# 711 HUNTER ST, NEWCASTLE WEST

## DEVELOPMENT APPLICATION

## DESIGN REPORT

REV B
19th of MAY 2023

# CONTENTS


**DESIGN PROCESS**
00 DESIGN STATEMENT
01 SITE AND CONTEXT
02 DESIGN DRIVERS
03 DESIGN FOR COUNTRY
04 HERITAGE
05 LANDSCAPE

**THE PROPOSAL**
01 PLANS
02 ELEVATIONS AND SECTIONS
03 MATERIALITY
04 PERSPECTIVES

**APPENDIX**
01 RECOMMENDATIONS OF THE JURY AND DIP
02 STAGING STRATEGY
03 COMPLIANCE
04 SCHEDULE

# INTRODUCTION

This Development Application Design Report has been prepared by Plus Architecture on behalf of Hunter Street JV CoP/L (the applicant).

It accompanies a Statement of Environmental Effects (SEE) in support of a Development Application (DA) at 711 Hunter Street, Newcastle West (the site).

This Development Application Design Report outlines the design concepts and assesses the design principles for the project arising from the project brief and unique site opportunities.

The development has undergone an Architectural Design Competition where three competitors put forward their designs in accordance with the brief. The Plus Architecture scheme was recommended by the Jury as the winning scheme in the competitive design process.

The overall outcome of the proposal aims to develop a mixed-use precinct with high quality tower forms providing a positive relationship to the immediate surrounds and acknowledging the surrounding heritage context. The proposal intends to act as a landmark for Newcastle West with a curated mix of eclectic and creative business, retail, and F&B opportunities activating the ground levels.

The key features are summarised below:

- Demolition of the existing commercial premises and ancillary structures on-site;
- Construction of a mixed-use precinct forming active ground and podium levels reaching 5 storeys of business and retail tenancies, with two tower forms for residential apartments reaching 26 storeys comprising of 258 apartments;
- Podium level car park for 300 cars incorporated within the podium levels;
- Communal open space for residents located on level 5 and 17;
- Vehicle access to the site via Little King Street;
- Associated landscaping with the public domain improvements;
- An urban plaza fronting National Park Street providing opportunities for activation and public art; and
- Construction of ancillary infrastructure and utilities as required.

It is noted that the overall development will form two separate concurrent DAs. Stage 1 will form the northern tower and podium elements and Stage 2 will form the southern tower and podium elements. These separate DA components are explored further below.

Stage 1:
The northern tower will include business and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street. Level 5 to Level 25 will contain a mixture of residential apartments ranging from 1 bedroom to 3 bedrooms. A numerical breakdown of Stage 1 is shown below:

- 136 apartments including: 35 one bedroom, 74 two bedroom, 26 three bedroom, 1 four bedroom.
- Total GFA: 13,846.95 sqm
- Floor space ratio: 5.52:1
- Total car parking spaces: 165 spaces over 4 podium levels

Stage 2:
The southern tower will include business and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street. Level 1 to Level 25 will contain a mixture of residential apartments ranging from 1 bedroom to 3 bedrooms.

- 122 apartments including: 35 one bedroom, 72 two bedroom, 15 three bedroom.
- Total GFA: 12,368.76 sqm
- Floor space ratio: 5.59:1
- Total car parking spaces: 135 spaces over 4 podium levels

Both stages will include surrounding landscaping, public domain works and green spaces. The strata and stratum approach are detailed further in the SEE.

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DISCLAIMER

# DESIGN PROCESS

## 00 DESIGN STATEMENT

# DESIGN STATEMENT

OVERVIEW

This DA seeks development consent for the proposed mixed-use development at 711 Hunter St, Newcastle. The project is for the construction of a mixed-use precinct forming active ground and podium levels reaching 5 storeys of business and retail tenancies, with two tower forms for residential apartments reaching 26 storeys comprising of 258 apartments. The project is proposed to be developed in two stages with a shared services and car park entry strategy. The northern tower and podium will be developed as the first stage, providing all required servicing and access for the southern tower and the podium to connect to its final form and to create a unified approach across the two towers.

The development has undergone an Architectural Design Competition where three competitors put forward their designs in accordance with the brief. The Plus Architecture scheme was recommended by the Jury as the winning scheme in the competitive design process. The project has been defined through detailed development and consultant input and has gone through further review by the Design Jury. The comments received following the competition have since been addressed through further design development and incorporated in this DA submission.

We welcome the vision and commitment of St Hilliers to continue to rejuvenate this part of the Newcastle CBD, a city centre which is undergoing continuous transformation and will reshape the Hunter Street west precinct. Various recent proposals and projects have produced an exceptional outcome in terms of design, amenity and ground plane activation and experience, setting up an exceptional benchmark for future developments.

The vision for this site is to create a landmark building with a dynamic and engaging ground plane which will focus on the creative community. The process which has been inspired by Designing with Country has produced a beautiful, sculptural and crafted building which will contribute significantly to Newcastle. The proposal celebrates creativity, well-being, sustainability and diversity to enhance the sense of experience and captivate the minds which come to visit. The diverse character of the community, including artist, musicians and students as well as local residents and tourist will come to this area to take advantage of the dynamic character enriched by landscape and public art, as well as the diversity of business offering.

The residential product across Stage 1 and 2 will ensure there will be a range of choice when selecting a new home, each building having its own focus and character and amenities which includes views to the water, great solar access and private open space. The apartments are of a generous size and carefully consider the orientation in relation to aspect and the public domain. Living in this precinct is characterised by the rich and dynamic ground plane and adjacent public domain and park which provides a good variety of spaces connected through a larger urban corridor.

1. CONTEXT

Located within the West End precinct of the Greater Newcastle Metropolitan Plan, the site sits within an area noted as forming the western gateway to the city centre. The city centre currently is defined as the region extending along the southern shore of the Hunter River from Wickham to the west to Nobby's Head to the East. At a macro level the urban context of the city centre has undergone significant change in recent years with development particularly apparent in the East End Precinct centred around Honeysuckle Drive where multiple development proposals have been realised. Within the West End Precinct the urban context is beginning to undergo the same transformation with a number of developments already built and several either approved or in the process of being constructed.

As part of the Newcastle Urban Renewal Strategy a proposed shift of the commercial core is envisaged from Newcastle East to a new zone that encompasses the site and is centred around the Newcastle Interchange development within the Wickham precinct. As such the site occupies an important position with frontages to both King and Hunter St, two of the main streets that connect the current and emerging future core of the city.

The site occupies a strategic location in the Newcastle City Centre. The site is located within the western end of Newcastle peninsula framed by the river to the north and ocean to the southeast. Located at the western end of Hunter Street, connection through National Park Street to Kings Street and Birdwood Park. The peninsula has a strong topographical character which has been celebrated over the many years by both the original people occupying the land as well as through the history of post-colonial development. The site once sat on the riverbanks of the Hunter River which was occupied by the The Awabakal people who played a significant part in shaping the environment of their region.

The existing urban fabric which has established Newcastle following colonisation as it is known today is going through further transformation with the reimagining of the waterfront and now removed train rails and introduction of light rail. This move being part of the State Government's Newcastle Urban Renewal Strategy (NURS). This strategy advocated a strategic shift of the commercial core of the City from Newcastle East to Newcastle West. The dynamic urban fabric is principally of commercial and residential use with well-established business and retail ground plane creating an active public domain. The various new developments across the peninsula have delivered a great mix of residential, retail and commercial development, with various buildings and uses and showcasing a good variety of architectural expression building on the rich heritage character of buildings. The new developments will greatly revitalize the existing area and provide a rich urban setting to contribute towards the overall vision for Newcastle.

The development parcel occupies the entirety of the western edge of National Park Street, between King St and Hunter Street. The site is known as the 'Spotlight' site, reflective of the last significant use of the site. Comprising a total area of 4,724sq.m, the site has frontages to National Park Street, Hunter Street and King St.

The northern portion of the site is occupied by a two-storey building that is currently unoccupied. This portion of the site is of significance from a heritage perspective, having originally housed the Marcus Clark and Co Building, a department store chain that operated from this location from 1894 to 1966. The façade of the Marcus Clarke and Co building was then changed and masked when the site was taken over by Waltons Limited, another department store that operated till the late 1980's. The building and facade have changed multiple times over this period. The most significant of amendments undertaken by Waltons were the over-cladding of the original fabric which have been damaged in the process. In its most recent iteration, the building was occupied by a Spotlight store, and now Musos music shop. The southern portion of the site is occupied by a 3-storey structure which houses a public car park on the top two levels and a gym at ground level.

National Park Street is significant in that it forms the divide between two street grid/subdivision patterns that themselves are informed by the topography of Newcastle and how streets generally align themselves to the outline of the Hunter River. As a result of the confluence of differing street grids, the northeast corner of the site and the northern frontage generally occupies significant prominence within the streetscape, particularly when approached along Hunter St from the east.

The south-eastern boundary of the site is shared with the Army Drill Hall building, a single storey heritage listed item that sits as a detached building with parking curtilage on all sides. Birdwood Park, a wedge-shaped park that serves provide some landscape relief to King Street is located to the south of the Drill Hall building, in close proximity to the site.

2. SCALE

The proposal consists of a twin tower development united by a continuous podium with a 5-storey expression. Both towers are designed to be 26 storeys and will act as prominent urban landmarks within the evolving local context. A five-storey podium scale equates to an approx. 20m street wall height. The street-wall height has been driven by the need to have a raised ground level of 3.2m AHD (approximately 1000mm above footpath level), the desire to have a 5.5m high ground floor and the accommodation of 4 podium levels at 3.2m each. The street wall height proposed is consistent with the approved development at One National Park St, which in itself is consistent with street wall height of the 'Verve' residences on King St. Along Hunter Street the podium scale street wall height is consistent with 723 Hunter St commercial podium development current under construction which will help to unify the overall composition along this street frontage. The podium scale towards the northeast corner of Hunter Street and National Park Street reduces in scale to 3 storeys to respond to the opposite heritage building which frame this intersection.
Along the southwest, the setback introduced within the podium along the entire boundary is shared with the drill hall to enhance the sense of curtilage. In addition to the general setback the podium is proposed to be further eroded at the south-western corner of the site by creating a series of steps to further assist in the transition of scale from the heritage Drill Hall to the proposed development. Towards national park street the podium is pulled back to create a central plaza space which provides visual relieve along the length of the street. The gesture creates a sense of generosity within the public domain which further helps to visually compose the towers elegantly on top the proposed podium.

The tower forms and setbacks provide a sense of relief over the podium and showcase the slender building forms as seen from the various view angles. The composition and scale transition to respond to the various contextual conditions expressed through the horizontal layering of the podium and towers creates an elegant and sculptural build form.

3. BUILT FORM

The proposal has been carefully crafted to respond to it context, urban setting, and orientation to sun light. The two towers respond in form and orientation to both the need to maximize solar access to the apartments within as well as the communal and public open spaces. The orientation of the tower also recognizes the shift in the urban grid which occurs on this intersection, orientating the northern tower in alignment to the direction of Hunter Street to the east. The design vision for the site considered multiple layers of design interpretation which evolve around designing for country, heritage character, improving permeability and accessibility and the concept of drawing the landscape character of Birdwood Park from the south through the ground plane of the site. The proposed sculptural and eroded ground plane celebrates the sense of the journey and porosity to bring people together at the heart of the site. The interpretation of the sedimentation of the former riverbanks where salt and sweet water meet has been brought up into the building through the expression of layering creating a sculptural building composition and forms which present elegant and slender from various angles around the site. The fluent shapes forming the base of the building embrace the central plaza in generous gesture giving back to the public domain creating a place for gathering and community. The podium form connects effortless to the adjacent commercial building in height and scale and the northeast and southwest corners pull back in scale and form to create a contextual relationship to the adjacent heritage buildings. The building form, layered through its horizontal floor expression, various awnings and transition of the podium expression to the towers create a dynamic environment which will stand out as the western gateway of Newcastle.

## 4. DENSITY

Density refers to a building's floor space (or dwelling numbers) relative to the site. Appropriate densities respond to the context, environmental qualities and the availability of infrastructure, including social/community infrastructure and public transport. The Proposal is consistent with the planning controls in its height, density and building form to play its role in defining this important intersection with the Newcastle CBD. A mixed-use typology is proposed with business, retail, commercial and residential uses incorporated into the development. A total of 258 apartments have been proposed alongside 1,268.68 sqm. of business, retail and commercial space. The total GFA proposed is 26,214.96 sqm. with a resultant FSR of 5.55:1.

The proximity to transport infrastructure and local service and retail offerings provide a compelling opportunity for high density residential redevelopment at this site. Transit oriented developments (TODS) are be defined as highly walkable, higher density precincts centred around a major transit hub. TOD precincts are the preferred model for both infill and new development strategies in Australia, due to their ability to achieve wider sustainability and economic benefits when compared to their suburban counterparts. The proposal has great proximity to public transport and within the podium also provides sufficient car parking consistent with the DCP requirements. Provisions for electrical charging stations, bike parking and EOT facilities ensure the building will be able to provide sustainable solutions to transport. The proposal provides an activated edge to both Hunter Street, National Park Street and Birdwood Park, but also gives back significant amounts of space at the ground plane to the public creating an environment which will be shared between the residents and wider community. The proposal has generous communal area provisions over the shared podium creating great shared amenity for its residents. The proposal carefully balances the achieved yield and area with the generosity of the ground plane to create and elegant proposal which will complement the dynamic character of this place and will ensure consistent activation to the precinct and the through site link from National Park Street to Birdwood Park proposed as part of this proposal.

## 5. RESOURCE, ENERGY AND WATER EFFICIENCY

Environmental sustainability is more important than ever as we increase density and impact our environment. We put a focus on developing buildings which are sensitive to social, economic and environmental factors. Our approach to ESD aims to create an environment which is healthy, comfortable, social and sustainable. The proposal will need to stand the test of time and be appropriate for a community in which socialization, nature, health and well-being are no longer a given. ESD strategies for projects inform projects design concepts and sustainability ambitions. As the global focus aims at the sustainable world and health our projects need to more than ever consider and promote essential aspects of providing a healthy and productive lifestyle, in which a community can be inspired, share and have fun. The building design and urban design infrastructure for the project embed the principles of sustainability. Given the effect to the global, state and local policy relating to amenity, climate change and biodiversity. The Proposal is targeting a 4-star Green Star Design.

Key design drivers are:

- Health & Wellbeing
- Social environment and inclusion
- Passive design principles & thermal comfort
- Energy
- Water

### Health & Wellbeing

The Proposal integrates the proposed uses with a carefully configured public realm, providing a shared central plaza, through site link and activation to promote a healthy and dynamic urban lifestyle supported by great business and retail space supporting the Newcastle community, its artists and creative industry. Well connected to public transport and amenity with further end-of-trip facilities and bike allocation in the ground plane promote both well-being and alternative transportation for commuting. Exercise stations, edible gardens and vegetable beds proposed on the podium promote wellbeing into occupant lifestyles. The building composition and orientation ensures that most of the apartments receive good solar access and aspect engaging with landscaped area or the existing streetscape and context. The plaza and communal areas are designed to receive good solar access protected from the noise of traffic, wind and engage with the proposed landscaped areas and visual connections to the Army Drill Hall and the Birdwood Park. The selection of materials, sufficient natural ventilation of apartments and good aspect and solar access ensures occupants maintain connected to the environment, nature and health.

### Social Environment and Inclusion

The Proposal promotes the concept of inclusion and social gathering. Human connectivity, communication and shared experience is a key aspect of learning and creating community. The ground plane facilitates this environment through strategic planning of pedestrian entry, movements, accessibility, deliberate moments of rest and greenery, all to encourage natural engagement between people living there and the wider community. The visual connectivity between spaces and position of the two residential lobbies in relation to the plaza will create a sense of awareness and natural engagement between both the occupants of the building and the wider community. The forecourt plaza encourages flexibility and variety of uses which will contribute to the beating heart of the Newcastle creative community. The podium roof gardens provide for a variety of programmed uses within the communal offering which includes sports and yoga areas, BBQ areas, community gardens, kitchens and dining areas, but also spaces to meditate and relax while appreciating the distant views.

### Passive Design & Thermal Comfort

Passive design strategies are fundamental to a sustainable buildings design. Apartment units and the proposed façade skin needs to consider both the visual amenity and transparency while ensuring shading and thermal comfort. Window positioning and operability in relation the proposed apartment is essential to provide both a functionality and comfort. Insulated walls and exposed thermal mass will together keep the apartments at stable internal temperature, while operable windows enable passive cooling. The careful consideration of the proposed built form and urban framing of external areas, communal gardens and balconies ensure that these spaces are usable and comfortable. The balance between sun, shade, and protection from rain, wind and noise ensure the proposed space will create comfort for the community. The landscape design plays a key role in further enhancing these principles.

### Energy

An energy efficient building should consider ways to reduce the need for energy as a starting point. A key consideration in this is the façade design which controls the further need to deal with cooling, heating, light and air. The façade should be responsive to the uses and the needs of its occupants. The facade is designed to control solar gains while maintaining a comfortable internal environment. Window areas are carefully designed to minimise solar gain while maintaining views to the external environment and daylight. Naturally ventilated rooms, corridors and communal areas using cross ventilation will reduce need for AC. The relatively small floorplates of the towers ensure a high percentage of cross ventilation. Each typical tower lobby has direct access to daylight, reducing the need for artificial lighting and operable windows provide for natural ventilation of the lobbies. The development includes the potential to generate, store, and use power by including PV panels on the tower roofs to be used in the car park for vehicle charging stations and common area lighting.

### Water

Water is essential to life and its security is of the essence. The design is water sensitive, and this will be a key consideration to the design of the communal podium areas and public realm landscape, which require substantial amounts of water for irrigation. Careful consideration of how to reuse water across the development will provide efficiencies combined with careful plant selection throughout the development. The project will use water-smart strategies to reduce potable water consumption through efficient fixtures.

## 6. LANDSCAPE

This proposal carefully integrates architecture and landscaping into a sympathetic balance in which the landscape expression helps to carve and define the built form. The architecture of space is intertwined with landscaped expression, punctuated and extruded to compose an environment that is open and programmed. Pedestrians are able to move through the landscaped ground plane with ease and the proposal aims to draw the adjacent Birdwood Park character into the ground plane. The most exciting expression is the way the podium peels away to frame a generous public plaza at the heart of the development animated by trees, landscape planters and a animated by water feature and public art. As the development has no basement car parking the entire plaza provides for deep soil allowing generous tree species to grow filling the space.

The plaza connects to the raised ground plane to overcome flooding through a series of generous steps and ramps which maximize accessibility while providing casual seating opportunities and flexibility in use. Hard, fixed and formal elements are deliberately avoided to mitigate impacts of the level changes and to support the commercial environment. The various business and retail tenancies will support the activation around the plaza to create a buzzing place supported by informal landscape through pots and planters, as well as public art. Combined with the proposed street trees along National Park Street the interface with this street will draw people in and welcome the community to the site.

The circulation through the middle of the site towards Birdwood Park past the Army Drill hall is supported by layers of landscape to help provide clarity and protection to the access to the car park along the back. From the park the landscape is drawn up over the edges of the podium level onto the communal garden areas over the podium. There is a clear delineation between the private gardens and communal areas which provide for a variety of uses and spaces, carefully considering privacy and solar access. A variety of community spaces spill out into the terraces, with, such as bush tucker edible gardens, vegetable gardens, gym stations and circuits, BBQ areas, pet friendly spaces and seating areas. Lawns and open spaces promote both active and passive uses while promoting community building.

## 7. AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development. It includes considering aspects of accessibility, sunlight, ventilation, visual and acoustic privacy, the size and configuration of rooms and spaces. This project is designed with consideration of the market expectations of Newcastle. The apartments are designed above the minimum area requirements of the Apartment Design Guide with sufficient space both internally as well as externally to support the lifestyle of Newcastle residents.

The towers are relatively compact which limits the amount of apartments per level improving aspects such as solar access, cross ventilation and shared aspect. The buildings have been designed to take full advantage of the view aspect of both the river to the north and the ocean to the southeast. The ability to look out and capture the view while standing in the lift lobby will improve the quality of space and promote interaction with the building community. Natural light and opportunity for natural ventilation further improve the quality of the space creating a healthy and breathable building.

The building offers multiple communal gathering spaces. The main landscaped communal areas over the podium promote lifestyle and well-being supported by great shared facilities, both internal as well as external. The internal community room can be used for social gatherings, supported by communal kitchens, dining and lounge areas. Externally, well protected terraces supported by a variety of community spaces such as bush tucker edible gardens, vegetable gardens, gym stations and circuits, BBQ areas, pet friendly spaces and seating areas, providing further opportunity for gathering. The landscape proposal supports a variety of spaces for active and passive use to provide variety for its residents.

## 8. SAFETY AND SECURITY

The proposed ground plane considers its engagement with the wider public domain and surroundings. It is designed to let the public flow through the heart of the site, acting as a connector from the adjacent southern park to the urban fabric to the north. The perimeter of the ground plane is activated by business and retail uses and the central plaza has a sense of generosity which feel like a plaza extending from the public footpath. Both building lobbies are designed to engage with this space further activating the space and creating a sense of shared ownership and passive surveillance. The residents and business and retail tenants will play a role in continuously monitoring the ongoing activities along these frontages and plaza. It encourages a real sense of community which will activate the plaza and will create a sense of ownership and shared responsibility.

The plaza and through site link will be monitored by the public cutting through these linkages and further CCTV cameras if required.

## 9. SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

The proposal responds to the housing needs for the future Newcastle. The apartments mix and sizing reflects the need for generally larger apartments with a sense of flexibility. The building configuration is compact and efficient in its layouts but focusses on great amenity for its occupants. The project has a clear vision in creating a sense of community gathering, not only on the ground plane, but also in the individual building lobbies to encourage social interaction between residents with the relatively small floorplates. The generous communal areas trough out the building contribute to this. The two residential lobbies spill out into the heart of the ground floor central plaza for the residential of the two residential towers to meet and further engage with the wider community of Newcastle.

## 10. AESTHETICS

The sculpted and elegant nature of the project are a response to the context and history of the site. The building aesthetics material selection have developed to embrace the design principles and conversation around Designing with Country as it reflects on its historic site context of the riverbank character. The built form and materiality conceptualizes the sedimentation and tonality of the former sandy riverbanks, sculpting a carving through the building as a result of the movement of water, wind and people. The ground plane environment is defined by the sandy tones in the ground floor paving carrying through in the retail façades using light coloured brick into the soffits of the ground plane. The soffit expression draws people through the space and provides further public art opportunities in the form of lighting and in various places within the ground plane. The overall space feels sculpted and layered supported by the generous landscaping and public art and activity which animates the space.

The horizontal layering extends up into the podium drawing the eye up to the towers which extend above. The podium levels are screened by warm metal blades which respond to the various conditions and uses behind. They create a harmonious pattern reflecting the warm earthy tones of the rocky outcrops which once settled in the environment. The sweeping lines of the podium transition into the tower forms which express the horizontal character throughout the proposal creating a sense of consistency in the architectural language. The towers have a clear expression of orientation with generous balconies facing the views. Warm bronze metal banding wrapping the edges of the levels carry the character of the podium into the towers. The patterning of perforated metal bronze-coloured screens along the western façade of the towers assist with the required solar protection and help to transition to the more solid façades as the tower get closer to the commercial building the to the north-west.

The elegance and sculptural quality of the building form combined with its response to the context, history and clarity in expression create a unique development which will help to mark the western end of Newcastle from an Urban Design point of view. The generosity and contribution to the public domain at the ground plane will encourage engagement with the wider community and help built and contribute to the shared vision for this area in Newcastle.

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DISCLAIMER
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# DESIGN PROCESS

## 01 SITE & CONTEXT

# NEWCASTLE AND THE WIDER REGION

## CONNECTION TO LAND

HISTORY

COASTAL LIVING

RESERVES AND PARKLANDS

## HEALTHY LIVING

FOSTERING A COMMUNITY

GREAT AMENITIES

BIOPHILIC LIVING

MOBILITY FOR ALL

WORK-HOME BALANCE

SUSTAINABILITY

## CONNECTIVITY

2.5 HOURS TO SYDNEY CBD

3.5 HOURS TO WOLLONGONG

NEWCASTLE

HISTORY

COASTAL

NATURE

# NEWCASTLE VISION

# SITE CHARACTER

ARMY DRILL HALL

PARRY ST PRECINCT

BANK CORNER

BELLEVUE HOTEL

WESTERN DEVELOPMENT

EASTERN DEVELOPMENT

BIRDWOOD PARK

BIRDWOOD PARK

# SITE CHARACTER

VIEW FROM HUNTER ST

VIEW FROM NATIONAL PARK ST

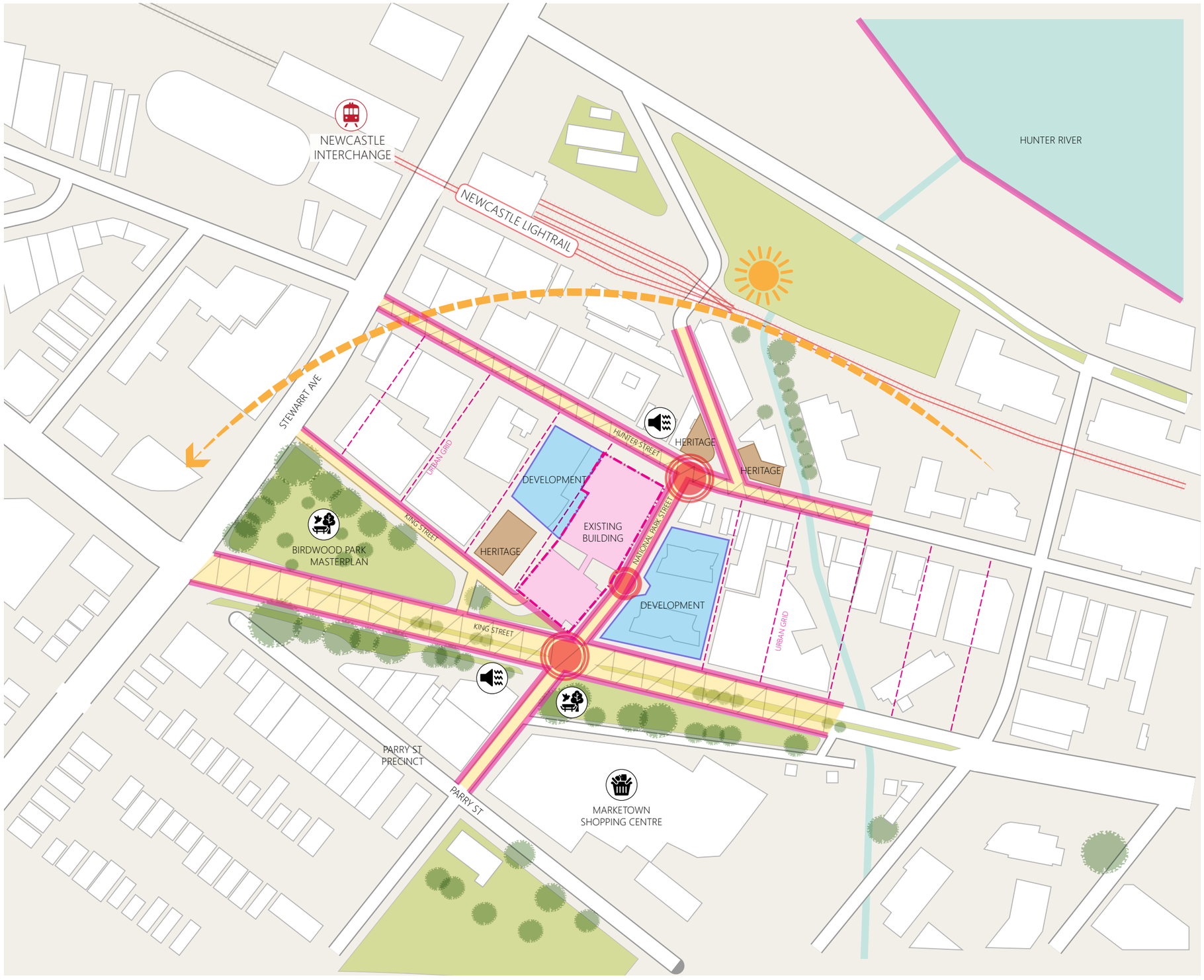
VIEW FROM KING ST

VIEW FROM HUNTER ST

VIEW FROM NATIONAL PARK ST

VIEW FROM KING ST

# SITE ANALYSIS



ARMY DRILL HALL

PARRY ST PRECINCT

BANK CORNER

BELLEVUE HOTEL

INTERCHANGE

SURROUNDING DEVELOPMENTS

BIRDWOOD PARK

BIRDWOOD PARK

# DESIGN PROCESS

## 02 DESIGN DRIVERS

# GROUND PLANE BRIEFING

**Designed For The Users**

Consider the users of the ground plane and how and when they will use the spaces. Consider spaces, access paths and amenity that suit the different groups yet connect the different users at the same time.

**Contextual**

The design, materiality and public art is relevant and contextual to the targeted users of the project. This will engender a stronger emotional connection, sense of ownership and visitation. Address through forms, materials and other elements.

**Diversity of Experience**

Create an improved ground plane experience ensuring diversity in materials, facade, spaces, uses and events. This is critical for the retail and to create a more engaging ground plane experience and differentiator to other developments in Newcastle.

**Connected**

Digitally, visually, socially and physically connected. To draw people off ant tracks and from further afar it is imperative that there is good visual connectivity from Walker Street through the court yard to Little Walker Street. Passive and active spaces, wayfinding, and digital connectivity will attract and retain people, and enhance social connections.

**Compressed & Layered**

Humans are attracted to smaller and diverse compressed spaces such as laneways. Break down Spaces that are diverse, more compressed and intimate tend to be more successful. Use of awnings, merchandising, landscaping, ceiling heights, materials, signage, and fitouts can add to the layering and compression

**Authentic Materials**

Utilization of "natural" materials at the street plane will assist in avoiding a corporate look and feel for the project. Materials such as timber, stone and brick will engender a sense of authenticity, point of difference to competing office towers increasing the emotional connection driving visitation and demand.

**Celebrate the History**

Ensure the design is aligned with the project positioning and broader "place story" of Newcastle West. The project should celebrate the recent and longer term history of the precinct in subtle interpretation design elements.

**Flexible**

Ensure that there is flexibility in the spaces to accommodate a range of uses, tenant types, events, pop ups, and retailers with short and long term tenure and enables spaces to evolve over time and adapt to the changing needs of users.

DESIGNED FOR USERS

CONTEXTUAL

DIVERSITY OF EXPERIENCE

COMPRESSED & LAYERED

AUTHENTIC MATERIALS

FLEXIBLE

# MARCUS CLARKE - HERITAGE INVESTIGATION

**“While the corner portion of the facade is less damaged, retaining this section of the building in the proposed design should be examined from an aesthetic aspect rather than a heritage aspect and reasons provided relating to why it is not suitable.**

**Remaining detail on the building that could be carefully cut out and dismantled in a permanent secure display could be considered from a heritage aspect in terms of an interpretive display along with the photographs and history of the Marcus Clark & Co in Newcastle.”**

**- John Carr, Heritage Consultant**

MARCUS CLARKE BUILDING
1900-1902

MARCUS CLARKE BUILDING
1929

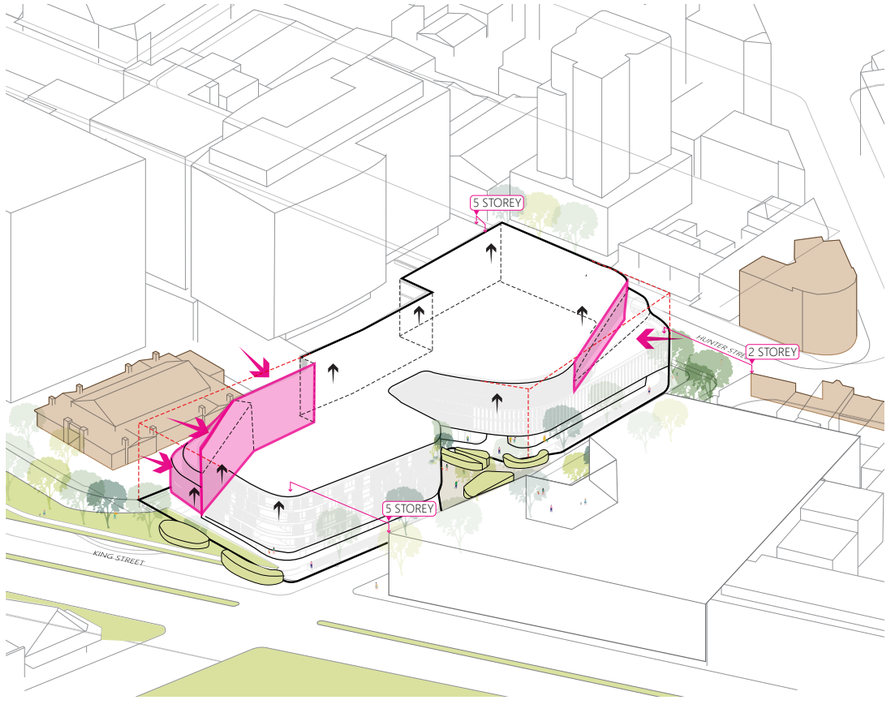
CONDITION AFTER PEEL BACK CLADDING

CONDITION AFTER PEEL BACK CLADDING

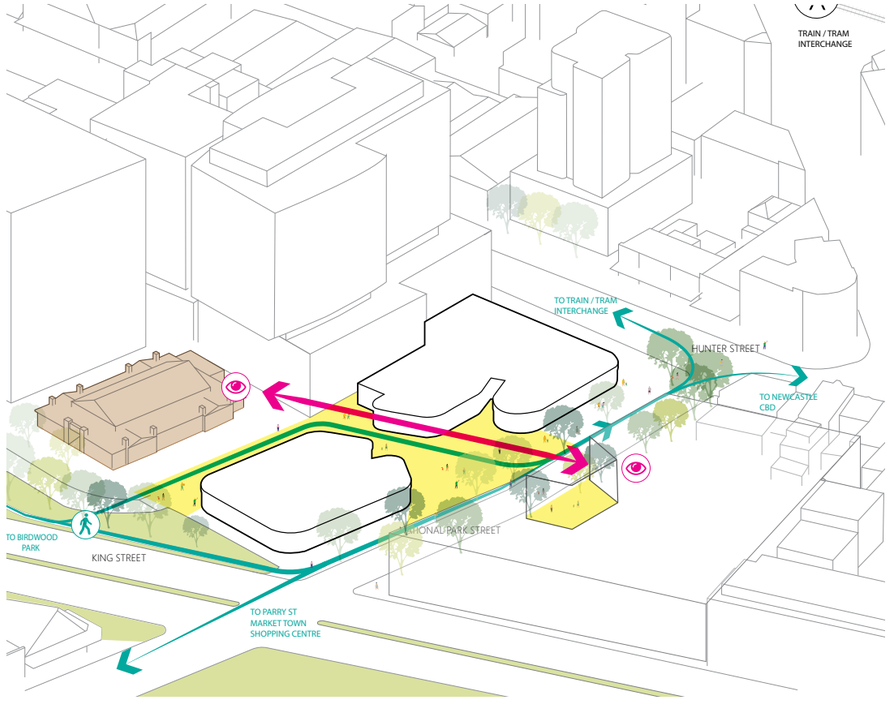
CONDITION AFTER PEEL BACK CLADDING

CONDITION AFTER PEEL BACK CLADDING

# SITE STRATEGY




Podium Envelope




Permeability and Connection

## Podium Envelope

A five storey podium/street wall is generally proposed for the site, equating to an 18.7m street wall height. The street-wall height has been driven by the need to have a raised ground level of 3.1m AHD (approximately 800mm above footpath level), the desire to have a 5.5m high ground floor and the accommodation of 4 podium levels at 3.2m each. The street wall height proposed is consistent with the approved development at One National Park St, which in itself is consistent with street wall height of the 'Verve' residences on King St. As a result of proposed design measures the street wall reduces in height adjacent to the drill hall and is set back above the historic Marcus Clarke and Co façade. The proposed street wall height is also consistent with 723 Hunter St commercial podium development current under construction.

## Permeability and Connection

A connective, public link is proposed at the ground level between National Park Street, through the site and to the Drill Hall/Park on the opposite side. This link, carefully positioned to frame views of the Drill Hall is intended to break down the length of the street façade of the development, increase the visual and physical permeability of the site, encourage a greater quantum of public facing uses proposed at ground level and serves to better link the disparate edge conditions apparent on the site.

At the position of the connective link the upper levels of the podium are peeled back to create a significant indent in the podium form, a significant space open to the sky that acts as the focus of the experience at ground level.

BANK CORNER

BELLEVUE HOTEL

ARMY DRILL HALL

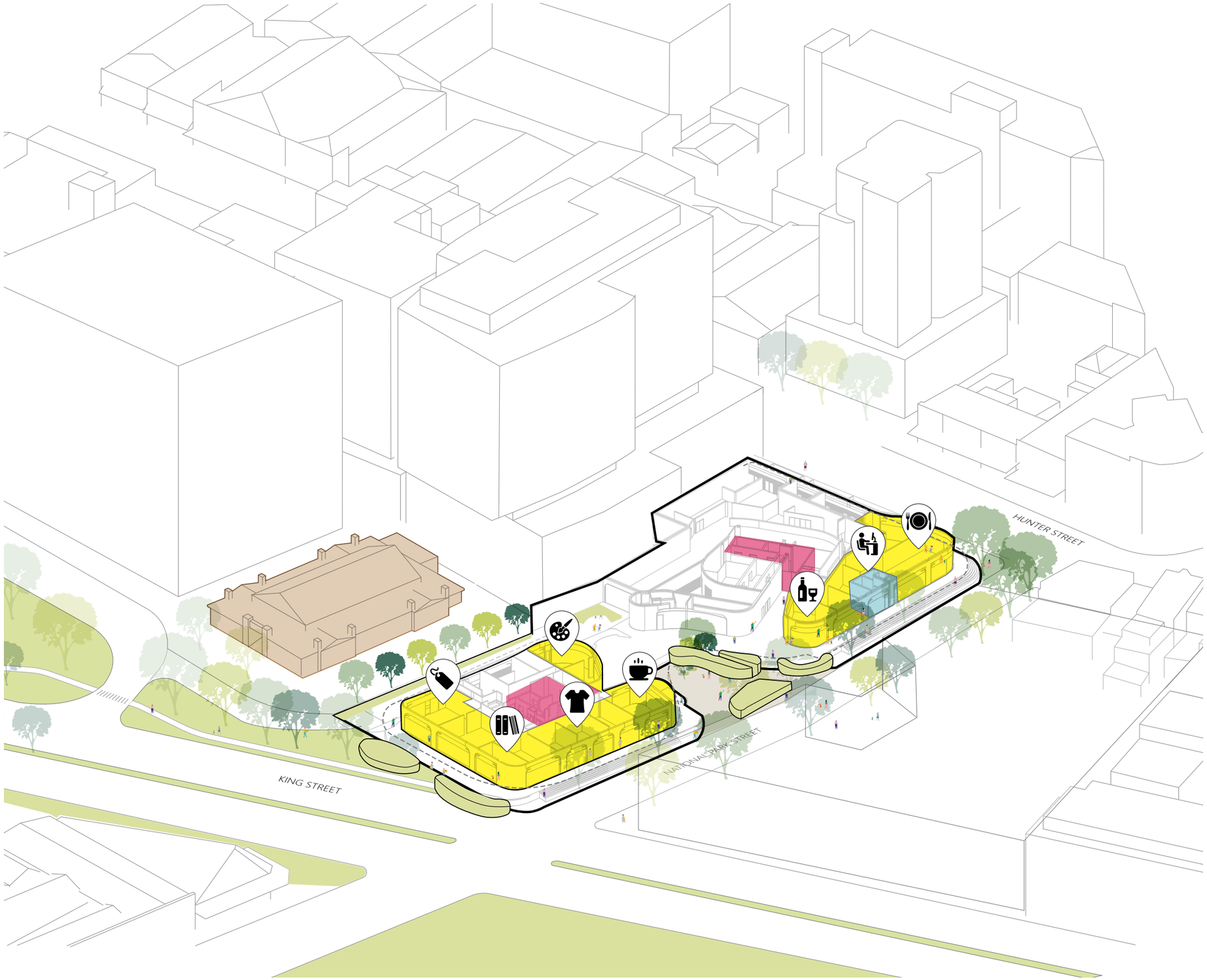
ARMY DRILL HALL EAST

BIRDWOOD PARK

EASTERN DEVELOPMENT

DESIGN DRIVERS

# GROUND PLANE ACTIVATION




A highly activated ground plane is proposed and designed for users. The majority of street frontages are proposed to have retail uses with tenancy lines set back from the boundary in a considered manner to allow for the creating of sheltered overhangs and generously proportioned streets around the site. This provides for opportunities for layering of the public realm as operators are encouraged to spill out into the public realm.

The connective link proposed is activated by further retail functions which wrap around and activate the frontage that has an aspect to the Drill Hall. The business retail spaces are flexible, allow for divisions for smaller tenancy sizes as well as combined larger spaces. Smaller tenancies allow for cheaper cost of entry, and lower rents responding to modern market demands and a greater diversity of experience.

DESIGNED FOR USERS

CONTEXTUAL

DIVERSITY OF EXPERIENCE

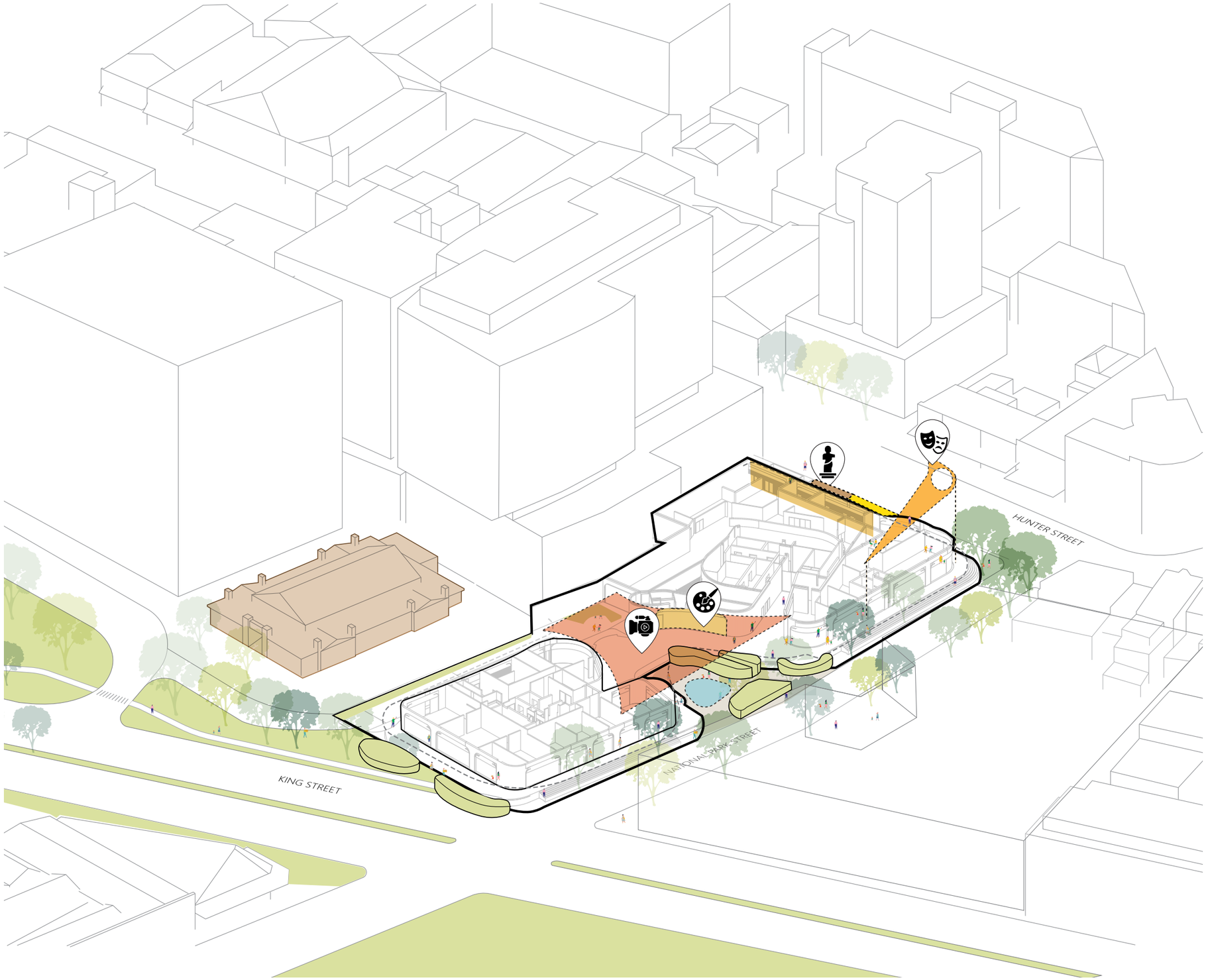
COMPRESSED & LAYERED

AUTHENTIC MATERIALS

FLEXIBLE

DESIGN DRIVERS

# PUBLIC ART OPPORTUNITIES



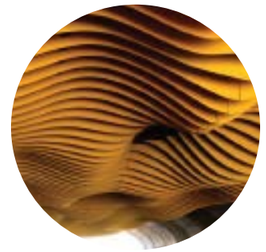

The podium expression peels away to frame a generous public plaza at the heart of the development animated by trees, landscape planters and a animated by water feature and public art.

The ground plane environment is defined by the sandy tones in the ground floor paving carrying through in the retail façades using light coloured brick into the soffits of the ground plane. The soffit expression draws people through the space and provides further public art opportunities in the form of lighting and in various places within the ground plane. The overall space feels sculpted and layered supported by the generous landscaping and public art and activity which animates the space.

MURAL

HISTORICAL DISPLAY

BENCH SEATING ARTWORK



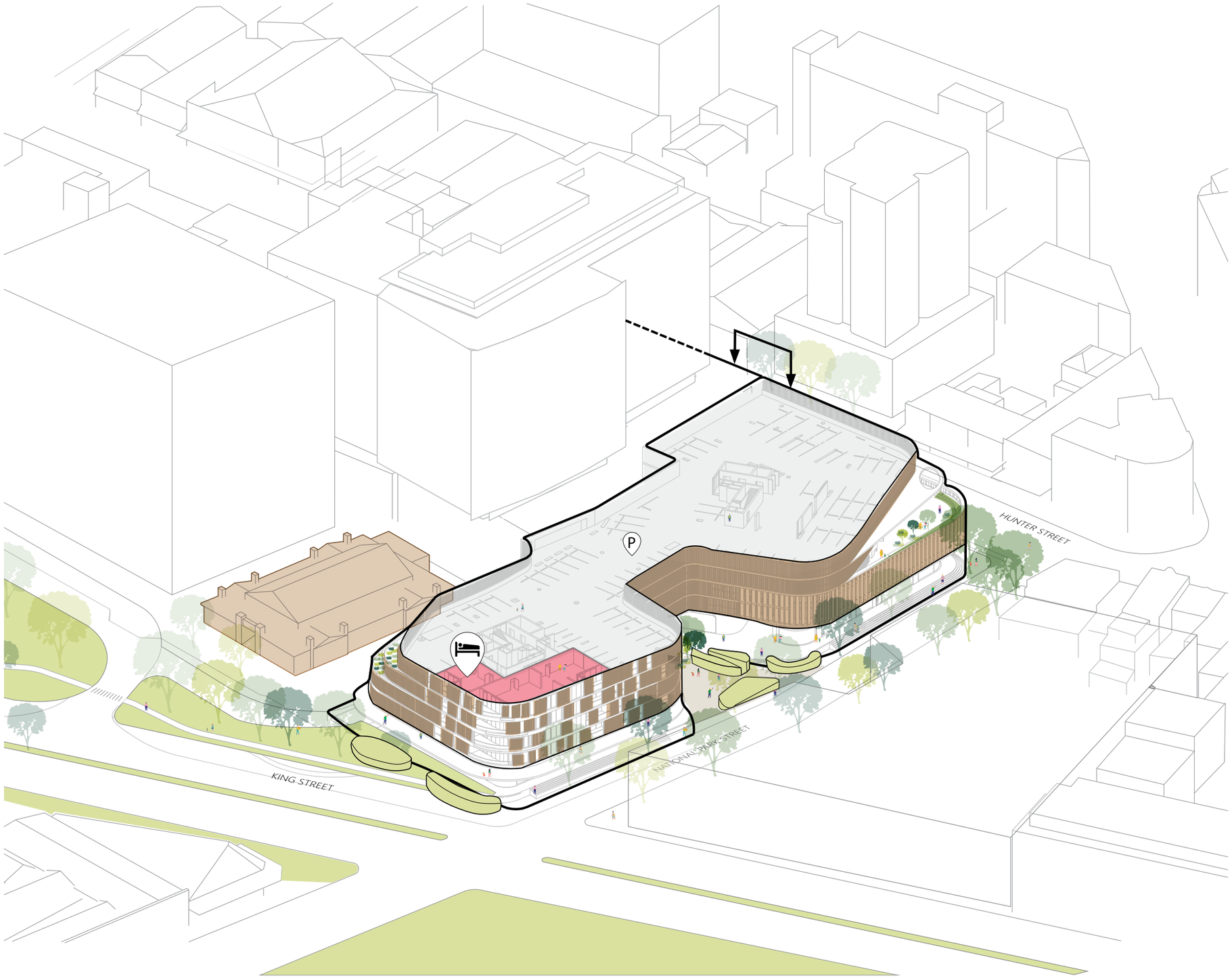
SCULPTURAL CEILING

LIGHTING SCULPTURE

WATER PLAY

DESIGN DRIVERS

# PODIUM LANGUAGE




The podium edges above ground level comprise zones of activated sleeved apartments, business and retail space behind the historic façade and car park areas in a mix that has been carefully considered with respect to providing a design that allows for activation at prominent corners, the sculpting of the podium footprint and the provision of an above ground car park in an efficient configuration. Key to the successful composition of these zones is the adoption of a podium expression that can span between and mediate/blur their edges in order for the podium to read as a cohesive whole. Vertical screen elements that can work equally well as car park façade and free-standing screens within apartment zones have been chosen along side continuous planter boxes as the predominant expression of the podium facade, regardless of use.

ARMY DRILL HALL

PUBLIC ART OPPORTUNITIES

FIXED SCREENING

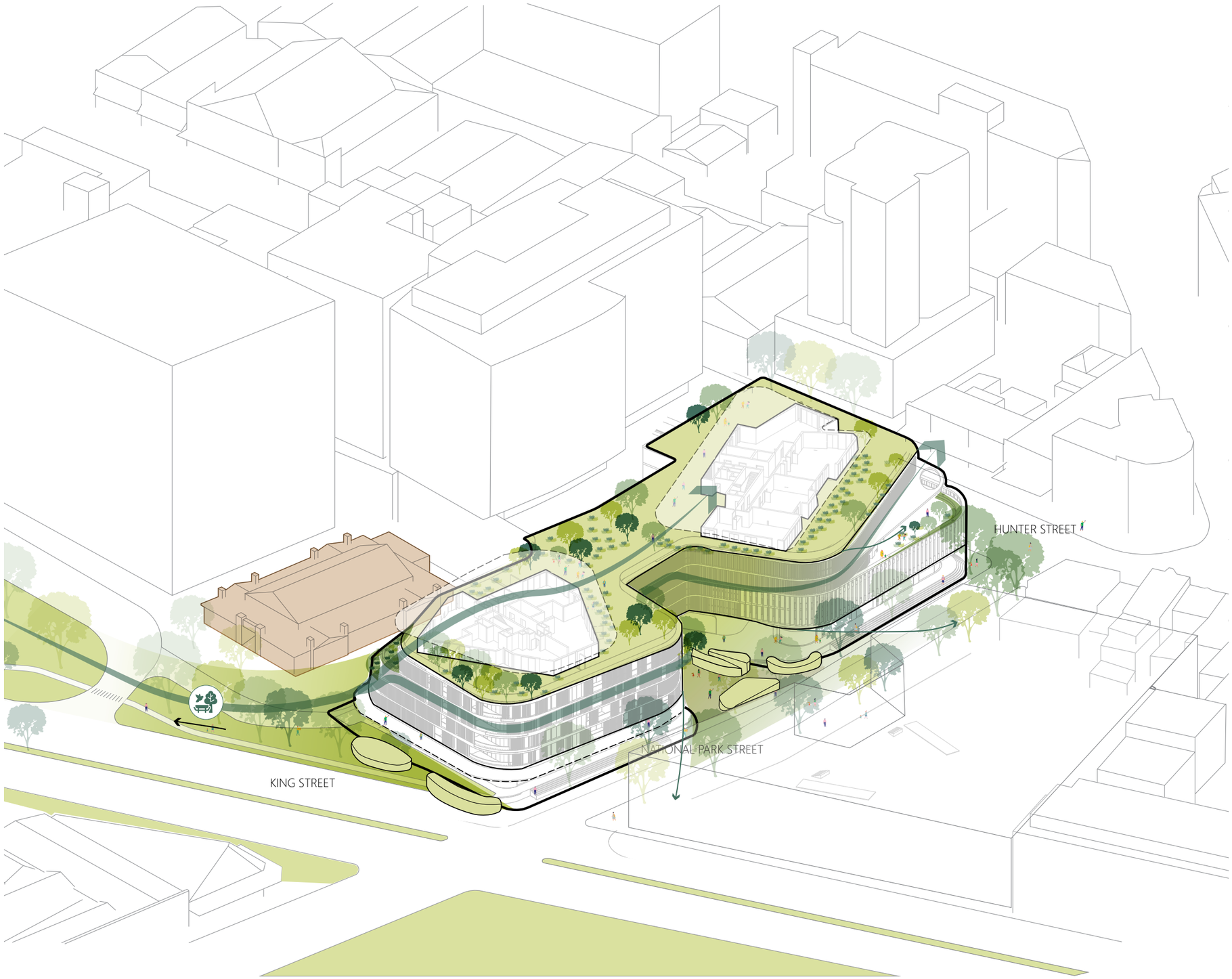
SOFT EDGES

RESPONSE TO CONTEXT

RESIDENTIAL EDGE

DESIGN DRIVERS

# EXTENDING THE PARK




Birdwood park adjacent acts as the genesis for the expression of the podium façade. The concept of extending the park into the development site and allowing it to be expressed on the northern part of the podium façade along Hunter Street has been pursued through dual, complementary design gestures. The first is the adoption of landscape planting on both horizontal and vertical faces of the podium, extending from the stepped zone directly adjacent to the park and continuing through the length of the podium and allowing it to form a significant part of the podium backdrop to the revitalised historic façade fronting Hunter Street. The second design gesture is to adopt the earth tones apparent in the park as the predominant colour of the podium façade.

ARMY DRILL HALL

SOFT EDGES

GREEN EDGES

FROM MOUNTAIN TO RIVER

BIRDWOOD PARK

BIRDWOOD PARK

DESIGN DRIVERS

# TOWER LANGUAGE

The tower forms and setbacks provide a sense of relief over the podium and showcase the slender building forms as seen from the various view angles. The composition and scale transition to respond to the various contextual conditions expressed through the horizontal layering of the podium and towers creates an elegant and sculptural build form.

LOWER TOWER RAILING

UPPER TOWER RAILING

PRIVACY SCREENING

SOLAR SHADING

FACADE INCISION

SLAB EXPRESSION

# SUSTAINABILITY

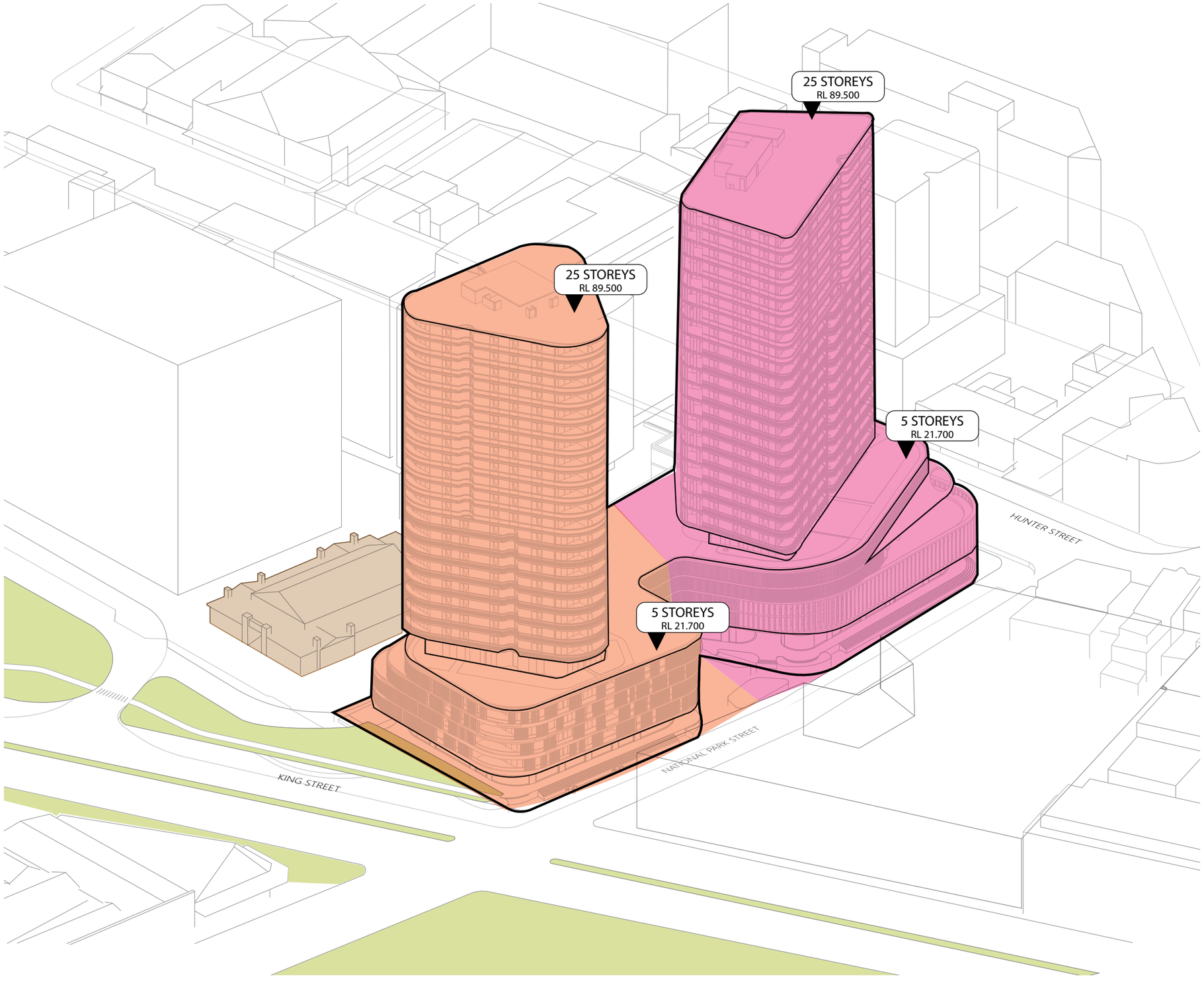
This development is governed by the following Sustainable Design Legislation which are being observed in the design:

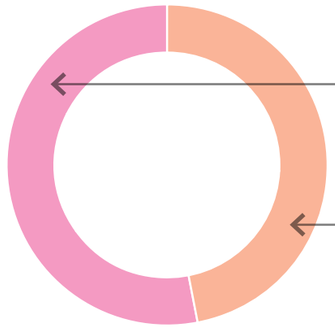
- Newcastle LEP 2012 - (NLEP 2012)
- Newcastle Development Control Plan 2012 –(NDCP 2012)
- National Greenhouse and Energy Reporting Act 2007.

The development looks to provide key initiatives, these include:

- Electric car charging – the development will include adaptability to allow 100% of car parking spaces to be readily upgraded with car charging facilities in future.
- End of Trip – High quality EoT facilities located at street level with easy access off Hunter Street, to encourage usage.
- 4-Star Greenstar Building rating – 13 expectations/ requirements are readily achievable
- Solar panels – a minimum of 20% of the roof area needs to be set aside for this. The development has the flexibility to exceed this target.

# STAGING

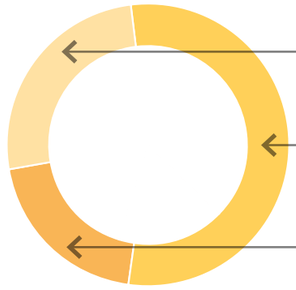


*STAGE 1*
*136 UNITS*

*STAGE 2*
*122 UNITS*

STAGE ONE

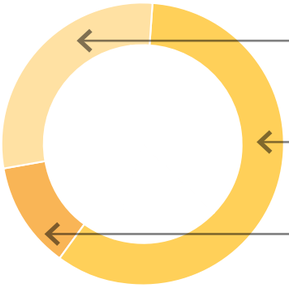


*1 BED*
*35 UNITS*
*26% MIX*

*2 BED*
*74 UNITS*
*54% MIX*

*3 BED*
*27 UNITS*
*20% MIX*

STAGE TWO

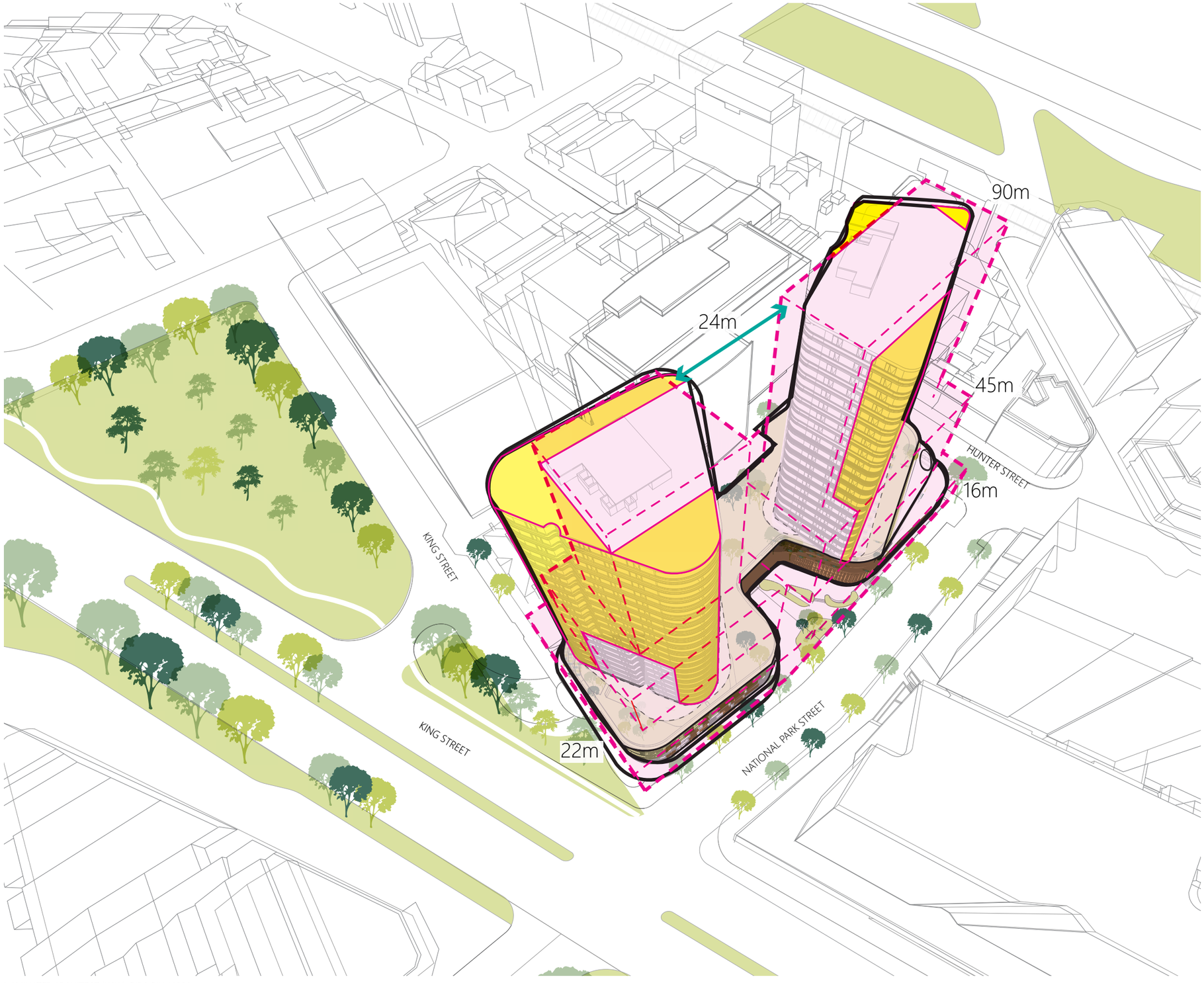


*1 BED*
*35 UNITS*
*29% MIX*

*2 BED*
*72 UNITS*
*59% MIX*

*3 BED*
*15 UNITS*
*12% MIX*

# SETBACK AND RELATIONSHIP TO CONTROL




The two tower scenario is proposed to allow for the realisation of the GFA available for the site. In order to satisfy the proponent's staging requirements and given that the stage 01 developable area occupies roughly two-thirds of the site, the envelope of the northern tower accommodates more GFA and has a larger footprint than the southern tower. To achieve maximum solar amenity, the tower envelopes rather than aligning themselves parallel to National Park Street are instead angled allow their eastern face a minimum of two hours of sunlight

VIEW TO EAST

VIEW TO SOUTH

ARMY DRILL HALL

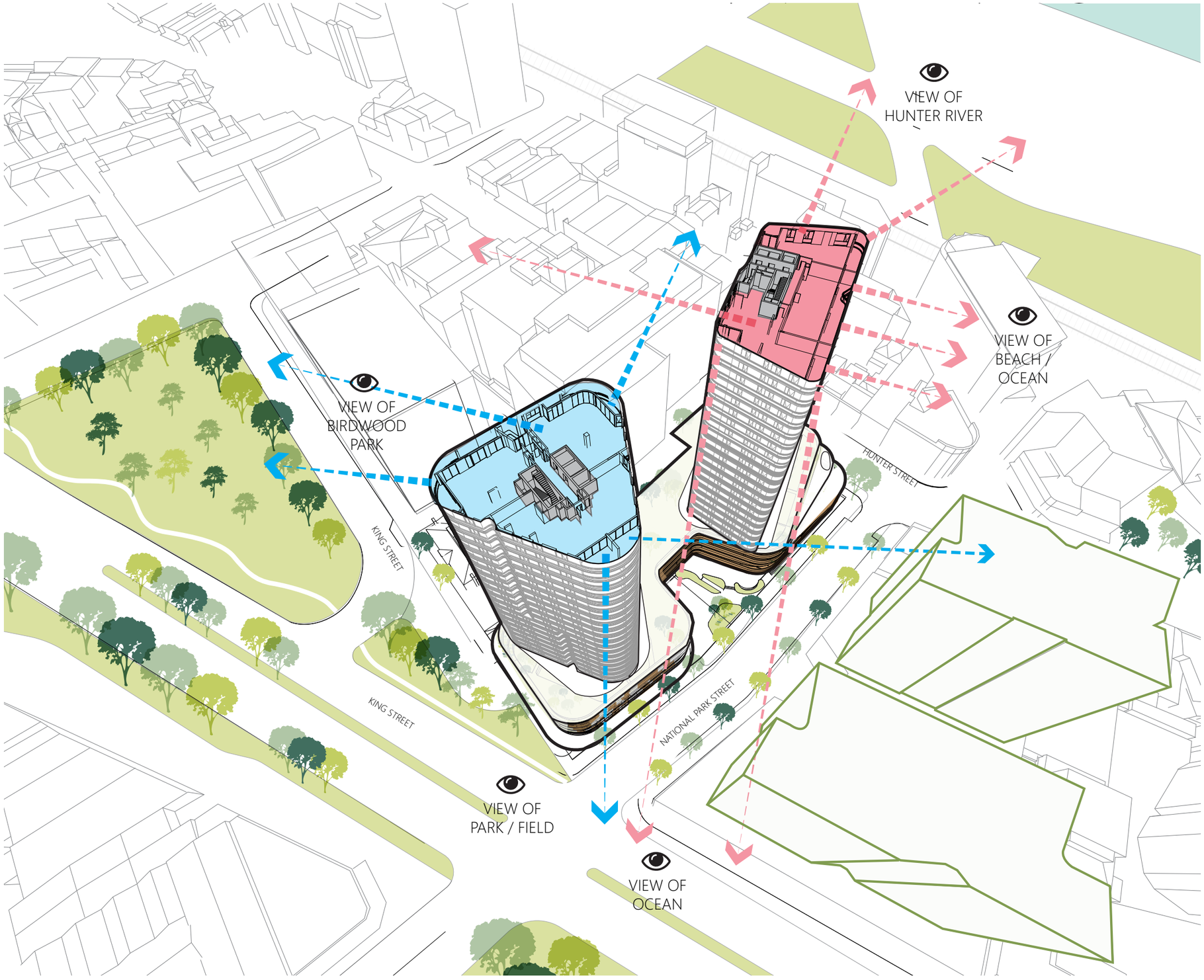
NORTHERN DEVELOPMENT

WESTERN DEVELOPMENT

EASTERN DEVELOPMENT

DESIGN DRIVERS

# TOWER VIEWS




Amenity in relation to views, solar ingress and visual privacy have been the key drivers of the proposed tower design. Each tower has a limited footprint with a maximum of 8 apartments per floor, serviced by corridors that have ready access to natural light. The northern tower allows for the majority of the apartments to be oriented north and west. The apartments will enjoy expansive views of Hunter River to the north and the Pacific ocean to the east. Care has been taken to ensure only a limited number of apartments (one per floor) have their primary aspect to the adjacent commercial development to the west, currently under construction.

VIEW TO EAST

VIEW TO NORTH

VIEW TO SOUTH

VIEW TO SOUTH

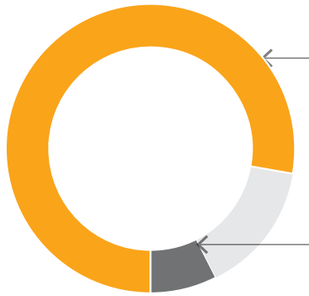
WESTERN DEVELOPMENT

EASTERN DEVELOPMENT

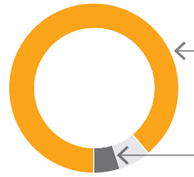
DESIGN DRIVERS

# SOLAR ACCESS AND CROSS VENTILATION

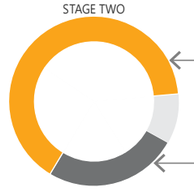
## OVERALL SOLAR ACCESS



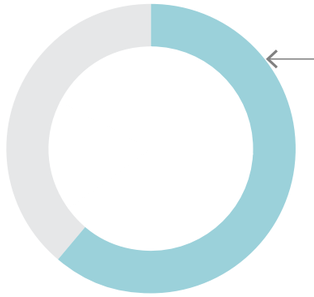

STAGE ONE



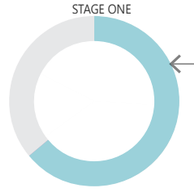

STAGE TWO



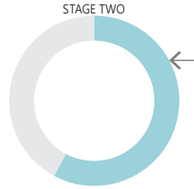

## OVERALL CROSS VENTILATION




STAGE ONE




STAGE TWO



# DESIGN PROCESS

## 03 DESIGN FOR COUNTRY

## Connection to Country

### Awabakal peoples

In the Awabakal language, awaba was the word for Lake Macquarie, meaning flat or plain surface, and by extension referred to the people native to that area.

### Land Uses

The Awabakal people played a significant part in shaping the environment of their region. They practiced fire-stick farming extensively, which helped them to hunt and to navigate through dense prickly scrub along the coast. Newcastle's main city thoroughfare, Watt Street, was built over an Awabakal path from the shore to the top of a hill.

Fishing, particularly for shellfish, was a significant part of the Awabakal people's diet and culture pre-colonisation. The historical location of the river bank  is suggested to be between Hunter Street and the rail line.

## Emerging Principles

### *Saltwater/Freshwater*

Draw upon the coastal river mouth location, the confluence of freshwater and saltwater, a place of trade and congregation as design narrative:

- Flowing geometries
- Layered textures
- Reference to sedimentation and erosion
- Water story throughout
- Diversity of spaces - performance spaces, meeting places
- Use of coastal, sandy colours and materials
- Highly sensory - smell and sound of water, textures of sands, stone, timbers, mollusc shells
- Draw on relationship with lunar patterns, interpreting the tidal and seasonal patterns

### *Urban Habitat*

Draw on coastal landscape characteristics, provide for humans and non-humans to encourage connection with Country:

- Use of endemic, local coastal planting
- Explore opportunities for habitat creation, particularly pollinator species
- Explore urban food production opportunities
- Allowing Country to breathe, to connect
- Create spaces that encourage physical and visual connection with nature - avoid overuse of planter walls
- Create spaces for nourishment, refuge
- Layered, textural environment
- Emphasis on sustainability
- Use of language and cultural cues throughout

### *Material Responsibility*

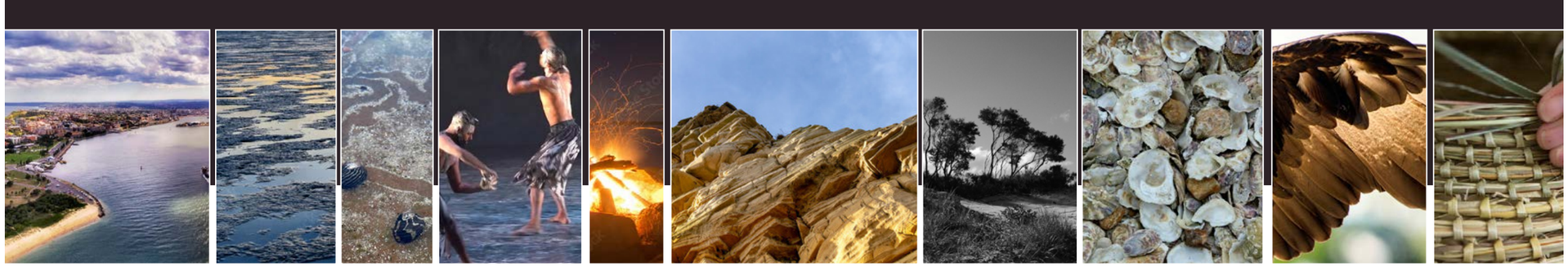
Explore ways in which the built form can truly be of place through sourcing local materials, minimise burden on Country:

- Re-use and recycle materials where possible
- Prioritise locally sourced materials
- Employ Indigenous ethos to materiality - where traded materials are sourced through relationality - prioritise locally sourced, then look to fair, ethical and sustainable materials
- Importance of facilitating an ethos of care - for Country, for one and other
- Materials to be of place - colour, texture, types - to feel as an extension of Country

### *Building relationships*

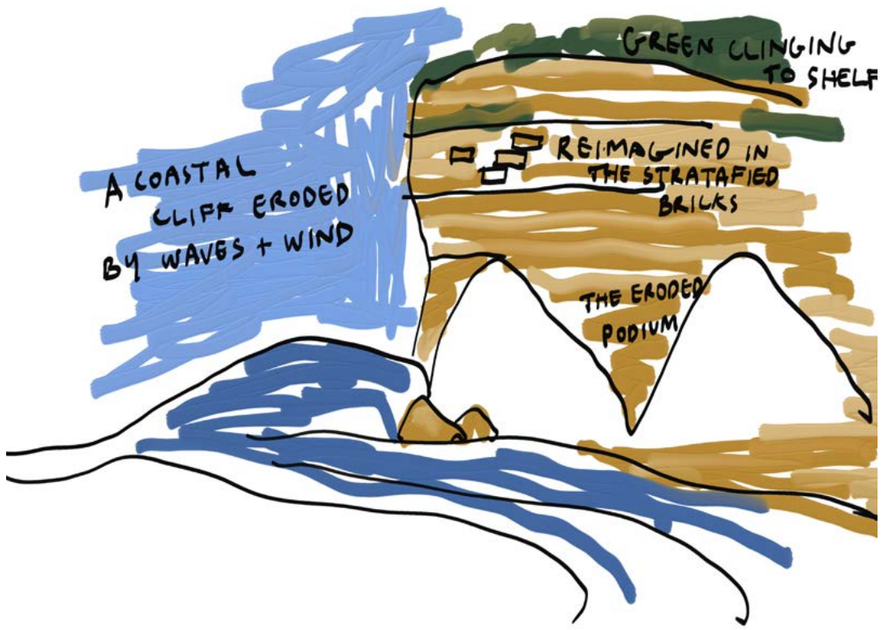
Explore the ways in which the development strengthens our relationships with Country and community via:

- Employing a net positive effect on Country, minimising burden and extraction from Country
- Seeking out opportunities for community partnerships and perpetual benefit
- Seeking out opportunities to facilitate cultural practice, explore educational and cross cultural exchange opportunities
- Seeking out relationships with local Indigenous artists, community organisations

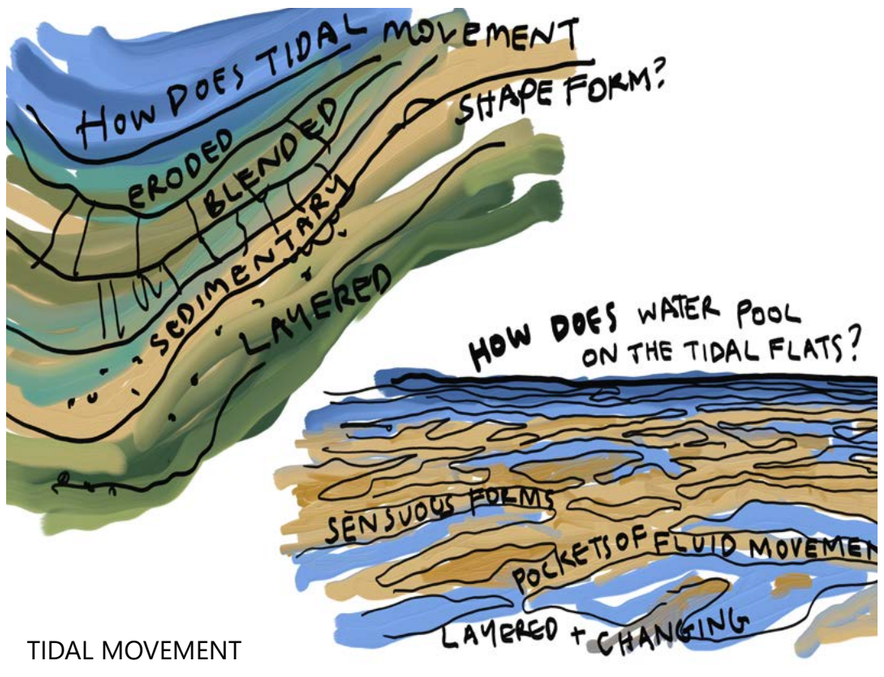


CONFLUENCE

SHELL




CAVE




TIDAL MOVEMENT

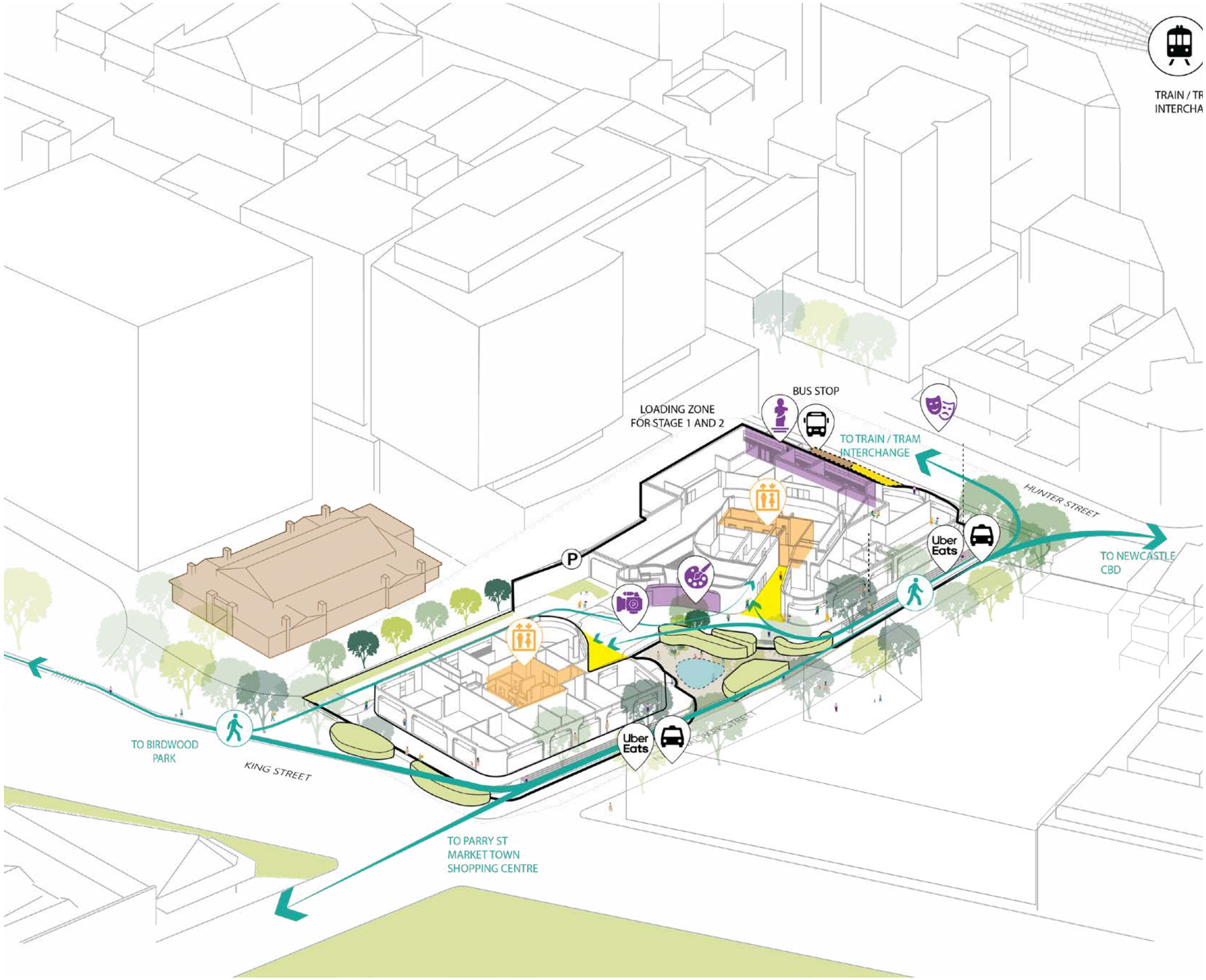
- We acknowledge the location of our site is positioned along the former sandy riverbanks. The layering and flowing segmentation has been interpreted through our floodplane response through steps and materiality which help to define the building ground plane and shape the central plaza creating a community gathering space at the heart of our development. The materiality and tonality of ground floor represents the sandy environment of Hunter River. The form of the proposal expresses the layering of the beach which is revealed by the waves

- We draw inspiration from shells sitting lightly on the beach, sculpted by wind erosion and providing a response to the flow of movement, wind, people and landscape. The proposal has no basement which has little impact on the original geography and provides opportunity to bring deepsoil landscape into the heart of the development. The flow of through site link resonates the confluence of salt water and fresh water. Together with landscape water feature and ceiling lighting artworks, it brings the experience of Hunter River into the site.

- The active ground plane is defined by the retail façade and ceiling which further guide both people and landcape through the site. The sculptural nature of the podium and horizontal ground layers are brought up into the building to define the overall composition of the buildings creating the optimal outcome for the amenity of both the buildings and public domain. The brickwork which frames the ground floor retail has a sandy colour to connect the ground plane to the ceiling and unify the overall sculptural gesture.

- The landscape is drawn from the adjacent park into through both the ground plane and over the steps created in the podium, conceptually connecting the park to the generous communal landscape areas over the podium providing a series of community gathering spaces for the new community to occupy the land. The rich landscape character of the park is drawn through the ground floor to reveal itself towards national park street. The landscape architects have worked through a detailed response to bring design for country into their design approach and planting selection. The opportunity for public art and interpretation further enriches the experience for the wider public.

# PLACE OF TRADE & CONGREGATION



RETAIL ACTIVATION

A SENSE OF GATHERING

The active ground plane is defined by the retail façade and ceiling which further guide both people and landcape through the site. The sculptural nature of the podium and horizontal ground layers are brought up into the building to define the overall composition of the buildings creating the optimal outcome for the amenity of both the buildings and public domain. The brickwork which frames the ground floor retail has a sandy colour to connect the ground plane to the ceiling and unify the overall sculptural gesture.

# FLOW OF MOVEMENT

FOOD PRODUCTION

WATER

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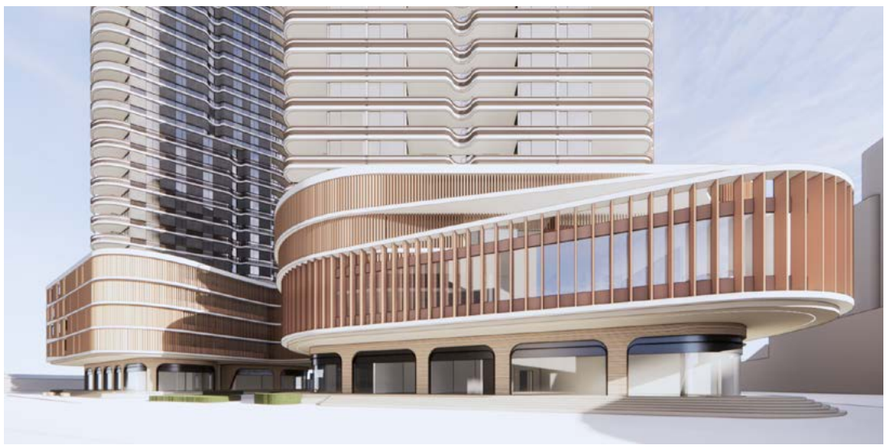
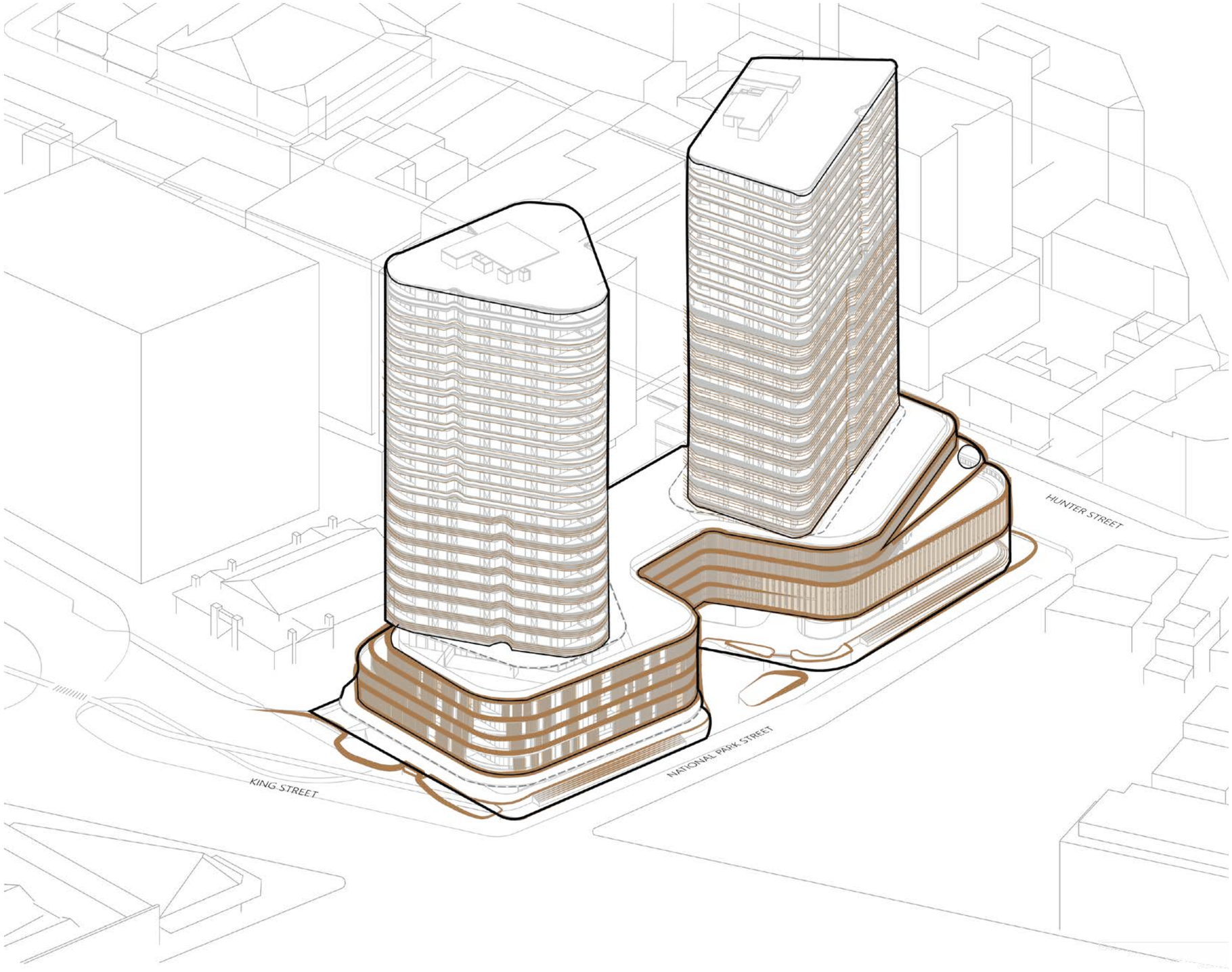


# LAYERS OF SEDIMENTATION



SEDIMENT LAYERS

HORIZONTAL LAYERING

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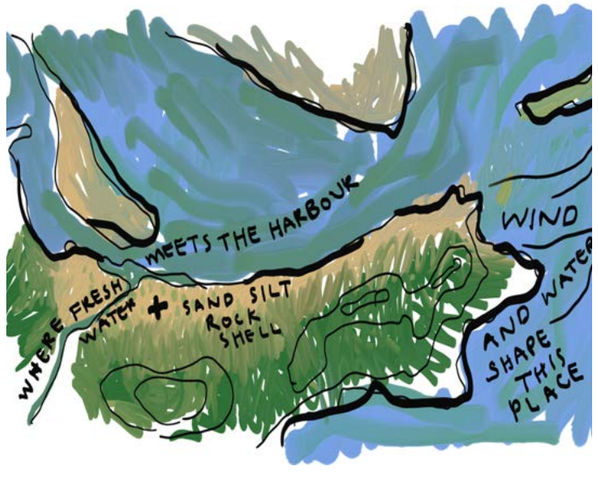


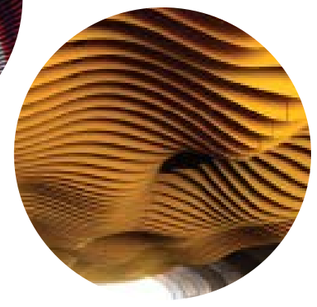
DESIGN FOR COUNTRY

# GEOMETRIC CURVES

SEDIMENT LAYERS

HORIZONTAL LAYERING

LIGHTING SCULPTURE



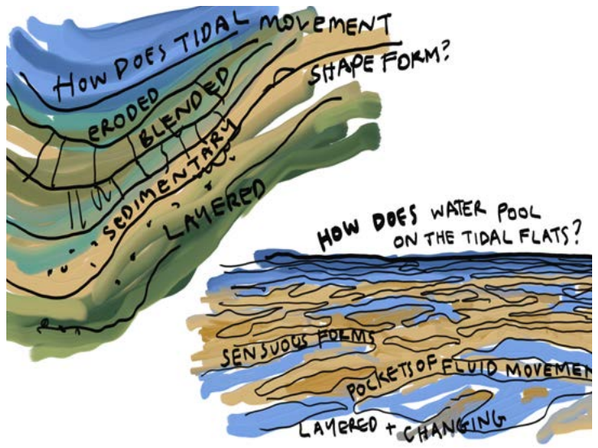
SOFFIT ARTWORK

# LANDSCAPE

FOOD PRODUCTION

WATER

The landscape is drawn from the adjacent park into through both the ground plane and over the steps created in the podium, conceptually connecting the park to the generous communal landscape areas over the podium providing a series of community gathering spaces for the new community to occupy the land. The rich landscape character of the park is drawn through the ground floor to reveal itself towards national park street. The landscape architects have worked through a detailed response to bring design for country into their design approach and planting selection. The opportunity for public art and interpretation further enriches the experience for the wider public.



# MATERIAL RESPONSIBILITY

LANDSCAPE

CONNECTING WITH COUNTRY

GROUND FLOOR - MASONRY / BRICK

PODIUM - METAL SCREEN

# DESIGN PROCESS

## 04 LANDSCAPE

# DESIGN APPROACH

## Public Domain + Streetscape

The landscape design strategy for the streetscape is to create revitalised street frontages with access points to retail spaces from Hunter Street, National Park Street and King Street. ***The project presents a unique opportunity, rarely presented where a developer has the opportunity to "curate" a 100-150 m street frontage and set the tone for the street experience.*** While Newcastle is already one of the most creative cities in Australia, the desired positioning at the ground plane is for a broader definition of creative industries (digital agencies, architects, advertising agencies, startup/boutique retail). The opportunity for the ground plane is a centralized mini precinct/street where advertising agencies, digital agencies, architect studios, creative retail are closely curated in close proximity with critical scale.

This positioning of the ground plane leverages off the adjoining Parry Street precinct by delivering smaller flexible tenancies to facilitate flexibility for retail and or commercial uses.

The landscape design strategy is to create connected street frontages with access points to retail and commercial spaces from the Street. A footpath and central space will provide a flexible space with opportunities for the community and commercial uses to spill out and inhabit the public realm with events, impromptu activation, goods for sale and activities for different groups of people.

Steps with integrated seats will help activate the retail frontage along National Park Street. The landscape design has been careful not to land too heavy with large planters or other rigid elements that could act as visual blocks. Rather, a more organic approach to landscape design is proposed which directly responds to the retail brief. The design features a series of large pots, informal planting, public art, flexible seating and the removal of structural columns to allow to allow the two footpath levls to perform like a single public space, promoting the viability and success of the retail offer. The design allows for opportunity for accessible access to the adjacent Birdwood Park.

## Communal Podium Gardens

The centrally located communal courtyard gardens on the Podium level provide residents with a series of formal and informal gathering spaces. Large open lawns, seating pods, children's play area, passive retreats, BBQ and outdoor dining areas, bush tucker/vegetable garden and fitness spaces have been integrated into the podium to offer residents with opportunities for both respite, social interaction and a sense of enclosure through a lush and rich planting palette. Planting will create a sensory rich environment that consist of a variety of colours, forms and textures whilst serving an ecological purpose for the local area. The communal podium garden delivers high quality spaces which provide interactive programs that will encourage residents to utilise open space. These spaces provide areas for Foodies with vegetable gardens and edible planting, spaces for health and wellbeing through fitness and play equipment, and pet stations for a pet friendly environment.

The podium gardens provide a diversity of spaces and passive activities. The podium space offers residents intimate and communal spaces. Residents will have the opportunity to seek respite in shaded or sun filled spaces. The design gives users the chance to relax and mingle while taking in the view opportunities from platforms complemented by a lively and colourful planting palette.

## Level 17 Communal Roof Terrace

Level 17 incorporates an indoor / outdoor kitchen area providing dining and function space. It includes seating and viewing areas that offers amazing views towards the Hunter River and the ocean. The planting palette includes citrus trees and edible perennials to offer fresh produce for the kitchen.

# PLANT ESTABLISHMENT + MAINTENANCE

## Landscape Maintenance Strategy

### General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase

- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.

- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.

- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

- Turf within internal courtyard to be managed through winter monthly including;

- Fertilising.

- Top dressing areas of high activity.

- Maintain irrigation strategy.

### Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to: Weeding, Rubbish removal, Fertilizing, Pest and disease control, Adjust / replace stakes and ties, Topping up mulch, Cultivating, Pruning and Keeping the site neat and tidy.

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

### Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

### Fertilising

Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.

Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

### Completion

Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

## Drainage & Watering Strategy

Generally:

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Water Sensitive Urban Design (WSUD) principles have been realised into the landscape design in a way that celebrates a sustainable water cycle.

All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;

Where possible storm water runoff will be directed to the lawn and garden beds; via basement rainwater storage tanks

Irrigation will be provided to all soft landscape areas and will be specified within the tender package;

Low water demand shrub planting is proposed.

# LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

# SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;

All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;

All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;

Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

All planting + retaining / planter walls to be low at road intersections to ensure vehicular sight lines are not obstructed

# GUIDING DESIGN PRINCIPLES

## DESIGNED FOR USERS

er the users of the ground plane and how and when ill use the spaces. Consider spaces, access paths nenity that suit the different groups yet connect the nt users at the same time.

## CONTEXTUAL

The design, materiality and publicart is relevant and contextual to the targeted users of the project. This will engender a stronger emotional connection, sense of ownership and visitation. Address through forms, materials and other elements.

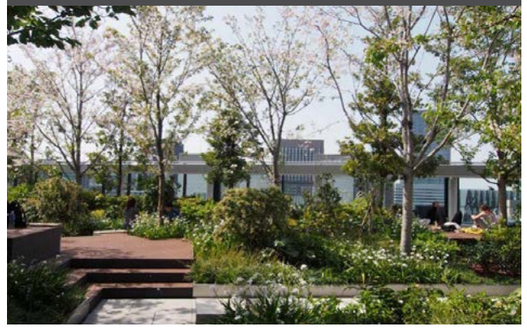
## DIVERISTY OF EXPERIENCE

Create an improved ground plane experience ensuring diversity in materials, facade, spaces, uses and events. This is critical for the retail and to create a more engaging ground plane experience and differentiator to other developments in Newcastle.

## CONNECTED

Digitally, visually, socially and physically connected. To draw people off ant tracks and from further afar it is imperative that there is good visual connectivity from Hunter Street and King Street. Passive and active spaces, wayfinding, and digital connectivity will attract and retain people, and enhance social connections.

## COMPRESSED & LAYERED



s are attracted to smaller and diverse compressed such as laneways. Break down Spaces that are , more compressed and intimate tend to be more sful. Use of awnings, merchandising, landscaping, heights, materials, signage, and fitouts can add to ering and compression.

## AUTHENTIC MATERIALS

Utilization of “natural” materials at the street plane will assist in avoiding a corporate look and feel for the project. Materials such as timber, stone and brick will engender a sense of authenticity, point of difference to competing office towers increasing the emotional connection driving visitation and demand.

## CELEBRATE THE HISTORY

Ensure the design is aligned with the project positioning and broader “place story” of Newcastle West. The project should celebrate the recent and longer term history of the precinct in subtle interpretation design elements.

## FLEXIBLE

Ensure that there is flexibility in the spaces to accommodate a range of uses, tenant types, events, pop ups, and retailers with short and long term tenure and enables spaces to evolve over time and adapt to the changing needs of users.

Note: The above Design Principles are extracted from Bell Phillips Project 711 Hunter Street Newcastle Retail & Car Park Precinct Brief August 2021)

# DESIGN PRINCIPLES

## UBLIC DOMAIN + STREET ADDRESS

- viting street address through an integrated chitectural and landscape response.
- stinctive arrival through hierarchy of arrival ints.
- lebration of topography through multi-velled spaces which provide a diversity in er experience
- ovision of accessible entries.
- eract with surrounding public infrastructure

## SOCIAL ACTIVATION

- Provision of a wide range of programmed activities.
- Flexible gathering spaces promoting interaction in a wide range of groups.
- Open and inviting centralised spaces for community focused activities.

## COMMUNAL OPEN SPACES

- Provision of high quality facilities.
- Diverse series of active and passive spaces with a focus on health and physical well-being.
- Spaces for small and large gatherings.
- Landscape oasis highlighted by lush planting.
- Spaces for community relationships.

## CONNECTION TO COUNTRY

- Local materials such as sandstone paving to the communal spaces on the ground floor and podium are proposed which responds to the geology of the place.
- Create spaces where people can connect with nature
- Improve and enhance the bio-climate environment through the use of endemic plant materials across all levels of the communal open spaces
- Opportunity for bush tucker experience

# GROUND LEVEL - PROGRAMS AND OPEN SPACE ZONE

**LEGEND:**

1 SMALL GATHERING SPACES

2 GREEN BUFFER

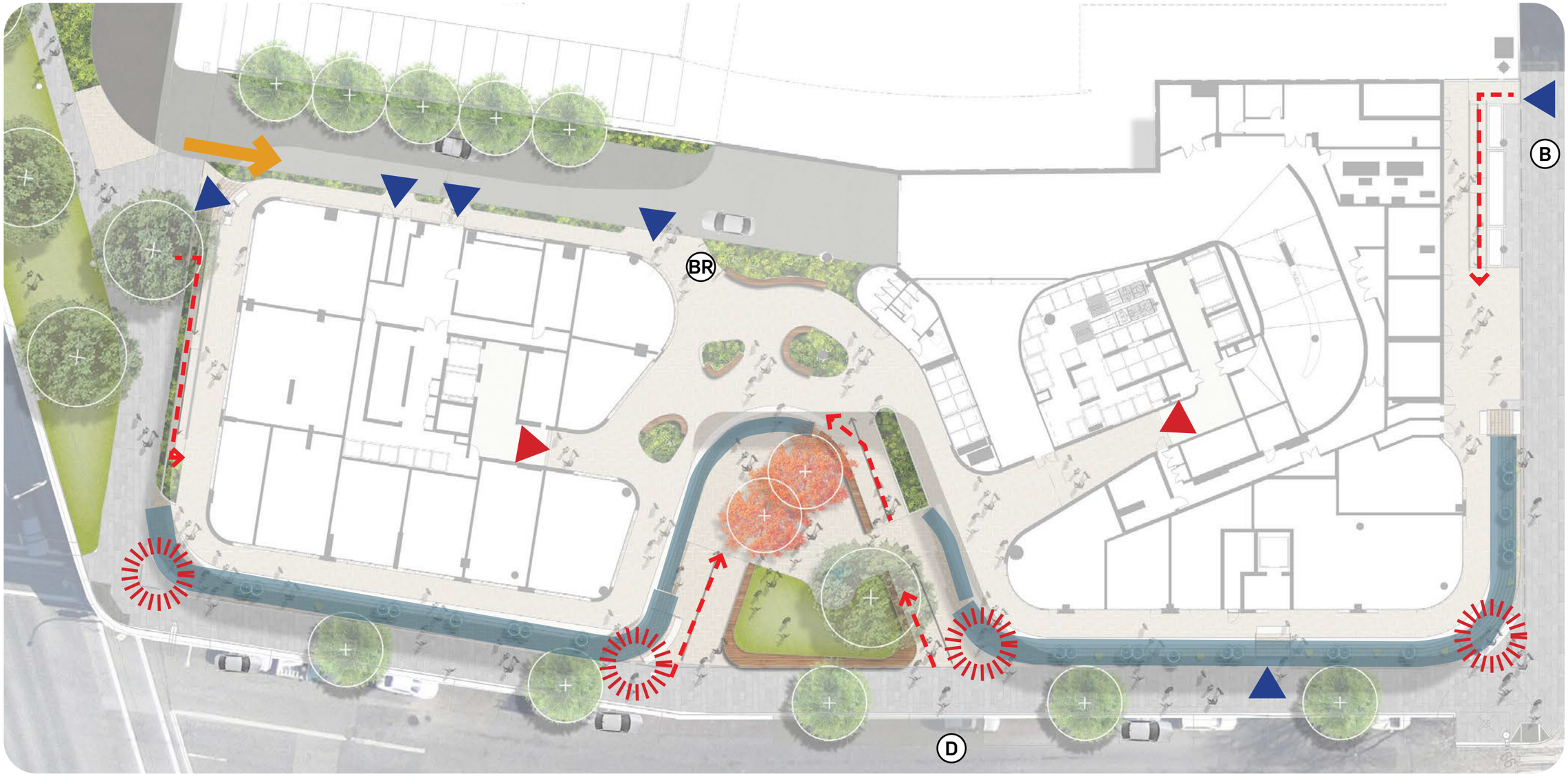
3 FLEXIBLE GATHERING SPACE

4 INFORMAL/FLEXIBLE SEATING AREA

5 COMMERCIAL/RETAIL SPILL OUT

1:400 @ A3

# GROUND LEVEL - ACCESS + CIRCULATION



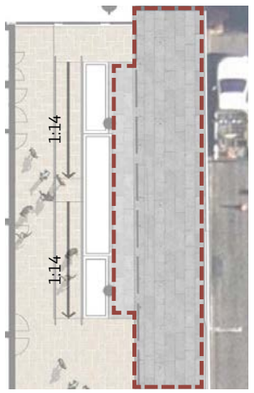

**LEGEND:**

- VEHICULAR ACCESS
- ACCESSIBLE PATHS
- STEPPED ACCESS
- MAIN ACCESS POINTS
- RESIDENTIAL LOBBY ENTRANCE
- SECONDARY ACCESS
- (B) EXISTING BUS STOP
- (BR) BIKE RACKS
- (D) DROP-OFF / PICK-UP ZONE

1:400 @ A3

0 5 10 15 20

# GROUND LEVEL - LANDSCAPE PLAN




BUS STOP LOCATION

A wider footpath in front of the booster cabinets is proposed to provide flexibility to this area.

**LEGEND:**

1. SEAT WALL & LAWN TO STREET FRONT
2. STEPS WITH INTEGRATED SEATING / POTS
3. FEATURE TREES
4. PROPOSED STREET TREES
5. ACTIVATED COMMUNAL SPACE
6. PASSIVE SEATING /GATHERING / BREAKOUT SPACE
7. RAMP ACCESS
8. WATER FEATURE
9. BIRDWOOD PARK
10. EXISTING BUS STOP LOCATION
10. EXISTING BUS STOP LOCATION
11. BICYCLE PARKING
12. DROP-OFF / PICK-UP ZONE
13. ARRIVAL TREE
14. HERITAGE INTERPRETATION WALL
15. LINE OF STAGE 2 WORKS
16. PUBLIC ART OPPORTUNITY
17. RETAIL FRONTAGE
18. NEW BUS STOP INFRASTRUCTURE
19. THREE STOREY HIGH VISIBILITY ANCHOR TENANCY WITH ROOFTOP BAR
20. STAIRS WITH TACTILES

1:400 @ A3

0 5 10 15 20

# LEVEL 5 - PROGRAMS AND DESTINATIONS

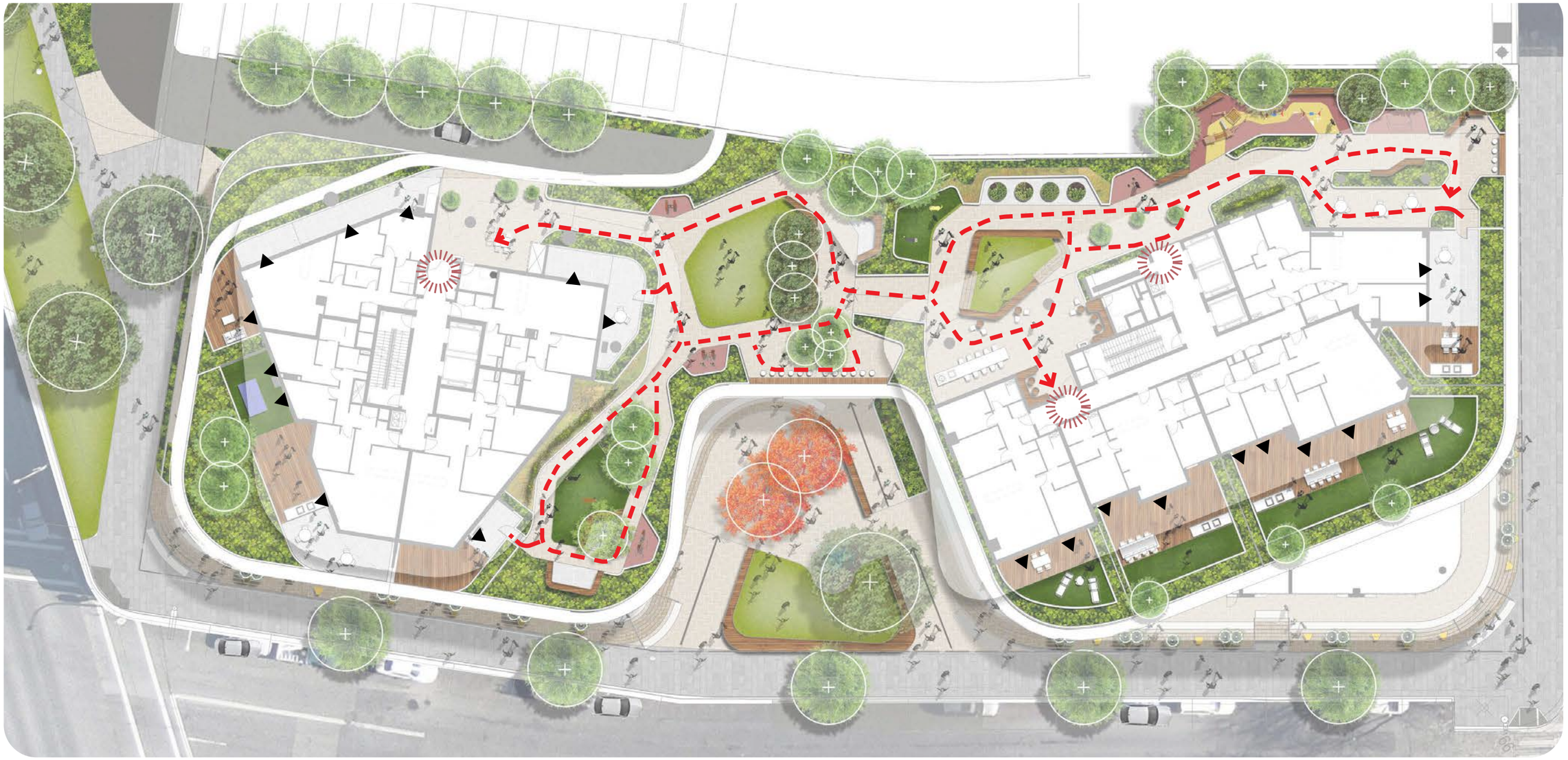
**LEGEND:**

1 PRIVATE OUTDOOR AREA
2 PLAY
3 COMMUNITY GARDEN
4 FITNESS STATION
5 PASSIVE SEATING AREA
6 PET STATION
7 COVERED BBQ TABLES
8 WORK FROM HOME

1:400 @ A3

0 5 10 15 20

# LEVEL 5 - ACCESS + CIRCULATION



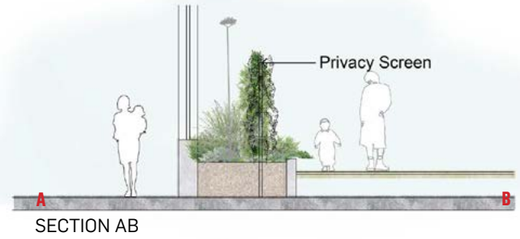
**LEGEND:**

- CIRCULATION PATH
- ACCESS PRIVATE
- BUILDING ACCESS POINT

1:400 @ A3

0 5 10 15 20

# LEVEL 5 - LANDSCAPE PLAN



**LEGEND:**

1. SEATING / VIEWING AREA
2. CHILDREN'S PLAY AREA
3. BBQ/OUTDOOR DINING
4. OUTDOOR WORK / SEATING SPACE
5. TREES IN POTS
6. BUSH TUCKER / EDIBLE PLANTS
7. SEATING AREA
8. PRIVATE RESIDENTIAL OUTDOOR SPACE
9. EXERCISE STATION
10. PET STATION - ARTIFICIAL TURF
11. CENTRAL LAWN
12. RAISED TURF
12. RAISED TURF
13. VEGETABLE GARDEN
14. TRANSPARENT WINDSCREEN (MIN. 1800mm HIGH)
15. LEVEL 4 GREEN ROOF
16. LEVEL 3 GREEN ROOF
17. PRIVACY SCREEN WITH PLANTING
18. WATER TANK

1:400 @ A3

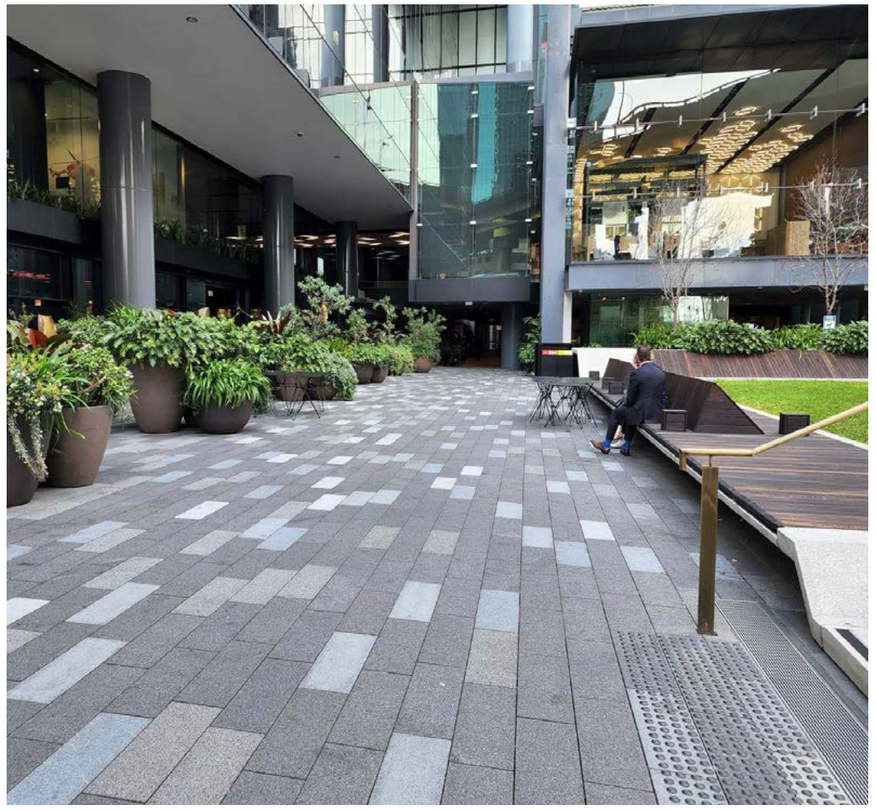
0 5 10 15 20

# LEVEL 17 - LANDSCAPE PLAN

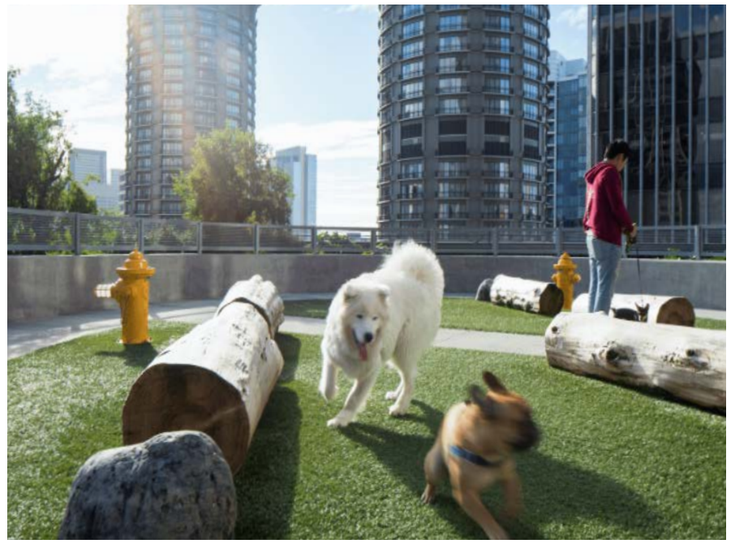
1:100 @ A3

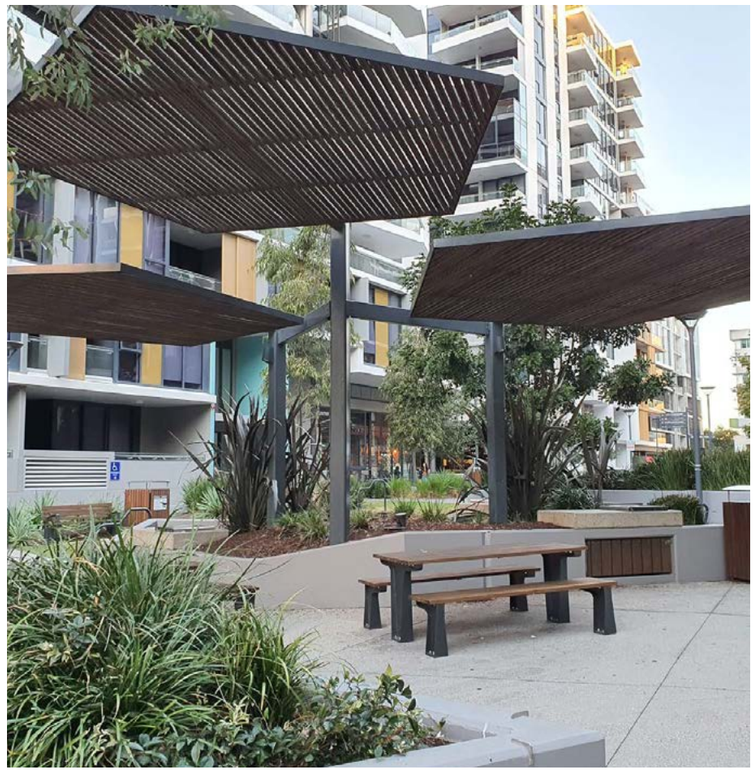
0 1 2 3 4 5

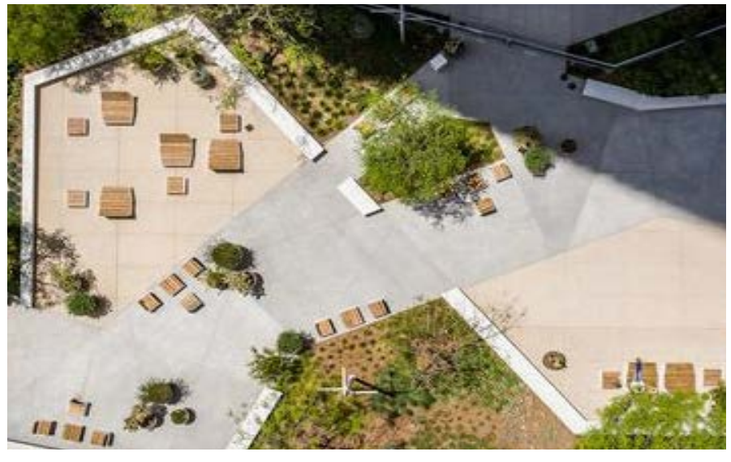
# PRECEDENT IMAGERY - GROUND LEVEL



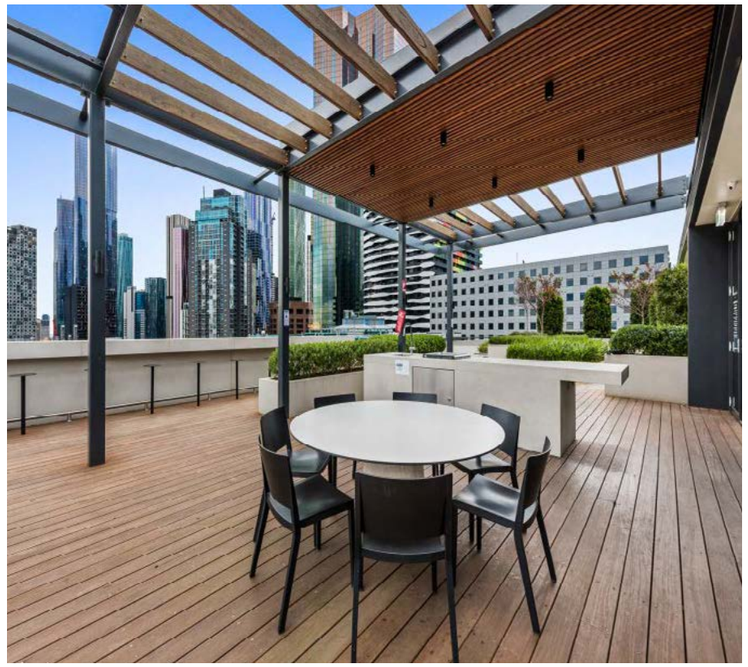
# PRECEDENT IMAGERY - LEVEL 5

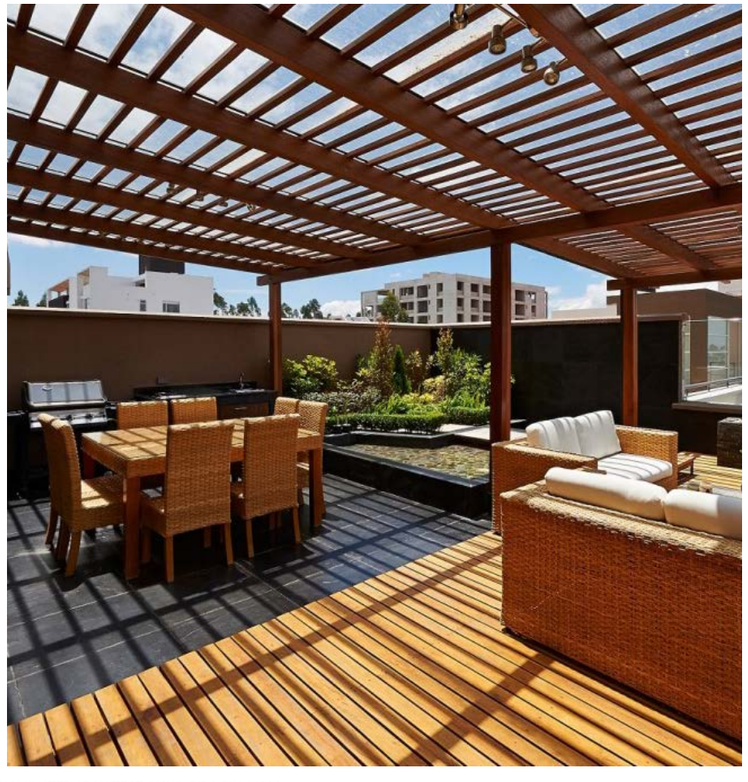


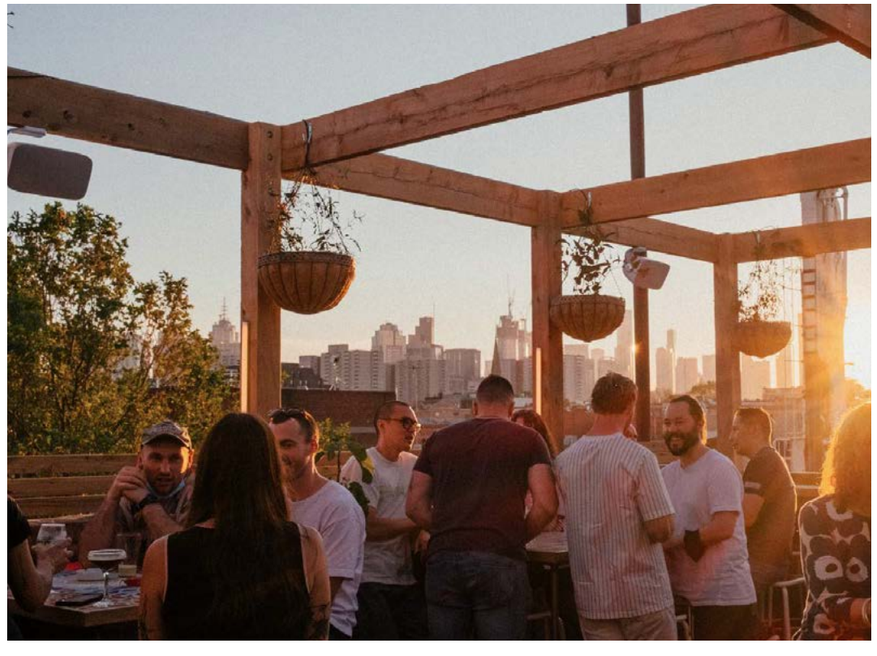


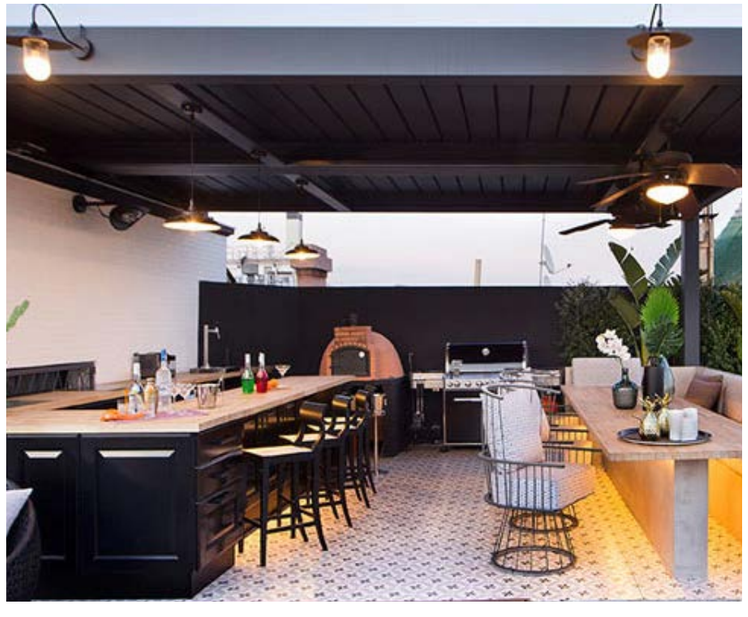


# PRECEDENT IMAGERY - LEVEL 17









# INDICATIVE PLANTING PALETTE

**TREES**

Pyrus calleryana ‘chanticleer’

Corymbia aparrerinja

Tristaniopsis laurina ‘Luscious’

Cupaniopsis anadarioides

Elaeocarpus eumundi

Citrus latifolia (Tahitian-Lime-Tree)

**SHRUBS & ACCENT PLANTING**

Dicksonia antarctica

Philodendron xanadu

Doryanthes excelsa

Westringia fruticosa ‘Blue Gem’

Alocasia brisbanensis

Rhapis excels

**GROUNDCOVERS & GRASSES**

Dianella caerulea

Dichondra repens

Banksia spinulosa ‘Cherry Candles’

Trachelospermum jasminoides

Scaevola albida ‘Mauve Carpet’

Lomandra confertifolia 'Wingarra'

**EDIBLE GARDEN**

Syzygium leuhmannii

Scaevola spinescens

Dianella revoluta

Carpobrotus glaucescens

Viola hederacea

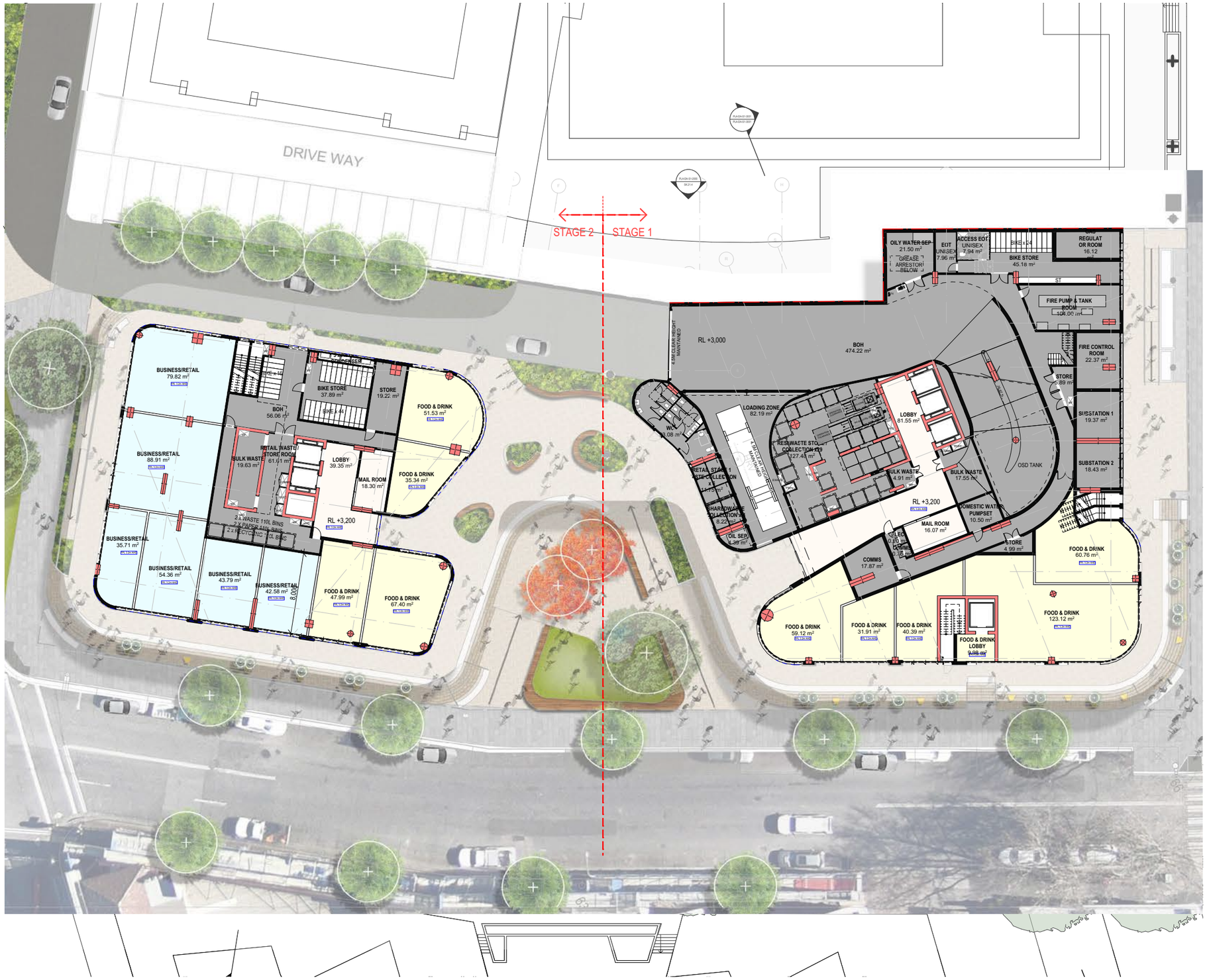
Lomandra longifolia

# THE PROPOSAL

## 01 PLANS

PLANS

# GROUND FLOOR



RETAIL ACTIVATION

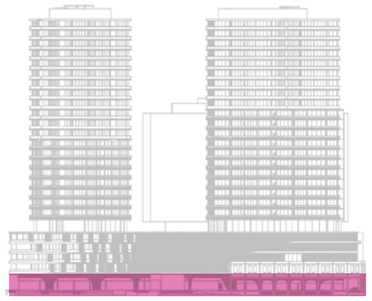
A SENSE OF GATHERING

ARMY DRILL HALL ACTIVATION

PLAY

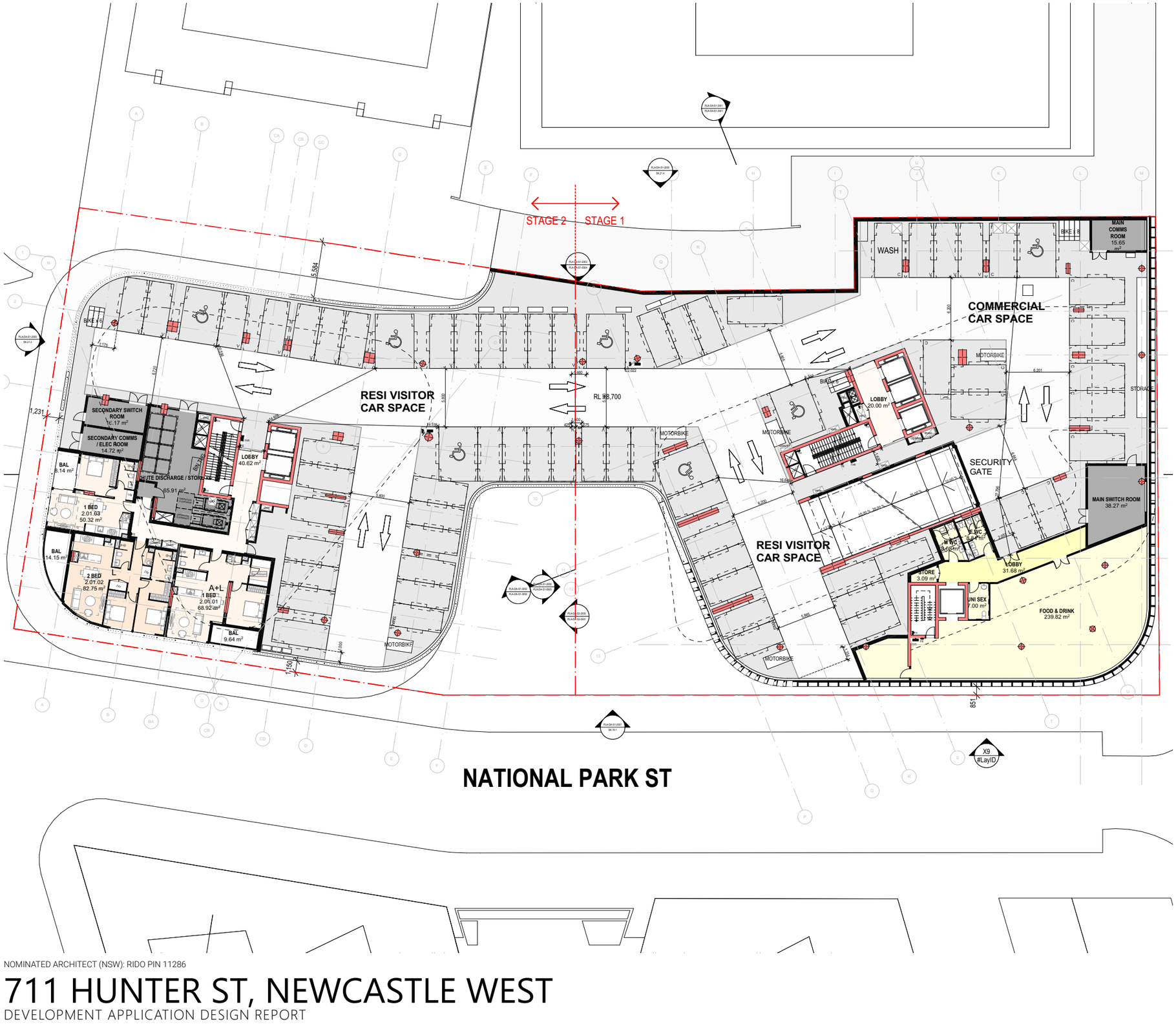
FORM

CONNECTING WITH COUNTRY



PLANS

# PODIUM - L1



ARMY DRILL HALL

NEW HUNTER ST CORNER

FIXED SCREENING

SOFT EDGES

PERFORATED SCREEN

RESIDENTIAL EDGE

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# 711 HUNTER ST, NEWCASTLE WEST

DEVELOPMENT APPLICATION DESIGN REPORT

JOB NO. 20623
DATE 19/05/2023
SCALE NTS



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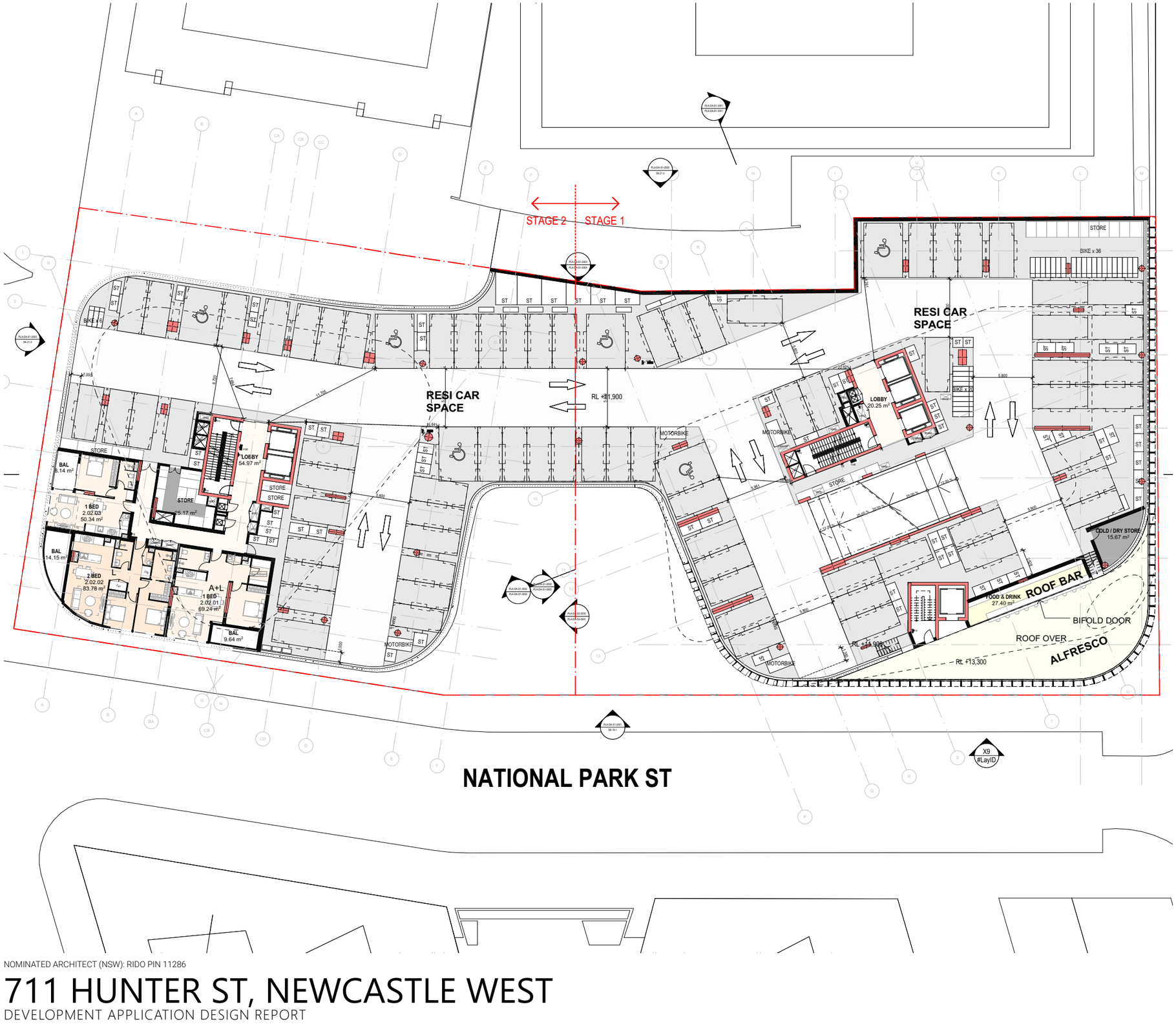
PLANS

# PODIUM - L2



ARMY DRILL HALL

NEW HUNTER ST CORNER

FIXED SCREENING

SOFT EDGES

PERFORATED SCREEN

RESIDENTIAL EDGE

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# 711 HUNTER ST, NEWCASTLE WEST

DEVELOPMENT APPLICATION DESIGN REPORT

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DATE 19/05/2023
SCALE NTS



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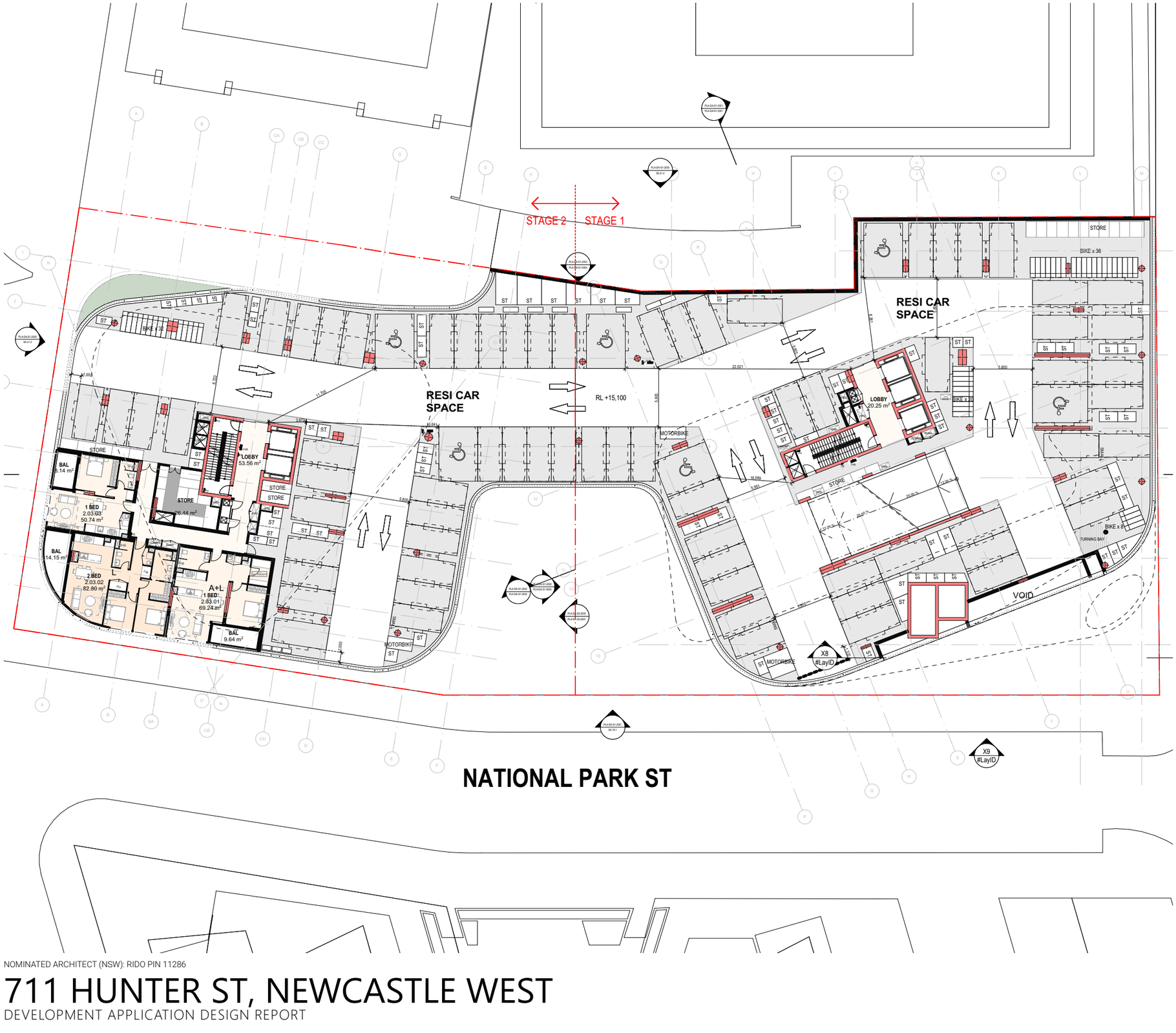
PLANS

# PODIUM - L3



ARMY DRILL HALL

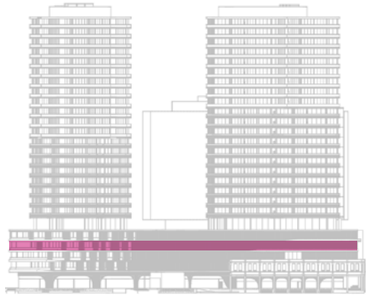
NEW HUNTER ST CORNER

FIXED SCREENING

SOFT EDGES

PERFORATED SCREEN

RESIDENTIAL EDGE



NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# 711 HUNTER ST, NEWCASTLE WEST

DEVELOPMENT APPLICATION DESIGN REPORT

JOB NO. 20623
DATE 19/05/2023
SCALE NTS



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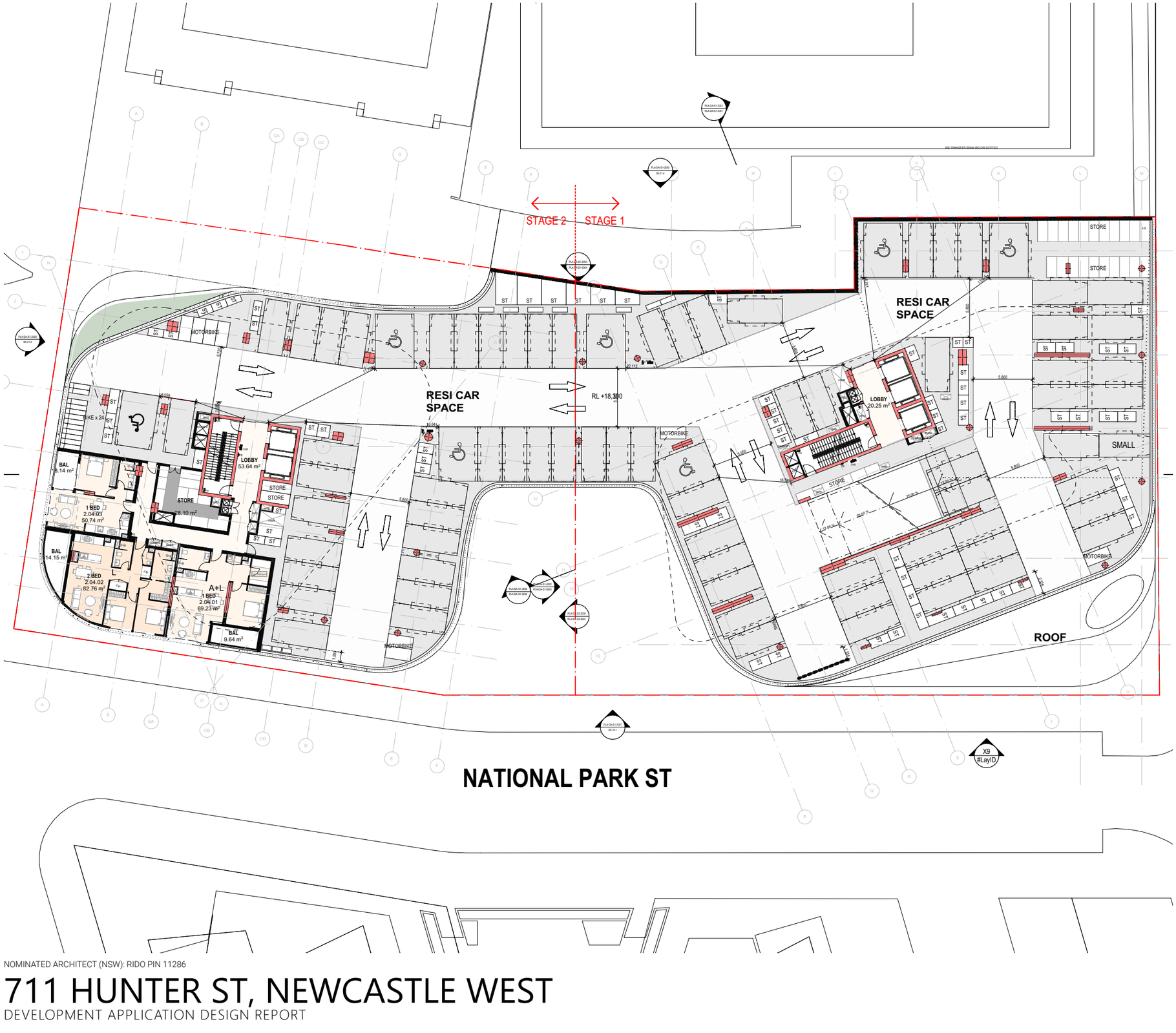
PLANS

# PODIUM - L4



ARMY DRILL HALL

NEW HUNTER ST CORNER

FIXED SCREENING

SOFT EDGES

PERFORATED SCREEN

RESIDENTIAL EDGE

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# 711 HUNTER ST, NEWCASTLE WEST

DEVELOPMENT APPLICATION DESIGN REPORT

JOB NO. 20623
DATE 19/05/2023
SCALE NTS



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PLANS

# PODIUM - L5 COMMUNAL

PLANT CHARACTER

EDIBLE PLANTING

GYM / YOGA

COMMUNAL SEATING

PET FRIENDLY

BBQ

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# 711 HUNTER ST, NEWCASTLE WEST

DEVELOPMENT APPLICATION DESIGN REPORT

| | |
|---|---|
| JOB NO. | 20623 |
| DATE | 19/05/2023 |
| SCALE | NTS |



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PLANS

# LOWER TOWER - L6 - L16

LIFESTYLE

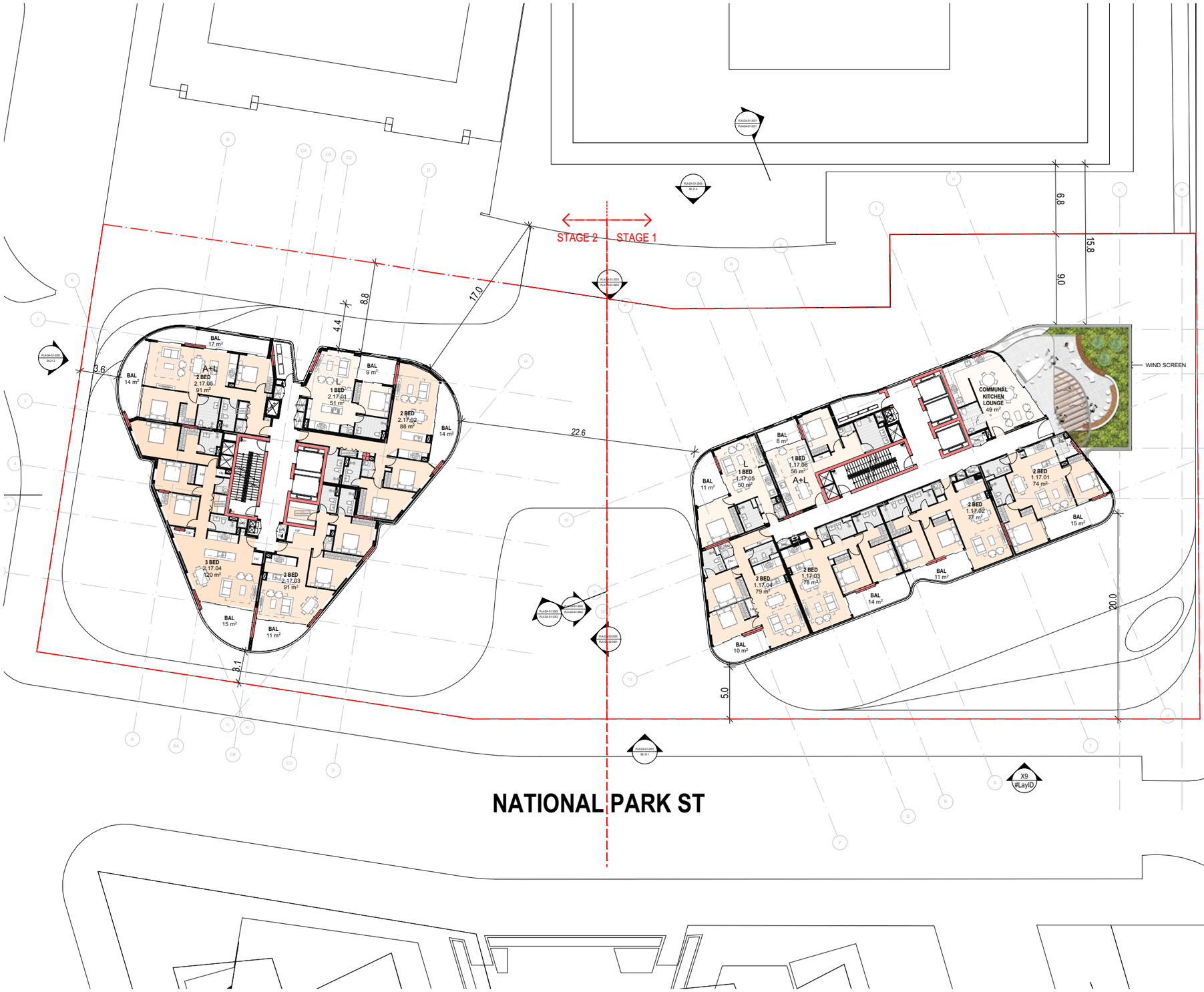
INDOOR / OUTDOOR

LOWER TOWER RAILING

PRIVACY SCREENING

PLANS

# UPPER TOWER - L17



LIFESTYLE

INDOOR / OUTDOOR

UPPER TOWER RAILING

OPEN TO VIEW

PLANS

# UPPER TOWER - L18 - L24

LIFESTYLE

INDOOR / OUTDOOR

UPPER TOWER RAILING

OPEN TO VIEW

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# 711 HUNTER ST, NEWCASTLE WEST

DEVELOPMENT APPLICATION DESIGN REPORT

JOB NO. 20623
DATE 19/05/2023
SCALE NTS



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PLANS

# UPPER TOWER - L25

LIFESTYLE

INDOOR / OUTDOOR

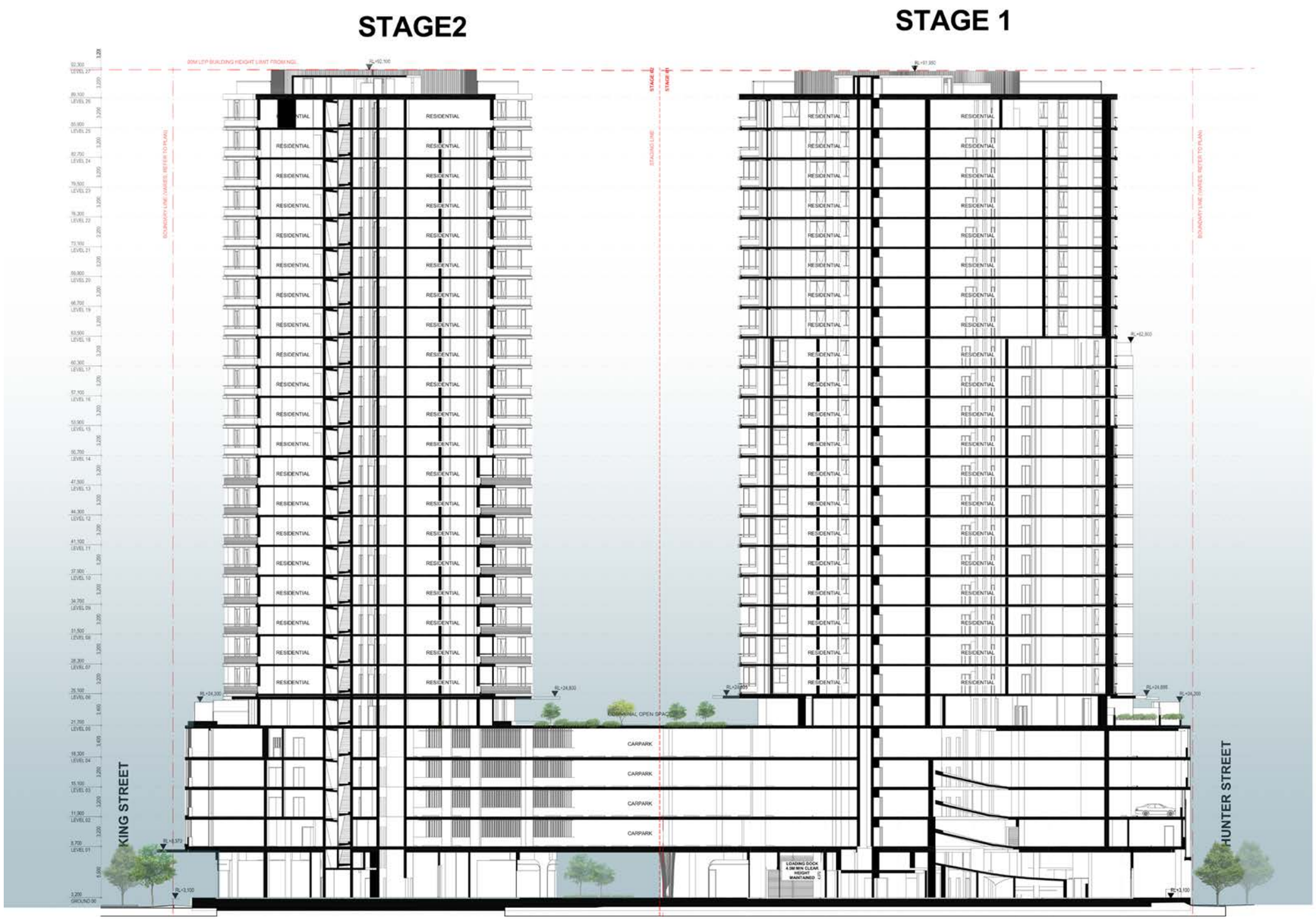
UPPER TOWER RAILING

OPEN TO VIEW

# THE PROPOSAL

## 02 ELEVATIONS AND SECTIONS

# OVERALL SECTION



STAGE 1 FACADE



PODIUM SCREEN

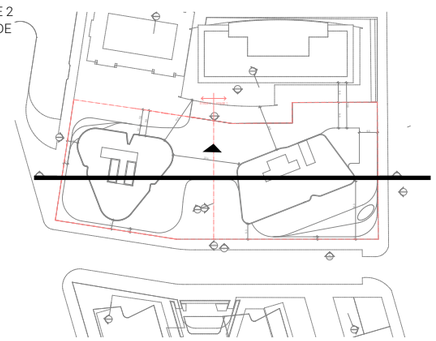
STAGE 2 FACADE



STAGE 2 FACADE

**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |



ELEVATIONS AND SECTIONS

# OVERALL SECTION

STAGE 1 FACADE



PODIUM SCREEN

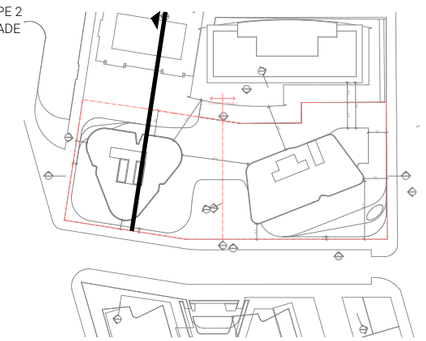
STAGE 2 FACADE



STAGE 2 FACADE

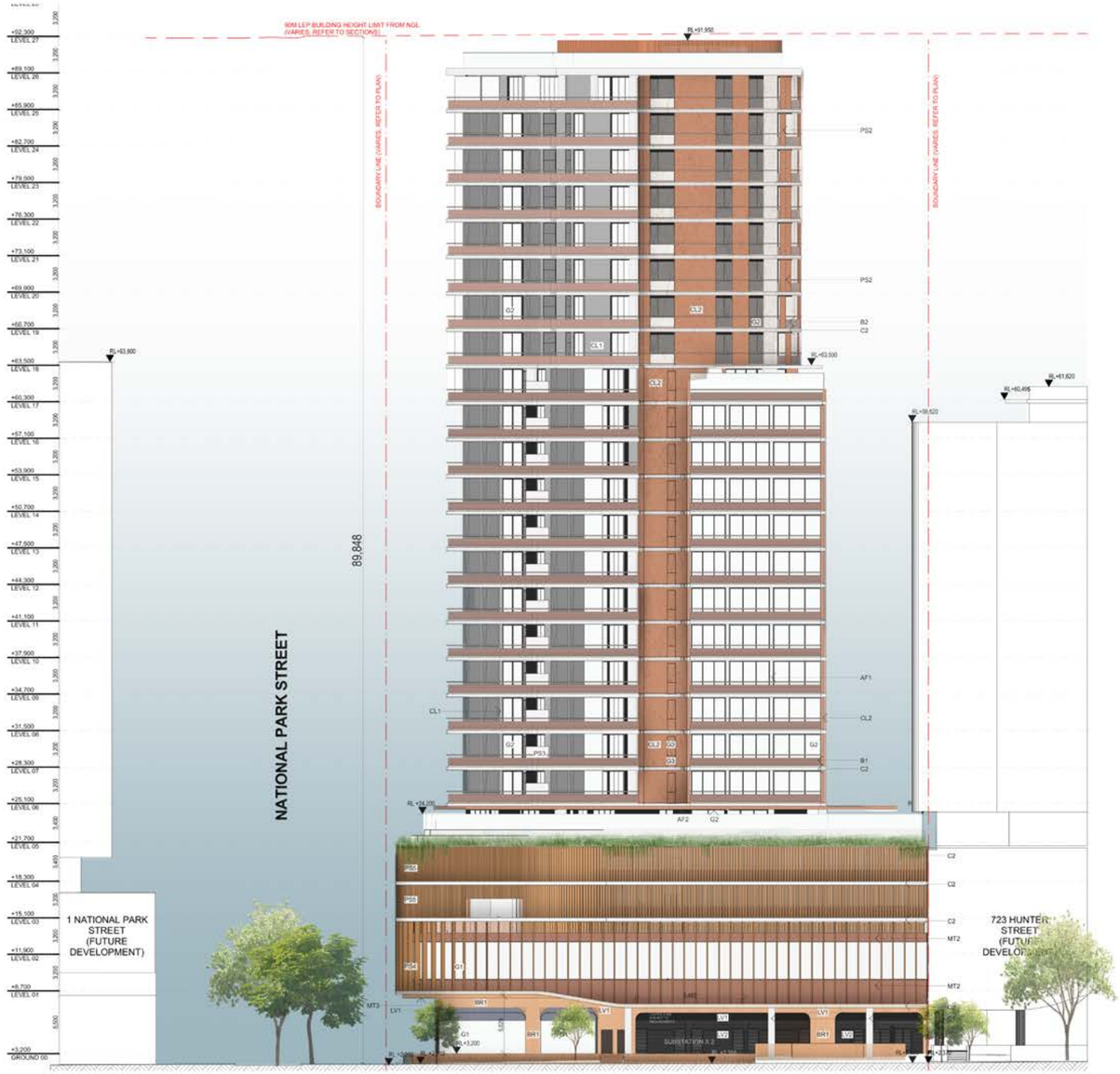
**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |



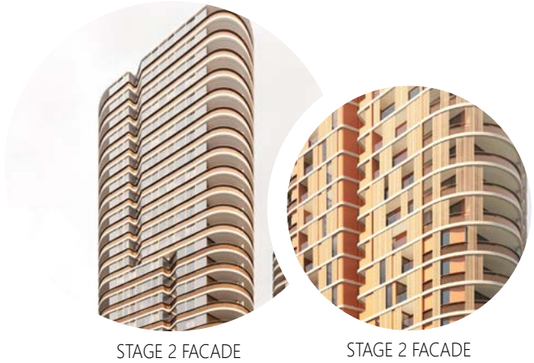
ELEVATIONS AND SECTIONS

# NORTH ELEVATION



STAGE 1 FACADE

PODIUM SCREEN

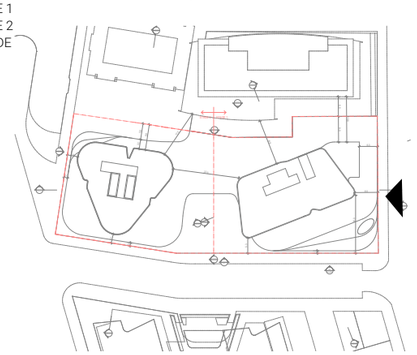


STAGE 2 FACADE

STAGE 2 FACADE

**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |



ELEVATIONS AND SECTIONS

# SOUTH ELEVATION

STAGE 1 FACADE



PODIUM SCREEN

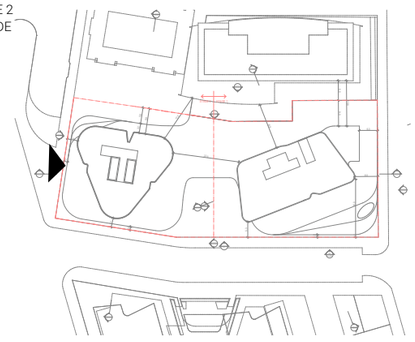
STAGE 2 FACADE



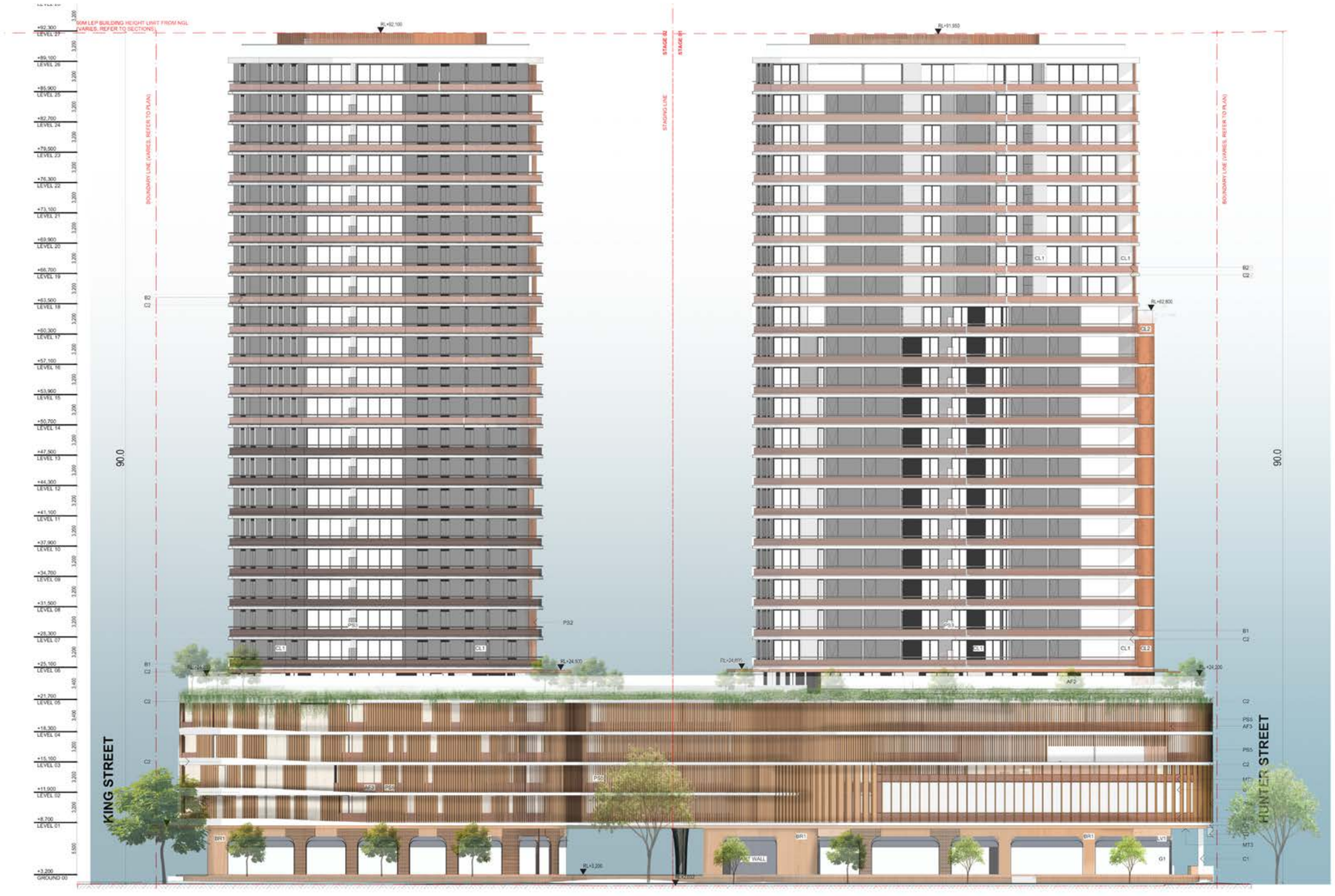
STAGE 2 FACADE

**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |



# EAST ELEVATION



STAGE 1 FACADE



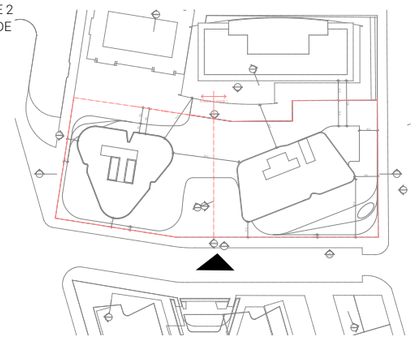
PODIUM SCREEN

STAGE 2 FACADE

STAGE 2 FACADE

**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |



# WEST ELEVATION

STAGE 1 FACADE

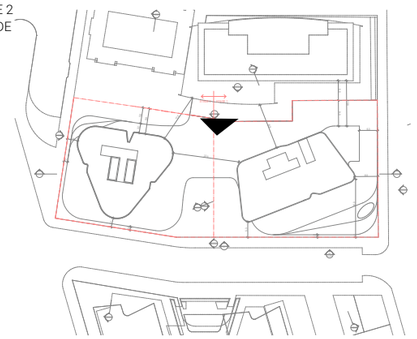
PODIUM SCREEN

STAGE 2 FACADE

STAGE 2 FACADE

**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |



# THE PROPOSAL

## 03 MATERIALITY

MATERIALITY

# GROUND PLANE

The sculpted and elegant nature of the project are a response to the context and history of the site. The building aesthetics material selection have developed to embrace the design principles and conversation previously mentioned under Designing with Country as it reflects on its historic site context of the riverbank character.

The sandy tones and light coloured brick of the ground plane conceptualizes the sedimentation and tonality of the former sandy riverbanks, sculpting a carving through the building as a result of the movement of water, wind and people.

LANDSCAPE

CONNECTING WITH COUNTRY

GROUND FLOOR - MASONRY / BRICK

PODIUM - METAL SCREEN

MATERIALITY

# PODIUM FACADE

The horizontal layering extends up into the podium drawing the eye up to the towers which extend above. The podium levels are screened by warm metal blades which respond to the various conditions and uses behind. They create a harmonious pattern reflecting the warm earthy tones of the rocky outcrops which once settled in the environment.

RETAIL ACTIVATION

A SENSE OF GATHERING

ARMY DRILL HALL ACTIVATION

PLAY

MOTHER TREE

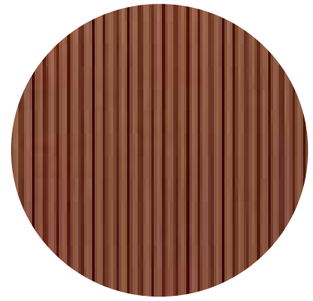
CONNECTING WITH COUNTRY

MATERIALITY

# TOWER FACADE

The sweeping lines of the podium transition into the tower forms which express the horizontal character throughout the proposal creating a sense of consistency in the architectural language. The towers have a clear expression of orientation with generous balconies facing the views. Warm bronze metal banding wrapping the edges of the levels carry the character of the podium into the towers. The patterning of perforated metal bronze-coloured screens along the western façade of the towers assist with the required solar protection and help to transition to the more solid façades as the tower get closer to the commercial building the to the north-west.

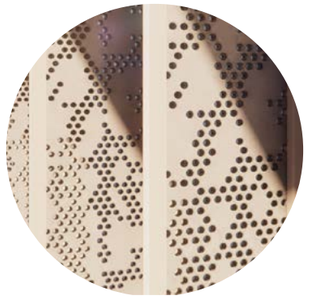
METAL RAILING



PROFILED ALUMINIUM

TOWER- WINDOW WALL

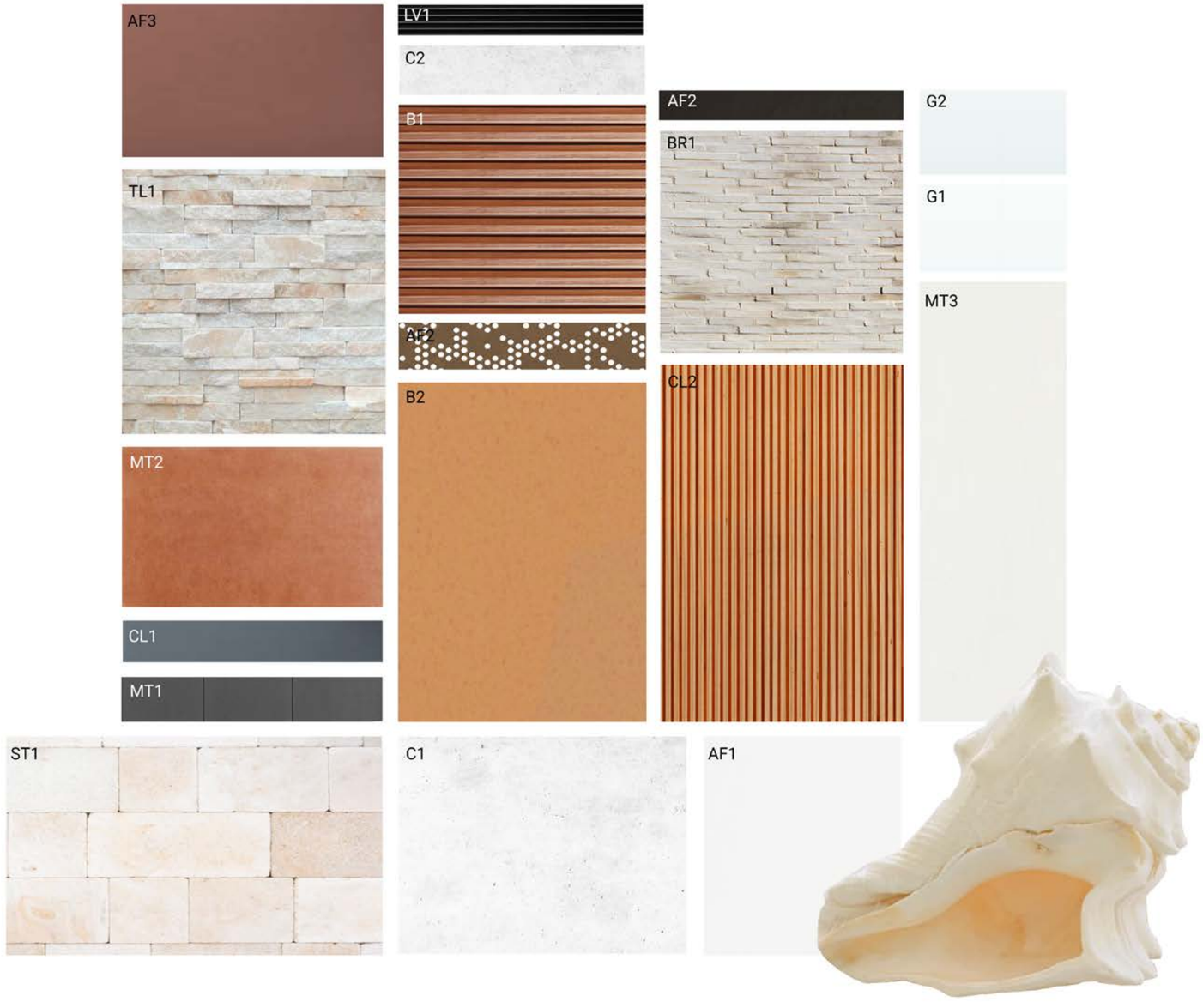
TOWER - STAINED CONCRETE



TOWER - FIXED SOLAR SHADING

TOWER - PRIVACY SCREEN

# MATERIAL PALETTE




Colour and texture are considered in order to create a visual hierarchy within the facade types. Sandy tones and light coloured brick relate the ground plane to its context surrounds. The warm tone vertical patterning in the proposed screening, creating visual interest and playing into the rhythm of the facade, and contribute a harmonious pattern reflecting the warm earthy tones of the rocky outcrops which once settled in the environment

**FINISHES LEGEND:**

| | |
|---|---|
| **AF1** | AF1 APPLIED RENDER FINISH (WHITE) |
| **AF2** | AF2 APPLIED RENDER FINISH (DARK) |
| **AF3** | AF3 APPLIED RENDER FINISH (BROWN) |
| **C1** | C1 CONCRETE |
| **C2** | C2 CONCRETE (PROTECTED) |
| **BR2** | BR1 BRICK |
| **ST1** | ST1 STONE CLADDING |
| **TL1** | TL1 TILE CLADDING |
| **MT2** | MT2 METAL FINISH (BROWN) |
| **MT3** | MT3 METAL FINISH (CEILING) |
| **CL1** | CL1 FAÇADE CLADDING (DARK) |
| **CL2** | CL2 FAÇADE CLADDING (EARTH) |
| **G1** | G1 GLAZING TYPE 1 |
| **G2** | G2 GLAZING TYPE 2 |
| **G3** | G3 GLAZING TYPE 3 (WITH LOUVRE) |
| **LV1** | LV1 LOUVRE TYPE 1 |
| **PS1** | PS1 PRIVACY FIXED SCREEN |
| **PS2** | PS2 PRIVACY FIXED SCREEN |
| **PS3** | PS3 PRIVACY FIXED SCREEN |
| **PS4** | PS4 PRIVACY FIXED SCREEN (BROWN) |
| **PS5** | PS5 PRIVACY SCREEN (FIXED / PERFORATED / BROWN) |
| **B1** | B1 BALUSTRADE TYPE 1 |
| **B2** | B2 BALUSTRADE TYPE 2 |
| **B3** | B3 GLASS BALUSTRADE |

# THE PROPOSAL

## 04 PERSPECTIVES

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# VIEW FROM KING ST EAST

plus architecture

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

VIEW FROM KING ST EAST

plus architecture

NOMINATED ARCHITECT (NSW): RIDO PIN 11586

VIEW FROM KING ST EAST

plus architecture

NOMINATED ARCHITECT (NSW): RIDO PIN 11286

VIEW FROM KING ST WEST

plus architecture

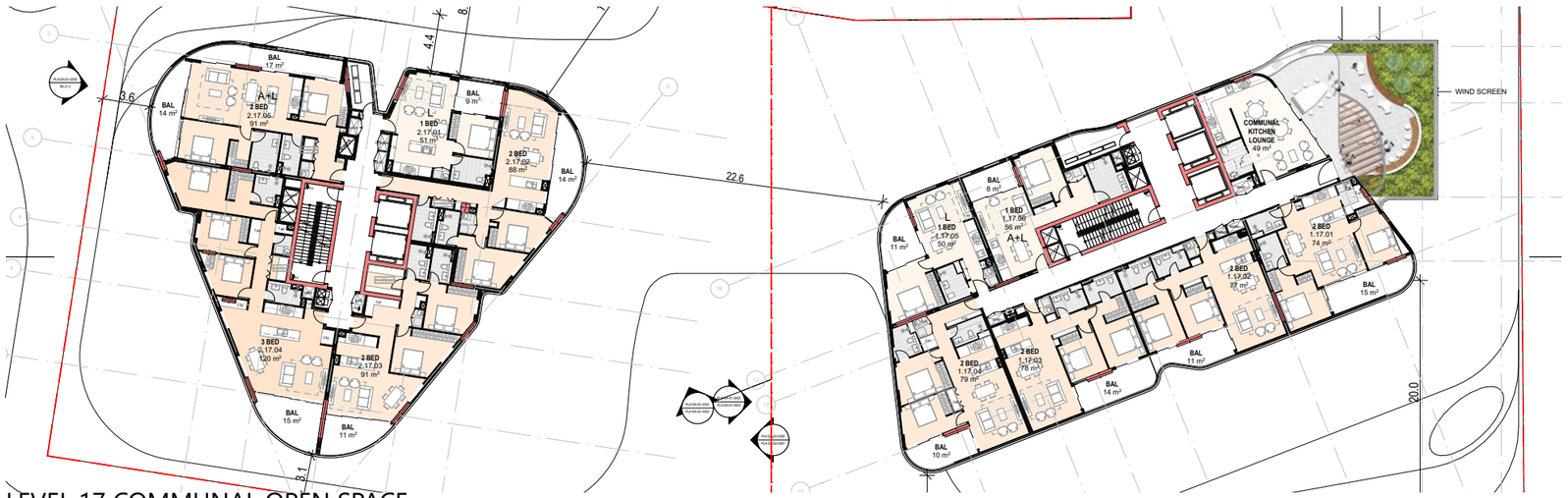
NOMINATED ARCHITECT (NSW): RIDO PIN 11286

# APPENDIX

## 01 RECOMMENDATIONS OF THE JURY AND DIP

# COMMUNAL SPACE

LEVEL 5 COMMUNAL OPEN SPACE




LEVEL 17 COMMUNAL OPEN SPACE

## COMMUNAL SPACE

### JURY COMMENT

The DIP expressed concern regarding the loss of total communal space at the level 5 podium roof from the competition scheme. The proposed podium landscaping considers more open private landscaped open space for residents which can be easily maintained from their residence, and also removes the need for additional screening to separate communal from private open space.

### RESPONSE

The proposed scheme maintains a communal open space that is generously sized with several moments of seating and meandering paths, providing a welcoming means for connection between people and between spaces, taking advantage of good aspect to solar amenity and views. Dwellers can benefit from open lawn spaces, play areas with equipment, BBQ facilities and seating options which can cater to individuals, small to medium groups. The different zones are complimented by lush green planter box edges with a variety of species and trees which provide shading and are irrigated via reused water harvested via the roof.

This communal open space is supplemented by another offering on level 17 which is in addition to the competition scheme. This space takes great advantage from its northerly aspect with great solar amenity and open views towards Hunter River. The space can cater to larger groups with an outdoor BBQ and kitchen facilities which are extended by a communal indoor area providing amenities, lounge, kitchen and dining. The level 17 communal open space includes a large consolidated planter at the edges, providing a green backdrop to the social interactions or individual enjoyment by the residents.

# COMMUNAL SPACE

## LEVEL 5

**COMMUNAL SPACE**

**JURY COMMENT**

The DIP notes that there is a loss of landscaping on Level 5 with the addition of apartments and hard paved areas, reducing the amount of green space.

The DIP recommends that the balance of the residential GFA and communal space (including landscaping and hard paving) at Level 5 be explored further in future design reiterations. A balance closer to the competition winning proposal is needed to achieve design excellence.

**RESPONSE**

Market Input: The project team has carefully considered market expectation around communal offering and variety. The proposal  delivers a podium that is highly programmed with elements that respond to the market demands of future buyers. Importantly, the level 5 communal area retains its practical elements but is also considers the feasibility of the spaces and represents the logical evolution from the design comp.

The communal open space offering represents 31% of the site which is well above the 25% ADG requirement. Given the CBD location where often communal open space isn't achieved this represents a great outcome. Further to this the generosity of the public plaza at the ground plane, although not communal in its nature, represents another layer of communal gathering and opportunity for programming to benefit the residents of the buildings.

We have made a significant communal gesture on level 17 and have brought additional amenity into the scheme. Level 17 provides res¬idents a genuinely exciting space for events larger then their apartments can hold, with some of the best views in Newcastle. This space which is considered one of the most valuable spaces within the project is shared as communal area and is considered a space that will experience high usage.

The buyer expectation is no longer only focussed on items such as swimming pools and gyms. The project team has been cognisant of the buyer's expectations around cost of living and ongoing expenses. Highly desirable options within communal areas these days are things which purchasers had in their homes and give up to move into an apartment i.e. pet friendly, vegetables gardens, herb gardens, workout areas, places for kids to play, large areas for functions (level 17) and bbq areas level 5 and level 17, places to work in a garden level 5 and 17 with flexible power.

People are moving into the CBD for the proximity to beaches, bars, cafes, parks and waterfront boulevards which is the case for this project. We believe we do not need to replicate those items in the offering of the building and simply add to the overall cost and energy consumption of the building. Complimenting the amenity of its context with communal offering which is used and needed by all residents is seen to be more effective and sustainable . Part of the uniqueness of this development is the generosity of the ground plane offering and the cbd location adjacent to parks and great retail with significant landscape offering as part of this project connecting the future residents with the wider Newcastle community.

# VEHICLE ENTRY (SHARED LANEWAY)

## VEHICLE ENTRY

**JURY COMMENT**
Further resolution of vehicle and pedestrian arrangement is required. Noting all access is proposed from Little King Street, with specific concerns raised regarding safety of pedestrians.

The Jury however note that the key move to Little King Street, results in a successful public domain experience for National Park Street. Further design development and consultation with 723 Hunter Street is required regarding this proposed arrangement.

**RESPONSE**
The scheme has separated pedestrian movement from vehicle access by using landscape planter as a buffer. The planter also addresses level changes.

The laneway is protected by awning structure above from hazardous weather conditions.

# PODIUM HEIGHT AND HERITAGE

## PODIUM HEIGHT AND HERITAGE

**JURY COMMENT**
Overall, the built form strategy response is very strong as the northern most corner follows the podium level of 723 Hunter Street, which is strongly supported as it results in a connected and integrated street wall. In terms of the north-east corner, the Jury support building to the front boundary but are not wedded to the retention of the historic façade.

Should the historic façade be removed, the façade could connect along with 723 Hunter Street, rather than stepping back.

**RESPONSE**
The majority of the heritage façade has been found to be in a bad state which would not contribute to the character of Hunter Street. Its removal is recommended by the heritage consultant. Agreed representative sections of the remaining detail on the building could be carefully cut out and dismantled in a permanent secure display.

The proposed design will reinterpret in a contemporary way the scale and importance of this corner through composition and form.

The podium connects to the ground along Hunter Street through a series of columns and alignment with the adjacent commercial building.

The proposed food and beverage terrace roof reimagining the former clock position on the corner through an oculus opening in the terrace roof with an opportunity for art seen from Hunter Street from the East.

The building façade on this corner frames the food and beverage use which provides a classic proportion to the pattern of battens which wraps the corner aligning with proportions of opposite heritage buildings and reinterpreting the character of the former heritage façade.

# SOUTHERN TOWER SOFFIT

## SOUTHERN TOWER SOFFIT

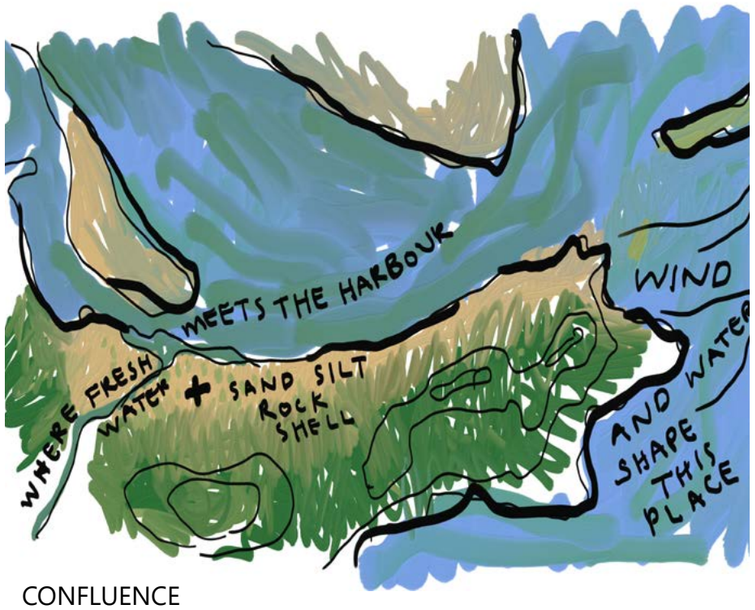
**JURY COMMENT**

The Jury encourage Plus to explore the tower soffit of the southern tower during design development, specifically the material, and appearance from the public domain and Army Drill Hall requires further resolution.

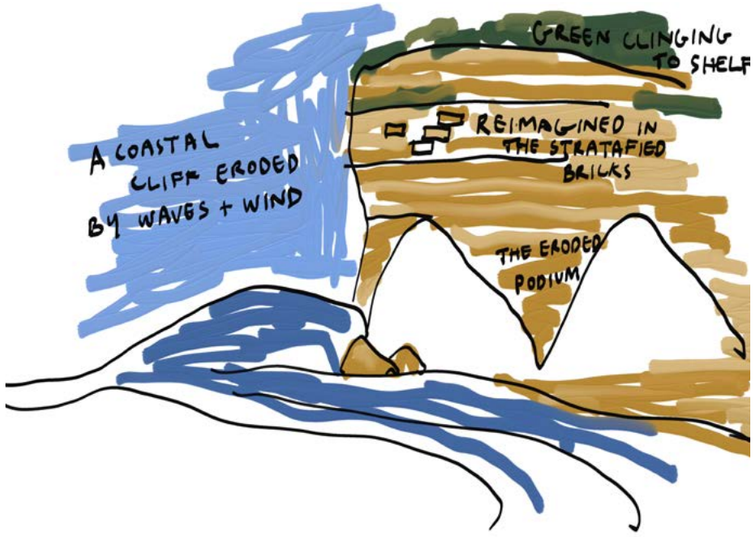
**RESPONSE**

A layer of awning structure has been incorporated into the underside of tower soffits. The soffit is cladded by perforated metal panels. Integration of lighting and art could be further explored in design development.

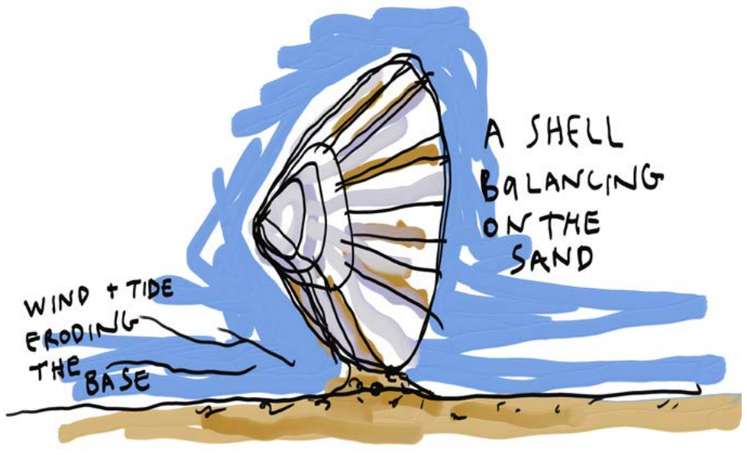
# CONNECTING WITH COUNTRY



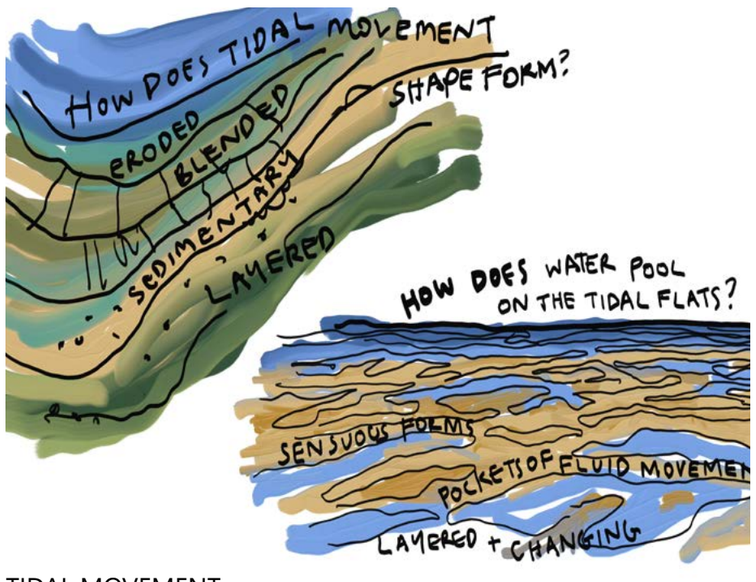

CONFLUENCE




CAVE




SHELL




TIDAL MOVEMENT

## CONNECTING WITH COUNTRY

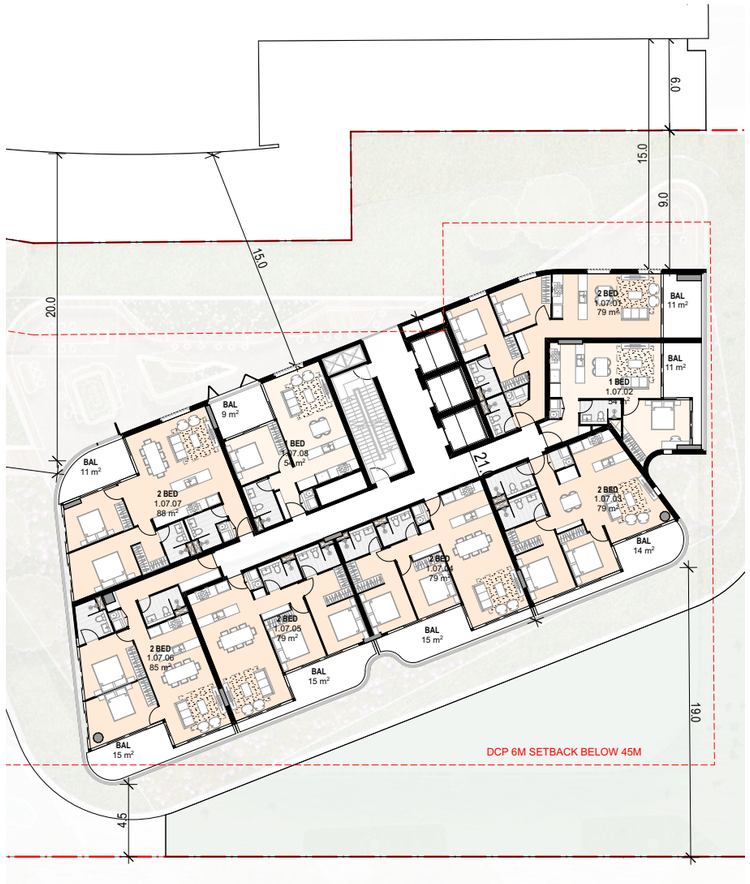
### JURY COMMENT

In terms of 'Connecting with Country,' the scheme response is weak and would greatly benefit from engagement and input from a First Nations consultant. The future Public Art Strategy could tie in with the 'Connecting with Country' framework, but the response should be derived from 'place'. The Public Art Strategy, however, does not just need to be First Nations art. The Jury believe there are opportunities to draw on the creative industry in Newcastle. The small ground floor tenancies could be utilised by creative uses, with an opportunity to combine the Public Art Strategy and retail strategy.

### RESPONSE

The scheme is strengthed by the engagement with COLA Studios who have provided consultant to shape and inform the facade concepts and drivers for people, landscape, and materiality. The established principles are outlined under *Design Process 03 Design for Country.*

# ADG BUILDING SEPARATION




BEFORE

NOW

## SEPARATION

### JURY COMMENT

In terms of residential amenity, the Jury raise concerns regarding the single orientation apartments in the northern tower. These apartments do not achieve the required separation and are near 723 Hunter Street.

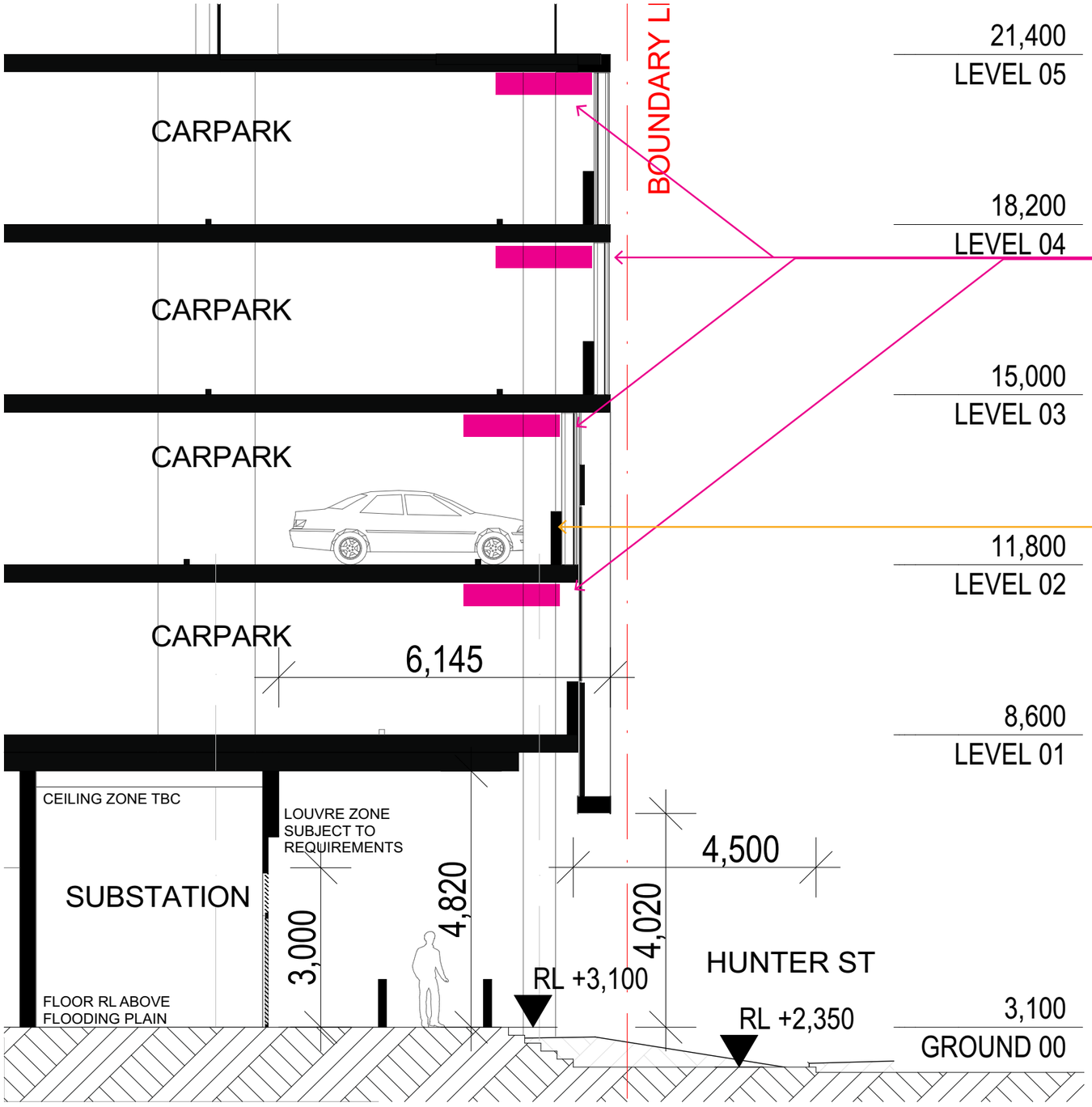
The amenity of these apartments needs to be solved in terms of privacy, this may not be through increased distances but could be through re-planning or façade treatments.

### RESPONSE

The scheme is improved by the increase in building separation from the adjacent building. Fixed screens are also proposed on the western facade to increase the privacy of these apartments to 723 Hunter Street.

RESPONSE TO DIP

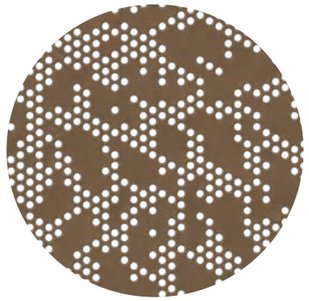
# CAR PARKING LEVELS




01 SECTION HUNTER ST
- 1:50

LIFESTYLE

INDOOR / OUTDOOR



PERFORATED METAL

SLIDING SCREENS

## CAR PARKING LEVELS

### JURY COMMENT

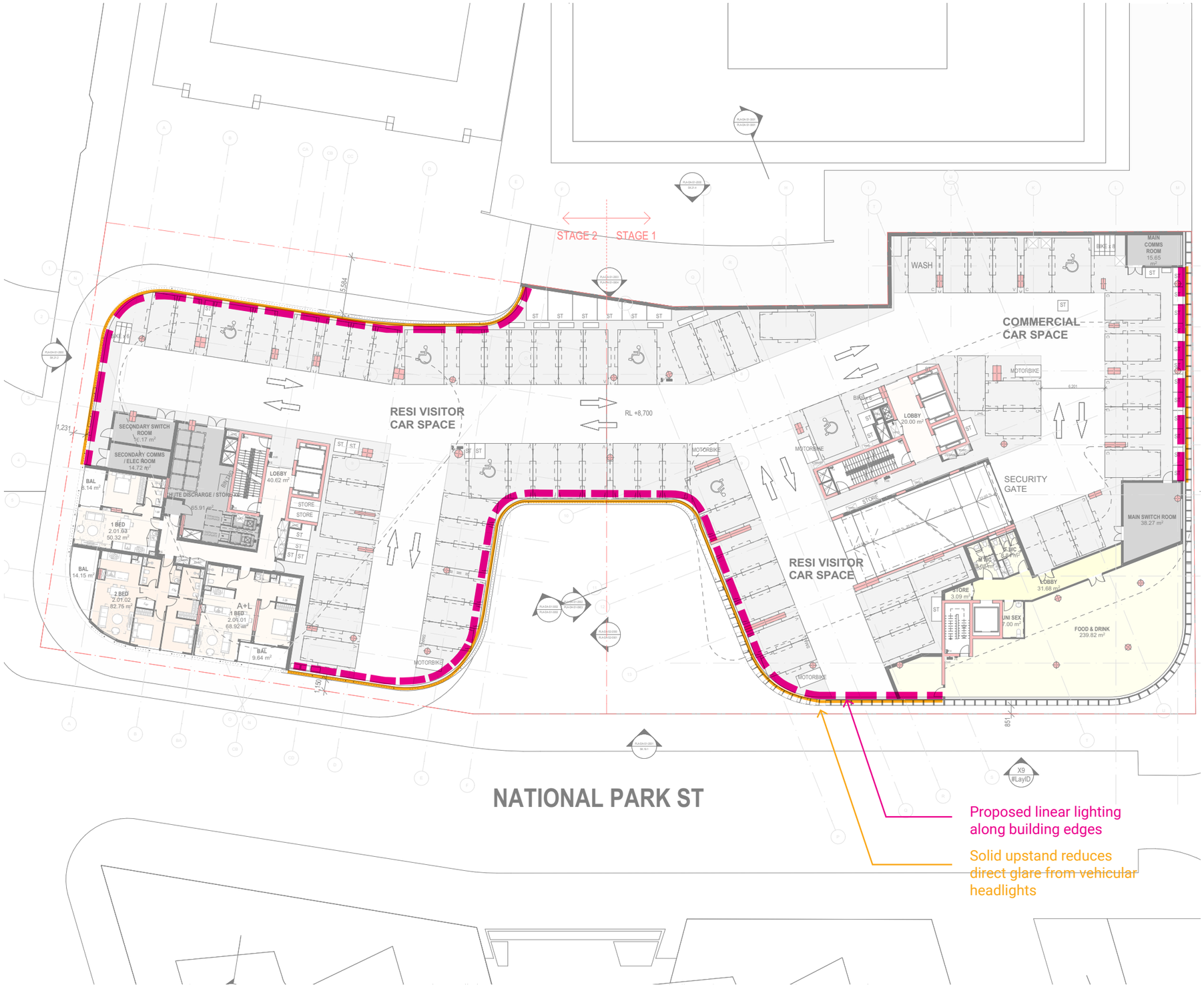
The DIP recommends consideration of ways to limit car headlight spill out of the perimeters of the lower floors, due to the vertical articulation. Explore car park screening and the design of soffit lighting to mitigate this, particularly in relation to residences in the podium of Number 1 National Park Street.

### RESPONSE

Ensuring car parking is illuminated sufficiently makes for safer drivers and pedestrians to visibily see vehicles, road markings, signs, paths of egress etc.

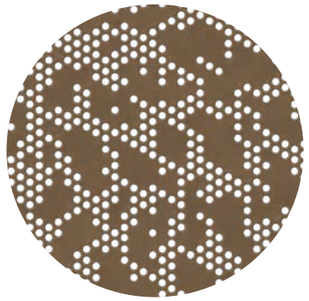
When the car park is not in use, using motion sensor lighting can help reduce the amount of energy, light pollution and impact of light spill.

# CAR PARKING LEVELS



LIFESTYLE

INDOOR / OUTDOOR



PERFORATED METAL

SLIDING SCREENS

## RESPONSE

Solid upstands at the car park edges mitigate direct glare from vehicles as they manoeuvre around the car park. The external screens help to filter artificial light in an interesting way during the night-time.

Artificial lighting can be fitted in a linear fashion along the building edges to reduce the typical unfriendly feel of a car park, and accentuate the sculptural nature of the built forms.

# RESPONSES TO OTHER DIP COMMENTS

**ESD**

**JURY COMMENT**
In terms of ESD, Plus should solve ESD through design and form of building envelope rather than devices, i.e. slab projections. The Jury look forward to reviewing a comprehensive ESD strategy that goes above the BASIX requirements and sets an ambitious target focusing on thermal comfort, energy, waste and water.

**RESPONSE**
The proposal readily achieves a 4 star Green Star Design, and considers the key environmental drivers: health and wellbeing, social environment and inclusion, passive design principles & thermal comfort, energy and water conservation.

Refer to Design Process 02 Design Drivers Sutainability which outlines the initiatives proposed, as well as the SEPP 65 Design Statement which describe the key environmental design drivers in further detail.

**ARCHITECTURAL GENERAL - SOLAR**

**JURY COMMENT**
The Jury have concerns regarding sun shading. Solutions to protect glazing from aggressive sun need to be explored for the southern tower (apartments facing north). Specifically, within the architectural façade design there needs to be an integrated response to aggressive solar radiation.

Plus could explore upturned slab/ upstands for shading. The Jury raise concerns regarding operable louvers given the proximity to salt water, the scheme needs to strike the right balance between maintenance and design.

**RESPONSE**
Screens are proposed along the western facade to assist the residential towers with the required solar protection and to help transition to the more solid facades proposed as the tower gets closer to the commercial building to the north-west

**GROUND PLANE - SUBSTATIONS**

**JURY COMMENT**
The DIP recommends further exploration of the substations on Hunter Street and their position, particularly in relation to ease of moving transformers in and out.

**RESPONSE**
Significant testing went into alternate options for the required substations. Ausgrid require direct street access. Driveways are not acceptable for compliance making the driveway and King Street inappropriate locations for the substations.

This left Hunter Street and National Park Street as the options. We want to protect the opportunity to curate National park street so remaining on Hunter is considered the best outcome to maximise ground plane activation.

**GROUND PLANE - ACCESS ON HUNTER ST**

**JURY COMMENT**
The ramp on Hunter Street provides access in the wrong direction, it should be as direct as possible and shared by everyone regardless of ability. 1:20 is preferrable for access along Hunter Street.

The DIP recommends that disability access in Stage 1 be explored further, and resolution of ramps needs to be considered from the site to public space, and vice versa.

**RESPONSE**
The scheme has amended the accessible pathway along Hunter Street to allow linear circulation in an east-west alignment, while balancing an appropriate location for required services.

The path ramps are at a 1:14 grade with a direct orientation towards the central ground floor space without the need to change directions.

People will not need to move around services, as the fire hydrant booster, meters and RPZD were redesigned to compliment the passageway

**ARCHITECTURAL GENERAL - FACADE/MATERIALITY**

**JURY COMMENT**
The scheme's façade and materiality of the podium are fantastic and nicely resolved. The Jury commend the warm tone palette and encourage dull bronzes rather than gold. In terms of materials, no fake wood grain would be supported and coated pre-cast concrete would not be supported as applied finishes fail, colours should be integrated into the pre-cast concrete.

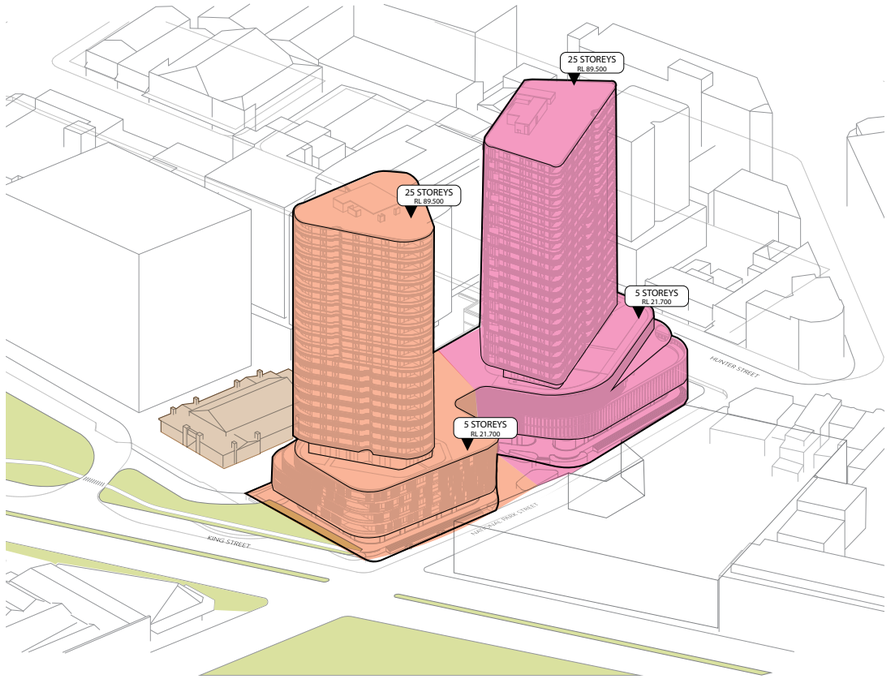
Further, the Jury support the expressed slab edges but question the amenity of the floor to ceiling glazing in sleeping areas. Therefore, the Jury encourage Plus to consider a higher ratio of solid to glazing.

**RESPONSE**
The materiality of the development is made of up light coloured brick at the podium base and soffits of the ground plane. Warm bronze metal is proposed for the horizontal banding which wraps around the edges of the levels and carry the character towards the towers above. The patterning of screens are also proposed in bronze. Refer to *Proposal 03 Materiality* for further detail.

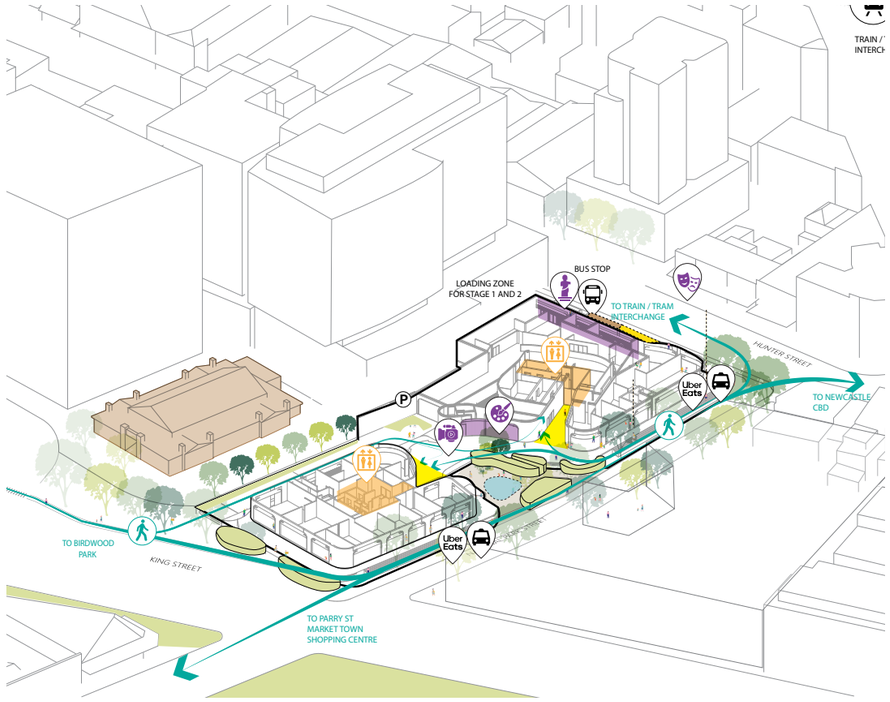
# APPENDIX

## 02 STAGING STRATEGY

APPENDIX
# STAGING STRATEGY




Staging Massing




Access and Serving

It is noted that the overall development will form two separate concurrent DAs. Stage 1 will form the northern tower and podium elements and Stage 2 will form the southern tower and podium elements. These separate DA components are explored further below.

Stage 1:
The northern tower will include business and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street. Level 5 to Level 25 will contain a mixture of residential apartments ranging from 1 bedroom to 3 bedrooms.

Stage 2:
The southern tower will include business and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street. Level 1 to Level 25 will contain a mixture of residential apartments ranging from 1 bedroom to 3 bedrooms.

Both stages will include surrounding landscaping, public domain works and green spaces. The strata and stratum approach are detailed further in the SEE.

BANK CORNER

BELLEVUE HOTEL

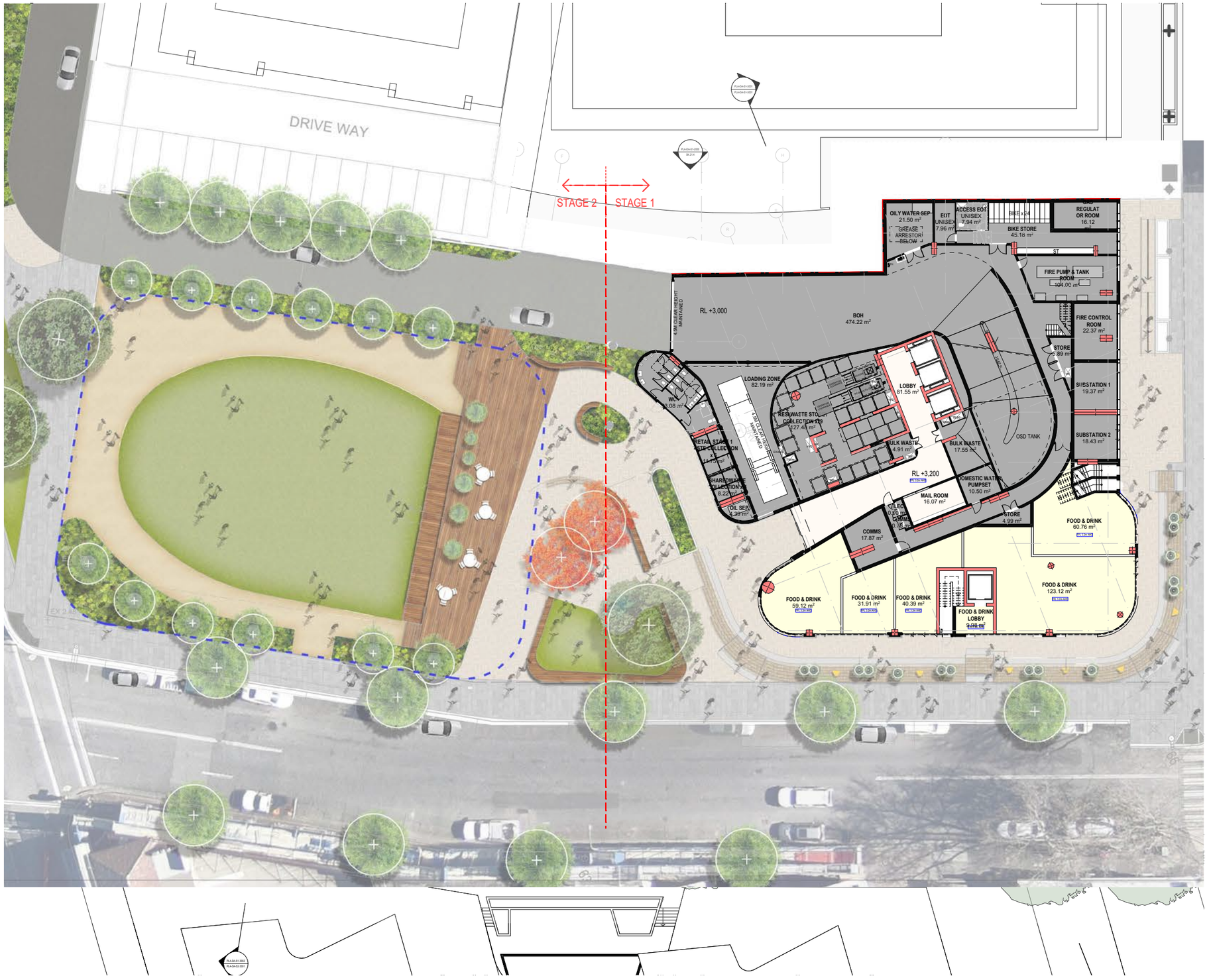
ARMY DRILL HALL

ARMY DRILL HALL EAST

BIRDWOOD PARK

EASTERN DEVELOPMENT

# STAGE 1 - GROUND PLANE



ARMY DRILL HALL

PUBLIC ART OPPORTUNITIES

FIXED SCREENING

SOFT EDGES

RESPONSE TO CONTEXT

RESIDENTIAL EDGE

# PROGRAMS AND ACTIVATION

GRC PLANTER*

GRC PLANTER**

NATIVE GROUNDCOVERS

LICENSEE ICE CREAM/COFFEE CART***

CITRUS TREES IN PLANTERS**

FREE PLAY

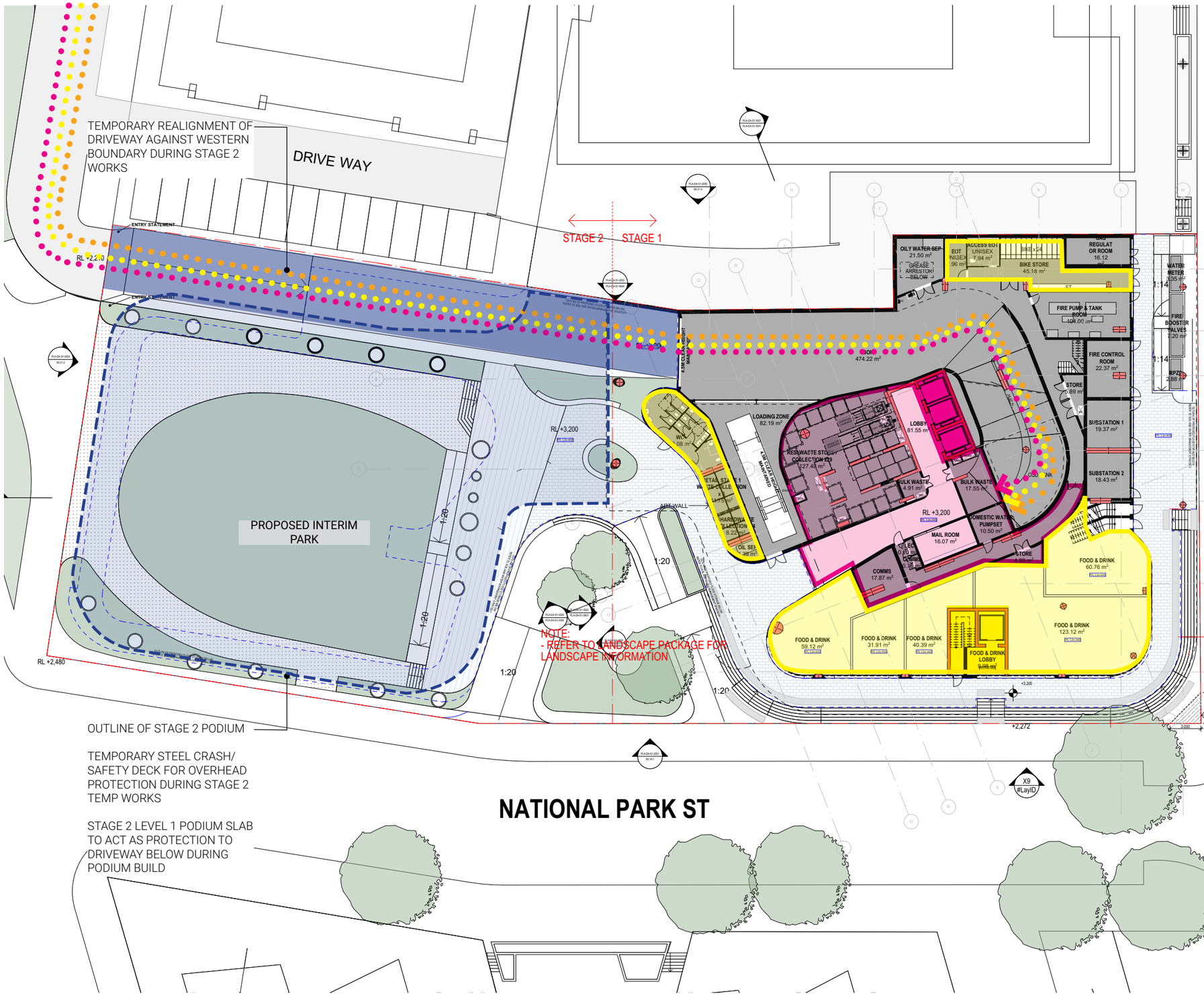
FLEXIBLE CAFE SEATING

*NOTE: TREES IN PLANTERS TO BE REPLANTED ON GROUND LEVEL AS PART OF STAGE 2

**NOTE: TREES IN PLANTERS TO BE RE-LOCATED ON LEVEL 5 PODIUM AS PART OF STAGE 2

APPENDIX

# STAGE 1 - GROUND FLOOR




At the ground plane, the proposed landscaped area provides a generous interim extension of the central open plaza at the heart of the development, while complimenting the surrounding parks and public areas.

During construction, various interventions are incorporated in the Construction Management Plan to address the safety and operation of Stage 1 occupants and visitors.

Stage 1 incorporates the necessary servicing and facilities to allow the commercial and residential components to operate without any reliance on Stage 2 works.

TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS

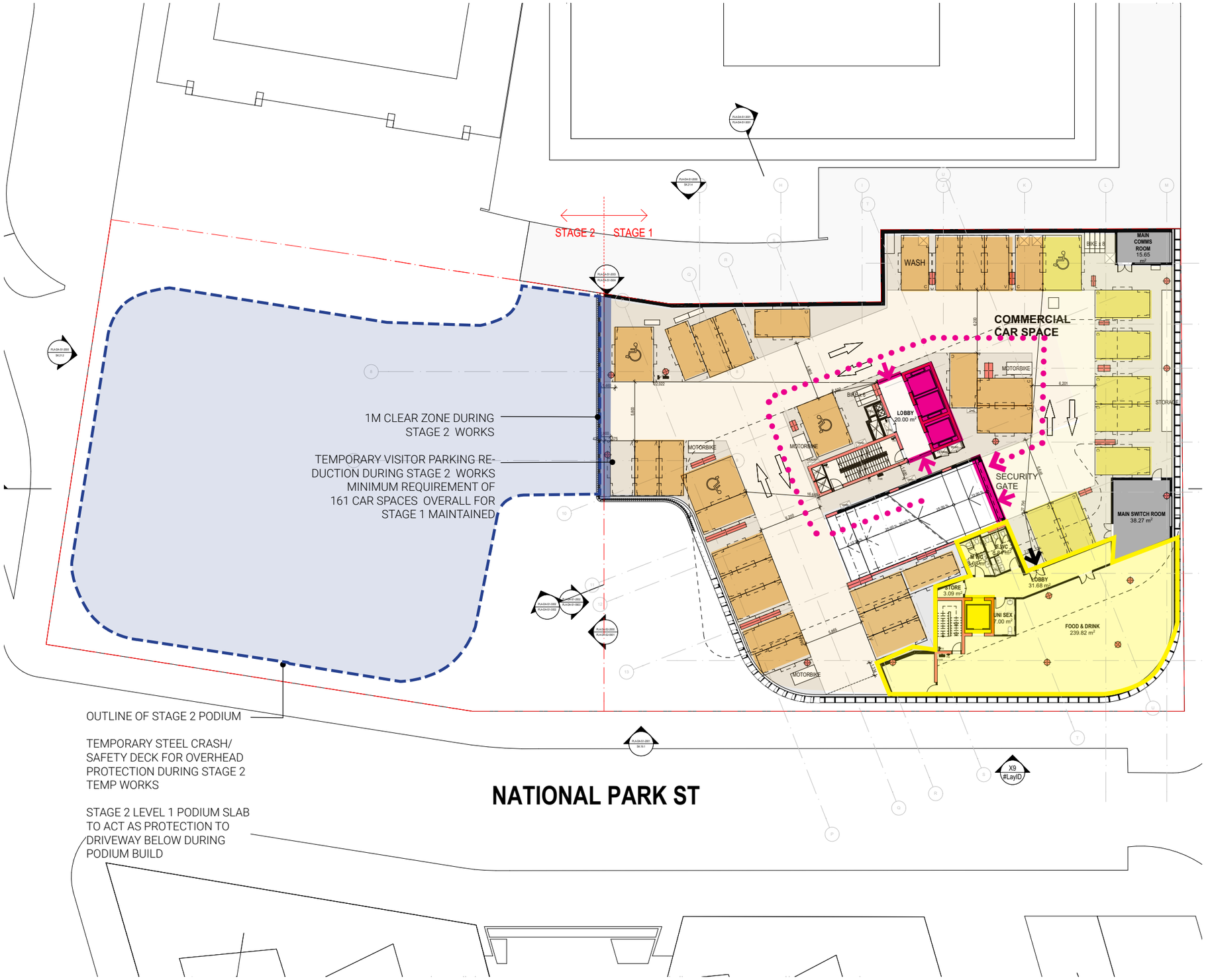
COMMERCIAL

VISITORS

PRIVATE RESIDENTIAL

APPENDIX

# STAGE 1 - LEVEL 1




On Level 1, there are dedicated parking spaces for commercial and residential visitors only. Separate lobbies are provided for commercial and private residential areas, each serving their respective lift services.

To ensure security and separation between shared and private uses, a security gate is installed to separate private residential parking on the upper levels, while all private storage cages are also relocated to these upper levels.

FIXED SCREENING

FILTERED DAYLIGHT

LOBBY

BICYCLE PARKING

TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS

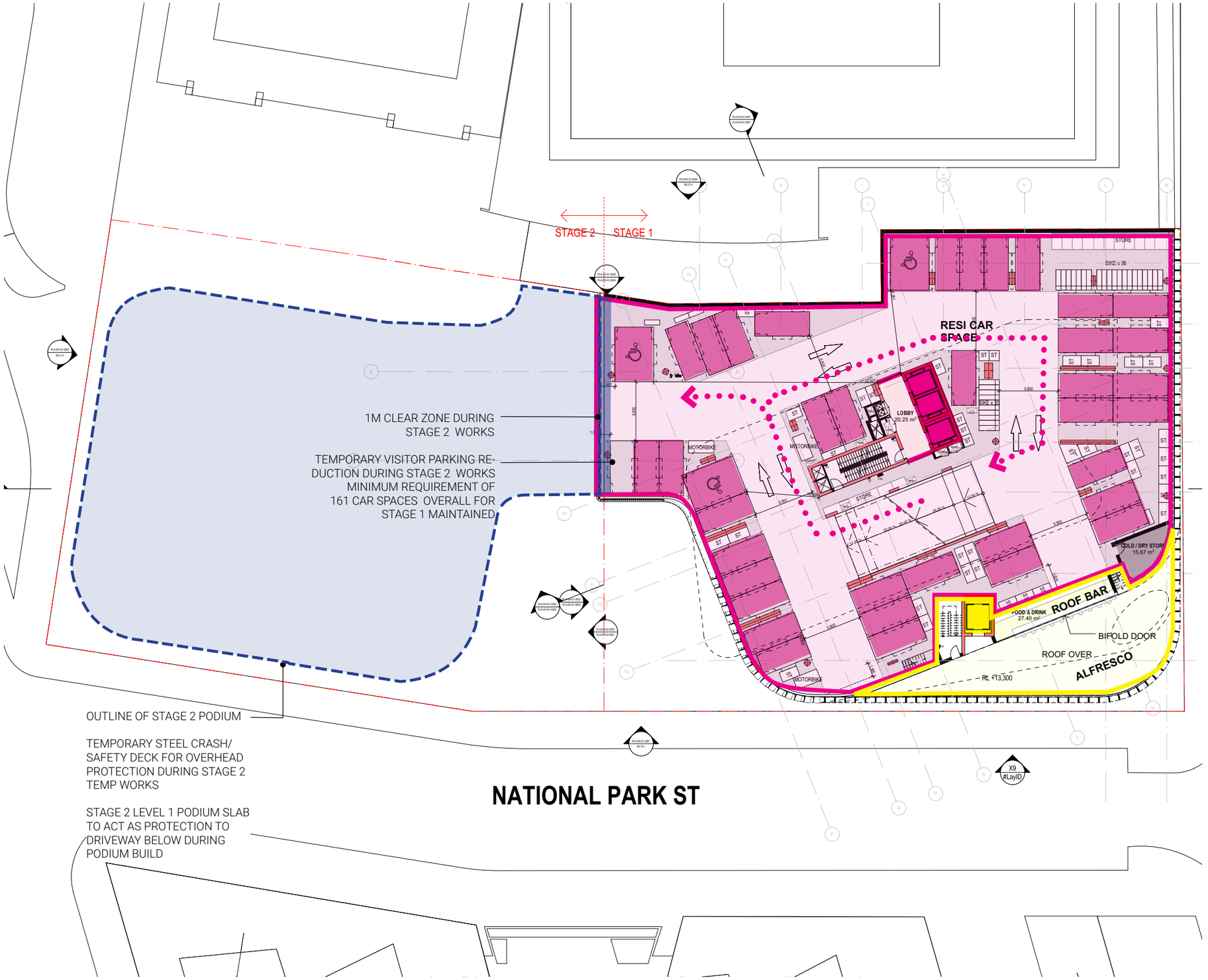
COMMERCIAL - 7 spaces

VISITORS - 27 spaces

PRIVATE RESIDENTIAL - NIL

APPENDIX

# STAGE 1 - LEVEL 2




Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.

FIXED SCREENING

FILTERED DAYLIGHT

LOBBY

BICYCLE PARKING

TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS

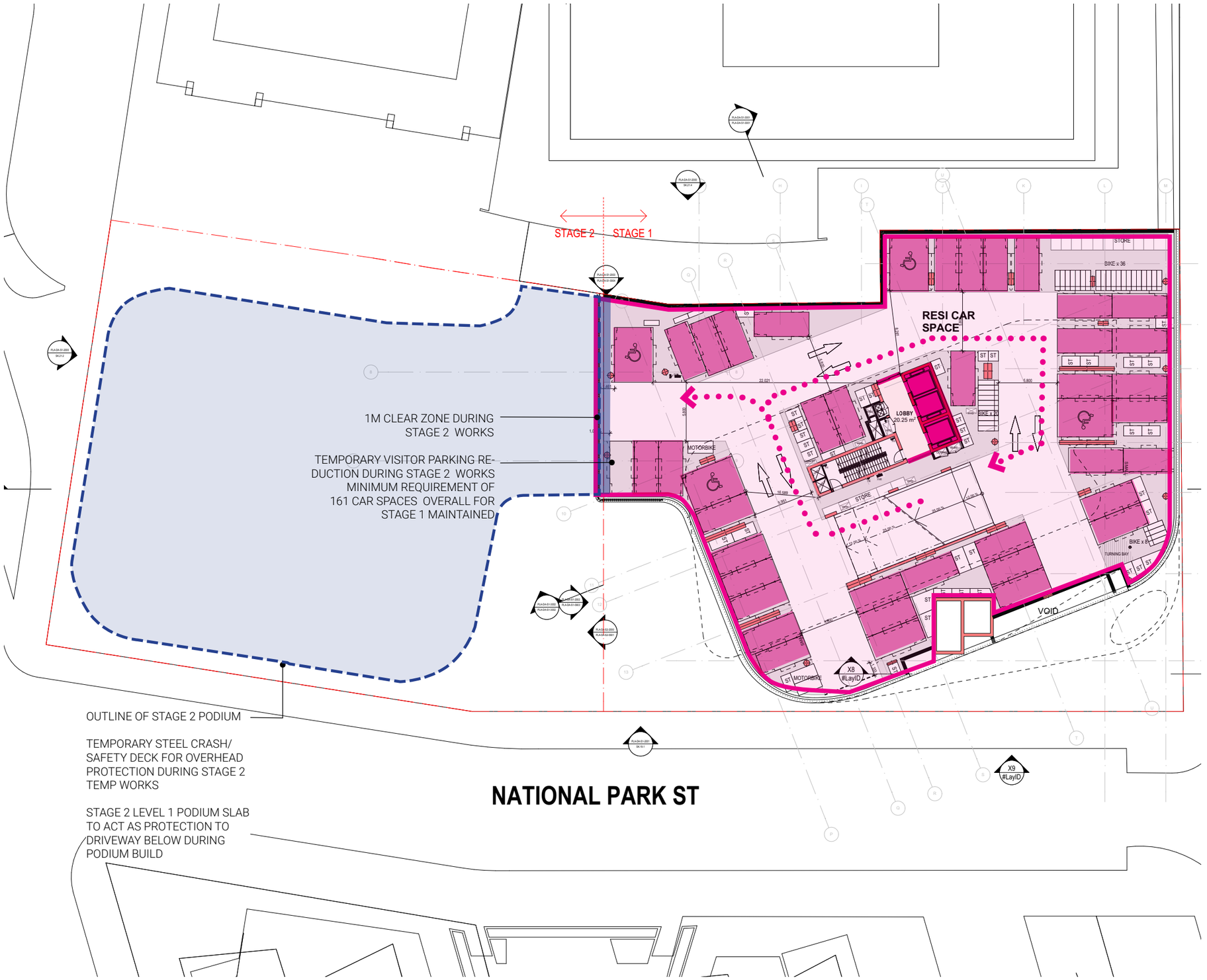
COMMERCIAL - NIL

VISITORS - NIL

PRIVATE RESIDENTIAL - x39 spaces

APPENDIX

# STAGE 1 - LEVEL 3




Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.

FIXED SCREENING

FILTERED DAYLIGHT

LOBBY

BICYCLE PARKING

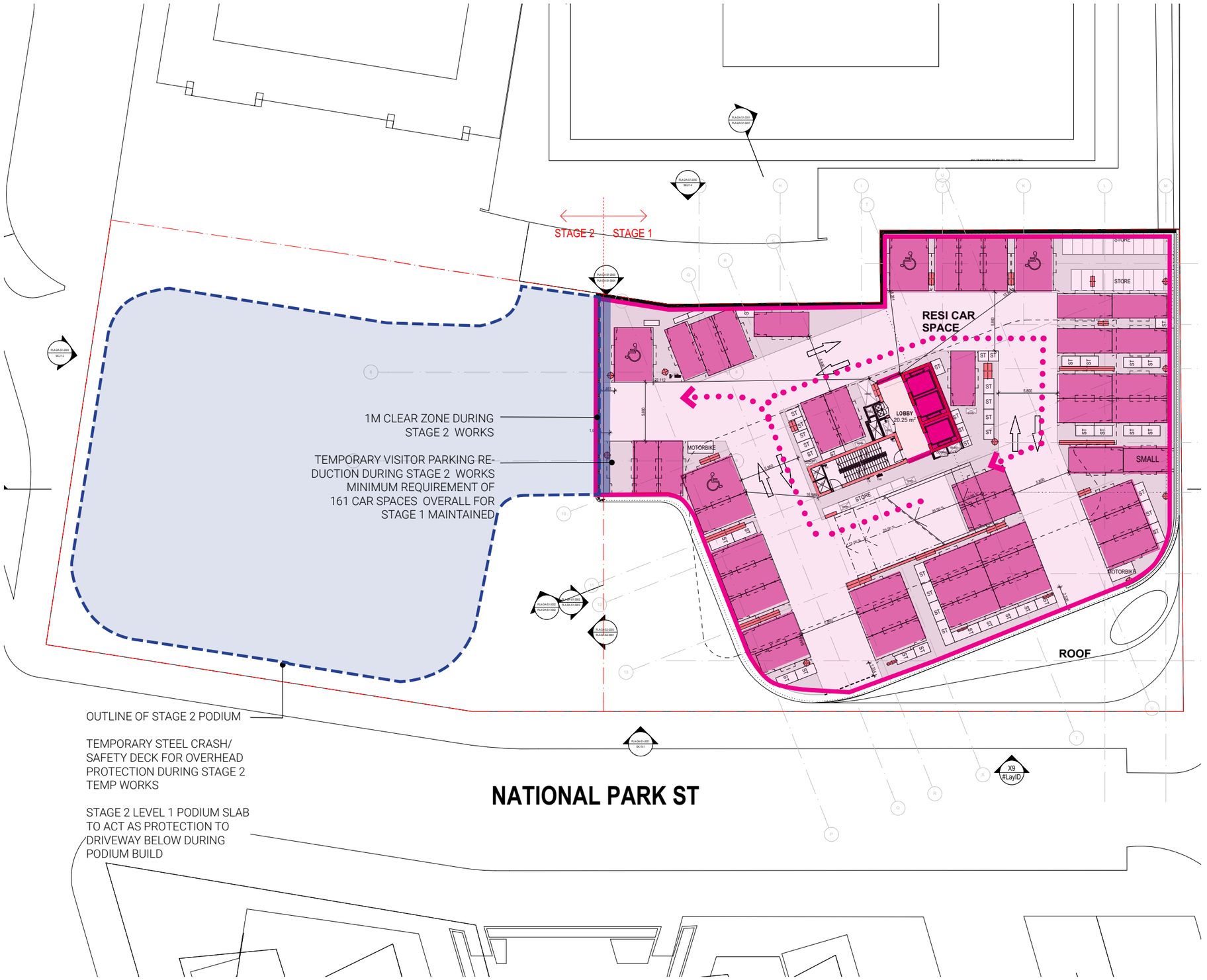
TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS

COMMERCIAL - NIL

VISITORS - NIL

PRIVATE RESIDENTIALx41 spaces

# STAGE 1 - LEVEL 4




Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.

FIXED SCREENING

FILTERED DAYLIGHT

LOBBY

BICYCLE PARKING

TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS

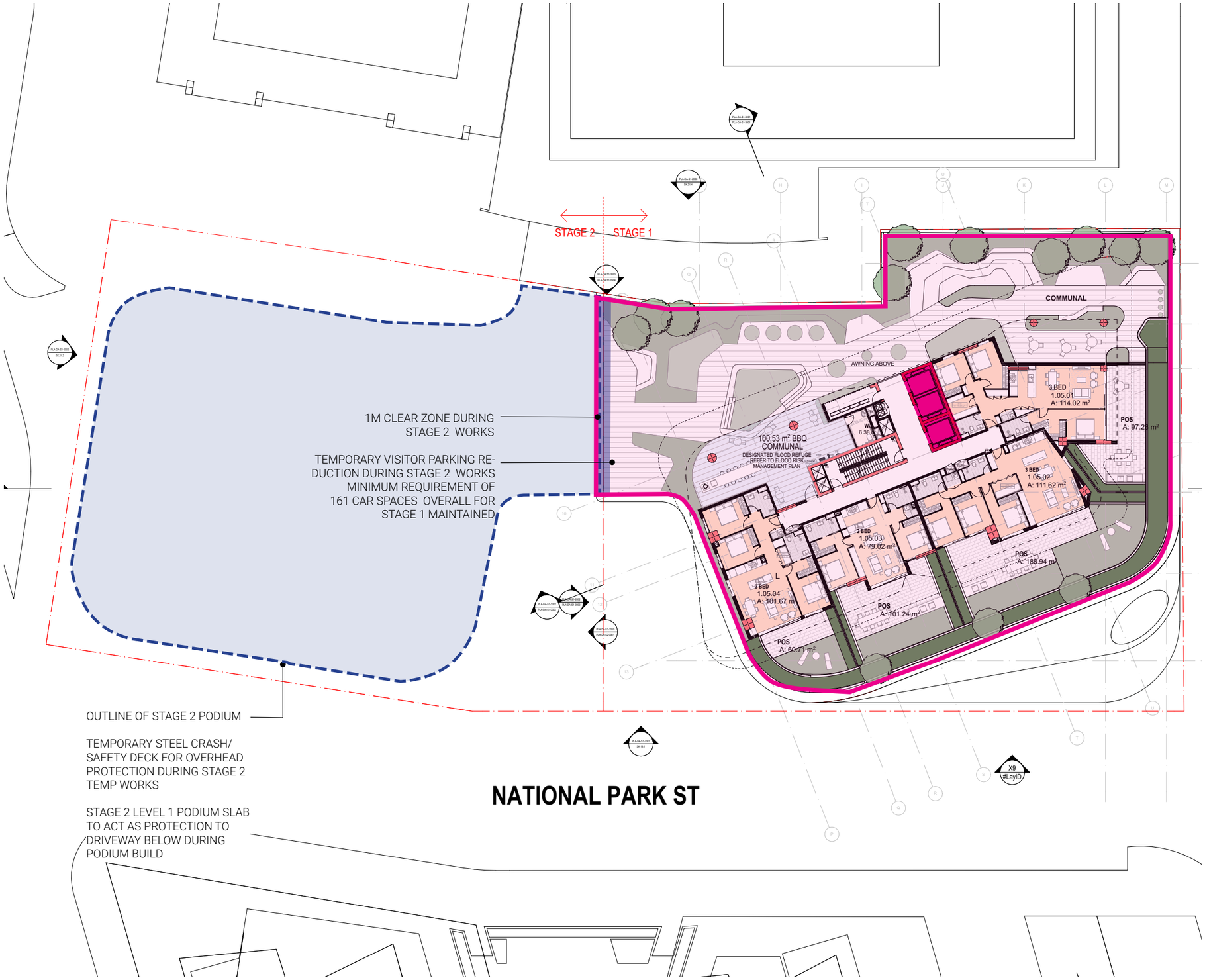
COMMERCIAL - NIL

VISITORS - NIL

PRIVATE RESIDENTIAL x46 spaces

APPENDIX

# STAGE 1 - LEVEL 5




Only private residential access is granted for the podium communal open spaces at level 5.

COVERED AREAS

COMMUNAL SEATING

GYM / YOGA

BBQ

COMMERCIAL

VISITORS

PRIVATE RESIDENTIAL

# STAGE 1 - STREET VIEW

A proposal has been made to create an interim park before the Stage 2 construction works begin. The purpose of the park is to provide the community with continued access to green spaces, offering an area for outdoor recreation and relaxation during the staged construction. The interim park is designed to be an extension of the proposed central open space within the development and is intended to complement the nearby Birdwood Park and Army Drill Hall.

Additionally, there is a plan create an opportunity for public art installations on the adjacent wall to the west, which will help activate the surrounding areas around the temporary park.

ARMY DRILL HALL

PUBLIC ART OPPORTUNITIES

FIXED SCREENING

SOFT EDGES

PUBLIC AMENITY

LANDSCAPE CHARACTER

# STAGE 1 - STREET VIEW

The proposed interim park aims to provide a highly activated ground plane which provides better amenity to the residents, the public, as well as complements the surrounds.

ARMY DRILL HALL

PUBLIC ART OPPORTUNITIES

FIXED SCREENING

SOFT EDGES

PUBLIC AMENITY

LANDSCAPE CHARACTER

# STAGE 1 - PODIUM FORM & INTERIM PARK

The interim park provides a soft backdrop to the Army Drill Hall, as well as extends the greenery at Birdwood Park through to the central open space within the site.

ARMY DRILL HALL

PUBLIC ART OPPORTUNITIES

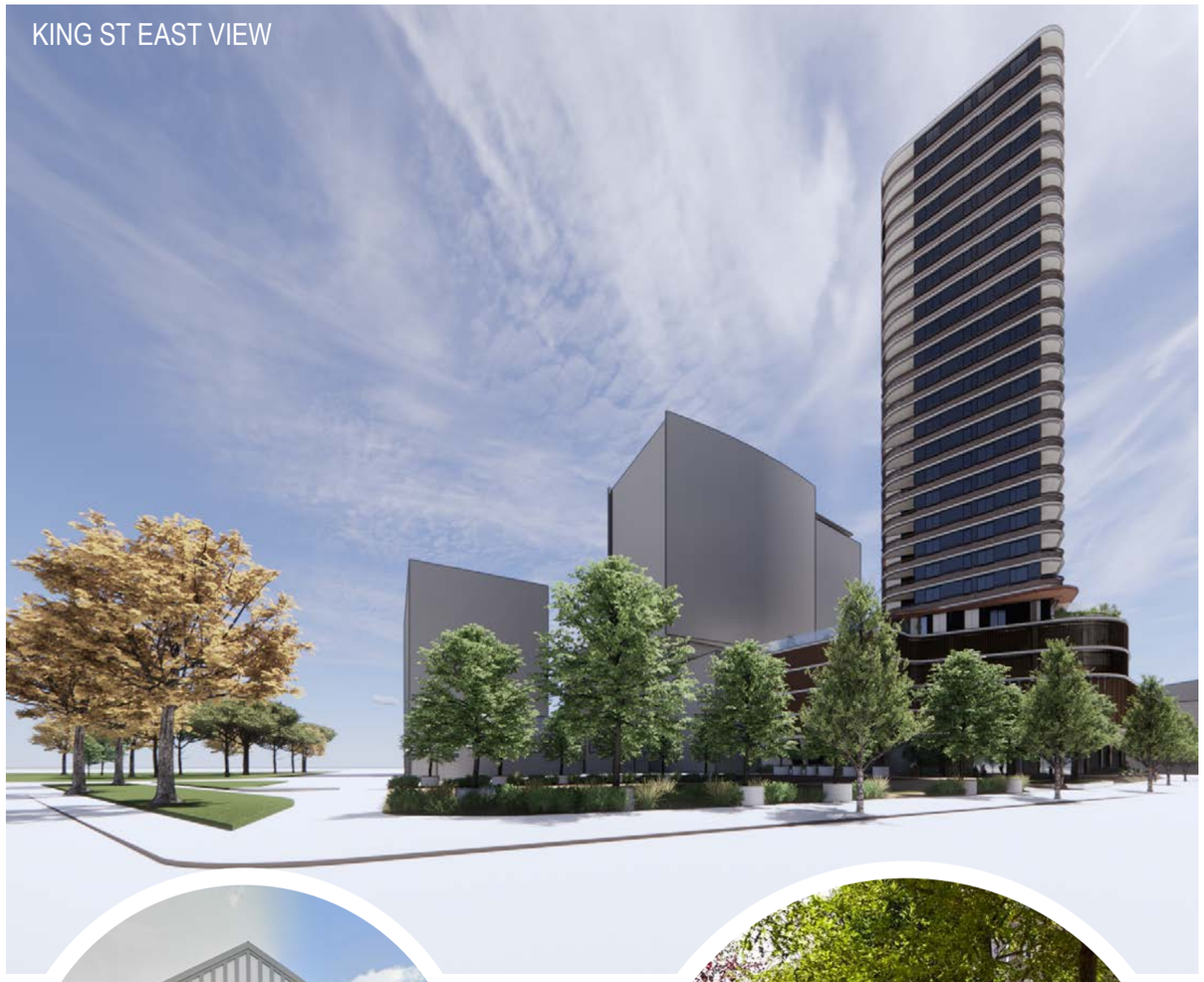
PUBLIC AMENITY

LANDSCAPE CHARACTER

BIRDWOOD PARK

BIRDWOOD PARK

# STAGE 1 - PODIUM FORM & INTERIM PARK



ARMY DRILL HALL

PUBLIC ART OPPORTUNITIES

PUBLIC AMENITY

LANDSCAPE CHARACTER

MILL PARK
INTERIM ACTIVATION

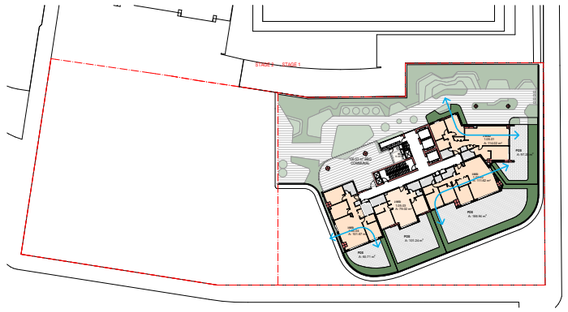
TALLAWONG INTERIM ACTIVATION AREA

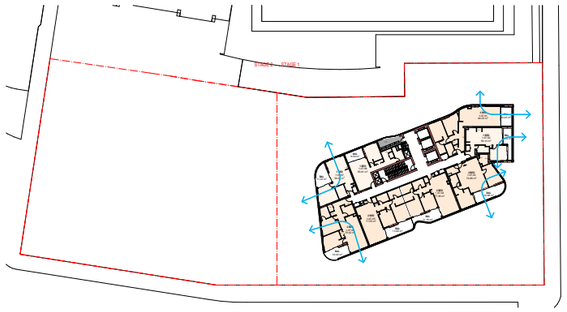
# APPENDIX

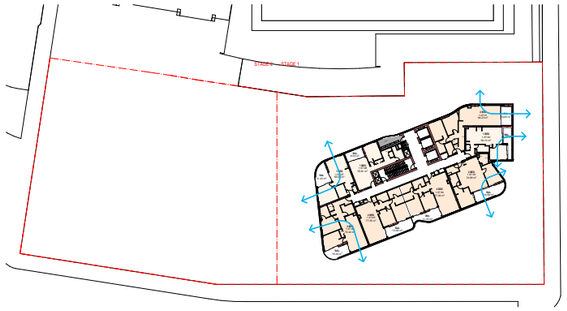
## 03 COMPLIANCE

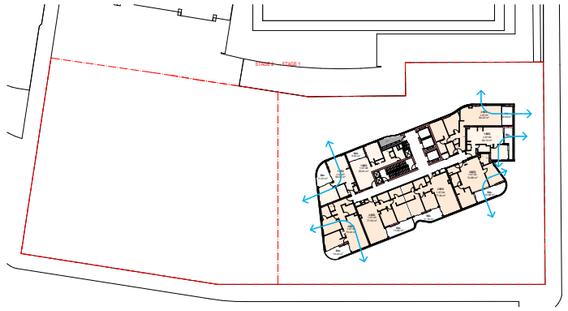
APPENDIX

# CROSS VENTILATION STAGE 1 - LEVELS 1-9



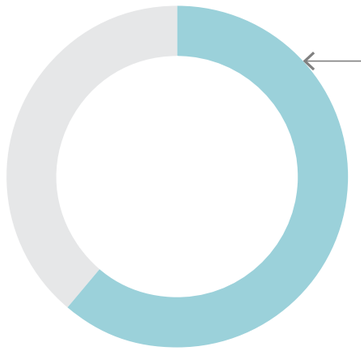




Each floorplate is designed such that good, cross-ventilated apartments are maximised within each building. The articulation of the corners and facade articulation has been considered.

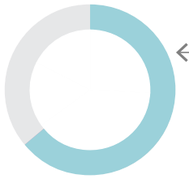
Amenity to the apartment corridors is ensured by providing windows beside each core. As residents step out of the lift onto their home floor, natural light and a connection to the outside is maintained.

**Refer to DA Architectural Drawings**
**PLA-DA-S1-4300 series & PLA-DA-S2-4300 series for full analysis**

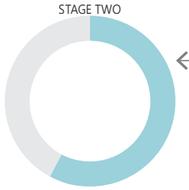
## OVERALL CROSS VENTILATION




STAGE ONE

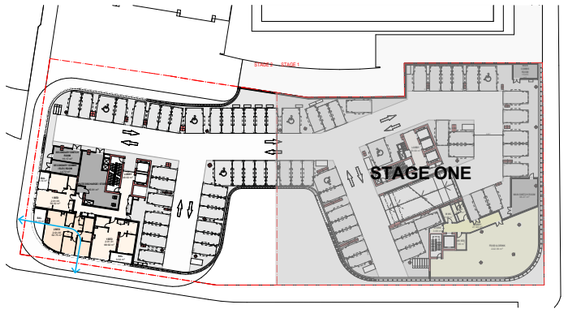



STAGE TWO

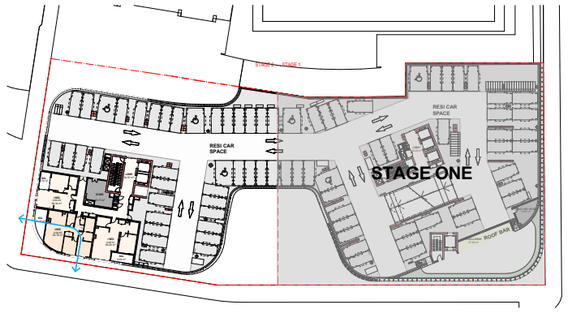


APPENDIX

# CROSS VENTILATION STAGE 2 - LEVELS 1-9

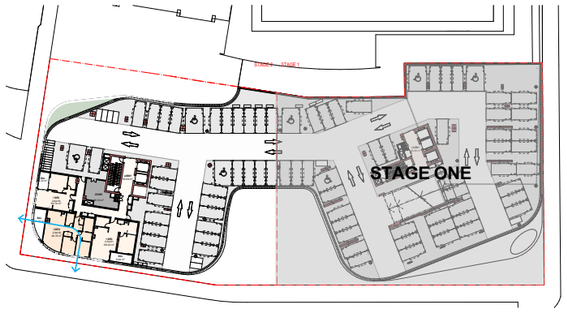



08 LEVEL 01 1:550

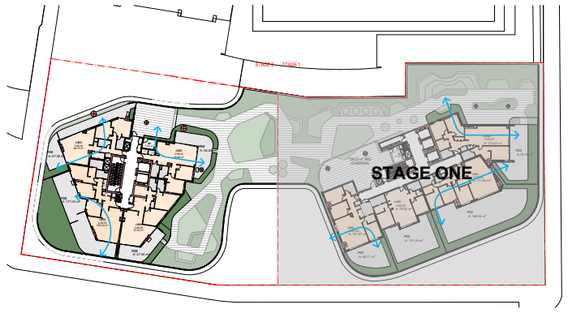



09 LEVEL 02 1:550

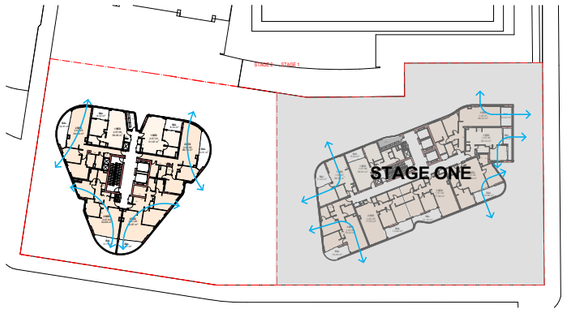
10 LEVEL 03 1:550



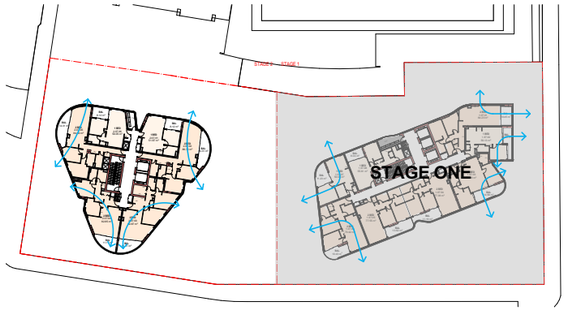

05 LEVEL 04 1:550



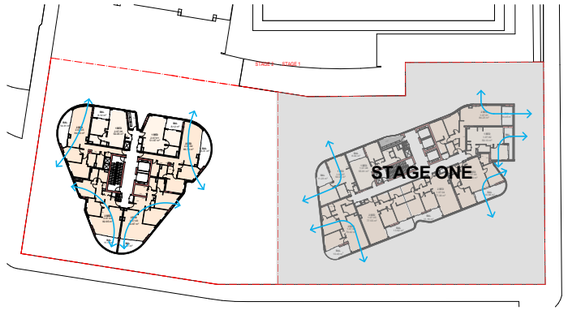

06 LEVEL 05 1:550




07 LEVEL 06 1:550




01 LEVEL 07 1:550




04 LEVEL 08 1:550

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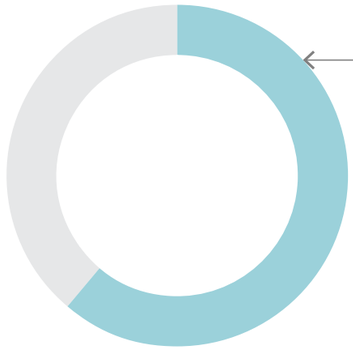
**PLA-DA-S1-4300 series & PLA-DA-S2-4300 series for full analysis**

## OVERALL CROSS VENTILATION

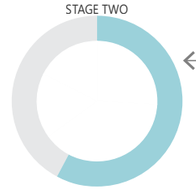


*61.3%*
*ACHIEVES COMPLIANCE*

STAGE ONE

*64%*
*ACHIEVES COMPLIANCE*

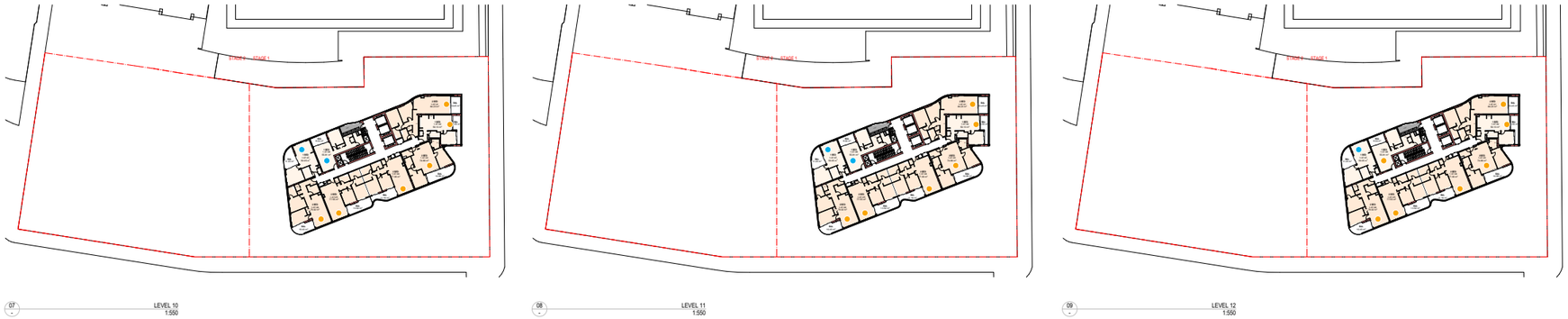
STAGE TWO



*58%*
*ACHIEVES COMPLIANCE*

APPENDIX

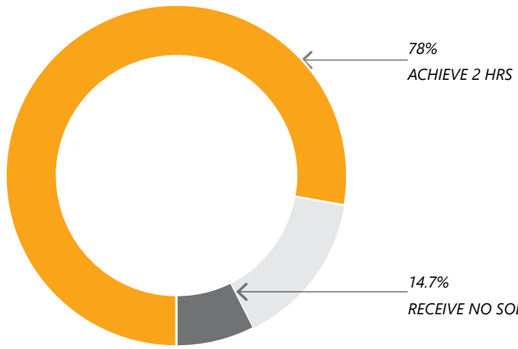
# SOLAR ACCESS STAGE 1 - LEVELS 10-18



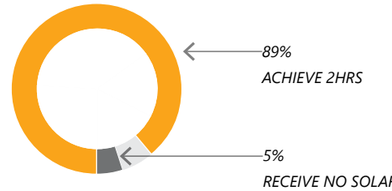

Relative to the path of the sun, the building forms have been considered to work within the constraints of the site, and with adequate building orientation and separations to maximise the available solar amenity.

**Typical levels shown only. Refer to DA Architectural Drawings PLA-DA-S1-4200 series & PLA-DA-S2-4200 series for full analysis**

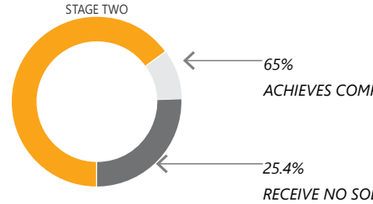
## OVERALL SOLAR ACCESS



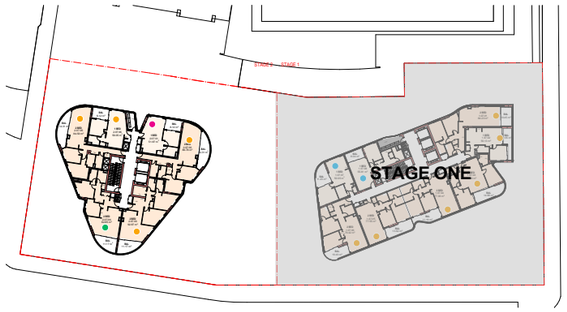

STAGE ONE




STAGE TWO



# SOLAR ACCESS STAGE 2 - LEVELS 10-18




07 LEVEL 10 1:550

08 LEVEL 11 1:550

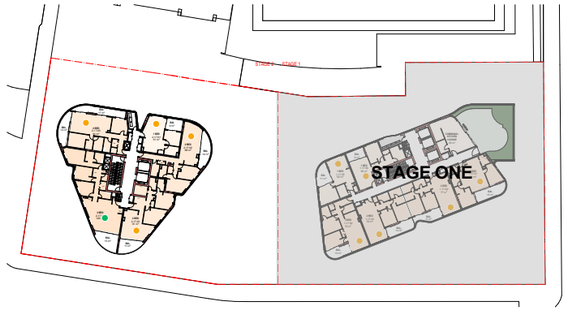
09 LEVEL 12 1:550

04 LEVEL 13 1:550

05 LEVEL 14 1:550

06 LEVEL 15 1:550

01 LEVEL 16 1:550



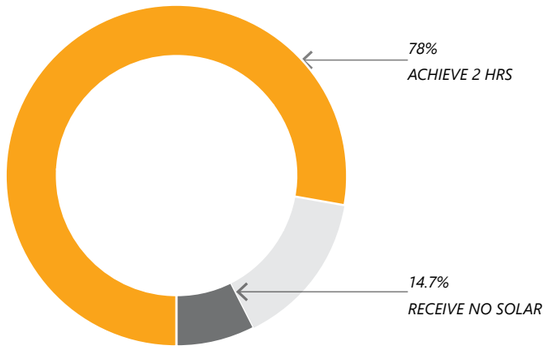

02 LEVEL 17 1:550

03 LEVEL 18 1:550

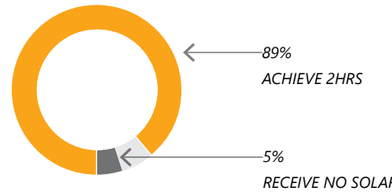
Relative to the path of the sun, the building forms have been considered to work within the constraints of the site, and with adequate building orientation and separations to maximise the available solar amenity.

**Typical levels shown only. Refer to DA Architectural Drawings PLA-DA-S1-4200 series & PLA-DA-S2-4200 series for full analysis**

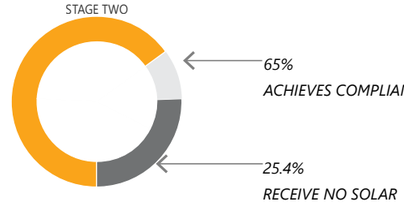
## OVERALL SOLAR ACCESS




STAGE ONE

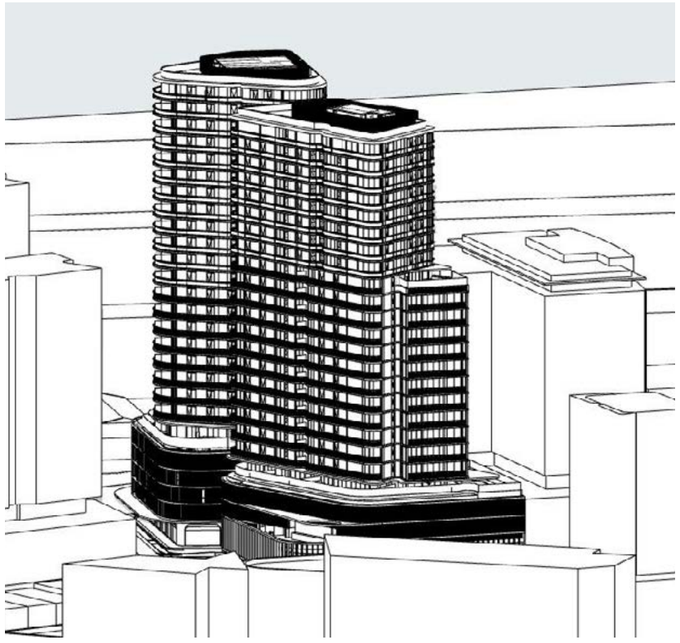



STAGE TWO

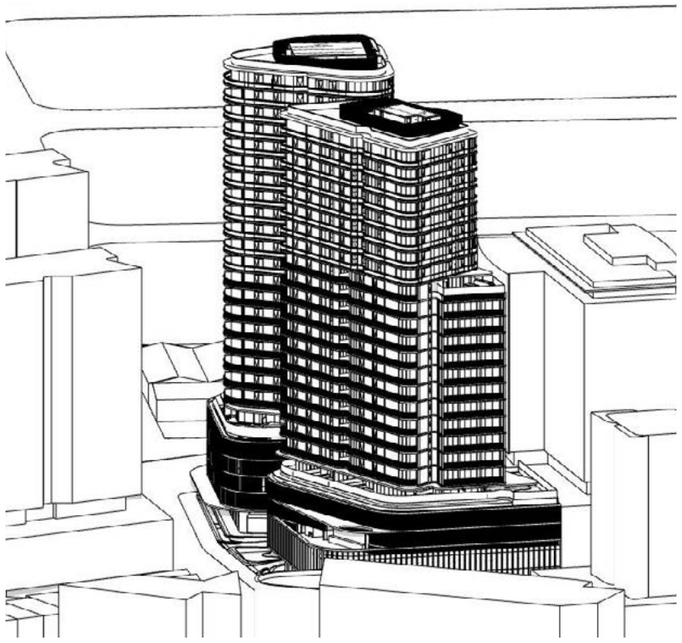


APPENDIX

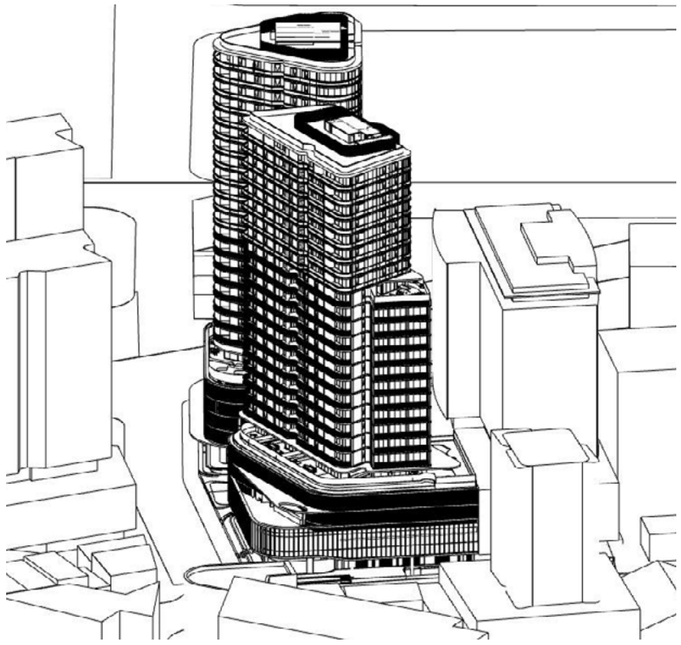
# SUN EYE VIEWS 8AM - 10:30AM



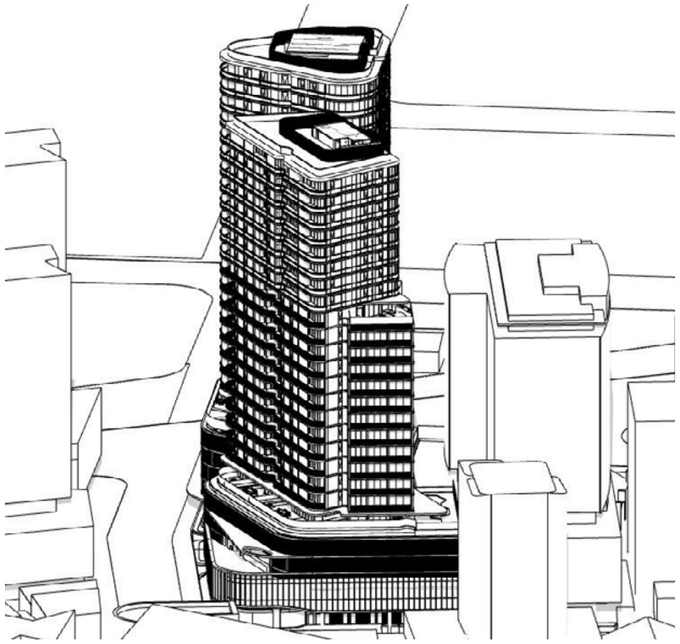
01 - 21 JUN 8AM



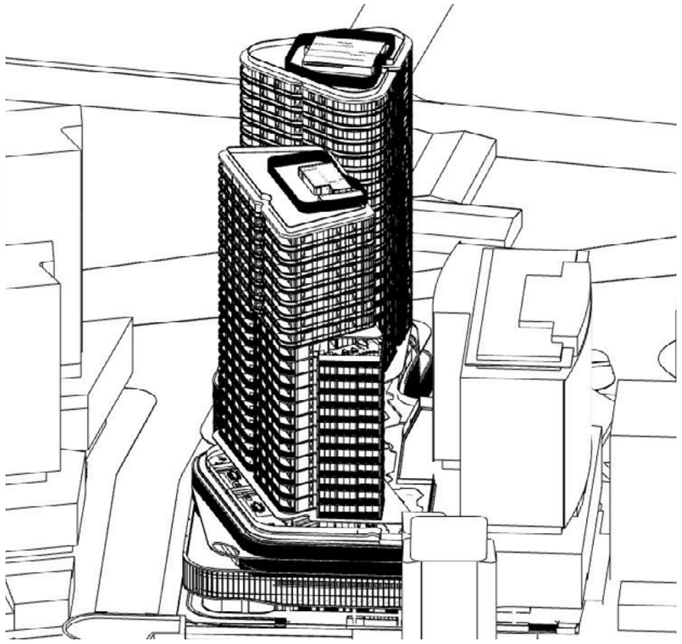
02 - 21 JUN 8:30AM



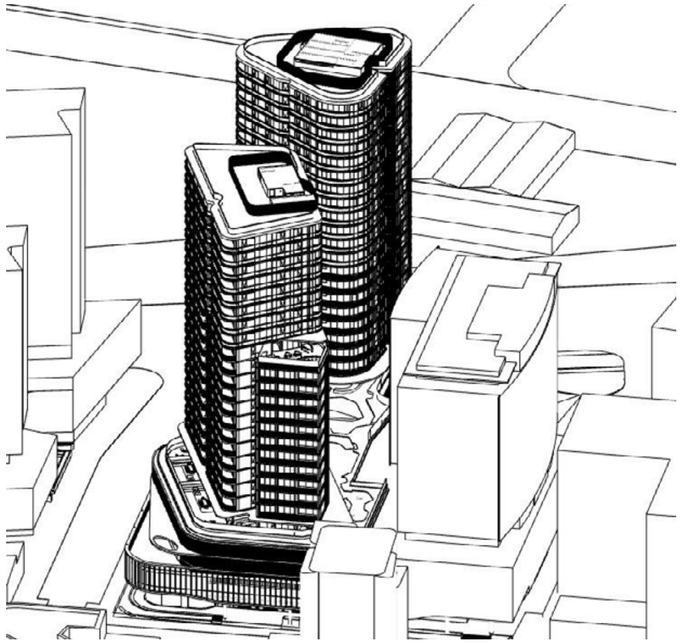
03 - 21 JUN 9AM



04 - 21 JUN 9:30AM



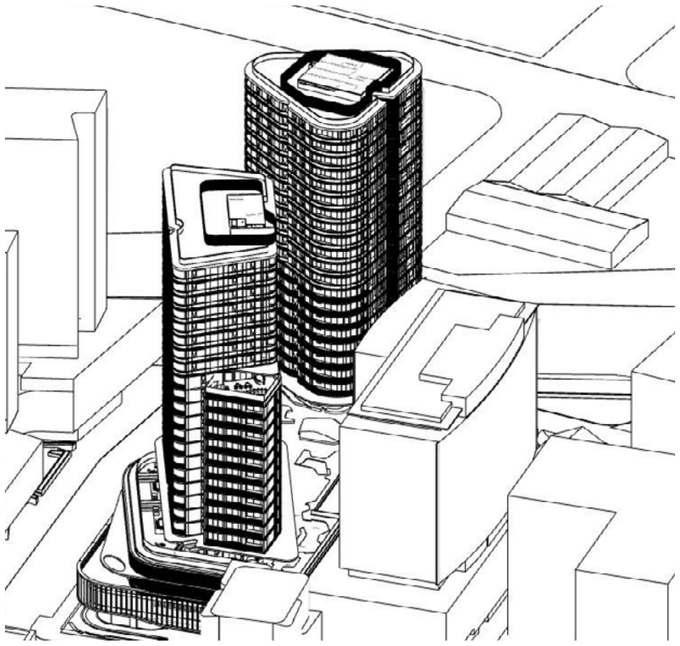
05 - 21 JUN 10AM



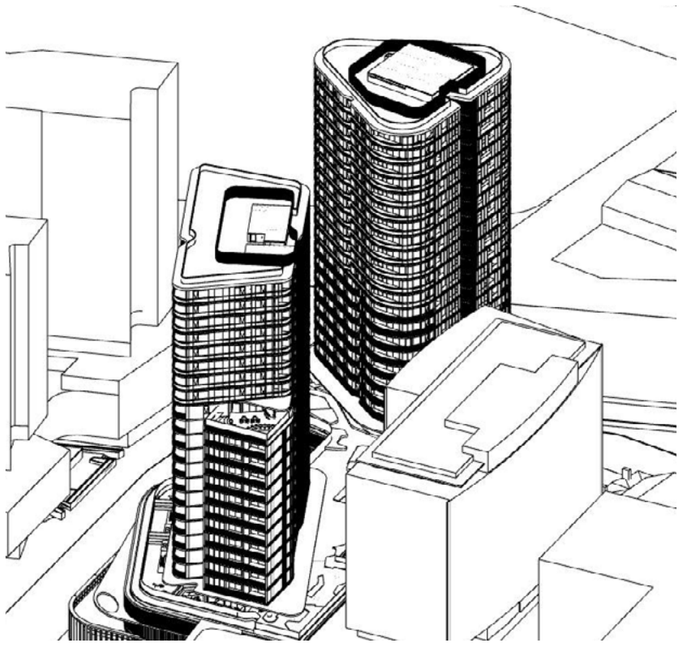
06 - 21 JUN 10:30AM

APPENDIX

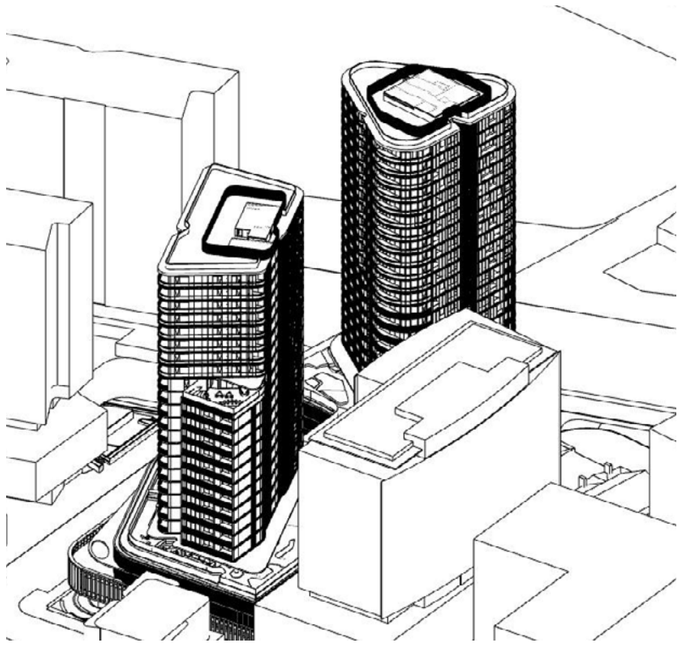
# SUN EYE VIEWS 11AM - 1:30PM



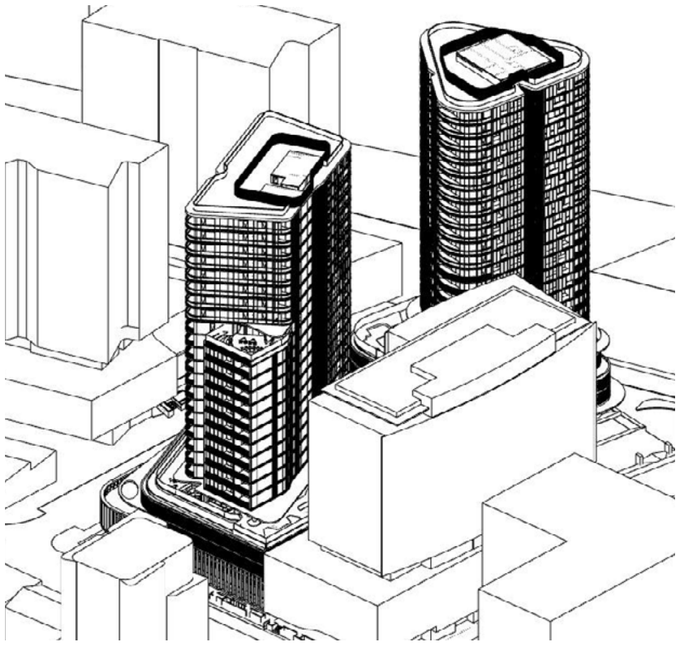
01 - 21 JUN 11AM



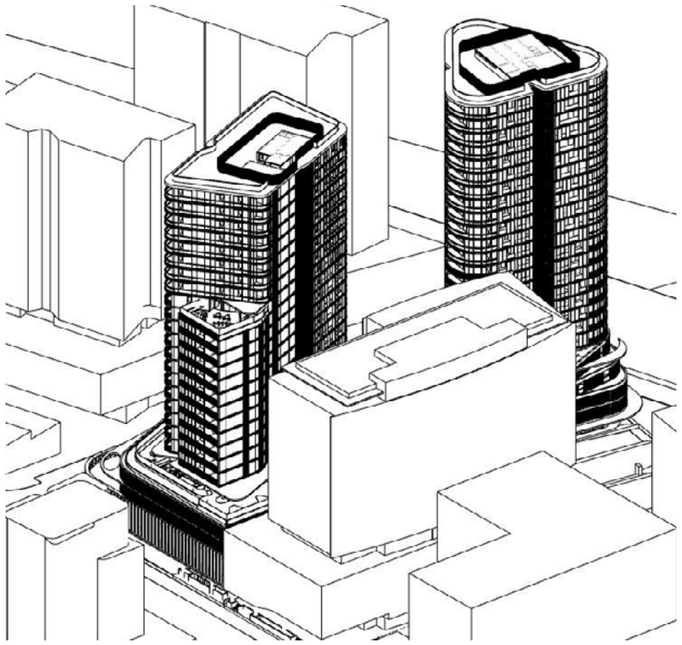
02 - 21 JUN 11:30AM



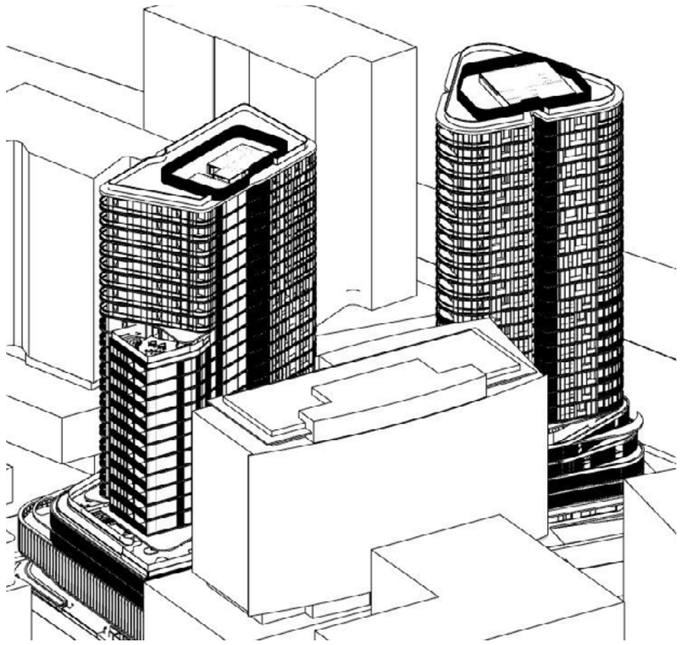
03 - 21 JUN 12PM



04 - 21 JUN 12:30PM



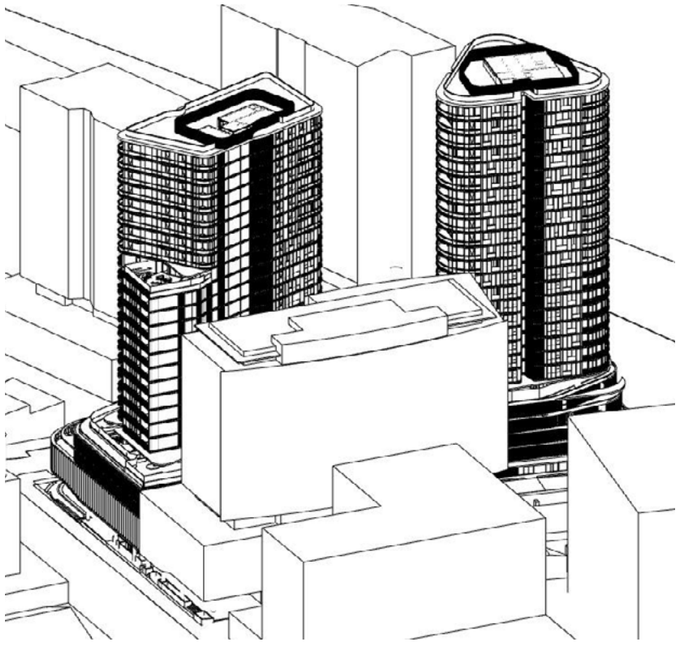
05 - 21 JUN 1PM



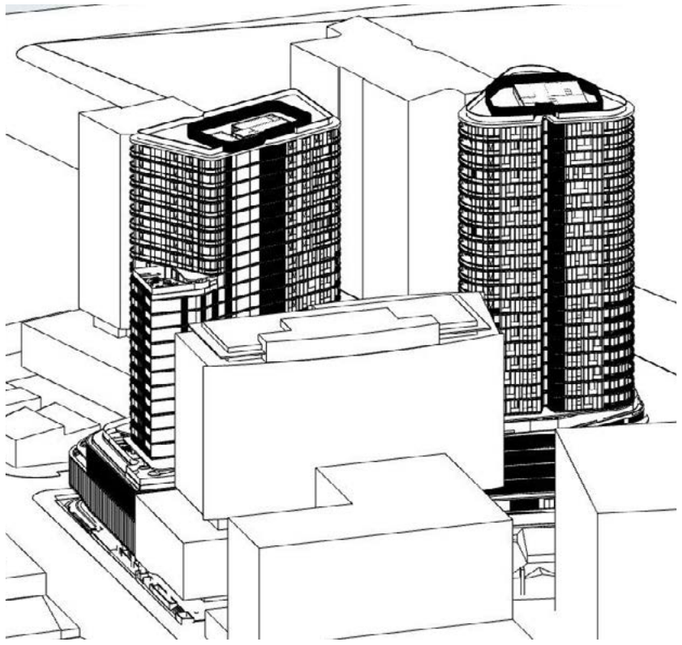
06 - 21 JUN 1:30PM

APPENDIX

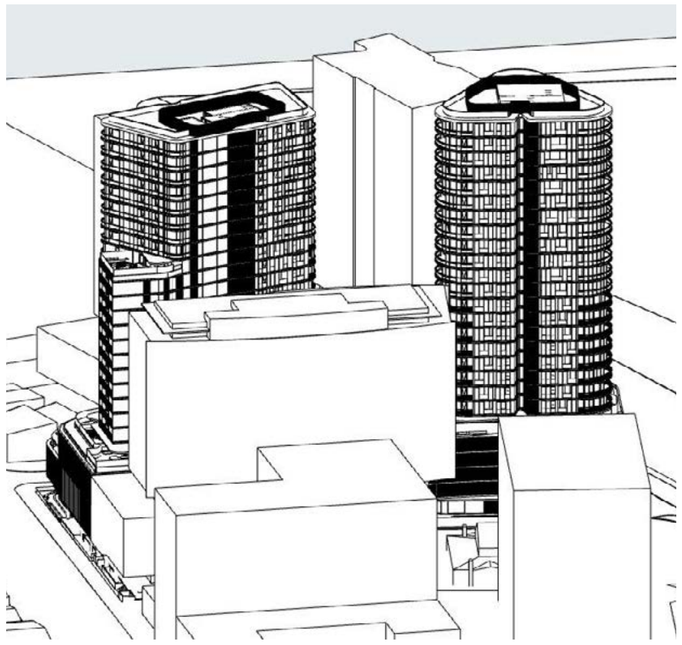
# SUN EYE VIEWS 2PM - 4PM



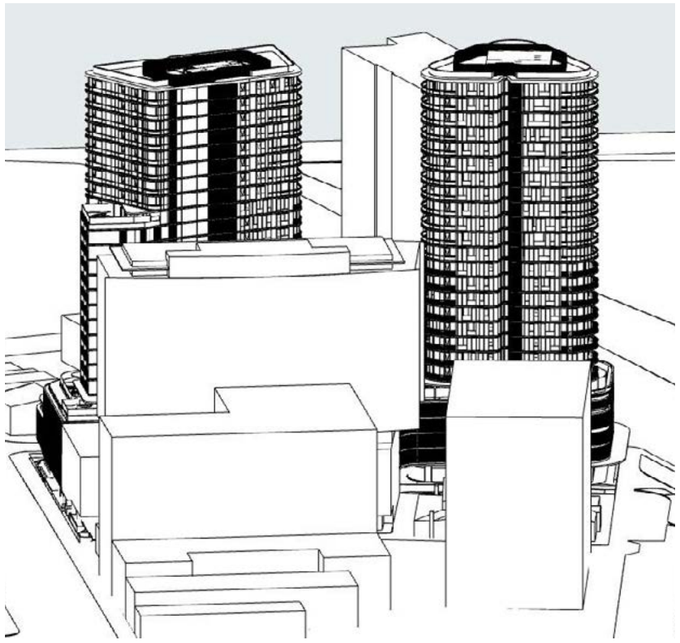
01 - 21 JUN 2PM



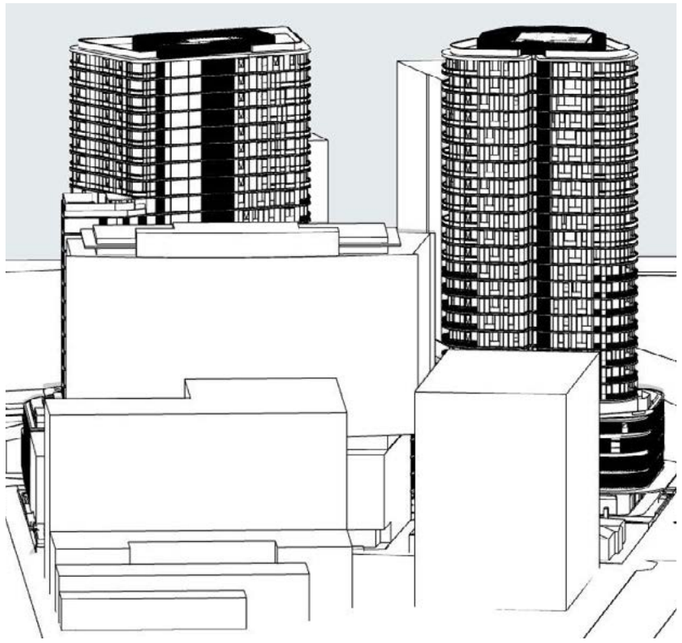
02 - 21 JUN 2:30PM



03 - 21 JUN 3PM



04 - 21 JUN 3:30PM



05 - 21 JUN 4PM

# APPENDIX

## 04 SCHEDULE

# SCHEDULE STAGE 1

**Development Yield Schedule Stage 01 Base Option**

| Unit No. | Level/ Unit No. | Apartment Type | SEPP 65 Private Open Space (sqm) | SEPP 65 Adaptable (Yes or No) | SEPP 65 Silver (Yes or No) | LEP GFA (sqm) | NSA Int (sqm) | NSA Ext (sqm) | NSA Total (sqm) | GBA Int (sqm) | GBA Ext (sqm) | GBA Total (sqm) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | |
|---|---|---|
| Total GFA | 13,597 | sqm |
| Stage 01 Site Area | 2,510 | sqm |
| Floor Space Ratio | 5.42 | :1 |
| Landscaped open space for development site | | sqm |

| Car Parking Levels | Parking Spaces | Parking Spaces Req | Motorcycle Spaces | Motorcycle Spaces Req | Bicycle Spaces | Bicycle Spaces Req |
|---|---|---|---|---|---|---|
| Car parking level 01 | 36 | | 3 | | | |
| Car parking level 02 | 40 | | 3 | | | |
| Car parking level 03 | 42 | | 3 | | | |
| Car parking level 04 | 47 | | 0 | | | |
| **Car parking level totals** | **165** | **165.00** | 9 | 7 | | 154.00 |

**Formula (DCP)**

| | TYPE | RATES (CARS) | CAR REQUIRED | RATES (Reduced Scheme) | CAR REQUIRED |
|---|---|---|---|---|---|
| 1 BED (DCP) | | 0.6 | 21.00 | | 21.00 |
| 2 BED (DCP) | | 0.9 | 66.60 | | 66.60 |
| 3 BED (DCP) | | 1.4 | 37.80 | | 37.80 |
| VISITOR (DCP) | | 5 + TOTAL UNITS/5 | 27.20 | | 27.20 |
| RETAIL (DCP) | | 60 | 12.38 | 100 | 7.43 |
| **TOTAL (DCP, ROUNDING UP)** | | | **165** | | **161** |

| Accessible Parking | |
|---|---|
| Required (10% Adaptable) | 14 |
| Provided | 15 |

**CARPARK RESI STORAGE**

| TYPE | VOLUMN OVERALL REQ (M3) | RATE IN BASEMENT | ASSUMED HEIGHT (M) | REQ BASEMENT AREA (M2) | GFA |
|---|---|---|---|---|---|
| 1 BED | 6.00 | 25% | 2 | 0.75 | 26.25 |
| 2 BED | 8.00 | 25% | 2 | 1 | 74.00 |
| 3 BED | 10.00 | 25% | 2 | 1.25 | 33.75 |
| **TOTAL (ADG)** | | | | | **134.00** |

**CARPARK BIKE STOREAGE**

| | REQUIRED NO. BIKES | RATE PER BIKE (M2) | GFA |
|---|---|---|---|
| BIKES | 154 | 0.75 | 115.5 |
| **TOTAL** | | | **115.5** |

**ADDITIONAL PODIUM CARPARK GFA**

| | ADDITIONAL CARSPACES | GFA OF ADDITIONAL CARS |
|---|---|---|
| | 0 | 0 |
| **TOTAL** | | **0** |

NOTE COUNTING TANDEM PARKING USED FOR GFA CALC (12.96)

| | | |
|---|---|---|
| **Total GFA in Carpark (CAR + BIKE + STORAGE)** | 249.50 | m2 |
| **Total GFA INCLUDING GFA IN Carpark (CAR + BIKE + STORAGE)** | 13846.95 | m2 |
| **TOTAL FSR** | 5.52 | :1 |
| **MAXIMUM GFA ALLOWABLE** | 13805 | m2 |
| **MAXIMUM FSR** | 5.5 | :1 |
| **ADDITIONAL GFA** | 41.95 | m2 |

# SCHEDULE STAGE 2

## Development Yield Schedule Stage 02 Base Option

| Unit No. | Level/ Unit No. | Apartment Type | SEPP 65 Private Open Space (sqm) | SEPP 65 Adaptable (Yes or No) | SEPP 65 Silver (Yes or No) | LEP GFA (sqm) | NSA Int (sqm) | NSA Ext (sqm) | NSA Total (sqm) | GBA Int (sqm) | GBA Ext (sqm) | GBA Total (sqm) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Development total (incl car parking levels)** | | | **2209.15** | **13** | **36** | **12148.26** | **9,272.68** | **1,847.44** | **11,120.12** | **0.00** | **0.00** | **24295.43** |
| | | | | 11% | 30% | | | | | | | |

| | | |
|---|---|---|
| **Total apartments** | 122 | |
| *1-bed apartments* | *35* | 28.7% |
| *2-bed apartments* | *72* | 59.0% |
| *3-bed apartments* | *15* | 12.3% |

| **Site Totals** | | |
|---|---|---|
| Total GFA | 12,148 | sqm |
| Stage 02 Site Area | 2,214 | sqm |
| Floor Space Ratio | 5.49 | :1 |
| Landscaped open space for development site | | sqm |

| Car Parking Levels | Parking Spaces | Parking Spaces Req | Motorcycle Spaces | Motorcycle Spaces Req | Bicycle Spaces | Bicycle Spaces Req |
|---|---|---|---|---|---|---|
| Car parking level 01 | 33 | | 1 | | | |
| Car parking level 02 | 37 | | 1 | | | |
| Car parking level 03 | 34 | | 1 | | | |
| Car parking level 04 | 31 | | 6 | | | |
| **Car parking level totals** | **135** | **141.00** | 9 | 6 | | 138.00 |

| **Formula (DCP)** | | | | |
|---|---|---|---|---|
| TYPE | RATES (CARS) | CAR REQUIRED | RATES (Reduced Scheme) | CAR REQUIRED |
| 1 BED (DCP) | 0.6 | 21.00 | | 21.00 |
| 2 BED (DCP) | 0.9 | 64.80 | | 64.80 |
| 3 BED (DCP) | 1.4 | 21.00 | | 21.00 |
| VISITOR (DCP) | 5 + TOTAL UNITS/5 | 24.40 | | 24.40 |
| RETAIL (DCP) | 60 | 9.44 | 100 | 5.66 |
| **TOTAL (DCP, ROUNDING UP)** | | **141.00** | | **137.00** |

| **Accessible Parking** | |
|---|---|
| Required (10% Adaptable) | 12 |
| Provided | 11 |

| **CARPARK RESI STORAGE** | | | | | |
|---|---|---|---|---|---|
| TYPE | VOLUMN OVERALL REQ (M3) | RATE IN BASEMENT | ASSUMED HEIGHT (M) | REQ BASEMENT AREA (M2) | GFA |
| 1 BED | 6.00 | 25% | 2 | 0.75 | 26.25 |
| 2 BED | 8.00 | 25% | 2 | 1 | 72.00 |
| 3 BED | 10.00 | 25% | 2 | 1.25 | 18.75 |
| **TOTAL (ADG)** | | | | | **117.00** |

| **CARPARK BIKE STOREAGE** | | | |
|---|---|---|---|
| | REQUIRED NO. BIKES | RATE PER BIKE (M2 | GFA |
| BIKES | 138 | 0.75 | 103.5 |
| **TOTAL** | | | **103.5** |

| **ADDITIONAL PODIUM CARPARK GFA** | | |
|---|---|---|
| | ADDITIONAL CARSPACES | GFA OF ADDITIONAL CARS |
| | -6 | 0 |
| **TOTAL** | | **0** |

| | | |
|---|---|---|
| **Total GFA in Carpark (CAR + BIKE + STORAGE)** | 220.50 | m2 |
| **Total GFA INCLUDING GFA IN Carpark (CAR + BIKE + STORAGE)** | 12368.76 | m2 |
| **TOTAL FSR** | 5.59 | :1 |
| **MAXIMUM GFA ALLOWABLE** | 12177 | m2 |
| **MAXIMUM FSR** | 5.5 | :1 |
| **ADDITIONAL GFA** | 191.76 | m2 |

SUMMARY

# SCHEDULE TOTAL

**Development Yield Schedule Overall Base Option**

| Unit No. | Level/ Unit No. | Apartment Type | SEPP 65 Private Open Space (sqm) | SEPP 65 Adaptable (Yes or No) | SEPP 65 Silver (Yes or No) | LEP GFA (sqm) | NSA Int (sqm) | NSA Ext (sqm) | NSA Total (sqm) | GBA Int (sqm) | GBA Ext (sqm) | GBA Total (sqm) | RETAIL GFA Total (sqm) | COMMERCIAL GF Total (sqm) | TOTAL RETAIL & COMMERCIAL Total (sqm) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Development total (incl car parking levels)** | | | **5240.14** | **27** | **64** | **25745.71** | **19,860.31** | **4,997.03** | **24,857.34** | **0.00** | **0.00** | **53830.04** | 964.00 | 345.04 | 1309.04 |
| | | | | 10% | 25% | | | | | | | | | | |

| **Total apartments** | 258 | |
|---|---|---|
| *1-bed apartments* | *70* | 27.1% |
| *2-bed apartments* | *146* | 56.6% |
| *3-bed apartments* | *42* | 16.3% |

| **Site Totals** | | |
|---|---|---|
| Total GFA | 25,746 | sqm |
| Site Area | 4,724 | sqm |
| Floor Space Ratio | 5.45 | :1 |
| Landscaped open space for development site | | sqm |

| Car Parking Levels | Parking Spaces | Parking Spaces Req | Motorcycle Spaces | Motorcycle Spaces Req | Bicycle Spaces | Bicycle Spaces Req |
|---|---|---|---|---|---|---|
| Car parking level 01 | 69 | | 4 | | | |
| Car parking level 02 | 77 | | 4 | | | |
| Car parking level 03 | 76 | | 4 | | | |
| Car parking level 04 | 78 | | 6 | | | |
| **Car parking level totals** | **300** | **306.00** | 18 | 13 | | 291.00 |

| **Formula (DCP)** | | | | |
|---|---|---|---|---|
| TYPE | RATES (CARS) | CAR REQUIRED | RATES (Reduced Scheme) | CAR REQUIRED |
| 1 BED (DCP) | 0.6 | 42.00 | | 42.00 |
| 2 BED (DCP) | 0.9 | 131.40 | | 131.40 |
| 3 BED (DCP) | 1.4 | 58.80 | | 58.80 |
| VISITOR (DCP) | 5 + TOTAL UNITS/5 | 51.60 | | 51.60 |
| RETAIL (DCP) | 60 | 21.82 | 100 | 13.09 |
| **TOTAL (DCP)** | | **306.00** | | **297** |

| **Accessible Parking** | |
|---|---|
| Required (10% Adaptable) | 26 |
| Provided | 26 |

| **CARPARK RESI STORAGE** | | | | | |
|---|---|---|---|---|---|
| TYPE | VOLUMN OVERALL REQ (M3) | RATE IN BASEMENT | ASSUMED HEIGHT (M) | REQ BASEMENT AREA (M2) | GFA |
| 1 BED | 6.00 | 25% | 2 | 0.75 | 52.50 |
| 2 BED | 8.00 | 25% | 2 | 1 | 146.00 |
| 3 BED | 10.00 | 25% | 2 | 1.25 | 52.50 |
| **TOTAL (ADG)** | | | | | **251.00** |

| **CARPARK BIKE STOREAGE** | | | |
|---|---|---|---|
| | REQUIRED NO. BIKE | RATE PER BIKE (M2) | GFA |
| BIKES | 291 | 0.75 | 218.25 |
| **TOTAL** | | | **218.25** |

| **ADDITIONAL PODIUM CARPARK GFA** | | |
|---|---|---|
| | ADDITIONAL CARSPACES | GFA OF ADDITIONAL CARS |
| | -6.00 | 0 |
| **TOTAL** | | **0** |

NOTE COUNTING TANDEM PARKING USED FOR GFA CALC (12.96)

| | | |
|---|---|---|
| **Total GFA in Carpark (CAR + BIKE + STORAGE)** | 469.25 | m2 |
| **Total GFA INCLUDING GFA IN Carpark (CAR + BIKE + STORAGE)** | 26214.96 | m2 |
| **TOTAL FSR** | 5.55 | :1 |
| **MAXIMUM GFA ALLOWABLE** | 25982 | m2 |
| **MAXIMUM FSR** | 5.5 | :1 |
| **ADDITIONAL GFA** | 232.96 | m2 |

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