

# 42 Honeysuckle Drive

## Cottage Creek Precinct

### Newcastle

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Little National, 42 Honeysuckle Drive, Newcastle

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State Significant Development (SSD-10378)

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DEVELOPMENT MODIFICATIONS

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March 2022

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Project Number S12109.B

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# 1.0 Introduction

This design statement has been prepared to outline the changes proposed to approval planning application SSD-10378 for 42 Honeysuckle Drive, Newcastle. This document is to be read in conjunction with the accompanying planning report by SLR.

## Modifications

- 1 / South west end of the building at levels L00/L01/ L02 set back from south boundary line.
- 2/ End of trip facility/ meeting rooms/ BOH configuration amended to accommodate a deeper reception space and visibility to carpark/ entry and lift lobby.
- 3 / Hotel entry location shifted including external stair access.
- 4 / Substation location shifted 450mm to the west to align with structural columns above.
- 5 / Commercial entry and location of stair access shifted 450mm to the west.
- 6 / Amenities to commercial floor area shifted and combined with the hotel facilities.
- 7 / Feature stair relocated to the western side of the communal space. Stair links from ground floor to level L02.
- 8 / External western terrace to level L02 off the hotel communal space omitted.
- 9 / Planter between building forms along the Northern elevation at levels L01 and L02 omitted.
- 10 / South west end of the hotel - 1 room from every level omitted.
- 11 / Western hotel facade sun-shading design amended. Louvres removed and 600mm vertical and horizontal fins angled.

- 12/ Landscaped area to the northern terrace increased.
- 13 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.
- 14 / Commercial tower external plant space increased in size
- 15 / Fire stair from commercial tower and hotel extended to roof access.
- 16 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction..
- 17 / Commercial tower height increased by 600mm to allow for additional plant height
- 18 / L01 and L02 North/west corner amended. External terrace omitted and sun-shading added to level L02
- 19 / Arbor structure has been pulled back at the south boundary.
- 20 / Loss of 2 parking bays per level L01 and L02, commensurate with the reduction of GA and increase in motorbike spaces
- 21/ Facade colours and materiality generally the same with the exception of the western facade and the hotel north and south elevations that now has a darker finish.
- 22 / External fire tank to south elevation

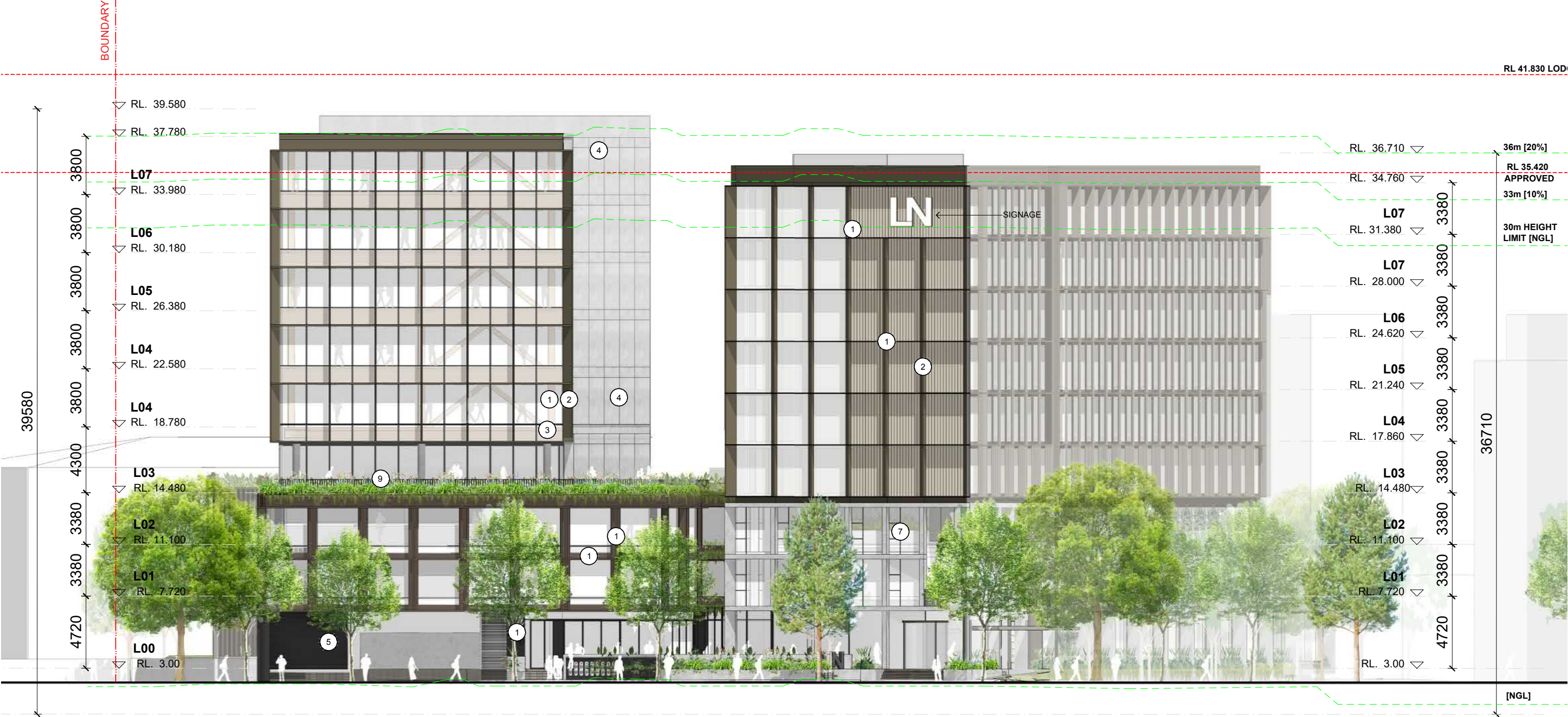
3



PROPOSED CGI  
Honeysuckle Drive, Newcastle

# 2.0 Approved North Elevation

**PREVIOUS DA**  
General Arrangement Plan  
North Elevation  
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission

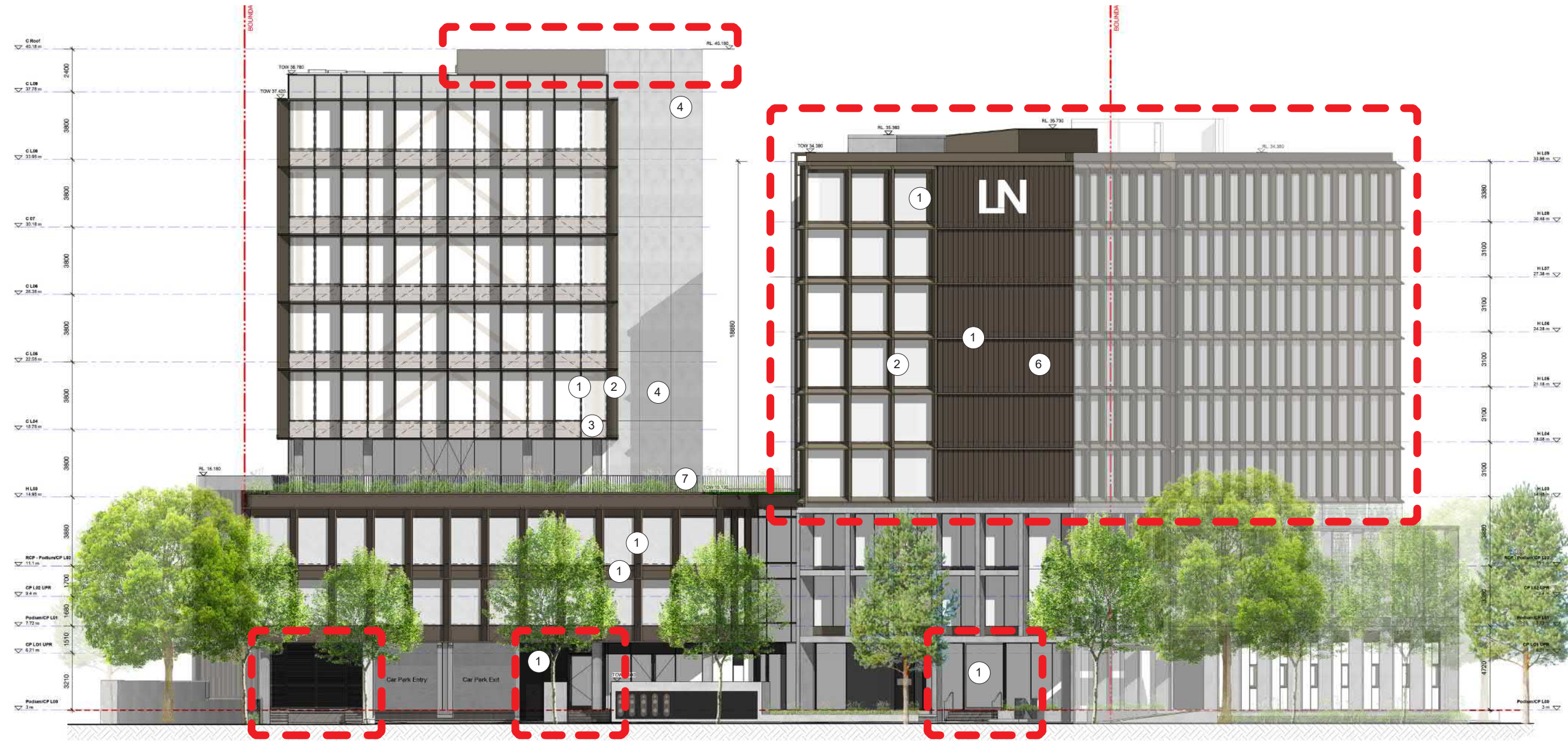


# 2.1 Design Changes North Elevation

## PROPOSED DA AMENDMENTS

- 1 / Substation location shifted to align with structure over
- 2 / Commercial lobby and associated external access stairs shifted
- 3 / Hotel entry and associated external access stairs shifted
- 4 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building

- Height reduction.
- 5 / Commercial tower height increased by 600mm to allow for additional plant height
- 6/ Facade materiality remains the same with the exception of the north facade of the hotel facade - some of the fenestration has been removed and the colour moved to a dark bronze..



### 3.0 Approved West Elevation

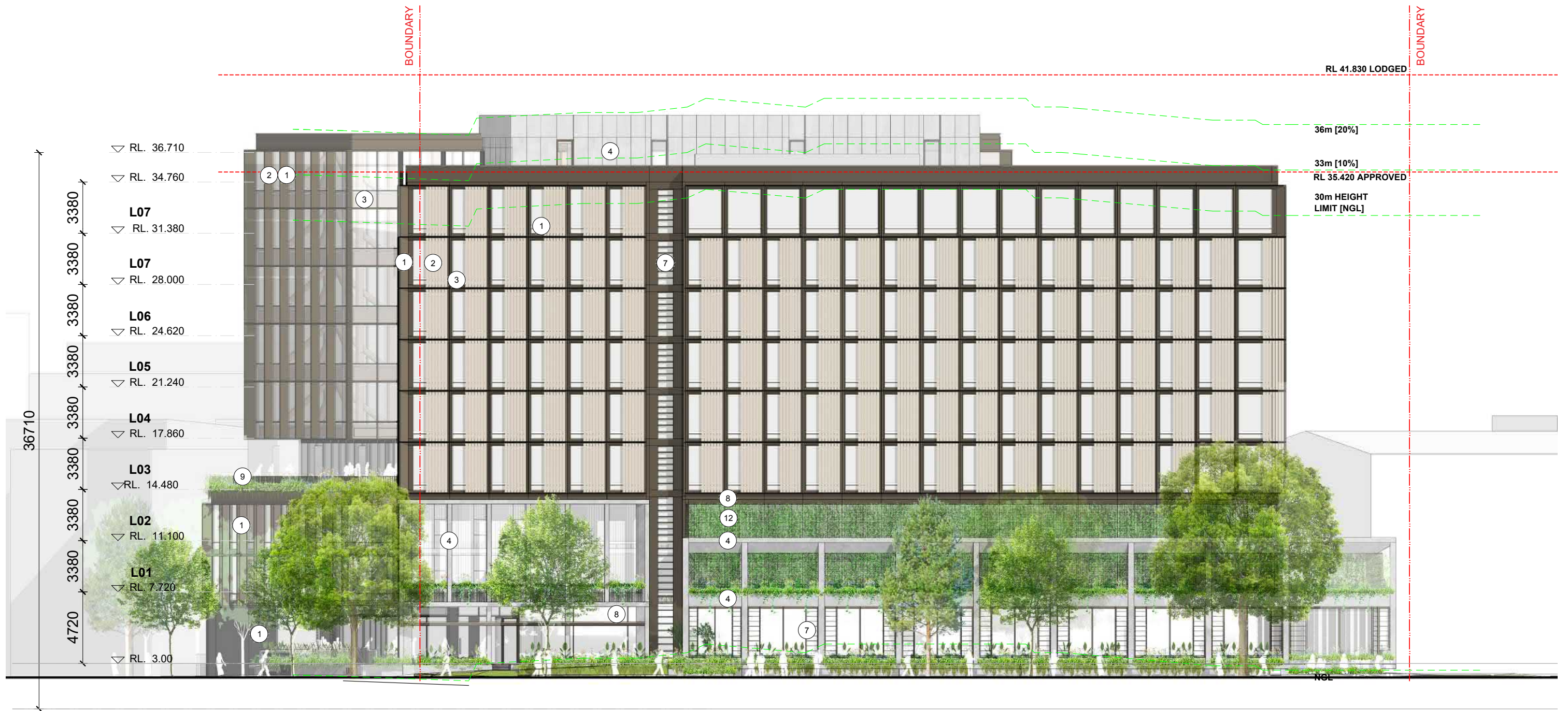
## PREVIOUS DA

General Arrangement Plan  
North Elevation

Revision: 5

Date: 18/09/2020

Description: Issued for DA submission

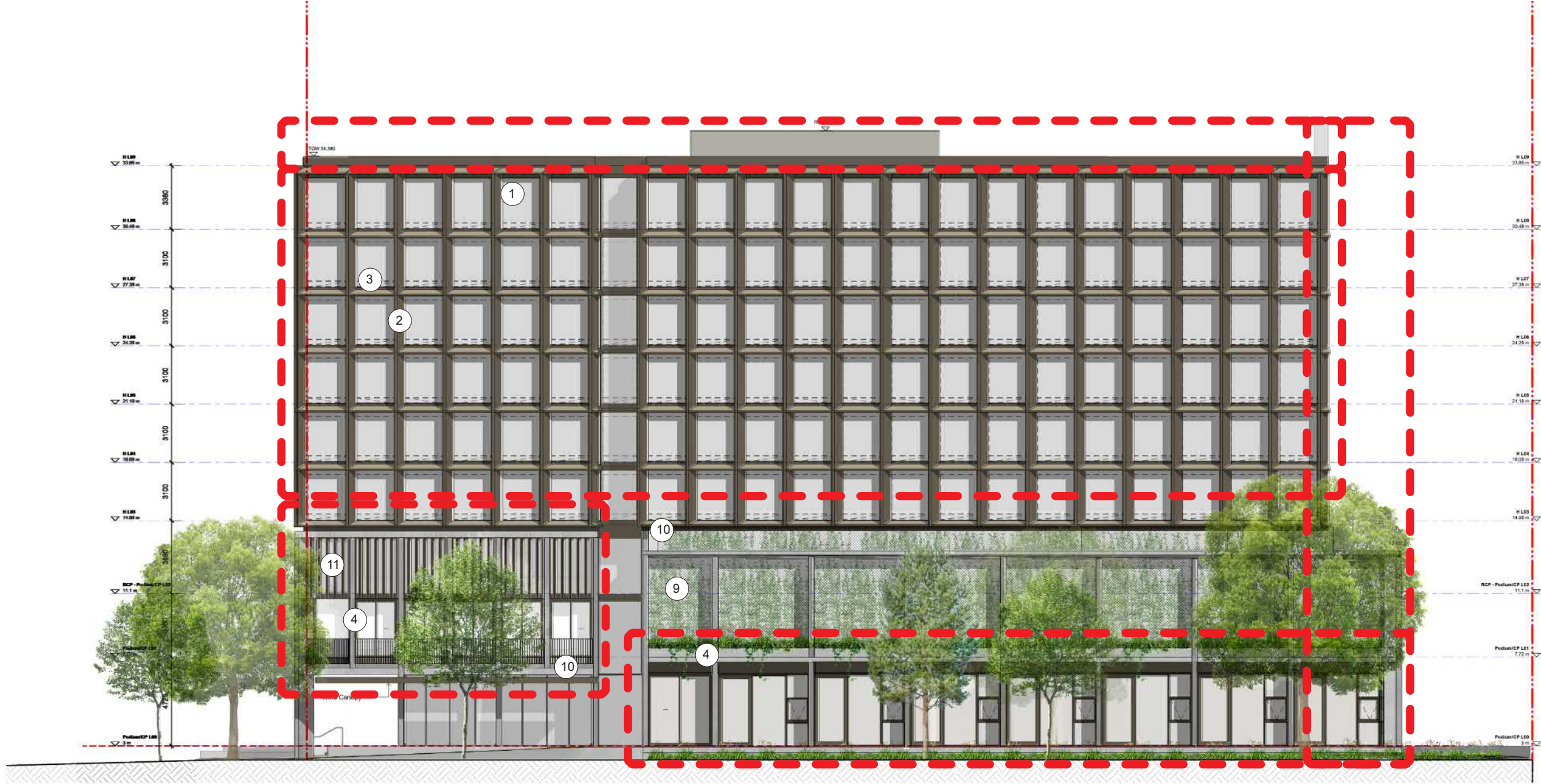


# 3.1 Design Changes West Elevation

## PROPOSED DA AMENDMENTS

- 1 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction.
- 2 / L01 and L02 North/west corner amended. External terrace omitted and sun-shading added to level L02
- 3 / Hotel south end of building has been reduce in length by 1 hotel room width.
- 4 / Arbor structure has been pulled back at the south boundary.

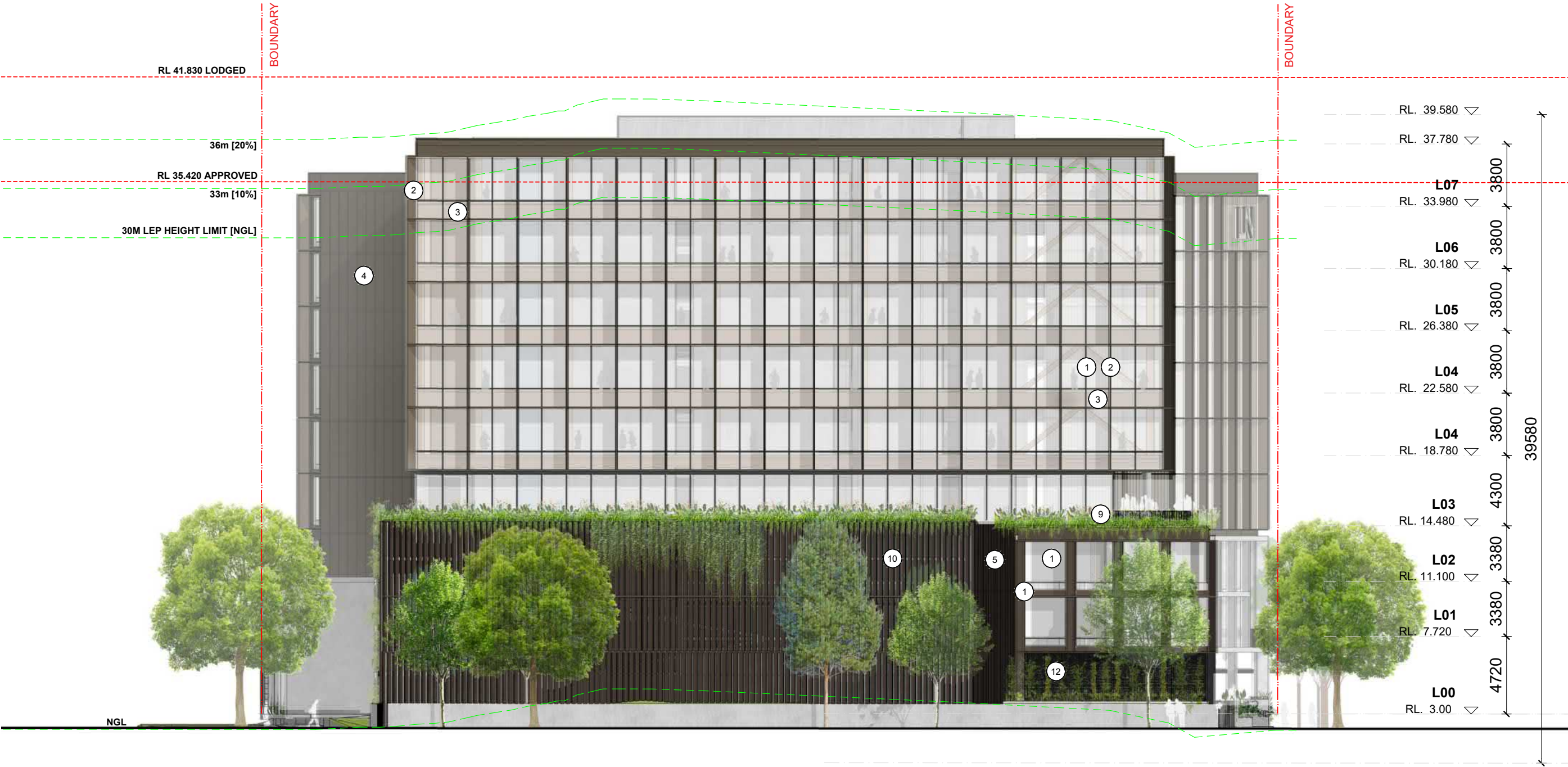
- 5/ Ground floor facade to meeting rooms and gym has been amended. Glass louvres removed and sliding doors and operable windows added.
- 6/ Hotel facade from levels L03 to L08 - external louvres have been omitted and an angled 600mm deep vertical and horizontal sunshade added
- 7/ Facade colours and materiality remain the same



# 4.0 Approved East Elevation

PREVIOUS DA

General Arrangement Plan  
North Elevation  
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission

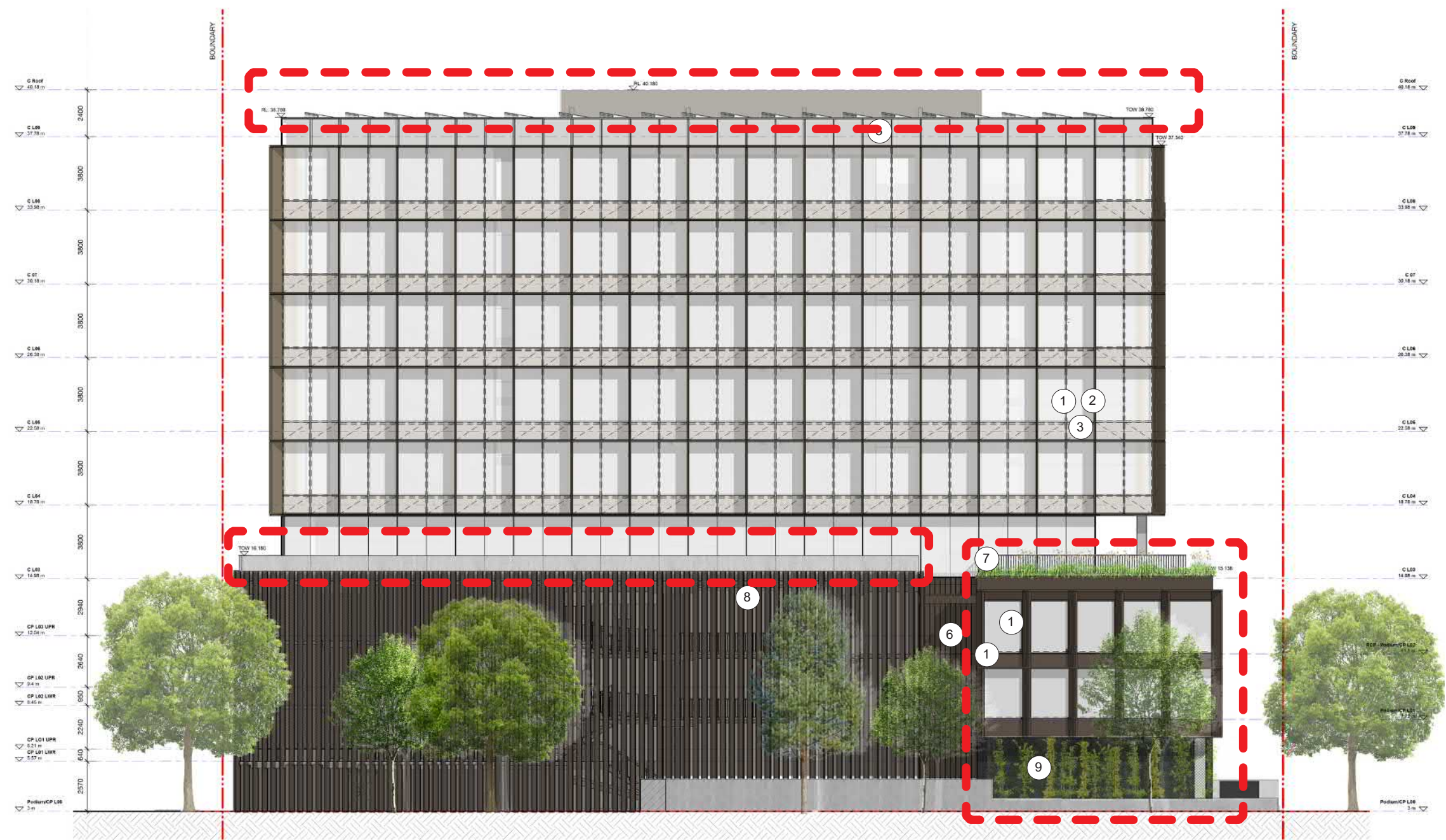


# 4.1 Design Changes

## East Elevation

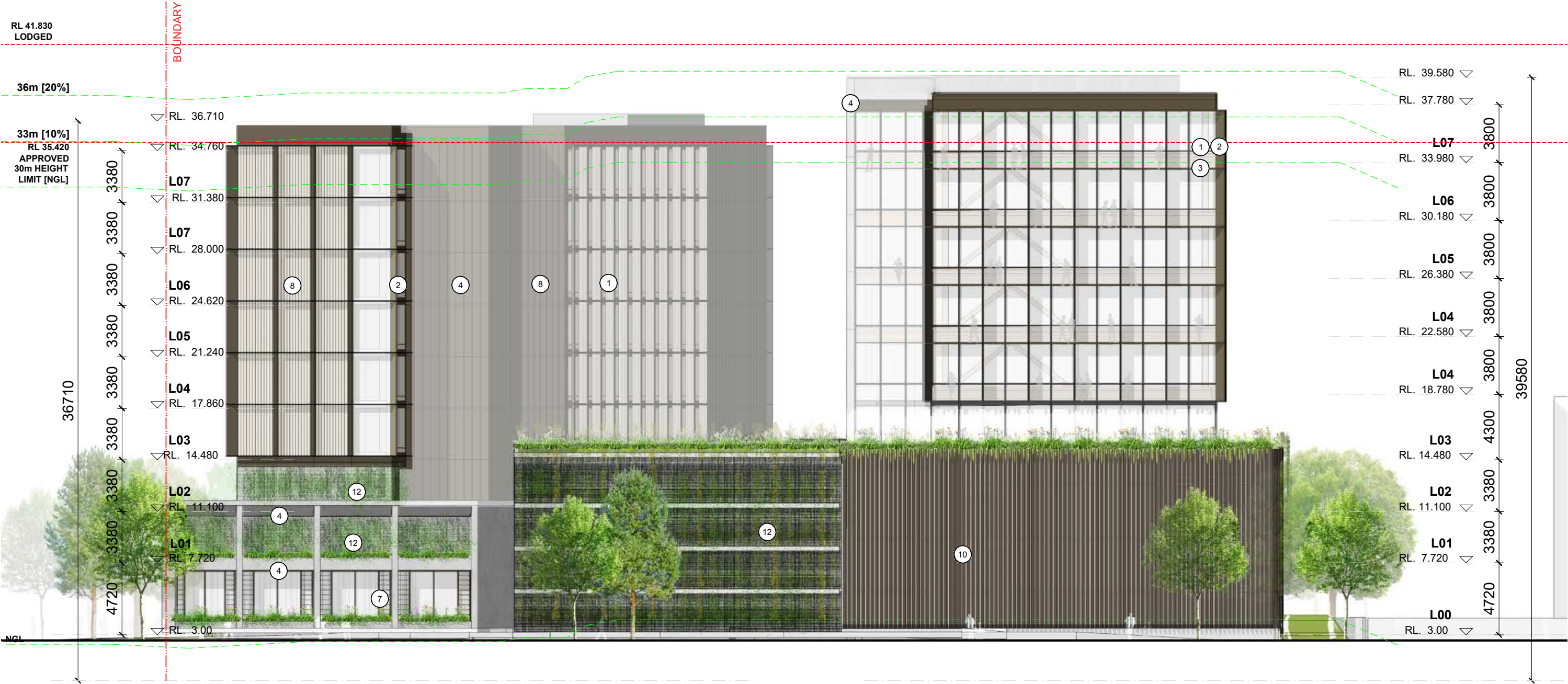
### PROPOSED DA AMENDMENTS

- 1 / Commercial podium levels L01 and L02 facade amended with a singular vertical sunshade expression
- 2 / Commercial tower height increased by 600mm to allow for additional plant height.
- 3 / Perimeter edge planters to Level L03 over carpark omitted
- 4/ Facade colours and materiality remain the same



5.0 Approved  
South Elevation

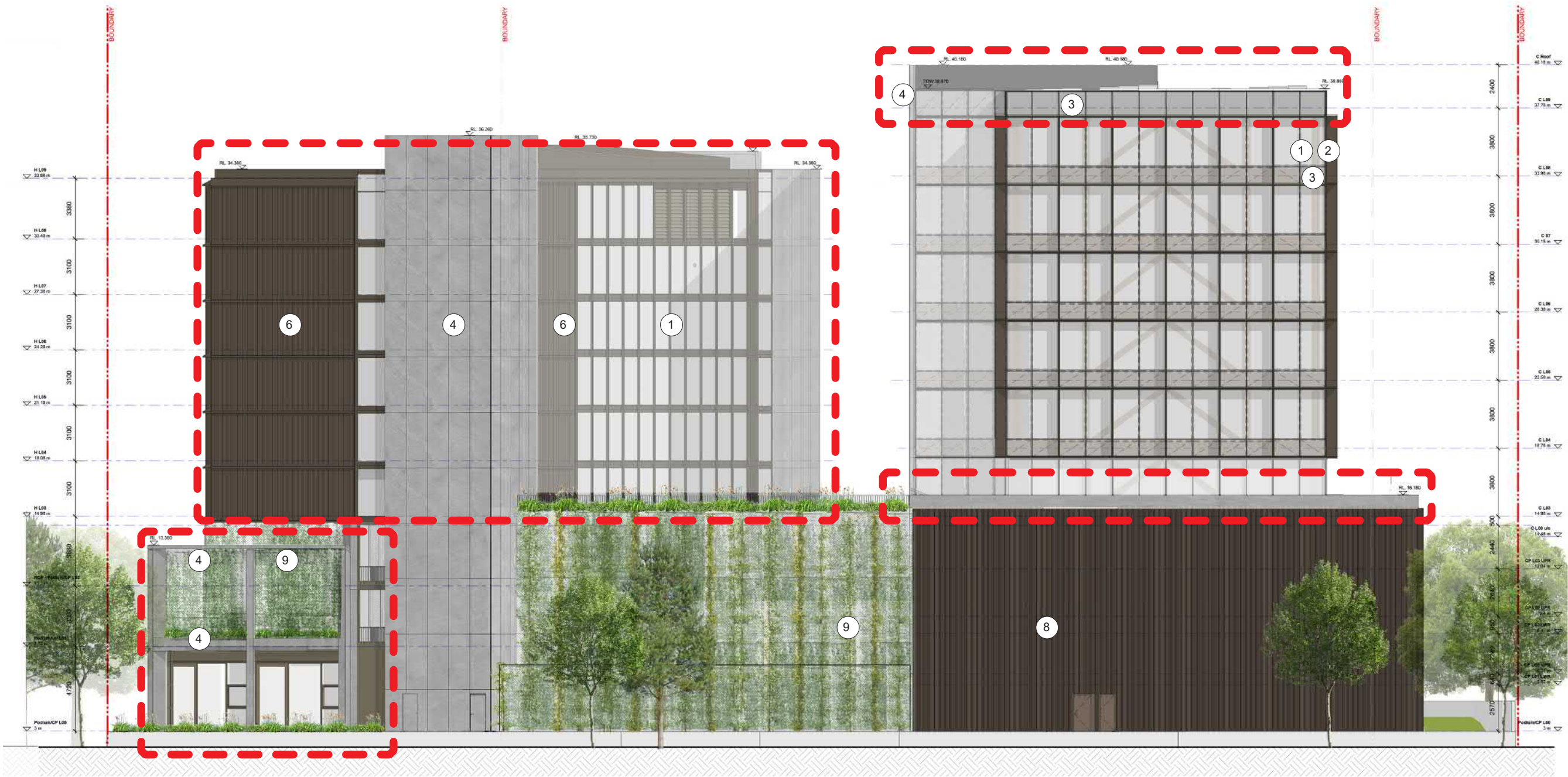
PREVIOUS DA  
General Arrangement Plan  
North Elevation  
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



# 5.1 Design Changes South Elevation

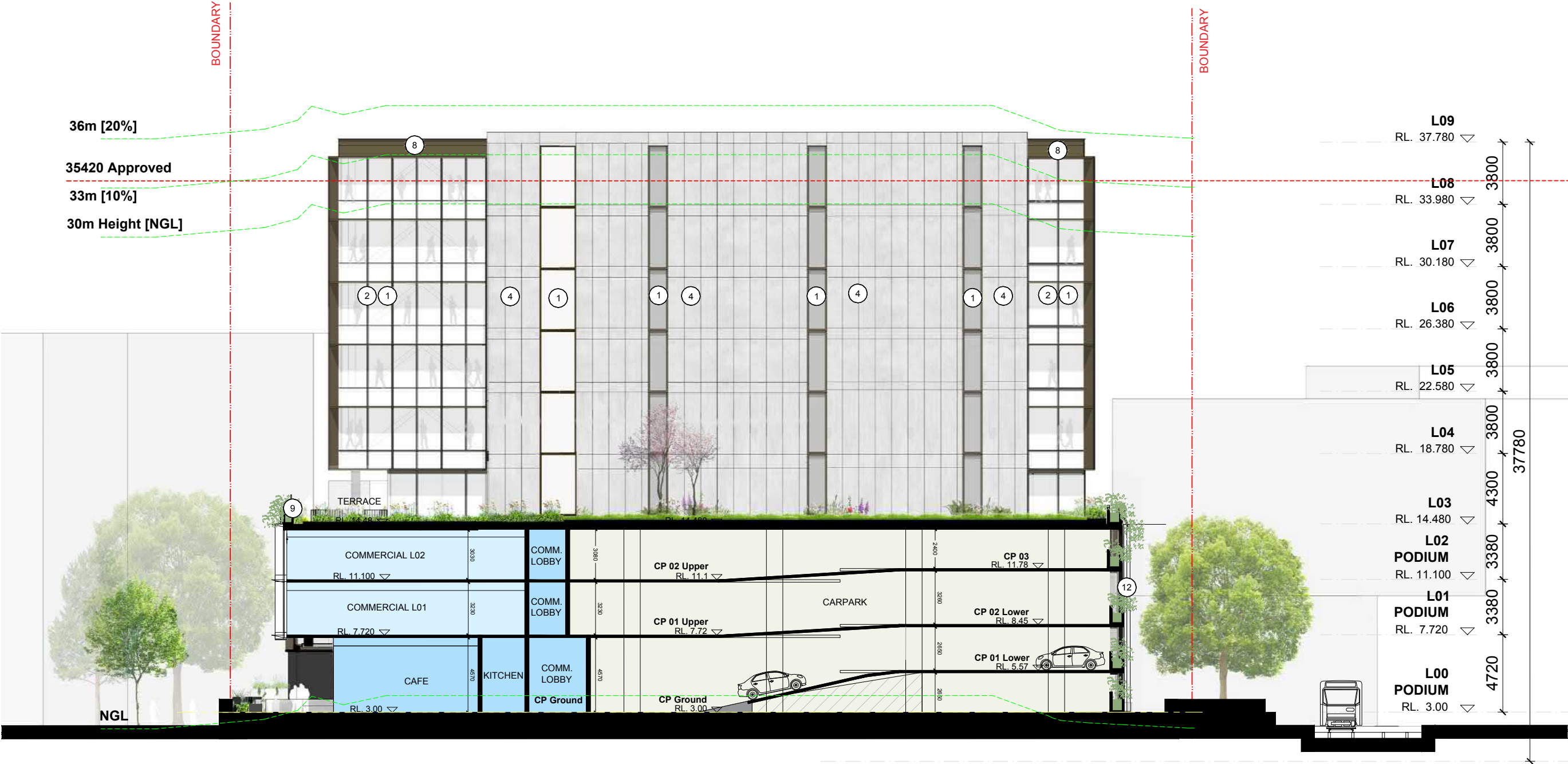
## PROPOSED DA AMENDMENTS

- 1 / Commercial tower height increased by 600mm to allow for additional plant height.  
2 / Perimeter edge planters to Level L03 omitted  
3 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction.
- 4 / Hotel south end of building has been reduce in length by 1 hotel room width.  
5 / Arbor structure has been pulled back at the south boundary.  
6/ With the exception of the south west hotel corner elevation the facade colours and materiality remain the same



6.0 Approved  
West Section - Commercial  
Elevation

PREVIOUS DA  
General Arrangement Plan  
North Elevation  
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



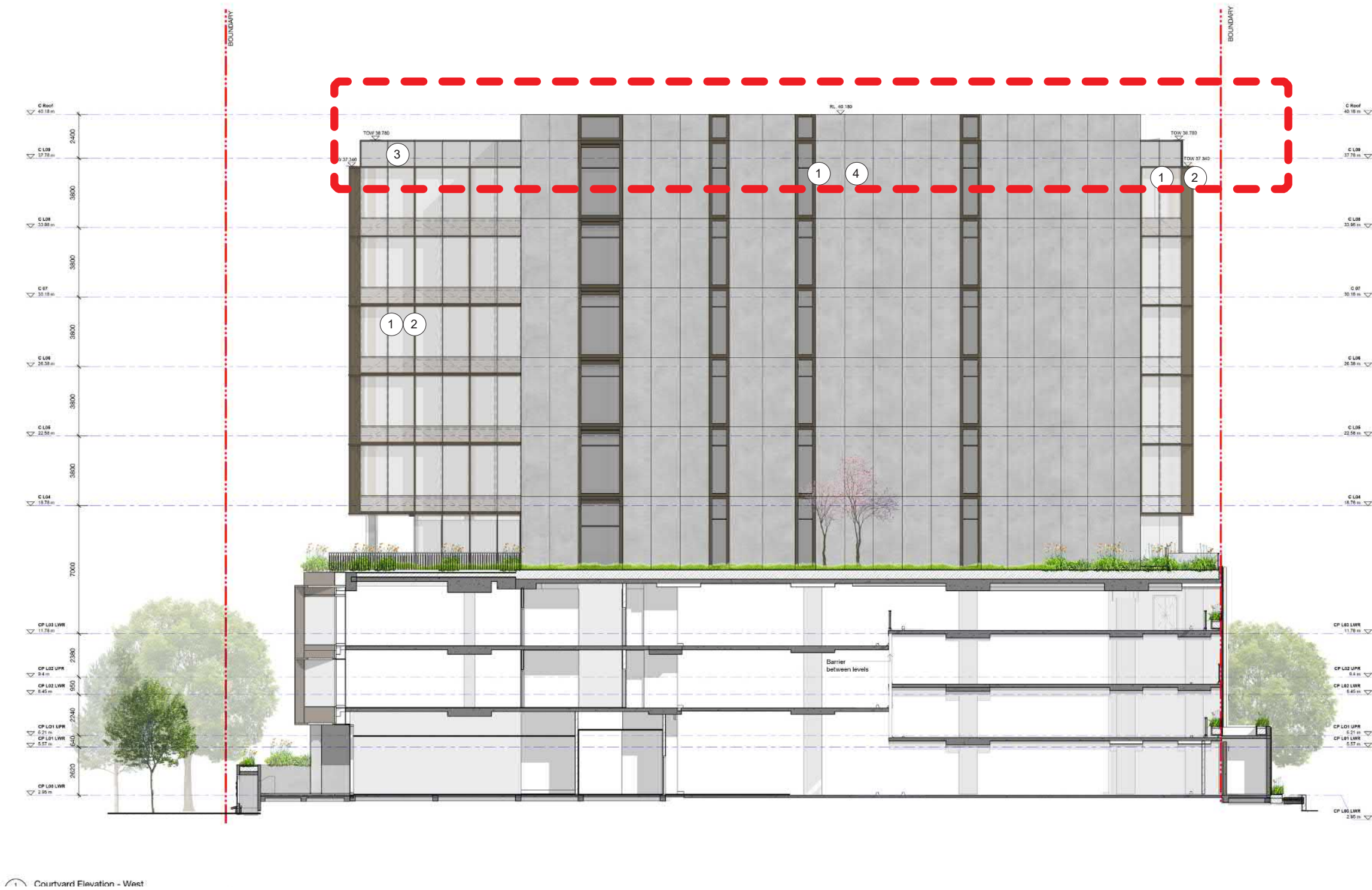
# 6.1 Design Changes

## West Section - Commercial Elevation

- PROPOSED DA AMENDMENTS

1 / Commercial tower height increased by 600mm to allow for additional plant height.

2/ Facade colours and materiality remain the same



## 7.0 Approved

### East Section - Hotel Elevation

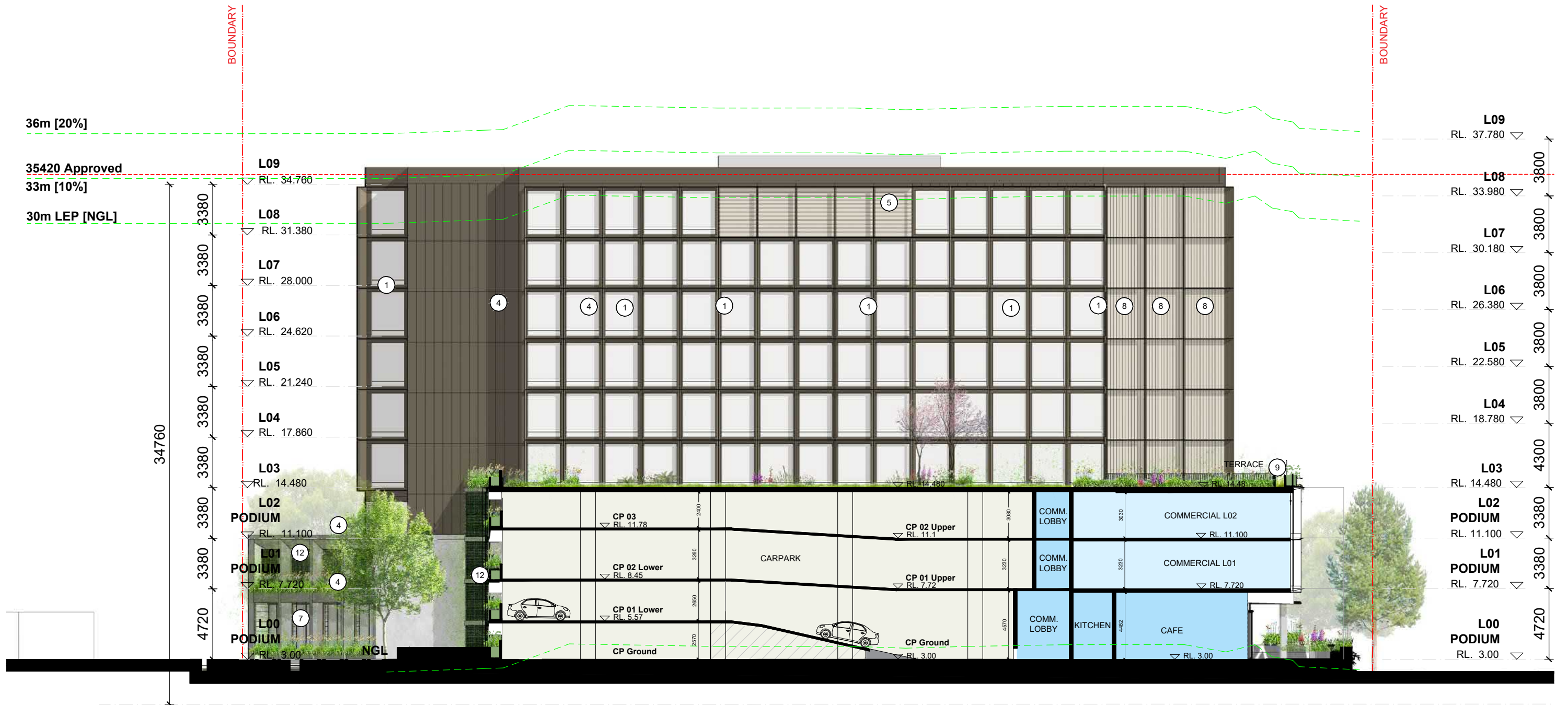
## PREVIOUS DA

General Arrangement Plan  
North Elevation

Revision: 5

Date: 18/09/2020

Description: Issued for DA submission



## 7.1 Design Changes

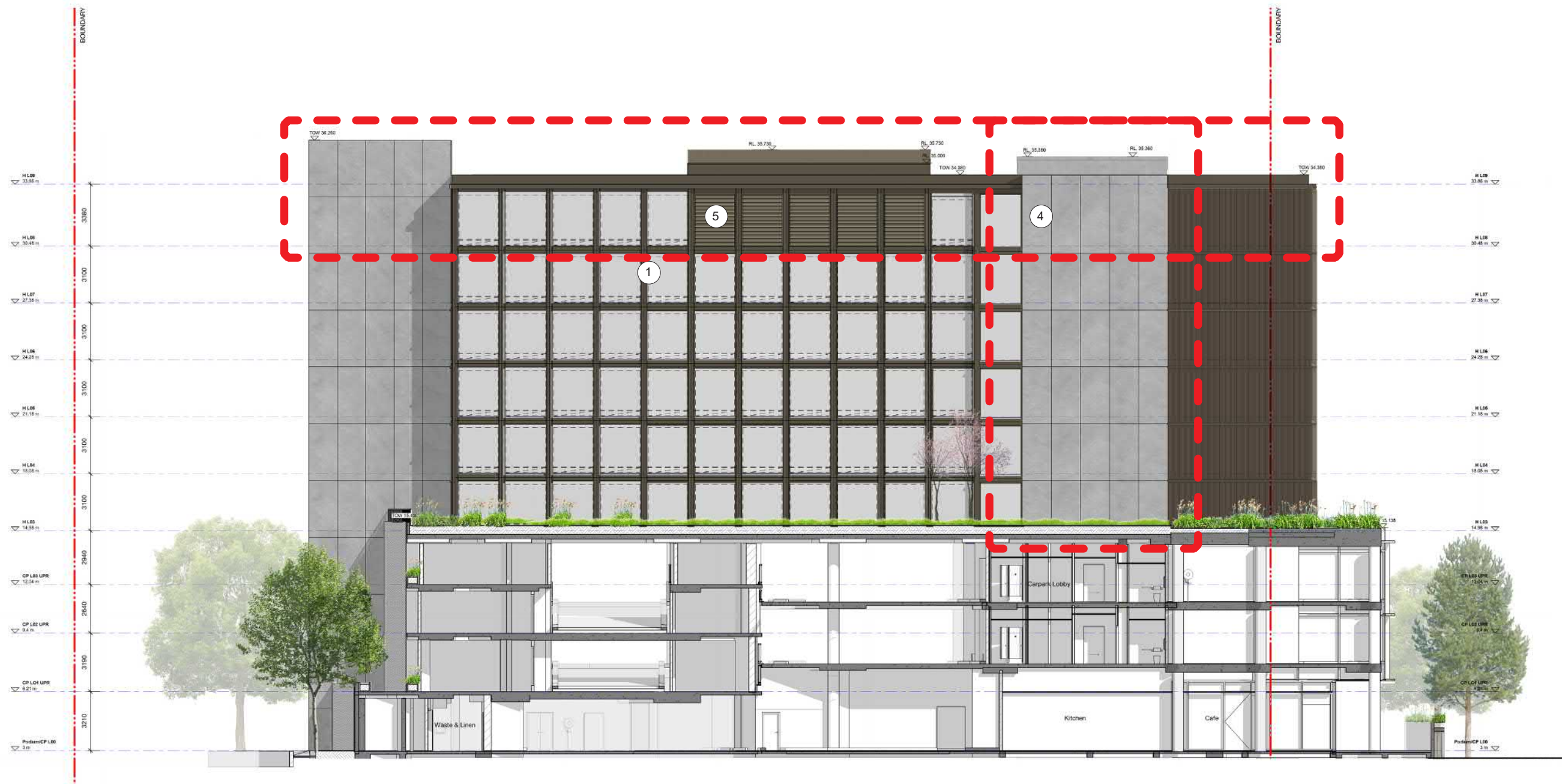
### East Section - Hotel Elevation

## PROPOSED DA AMENDMENTS

1 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction.

2 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.

3/ Facade colours and materiality remain the same



## 8.0 Approved

### CGI - 42 Honeysuckle Drive

#### Pictured

42 Honeysuckle Drive, Newcastle



## 8.1 Design Changes

### CGI - 42 Honeysuckle Drive

#### Pictured

42 Honeysuckle Drive, Newcastle



## 8.2 Approved

CGI - 42 Honeysuckle Drive



### Pictured

42 Honeysuckle Drive, Newcastle

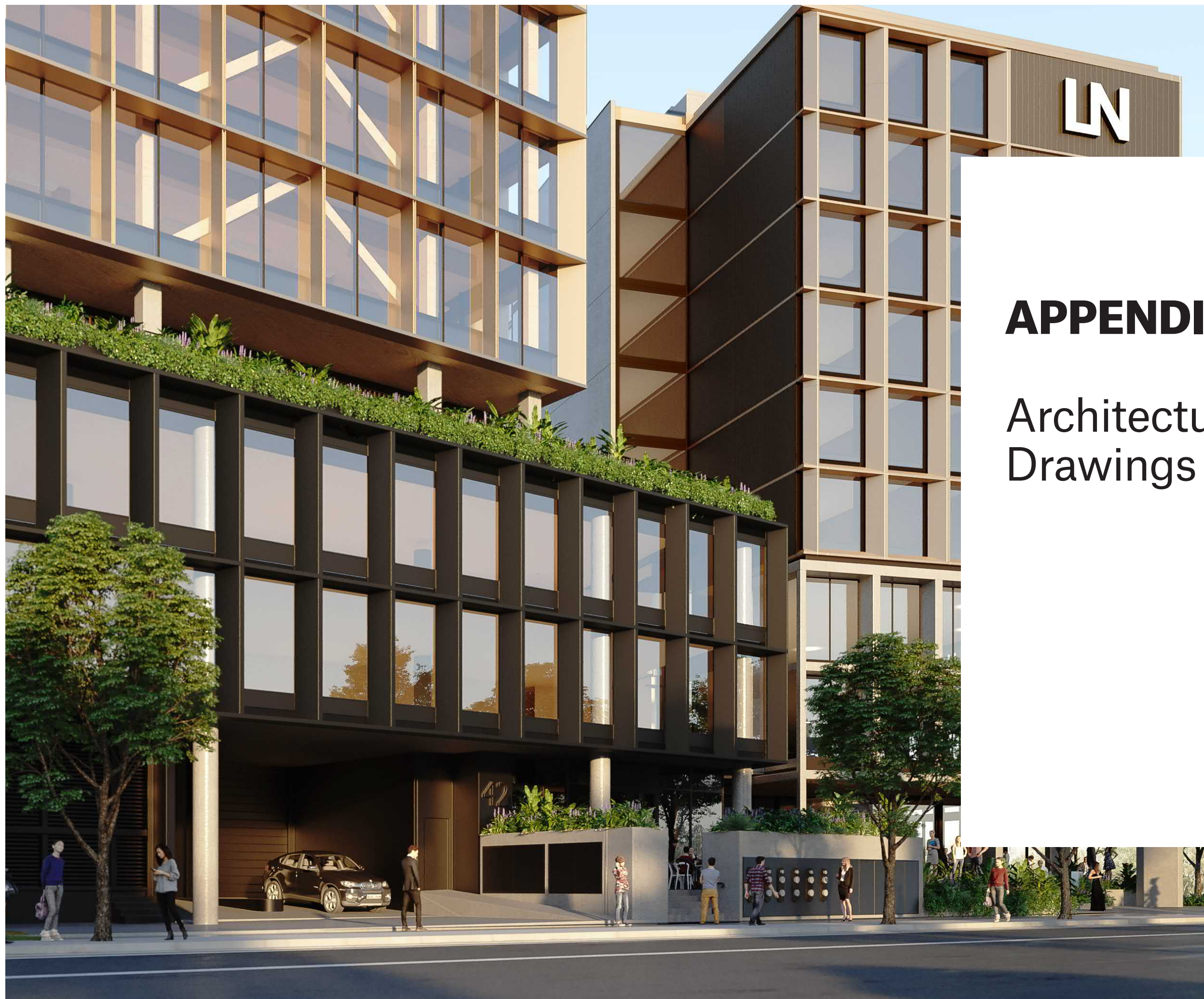
## 8.3 Design Changes

CGI - 42 Honeysuckle Drive



### Pictured

42 Honeysuckle Drive, Newcastle



## **APPENDIX A**

### Architectural Drawings