

# 711 HUNTER STREET BRIEFING

PPSHCC-159 - DA2022/01316 &  
PPSHCC-160 - DA2022/01317



# OVERVIEW OF APPLICANT

- Hunter Street JV Co Pty Limited is a Joint Venture between St Hilliers Property Investments and Spotlight Property Group.
- St Hilliers are the Development Managers for the proposal.
- St Hilliers have been a proactive Applicant. The Applicant were the first private proponent in City of Newcastle to take on the ambitious task of undertaking an Architectural Design Competition.
- St Hilliers have demonstrated a willingness to engage early with City of Newcastle, have had extensive Pre-DA discussions, ongoing engagement with the DIP and very limited public submissions demonstrating the proposal is not controversial locally.
- The Applicant sort to ensure the highest level of design excellence for this highly strategic site by providing a variety of design responses to respond positively to the opportunity.



# PROPOSAL

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 retail and commercial 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;
- A mix of retail, food and beverage and business tenancies will front Hunter and King Street to enhance activation of the ground plane and pedestrian traffic. These will be accompanied by appropriate landscaping features to enhance public domain.
- 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 explained in further detail below.

## Stage 1 (Northern Tower):

- 136 apartments including: 35 one bedroom, 74 two bedroom, 27 three bedroom and four bedroom.
- Total GFA: 13, 811.18 sqm
- Floor space ratio: 5.51:1
- Total car parking spaces: 165 spaces over 4 podium levels

## Stage 2 (Southern Tower):

- 122 apartments including: 35 one bedroom, 72 two bedroom, 15 three bedroom.
- Total GFA: 12,364 sqm
- Floor space ratio: 5.58:1
- Total car parking spaces: 135 spaces over 4 podium levels



# SITE OVERVIEW



Picture 1 – Corner of National Park and Hunter Street



Picture 2 – Middle of National Park Street (Pedestrian Bridge)



Picture 3 – View of Site looking north along National Park Street



Picture 4 – View of site looking east along King Street



# SITE HISTORY

- The site is not heritage listed
- However, the site is located within a Heritage Conservation Area
- The site is known to have a historic façade underneath the existing metal cladding on the corner of National Park Street and Hunter Street
- Most of the fabric of the existing 1900s building has been demolished, with the exception of a portion of the facade which is currently located behind a more contemporary addition which has obscured this for approximately 50 years



**c. 1900-1902 Marcus Clark & Co**



**c. 1929 Marcus Clark & Co extension**



**c. 1956 Marcus Clark & Co remodel**



**c. 1972 Walton's Ltd**

# CONSULTATION

## Pre-Lodgement

- The Proponent, Plus and consultant team met with Council officers on several occasions throughout 2021 and 2022. Including:
  - 17 June 2021: Introducing Meeting between CN, Urbis, and St Hilliers to discuss the various design excellence pathways specifically the Design Competition approach.
  - 18 August 2021: Pre-Lodgement Meeting #1
  - 18 August 2021 to 22 October 2021: Ongoing engagement between CN, Government Architect NSW (GANSW), Urbis and St Hilliers to agree on the Design Competition Brief and Strategy and general competition procedure.
  - 25 October 2021: Commence of Design Excellence Competition.
  - 9 May 2022: Pre-Lodgement Meeting #2
  - 28 May 2022: Discussion with David Thomas from CN regarding the waste servicing requirements.
  - 21 July 2022: Discussion with Damian Jaegar, Brian Cameron and Isabelle Rowlatt from CN regarding the stratum subdivision approach and discussion regarding lodgement requirements for heritage specifically the methodology to review the heritage façade.
  - 5 August 2022: Discussion with Rajnesh Prakash from CN to review stormwater and flood storage solution and confirm modelling requirements for DA.
  - 8 September 2022: Discussion with Damian Jaegar and Brian Cameron from CN regarding the stratum subdivision approach and site inspection to view historic façade with Isabella Rowlatt from CN.
  - 7 October 2022: Design Integrity Panel #1.
- The design is a result of iterative detailed engagement and input from various CN teams including planning, waste, engineering, and heritage. In addition, the Chair of CN's Urban Design Review Panel (UDRP), Dr Philip Pollard, inputted into the Design Brief and competition process to ensure that this provided the best framework for design responses that balanced the public and private interests in an appropriate manner. Feedback received from Council during these meetings has been incorporated into the final scheme.
- COLA Studio's commenced engagement with local cultural knowledge holders in April 2022 with two yarning workshops, these workshops were with Wannangini Pty Ltd - Represented by Peter Leven Awabakal and Awabakal designer - Shellie Smith – Awabakal.

# CONSULTATION

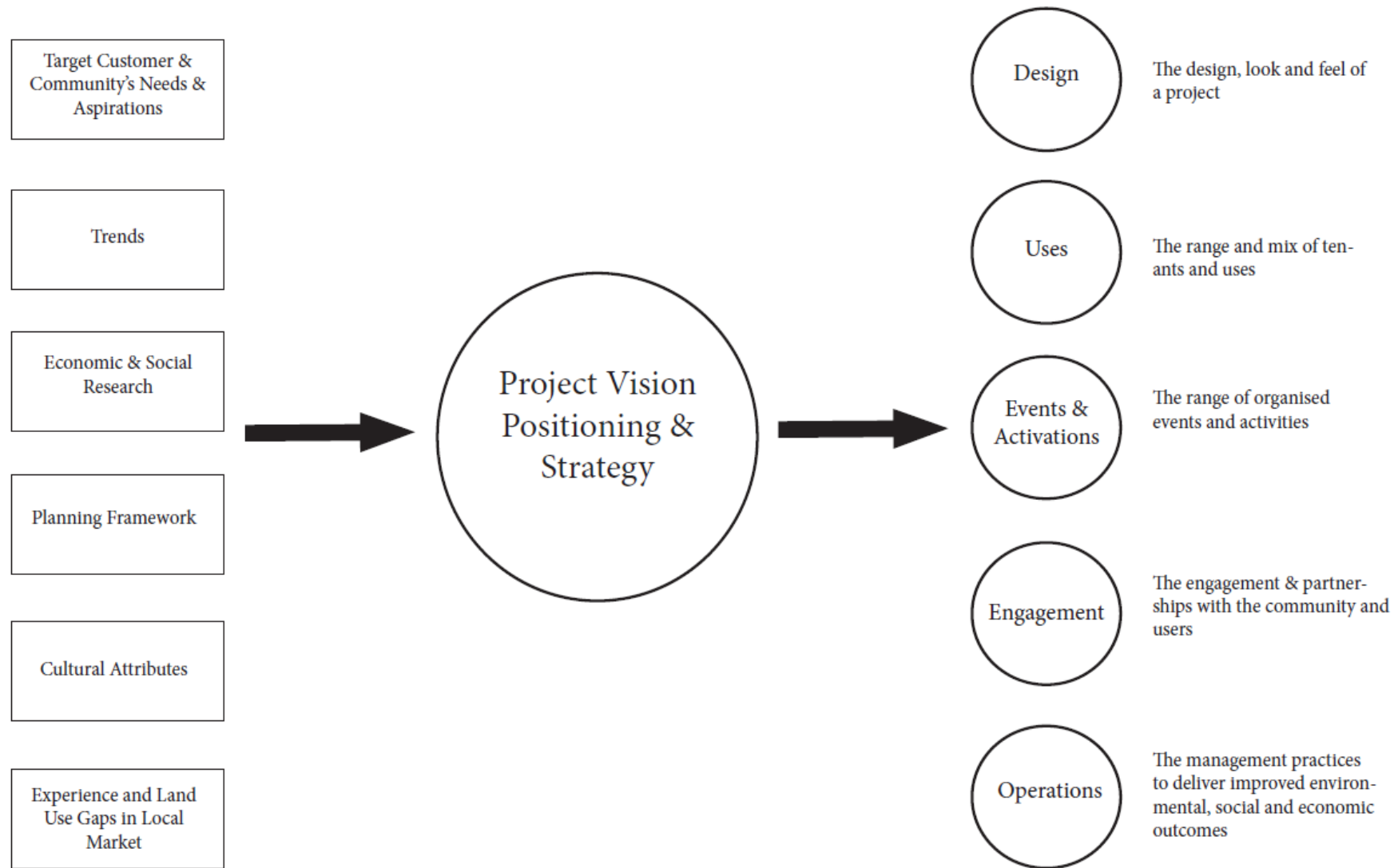
## Public Participation

- Online survey on the Development website undertaken
- In person survey several University of Newcastle students was undertaken.
- The responses, to date, reflect the shifting nature of Newcastle to a cosmopolitan hub, with highest percentage of respondents noting coffee, bars and brunch spots as key things they cannot live without. This was followed by casual family dining options and art galleries and creative exhibition areas demonstrating the need to cater for a wide range of demographics and the opportunities to focus on as part of future ground plane and commercial uses.
- The responses reinforce the obligation to deliver a high-quality mixed-use precinct and will feed into future planning of the ground plane opportunities and development more broadly.

## Design Competition & Integrity

- The Applicant were the first private proponent in CN to take on the ambitious task of undertaking an Architectural Design Competition.
- The Applicant engaged in a collaborative consultation process with GANSW and CN, including with Dr Philip Pollard. Prior to the endorsement of the Design Brief, numerous meetings were held to discuss Competitive Process as a whole and the details of the Design Brief.
- Plus Architecture was the winning scheme noting it demonstrated an appropriate response design, planning, and commercial objectives of the Brief.
- The Jury outlined several matters which were to be further considered and refined as part of the Detailed DA. These matters have been addressed by Plus.
- 2 x DIP sessions occurred 07 October 2022 and 16 February 2023.

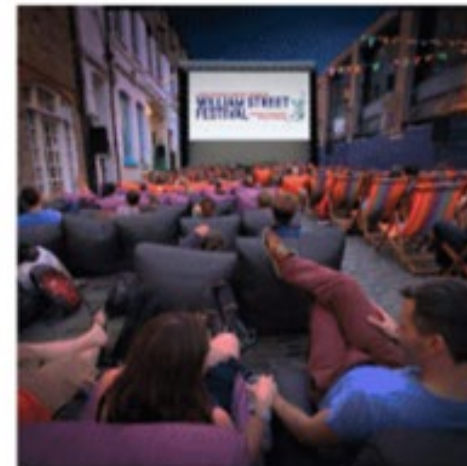
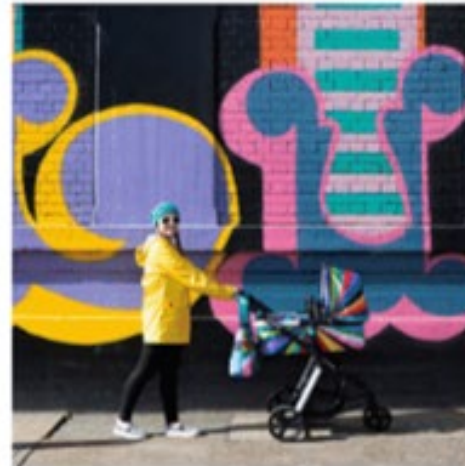
# A Disciplined Framework





## The Positioning:

*To Become the “Cultural Creative” Commercial and Retail Strip of Newcastle.*



# SUMMARY OF PUBLIC SUBMISSIONS

Only 3 x submissions have been registered for each DA (some are double ups for each DA). Limited public submissions demonstrating the proposal is not controversial locally.

The objection matters relate to:

- View loss from the rooftop facilitate at Aero Apartments. Currently the rooftop has views to Merewether, and the development will block these views.
- Above ground car park and light spill to residential properties.
- Privacy and sun exposure impacts to 741 Hunter Street because of the DCP variation



# INPUT OVERVIEW

Document Name	Prepared by
Architectural Drawings & Design Report and Design Excellence Statement	Plus Architecture
Survey Plan	Cahill and Cameron
Landscape Plans	Urbis
ESD Report	Credwell
Cost Report	Altus Group
Mine Subsidence Report	Terra Tech Coffey
Traffic Impact Assessment including Green Travel Plan	BG&E
Waste Management Plan	Elephants Foot
Heritage Impact Statement	AMAC Archaeological
Aboriginal Cultural Heritage Assessment	AMAC Archaeological
Connecting with Country	COLA Studio
Site Specific Flood Study	BG&E
Stormwater Management Plan	BG&E
Wind and Reflectivity Report	Windtech
Acoustic Report	Acoustic Logic
Detailed Site Investigation	Terra Tech Coffey
Geotechnical Report and Acid Sulfate Soils Management Plan	Terra Tech Coffey
Access Report	BCA Logic
Construction Methodology	St Hilliers
BCA Report	BCA Logic
CPTED Report	The Design Partnership
EV Charging Plan	BG&E
Stratum Plan/Report	CMS Surveyors
Aviation Impact Assessment	AviPro
Public Art Plan	Art Pharmacy
Services Infrastructure Report	Epicentre Consulting Engineers



# SITE CONTEXT



# CONNECTING WITH COUNTRY

An Indigenous Design Strategy has been prepared by COLA Studio's to present the Integration of Connecting with Country within the design. Engagement with Connecting with Country and how it is informing the design was guided by NSWGA's Guidance on Country and Design.

COLA Studio's commenced engagement with local cultural knowledge holders in April 2022 with two yarning workshops, these workshops were with Wannangini Pty Ltd - Represented by Peter Leven Awabakal and Awabakal designer - Shellie Smith – Awabakal.

The design principles for the site and design integration were as follows:

- Saltwater/Freshwater – Draw upon the coastal river mouth location, the confluence of freshwater and saltwater, a place of trade and congregation as design narrative
- Urban Habitat – Draw on coastal landscape characteristics, provide for humans and non-humans to encourage connection with Country
- Material Responsibility – Explore ways in which the built form can truly be of place through sourcing local materials, minimise burden on Country; and
- Building relationships – Explore the ways in which the development strengthens our relationships with Country and community.

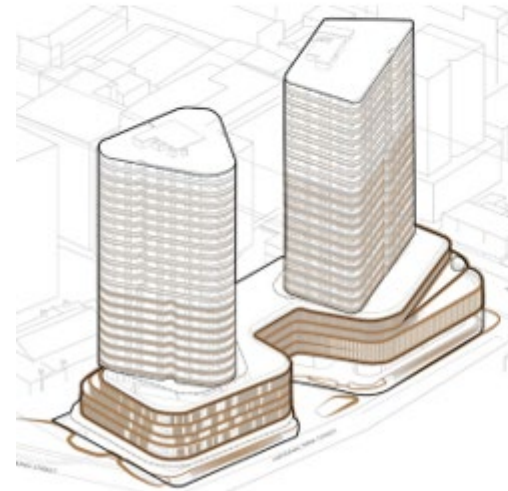
Following the research, workshops and discussions the design response was driven by shells and sand, tidal movement and earth and water.



Picture 7 – Place of Trade and Congregation



Picture 8 – Flow of Movement



Picture 9 – Layers of Sedimentation



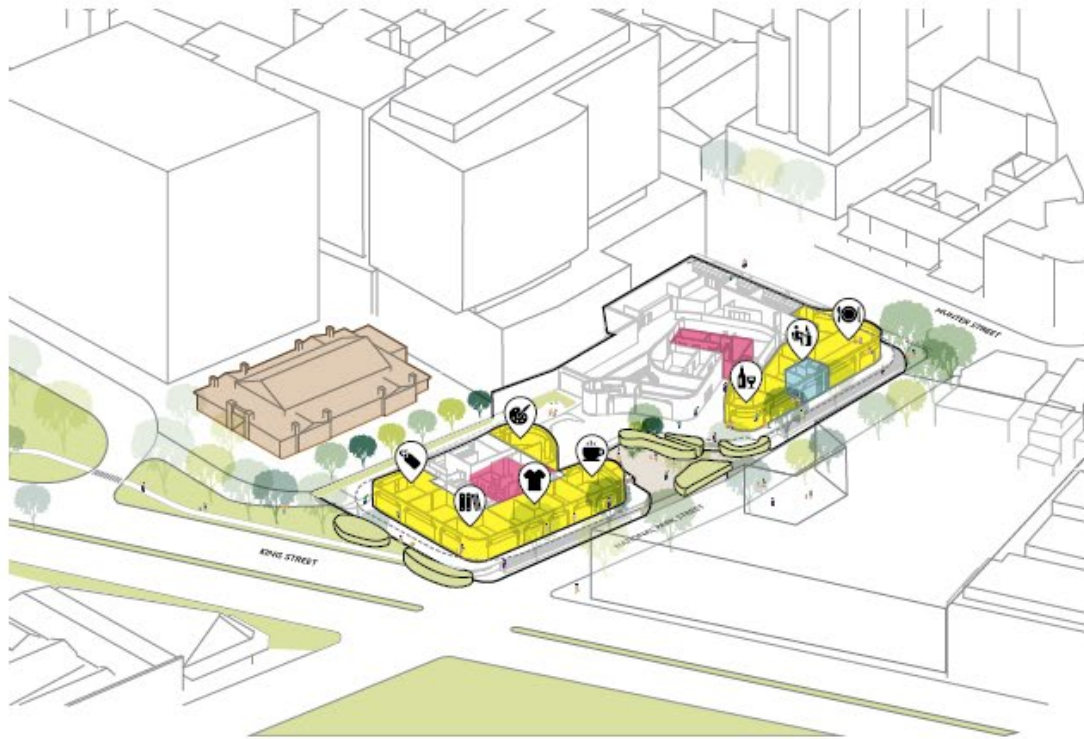
Picture 10 – Landscape

Source: COLA Studio

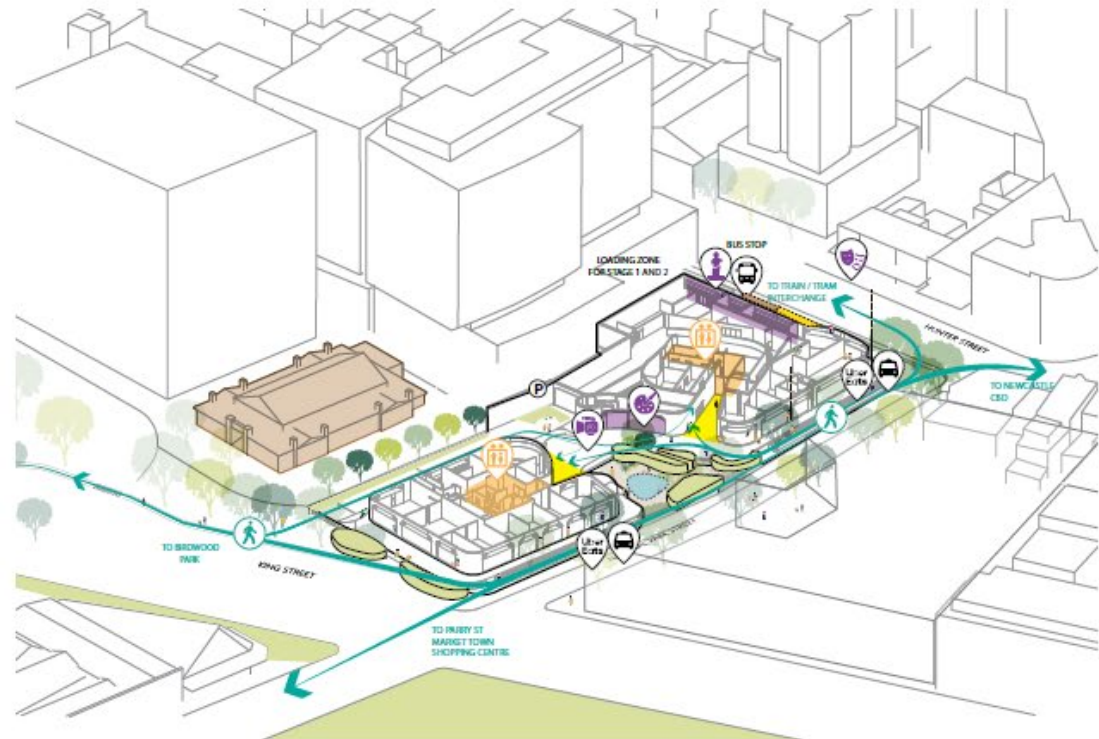


# DESIGN DRIVERS

## GROUND PLANE ACTIVATION



Ground plane activation



Access and Services



DESIGNED FOR USERS



DIVERSITY OF EXPERIENCE



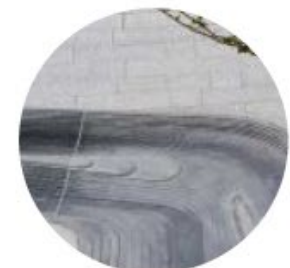
COMPRESSED & LAYERED



PUBLIC ART OPPORTUNITIES



LIGHTING SCULPTURE



WATER PLAY



GROUND PLANE



RETAIL ACTIVATION



A SENSE OF GATHERING



ARMY DRILL HALL ACTIVATION



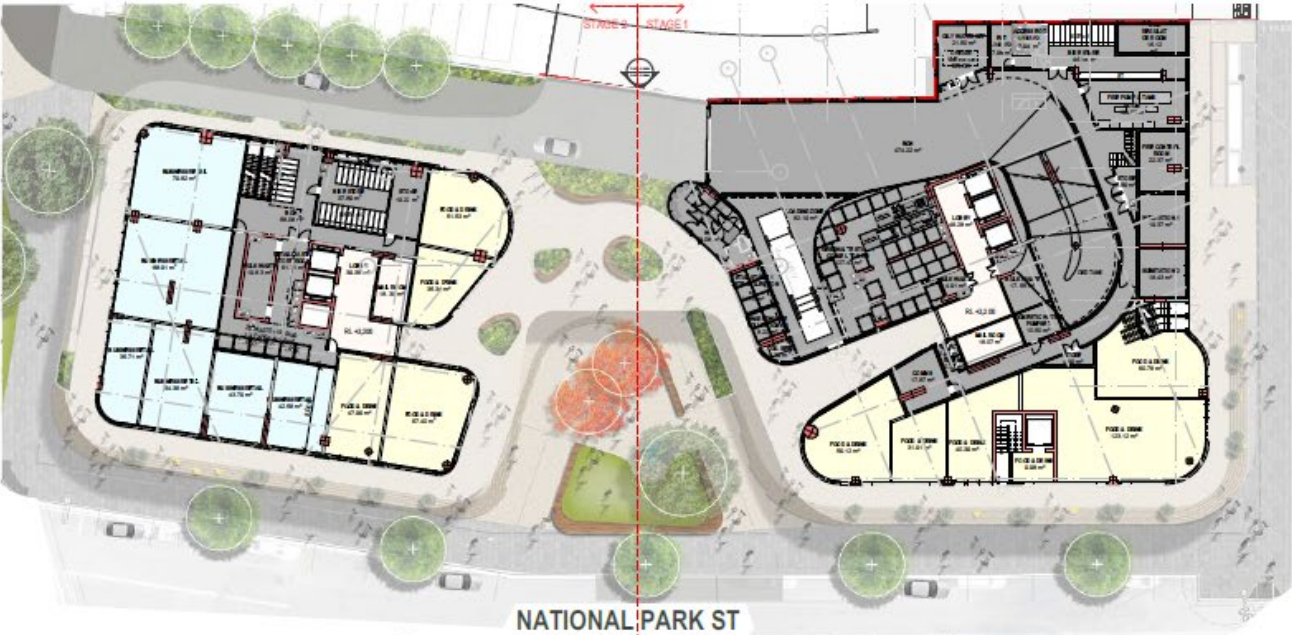
PLAY



FORM



CONNECTING WITH COUNTRY





DESIGN DRIVERS

# PODIUM LANGUAGE AND LANDSCAPE STRATEGY



Podium language



Extending the Park



FIXED SCREENING



RESPONSE TO CONTEXT



PUBLIC ART OPPORTUNITIES



GREEN EDGES



BIRDWOOD PARK



FROM MOUNTAIN TO RIVER





NOMINATED ARCHITECT (NSW): RIDO PIN 11286

VIEW FROM KING ST EAST

plus  
architecture

StHilliers

plus  
architecture

URBIS





STILLIERS ARCHITECT (NEW) ROOM 11111111

VIEW FROM KING ST EAST

plus  
architecture

StHilliers

plus  
architecture

URBIS

# LEP VARIATIONS

## Building Separation

Required Building Separation	Proposed
24 metres	15.1 to 15.8 metres between northern tower and 723 Hunter Street (Stage 1 DA)
24 metres	23 metres between northern and southern tower elements (Stage 2 DA)
24 metres	17 metres between southern tower and 723 Hunter Street (Stage 2 DA)

## Why is it acceptable?

- The proposed development complies with the ADG, which is a State-wide policy that provides guidance on building separation and what is an equitable setback share in different scenarios.
- The northern tower was amended as part of the design integrity process to rotate the core towards the commercial tower to address separation impacts and is supported by the DIP.
- The relationship between adjacent properties and the site, and internal to the site, is appropriate given compliance with the ADG. In particular, a 9m setback is proposed between the northern tower and adjacent commercial building (723 Hunter Street). This represents an equitable share under the ADG given the setback is between a blank wall and a commercial development.
- CN, while not abandoning clause 7.4, have provided a number of recent examples of flexibility with this development including at 1 National Park Street, Verve and The Store.
- Clause 7.4 does not have any clear objectives in the NLEP; therefore, the design response has relied on the objectives established by the ADG.
- The proposed development results a better outcome than a compliant tower form. Should compliance be required, this would push the tower form to the east of the site toward the street frontage, which would result in non-compliance tower setbacks and lead to unreasonable impacts to the public domain.
- The building separation distance resulting from non-compliance does not result in any unreasonable impacts on adjoining properties and within the development, particularly with respect to overshadowing, loss of privacy and loss of views.



# LEP VARIATIONS

## FSR

Maximum Permitted FSR & GFA (Clause 7.10)	Proposed FSR & GFA
<b>Stage 1</b>  FSR: 5:1  Site Area: 2,510sqm  GFA: 12,550sqm	<b>Stage 1</b>  FSR: 5:51:1  GFA: 13,811.58sqm
<b>Stage 2</b>  FSR: 5:1  Site Area: 2,214sqm  GFA: 11,070sqm	<b>Stage 2</b>  FSR: 5:58:1  GFA: 12,364sqm
<b>Combined</b>  FSR: 5:1  Site Area: 4,724sqm  GFA: 23,620sqm	<b>Combined</b>  FSR: 5:54:1  GFA: 26,175.27sqm

## Why is it acceptable?

- The scheme has been through a Design Excellence process, therefore is eligible for a 10% bonus.
- Under clause 4.4 of the LEP an 8:1 FSR is permitted for wholly commercial development, which represents a scale significantly more than the proposed development. The bulk and scale of the proposal has been carefully resolved to respond the surrounding context and represents an appropriate design response. The proposed development provides an FSR consistent with clause 7.5(6).
- The proposal delivers a significant public benefit by the redistribution of floor space from the ground plane to the tower to provide generous and publicly accessible spaces with through site links creating greater permeability of the site.
- The variation to FSR does not result in non-compliances to the Apartment Design Guidelines (ADG) visual privacy guidelines and does not result in unreasonable tower setbacks or street wall heights.
- The proposed variation does not result in any unreasonable amenity impacts to adjoining properties or public spaces including Birdwood Park.
- The proposed variation does not result in any additional height above the NLEP height limit; therefore, the resultant additional bulk and scale is negligible.
- The proposal will not result in any adverse impacts to surrounding heritage items and enhances view lines to the Army Drill Hall from National Park Street.



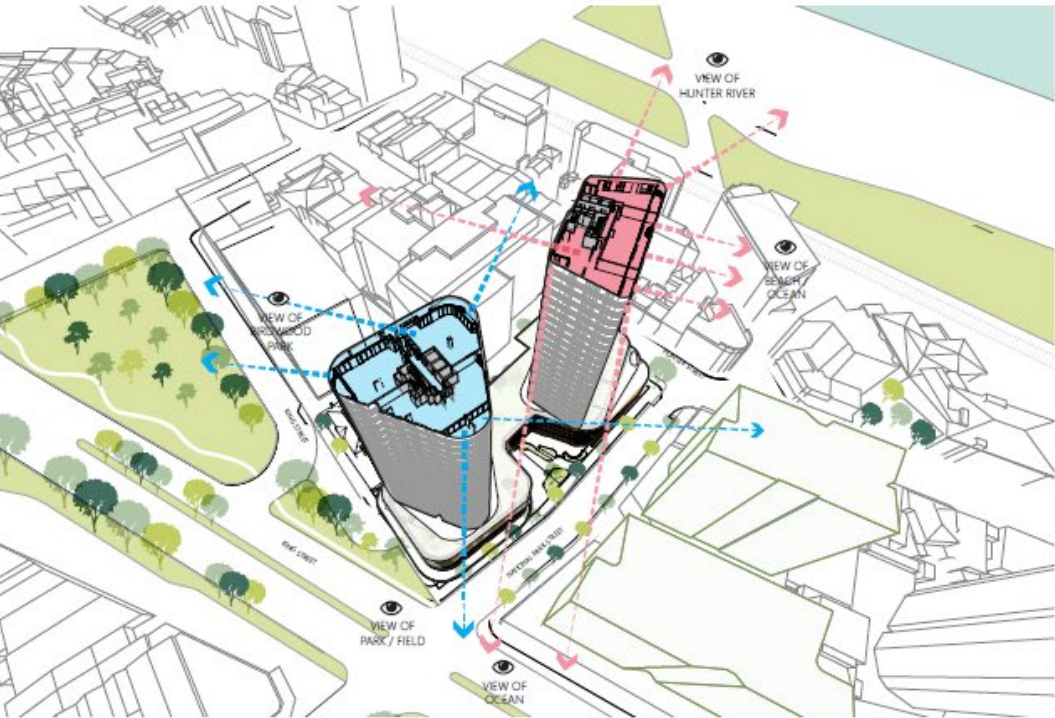
# HERITAGE

- In order to understand the potential façade behind the metal cladding, a portion of cladding was removed on 8 September 2022, in the presence of John Carr and CN's Heritage Advisor, Isabelle Rowlett.
- The façade investigation revealed that timber ground support the metal cladding were cut into the decorative façade causing extensive damage.
- Very little survives the original small corner shop and warehousing building. The internal wall linings were removed for approximately three metres on either side of the north-eastern corner of the building. Of the widows exposed, most had their sashes removed however one top sash remained for use in obtaining detail for reinstatement of the window.
- The following recommendations have been provided by AMAC Archaeological to aid in interpreting the past in the modern design:
  1. An enlarged photograph of the original 1899 store digitised by the University of Newcastle should form part of a display on Hunter Street. Reason - to be part of an interpretive display together with excerpts from the buildings history.
  2. Sections of the detailed external decorative render be recovered and supported in metal frames for a static display. Reason - the applied decoration speaks highly of the Hard Wall Plasterer's skills rather than the style keys of the designs from the Inter-War period.
  3. Sandstone kerbing surviving in National Park Street be retained insitu. Reason - to comply with the recommendations of the DCP 2012.





DESIGN DRIVERS  
TOWER FORM AND ORIENTATION



Podium language



Extending the Park



VIEW TO EAST

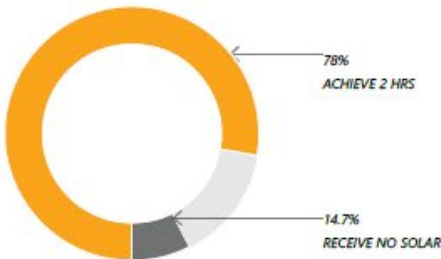


VIEW TO NORTH

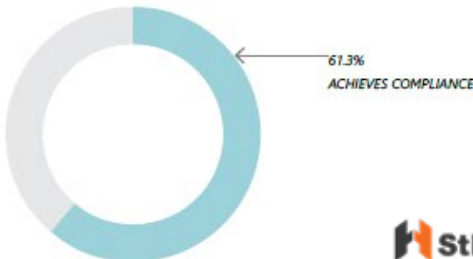


VIEW TO SOUTH

OVERALL SOLAR ACCESS



OVERALL CROSS VENTILATION





# GROUND LEVEL - PUBLIC DOMAIN

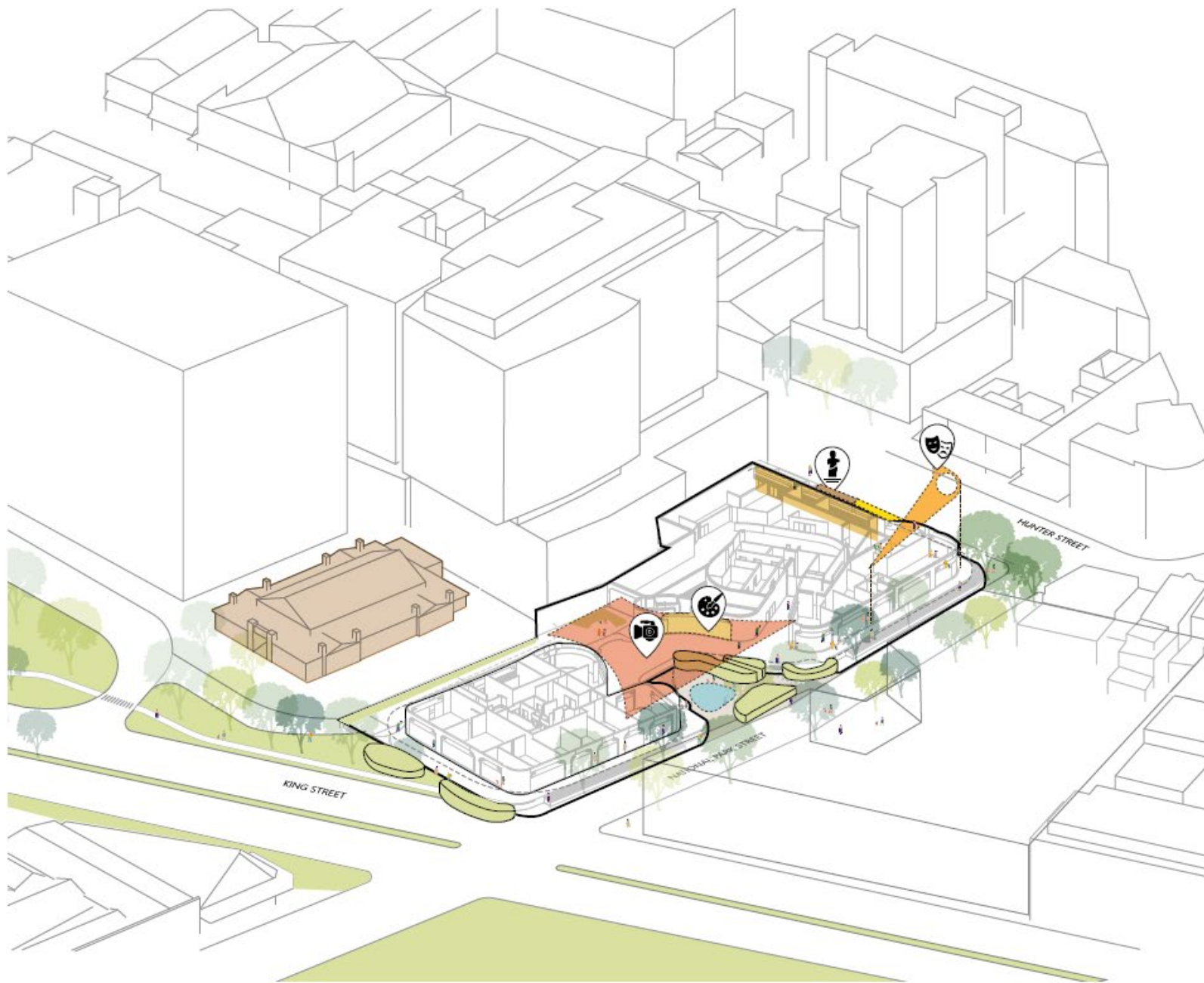


## LEGEND:

- |  |   |                           |
|--|---|---------------------------|
| ① SEAT WALL & LAWN TO STREET FRONT     | ⑥ PASSIVE SEATING / GATHERING / BREAKOUT SPACE        | ⑪ BICYCLE PARKING         |
| ② STEPS WITH INTEGRATED SEATING / POTS | ⑦ RAMP ACCESS   | ⑫ DROP-OFF / PICK-UP ZONE |
| ③ FEATURE TREES                        | ⑧ WATER FEATURE                                       | ⑬ ARRIVAL TREE            |
| ④ PROPOSED STREET TREES                | ⑨ BIRDWOOD PARK                                       |                           |
| ⑤ ACTIVATED COMMUNAL SPACE             | ⑩ EXISTING BUS STOP LOCATION (SEE BLOW-UP PLAN BELOW) |                           |



## 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.



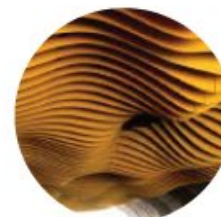
MURAL



HISTORICAL DISPLAY



BENCH SEATING ARTWORK



SCULPTURAL CEILING



LIGHTING SCULPTURE



WATER PLAY

# STAGING

The proposal is intended to be undertaken in two main stages as follows:

- Northern Tower and Northern Podium (Stage 1)
- Southern Tower and Southern Podium (Stage 2)

Stage 1 (pink tower) will commence followed by Stage 2 (orange tower). It is highly desirable that both Stage 1 and 2 will be carried out with some concurrency, however this is subject to financial conditions precedent being met.

The approach of two DA's allows for additional flexibility to respond to market conditions and clause 53 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, which requires an Occupation Certificate to be issued for a whole building within 5 years of the first partial OC issued for that building.

Project Milestones	Date
Lodged DA's Concurrently	November 2022
DA Approved Concurrently	March 2023
Demolition commences	June 2023
Site Establishment / Construction Commencement to stage 1	September 2023
Stage 1 Complete	December 2025
Construction Commencements to stage 2	January 2024
Stage 2 completed	May 2026
Project Completed	May 2026

