

UDRP PRESENTATION
PROPOSED DEVELOPMENT AT
643 - 651 HUNTER STREET NEWCASTLE

643 - 651 HUNTER STREET

STEWART
ARCHITECTURE

BL
OC



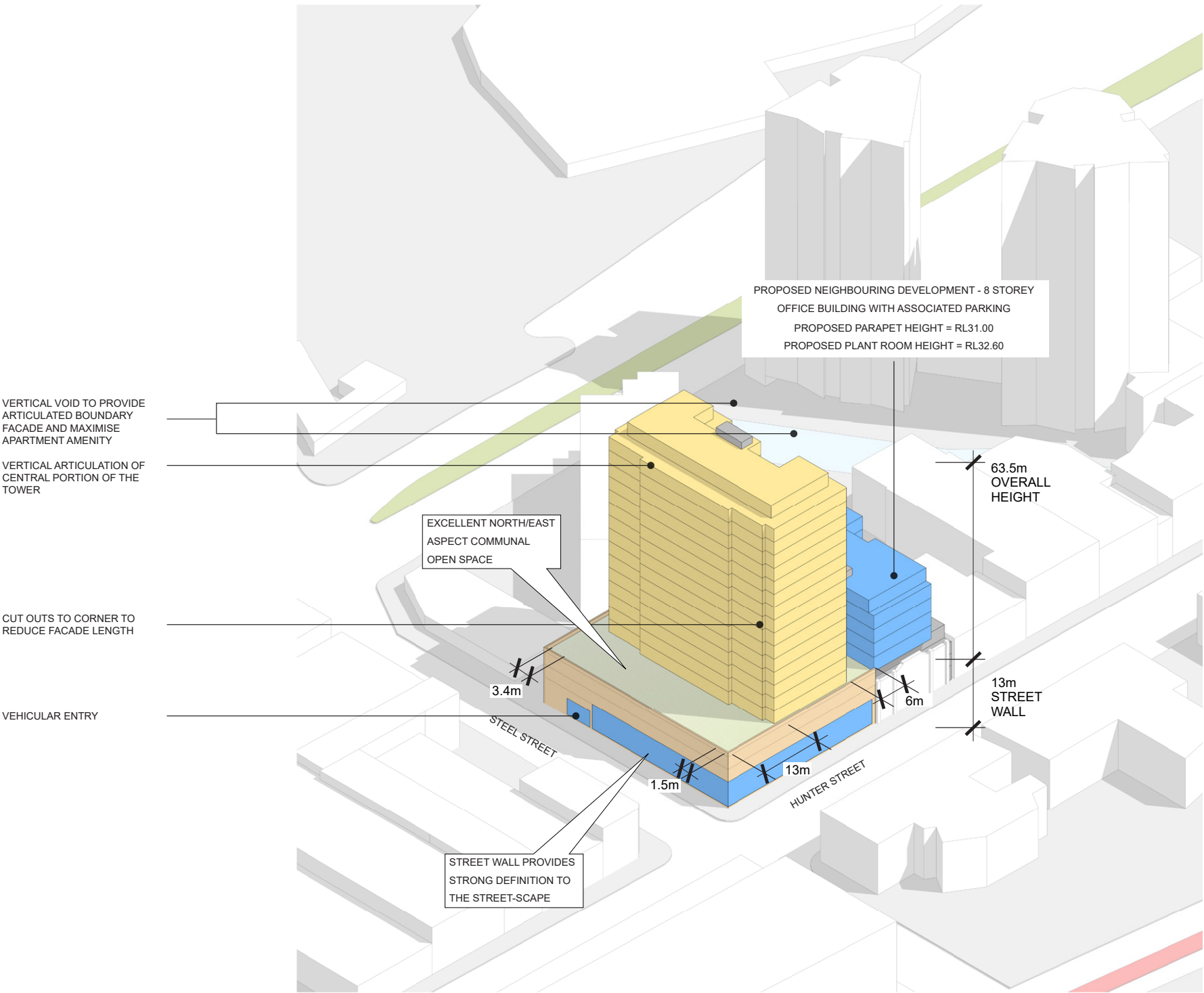
URBAN CONTEXT PLAN
CONTEXT



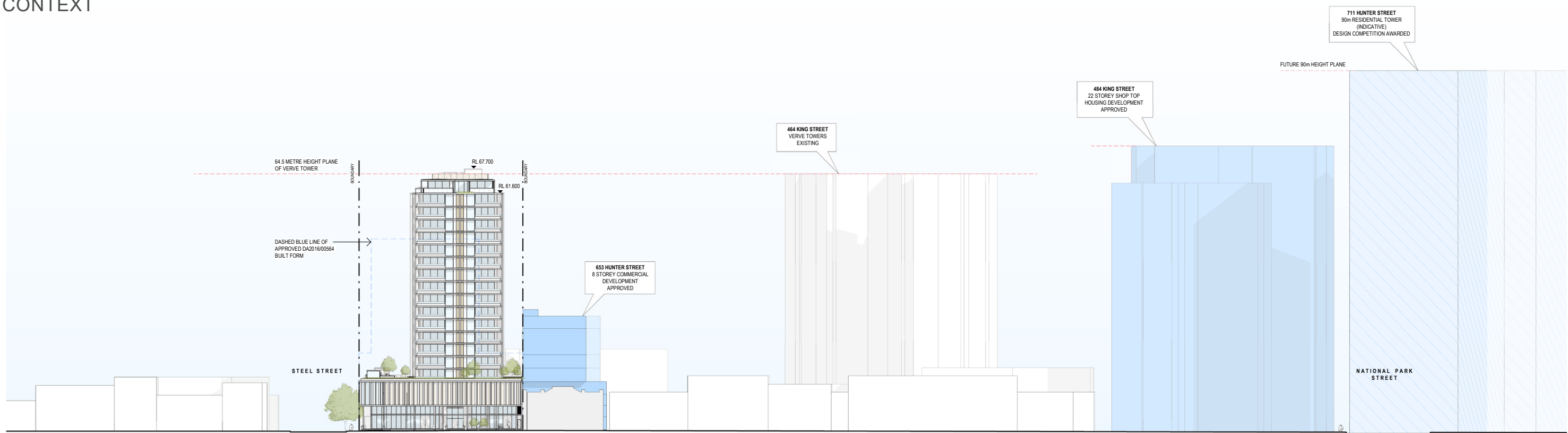
- SUBJECT SITE
- EXISTING BUILDINGS
- EXISTING BUILDINGS ABOVE 7 STOREYS
- EXISTING TOWERS
- FUTURE DEVELOPMENT
- DESIGN COMPETITION AWARDED
- HERITAGE ITEMS

Scale 1:2,000 @ A3

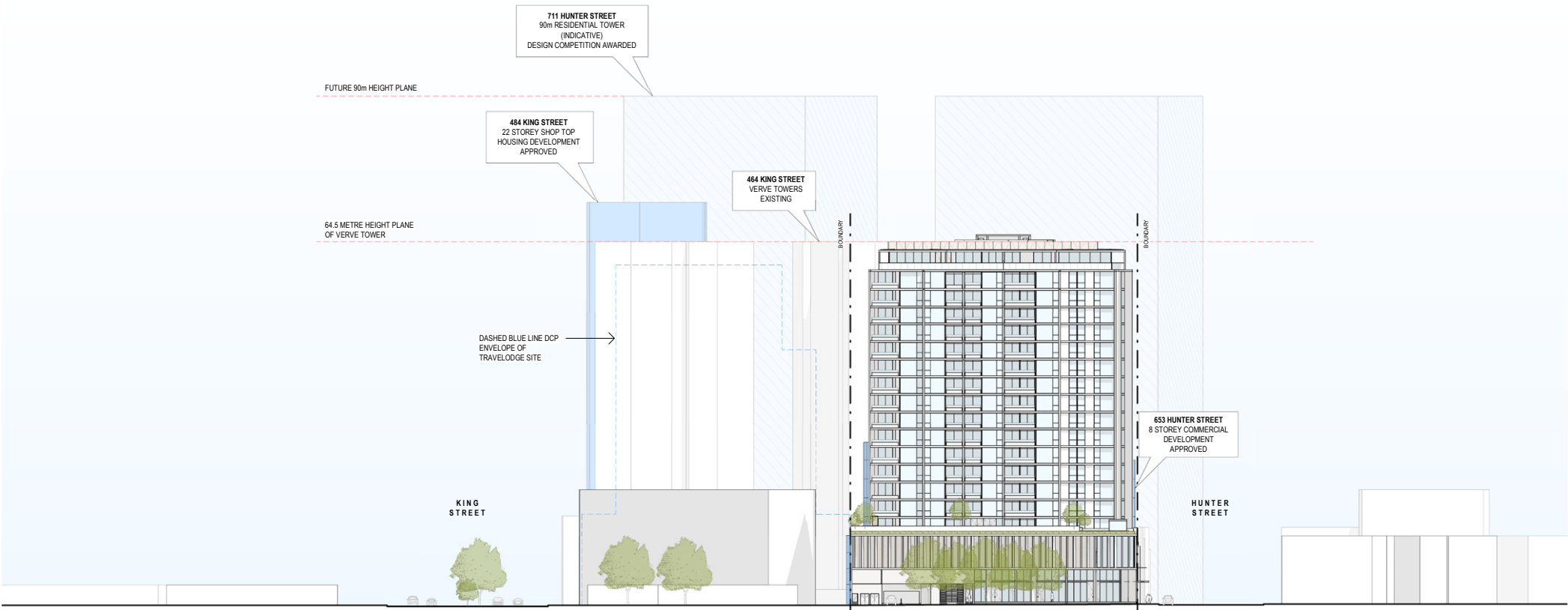
PROPOSED BUILDING ENVELOPE
BUILT FORM + SCALE



STREETSCAPE ELEVATIONS
CONTEXT



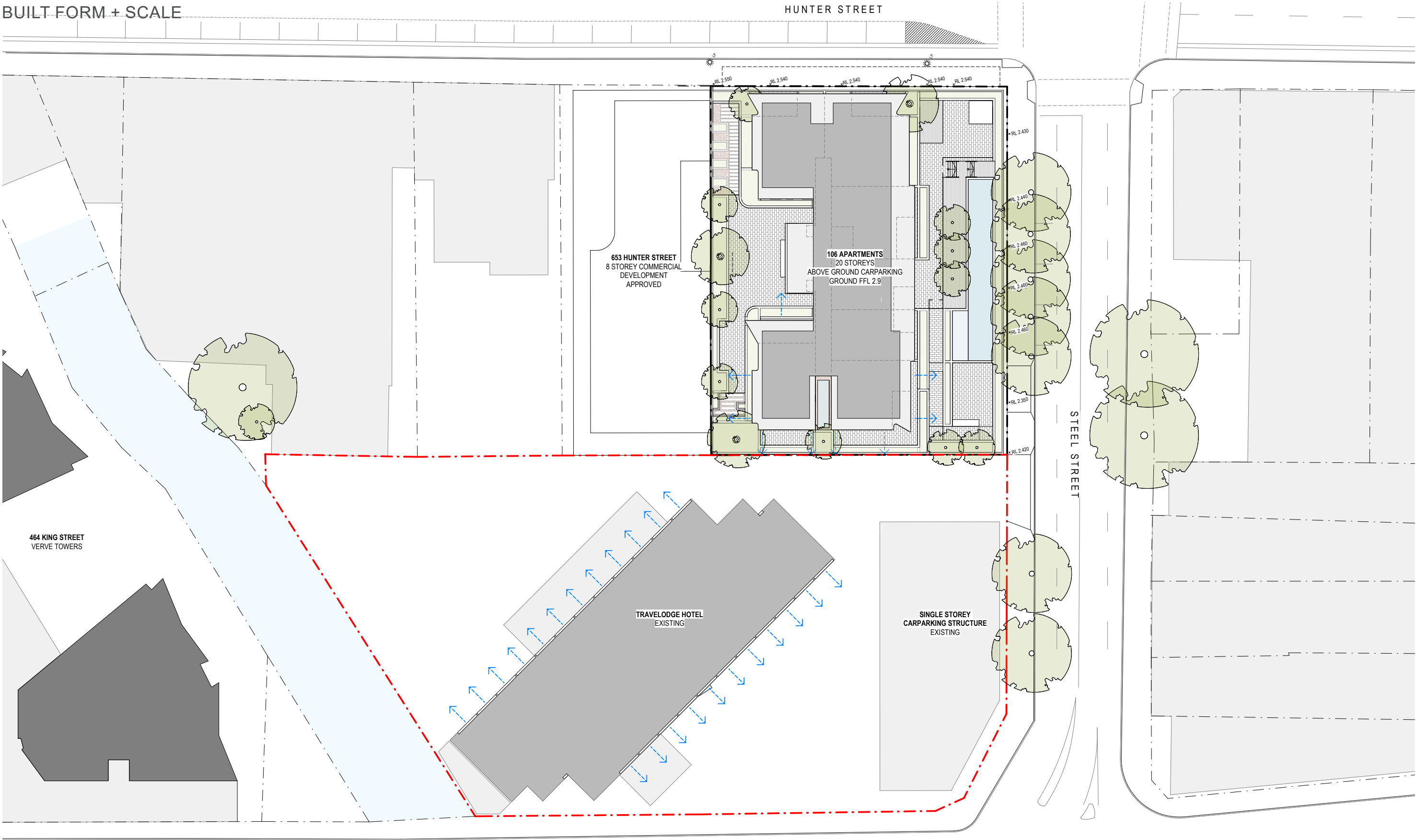
HUNTER STREET ELEVATION



STEEL STREET ELEVATION

TRAVELODGE SITE FEASIBILITY STUDY

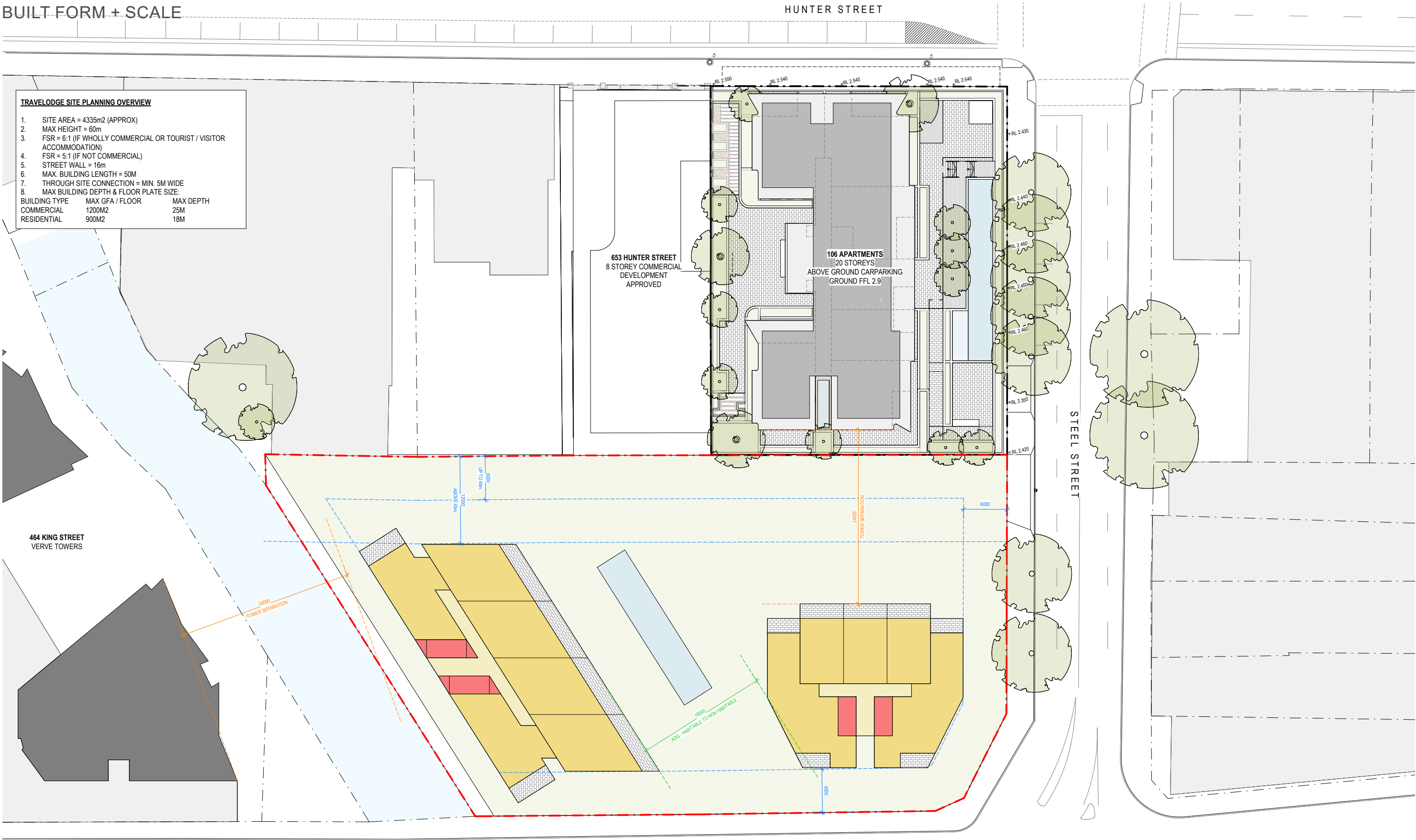
BUILT FORM + SCALE



Scale 1:500 @ A3

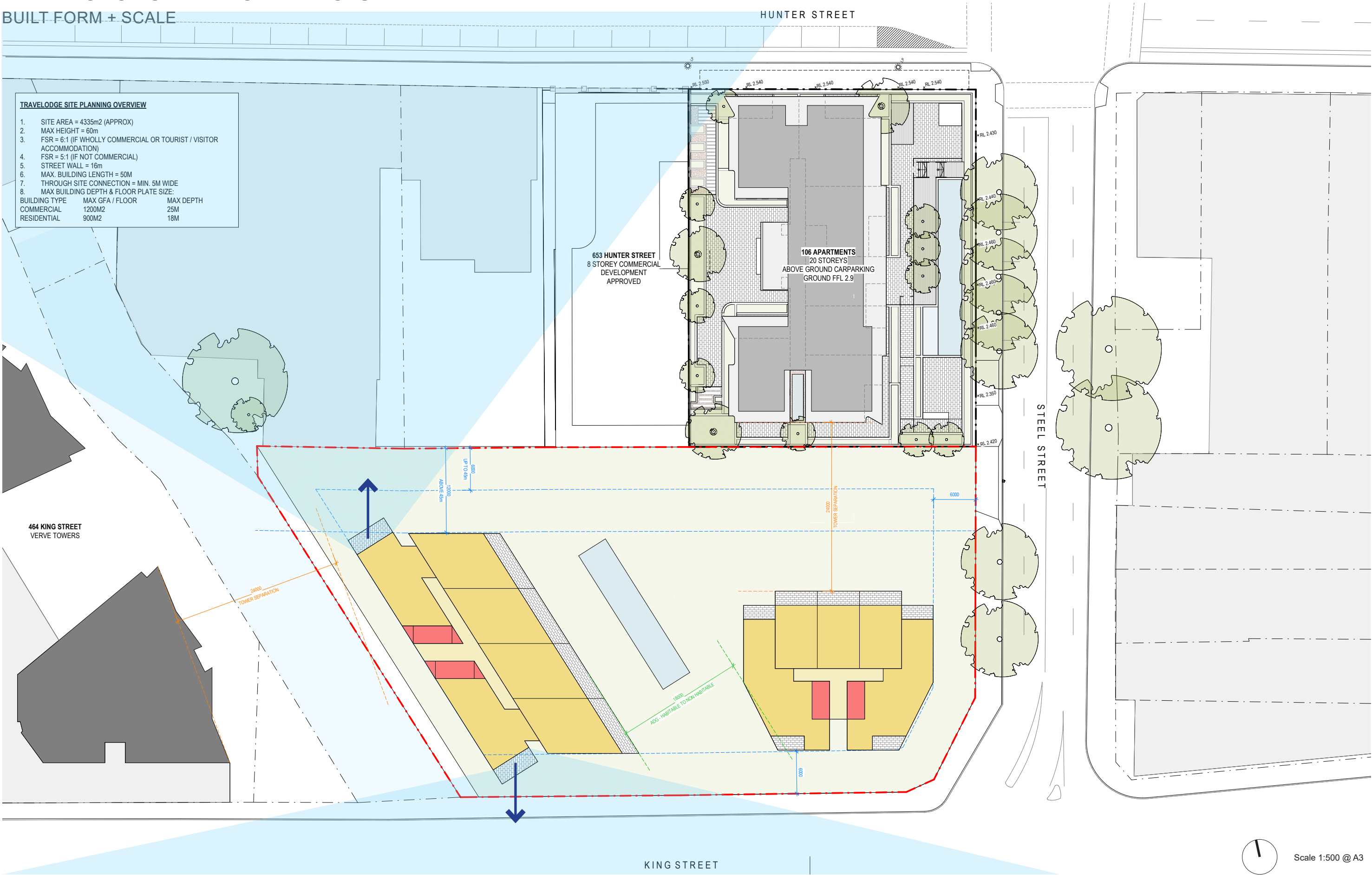
TRAVELODGE SITE FEASIBILITY STUDY

BUILT FORM + SCALE



TRAVELODGE SITE FEASIBILITY STUDY

BUILT FORM + SCALE

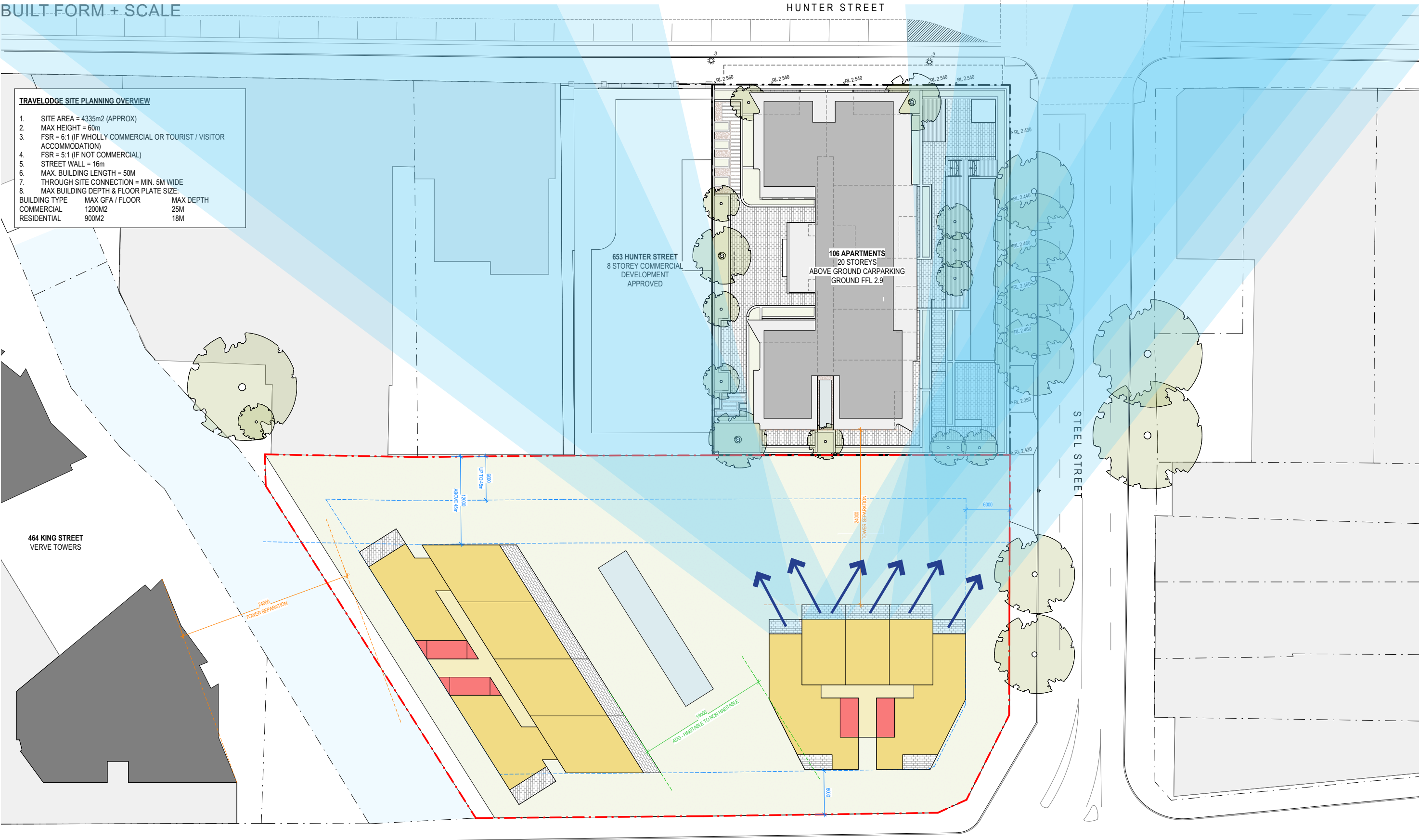


BUILT FORM + SCALE

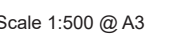


TRAVELODGE SITE FEASIBILITY STUDY

BUILT FORM + SCALE

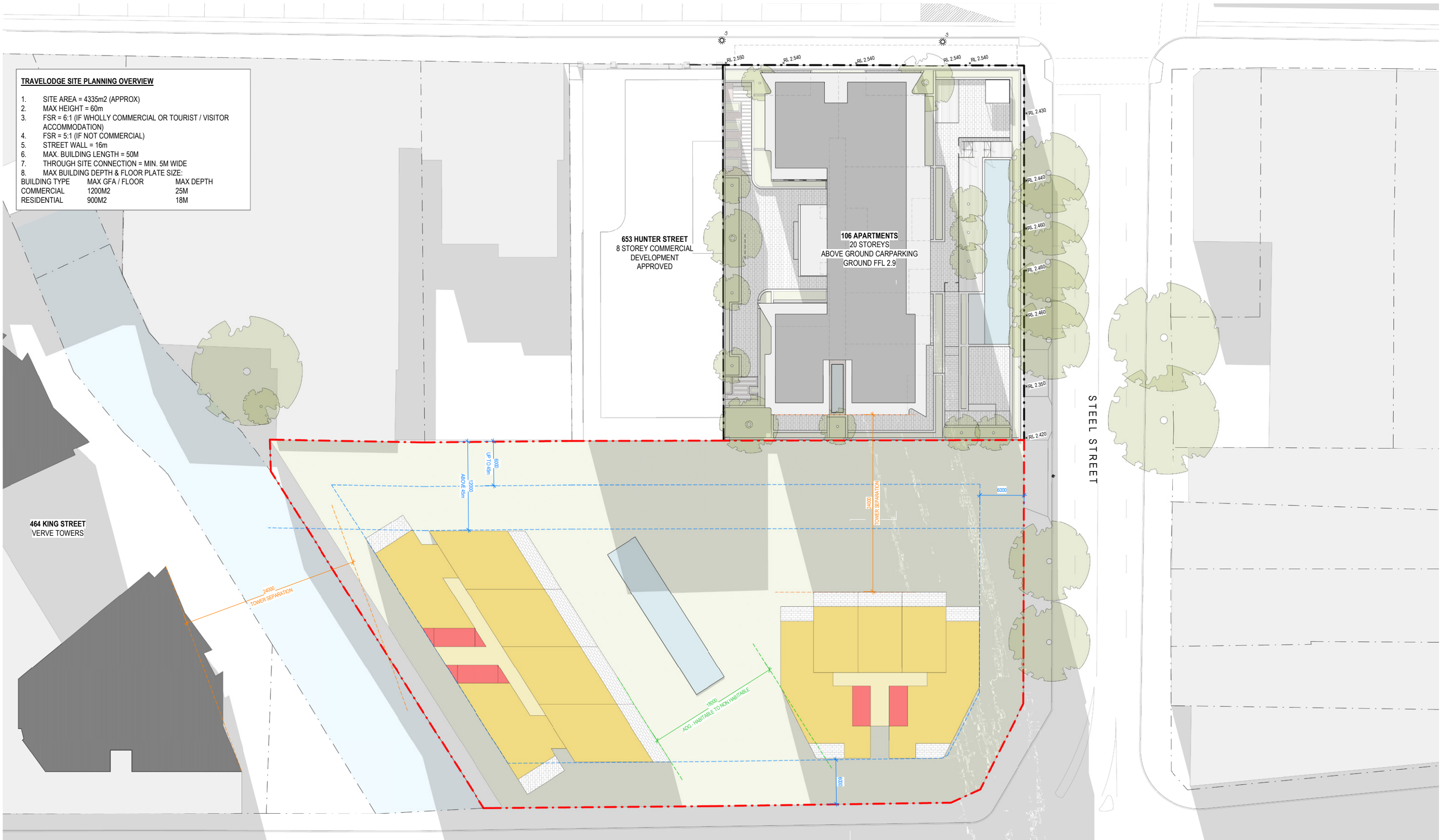


BUILT FORM + SCALE



TRAVELODGE SITE FEASIBILITY STUDY

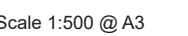
BUILT FORM + SCALE



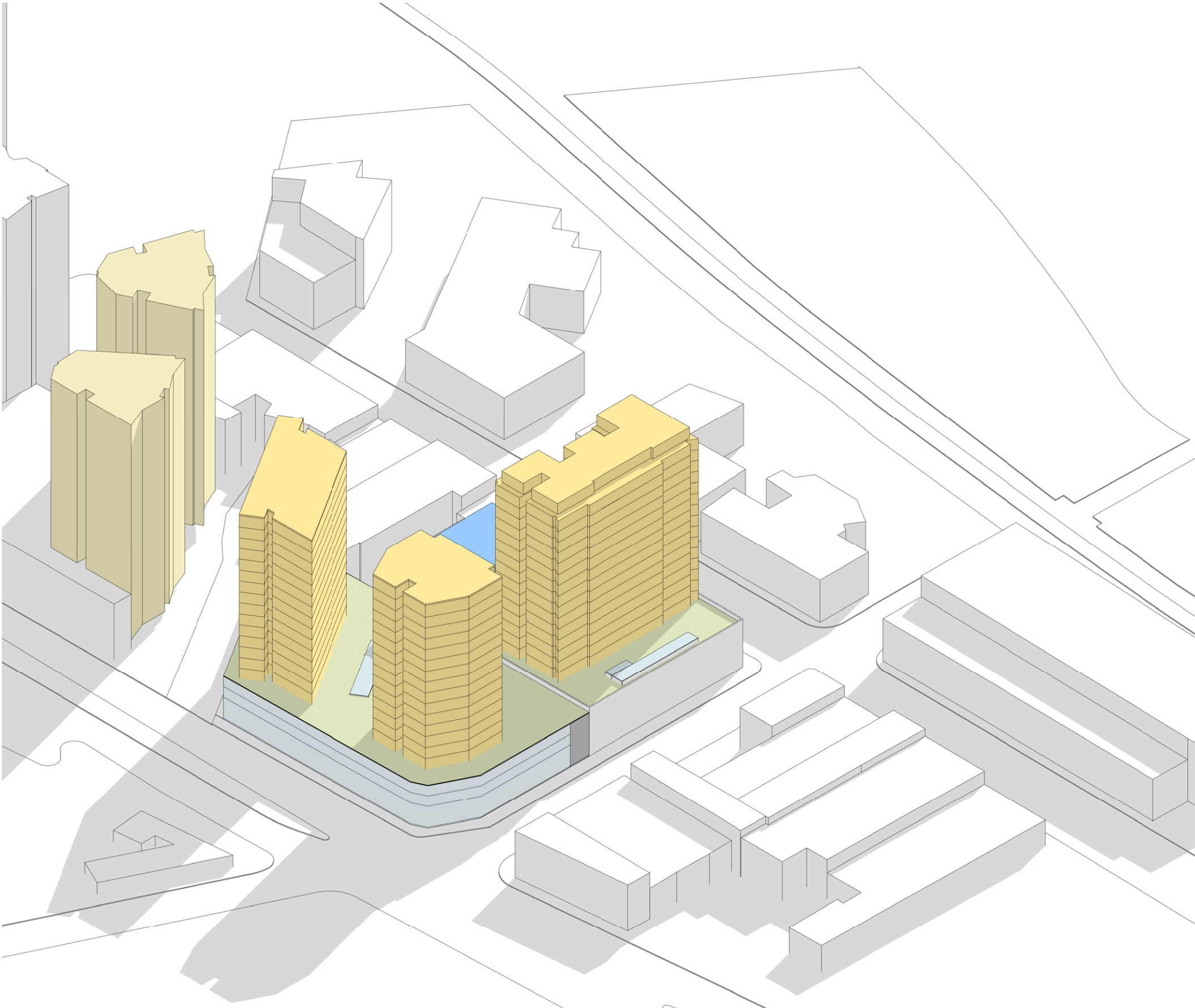
MID WINTER - 12PM



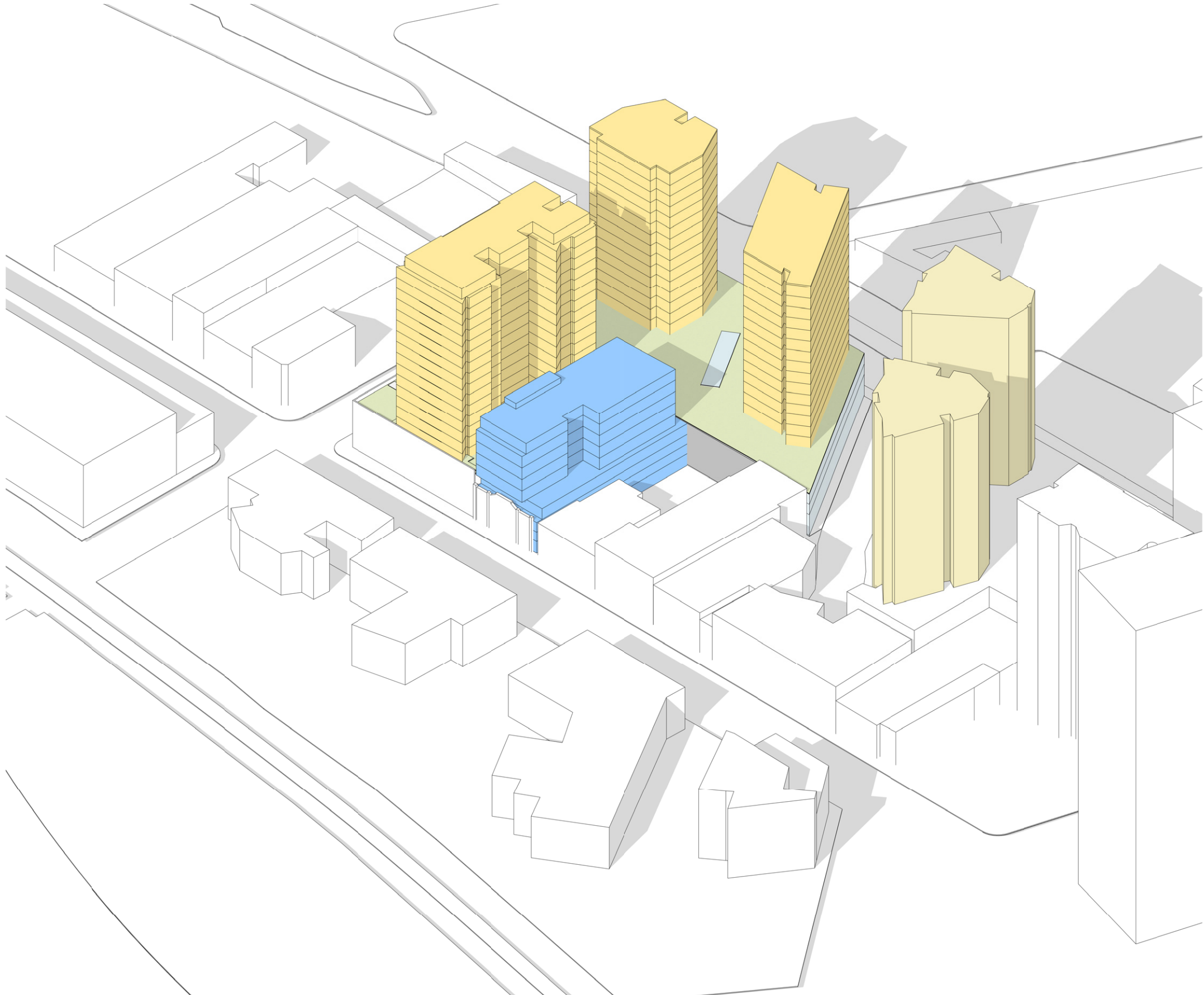
BUILT FORM + SCALE



TRAVELODGE SITE FEASIBILITY STUDY
BUILT FORM + SCALE

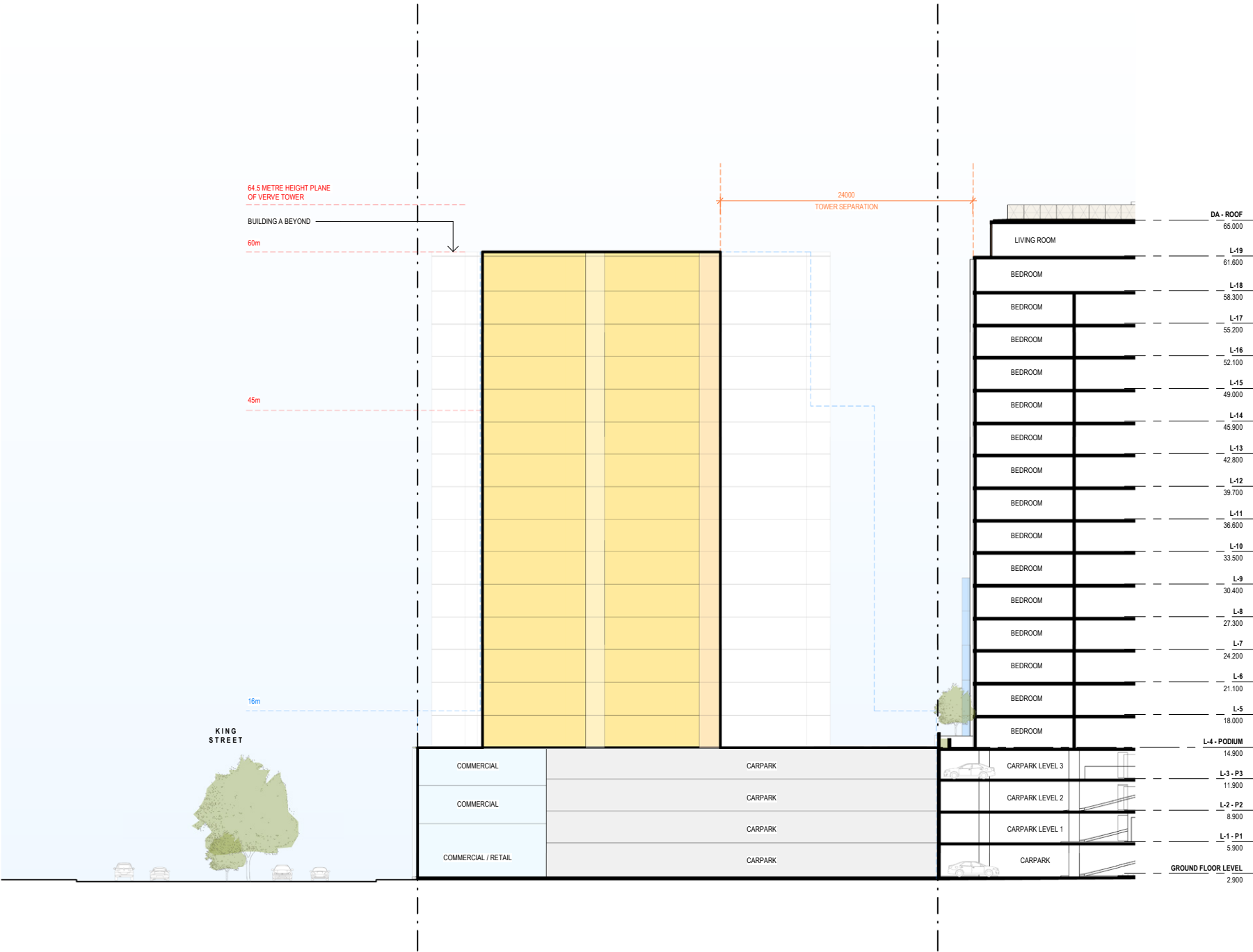


TRAVELODGE SITE FEASIBILITY STUDY
BUILT FORM + SCALE



TRAVELODGE SITE FEASIBILITY STUDY

BUILT FORM + SCALE



SUMMARY

Site Area = 4335

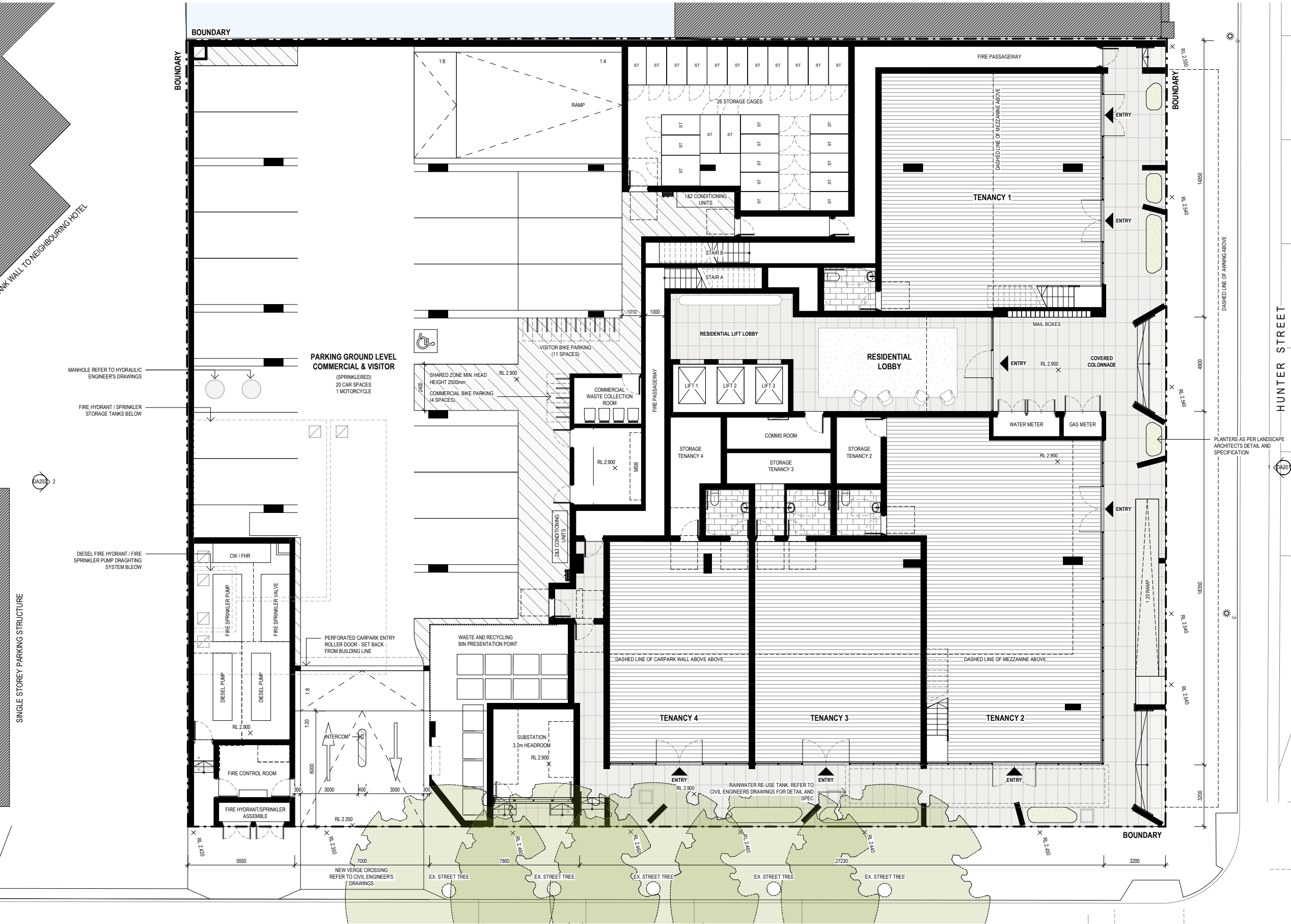
Total GFA = 21,278

MAX GFA = 21675

FSR = 4.91 :1

Level	GBA	GFA	GBA	GFA
18	725	616	550	468
17	725	616	550	468
16	725	616	550	468
15	725	616	550	468
14	725	616	550	468
13	725	616	550	468
12	725	616	550	468
11	725	616	550	468
10	725	616	550	468
9	725	616	550	468
8	725	616	550	468
7	725	616	550	468
6	725	616	550	468
5	725	616	550	468
4	725	616	550	468
3	900	2468		900
2	900	2468		900
1		2468		
Ground	900	2468		900

GROUND FLOOR PLAN
SAFETY / AMENITY



KEY UPDATES

1. Commercial amenities are only accessible from the associated tenancy
2. Commercial waste room is separated from residential waste and is accessible via both pedestrian entries to the ground floor car park

CAR PARKING LEVEL 1 + WASTE + EV CHARGING

AMENITY / SUSTAINABILITY



KEY UPDATES

1. EV chargers provided across the development - final number to be confirmed
2. Residential waste rooms are located on each car parking level and are in close proximity to the lift core. It is proposed that the building manager will circulate the bins between the waste rooms and the larger bin presentation point on the ground floor adjacent to Steel Street

PARKING

DCP parking generation:

Residential:

- Residents = 123 car spaces
- Visitors = 22
- Motorcycles = 7
- Bicycles (residents) = 106
- Bicycles (visitors) = 11

Commercial:

- Parking = 12 car spaces
- Motorcycles = 1
- Bicycles = 4

Site total:

- Cars = 157
- Motorcycles = 8
- Bicycles = 121

Parking provided:

- Cars = 172*
- Motorcycles = 9
- Bicycles = 121

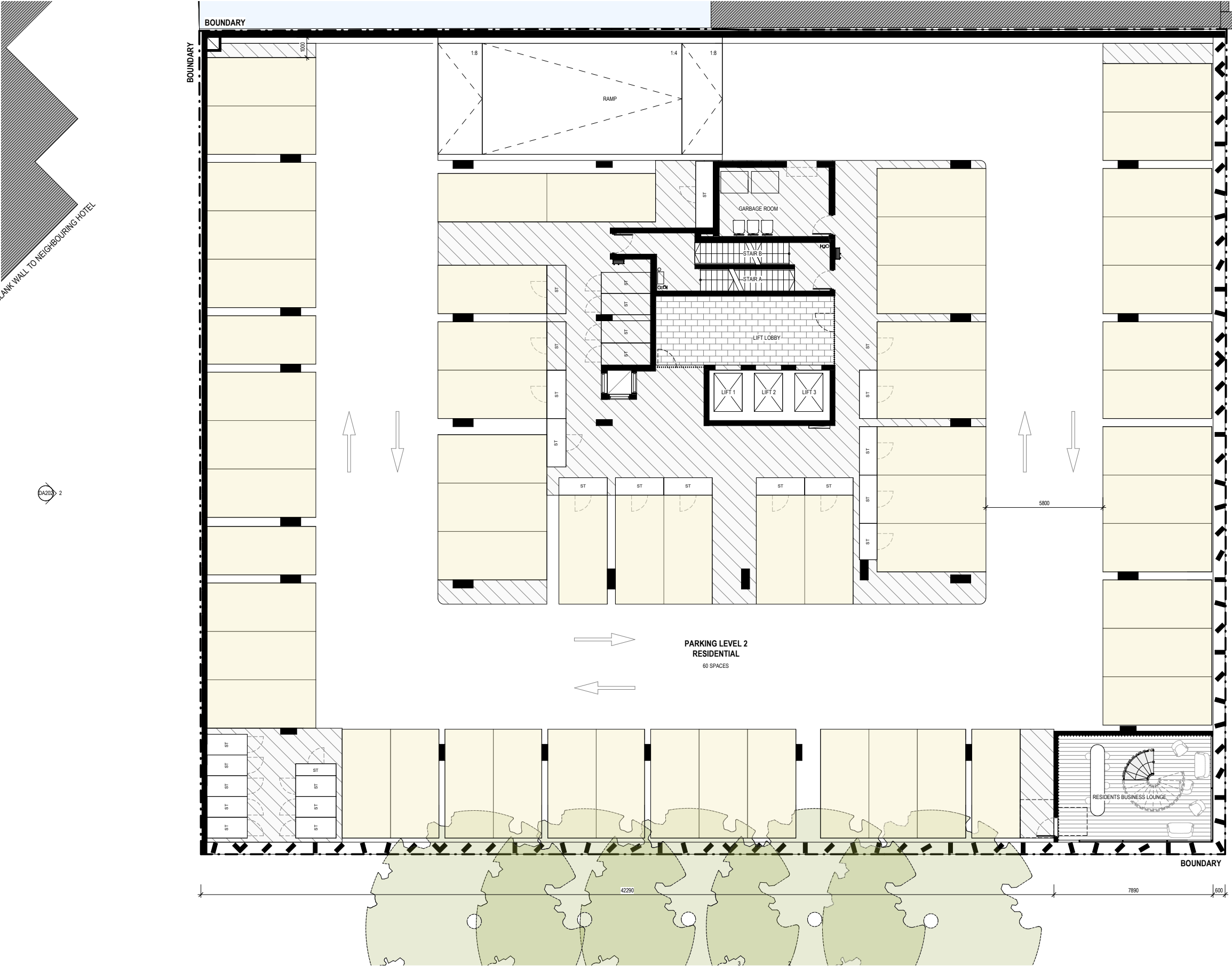
* over generation has been counted in GFA calculations



Scale 1:200 @ A3

CAR PARKING LEVEL 2 (L3 SIMILAR) + WASTE + EV CHARGING

AMENITY / SUSTAINABILITY



KEY UPDATES

- 1. EV chargers provided across the development - final number to be confirmed
- 2. Residential waste rooms are located on each car parking level and are in close proximity to the lift core. It is proposed that the building manager will circulate the bins between the waste rooms and the larger bin presentation point on the ground floor adjacent to Steel Street

PARKING

DCP parking generation:

- Residential:
- Residents = 123 car spaces
 - Visitors = 22
 - Motorcycles = 7
 - Bicycles (residents) = 106
 - Bicycles (visitors) = 11
- Commercial:
- Parking = 12 car spaces
 - Motorcycles = 1
 - Bicycles = 4

- Site total:
- Cars = 157
 - Motorcycles = 8
 - Bicycles = 121

Parking provided:

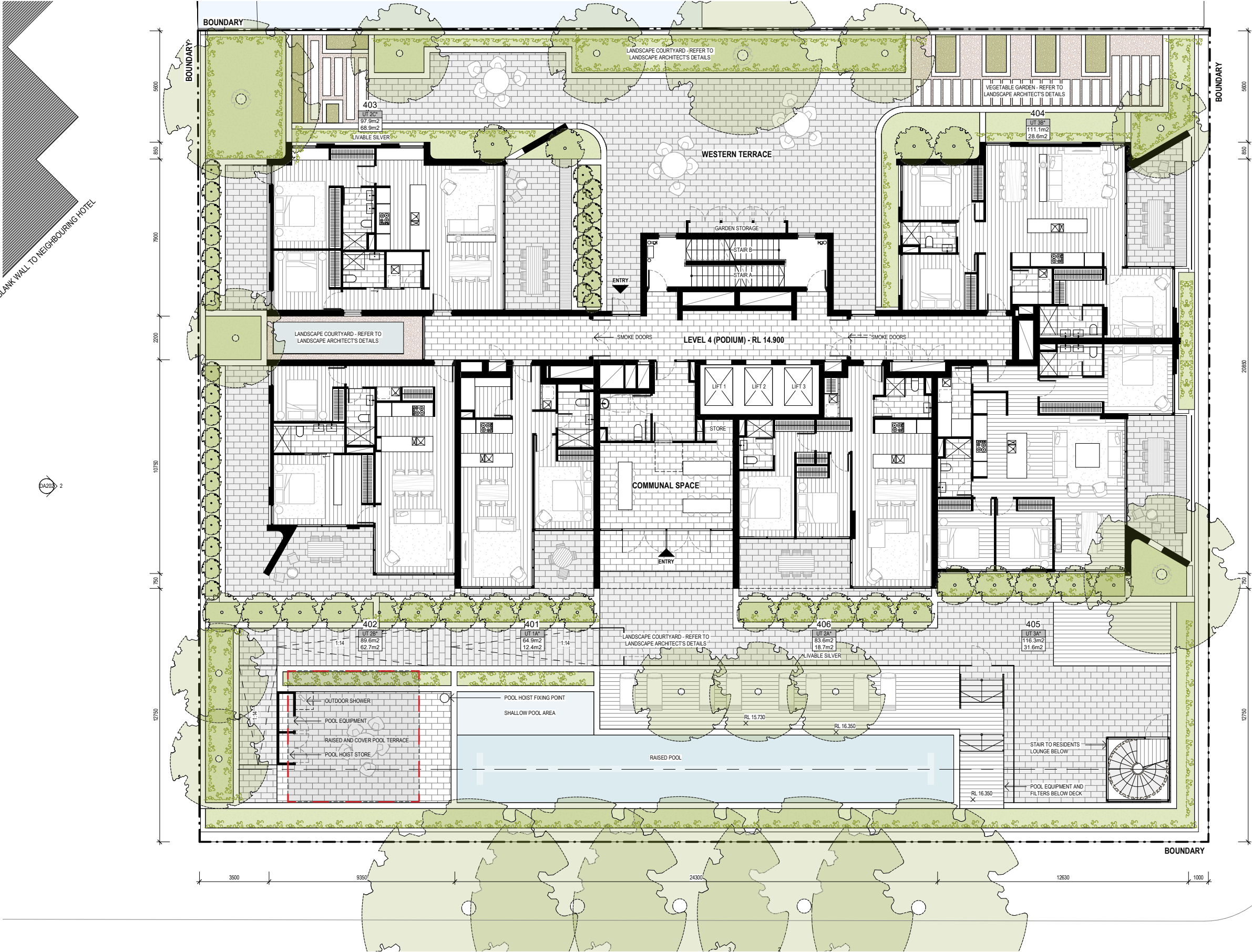
- Cars = 172*
 - Motorcycles = 9
 - Bicycles = 121
- * over generation has been counted in GFA calculations



PODIUM DESIGN
BUILT FORM + SCALE



PODIUM PLAN
LANDSCAPE

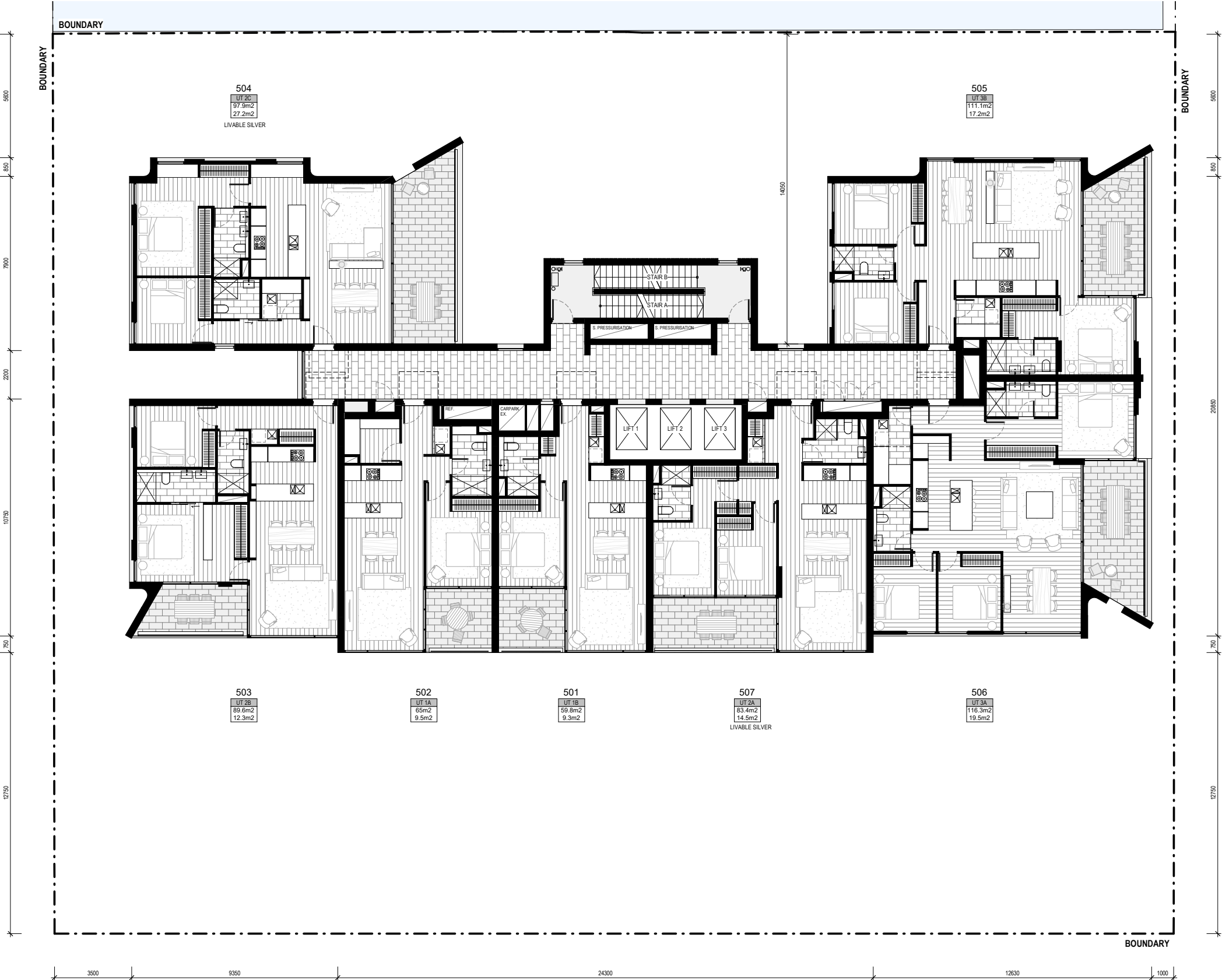
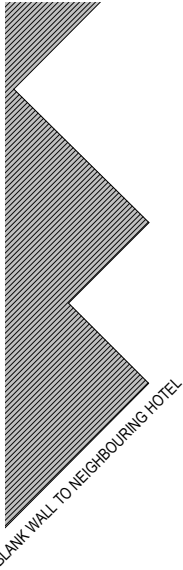


KEY UPDATES

1. The line between communal open space and private courtyards have been clearly defined creating a clear line of security for the podium level apartments
2. Landscape buffers have been increased to provide greater amenity and privacy to podium level apartments
3. Internal communal space is separated from the common corridor via an airlock
4. Two distinct communal open spaces are provided; the eastern terrace acts as a more active space with pool deck and lounge seating, while the western terrace provides quieter spaces to sit, is more sheltered and includes a community vegetable garden.

Scale 1:200 @ A3

TYPICAL PLAN
HOUSING DIVERSITY + AMENITY



KEY UPDATES

1. Common corridor has high amenity with access to natural light from multiple directions
2. Building articulation has evolved to ensure all apartments have good amenity



Scale 1:200 @ A3

DEVELOPMENT SUMMARY

NUMBER OF DWELLINGS

LEVEL	1 BED	2 BED	3 BED	
19	-	-	2	
5-18	2	3	2	
4	1	3	2	
TOTALS	29	45	32	106

AREA SUMMARY

LEVEL	GFA(m²)
GROUND	647.4
1	332.4
2	39.8
3	0
4	655.9
5-18	665.8
19	423.6
TOTALS	11,419.8

PARKING

LEVEL	CARS	MOTORCYCLES	BICYCLES
GROUND	20	1	15
P1 (LEVEL 1)	31	4	**
P2 (LEVEL 2)	60	-	**
P3 (LEVEL 3)	61	4	**
TOTALS	172*	9	121

SOLAR ACCESS

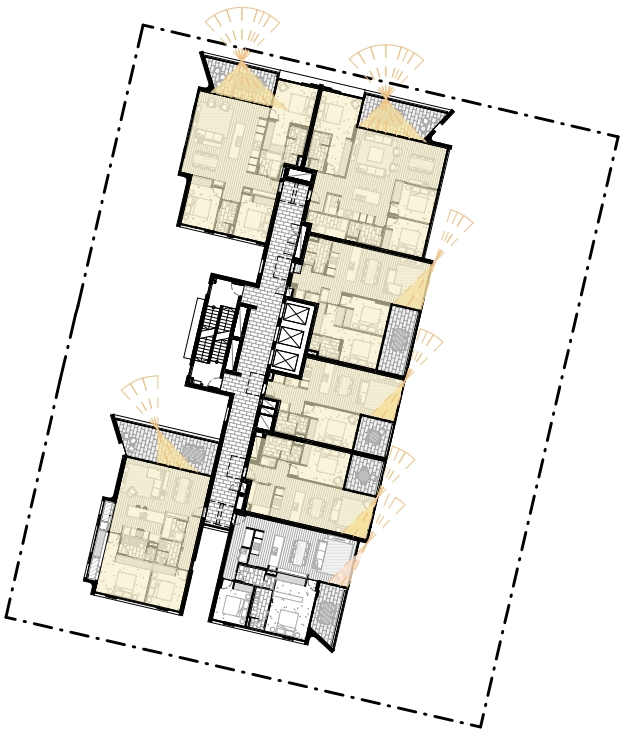
LEVEL	NO. OF DWELLINGS	>2HRS SOLAR ACCESS
19	2	2
7 - 18	7	6
5 - 6	7	5
4	6	2
TOTALS	106	86 (81%)

NATURAL VENTILATION

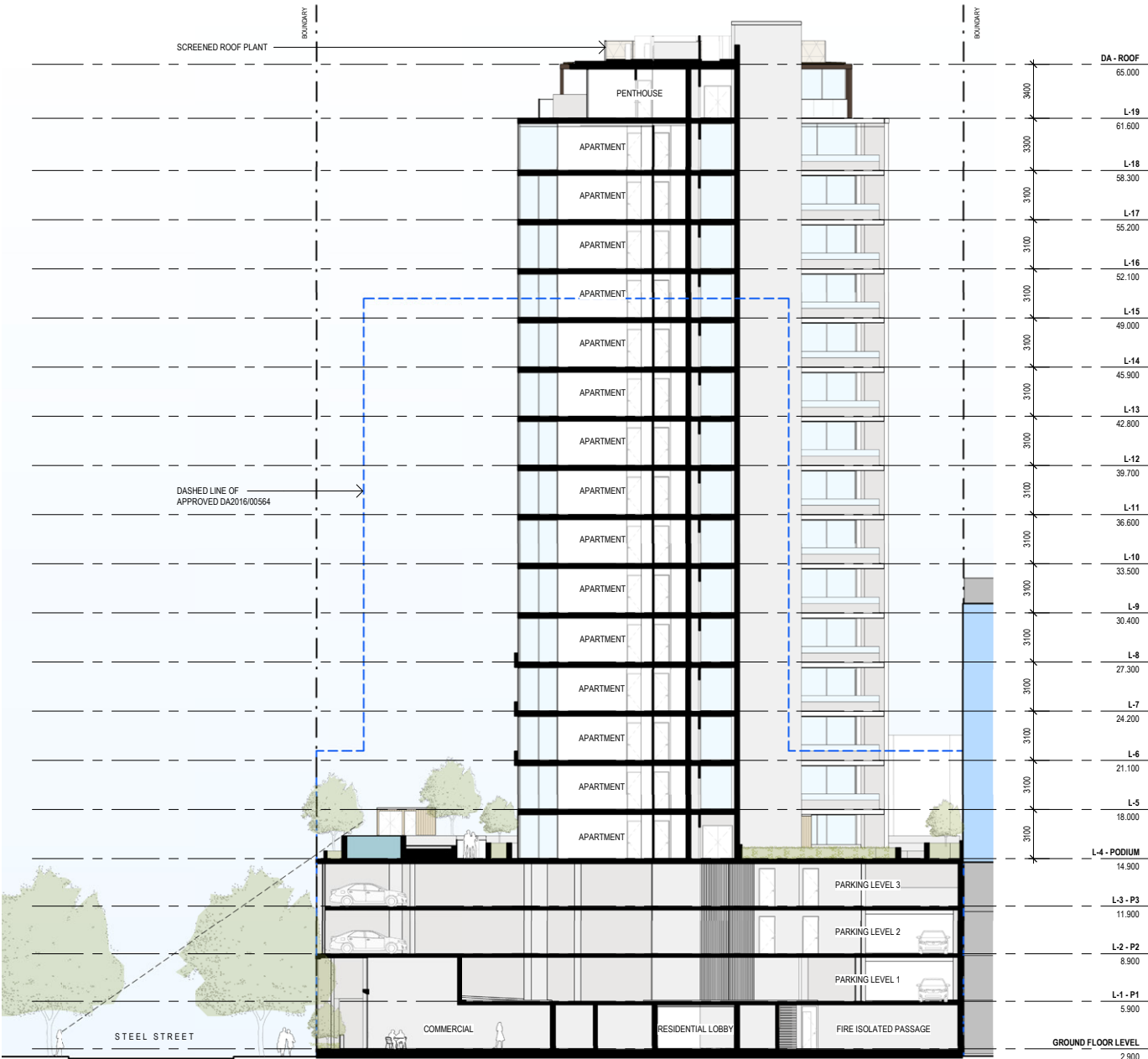
LEVEL	NO. OF DWELLINGS	ACHIEVING NAT. VENT.
19	2	2
7 - 18	7	4
5 - 6	7	4
4	6	4
TOTALS	106	62 (58.5%)



NATURAL VENTILATION (TYPICAL)



SOLAR ACCESS (TYPICAL)



SHORT SECTION