

Holly Hutchens

From: Zac Smurthwaite <zacs@adwjohnson.com.au>
Sent: Monday, 20 March 2023 10:27 AM
To: Holly Hutchens
Cc: Craig Marler; Sasha Lesiuk
Subject: RE: 4 February - 643 Hunter Street - Request for additional information
Attachments: 643-651 Hunter Street - DA105 - PLAN - PODIUM - REV D.pdf; 643-651 Hunter Street - DA201 - ELEVATIONS - NORTH AND EAST - REV F.pdf; 643-651 Hunter Street - DA801 - PODIUM LEVEL PRIVACY SCREENS - REV A.pdf

[EXTERNAL] This email originated from outside of the organisation.

Hi Holly,

Please see the below response in blue to the few matters raised from your email RFI on the 9th March. Stewart Architects have amended the relevant drawings (see attached) and prepared the respond to each of the the below points.

We note you have also previously requested a full final set of the architectural plans. We will arrange for this to be issued to your shortly.

I also understand that you have had a separate discussion with Craig on Friday afternoon and sent through a follow up email to that discussion this morning. We will review this with the project engineers and provide a separate response to that email.

Kind regards,



Zac Smurthwaite
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From: Holly Hutchens <hhutchens@ncc.nsw.gov.au>
Sent: Thursday, 9 March 2023 9:58 AM
To: Zac Smurthwaite <zacs@adwjohnson.com.au>

Cc: Craig Marler <craigm@adwjohnson.com.au>; Sasha Lesiuk <s.lesiuk@stewartarchitecture.com.au>

Subject: RE: 4 February - 643 Hunter Street - Request for additional information

Thanks Zac and Craig,

Sorry I've been offline sick for a few days and I'm just catching up. I'll send through to the engineers although it would be great to get an understanding if upgrades infrastructure will be required as it is pointless conditioning tree /public domain requirements if it can't practically managed.

In completing the ADG assessment and reviewing the UDCG comments I note that there are a few matters that require further clarification and review. There is some potential privacy issues, poor outcomes for unit 401, 402, and 406.

- There is a suggested 1.8m high fencing / privacy screening along the hedge outside unit 401 and 4.02 which would essentially be; 2.4m above floor level outside 401 and 2.8 above floor level for unit 402. It is noted that unit 402 has a larger open space area and a second open space area facing south. However, unit 401 it is significantly impacted as they have a solid wall on the north side against the entry to the pool terrace and internal communal space. This is potentially going to be a fairly enclosed space. –

Privacy screening is provided to the landscape wall of unit 401 and 402. The screen is proposed to be constructed of a perforated mesh allowing light to filter through whilst preventing people from looking directly into the dwellings. Low planters provide an additional layer of privacy, allowing occupants to control the extent of landscape screening to their dwelling. An visual study and section through the courtyard of unit 401 has been provided (refer drawing A801 – Podium Level Privacy Screens) which identifies the layering of planting and privacy screens as well as highlighting that solar access is not impeded by the screening. The relationship between the living spaces and the landscape courtyard create a strong sense of indoor/outdoor living.

- I've reviewed the architectural drawings, SEE, and landscaping drawings, and there are no details off these 1800h fence / privacy screens anywhere? There is a line on the landscape architects details showing its location outside Unit 401/402 and around the northern private open space of Unit 403. There no image of a suggested example or detail at all on the architecturals?

Additional images of the proposed screen have been provided (refer drawing A801 – Podium Level Privacy Screens – Rev A).

- Also the other potential privacy issue between the lower pool deck and unit 406. There is 3.5m separation between the deck and unit 4.06 open space area. The lower pool deck has a floor level 830mm higher than 406, and while the planter bed T.O.W is 1.0m above 4.06 floor level it is only 170mm higher than the pool deck. The pool deck has the potential to be a high use area and a person's eye height is well above height of any initial screen planting. In this regard it is also suggested that balustrades for the apartments facing the pool deck on the level above be opaque to prevent people looking in.

The eastern façade of Level 5 is proposed to include an opaque (ie. Solid) upturn that is approximately 600mm above FFL with a glazed balustrade behind or window above. This prevents people from looking directly into the apartments from the communal spaces whilst still providing generous outlook from the level 5 dwellings (refer drawing A201 – Elevations – North and East – Rev F).

- Also it is noted that the UDRP had raised concerns and questions about the garden beds on the hunter street side of Unit 404 and 405 master bedrooms and you will be amending when issuing the complete set of plans.

This has been removed from the architectural plans. Refer to drawing A105 – Plan – Podium – Rev D)

Thanks again,

Holly Hutchens | Senior Development Officer (Planning)
City of Newcastle | Planning & Environment



NEWCASTLE

From: Zac Smurthwaite <zacs@adwjohnson.com.au>

Sent: Monday, 6 March 2023 2:22 PM

To: Holly Hutchens <hhutchens@ncc.nsw.gov.au>

Cc: Craig Marler <craigm@adwjohnson.com.au>; Sasha Lesiuk <s.lesiuk@stewartarchitecture.com.au>

Subject: RE: 4 February - 643 Hunter Street - Request for additional information

[EXTERNAL] This email originated from outside of the organisation.

Hi Holly,

Please see the below Hightail Link to a copy of our response to the below email RFI issued on the 4th February.

Also attached is a copy of the response to the public submissions as requested.

We trust this is satisfactory and allows Council to finalise the assessment of the application.

It is also noted as per your email on the 24th of February that the application is to be reported to the HCCRP Panel for determination on the 4th April, with your assessment report due on the 28th March.

Kind regards,



Zac Smurthwaite

Senior Planner

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ADW Johnson has shared 1 file.



1 file • 22 MB total

PDF Response to Council's Engineering Comments 643 Hunter St,
Newcastle 060323.pdf 22.3 MB

[VIEW ALL FILES](#)

From: Holly Hutchens <hhutchens@ncc.nsw.gov.au>
Sent: Saturday, 4 February 2023 10:19 AM
To: Zac Smurthwaite <zacs@adwjohnson.com.au>
Cc: Craig Marler <craigm@adwjohnson.com.au>
Subject: 4 February - 643 Hunter Street - Request for additional information

Thank you Zac.

Our Engineering team have completed a review of the submitted information and additional information is requested for further assessment as detailed below.

The assessing Engineer and I still need to resolve the public domain conflicts on Steel Street.

We are in the seeking to meet on site with our Assets team to find a solution that will allow construction of the bluestone footpath while also retaining the street trees. We will keep you updated once we find a solution to the matter.

Tenancies 3 & 4 evacuation to refuge

It is proposed to evacuate occupants of Tenancies 3 & 4 to seek refuge in the 1st floor parking area. Occupants will leave each tenancy out into the covered colonnade, proceed south down some steps, enter a fire door, and travel along a fire passageway to "Stair A."

The proposed evacuation route of Tenancies 3 & 4 raises some concerns:

- a) The route to refuge travels 40m through two doors and a long fire passageway. This route may not necessarily be self-evident to occupants of commercial tenancies, which may include guests, visitors, and customers not familiar with the building layout.
- b) The proposed route to refuge relies on access through one or more Fire Doors which typically cannot be accessed externally.
- c) The proposed route to refuge requires evacuees to descend to lower ground (from colonnade to fire door) which does not present as a self-evident route.

It is requested that the Applicant address the above issues.

Rainwater Reuse

The amended stormwater management plan estimates a likely reuse drawdown rate of 3.741kL/day if the reuse storage is reticulated to thirty-two 1-2 bedroom apartments located on levels 4-18. This equates to a 4-day drawdown of approximately 16kL.

The Applicant should consider whether it would be practicable to reuse harvested stormwater on the upper residential storeys considering the energy cost of reticulation over vertical distances via pump.

Proposed car park ramp design

The Applicant is requested to provide further detail with regard to the design of the access ramps connecting each floor of parking to address concerns a descending vehicle may have poor sightlines to vehicles egressing from car spaces directly adjacent the ramp. Building cross-sections appear to show the access ramps will have an open design (i.e. not enclosed by walls or high barriers, except on Level 3) – confirmation is requested.

Public Domain

It is noted that the public domain requirements for the Steel Street frontage are still under internal discussion at Council to resolve potential conflicts between the A1405 design and existing street trees.

Awning Cut-outs

The proposed street awning will need to incorporate cut-outs to support the required new tree planting in the Hunter Street frontage. The Applicant shall amend development plans to include street tree planting in the Hunter Street frontage along with rectangular awning cut-outs to maintain a clear 3m x 3m headspace above new tree plantings.

The trees are planted 600mm offset from the face of kerb so awning cut-outs will need to be 0.9m into the awning and 3.0m in length (along the kerb).

The new trees are to be shown on plans generally in vacancy locations indicated by green tree symbols in the figure below.

If you require further clarification, please feel free to contact me on the below email or contact number to discuss.

Thanks again,

Holly Hutchens | Senior Development Officer (Planning)
City of Newcastle | Planning & Environment



NEWCASTLE

From: Zac Smurthwaite <zacs@adwjohnson.com.au>

Sent: Friday, 3 February 2023 3:02 PM

To: Holly Hutchens <hhutchens@ncc.nsw.gov.au>

Cc: Craig Marler <craigm@adwjohnson.com.au>; Sasha Lesiuk <s.lesiuk@stewartarchitecture.com.au>

Subject: FW: 643 Hunter Street -Street Trees and Awning Design

[EXTERNAL] This email originated from outside of the organisation.

Hi Holly,

In relation to the street awning from your email this morning, please see the below which was sent to Council on the 23rd November. Apologies this was not referenced in my summary of the responses provided.

In relation to the ramp design, we can confirm that the access ramps will have an open design.

Kind regards,



Zac Smurthwaite

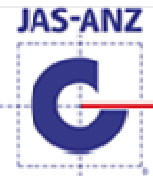
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Craig Marler <craigm@adwjohnson.com.au>

Sent: Wednesday, 23 November 2022 3:19 PM

To: Gareth Simpson <gsimpson@ncc.nsw.gov.au>

Cc: Zac Smurthwaite <zacs@adwjohnson.com.au>

Subject: 643 Hunter Street -Street Trees and Awning Design

Hi Gareth

In relation to the issue raised about the awning design and street trees attached are two options to address it.

The Applicant's preference is for option 1, that is to set the whole of the awning back a small amount as this is better from a construction perspective.

Option 2 however shows the cut outs if this is Council's preference. An awning with cut outs is more difficult to construct from a structural point of view.

If Council could advise its preference and we will provide a formal drawing.

Regards,

Craig Marler

PRINCIPAL PLANNER



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