



ONE APARTMENTS

Cnr King Street & National Park Street, Newcastle West 2303

Applicant: GWH Build Developments Pty Ltd

Developer: GWH National Park Pty Ltd

Builder: GWH Build Pty Ltd

Project Architects: Marchese Partners International & CKDS Architecture

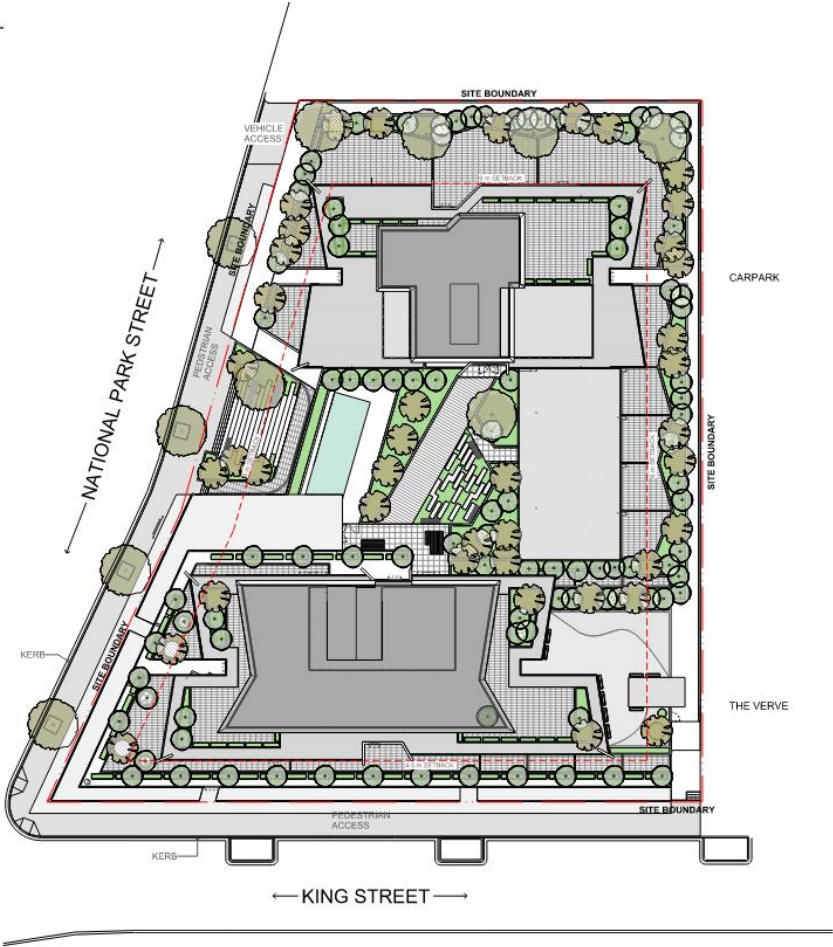
Proposal: Section 4.56 Modification to DA2019/00711 - Mixed Use - Addition of Additional floor, inclusion of Stratum Subdivision and Changes to Floor Plans and Elevations





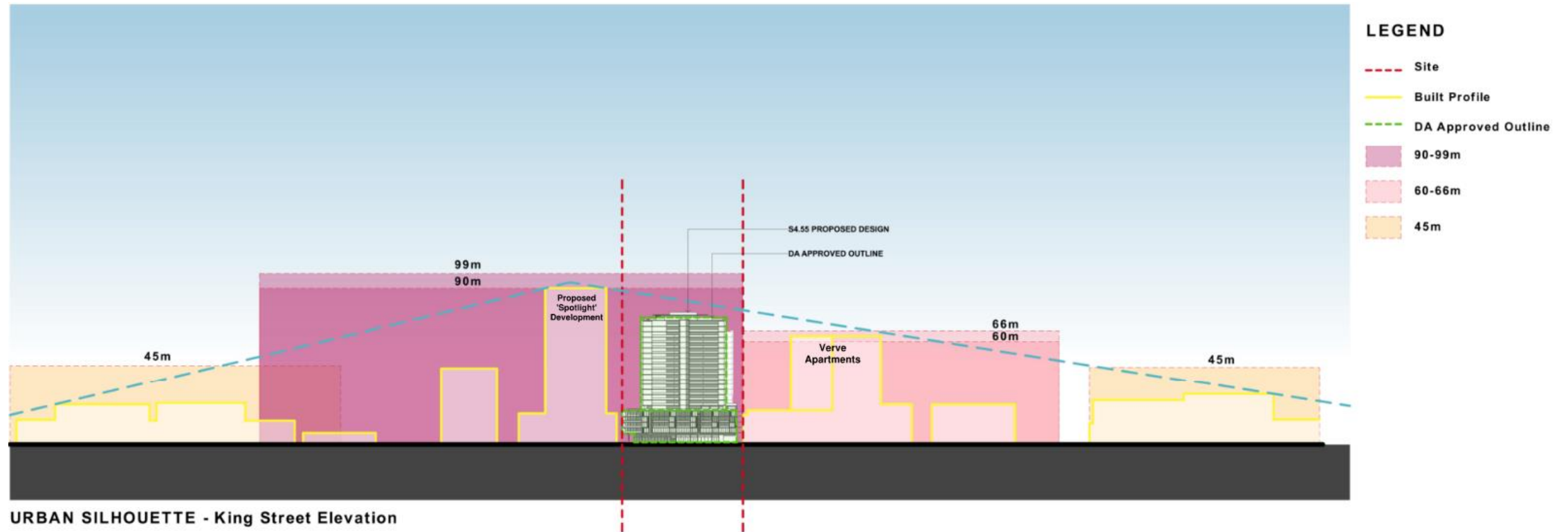
Project Location Plan

SPOTLIGHT

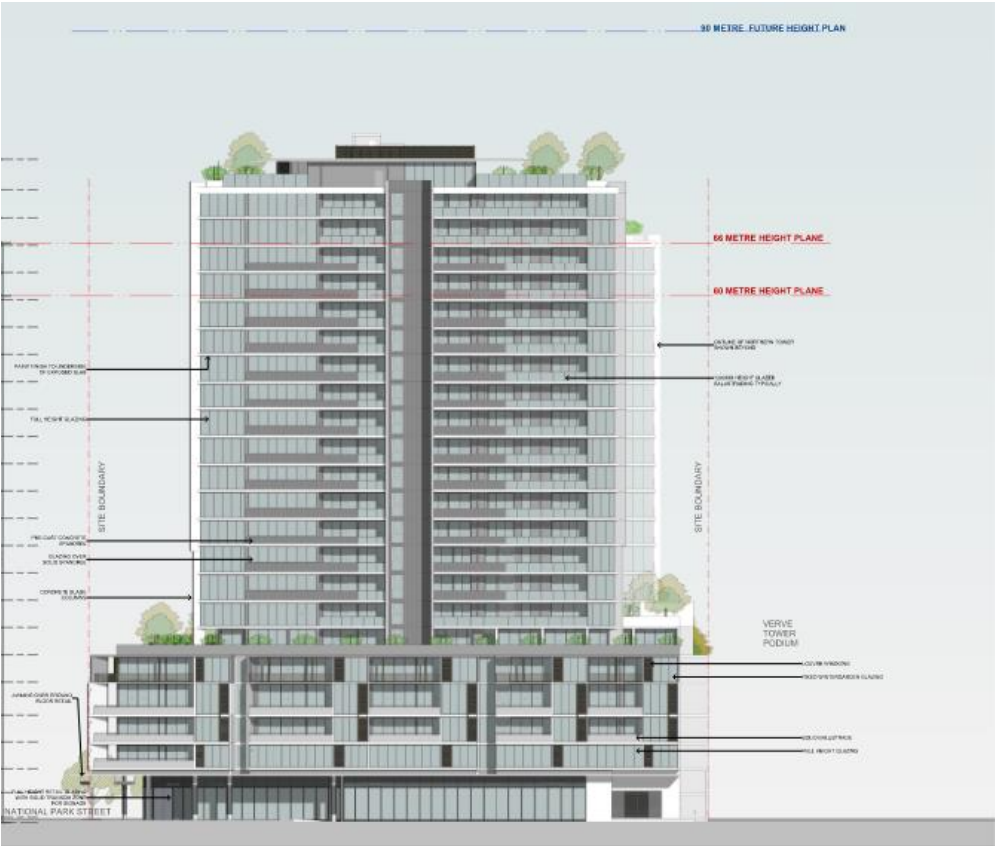


Project Site Plan

Proposal & Urban Context Plan



Southern Elevation

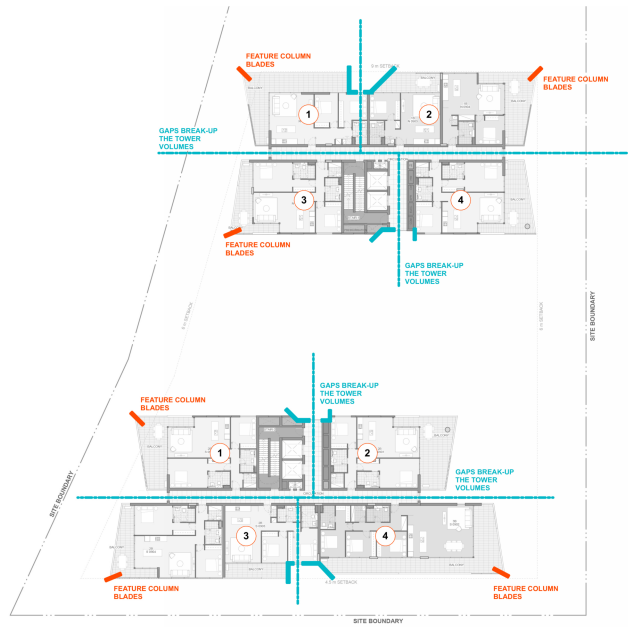


Western Elevation

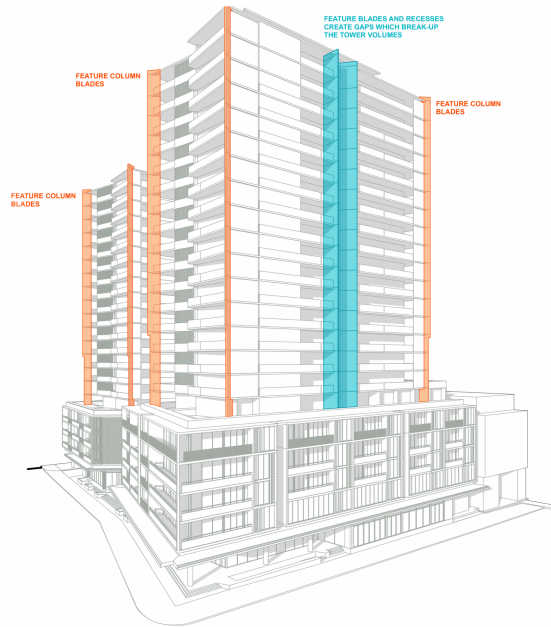


marchesepartners | Life^{3A}

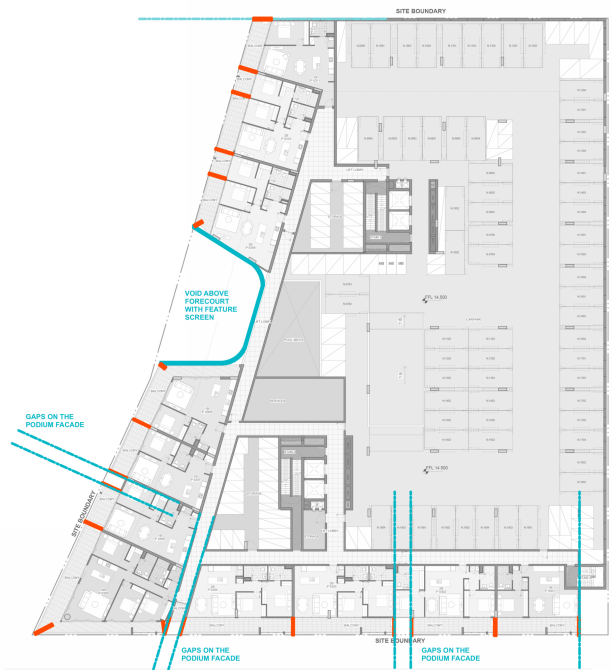




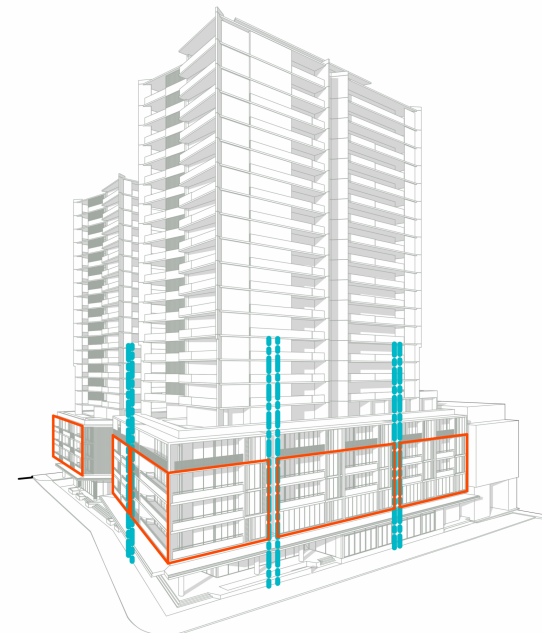
○ Tower Blades & Breaks - Plan
NTS



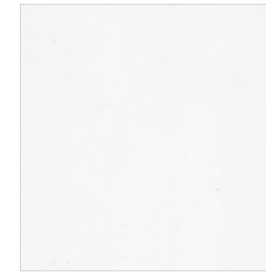
○ Tower Blades & Breaks - 3D
NTS



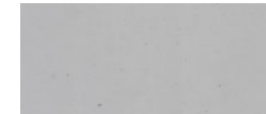
○ Podium Blades & Breaks - 3D
NTS



○ Podium Blades & Breaks - 3D
NTS



1 Vertical Blades & Podium Slab Edges
Ecotone Mineral Stain



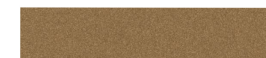
2 Precast Balustrades & Walls
Paint finish



3 Precast Balustrades & Walls
Paint finish to form linear texture



4 Aluminium Window Frames
Dulux Powdercoat - Duratec Elements Magentite or similar



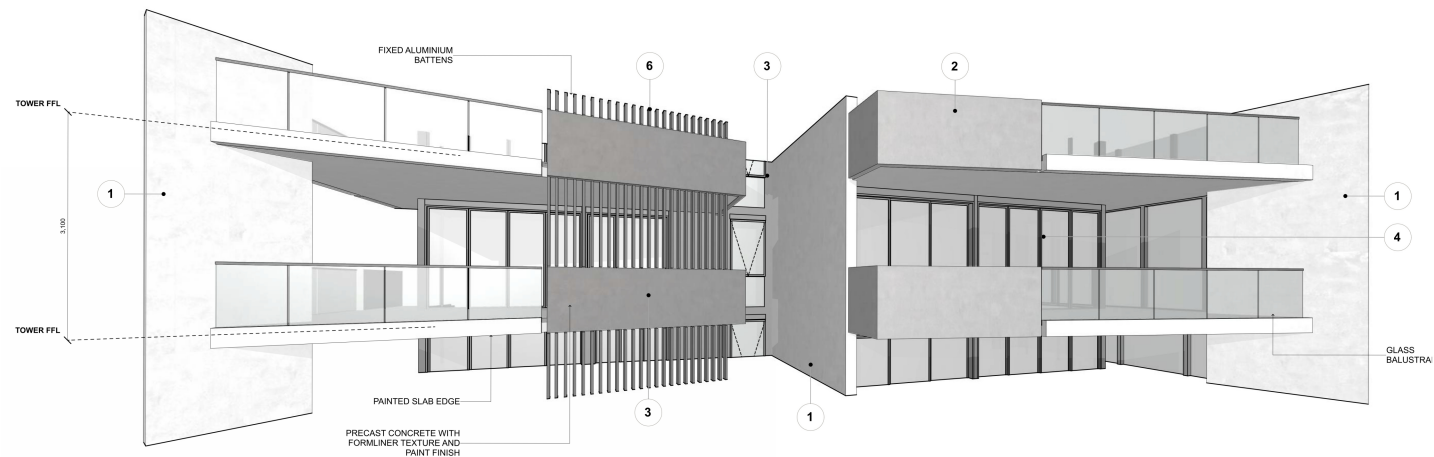
5 Aluminium Public Art Screen
Dulux Powdercoat - Electro Fresh Gold



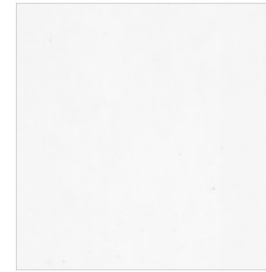
6 Aluminium Balustrades & Screens
75mm Vertical Angles, Dulux Powdercoat - to match glazing frames



7 Podium Solid Balustrades
Austrel Masonry CB Horned - 'Limestone' or similar



Materiality - Tower North



1 Vertical Slates & Podium Slab Edges
Ecotone Mineral Span



2 Precast Balustrades & Walls
Paint finish



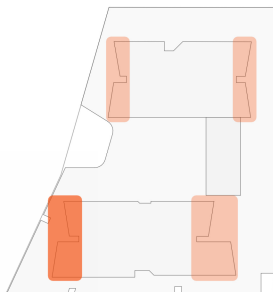
3 Precast Balustrades & Walls
Paint finish to form liner texture



4 Aluminium Window Frames
Duxa Powdercoat - Duxa Elements Magratte or Similar



6 Aluminium Balustrades & Screens
75mm Vertical Angles, Duxa Powdercoat - to match glazing frames



Street Perspective Views



S4.55 Modification Supporting Documentation & Reports:

- Architectural Design Package – Marchese Partners International & CKDS Architecture
- Statement of Environmental Effects – GWH
- Design Verification Statement – Marchese Partners International & CKDS Architecture
- SEPP 65 Compliance Assessment – Marchese Partners International & CKDS Architecture
- BASIX – Evergreen Consultants
- BCA Capability Report – BCA Logic
- Access Capability Statement – BCA Logic
- Site Flood Assessment Report – Wallace Infrastructure Design
- Construction Staging Plan – GWH Build
- Landscape Design – Xeriscapes Landscape Design
- Stratum Subdivision – Delfs Lascelles
- Traffic, Access and Parking Assessment – Intersect Traffic
- Waste Management Plan – Elephants Foot

Other S4.55 Modification Supporting Documentation:

- Capital Investment Value Report [CIV] – RPS Consultants
- Urban Design Review Panel Meeting Minutes X 2

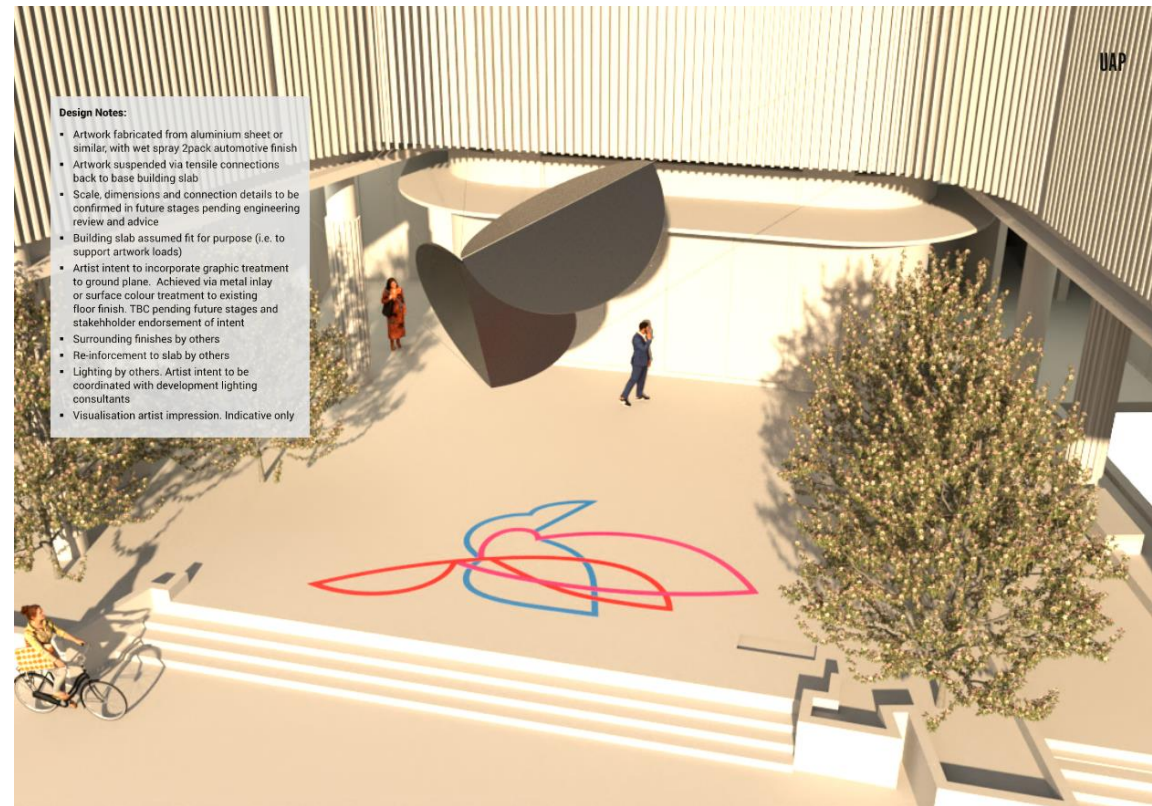
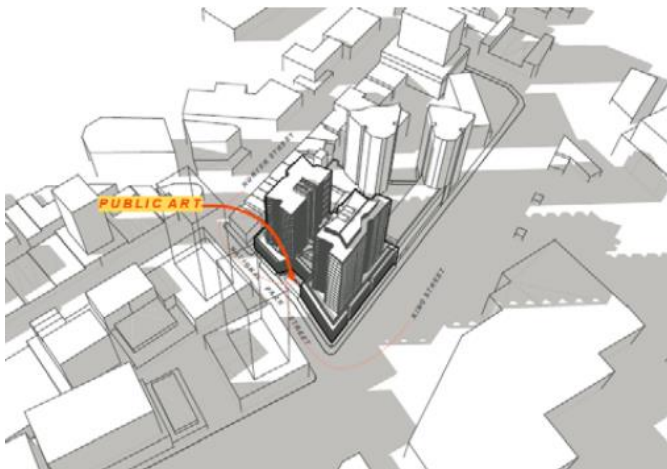


Pre-Lodgement Public Consultation:

- Pre-Lodgment [S4.55] Council Meeting – Dated 12th May 2022
- Pre-Lodgment Urban Design Review Panel Meeting No. 1 – Dated 29th June 2022
- Post Lodgment Urban Design Review Panel Meeting No. 2 – Dated 31st August 2022
- Post Lodgment Statutory Public Notification Period - Dated 17th August 2022
- Post Lodgment Consultation with Council's Public Art Reference Group – Dated 13th September 2022

Items for Further Discussion:

- Finalise Public Art with PARG



Design Notes:

- Artwork fabricated from aluminium sheet or similar, with wet spray 2pack automotive finish
- Artwork suspended via tensile connections back to base building slab
- Scale, dimensions and connection details to be confirmed in future stages pending engineering review and advice
- Building slab assumed fit for purpose (i.e. to support artwork loads)
- Artist intent to incorporate graphic treatment to ground plane. Achieved via metal inlay or surface colour treatment to existing floor finish. TBC pending future stages and stakeholder endorsement of intent
- Surrounding finishes by others
- Re-inforcement to slab by others
- Lighting by others. Artist intent to be coordinated with development lighting consultants
- Visualisation artist impression. Indicative only

UAP