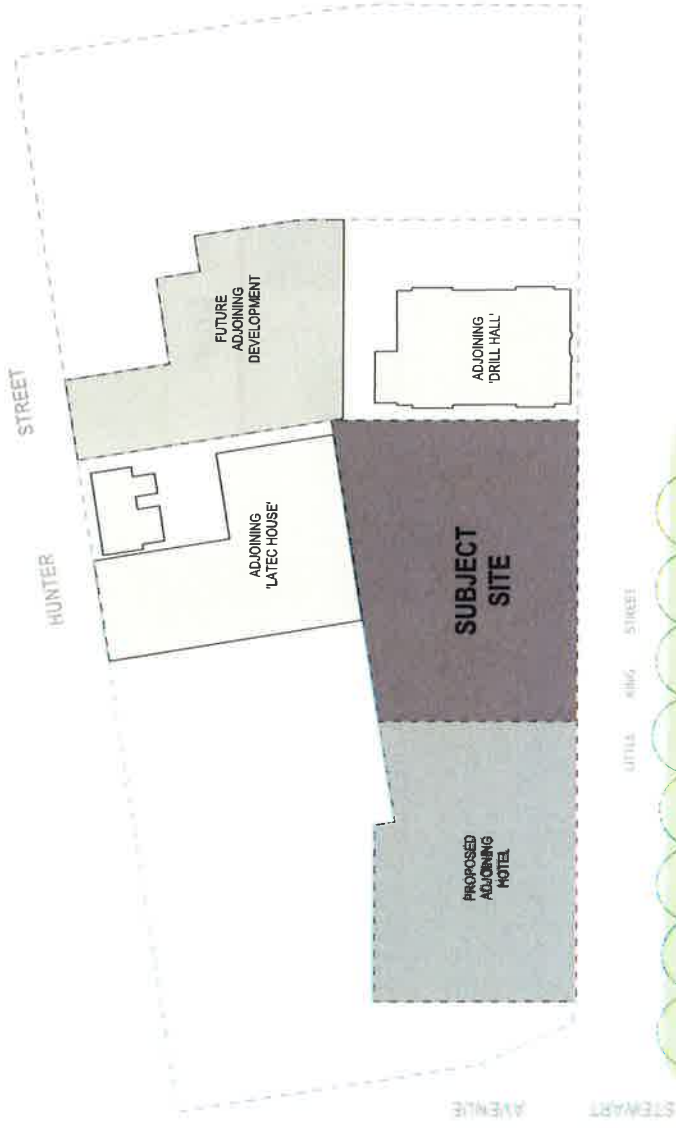


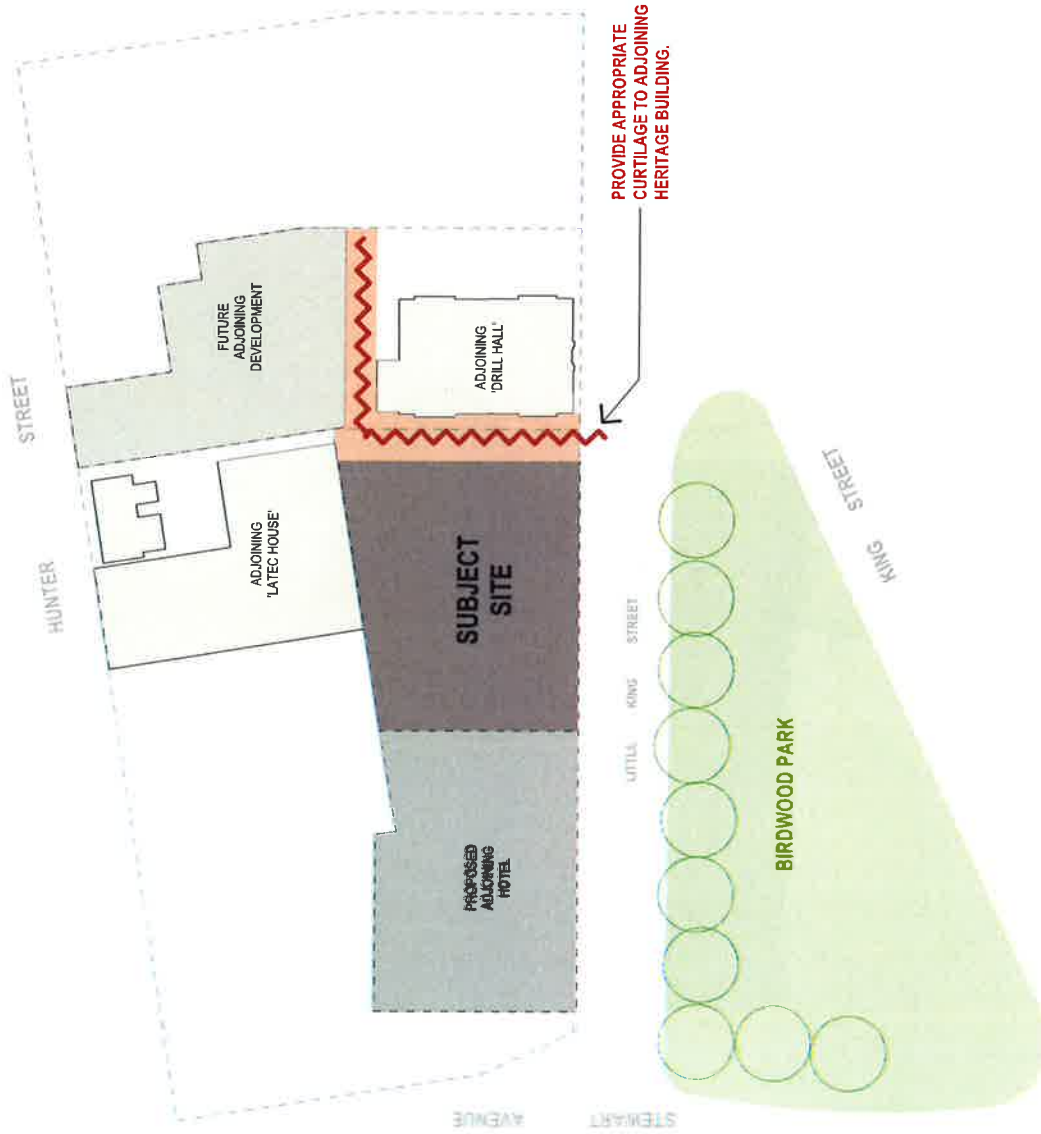
Photo by EYE Architecture. Rendering of a modern multi-story building with a mix of brick and concrete, featuring balconies and large windows.

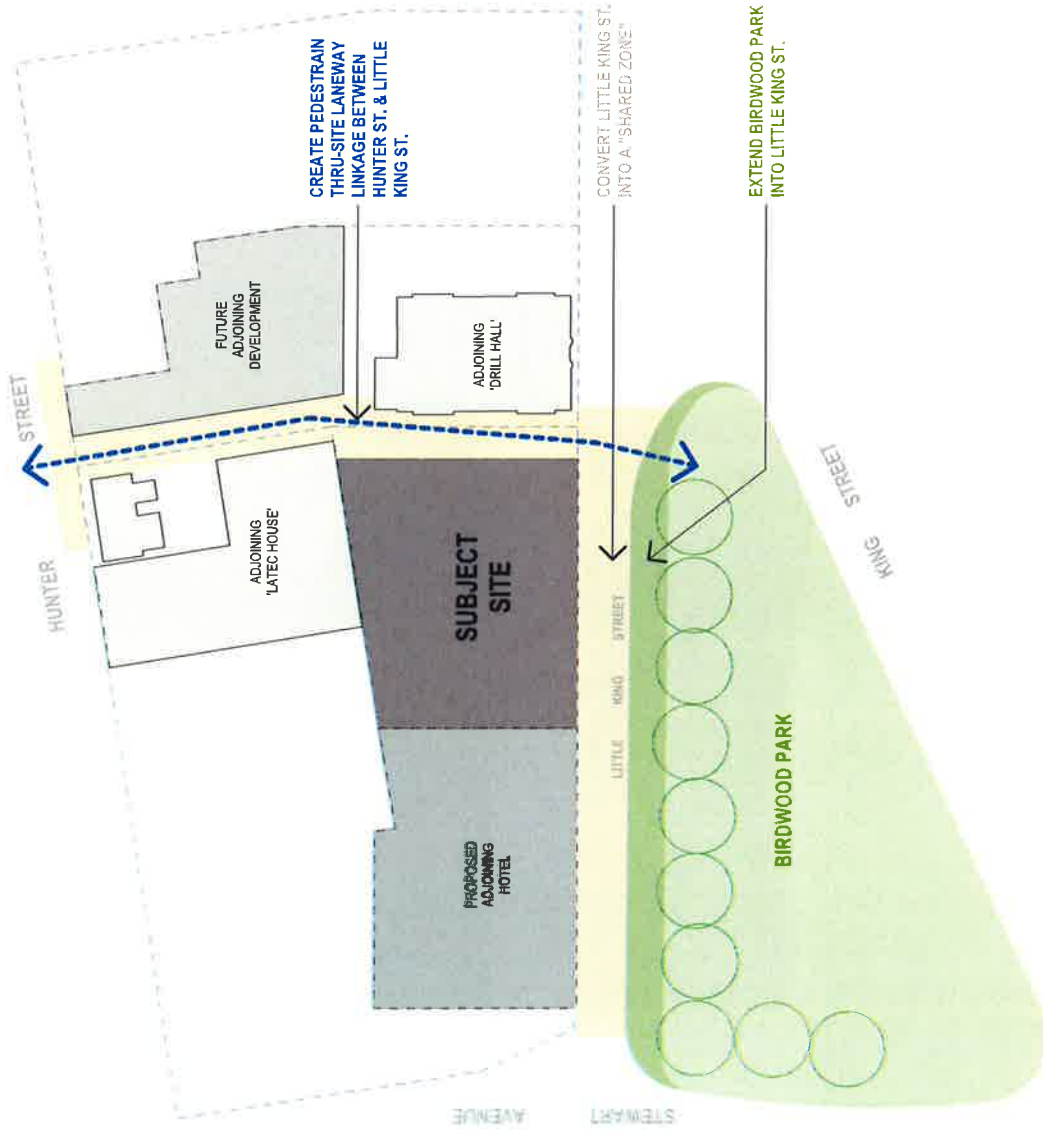
PREFERENCES - BUILDING FORMS & MASSING



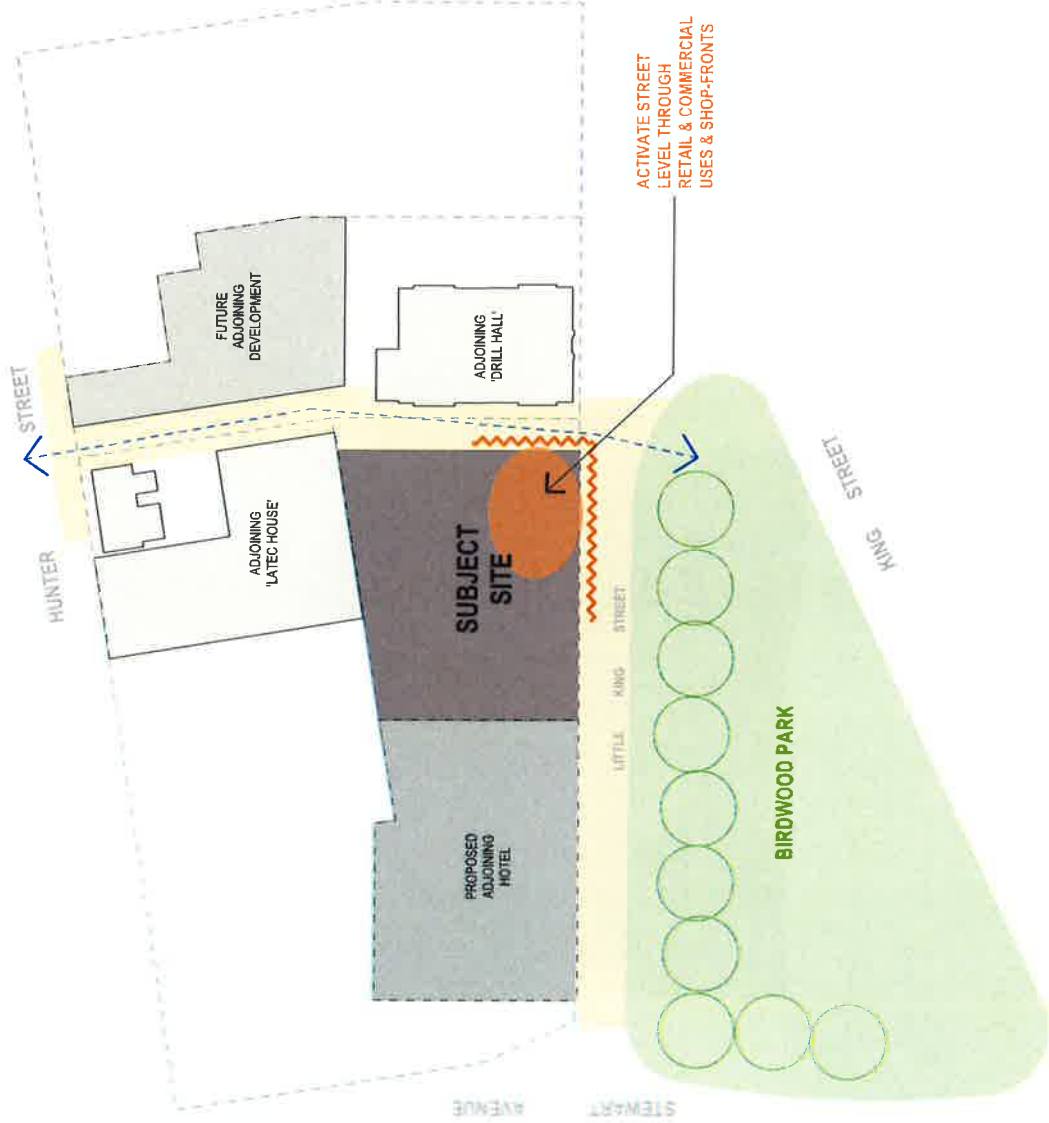
MASSING PLAN PROPOSAL

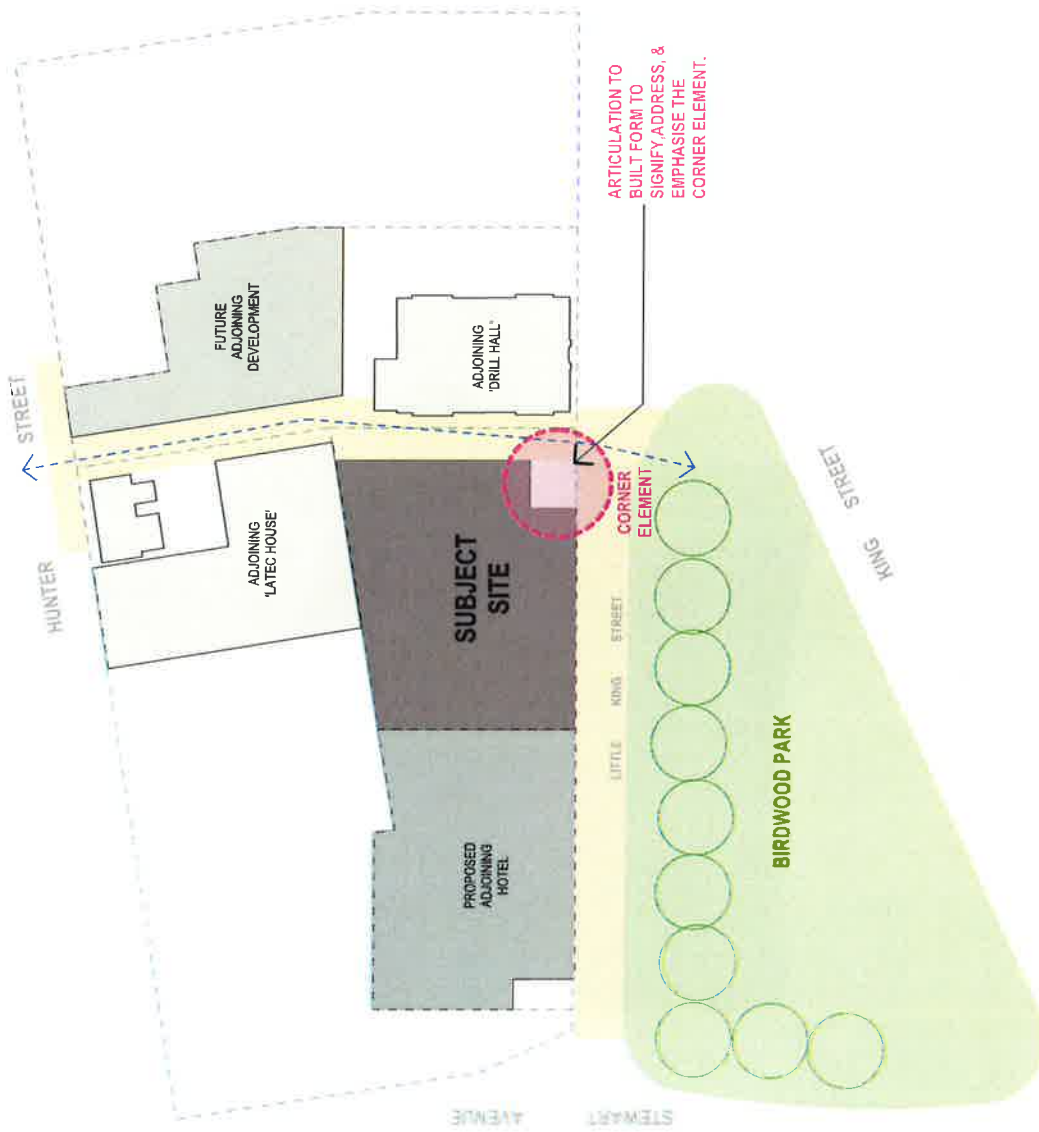




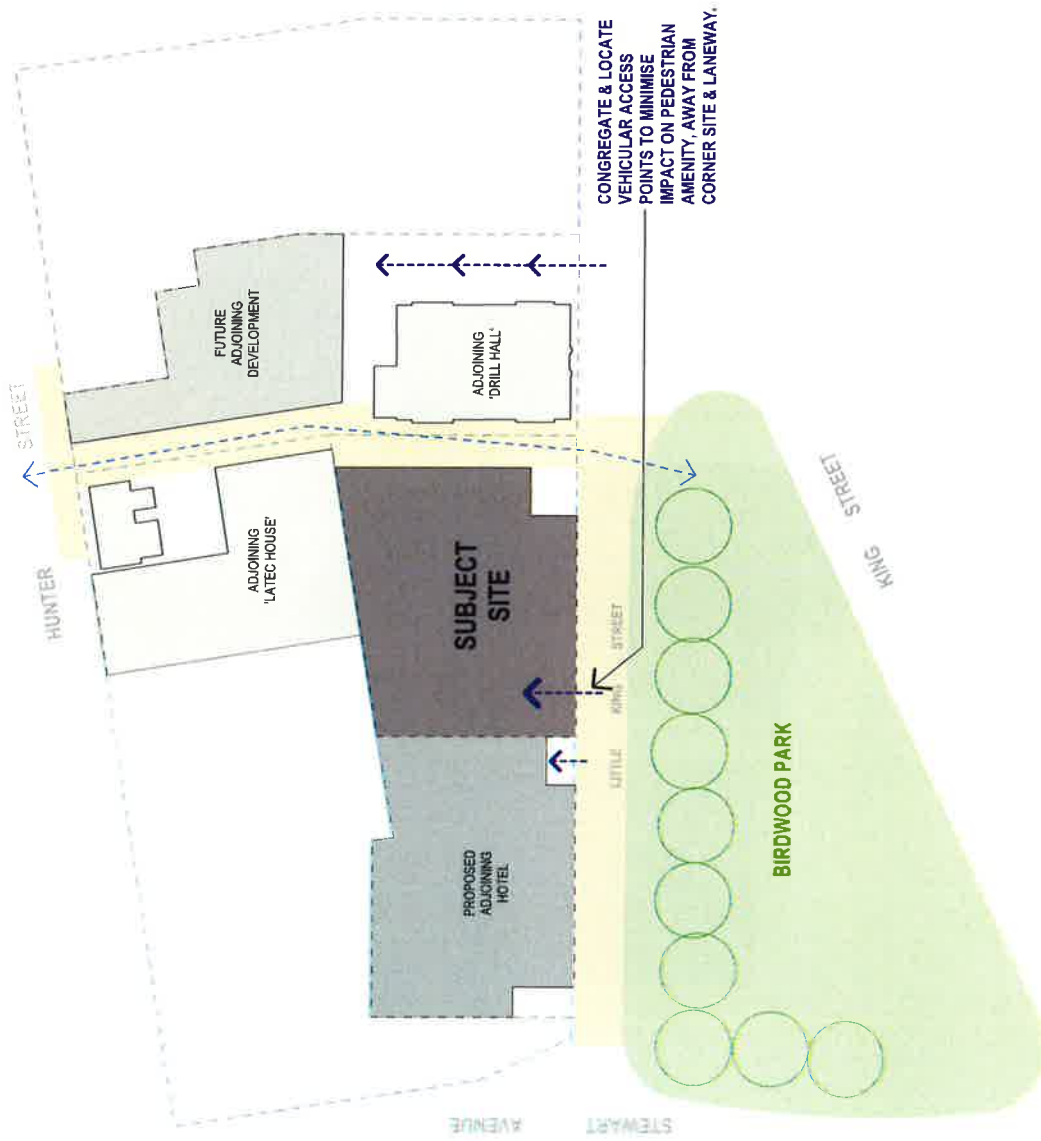


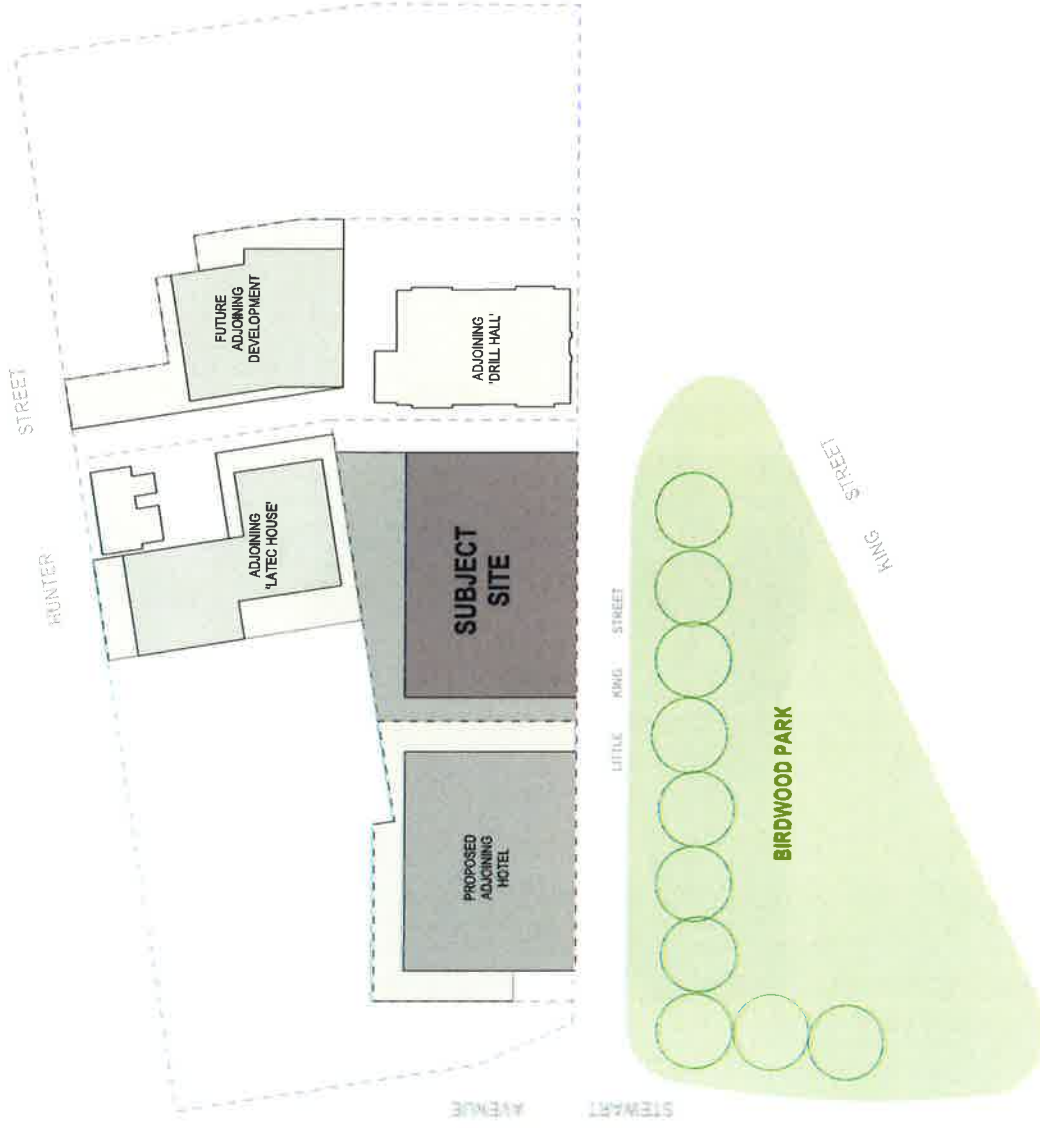
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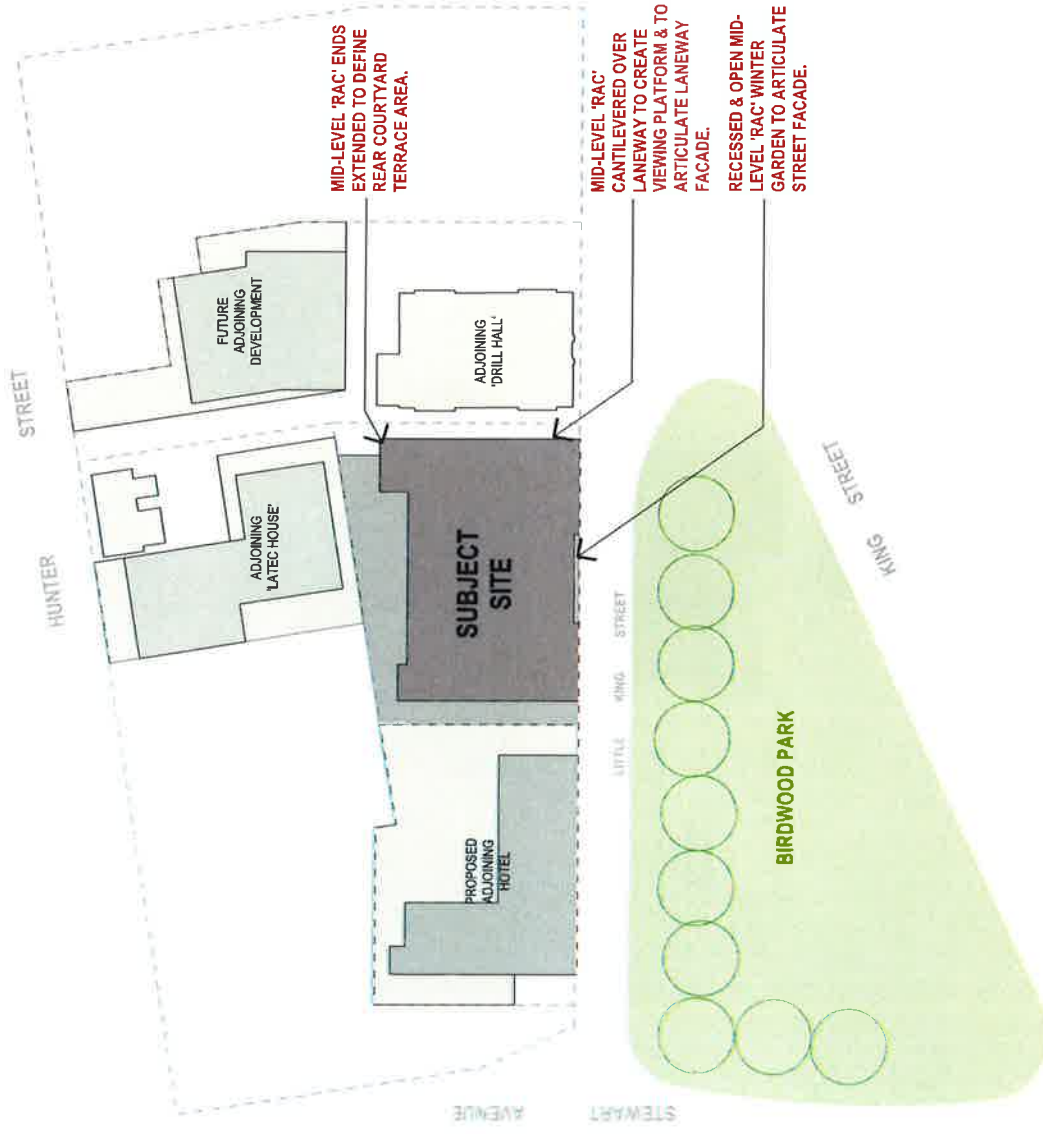


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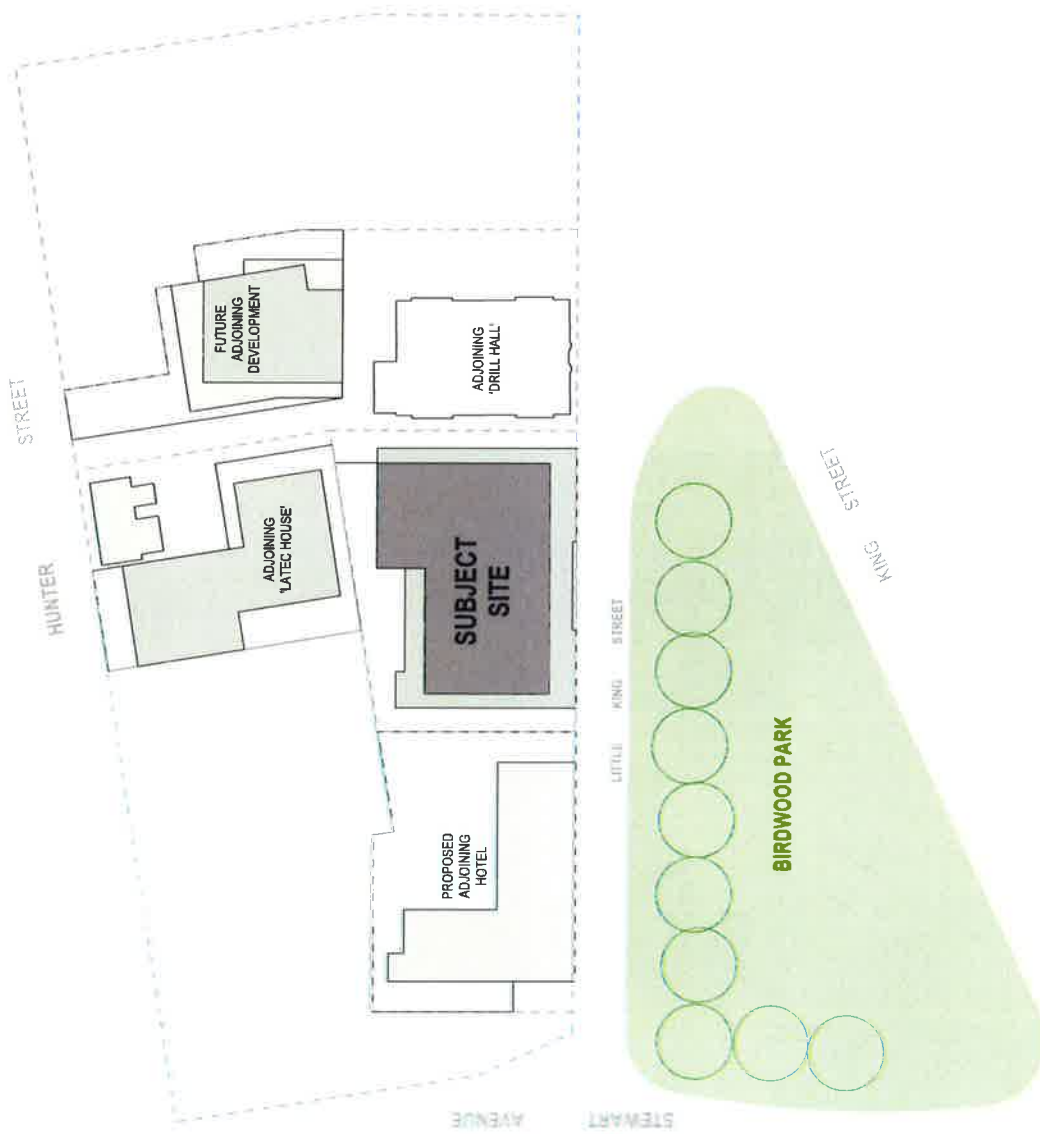




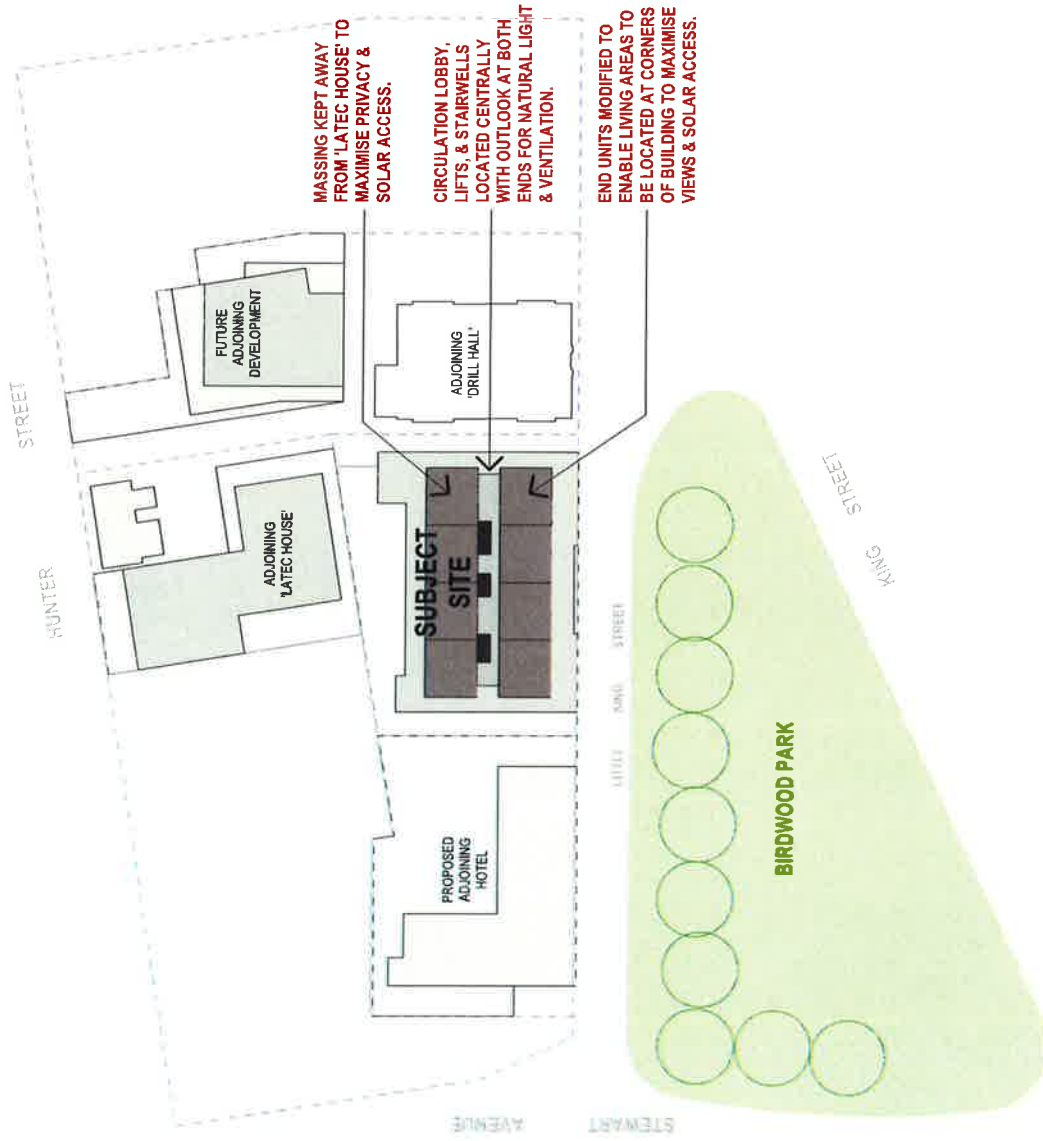
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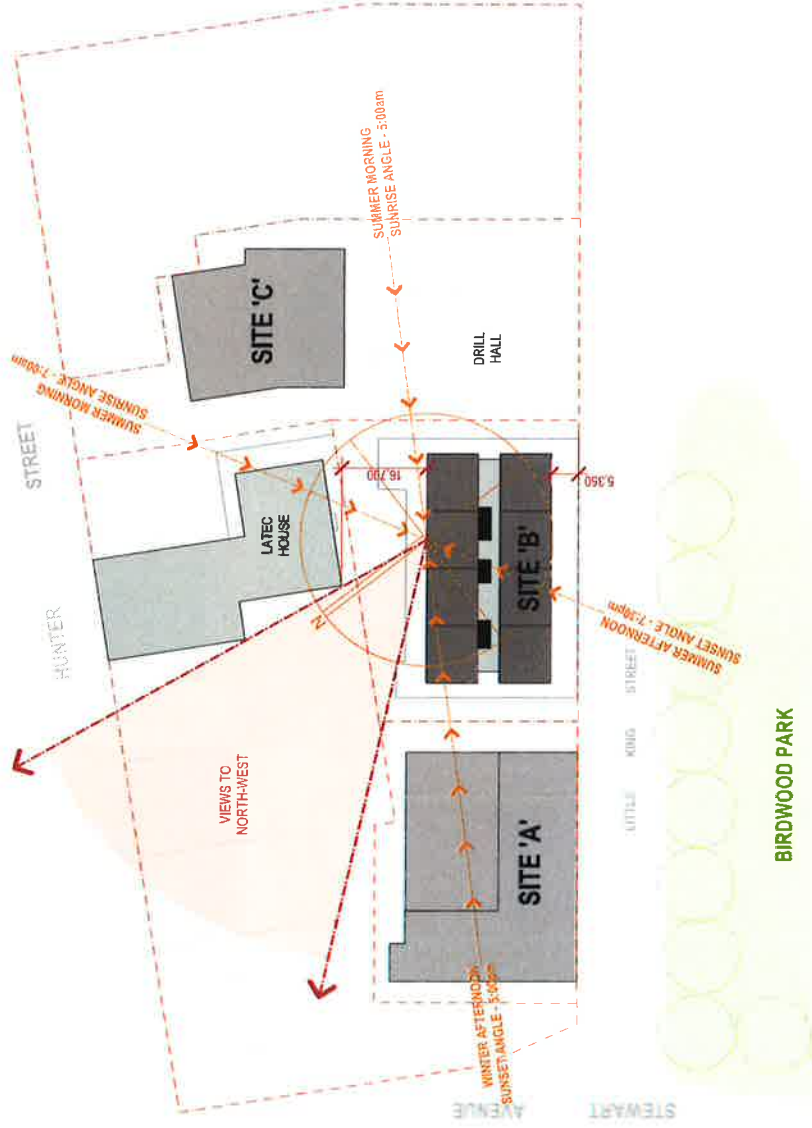


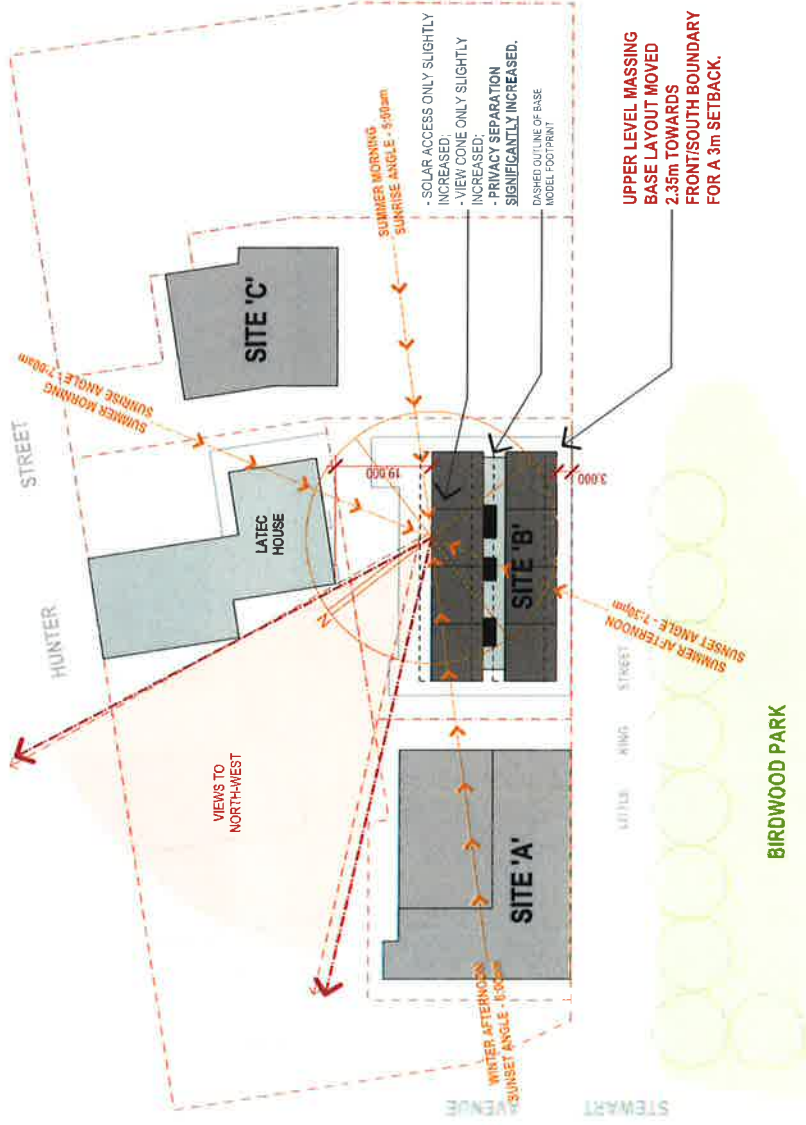
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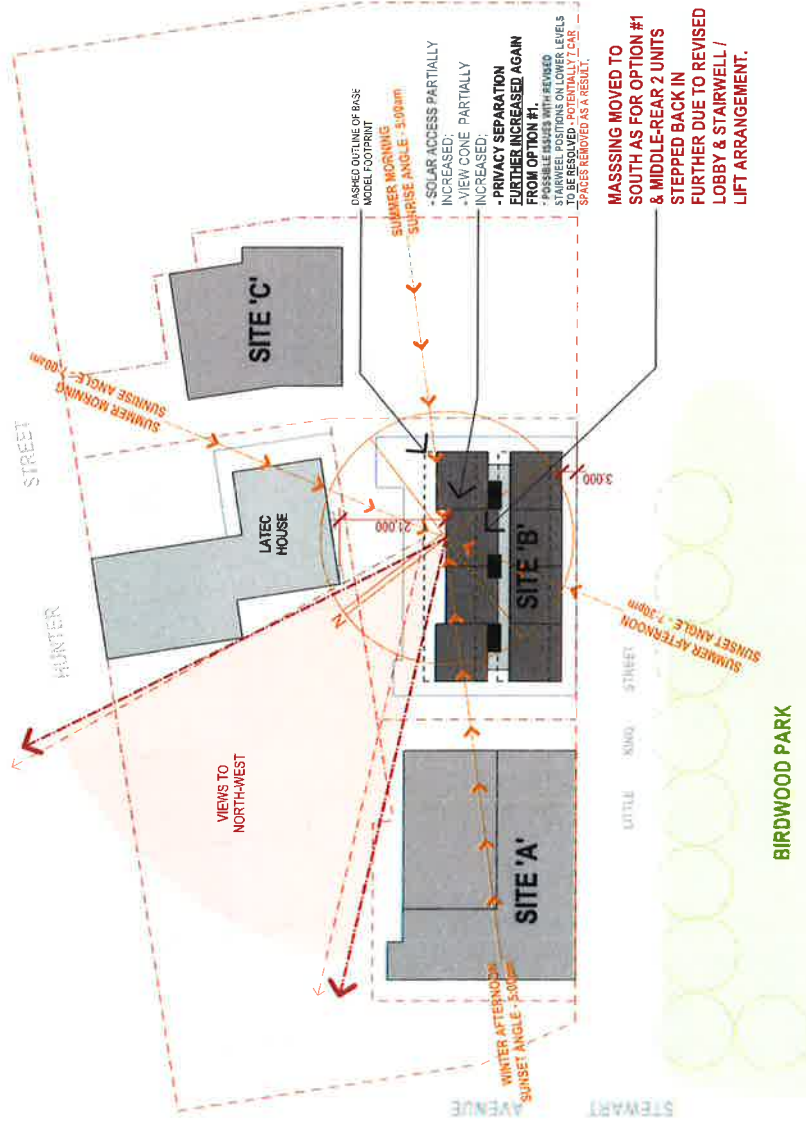
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CONCEPTUAL MASSING OPTIONS

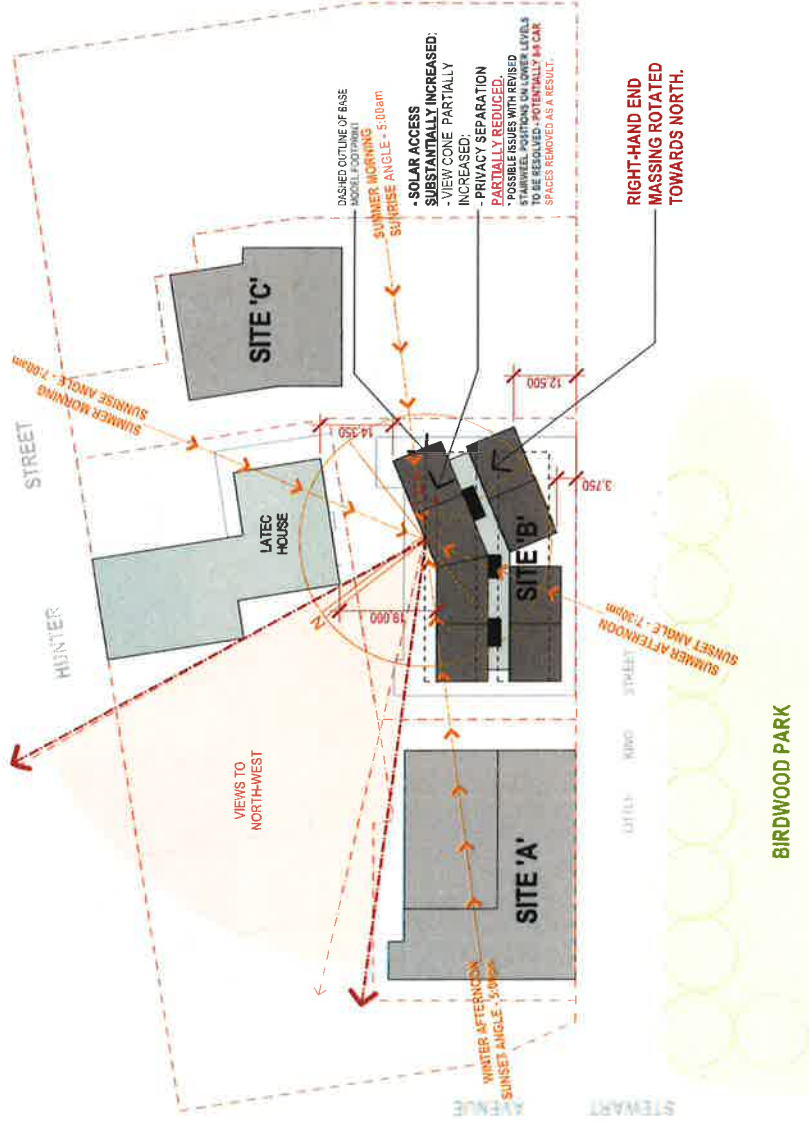


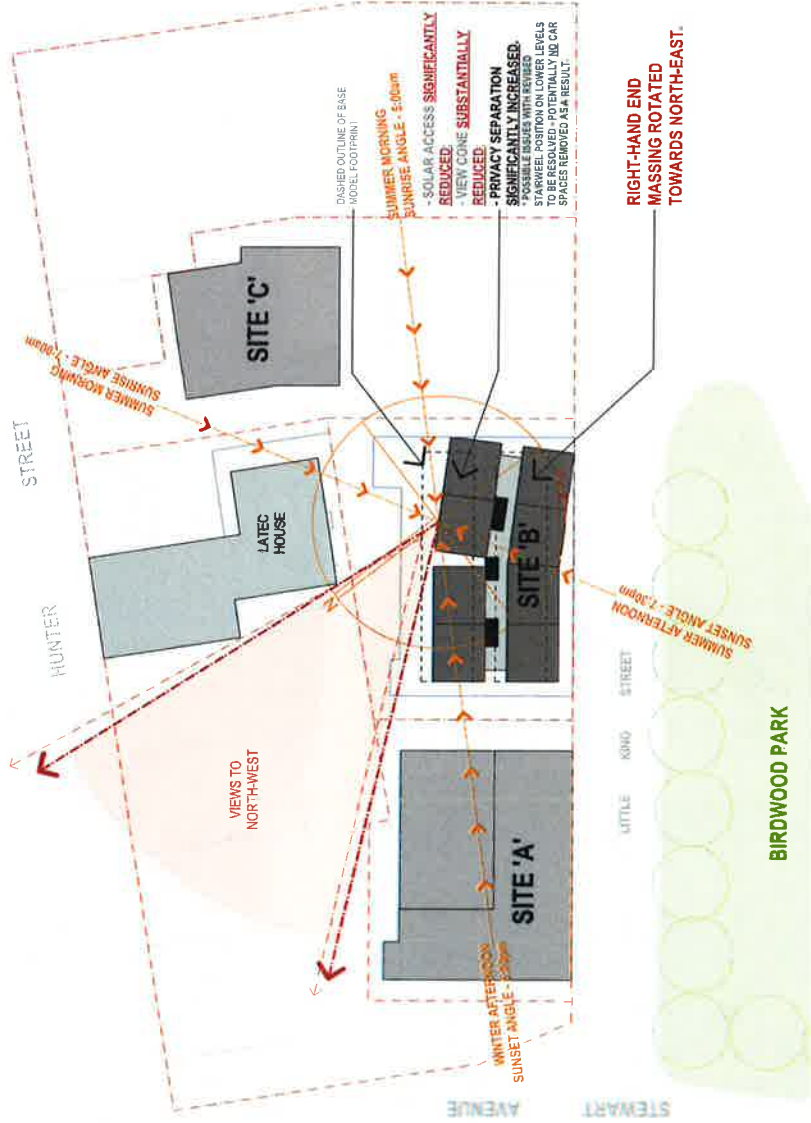


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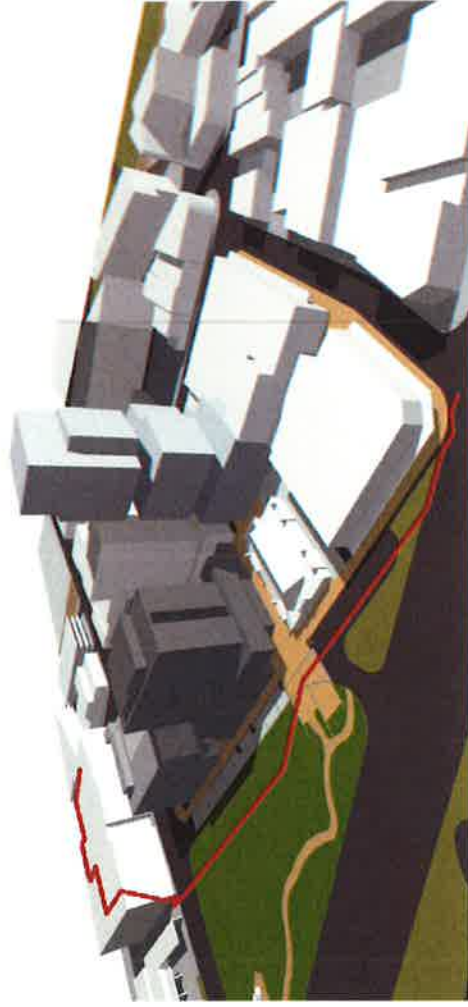
ALLOWABLE-PROPOSED MASSING ANALYSIS

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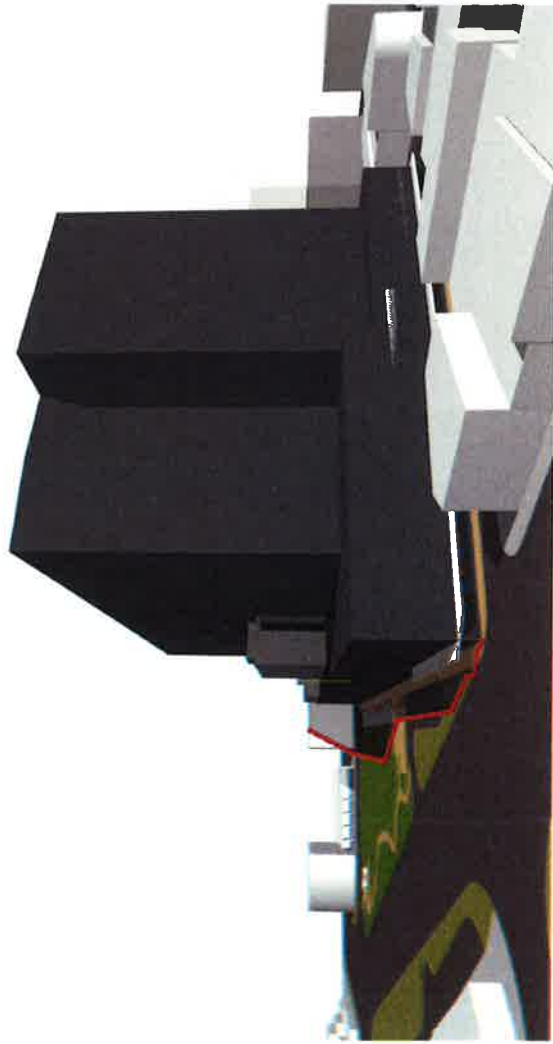


ALLOWED MASSING



PROPOSED MASSING

DA ISSUE



ALLOWED MASSING

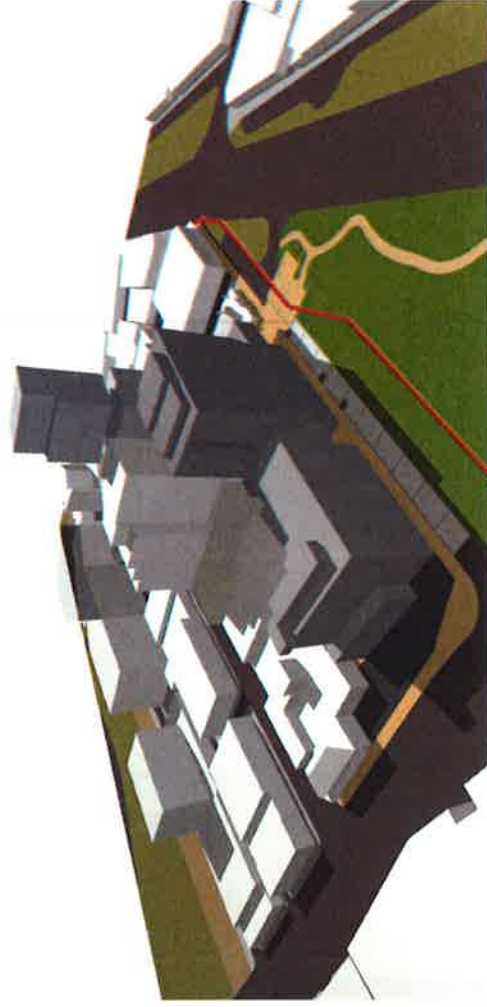


PROPOSED MASSING

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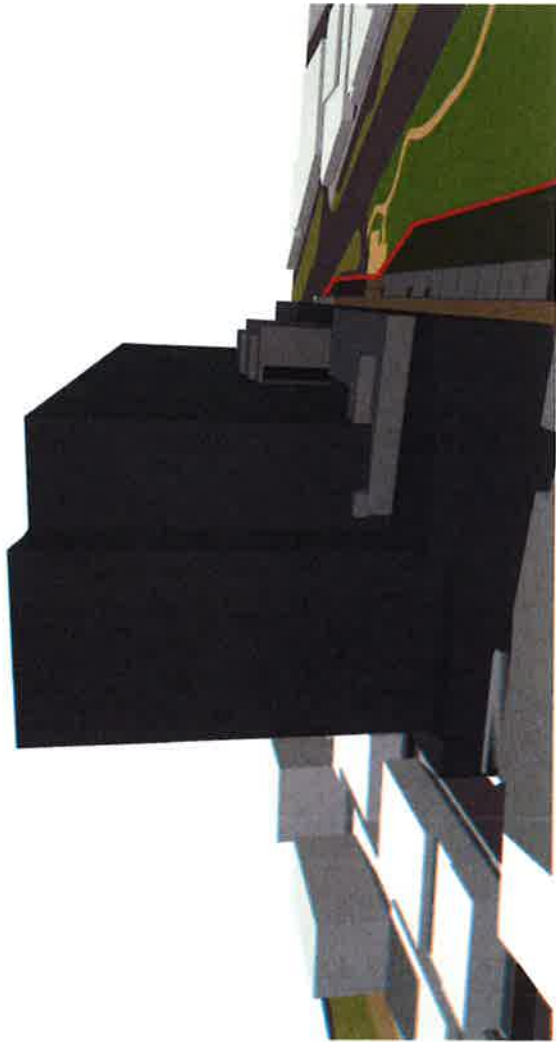


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PROPOSED MASSING

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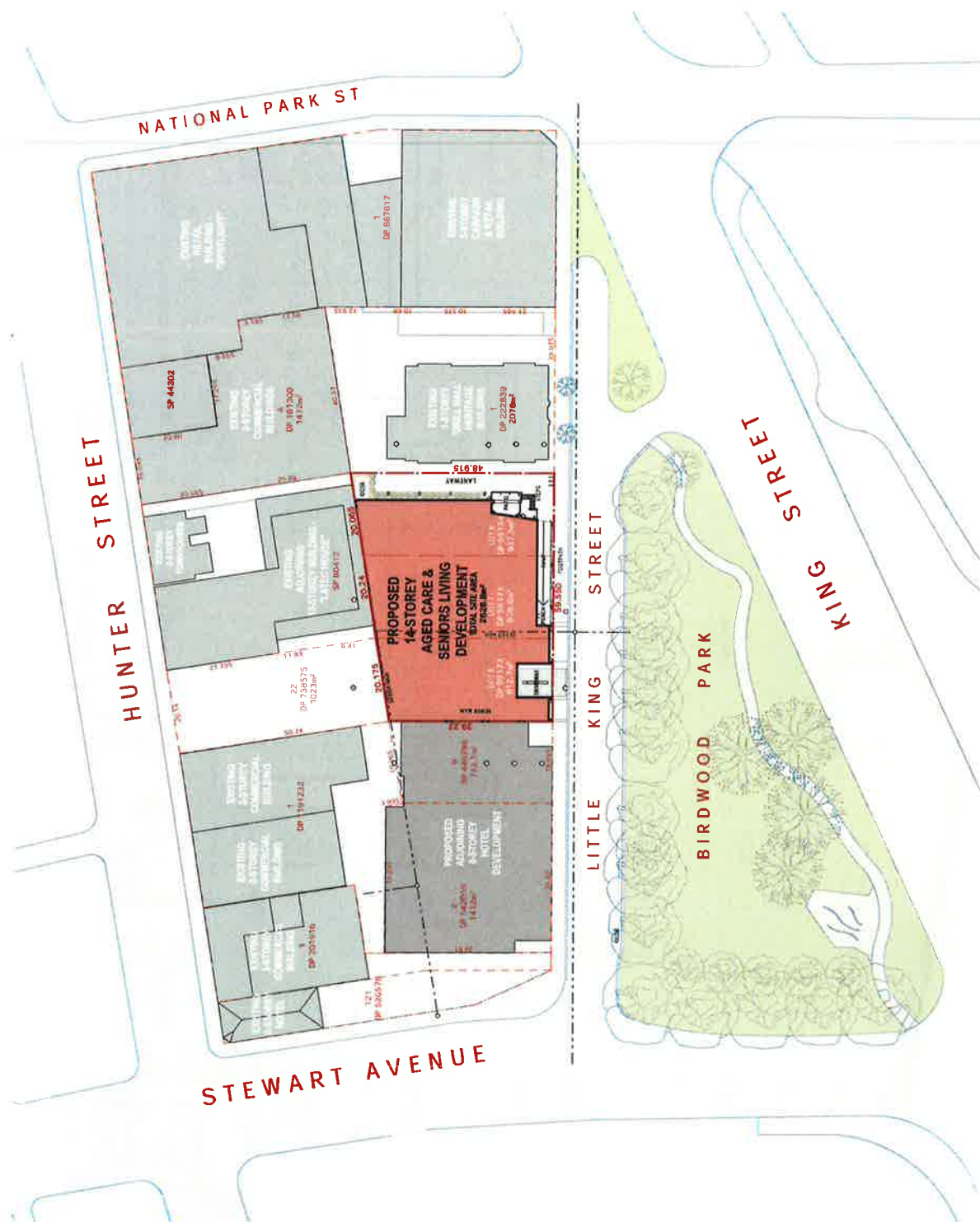
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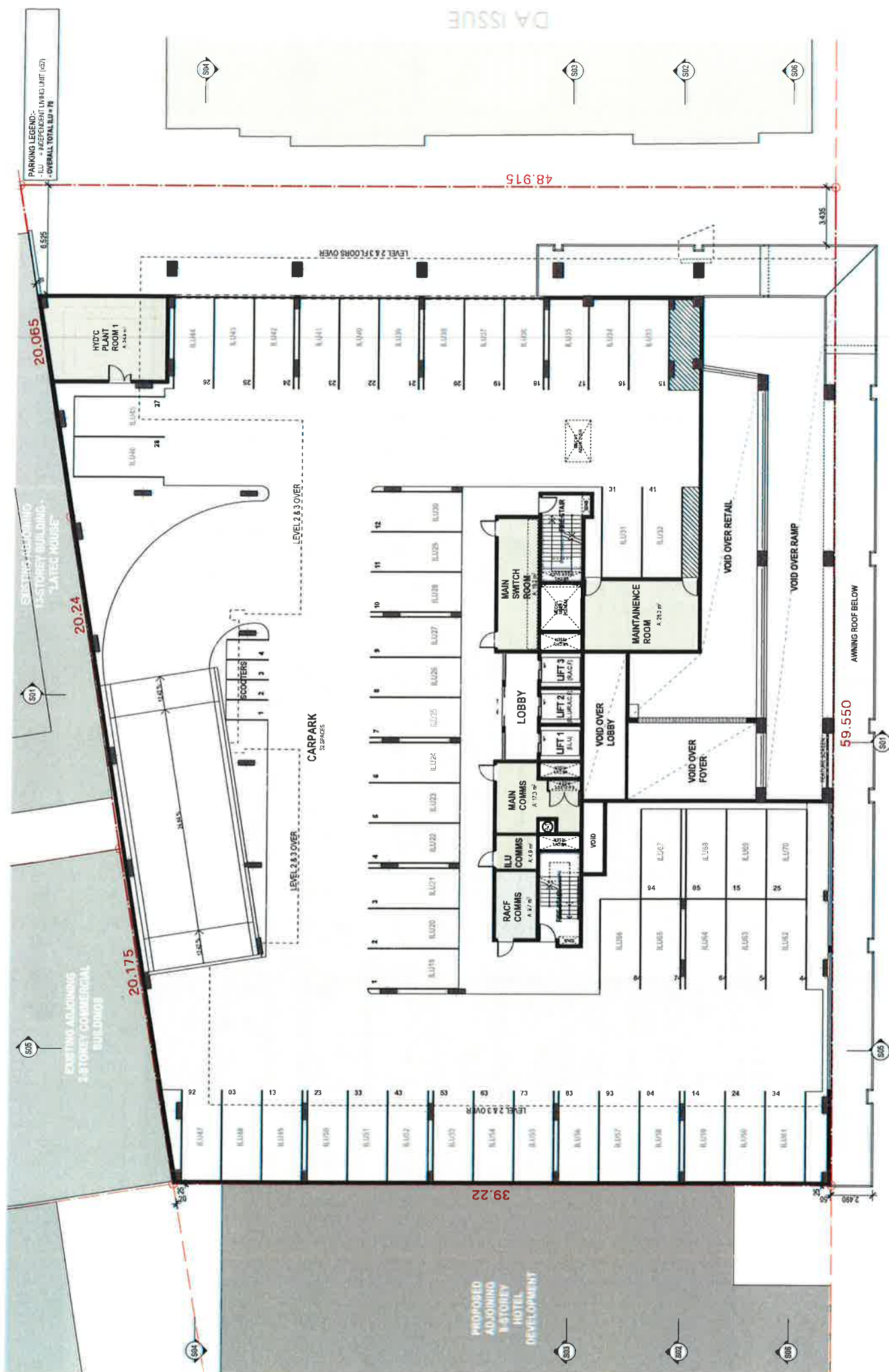


PROPOSED MASSING

DEVELOPMENT APPLICATION DRAWINGS

A43 - P10, 11014 - DA ISSUE rev A - MAY 2016

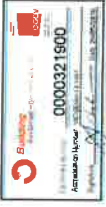


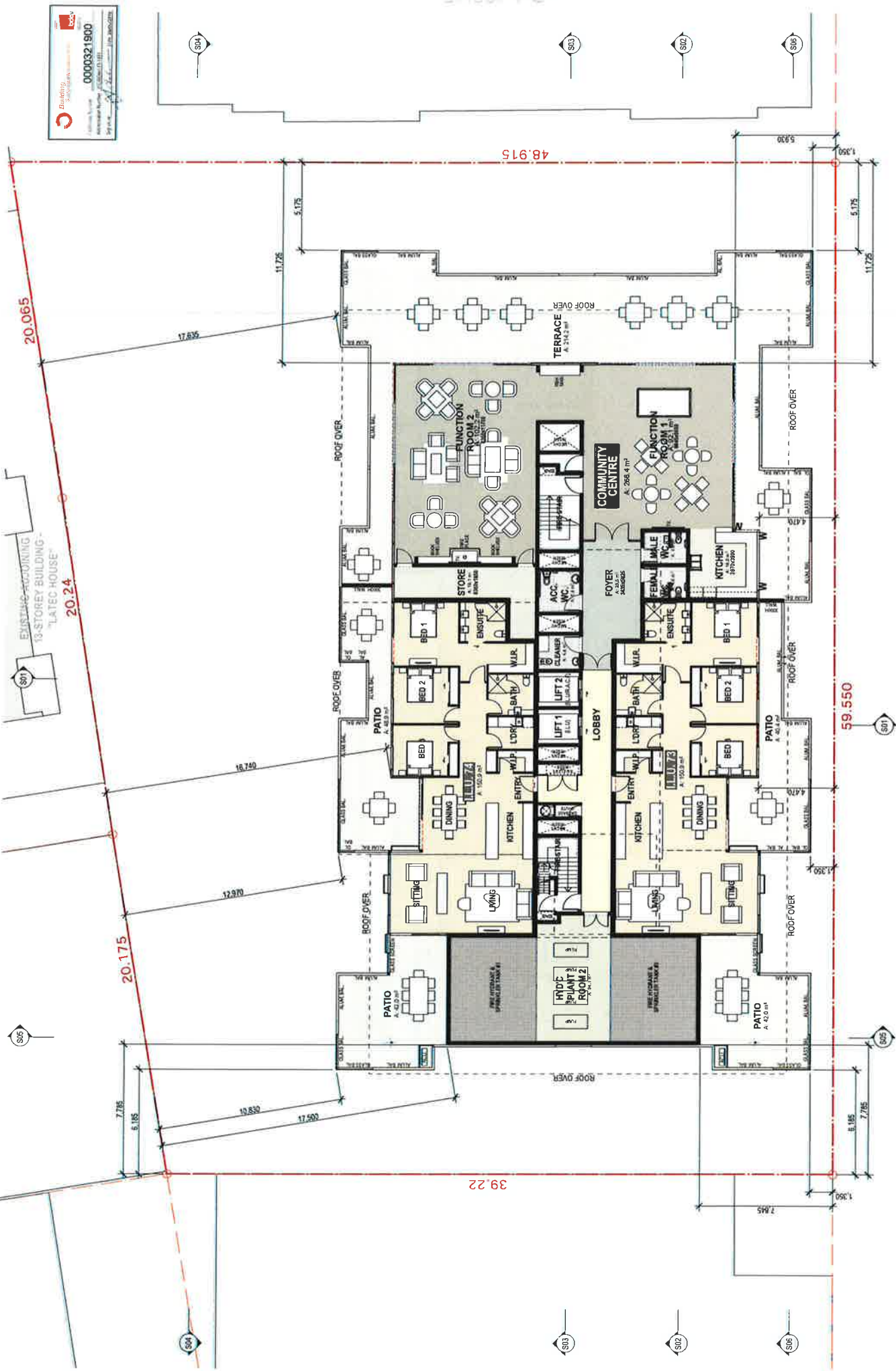










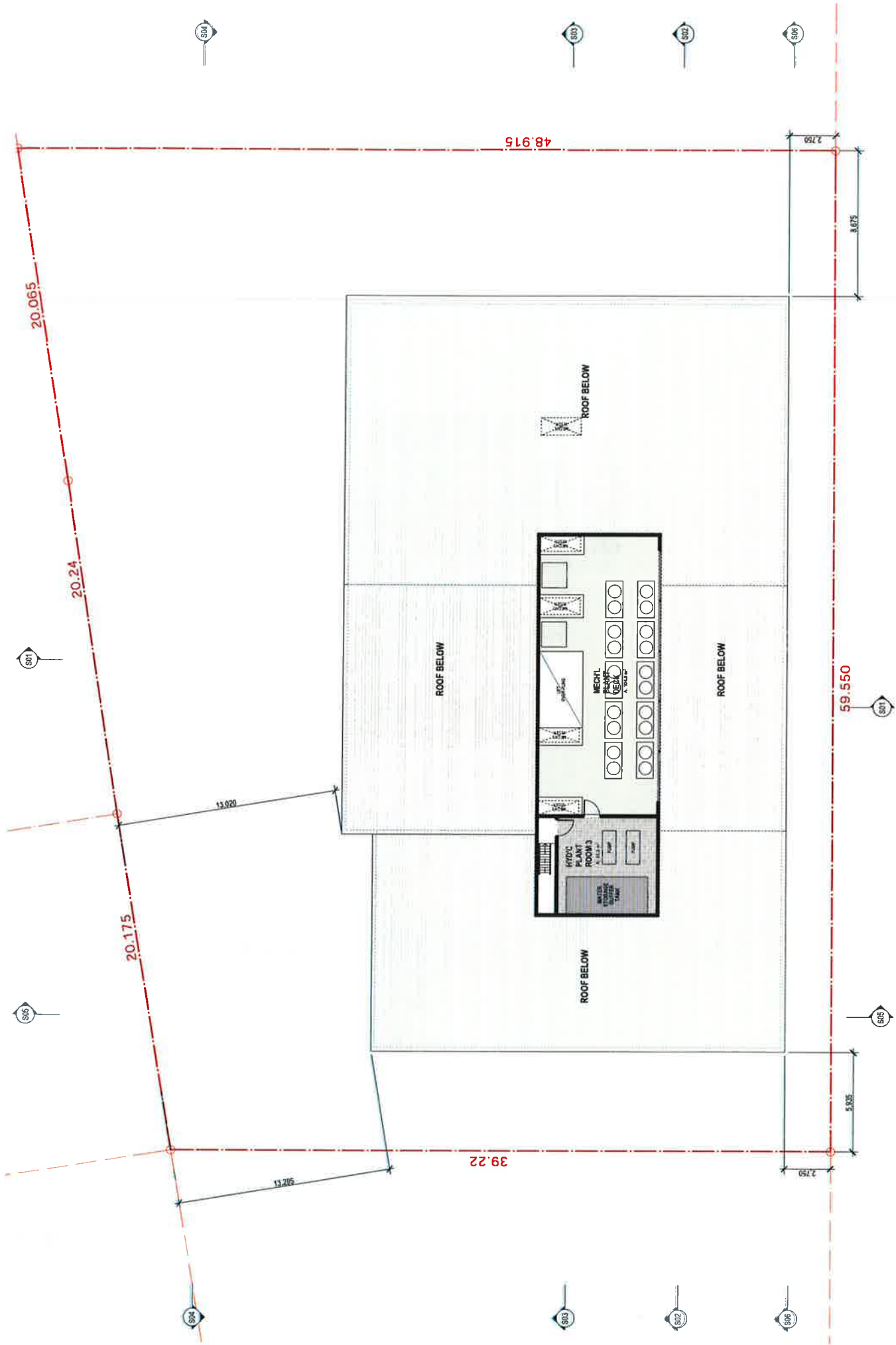


EXISTING ADJOINING
13-STOREY BUILDING -
"LATEC HOUSE"



BIRDWOOD PARK DEVELOPMENT
"LONG TAN" I.L.U. RESIDENCES - LEVEL 13 FLOOR PLAN
SCALE: 1:100 @ A1 or 1:200 @ A3





DA ISSUE

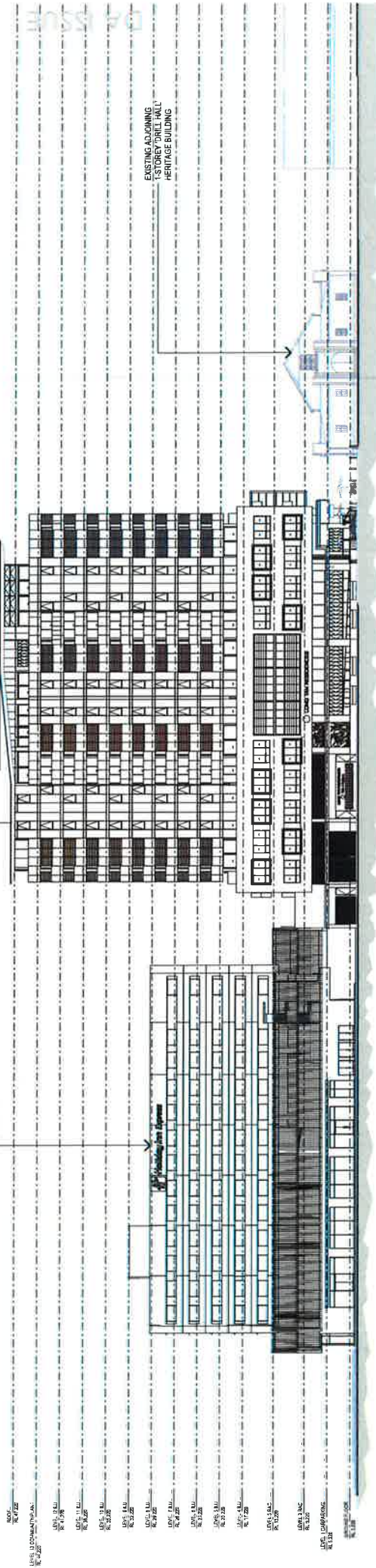


POTENTIAL FUTURE ADJOINING
26-STORY MIXED-USE
DEVELOPMENT BEYOND

PROPOSED 14-STORY
AGED CARE & SENIORS LIVING
DEVELOPMENT

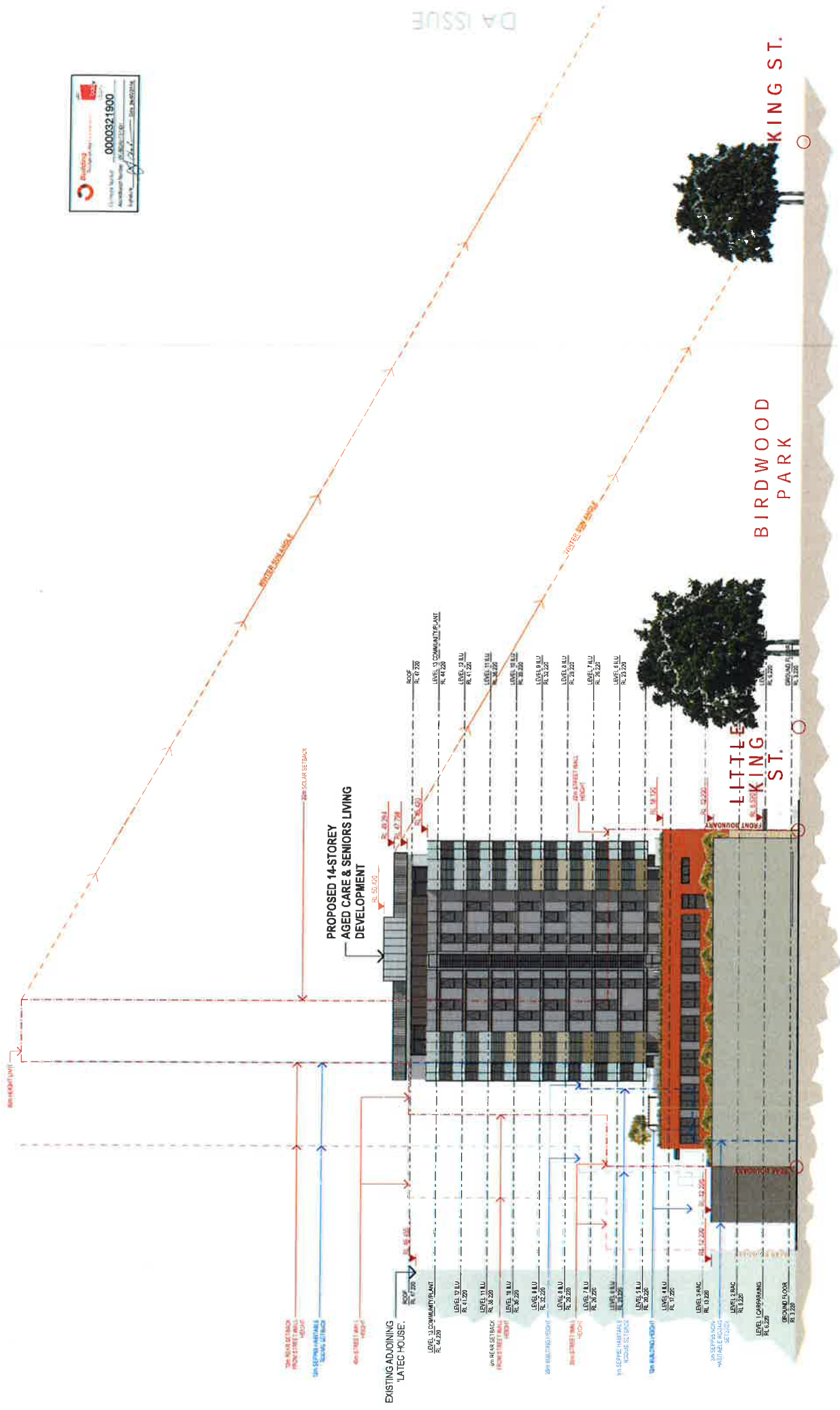
PROPOSED ADJOINING
8-STORY HOTEL
DEVELOPMENT

EXISTING ADJOINING
1-STORY TRAIL HALL
HERITAGE BUILDING





DA ISSUE

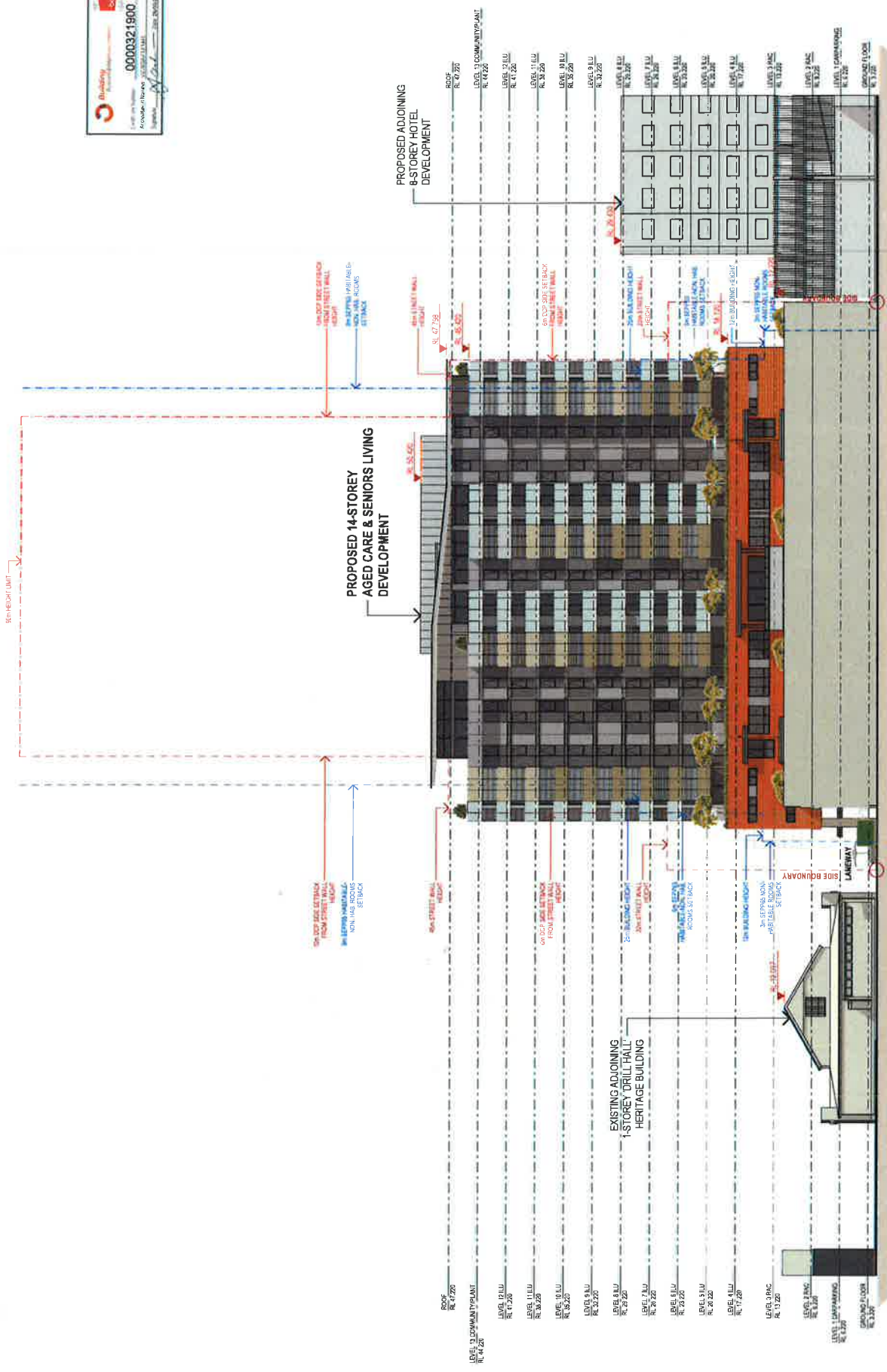


BIRDWOOD PARK DEVELOPMENT

NORTH-WEST ELEVATION

SCALE 1:200 (A1) or 1:400 (A3)





BIRDWOOD PARK DEVELOPMENT

NORTH-EAST ELEVATION

SCALE: 1:200 @ A1 or 1:400 @ A3



DA ISSUE

Bulfinch
Sustainable Architecture

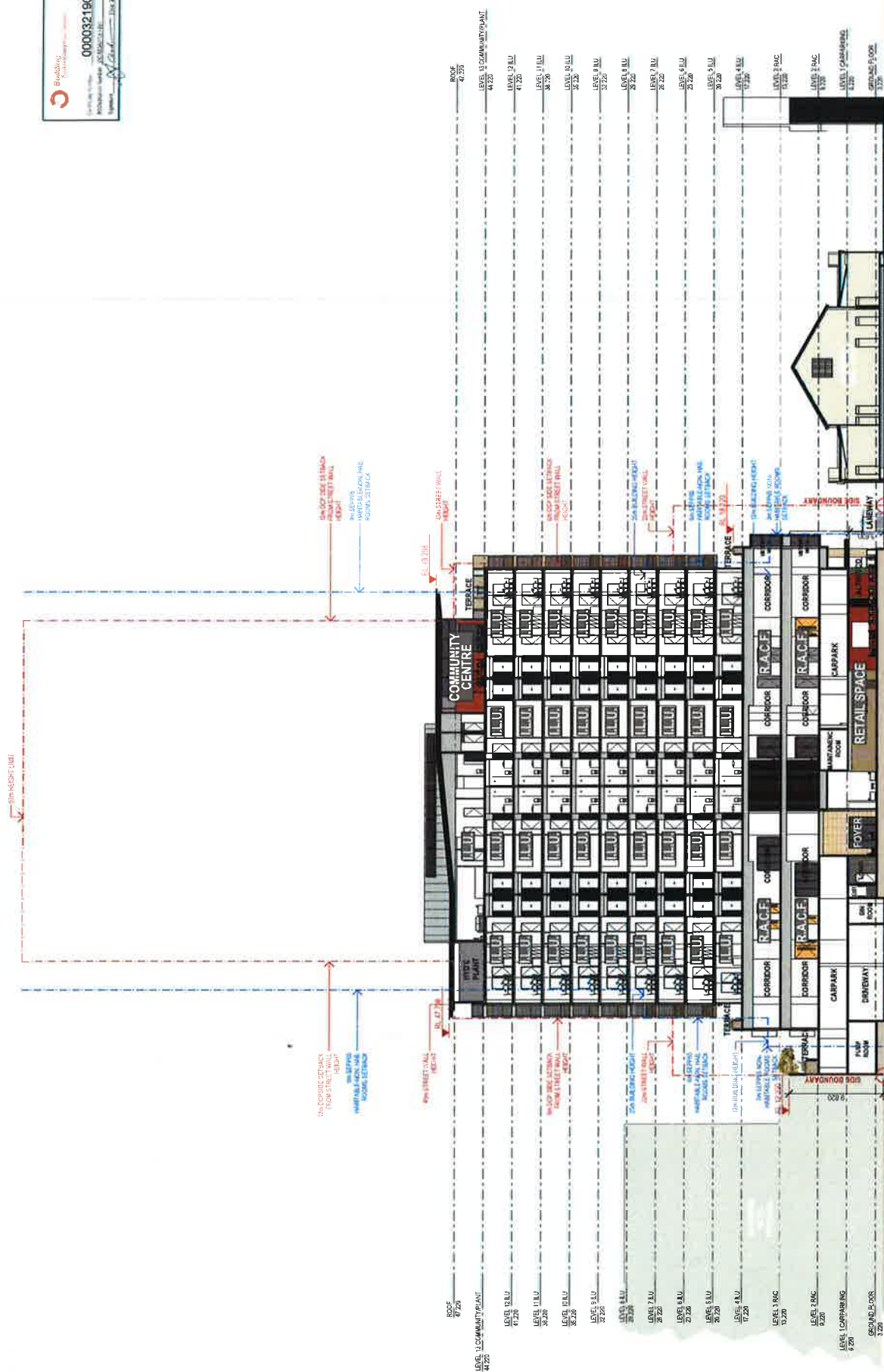
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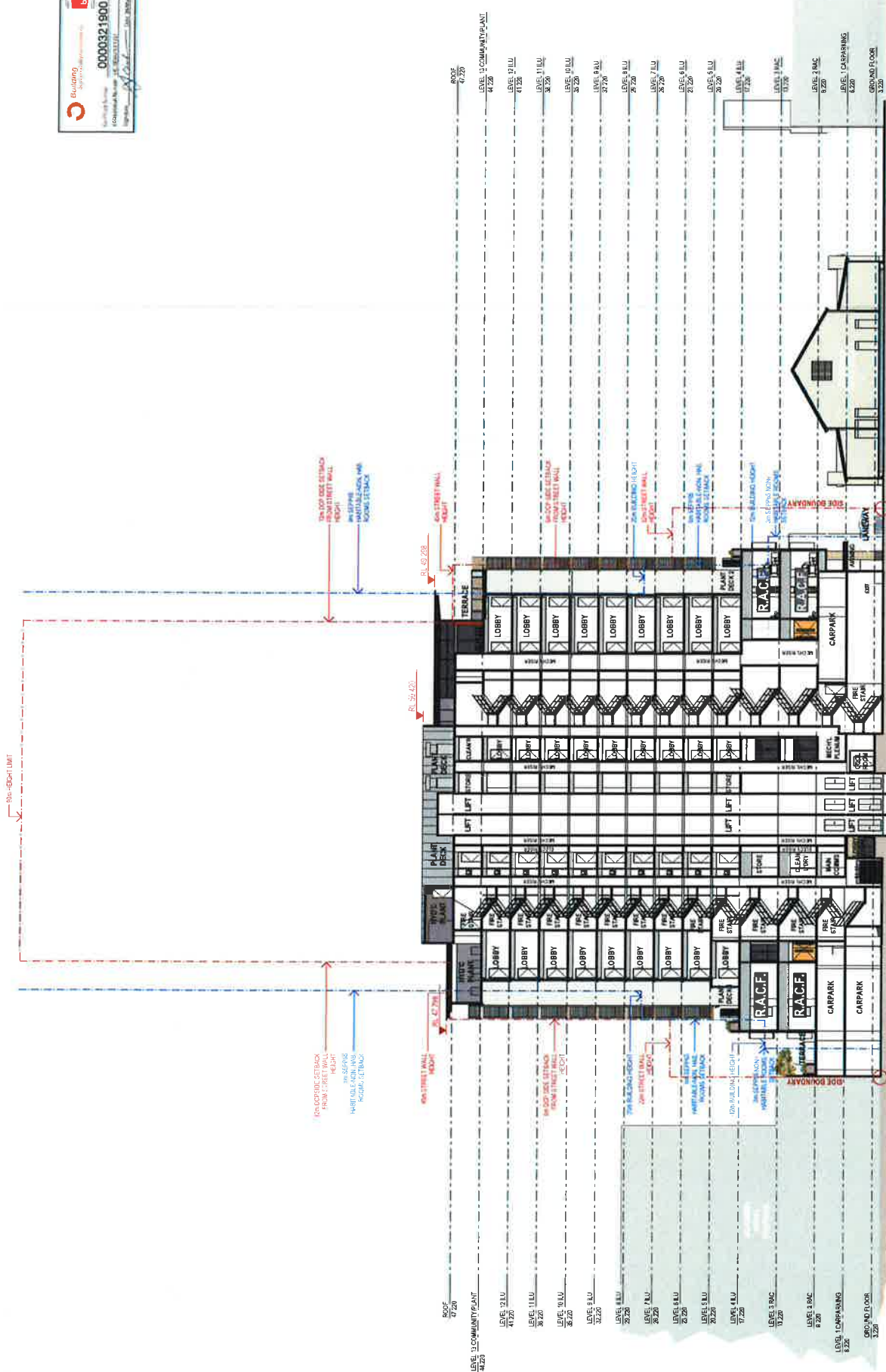
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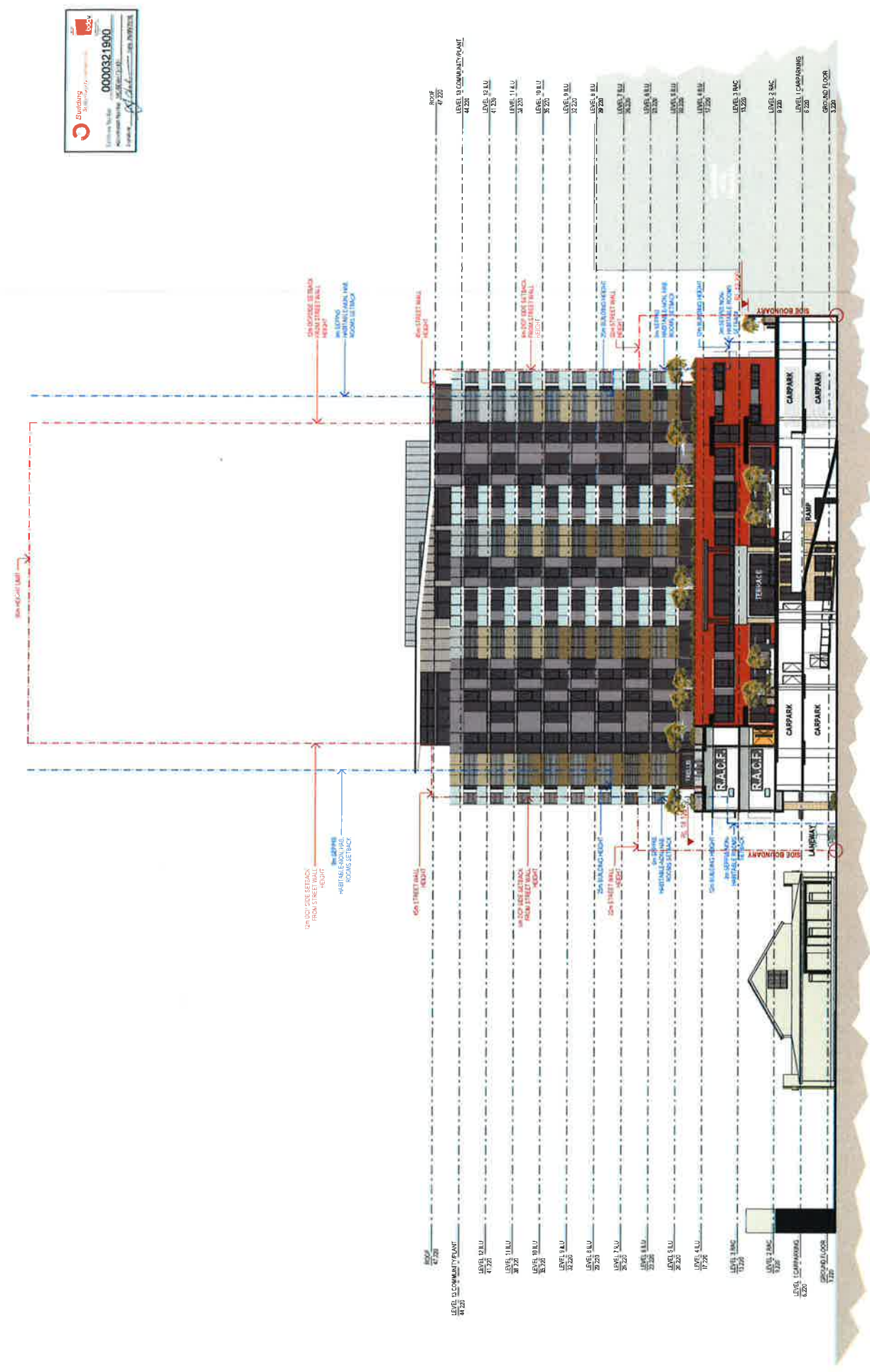
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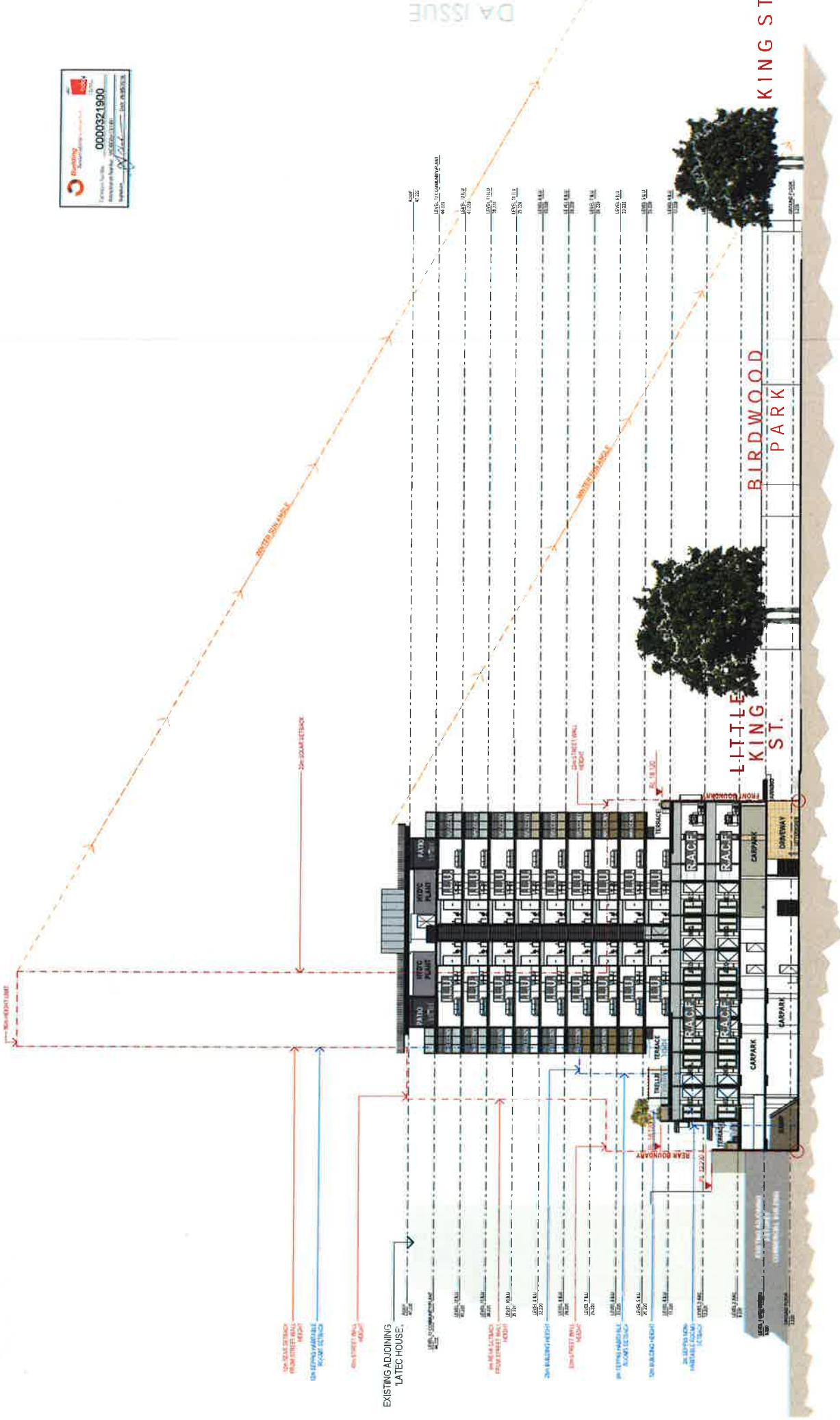


DA ISSUE

KING ST

BIRDWOOD PARK

LITTLE KING ST.

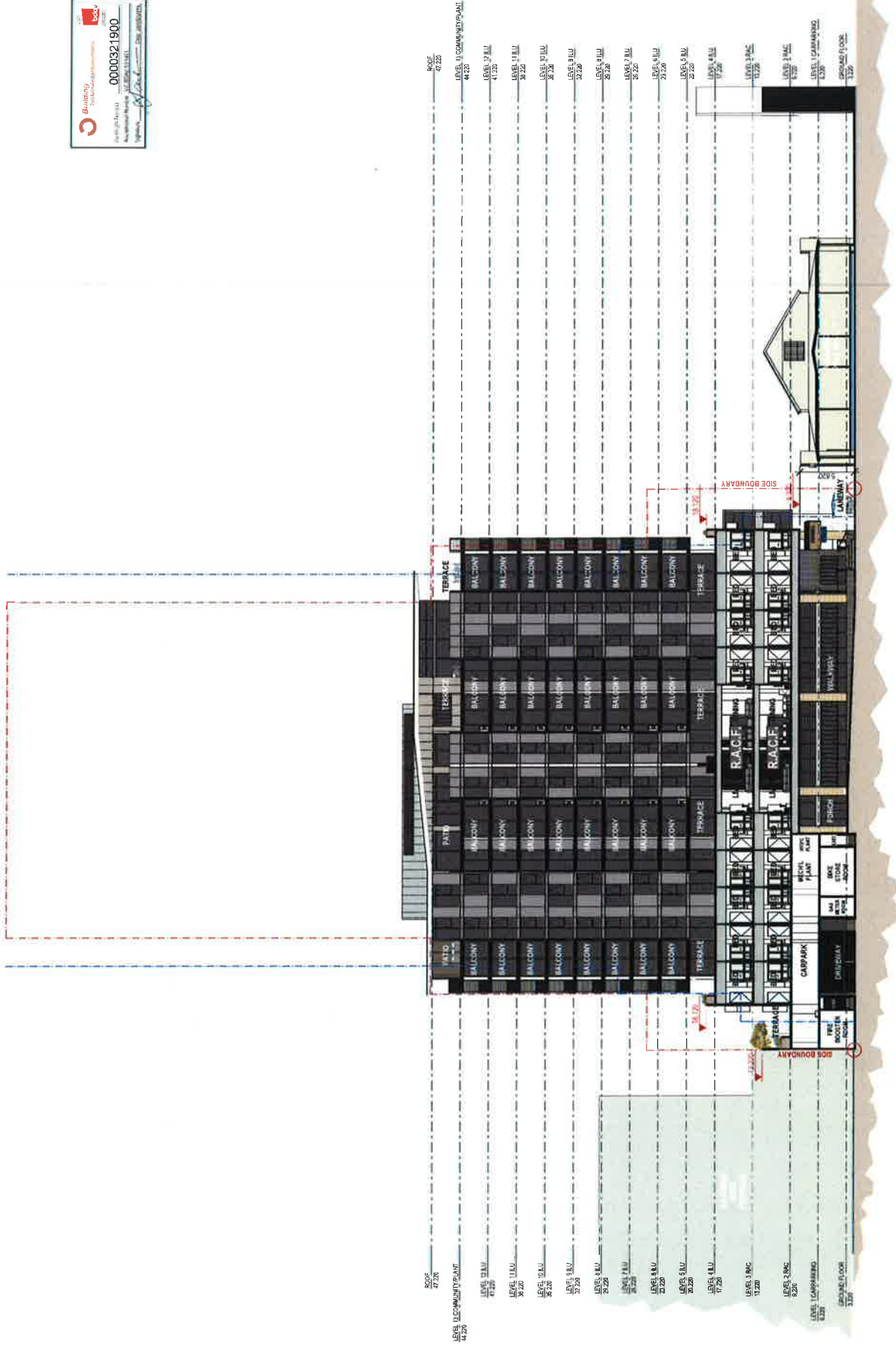


BIRDWOOD PARK DEVELOPMENT

SECTION 5

SCALE: 1:200 @ A1 or 1:400 @ A3





BIRDWOOD PARK DEVELOPMENT
 SECTION 6
 SCALE: 1:200 (A1 or 1:400 @ A3)



DA ISSUE



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PANEL 2 IMAGE TO BE PERFORATED



PANEL 1 IMAGE TO BE PERFORATED



PRECEDENT MEMORIAL



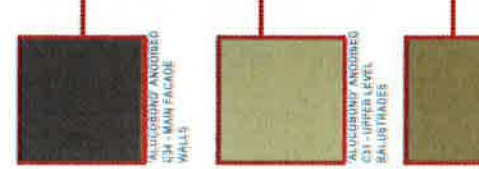
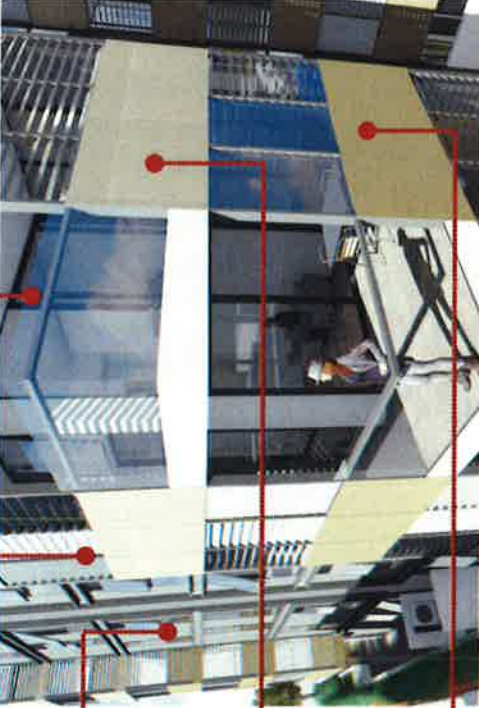
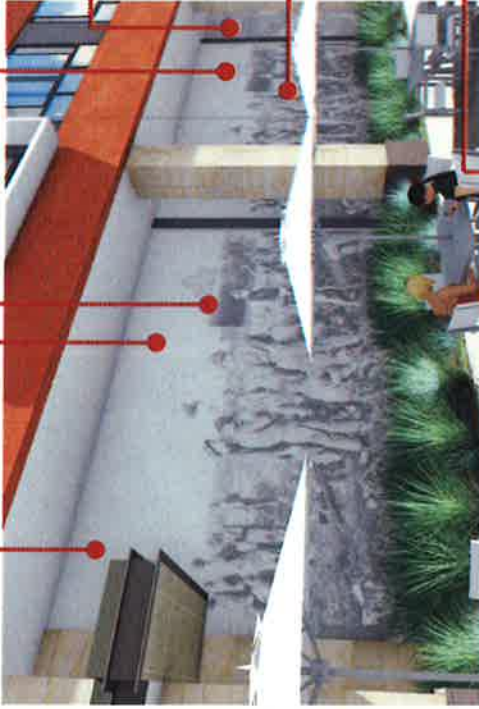
PRECEDENT MEMORIAL



BLACK POWDER-COATED ALUMINUM - WINDOW & DOOR FRAMING



NATURAL ANODIZED ALUMINUM - BALCONY FRAMING & LOBBIES



PANEL 2 IMAGE TO BE PERFORATED



PATTERNED PERFORATED MESH (SAMPLE)



TIMBERCLAD PODIUM CLADDING - KIMBERLEY LINIAN



TIMBERCLAD PODIUM CLADDING - KIMBERLEY LINIAN



STONE CLADDING - LOWER LEVELS



TIMBERCLAD PLINTH CLADDING - SIMPSON SMOOTH



FEATURE SLOUETTE SCREEN



TIMBERCLAD FEATURE SLOUETTE TO WALKWAY



TIMBERCLAD SOFFITS

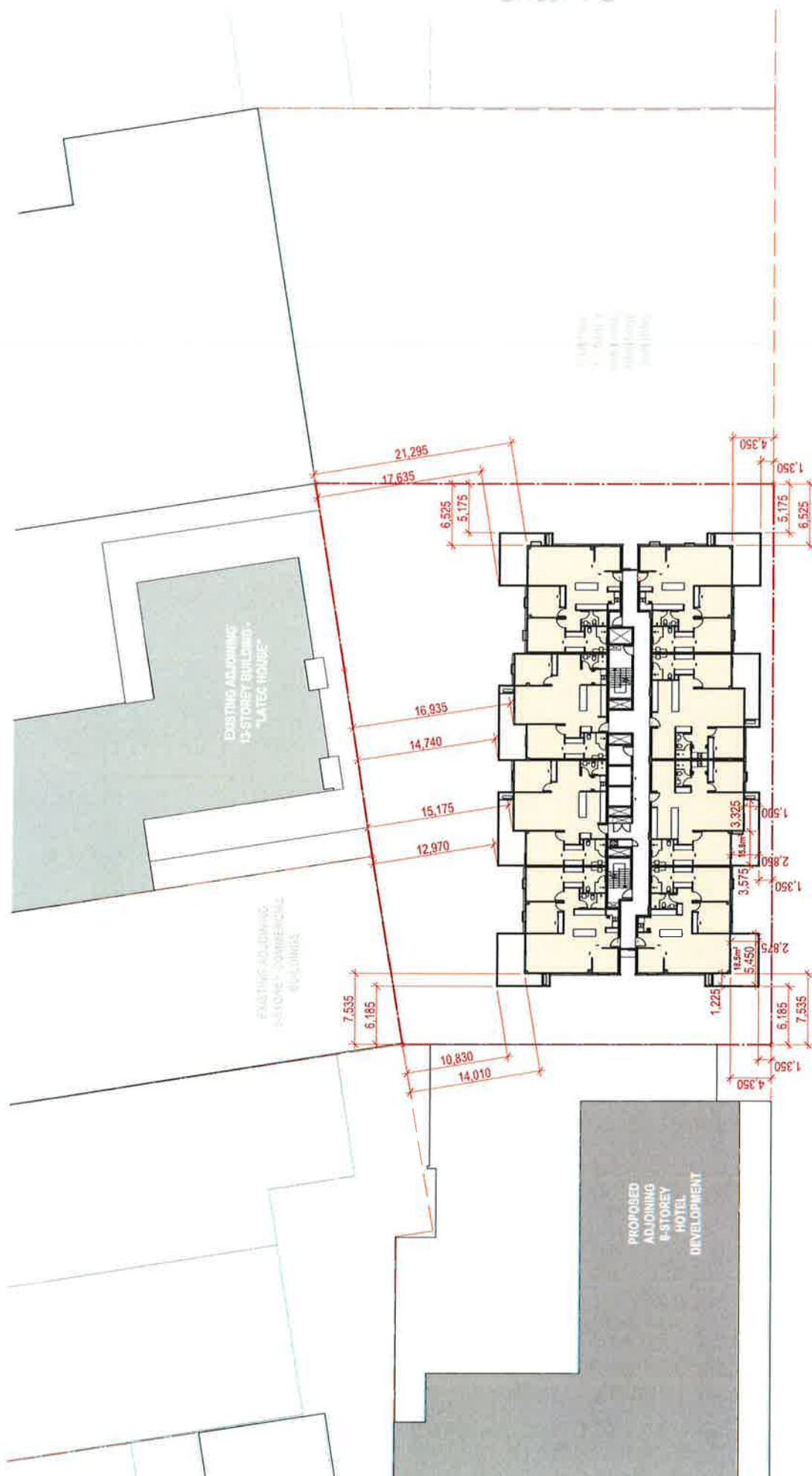


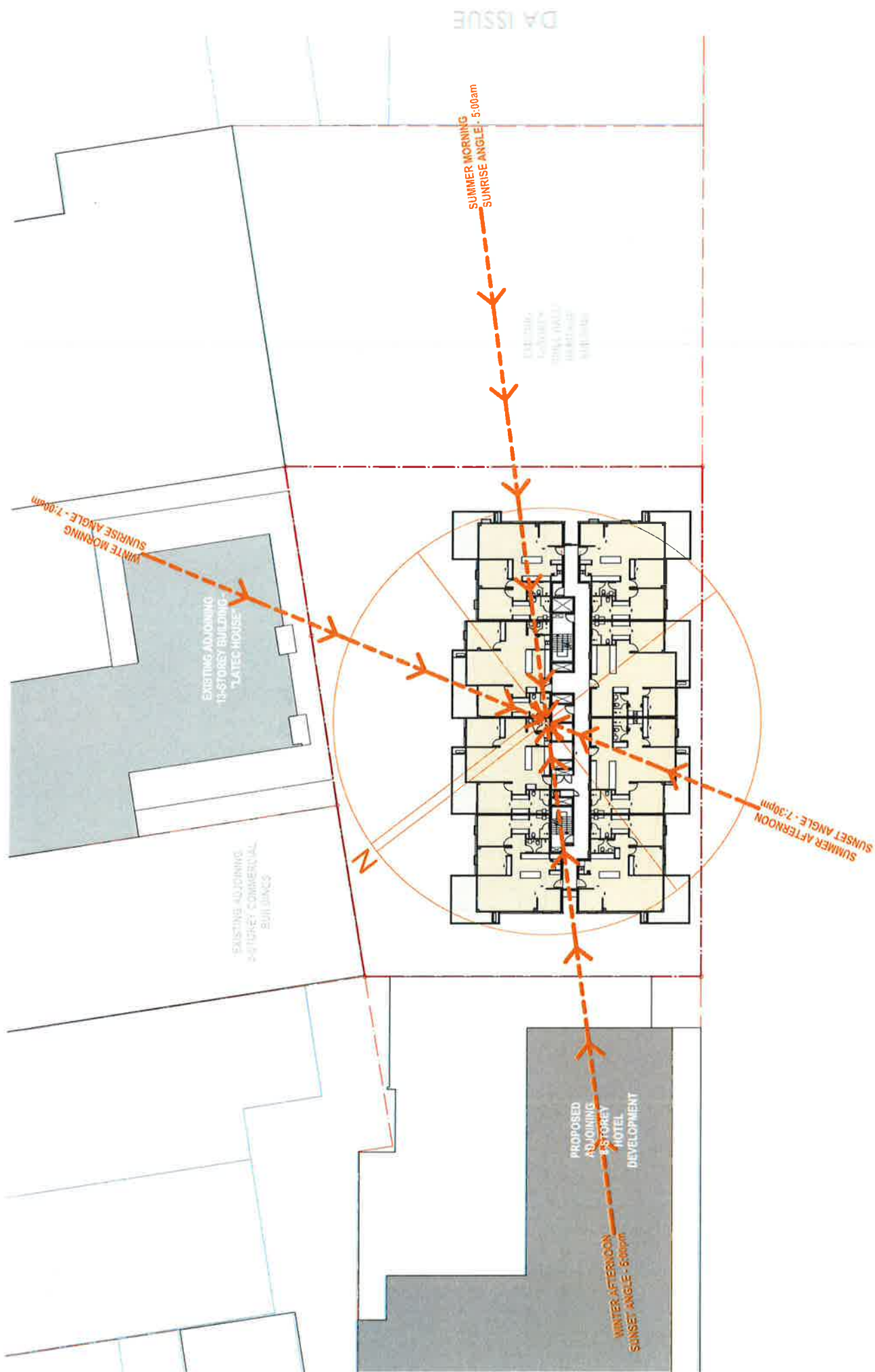
PAVING STONE

BIRDWOOD PARK DEVELOPMENT

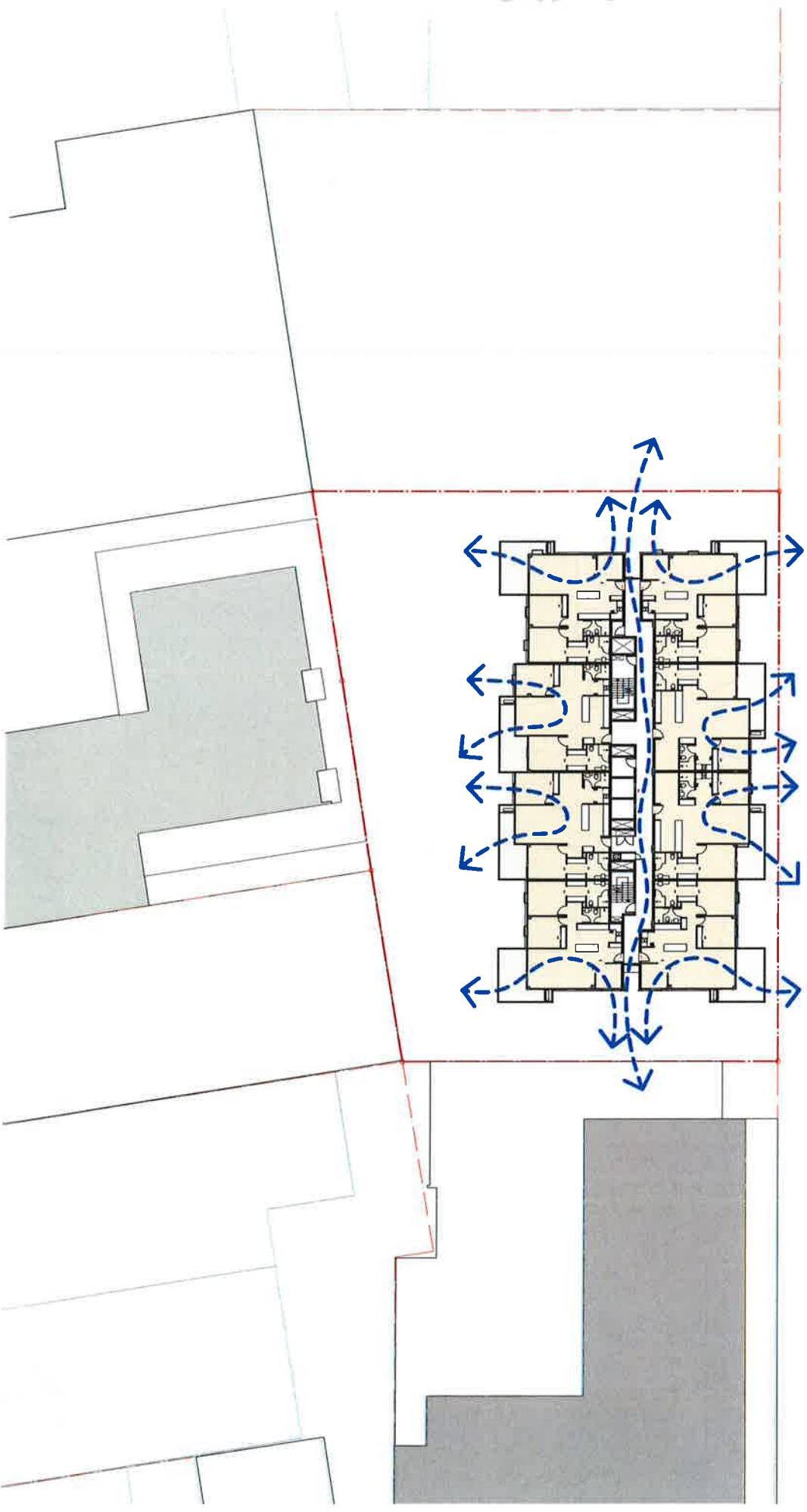
MATERIAL PALETTE



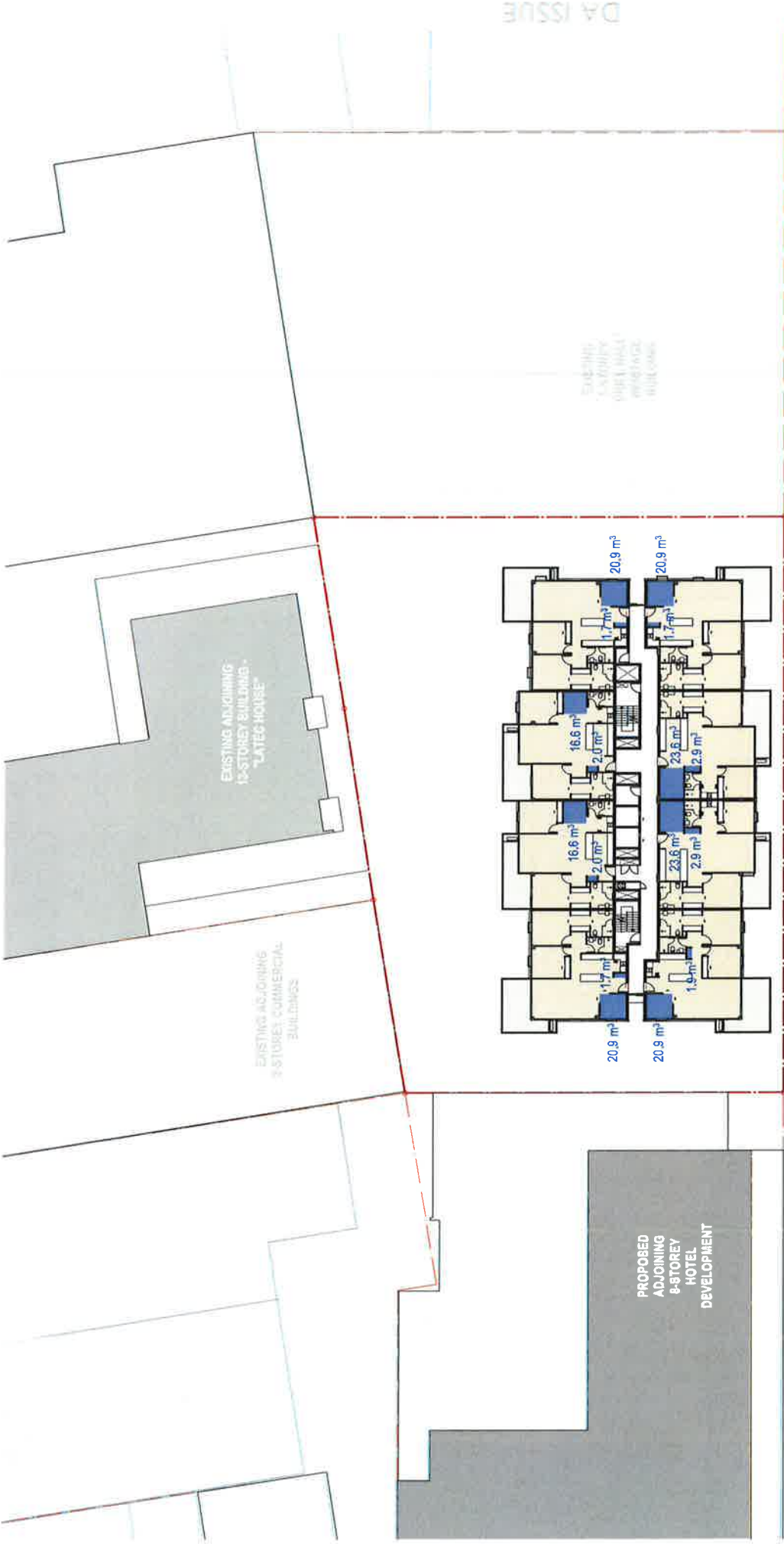




DA ISSUE



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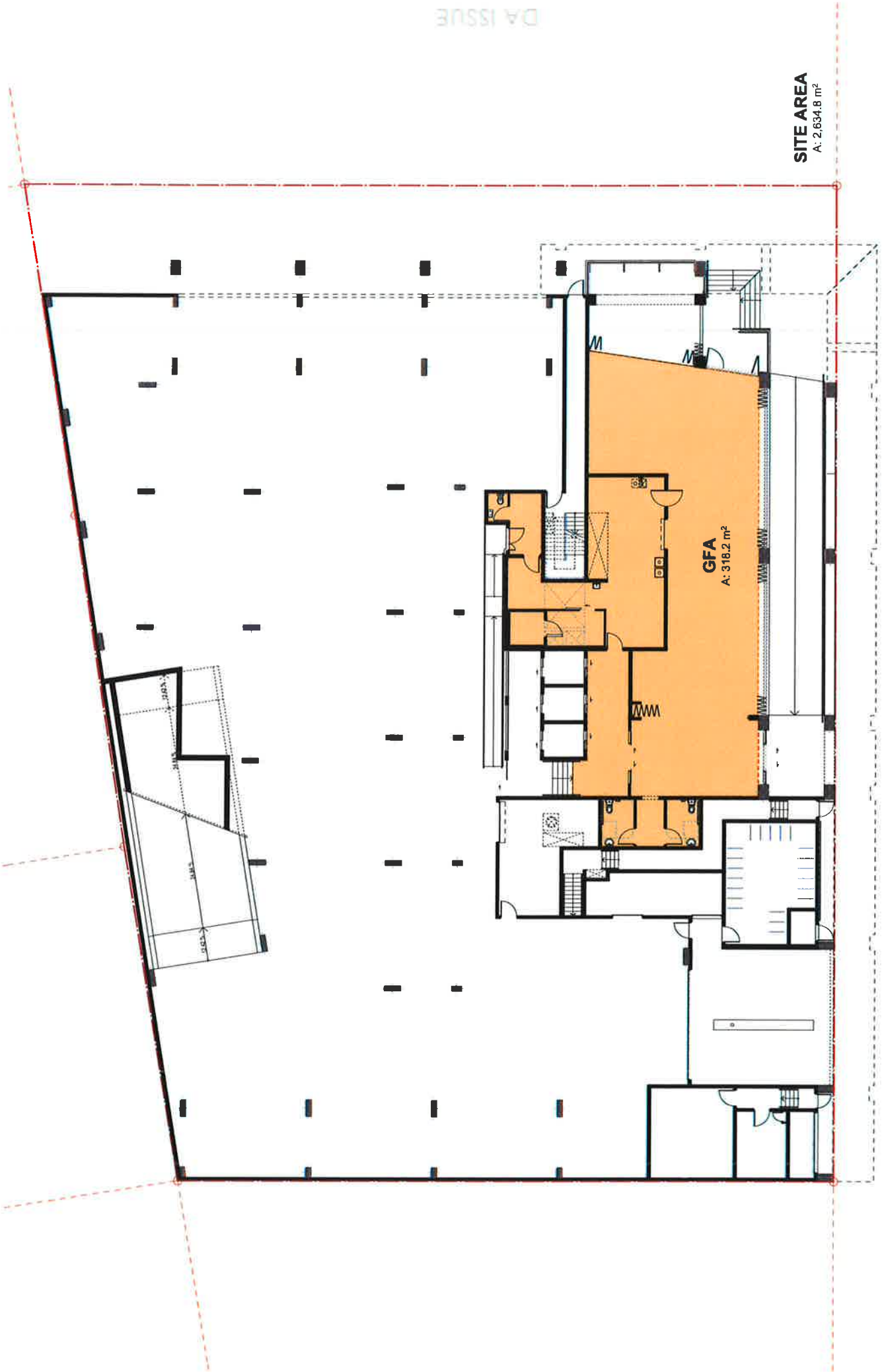


STORAGE SUMMARY:-
 - TOTAL TYPICAL ILLU STORAGE PER LEVEL = 180.8m³
 - AVERAGE STORAGE PER ILLU = 22.6m³

GROSS FLOOR AREAS

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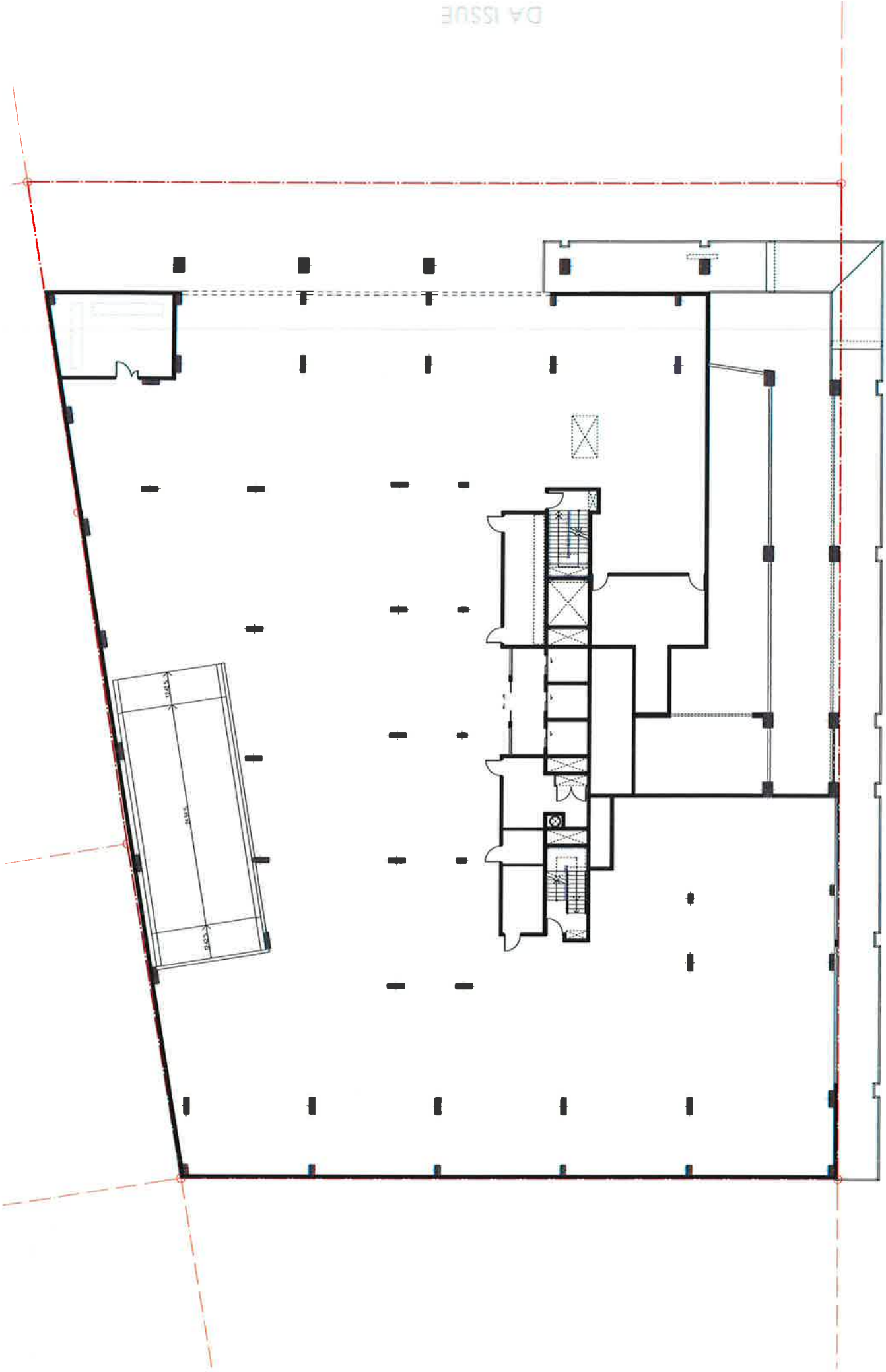
DA ISSUE



SITE AREA
A: 2,634.8 m²

GFA
A: 318.2 m²

DA ISSUE

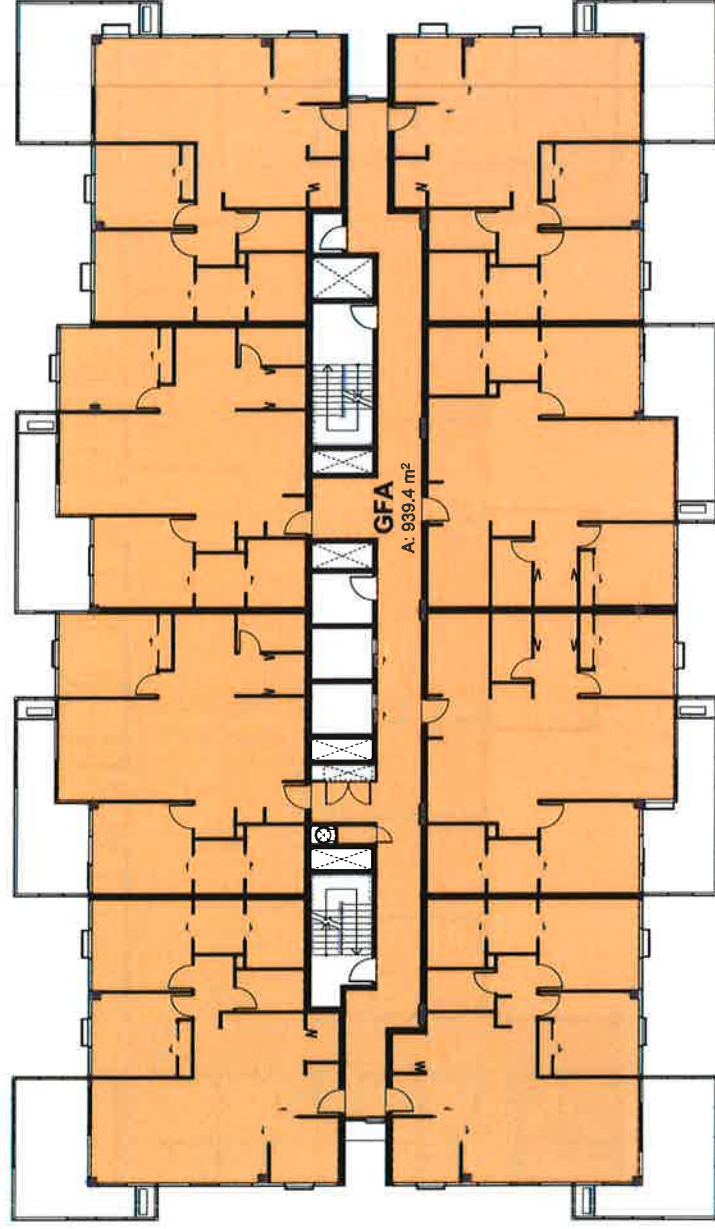




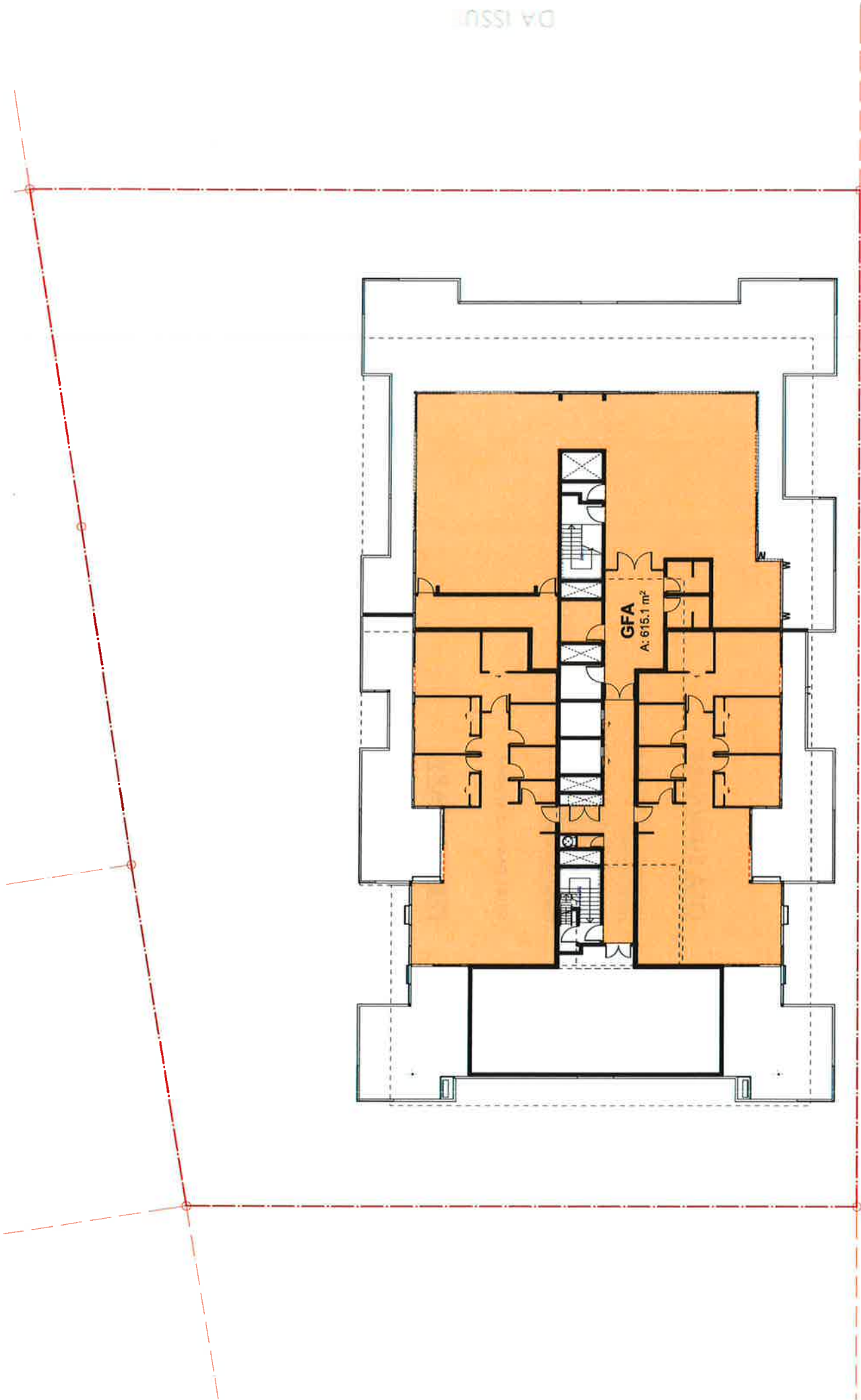
GFA
A: 1,660.4 m²

DA ISSUE





DA ISSUE



DA ISSU

GFA SUMMARY

GROUND FLOOR LEVEL = 318.2m²
LEVEL 1 = 0m²
LEVELS 2 (R.A.C.F.) = 1,660.4m²
LEVELS 3 (R.A.C.F.) = 1,629.7m²
LEVELS 4-12 (ILU's) = 939.4m² each x 9 = 8,454.6m²
LEVEL 13 = 615.1m²

TOTAL GFA = 12,678.0m²

FSR SUMMARY

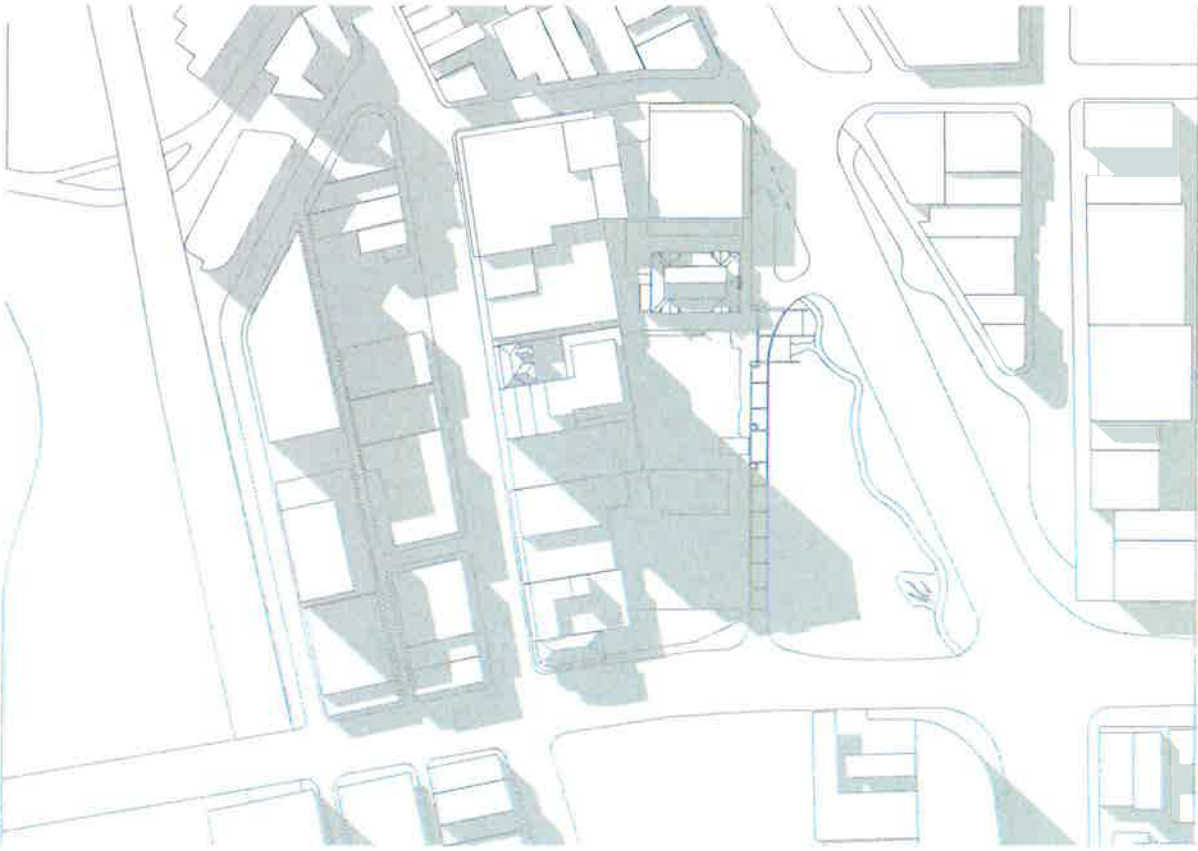
SITE AREA = 2,634.8m²
TOTAL GFA = 12,678.0m²

FLOOR/SPACE RATIO = 4.8 : 1

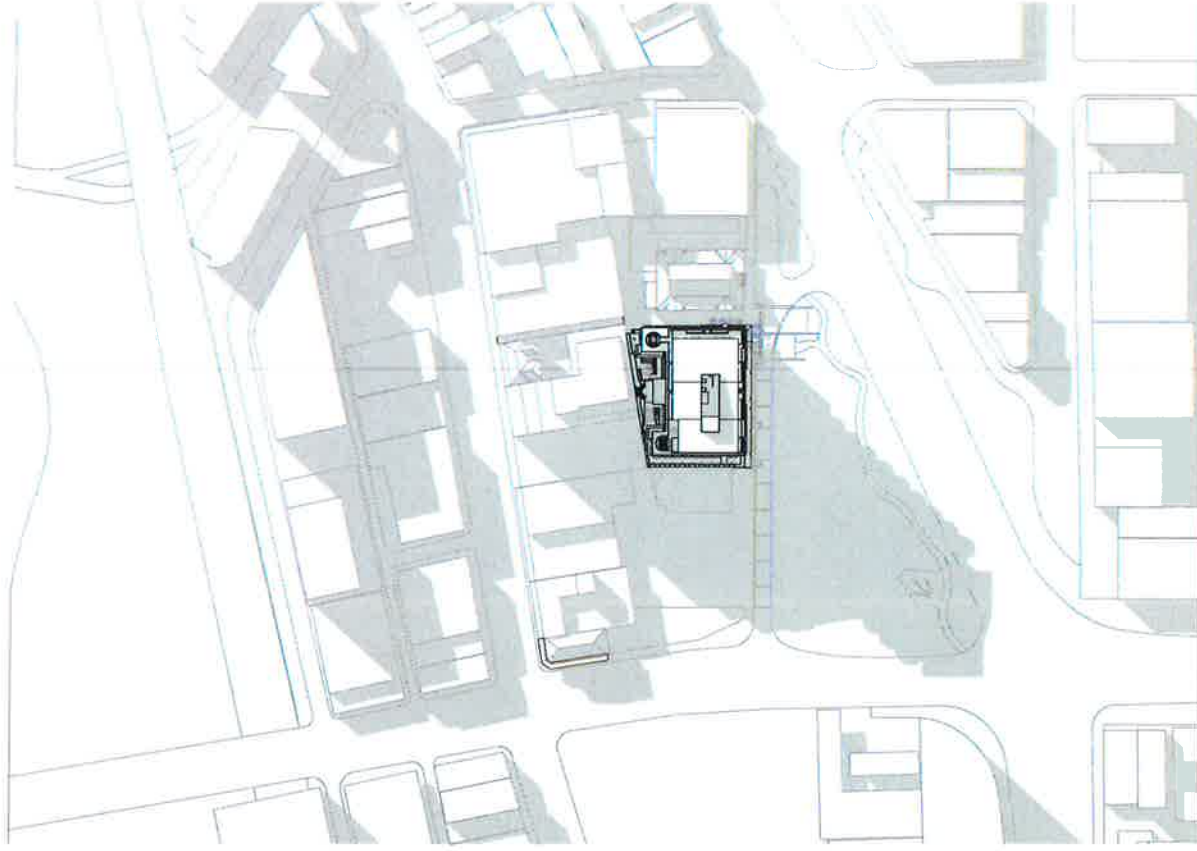
DA ISSUE

SHADOW DIAGRAMS

DA ISSUE

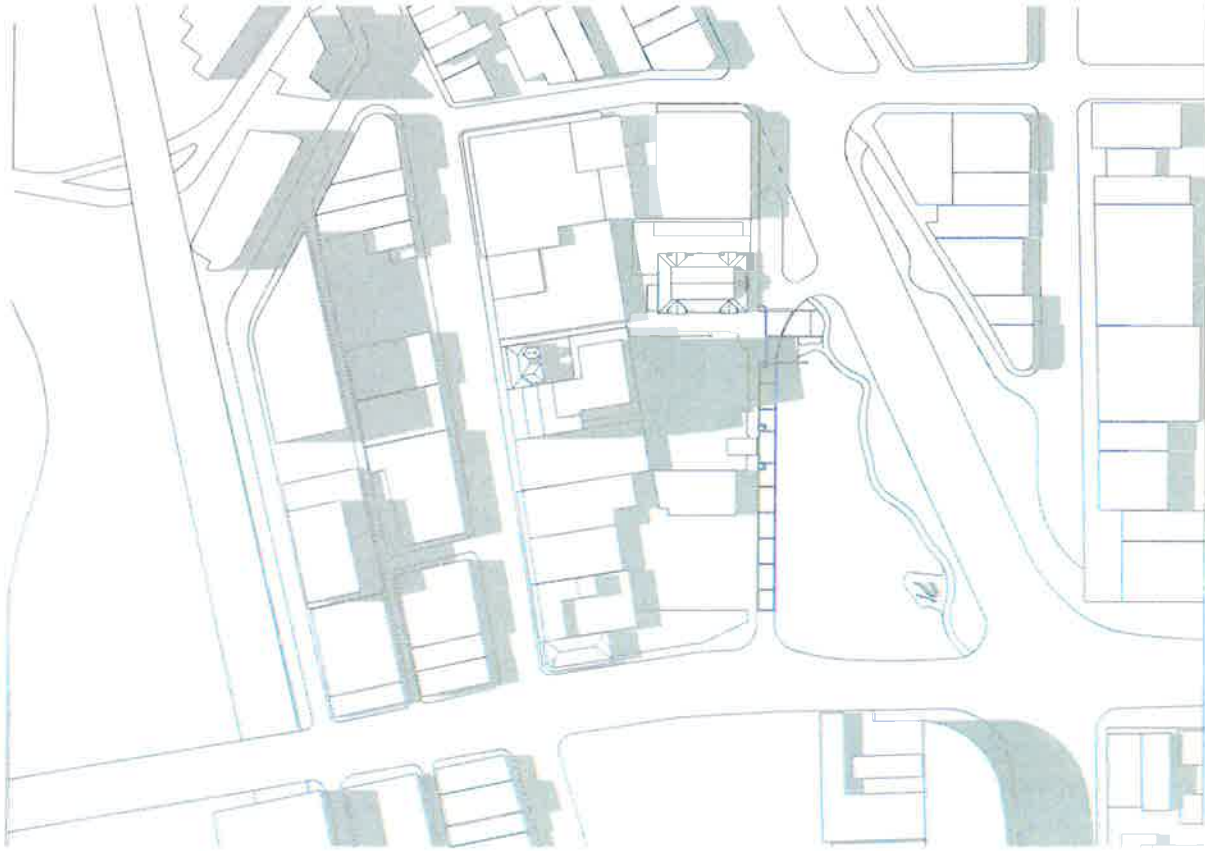


EXISTING SHADOWS

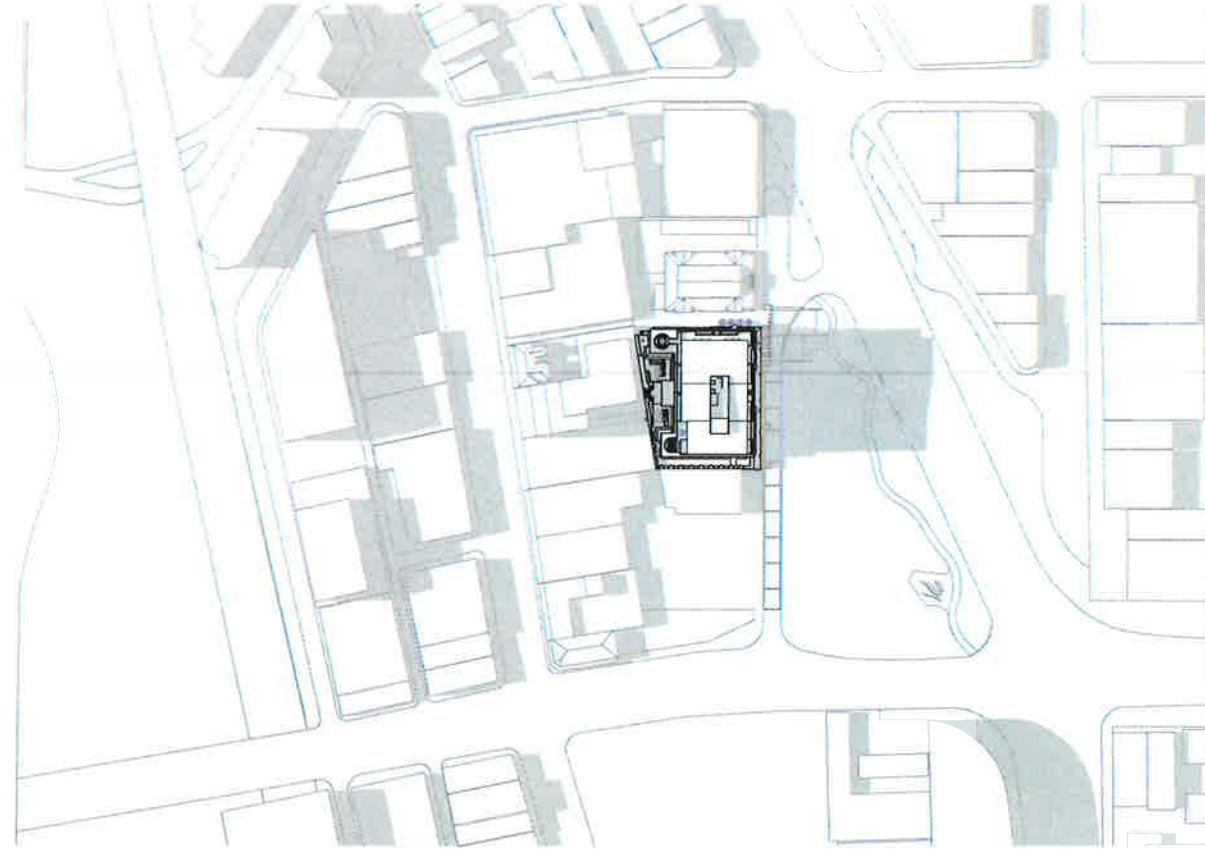


PROPOSED SHADOWS

DA ISSUE



EXISTING SHADOWS

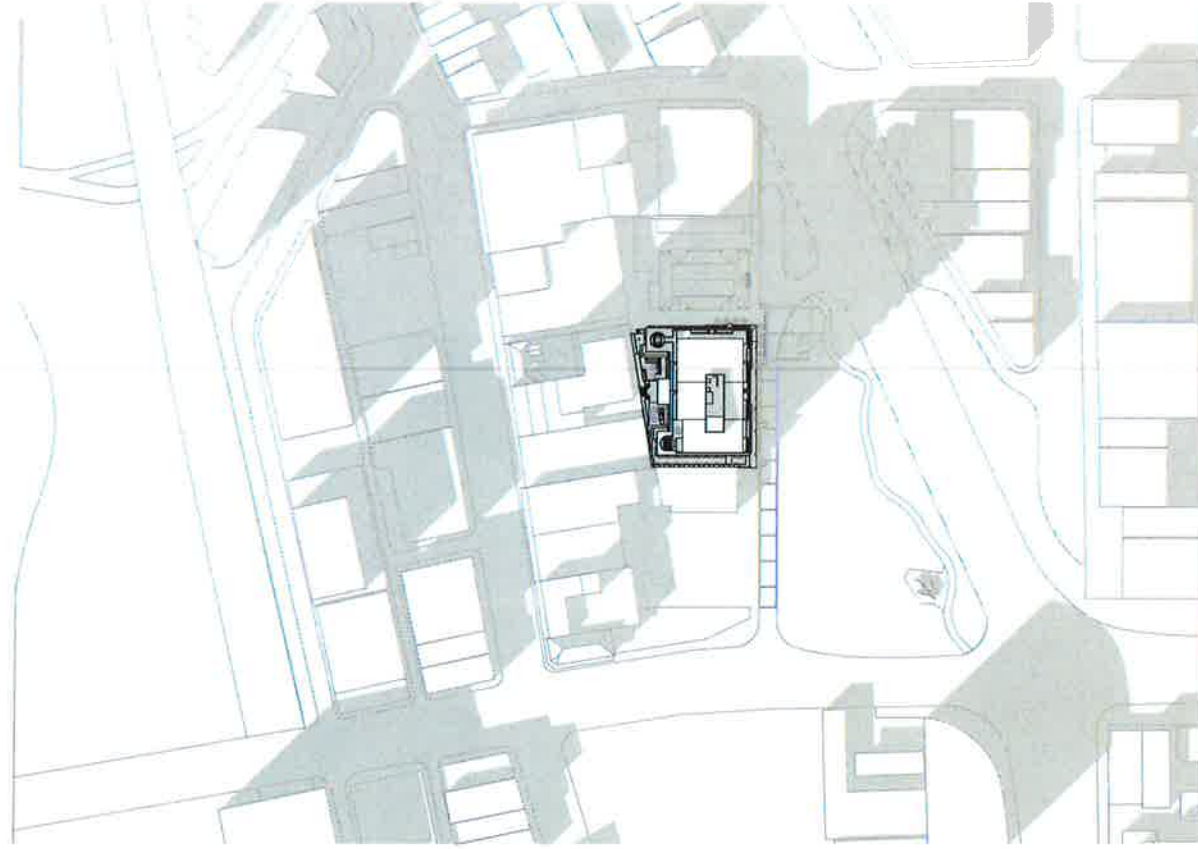


PROPOSED SHADOWS

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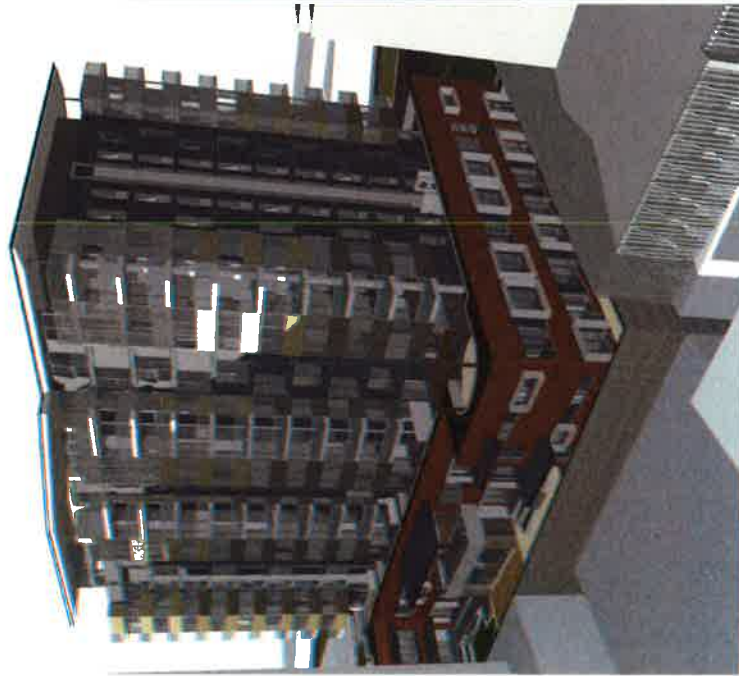


EXISTING SHADOWS



PROPOSED SHADOWS

DA ISSUE



9am JUNE 21st



12noon JUNE 21st



3pm JUNE 21st

DA ISSUE



9am MARCH / SEPT. 21st



12noon MARCH / SEPT. 21st



3pm MARCH / SEPT. 21st

DA ISSUE



9am DEC. 21st



12noon DEC. 21st



3pm DEC. 21st

DA ISSUE

DESIGN PRINCIPLES

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DA ISSUE

DESIGN PRINCIPLES

PRINCIPLE 1: CONTEXT

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The subject site is in Newcastle West, close to the location of the proposed transport interchange. This area is in a state of transition, with significant, commercial and residential uses being proposed and constructed together in a relatively small area.

The site itself fronts onto Little King Street, and is occupied predominantly by single story commercial buildings and hardstand areas, previously used as a car sales area. All buildings on the site are proposed to be demolished.

The site adjoins the heritage listed "Drill Hall" which has an adaptive reused proposal intended.

To the north, the site adjoins a 13 storey mixed use development known as Latec House, and nearby is a recently developed 2 storey commercial building occupied by Lawler Partners, and numerous other 2 storey commercial buildings fronting Hunter Street.

Birdwood Park to the south is an integral contextual component and the design has the ability to integrate and enhance the park.

To the east, the site adjoins a 4 storey car park with ground floor retail fronting Little King Street.

Whilst to the west of the site adjoins an 8 storey 'Holiday Inn Express' hotel development proposal, which formed part of a combined submission to the UDCG, which will be highly visual from Stewart Avenue.

The proposal is in keeping with the future strategic vision for the area, rather than the current state, and this development has the potential to be a catalyst for a complete transformation of the area.



PRINCIPLE 2: BUILT FORM & SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The site has a height limit of 90m and an allowable FSR of 5:1 (for non-commercial uses).

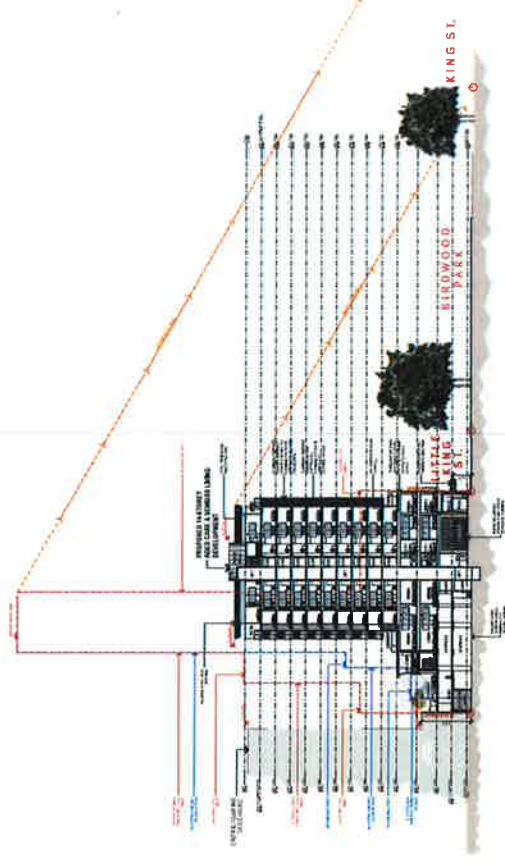
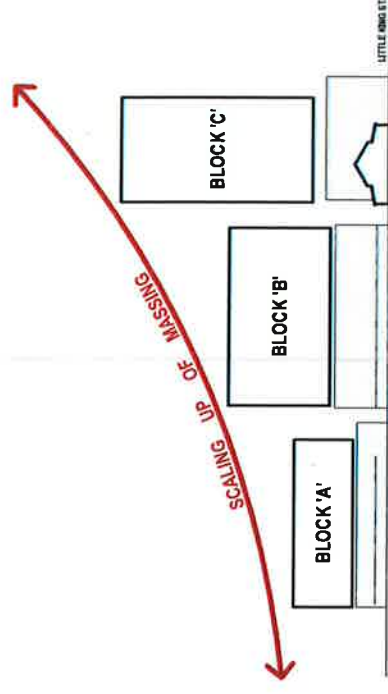
The design has been considered to transition the scale over the entire site fronting Little King Street, from the west to the north east. The adjoining Hotel proposal (block A) is the lowest of the buildings at 8 storeys, which adjoins the subject Aged Care proposal (block B) at 14 storeys, which also responds to the height of Latec House to the north. The scale of block C has the potential to be developed to the height limit of 90m, where a mixed-use tower is currently being considered, which complements the transition in scale over the overall sites.

Newcastle West is currently in a transition period with the area being the western gateway to Newcastle's City Centre & has been earmarked to become Newcastle's future CBD. With increased height limits, the predominance of larger consolidated land holdings & fewer environmental & heritage constraints, this area will see an increase in multi-storey developments of which the Birdwood Park development will play an integral role.

The built form over the development site responds to the building typology, site controls, activation of ground floor spaces and most importantly minimising the overshadowing of Birdwood Park.

The built form as demonstrated in the shadow diagrams clearly show no loss of amenity to Birdwood Park. Although the development encroaches on the DCP guideline street/solar setbacks, the built form is a far better urban design outcome than if the development was designed to the DCP controls including the full height limit.

The built forms have the ability to be broken down in scale, with an active street frontage presentation for the ground floor level, a defined podium with the R.A.C. F. component, and the articulation of the I.L.U.'s tower element will all contribute to a desirable built form.



PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The site has an allowable FSR of 8:1 for commercial use, and 5:1 for residential use.

The development proposal is well under the allowed FSR for the site, being 4.8:1 for all uses in total.

In keeping with the transition of scale theme, the density also increases on the overall sites from west (hotel) to north-east (mixed-use tower).

The proposed diverse mixture of uses throughout all the surrounding sites, will ensure the densities are sustainable, respond to the future context of the area and contribute to the desired outcomes for the precinct.

PRINCIPLE 4: SUSTAINABILITY

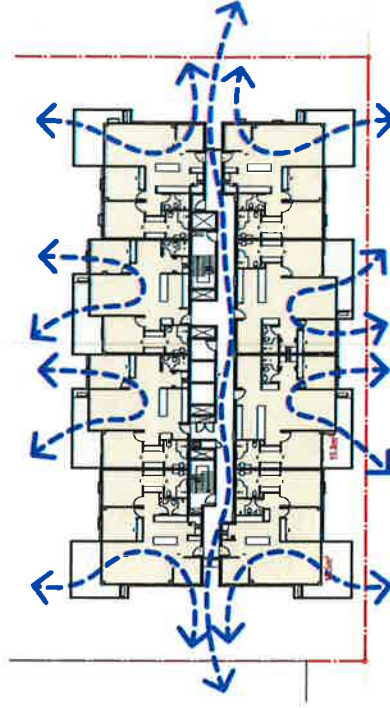
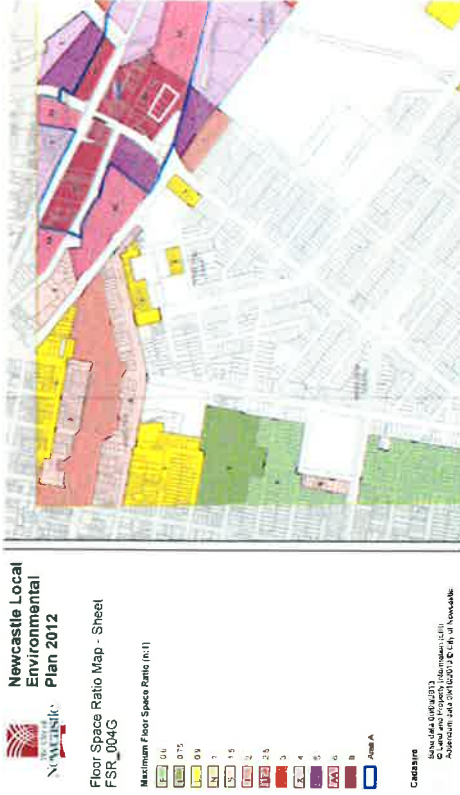
Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Existing buildings on the site are in a relatively poor state and are proposed to be demolished. One of the buildings has significant timber structures throughout, which are proposed to be reused as feature elements in the foyers, retail spaces and common areas.

The proposed buildings will be designed to exceed minimum BASIX requirements & meet the guidelines for SEPP 65 where applicable.

The layout of the I.L.U. levels has been developed to create a naturally cross-ventilated lobby spine across the width of the building. Corner I.L.U.'s have been provided with 'wrap-around' corner balconies & window openings to maximise cross ventilation. Operable louvre screens have been provided to all balconies for passive solar & privacy controls.



PRINCIPLE 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Two key landscape design elements informed the concept design and design development of the overall projects. Firstly, there is the opportunity to integrate Birdwood Park with Little King Street and the development. Active street frontages and landscape design to make the streetscape a shared zone will allow greater amenity and use of the currently under-utilised parkland.

Secondly, the incorporation of a pedestrian "laneway" link from Hunter Street to Little King Street, will provide a unique urban design outcome with active frontages and landscaping throughout. This laneway not only provides a key pedestrian link from Hunter Street to Birdwood Park, but also allows the Drill Hall to open up and activate on two frontages becoming an integral gateway element to the site.

PRINCIPLE 6: AMENITY

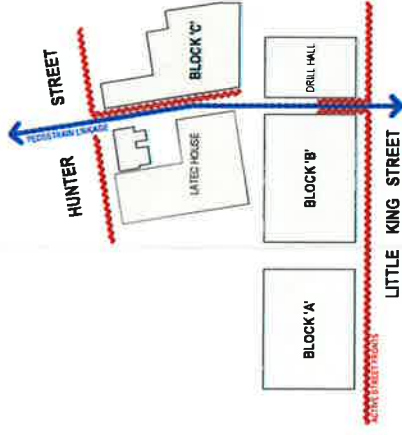
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The R.A.C.F. component of the proposal, has been designed so that all of the rooms have direct access to natural light, with sitting / meeting areas located both internally and externally taking advantage of views and sunlight.

At the rooftop level an indoor / outdoor community facility is incorporated for users of the I.L.U.'s, providing a place to meet while enjoying a high level of amenity and great views. The lobby spine of each I.L.U. level also has access to natural light and natural cross ventilation.

The proposed I.L.U. layouts are very functional & efficient, with all bedrooms & bathrooms located within close proximity allowing for open plan kitchen, dining, living areas. Issues of privacy between the I.L.U.'s and Latec House has been addressed through the use of operable obscure glass louvre screening of, and the orientation of living areas & balconies.



PRINCIPLE 7: SAFETY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Car parking is located in a secure carpark facility on ground floor & level 1, accessed via Little King Street, with separate lift access directly to the either the I.L.U. residences of the R.A.C.F. floor levels.

Secure lobbys are provided for both the R.A.C.F. and I.L.U. components of the built form.

There will be CCTV coverage for security purposes at the entry points of the building.

PRINCIPLE 8: HOUSING DIVERSITY & SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The different use types of the overall development sites provide a positive contribution to the social context. The adjoining Hotel site will bring a new dimension to Newcastle West with visitors experiencing all that Newcastle has to offer and contributing to the economy of the city.

The Aged Care proposal provides for an increased in demand for all levels of aged care in a unique solution that allow residents to obtain the best of care that RSL LifeCare offers, with the availability of all the social and recreational facilities on offer in a CBD environment. The benefit of the 'vertical village' concept is that it truly allows "Aging in Place", with the availability of all levels of care on the one site. RSL LifeCare has systems in place to cater for residents of all socio-economic backgrounds.

The implementation of these two developments will create a divers social mix in the area and is in keeping with Newcastle City Council's vision for the West End.



PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

As the precinct is undergoing transition, the aesthetics are in keeping with the desired future character of the area. The proposed street wall heights will relate to future surrounding developments while the ground level uses activates the streetscape.

The proposal's aesthetics reflect the functional use of the R.A.C.F. component, forming a floating 'podium' form over the recessed ground floor retail functions. The podium is clad with materials which are sympathetic into the masonry component of the adjoining Drill Hall.

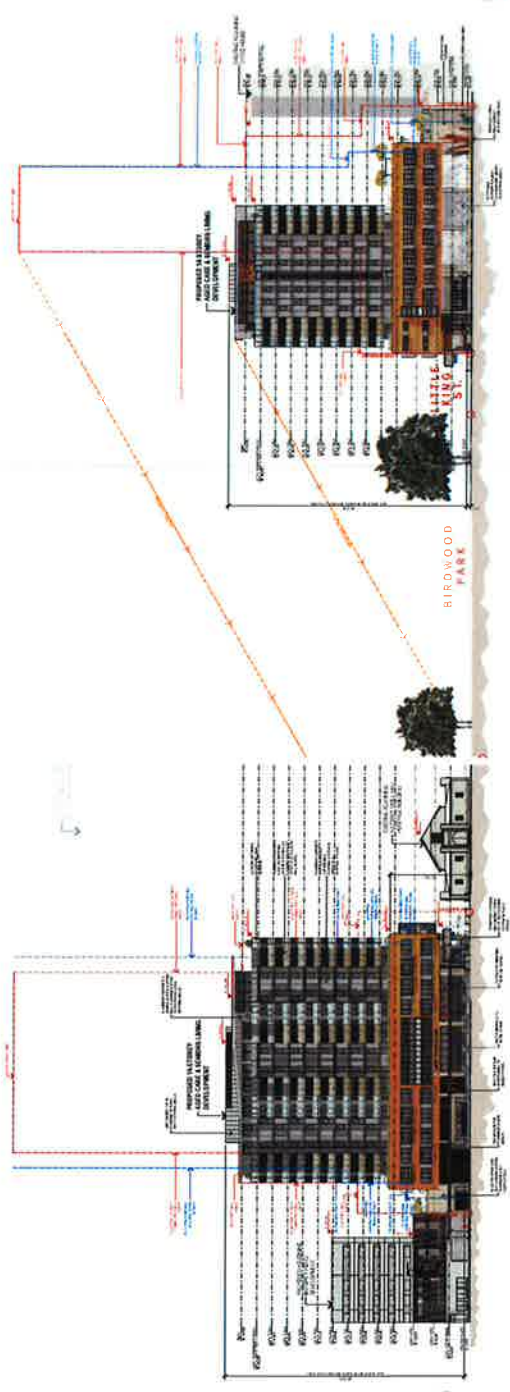
The ground floor retail has a double height space which acts as a key corner element to the east of Little King Street, and the proposed urban pedestrian laneway. The materials of these levels attempt to ground the proposal to it's site, with heavy stone finishes.

The I.L.U.'s tower element is broken down in aesthetic for visual articulation & shadow creation, with the use of balconies; changes in materials; and façade composition, all contributing to the overall urban design. The materials of the tower element complement the light-weight component of the adjoining Drill Hall.

The cranked roof form of the rooftop community area provides an ideal crown to the development.

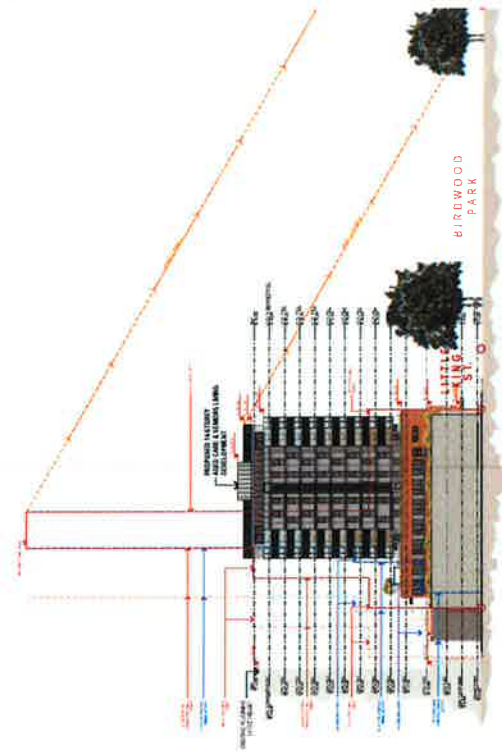


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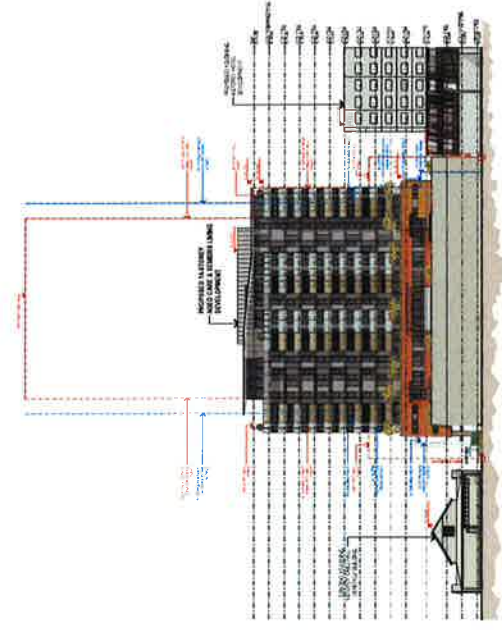


SOUTH-EAST ELEVATION

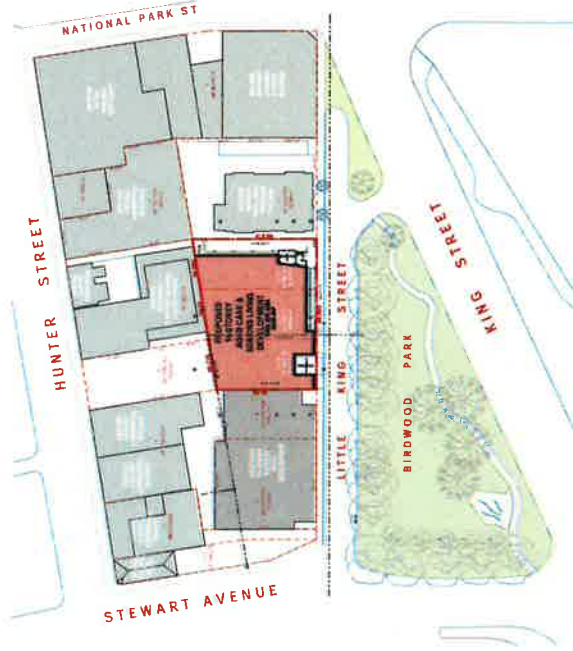
SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SITE PLAN

