



SEPP (HOUSING) 2021 DESIGN VERIFICATION STATEMENT
711 HUNTER STREET NEWCASTLE
24 NOVEMBER 2025

StewartArchitecture

SEPP (HOUSING) 2021 DESIGN VERIFICATION STATEMENT

24 November 2025

Overview

Prepared to accompany the Development Application submitted to Newcastle City Council.

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Note

The SEPP (Housing) 2021 Design Verification Statement prepared for the Development Application of 711 Hunter Street, Newcastle and is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

Acknowledgement of Country

We acknowledge the Awabakal and Worimi People as Traditional Custodians of this land and extend our acknowledgement to all First Nations people who share a kinship with the lands on which this project is based.

We recognise that First Nations people are the Traditional Owners and Custodians of the land on which we live and work and pay our respects to their elders, past, present and emerging. We are committed to ensuring our activities support ongoing connections to land, waters, cultures, languages and traditions.

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Acronyms & Notes:

SEPP	–	State Environmental Planning Policy
DCP	–	Development Control Plan
LEP	–	Local Environmental Plan
FSR	–	Floor Space Ratio
ADG	–	Apartment Design Guide
NC	–	City of Newcastle Council

1. INTRODUCTION

This Design Verification Statement has been prepared by Stewart Architecture on behalf of DVLP4 for 711 Hunter Street, Newcastle.

This statement is submitted as part of the Development Application for the above site and should be considered alongside the other documents prepared by the applicant team.

This Design Statement has been prepared to demonstrate that the proposed multi-unit residential development has been designed to be consistent with the nine principles outlined in Chapter 4 of SEPP (Housing) 2021.



2. SEPP DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

“Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character.

Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in the following areas—

- (a) established areas,
- (b) areas undergoing change,
- (c) areas identified for change.”

Response:

Overview:

The subject site is located within the city centre area of the City of Newcastle Council. It is situated in a rapidly evolving urban environment, characterised by a mix of older commercial buildings, many of which are expected to be redeveloped, alongside recently completed apartment buildings, hotel towers, and established government buildings that are unlikely to undergo further change. The site benefits an address to major public streets and proximity to major local and interstate transport.

The proposed development has been designed to respond to Country, together with the surrounding scale, streetscape, and heritage character, particularly given its location near Newcastle’s historic ‘Old Town’ precinct. It also considers the anticipated evolution of the area including the impact to surrounding public places.

The proposed development consists of two residential towers set atop a four-storey podium. At street level, active commercial tenancies activate the frontage, while parking is discreetly hidden behind the podium apartments. Above the podium, a lush green landscaped residential terrace and two articulated residential towers provide high levels of amenity for residents, including access to natural light, ventilation, privacy, and quality outlooks. At street level, two pocket parks provide green spaces for both residents and the broader public.

Existing Character:

The design draws inspiration from the area’s rich landscape character together with colonial heritage, including form and materials of adjacent historic buildings. The proposed building form intentionally steps down in scale from north to south to address the lower scale existing neighbourhoods and adjacent sites to the south. This includes Birdwood Park and the neighbouring heritage Army Drill Hall to the southwest.

The four-storey podium, clad in light, warm, ashy-toned brick, anchors the building at the street, humanising the scale as well as referencing the textures, tones and colours of Worimi and Awabakal Country. Its curved corner on National Park Street and Hunter Street echoes the rounded façade of the bank building opposite, weaving past and present. The interface to the Army Drill Hall has been a particular focus. The masonry wall facing the Army Drill Hall has been designated to serve as a textured backdrop to the heritage building with articulated and patterned brick design.

Future Character:

Positioned between two of Newcastle cities major streets, Hunter Street and King Street and only steps from the Transport Interchange, light rail stops and bus routes, this mixed-use project will play a pivotal role in activating the West End precinct while supporting the City of Newcastle’s broader strategic objectives. The proximity to existing transit infrastructure enables a sustainable level of density. Simultaneously, the architectural response is one of contextual fit, with the podium’s scale and selected materials creating a comfortable transition between the area’s historic buildings and newer developments. The

proposed development will form a landmark corner development whilst supporting active, high amenity street experiences at human scale.

PRINCIPLE 2: BUILT FORM AND SCALE

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of the following—

- (a) building alignments and proportions,
- (b) building type,
- (c) building articulation,
- (d) the manipulation of building elements.

Appropriate built form—

- (a) defines the public domain, and
- (b) contributes to the character of streetscapes and parks, including their views and vistas, and
- (c) provides internal amenity and outlook.”

Response:

The proposed development has been informed by extensive site analysis, a rigorous multi-disciplinary design process together with multiple design reviews undertaken with the Newcastle Urban Design Review Panel, as well as pre-Development Application (DA) meetings with Newcastle City Council.

The built form—comprising a four-storey podium with two towers (North and South) above—has been scaled and positioned to respond appropriately to the surrounding context, as well as to both current and anticipated future developments. The built form preferences height to the north of the site whilst creating a smaller commercial tower to the south, with a considered separation between the tower portions. Notably the proposed built form does not fill the available 90m envelope but proposes a pair of buildings with different uses. The towers are designed to reduce overshadowing impacts on surrounding streets and buildings, whilst maximising amenity for the future community of the proposed building.

The proposal engages positively with the desired street character of the West End area by incorporating an articulated podium street wall that is sensitive to existing conditions and contributes to the existing urban fabric. It aligns with the strategic vision for the West End of Newcastle City Centre by introducing active street frontages that promote visual permeability between the public realm and the interior of the building.

The active four-storey podium has been designed with a zero setback, consistent with the recommendations set out in the Newcastle Development Control Plan (DCP) creating a comfortable scale to all streets surrounding the development. The introduction of a pocket square along National Park Street as an indentation in the massing, together with indented corners and pockets of space in the ground plane, including a setback to the boundary of the Army Drill Hall, contribute to the quality of the public domain.

Landscape elements have been integrated along the streetscape and at building entrances to define the public domain and articulate the primary commercial and residential access points. The proposed new pocket square includes deep soil planting to help green National Park Street and create an opportunity for closer connection to Country in downtown Newcastle. This compact but powerful meeting place will add to the quality of National Park Street and the north-south pedestrian journey.

The Commercial Office & Residential towers are set back from all three bounding streets—National Park Street, Hunter Street, and King Street—ensuring that important views and vistas from the public realm are preserved and enhanced. The design of the towers is responsive to the adjacent 16 storey office building which abuts the western boundary and has a significant frontage of glass with views directly into the subject site. The interface and façade design has been tailored to provide privacy.

The positioning of the towers allows for the creation of a distinct landscaped podium level—a generous green terrace accommodating a variety of recreational amenities such as a shared pool, community gardens, outdoor workspaces, barbecue areas, and children’s play area.

Under the Newcastle Local Environmental Plan (LEP) 2012, the maximum permissible building height for the site is 90 metres. Clause 4.3 and the NLEP 2012 Height of Buildings Map prescribes a maximum building height of 90m for the site. Clause 7.5 of the NLEP 2012 permits the application of a building height not more than 10% greater than that allowed by Clause 4.3 where a

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development has been reviewed by a design review panel. The proposed development has been reviewed by the Newcastle Urban Design Review Panel and Clause 7.5 therefore applies. The applicable NLEP 2012 maximum building height control for the site is therefore 99m.

The North Tower marginally exceeds the 99-metre height by 1.1 metres only to accommodate the lift overrun and low-level plant equipment (no habitable space). In contrast, the South Tower steps down significantly to respond sensitively to adjacent elements, particularly the heritage-listed Army Drill Hall and Birdwood Park, whilst maintaining solar access.

The proposed building heights are considered appropriate within this context for the following reasons:

- The project is considered a transit-oriented development in a downtown Newcastle location with excellent transport connectivity - some 290m from Newcastle Interchange on Stewart Avenue which is a 4-minute walk (google maps). The high amenity location makes it the perfect site to help meet housing demand.
- The residential tower at the corner of Hunter Street and National Park Street marks a significant urban corner in the Newcastle CBD, defining this axis within the broader Newcastle landscape.
- The proposed 31-storey North Tower and 15-storey South Tower sit comfortably within the evolving urban context of the West End and represent a suitable scale in line with future development proposals and aspirations for the Newcastle City Centre.
- The built form considers key public domains in the immediate vicinity including Birdwood Park, stepping down the built form towards the south-west to reduce overshadowing, the taller tower sited as far north as possible.
- The setbacks of the towers enhance street-level views and vistas, contributing positively to the public domain.
- To provide future residents with broad views towards the harbour and headland.
- The development is unlikely to significantly obstruct views to or from the harbour.
- The increased height of the north tower enables to lowered height of the south tower, contributing to a dynamic and nuanced Newcastle skyline.



View from Hunter Street facing west – A landmark corner

PRINCIPLE 3: DENSITY

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”

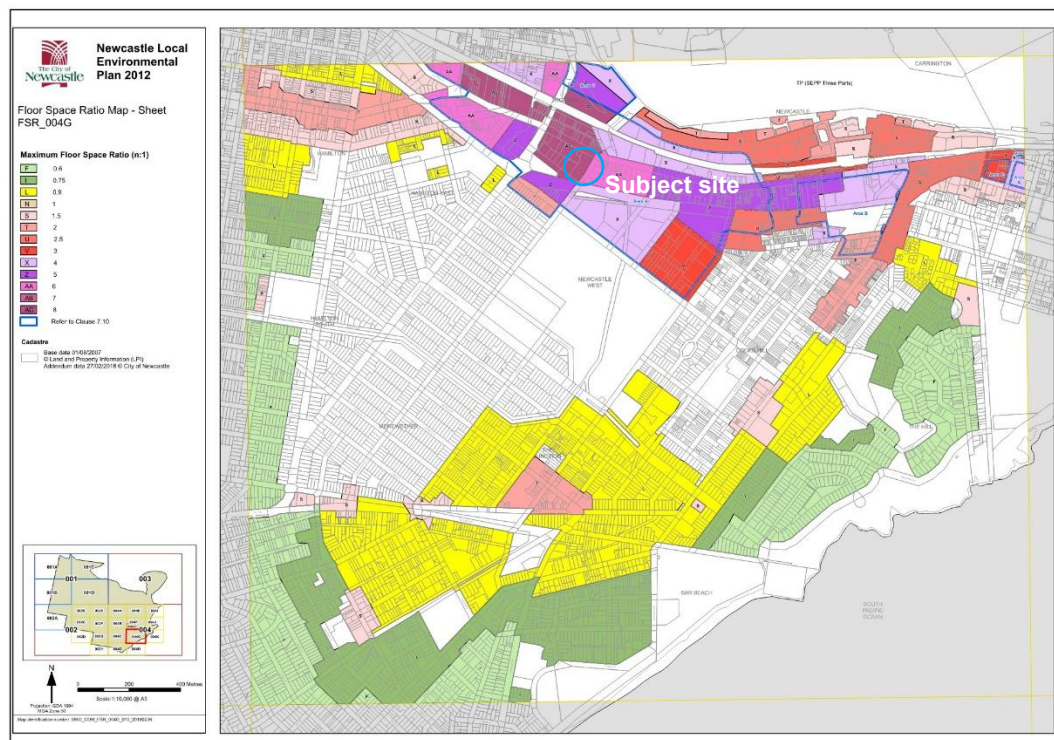
Response:

The site is zoned E2 Commercial Centre under the City of Newcastle Council’s Local Environmental Plan 2012. The FSR of the subject site is identified on the Floor Space Ratio Map as 8:1. However, the LEP provisions for the Newcastle City Centre limit development that incorporates residential land use to 5:1.

A bonus FSR of 10% is allowable for development that achieves design excellence. The proposed development has demonstrated design excellence, and so the available FSR for the site is 5.5:1.

The proposed development has an FSR of 6.68:1 and the additional FSR of 1.18:1 is supported by a Clause 4.6 variation request. The additional FSR can be accommodated onto the site in a manner that is compatible with the existing and emerging city form and will make a valuable contribution to housing supply.

The density of the proposed development, 191 apartments, commercial tower and 7 ground floor retail tenancies along with a pocket square is consistent and appropriate to the surrounding future development in the area. Additionally existing transit infrastructure, recreation spaces including the harbour foreshore, public facilities and the light rail public transport corridor located near the site ensures that the proposed density is sustainable.



PRINCIPLE 4: SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes—

- (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and
- (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.

Good sustainable design also includes the following—

- (a) recycling and reuse of materials and waste,
- (b) use of sustainable materials,
- (c) deep soil zones for groundwater recharge and vegetation.”

Response:

Greenstar

The commercial component of the development (south tower) will be targeting a Green Star (V1) rating. Green Star is an internationally recognised rating system setting the standard for healthy, resilient, positive buildings and places.

Solar Access

The floor plates are carefully planned to maximise the orientation of living rooms and private open spaces to the north and east. As a result, 70% of dwellings achieve more than two hours of direct sunlight between 9am and 3pm at the winter solstice. South-east facing apartments are oriented to capture harbour views and, while 22% of dwellings (43 of 191) do not receive direct sunlight in this period, they benefit from morning sunlight between 7am and 9am. Although this outcome does not fully meet the requirements of the ADG, the design achieves the intent by balancing solar access with views, outlook, and privacy, within the constraints of the adjoining 727 Hunter Street commercial building.

Natural Ventilation

All habitable rooms are naturally ventilated through operable windows exceeding 5% of the floor area they serve. The residential tower is designed with limited depth, recessed, practical balconies, and generous operable glazing to promote airflow. On each typical level, 3 of the 7 apartments are corner dwellings with three aspects, achieving true cross-ventilation. To further improve performance, a Windtech-designed ducted natural ventilation system has been integrated through the lobby ceiling. In total, 50% of dwellings achieve natural cross-ventilation within the first nine storeys, which is considered to satisfy the ADG objectives given the high proportion of corner dwellings and the additional passive ventilation measures.

Passive Thermal Design & Materiality

Materials have been selected for durability, longevity, and potential for recycling, while minimising maintenance demands. All four podium levels are expressed in brick façades, with the ground-floor plinth and pocket-plaza art wall finished in warm, earthy tones. This palette references Newcastle's layered history and connection to Country, providing a robust and tactile base. Solid brick façades, precast concrete balustrades and optimised window-to-wall ratios reduce glazed areas, minimise heat gain, enhance privacy, and lower reliance on mechanical heating and cooling.

Renewable Energy and Water Re-use

The southern commercial rooftop will accommodate a solar array to offset energy demand and reduce reliance on the grid. Rainwater harvesting is incorporated, with runoff from rooftop areas collected into two 5,500-litre tanks (on the podium terrace and in the office plant room) for re-use in irrigating landscaped areas and podium planters.

Urban Greening and Deep Soil

Landscaped areas at ground and podium levels deliver urban greening, reduce heat gain, and mitigate the urban heat-island effect within the CBD. Deep soil zones at ground level allow for large tree planting, increase permeability, and support groundwater recharge, providing ecological and residential amenity benefits.

Construction Waste and Recycling

A Construction Waste Management Plan will be implemented to maximise recycling and re-use of materials, including brick, concrete and steel, reducing landfill and embodied energy. Demolition will be staged to retain existing commercial tenancies on Little King Street for as long as practicable, with one tenancy to be retrofitted as the sales display suite, extending building life and reducing new material consumption.

BASIX

The development is designed to exceed minimum BASIX requirements, ensuring enhanced outcomes in energy and water efficiency.



National Park Street proposed pocket square

PRINCIPLE 5: LANDSCAPE

“Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.

A positive image and contextual fit of well-designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features that contribute to the following—

- (a) the local context,
 - (b) co-ordinating water and soil management,
 - (c) solar access,
 - (d) micro-climate,
 - (e) tree canopy,
 - (f) habitat values,
 - (g) preserving green networks.
- (4) Good landscape design optimises the following—
- (a) usability,
 - (b) privacy and opportunities for social interaction,
 - (c) equitable access,
 - (d) respect for neighbours’ amenity.

(5) Good landscape design provides for practical establishment and long-term management.”



The landscape design has been conceived as an integral part of the overall architectural response, working with the built form to create a cohesive, sustainable, and high-amenity environment. It contributes positively to the character of the streetscape and neighbourhood while enhancing the liveability and environmental performance of the site.

A central focus of the design is the application of Connecting to Country principles, developed in collaboration with Associate Professor Liz Cameron (of Dharug descent) and Terras Landscape Architects. This approach informs both architectural and landscape outcomes, embedding Indigenous knowledge systems and reflecting local topography and heritage. The result is a

Proposed podium landscape plan prepared by Terras Landscape Architects

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landscape rich in sensory and textural experience, incorporating native planting, sculptural elements, and shading structures that draw inspiration from Country.

At the heart of the proposal is a masonry art wall within the ground floor pocket square—a key place-making feature and part of Art Pharmacy's curated public art strategy. The wall is currently shown as a placeholder; the final concept will be developed with the nominated artist. The design vision, informed by *Designing with Country* principles in collaboration with Associate Professor Liz Cameron, may be interpreted differently by the artist, but the intent is that these principles are embedded in the artwork itself and/or the artist selection. The square will incorporate deep soil planting, layered native vegetation, spaces to meet and gather, and sustainable materials that support urban cooling and ecological health, framed by the feature art wall which draws inspiration from the natural rock shelves of Newcastle's cliffs.

The planting strategy prioritises native, drought-tolerant species that enhance biodiversity, celebrate local flora, and ensure resilience to seasonal variation. True deep soil conditions support the growth of mature trees, reinforcing the urban tree canopy, strengthening habitat values, and enabling connections to broader green networks. Coordinated water and soil management, together with careful microclimate regulation, enhance environmental performance and long-term sustainability.

Communal open spaces have been designed to complement the architecture while creating usable, attractive, and inclusive outdoor areas. These include a landscaped podium with a pool positioned on the north-west side to maximise solar access, as well as a community garden with tool storage and composting facilities to support social interaction and sustainable food production. Across the development, spatial planning, screening, and planting have been carefully considered to balance privacy, neighbour amenity, and opportunities for social connection.

Ground floor pedestrian approaches are defined by landscaping that softens the building's interface with the public domain, provides visual interest, and creates a human-scaled, welcoming arrival experience.

The development also benefits from its location near several established open spaces—including Birdwood Park, Newcastle Civic Park, local sportsgrounds, Newcastle Beach, and the harbour foreshore—enhancing amenity and encouraging an active outdoor lifestyle.

Overall, the landscape strategy is guided by a commitment to practical establishment, low-maintenance planting, and long-term management, ensuring it provides enduring value in terms of sustainability, community wellbeing, and place identity.

PRINCIPLE 6: AMENITY

“Good design positively influences internal and external amenity for residents and neighbours. Good amenity contributes to positive living environments and resident well-being. Good amenity combines the following—

- (a) appropriate room dimensions and shapes,
- (b) access to sunlight,
- (c) natural ventilation,
- (d) outlook,
- (e) visual and acoustic privacy,
- (f) storage,
- (g) indoor and outdoor space,
- (h) efficient layouts and service areas,
- (i) ease of access for all age groups and degrees of mobility.”

Response:

The proposed development has been designed to deliver high internal and external amenity, creating a positive living environment for residents, office workers, neighbours, and the wider community. The design prioritises comfort, privacy, well-being, and opportunities for social interaction, while fostering a strong sense of community.

Room Dimensions and Layouts

All apartments feature efficient layouts that minimise circulation and maximise usable areas. Habitable rooms are kept to a depth of less than 8 metres, ensuring good daylight and outlook. The layouts support flexibility, ease of movement, and practical service areas.

Sunlight and Outdoor Space

Seventy percent of apartments achieve the ADG benchmark of two hours of direct sunlight between 9 am and 3 pm at the winter solstice. All dwellings have private balconies exceeding ADG minimum areas, located directly off living areas to strengthen the indoor–outdoor connection.

Outlook and Views

Apartments are oriented to capture long-range views where possible, with towers offering vistas to the harbour foreshore and Pacific Ocean, and other dwellings overlooking landscaped communal areas and streetscapes.

Privacy and Acoustic Amenity

Apartment planning, balcony orientation, landscaping, and screening protect privacy within the development and for neighbours. Acoustic comfort is addressed through separation and façade treatments.

Storage

All apartments provide storage in line with ADG requirements, with over 50% located internally for convenience. Additional secure storage is provided in podium parking, including bicycle, pram, and bulky item storage.

Communal Spaces

A range of communal amenities promote well-being, connection, and active lifestyles, including:

- Lap pool and deck
- Landscaped BBQ areas
- Outdoor work zones within gardens
- Communal garden with tool storage and composting
- Children’s play area
- Residential lounge for work, study, or socialising
- Integrated “work from home” facilities with meeting rooms and quiet spaces
- Gymnasium for health and fitness

Equitable Access

All communal areas are designed for equitable access by residents of all ages and mobility levels. Apartments meet or exceed the Liveable Housing Guidelines, with a significant proportion at Silver Level and three-bedroom dwellings capable of post-adaptation to Platinum Level.

Service Areas

Waste, loading, mail, and plant areas are strategically located and screened to avoid impact on amenity or the public domain.

Neighbouring Amenity

The building and landscape design minimise overshadowing and maintain equitable daylight, outlook, and privacy for neighbours.

Overall Amenity

The development combines efficient layouts, natural light, open space, storage, and diverse communal facilities. Careful planning balances privacy and social interaction, supporting both individual comfort and community life.

PRINCIPLE 7: SAFETY

“Good design optimises safety and security within the development and the public domain.

Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.”

Response:

The proposed development incorporates a series of design strategies aimed at enhancing safety and security within both the development and the surrounding public realm. These measures ensure that spaces are functional, clearly defined, and conducive to passive surveillance.

- **Clear definition of public and private realms** is achieved through legible building entries from the street. Each entrance is distinctly expressed and signposted to support identification, orientation, and safe access. Wayfinding is reinforced by clear sightlines, intuitive circulation, and consistent signage, assisting residents, visitors, and emergency services.
- **Street activation** is provided through commercial retail tenancies along National Park, Hunter, and King Streets, generating pedestrian activity and passive surveillance throughout the day and evening.
- **A pocket plaza on National Park Street** creates an active and welcoming street-level interface, providing opportunities for casual oversight and reinforcing a sense of safety.
- **Podium apartments** are oriented with windows and balconies overlooking surrounding streets, offering passive surveillance across all three frontages and strengthening the relationship between residents and the public realm.
- **Wellness and commercial facilities** are prominently located along the podium façade, further extending visibility and casual oversight of National Park Street.
- **Secure resident parking** is provided via King Street, designed with clear sightlines and without entrapment zones to create a safe environment.
- **Controlled access systems**—including secure entry doors, swipe cards, intercoms, and remote controls—restrict access to residential lobbies, lifts, and car parks. Direct lift access to residential floors enhances both safety and convenience.
- **Lighting and maintenance strategies** ensure all public-facing and communal areas are well-lit, visible, and easily maintained, with durable finishes selected for their appropriateness to location and purpose. Management plans will support ongoing upkeep so that communal areas remain clean, safe, and in good repair.
- **Emergency egress routes** are direct, visible, and well-lit, ensuring safe evacuation and easy navigation for all building users.
- **Family-oriented communal spaces**, including the pool and children's play areas, are designed for safe use and supervision, with clear sightlines, passive surveillance, and controlled access.
- **Mixed-use activity across the site** contributes to passive surveillance over a 24-hour cycle, with commercial, retail, and residential uses providing continual presence and oversight of the public realm.
- **Integration with the public domain** ensures that the development strengthens neighbourhood safety by complementing Council's public domain strategies, reinforcing legibility, activation, and community life.

Together, these features achieve a positive and secure interface between public and private spaces, with an emphasis on legibility, visibility, and functionality. The development application is supported by a Crime Prevention Through Environmental Design (CPTED) report, confirming alignment with best-practice safety principles.



King Street Elevation

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including —

- (a) different types of communal spaces for a broad range of people, and
- (b) opportunities for social interaction among residents.”

Response:

The proposed development provides a diverse mix of one-, two-, and three-bedroom apartments, offering housing choice across demographics, household sizes, living needs, and budgets. This variety supports social inclusion, responds to the evolving demographic profile of Newcastle West, and promotes long-term adaptability.

Unit Mix

- **North Tower:** 30% one-bedroom, 24% two-bedroom, 46% three-bedroom apartments

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- **Podium levels:** Primarily one-bedroom apartments, with two-bedroom dwellings on the Hunter and National Park Street corner. Select podium dwellings include private garages with direct street access.

This mix balances smaller apartments for singles and couples, family-sized apartments, and adaptable options for residents with changing needs. The podium dwellings with garages are a rare Newcastle offering, suited to residents with limited mobility, first-home buyers, or those preferring a townhouse-style arrangement within a larger development.

Housing Choice, Affordability and Adaptability

The range of apartment sizes caters to different budgets, broadening affordability and supporting a socially inclusive community. Apartments are designed with open-plan layouts and generous balconies, creating flexible living environments. Thirty-one percent of dwellings achieve the Liveable Housing Guideline's Silver Level, exceeding ADG requirements, with several designed for post-adaptation to Platinum Level to support accessibility across all ages and mobility levels.

Response to Social Context

The proposal aligns with Newcastle West's transformation into a vibrant mixed-use precinct. By delivering a diverse housing mix and communal facilities, it responds to both current and future social needs, supporting a resilient and balanced neighbourhood.

Social Interaction and Community Spaces

Communal facilities encourage social connection and engagement, including:

- Communal garden and landscaped podium rooftop for passive and active use
- Residents' lounge with flexible work-from-home and meeting facilities
- Children's play area integrated into the podium landscape
- Pool deck, BBQ areas, and outdoor workspaces for recreation and casual interaction

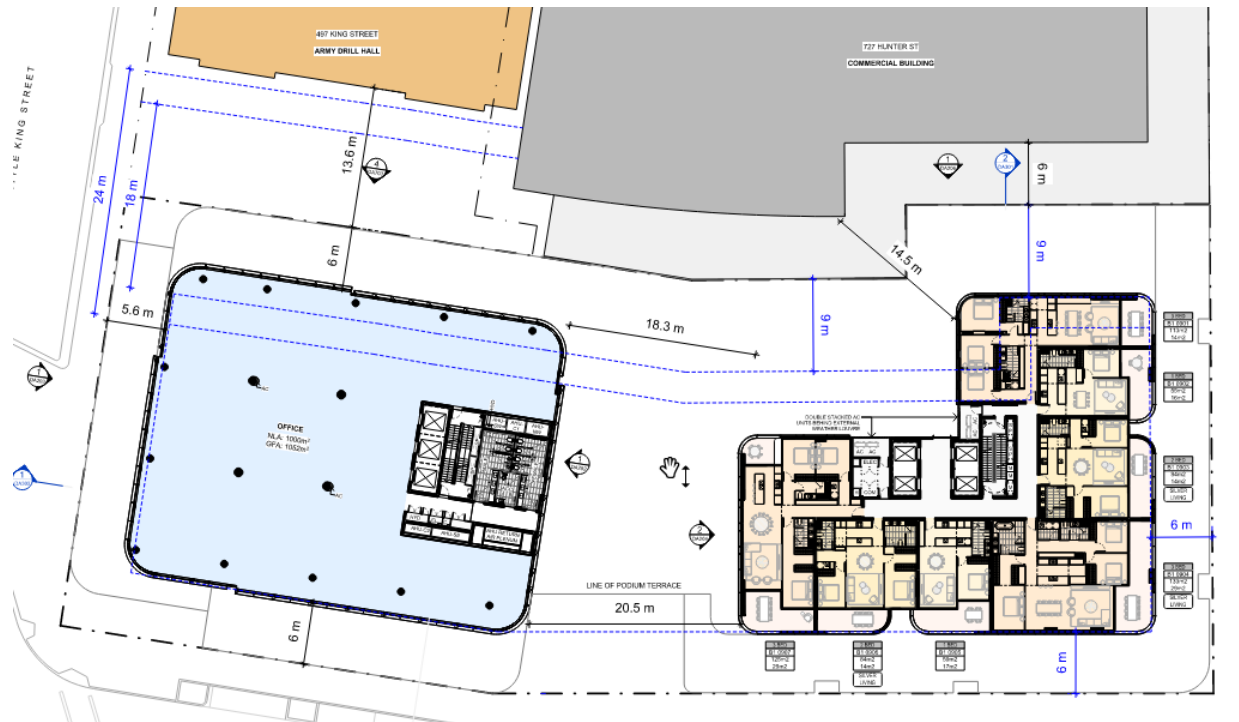
These spaces are designed with accessibility, comfort, and usability in mind, serving a wide cross-section of residents. Landscaping enhances usability, provides shade, and creates safe, inclusive environments.

Family-Friendly Design

The inclusion of three-bedroom apartments, communal spaces, and podium play areas provides safe opportunities for children to play and supports family life. The podium/tower format offers access to both private apartments and shared spaces that foster everyday interaction.

Contribution to the Wider Community

Beyond internal amenities, the development supports wider social interaction through active retail frontages and a pocket plaza on National Park Street. These features extend engagement beyond residents and contribute to the cultural vitality of the neighbourhood, reinforcing the precinct as a lively and inclusive meeting place.



Typical tower plan shows a good apartment mix of 1, 2 and 3 bedrooms that caters to a broad range of household types and lifestyles



Section through communal spaces on the podium terrace

PRINCIPLE 9: AESTHETICS

“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

Response:

The proposal has been designed as a high-quality architectural contribution to Newcastle’s West End, with a clear emphasis on contextual fit and bringing warmth and texture to the city experience. The built form demonstrates balanced composition, considered detailing, and a visual identity that is both contemporary and respectful of its setting.

The development addresses National Park Street, Hunter Street, and King Street with a consistent yet nuanced architectural language. A four-storey podium, clad in light, warm-toned brick, anchors the building at a human scale. This element draws on the materiality of significant heritage buildings nearby while also referencing the colours and textures of Worimi and Awabakal Country. Landscaped edges and public domain improvements further soften the interface and enhance the pedestrian experience.

Active ground floor frontages provide retail tenancies and a pocket plaza, contributing vibrancy and engagement at street level. Entrances to both commercial and residential components are articulated with landscaping and textured materials, ensuring legibility and a welcoming pedestrian scale. The plaza and plinth are finished in recycled brick in earthy tones, reinforcing the tactile quality of the design and symbolising the site’s connection to the historic shoreline.

Above the podium, the towers employ a restrained mix of precast concrete, metal cladding, and aspect responsive glazing. The North Tower is detailed with subtle variation as it rises: lower levels incorporate solid balustrades for privacy, transitioning to transparent glass balustrades at upper levels to maximise views and openness. The commercial tower facades respond to various solar conditions and interfaces with neighbours to ensure privacy. The top of the commercial building includes a roof terrace for outdoor workplace gatherings.

The composition of materials, textures, and proportions reflects Newcastle’s industrial and historical context while delivering an elegant, contemporary aesthetic. The architectural expression balances solidity and transparency to create a visually engaging and enduring contribution to the local streetscape.



King Street and National Park Street Corner View