

# 42 HONEYSUCKLE DRIVE COTTAGE CREEK PRECINCT NEWCASTLE

STATE SIGNIFICANT DEVELOPMENT (SSD-10378)  
DEVELOPMENT MODIFICATION 2

ARCHITECTURAL DESIGN STATEMENT

NOVEMBER 2021

**BATES**SMART™

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## CLIENT

Doma Group

**DOMA**

## PROJECT NUMBER

s12109

## CONSULTANTS

|                         |                    |
|-------------------------|--------------------|
| Acoustic                | Acoustic Logic     |
| Construction Management | BUILT              |
| Flood                   | Northrop           |
| Geotechnical            | Douglas            |
| Landscape               | MOIR               |
| Planning                | SLR Planning       |
| Services                | S4B Studio         |
| Survey                  | de Witt Consulting |
| Waste Management        | Elephant's Foot    |
| Traffic                 | SLR Traffic        |

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INTERIOR DESIGN  
URBAN DESIGN  
STRATEGY**

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Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

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# INTRODUCTION & SUMMARY

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.

The statement includes the following sections:

Introduction & Summary

- 0.1 – Design Changes L00
- 1.0 - Design Changes L01
- 2.0 - Design Changes L02
- 3.0 - Design Changes L03
- 4.0 - Design Changes L04-07
- 5.0 - Design Changes L08
- 6.0 - Design Changes Roof
- 7.0 - Design Changes - North Elevation
- 8.0 - Design Changes - West Elevation
- 9.0 - Design Changes - East Elevation
- 10.0 - Design Changes - South Elevation
- 11.0 - Design Changes - East Section
- 12.0 - Design Changes - West Elevation
- 13.0 - Design Changes - Shadow Studies
- 14.0 - Design Changes - Areas

Appendix A – Architectural Drawings

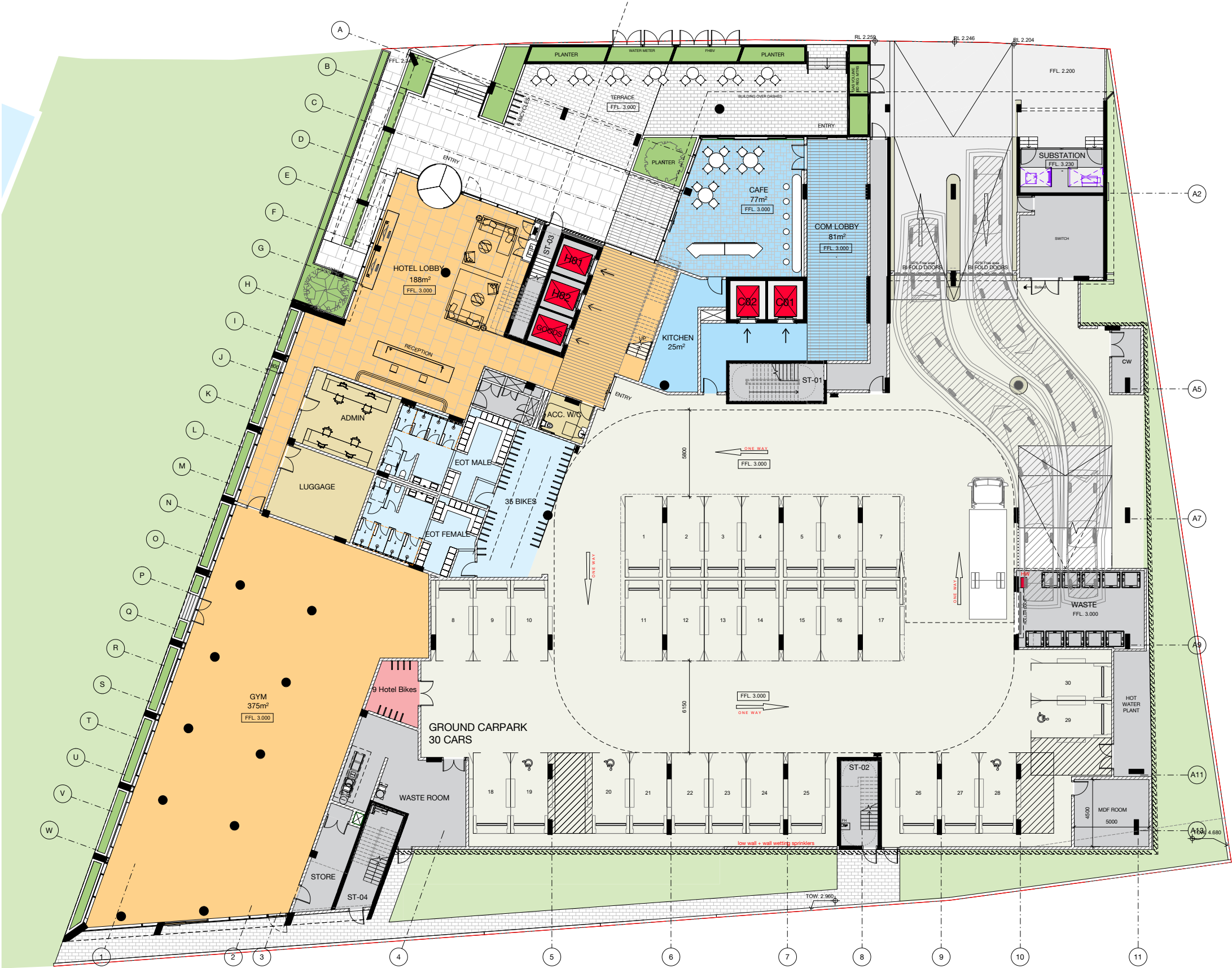
- 1 / South west end of the building at levels L00/ L01/L02 set back from south boundary line.
- 2/ End of trip facility/ meeting rooms/ BOH configuration amended to accommodate a deeper reception space and visibility to carpark/ entry and lift lobby.
- 3 / Hotel entry location shifted including external 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 sunshading design amended
- 12 / Skylight over feature stairs below omitted.
- 13 / Landscaped area to the northern terrace increased.
- 14 / Hotel modular construction methodology amended to a traditional built form.
- 15 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.
- 16 / Commercial tower external plant space increased in size
- 17 / Fire stair from commercial tower and hotel extended to roof access.
- 18 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction..
- 19 / Commercial tower height increased by 600mm to allow for additional plant height
- 20 / L01 and L02 North/west corner amended. External terrace omitted and sunshading added to level L02
- 21 / Arbor structure has been pulled back at the south boundary.
- 22 / Loss of 2 parking bays to both Levels L01 and L02, commensurate with the reduction of GA and increase in motorbike spaces
- 22 / External fire tank to south elevation

0.0  
APPROVED  
GROUND FLOOR

PREVIOUS DA

General Arrangement Plan  
Ground Floor Plan

Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission





# 0.1 DESIGN CHANGES GROUND FLOOR

## PROPOSED DA AMENDMENTS

1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.

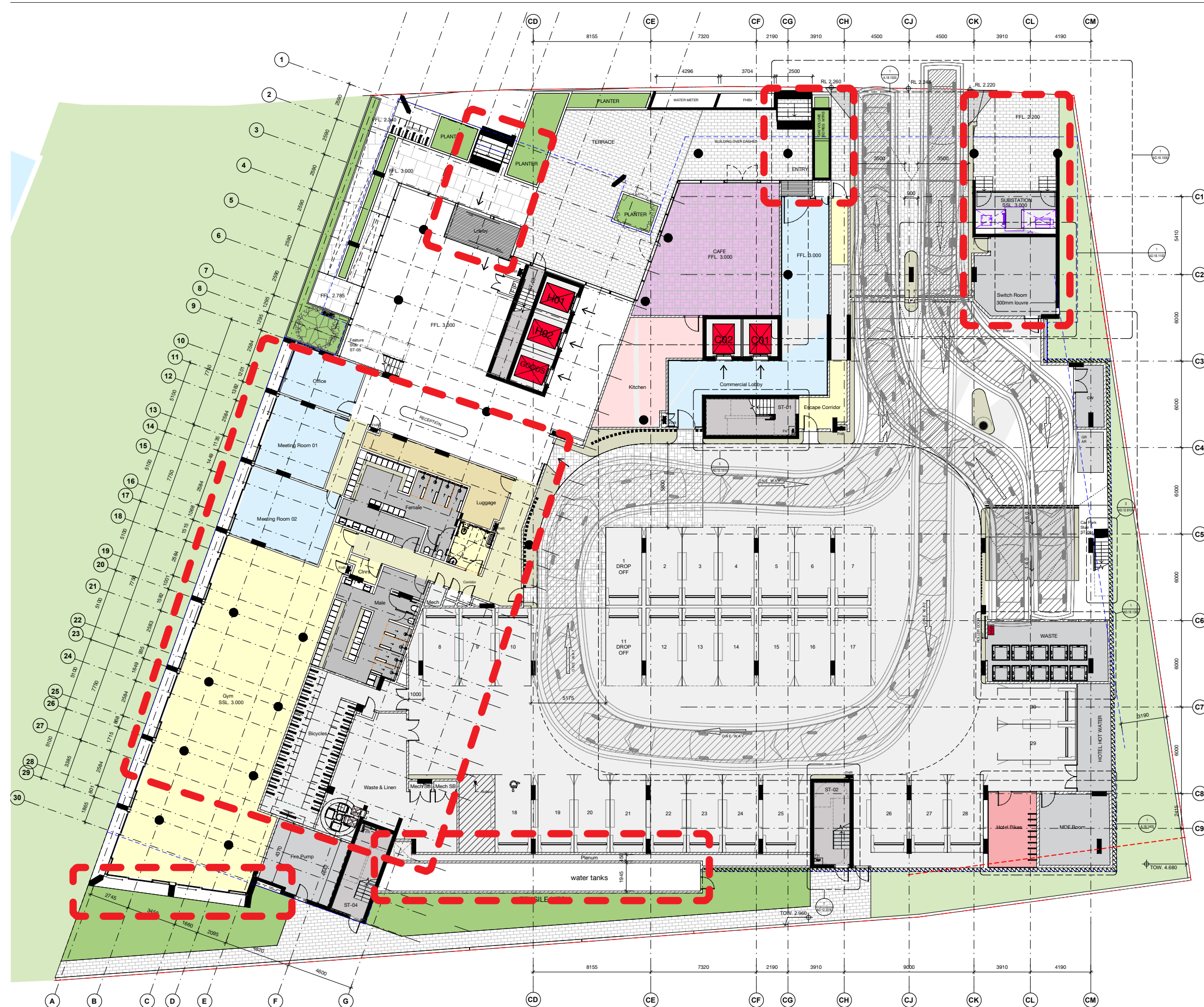
2/ End of trip facility/ meeting rooms/ BOH configuration amended to accommodate a deeper reception space and visibility to carpark/ entry and lift lobby.

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 / Fire tank projection to the south face of the building at 1 storey high



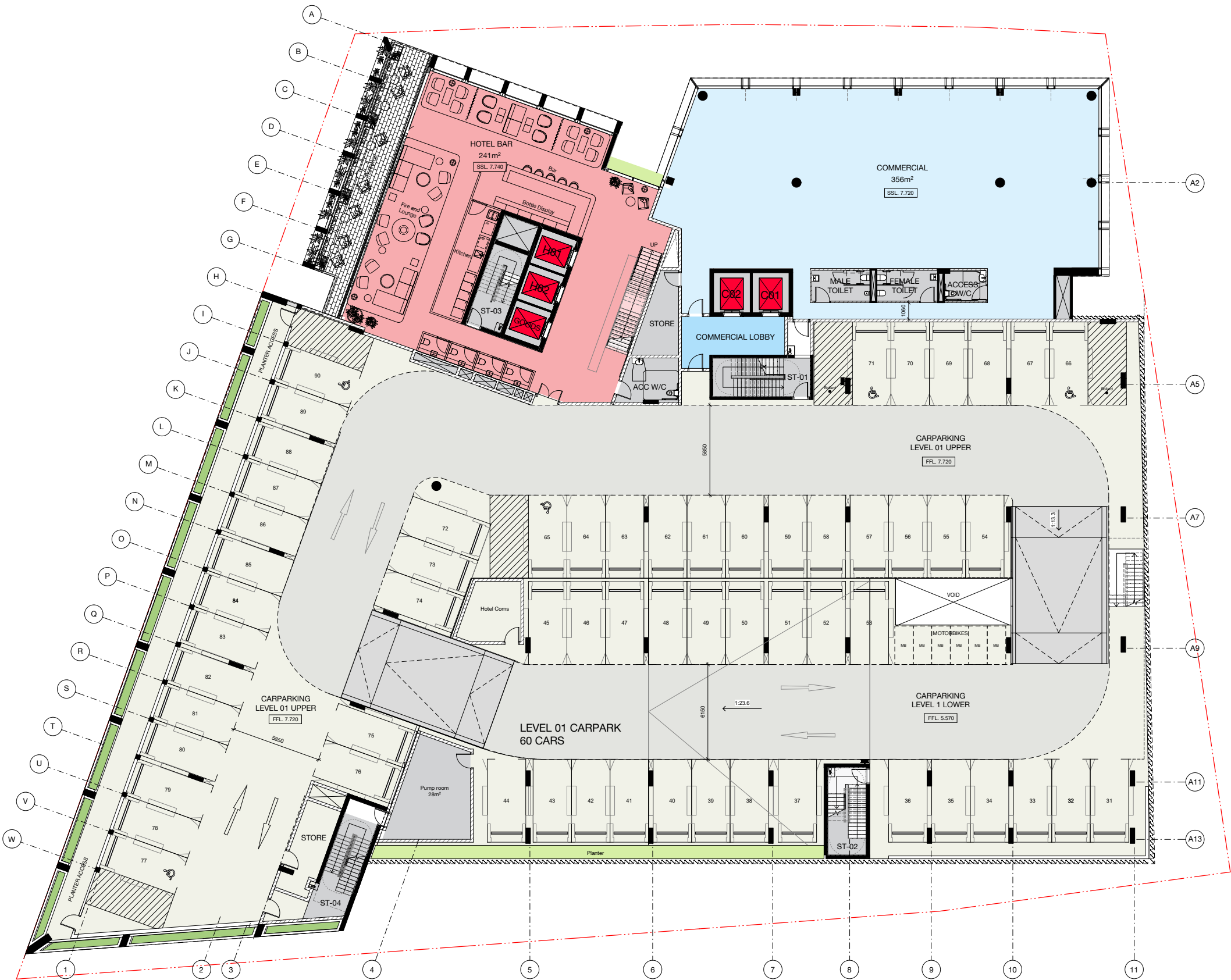


# 1.0 APPROVED FIRST FLOOR

PREVIOUS DA

General Arrangement Plan  
Level L01

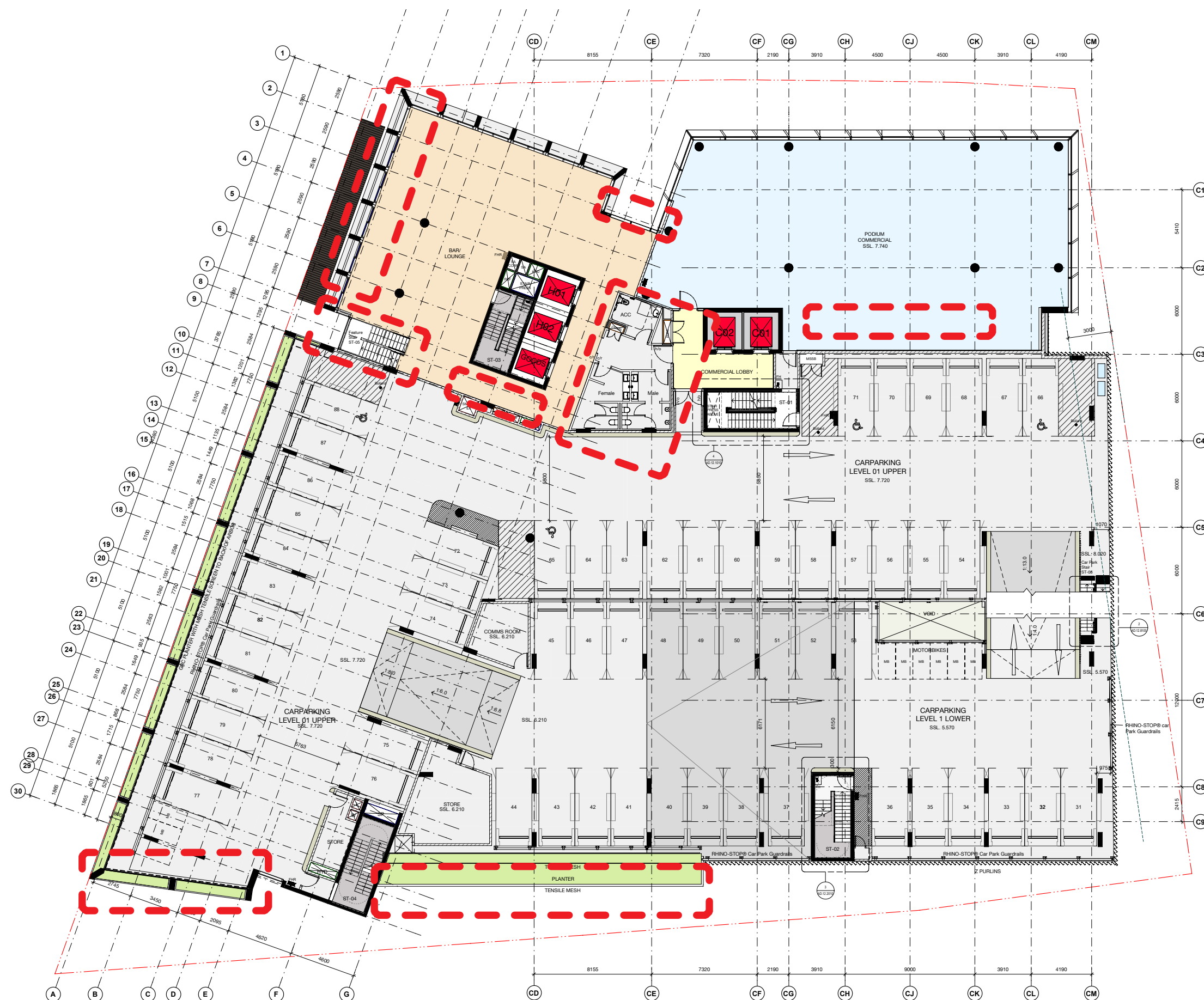
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



# 1.1 DESIGN CHANGES FIRST FLOOR

## PROPOSED DA AMENDMENTS

- 1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.
- 2/ Amenities to commercial floor area shifted and combined with the hotel facilities.
- 3 / Feature stair relocated to the western side of the communal space. Stair links from ground floor to level L02.
- 4 / External western terrace off the hotel communal space omitted.
- 5 / Planter between building forms along the Northern elevation at levels L01 and L02 omitted.
- 6 / Loss of 2 parking spaces due to a reduction in the western elevation length

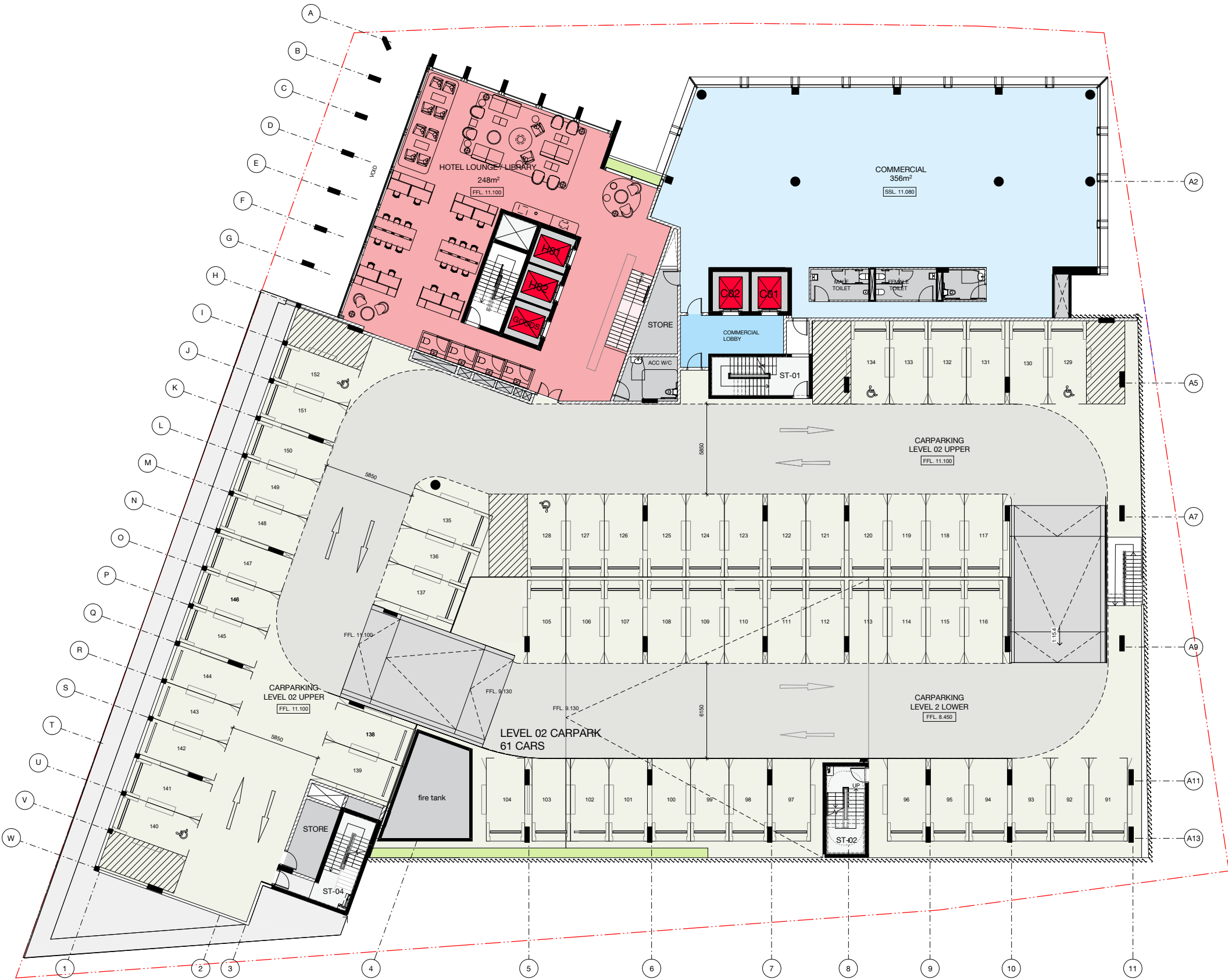


# 2.0 APPROVED SECOND FLOOR

PREVIOUS DA

General Arrangement Plan  
Level L02

Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission

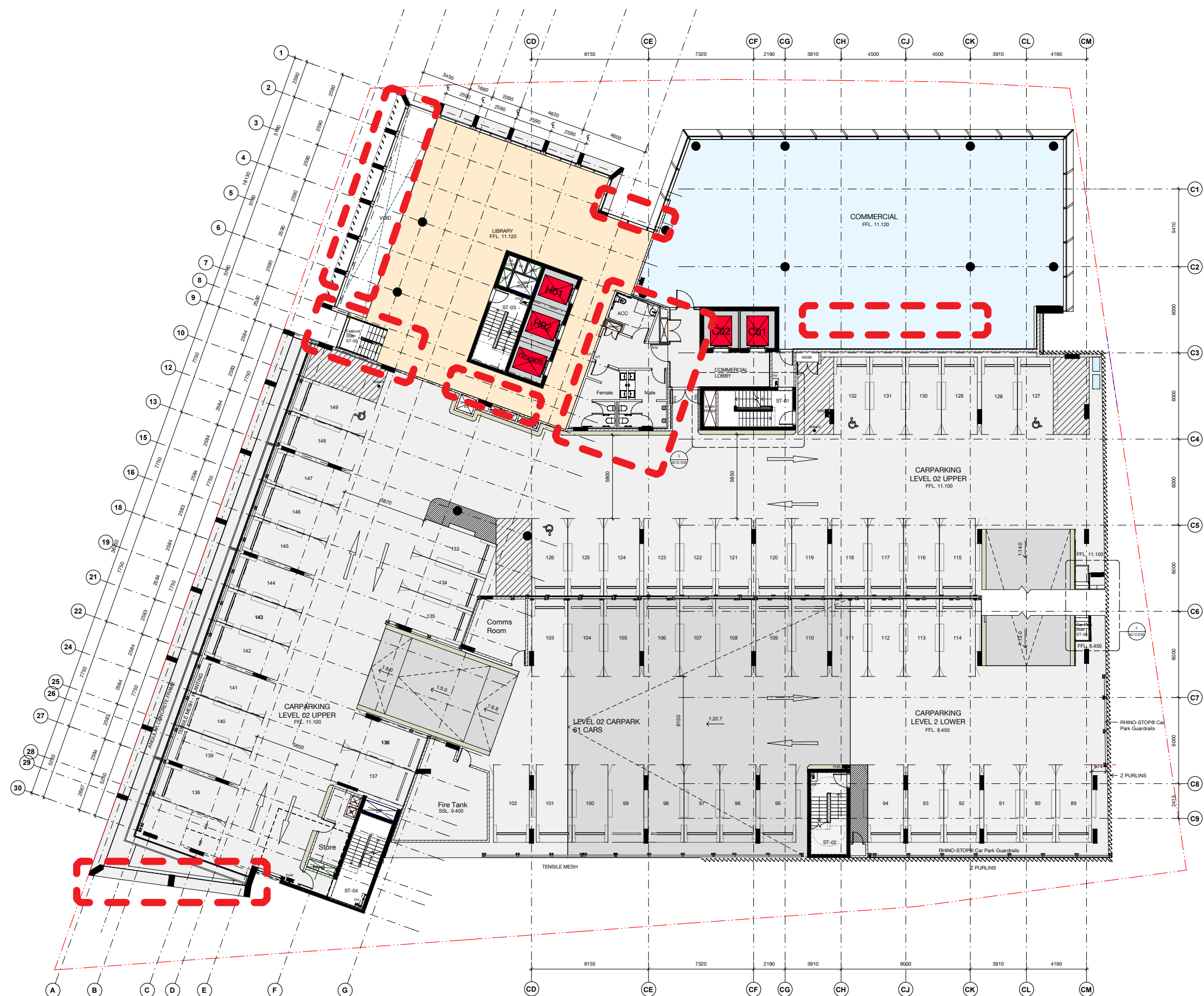




# 2.1 DESIGN CHANGES SECOND FLOOR

## PROPOSED DA AMENDMENTS

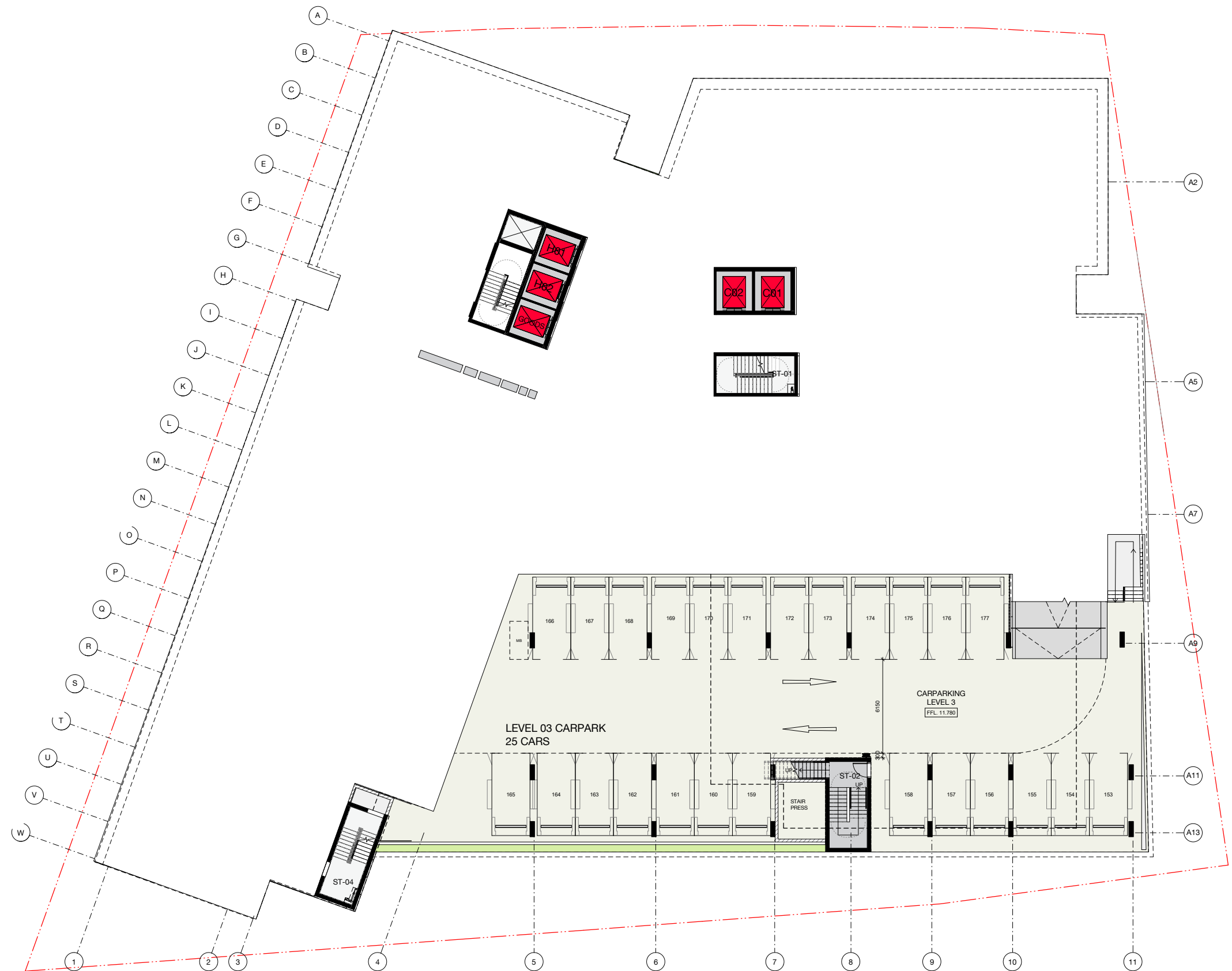
- 1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.
- 2/ Amenities to commercial floor area shifted and combined with the hotel facilities.
- 3 / Feature stair relocated to the western side of the communal space. Stair links from ground floor to level L02.
- 4 / External western terrace off the hotel communal space omitted.
- 5 / Planter between building forms along the Northern elevation at levels L01 and L02 omitted.
- 6 / Loss of 2 parking spaces due to a reduction in the western elevation length



# 3.0 APPROVED THIRD FLOOR PARKING

General Arrangement Plan  
Level L03

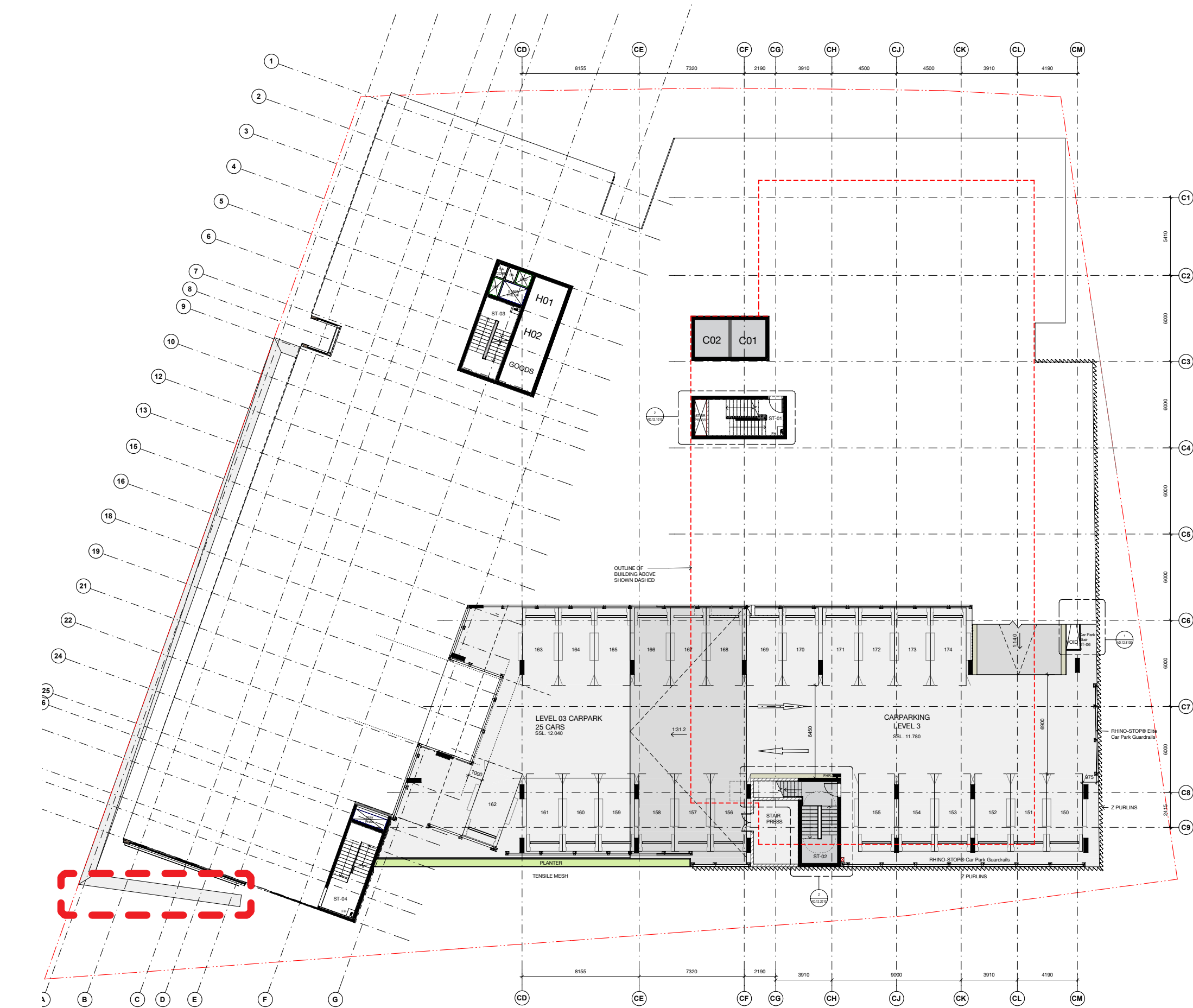
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



# 3.1 DESIGN CHANGES THIRD FLOOR PARKING

PROPOSED DA AMENDMENTS

1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.



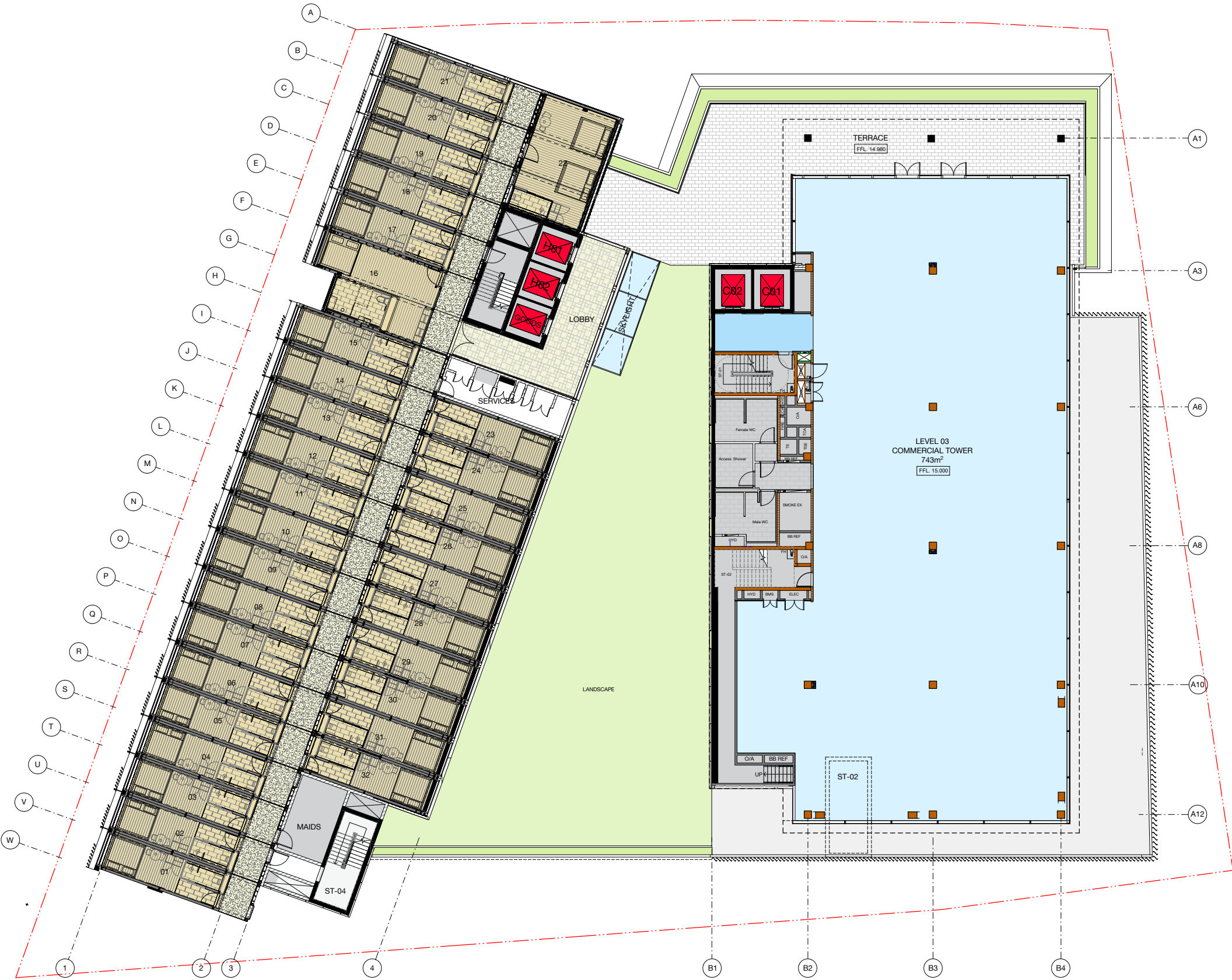


# 3.2 APPROVED THIRD FLOOR COMMERCIAL & HOTEL

PREVIOUS DA

General Arrangement Plan  
Level L03 Commercial & Hotel

Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission

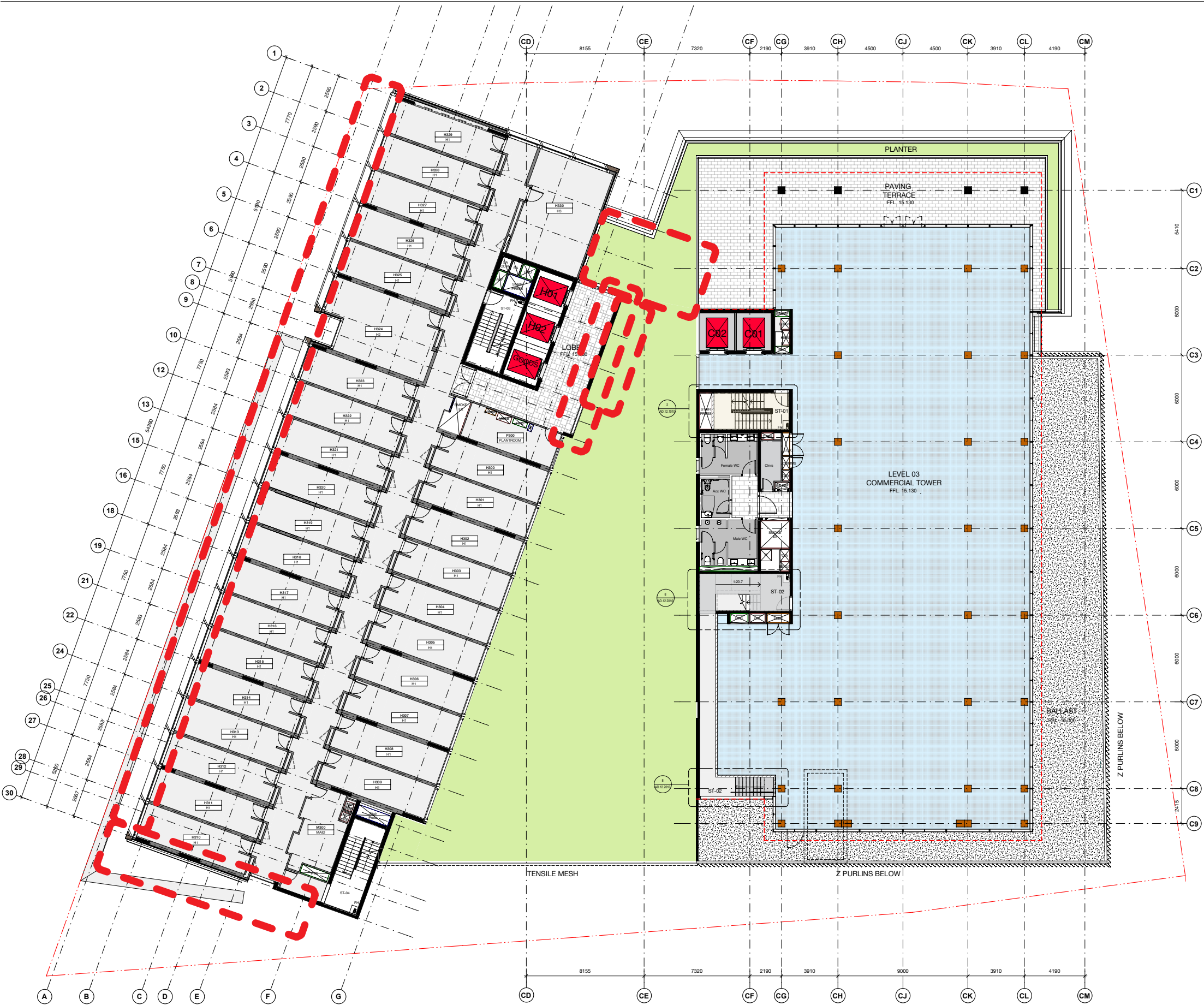




# 3.3 DESIGN CHANGES THIRD FLOOR COMMERCIAL & HOTEL

PROPOSED DA AMENDMENTS

- 1 / South west end of the hotel - 1 room from every level omitted.
- 2 / Western hotel facade sunshading design amended
- 3 / Skylight over feature stairs below omitted.
- 4 / Landscaped area to the northern terrace increased.
- 5 / Hotel modular construction methodology amended to a traditional built form.
- 6 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.





**4.0**  
**APPROVED**  
**FOURTH - SEVENTH**  
**FLOOR TYPICAL**

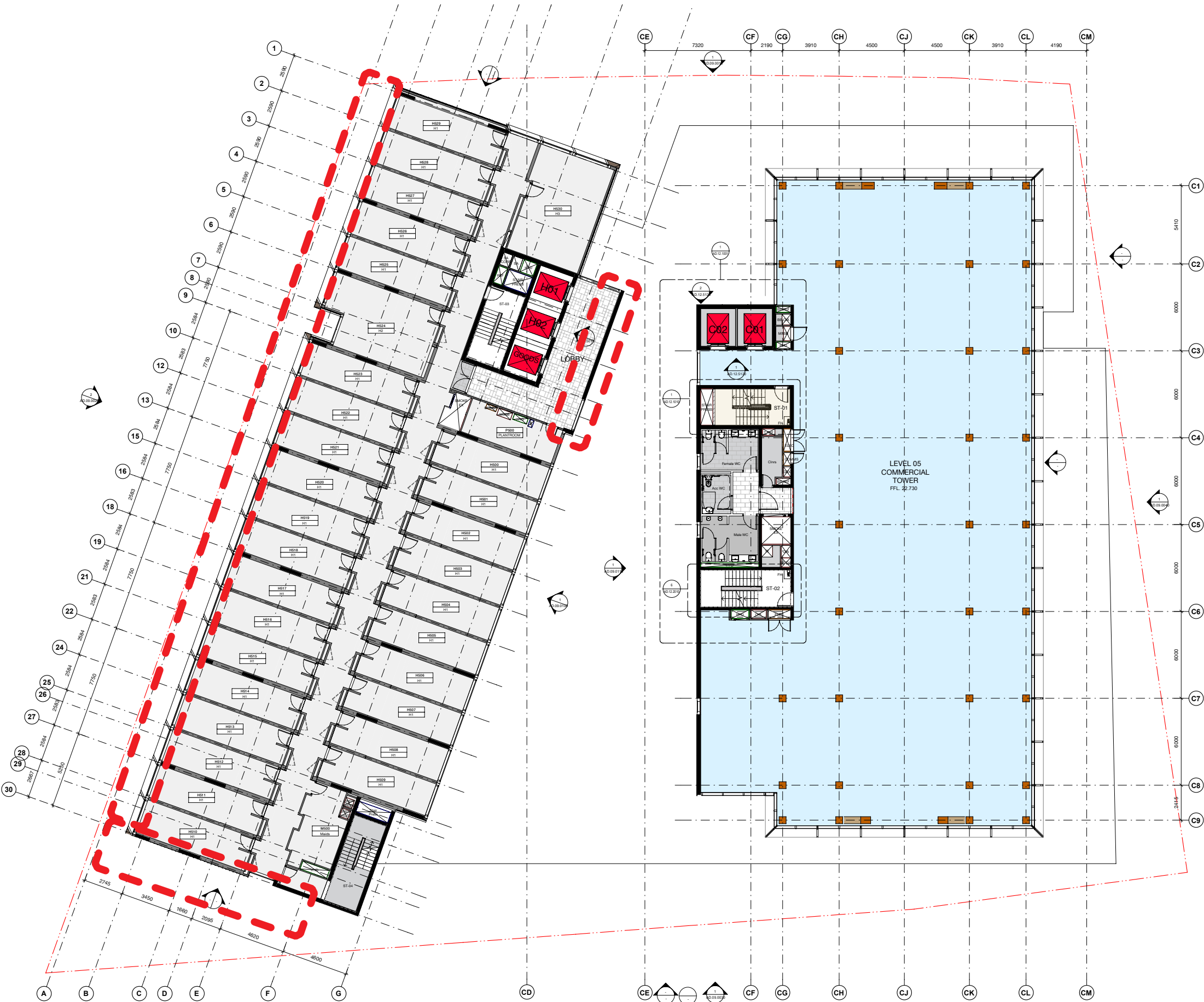
General Arrangement Plan  
Level L04-07 Commercial & Hotel



# 4.1 DESIGN CHANGES FIFTH - SEVENTH FLOOR TYPICAL

PROPOSED DA AMENDMENTS

- 1 / South west end of the hotel - 1 room from every level omitted.
- 2 / Western hotel facade sunshading design amended
- 3 / Hotel modular construction methodology amended to a traditional built form.
- 4 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.

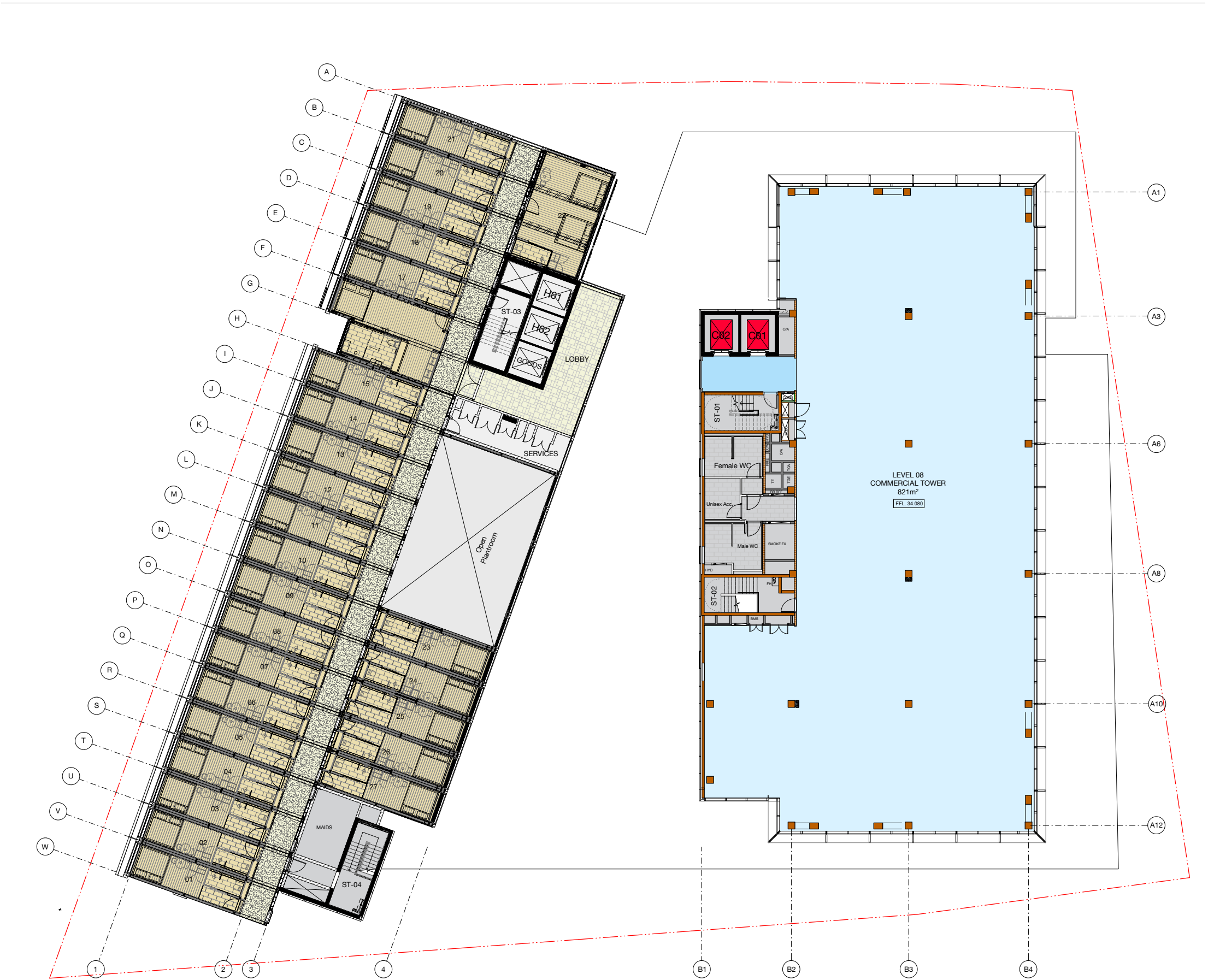


# 5.0 APPROVED EIGHT FLOOR

PREVIOUS DA

General Arrangement Plan  
Level L08 Commercial & Hotel

Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



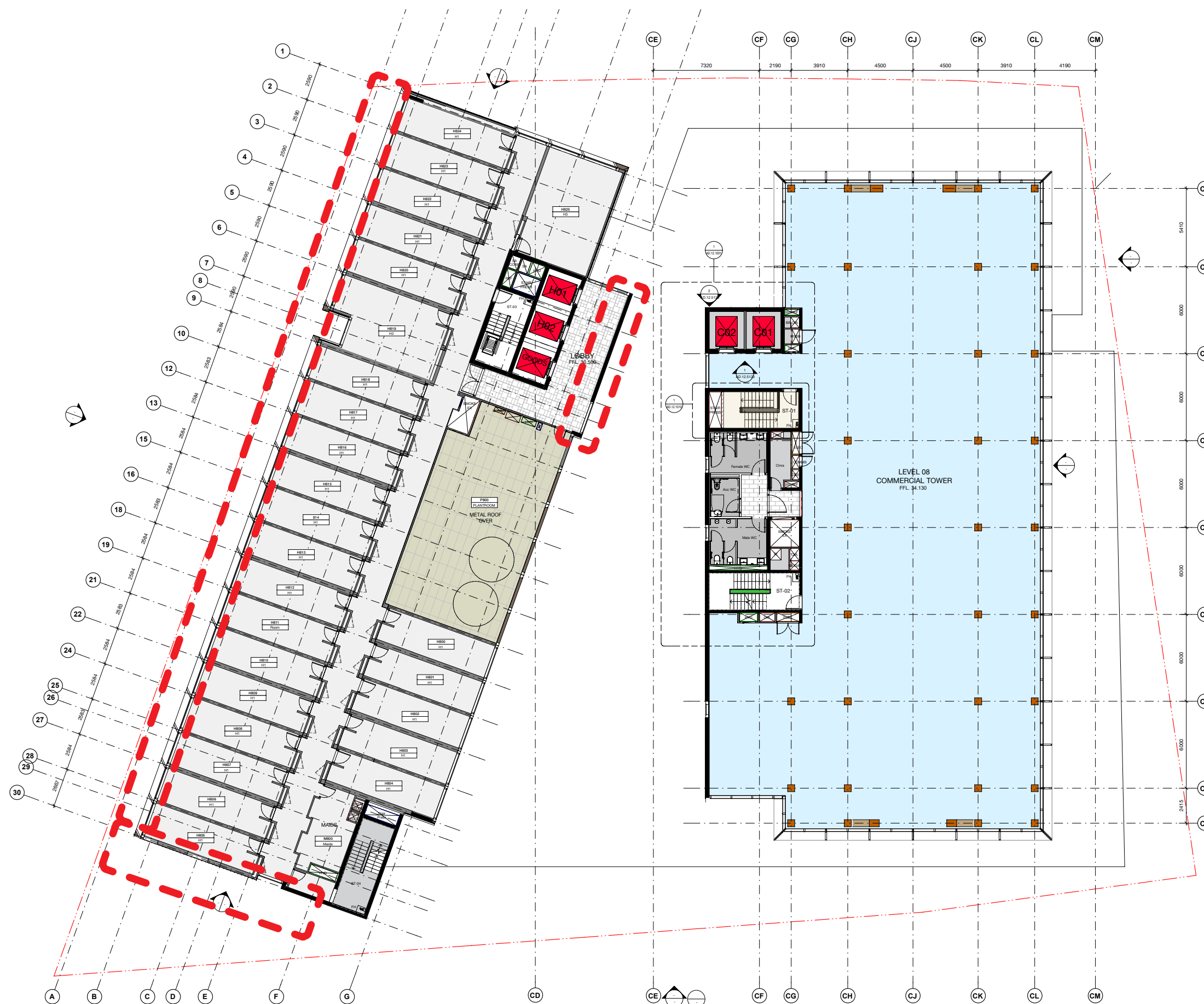
# 5.1 DESIGN CHANGES EIGHT FLOOR

1 / South west end of the hotel - 1 room from every level omitted.

2 / Western hotel facade sunshading design amended

3 / Hotel modular construction methodology amended to a traditional built form.

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



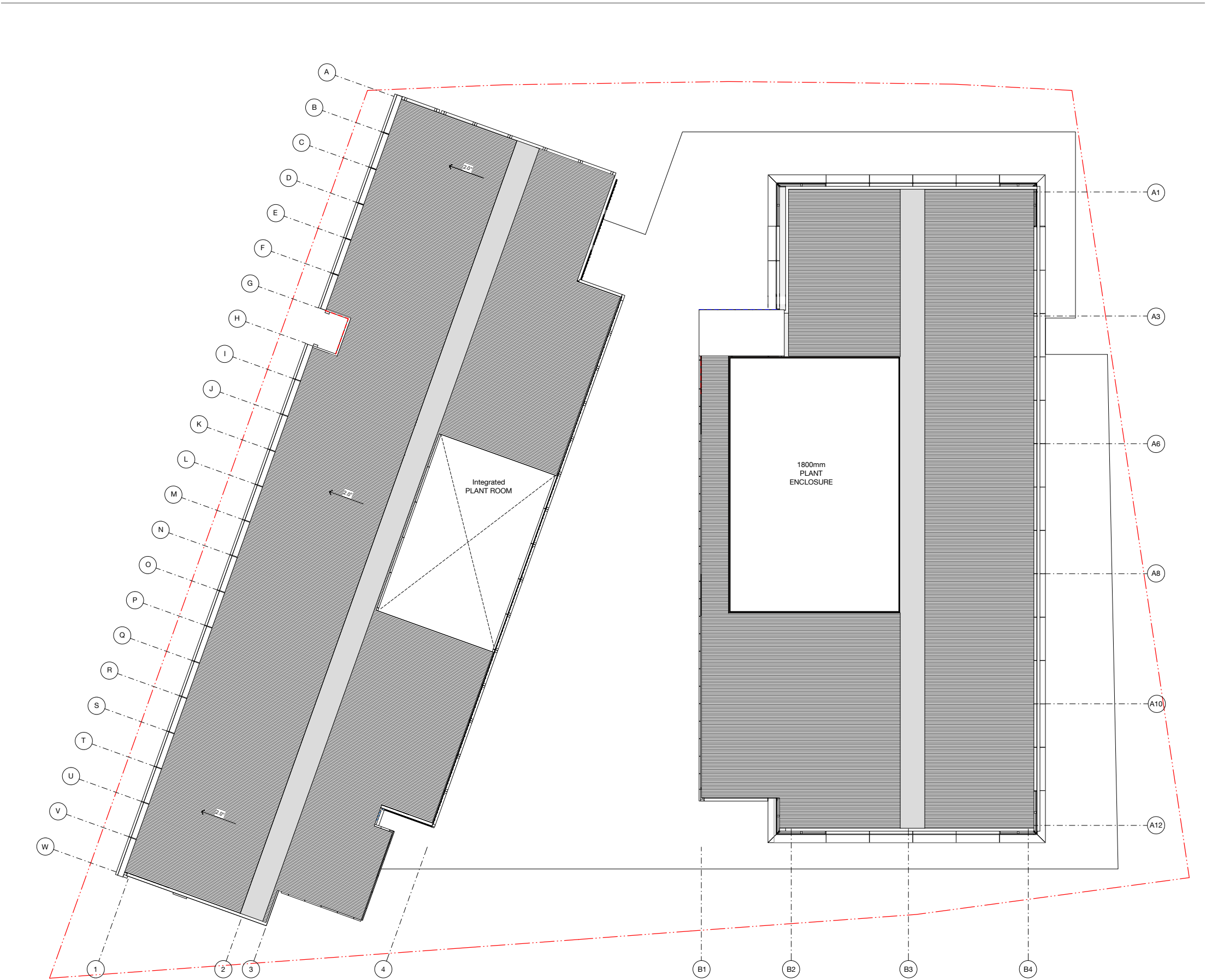


# 6.0 APPROVED ROOF

PREVIOUS DA

General Arrangement Plan  
Level Roof Commercial & Hotel

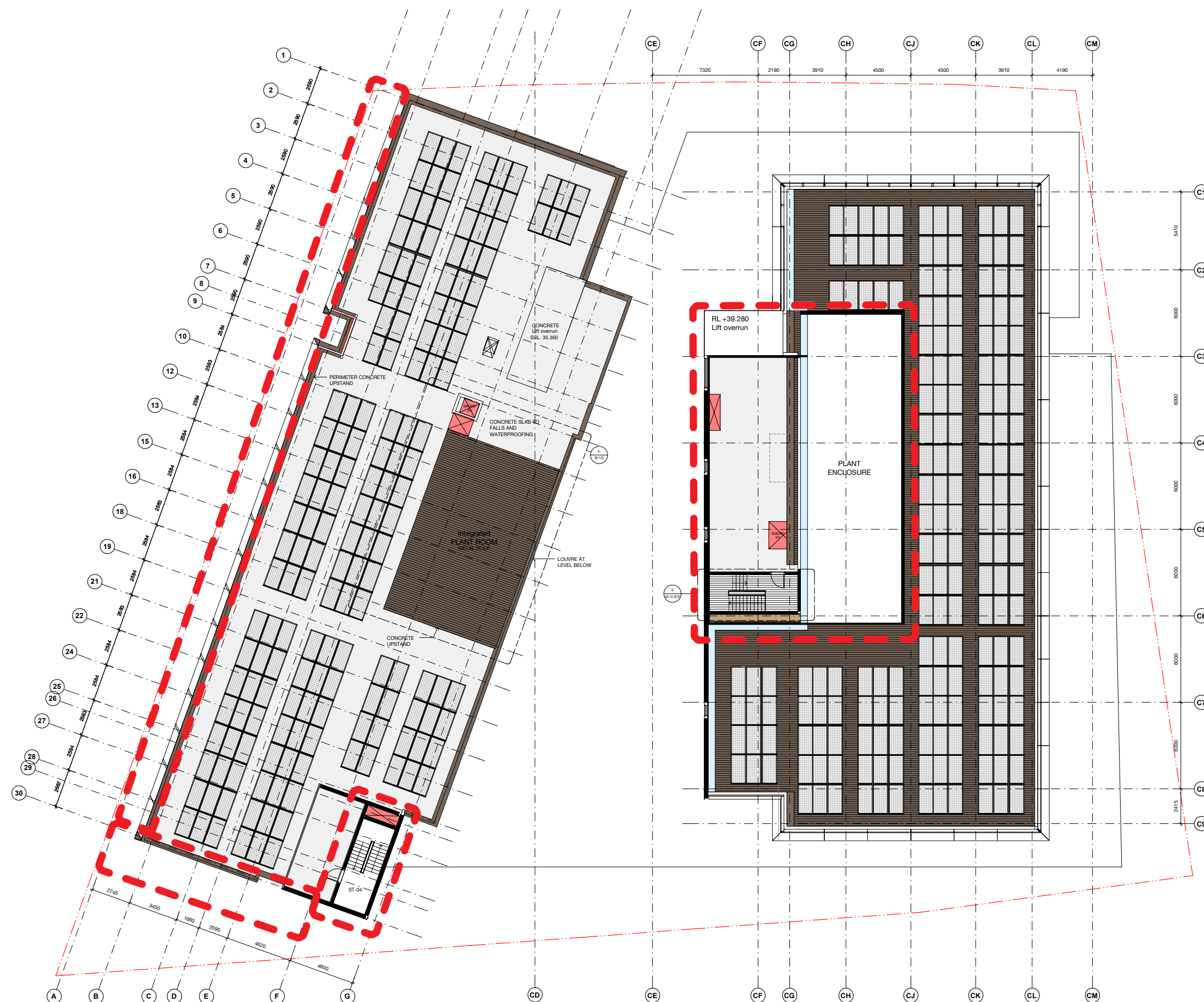
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



# 6.1 DESIGN CHANGES ROOF

## PROPOSED DA AMENDMENTS

- 1 / South west end of the hotel - 1 room from every level omitted.
- 2 / Western hotel facade sunshading design amended
- 3 / Commercial tower external plant space increased in size
- 4 / Fire stair from commercial tower and hotel extended to roof access.



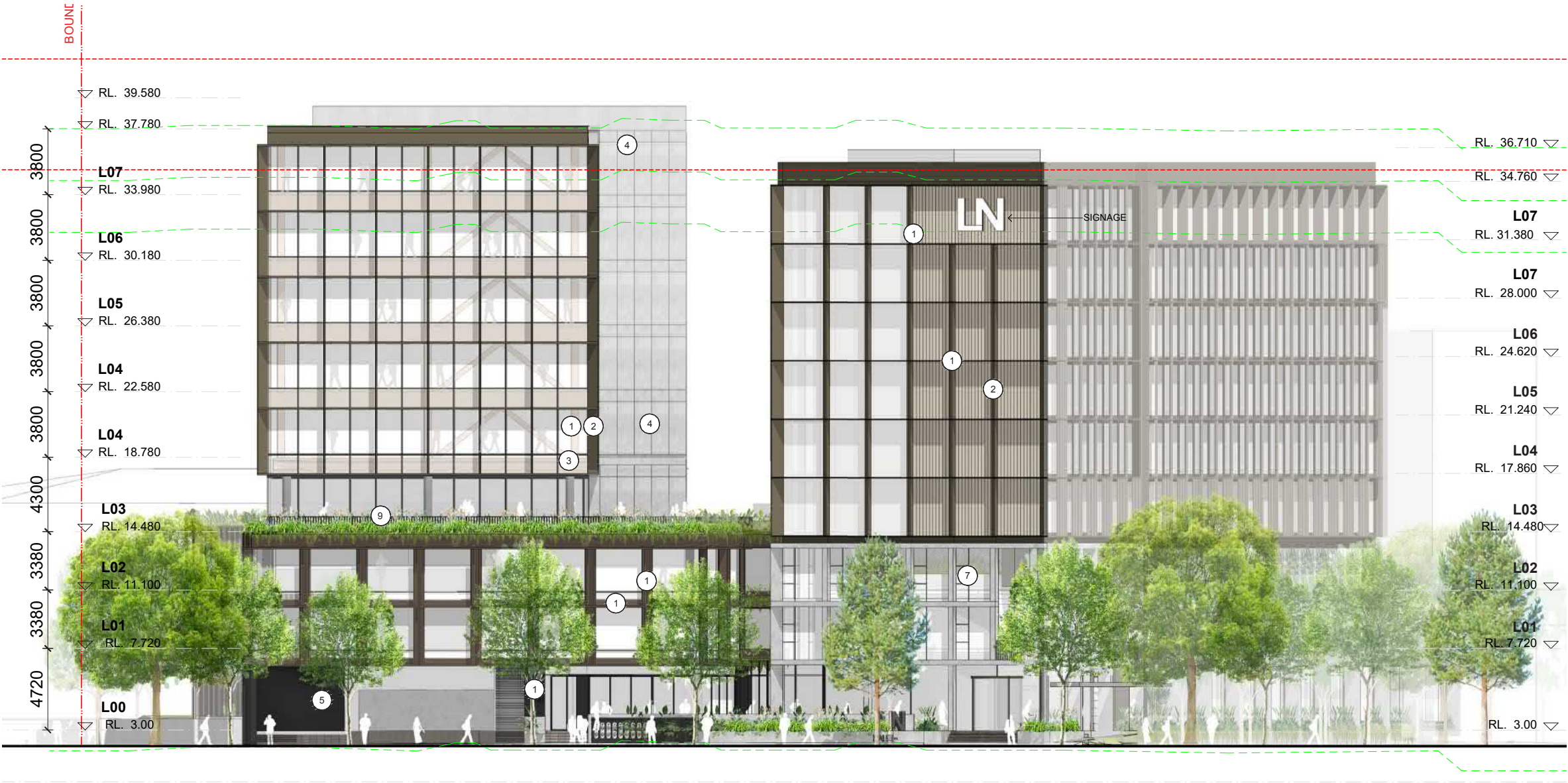


# 7.0 APPROVED NORTH ELEVATION

PREVIOUS DA

General Arrangement Plan  
North Elevation

Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



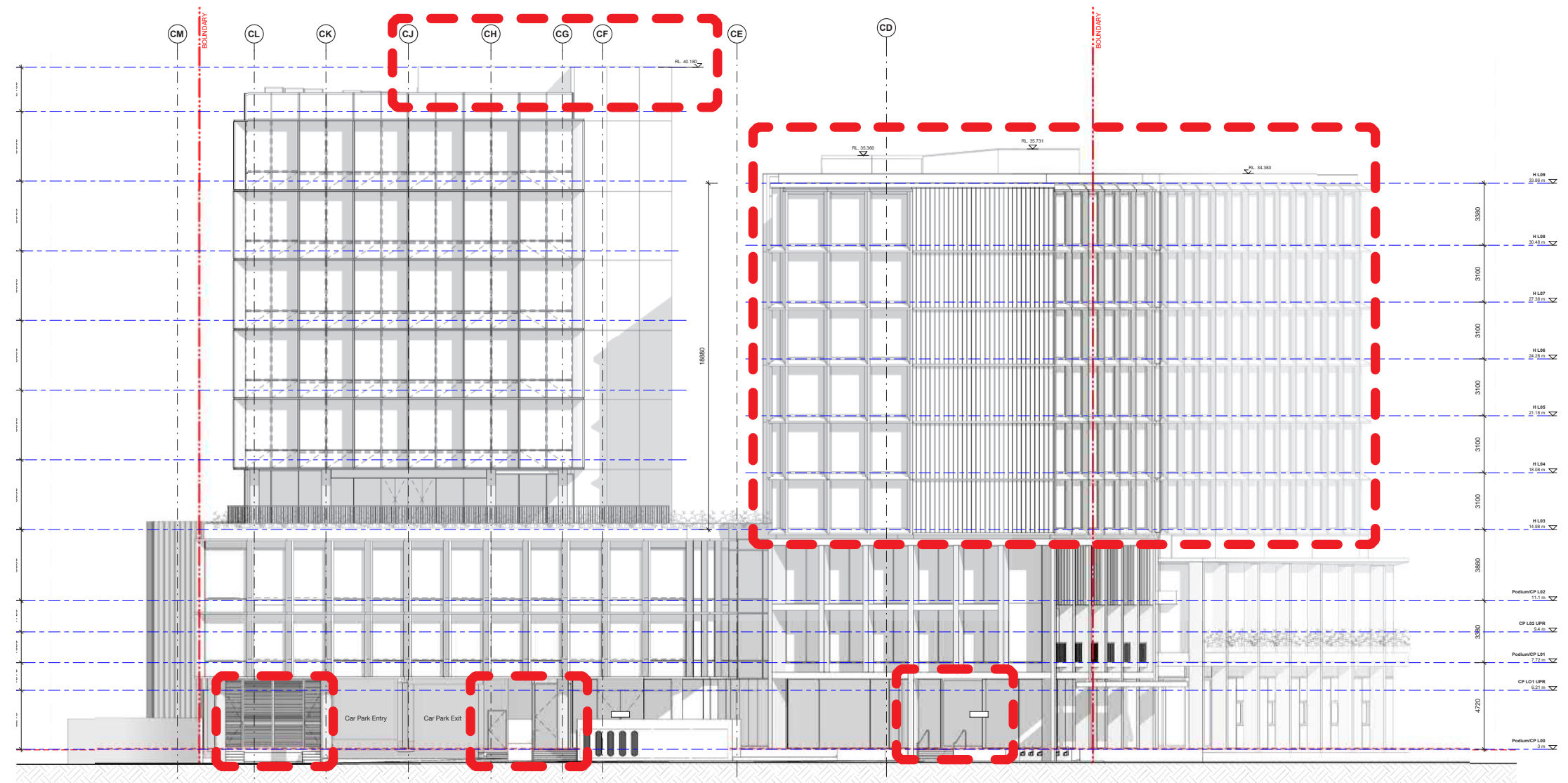


# 7.1

## DESIGN CHANGES

### NORTH ELEVATION

- 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



# 8.0 APPROVED WEST ELEVATION

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





# 8.1

## DESIGN CHANGES

### WEST ELEVATION

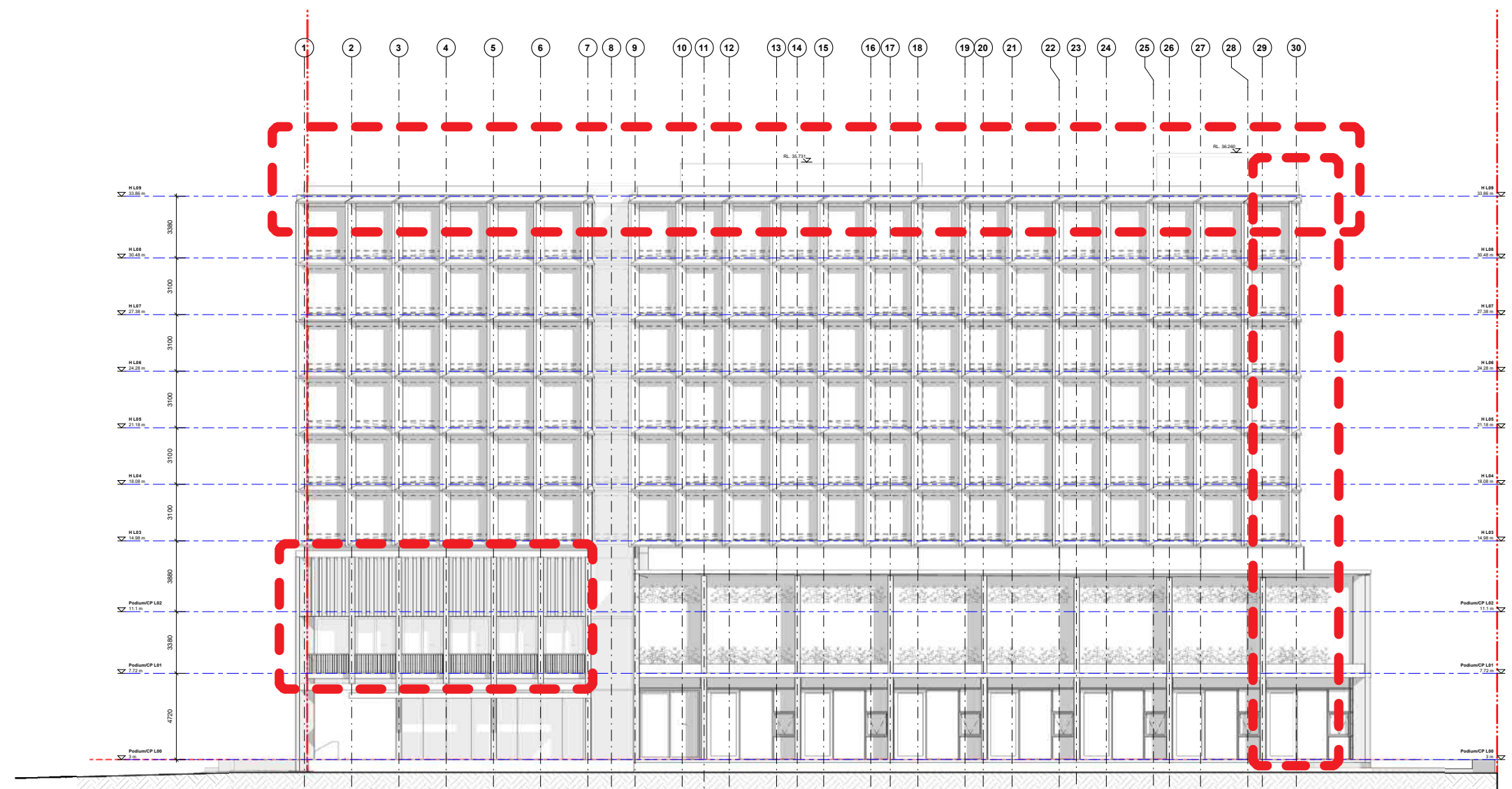
#### PROPOSED DA AMENDMENTS

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 sunshading added to level L02

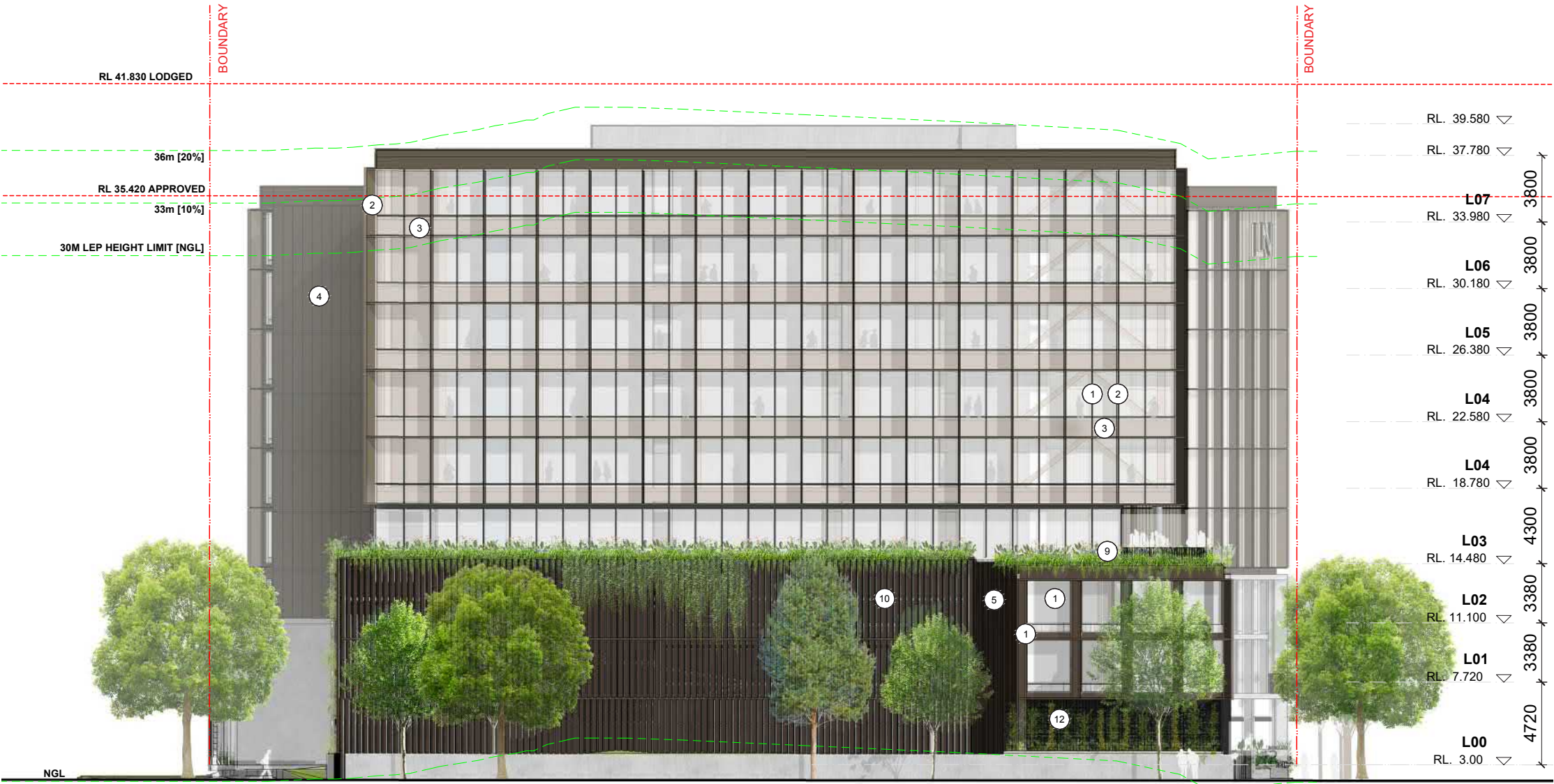
3 / Hotel south end of building has been reduce in length by 1 hotel room width.

4 / Arbor structure has been pulled back at the south boundary.



9.0  
APPROVED  
EAST ELEVATION

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

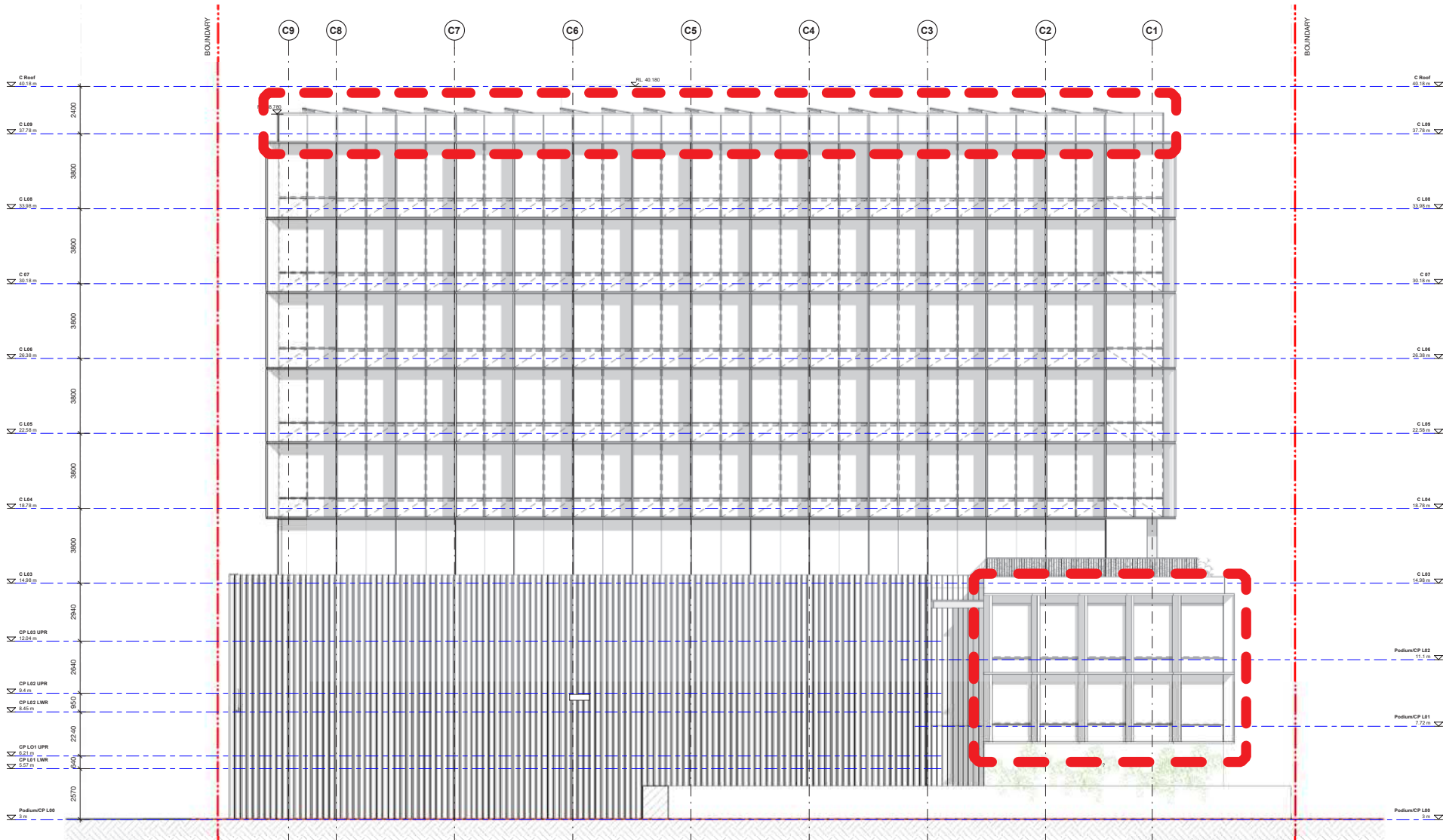




# 9.1 DESIGN CHANGES EAST ELEVATION

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 omitted



# 10.0 APPROVED SOUTH ELEVATION

PREVIOUS DA

General Arrangement Plan  
South Elevation

Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission





# 10.1

## DESIGN CHANGES

### SOUTH ELEVATION

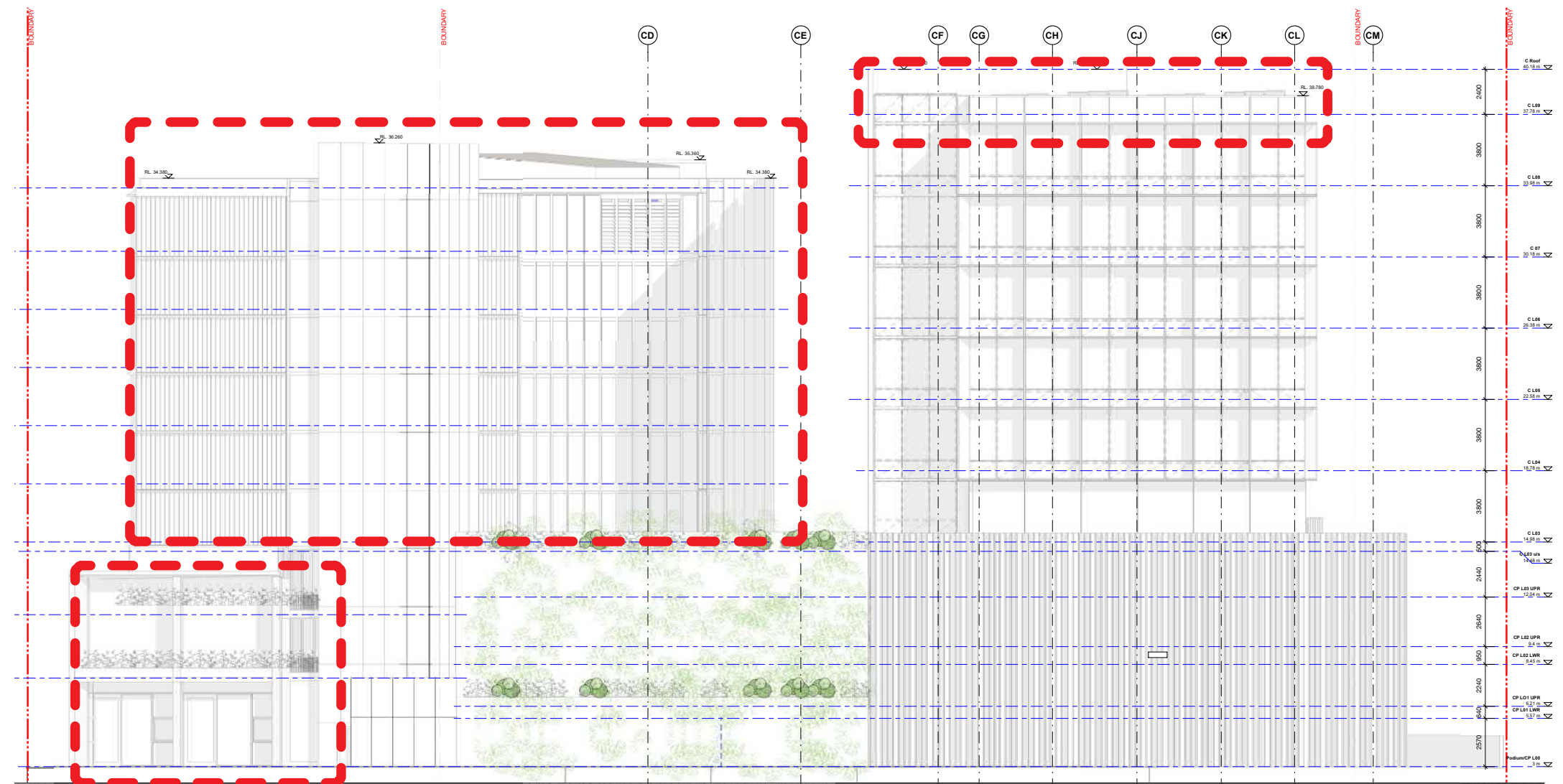
1 / Commercial tower height increased by 600mm to allow for additional plant height.

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.

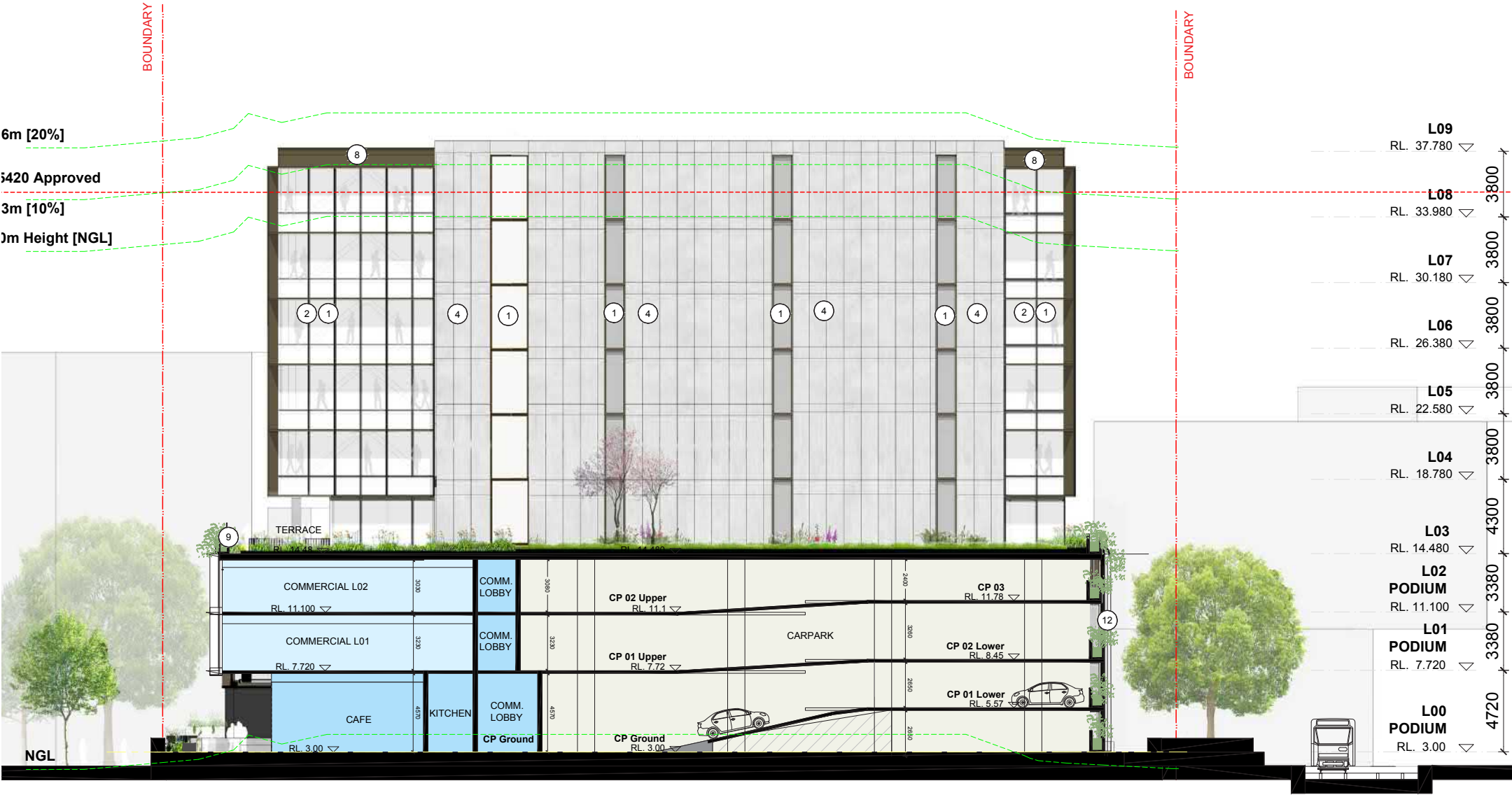


# 11.0 APPROVED EAST SECTION

PREVIOUS DA

General Arrangement Plan  
East section - Commercial courtyard elevation

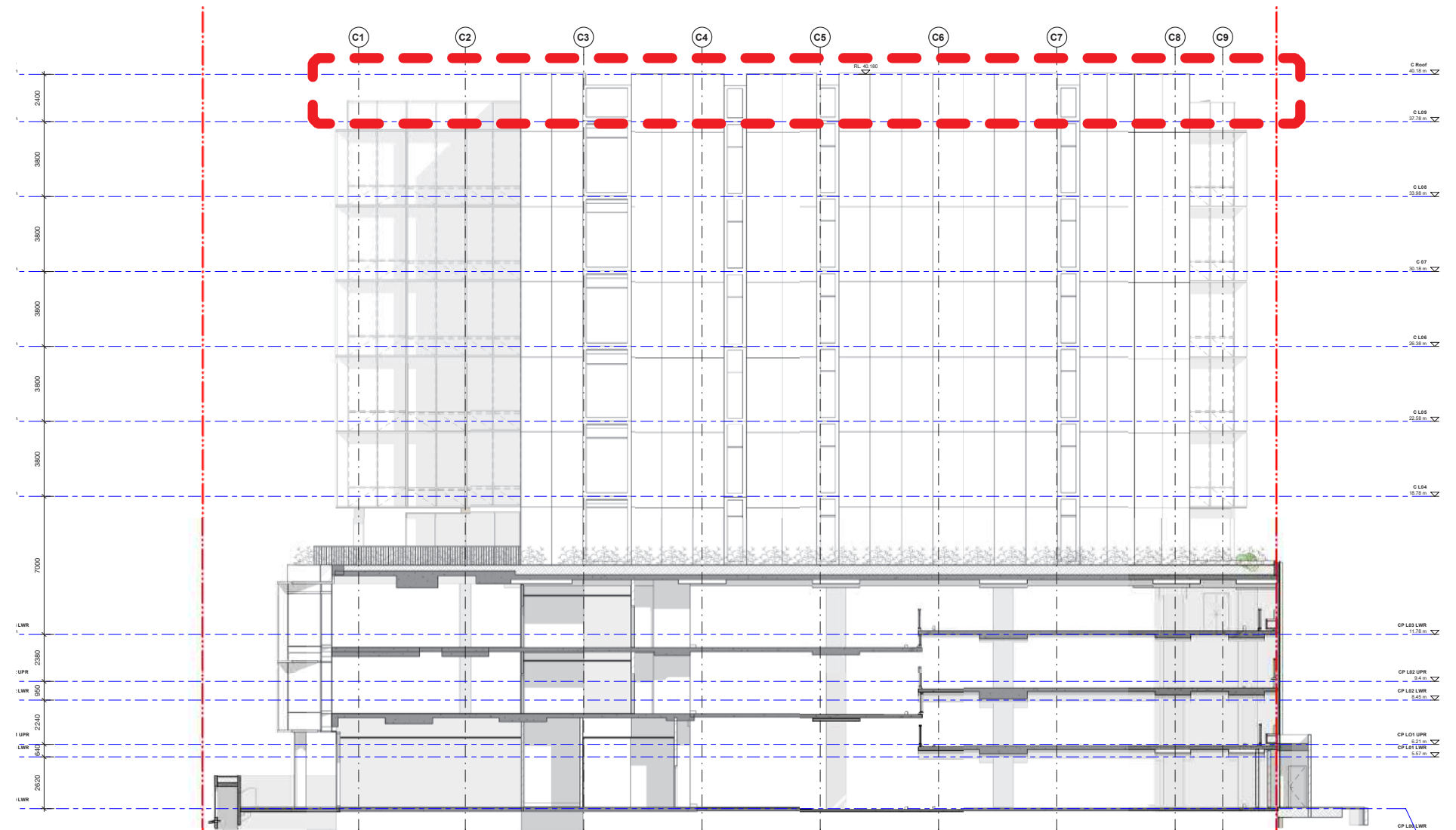
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission





# 11.1 DESIGN CHANGES EAST SECTION

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



# 12.0 APPROVED WEST SECTION

PREVIOUS DA

General Arrangement Plan  
West section - Hotel courtyard elevation

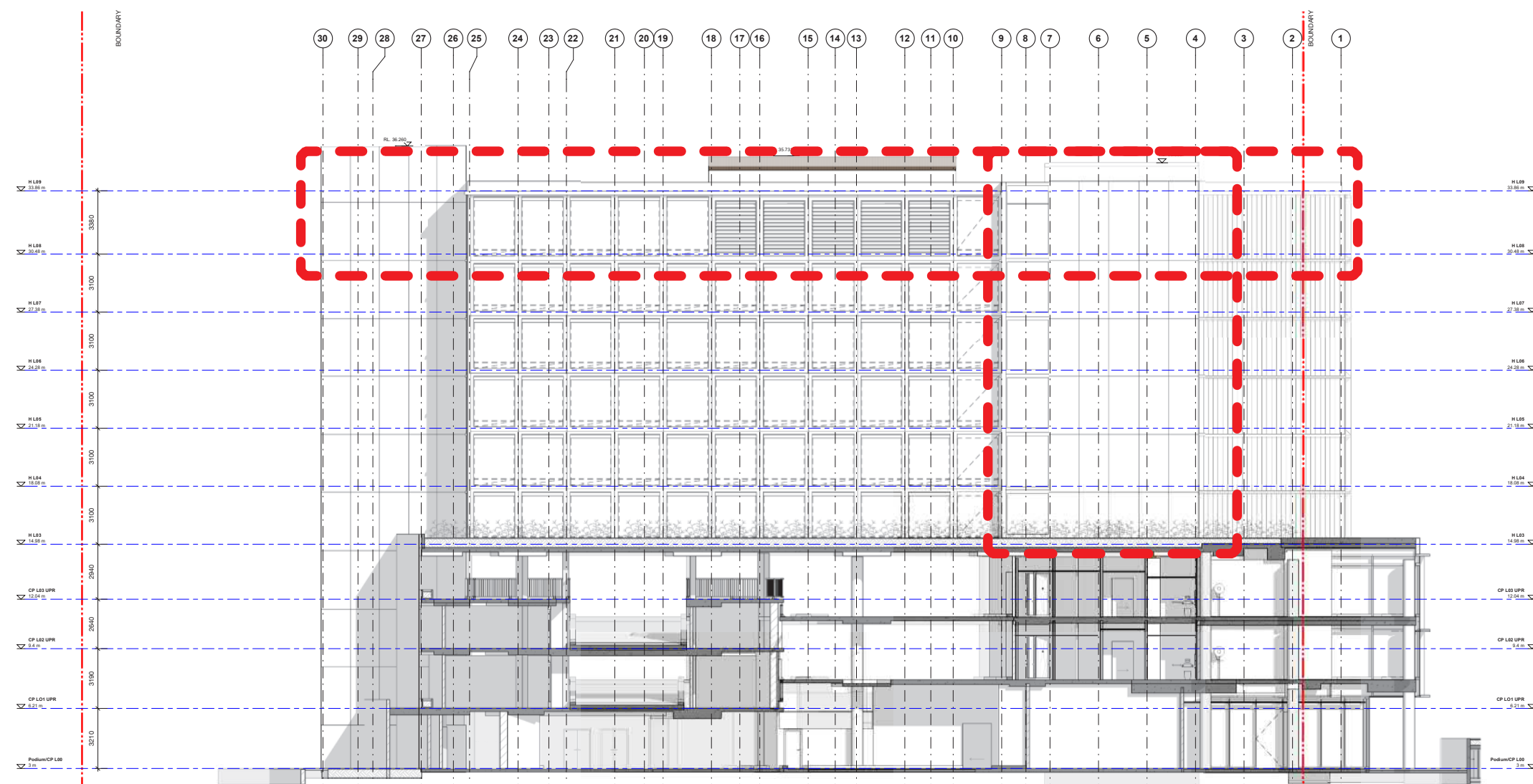
Revision: 5  
Date: 18/09/2020  
Description: Issued for DA submission



# 12.1 DESIGN CHANGES WEST SECTION

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.





# 13.0 DESIGN CHANGES SHADOW STUDIES

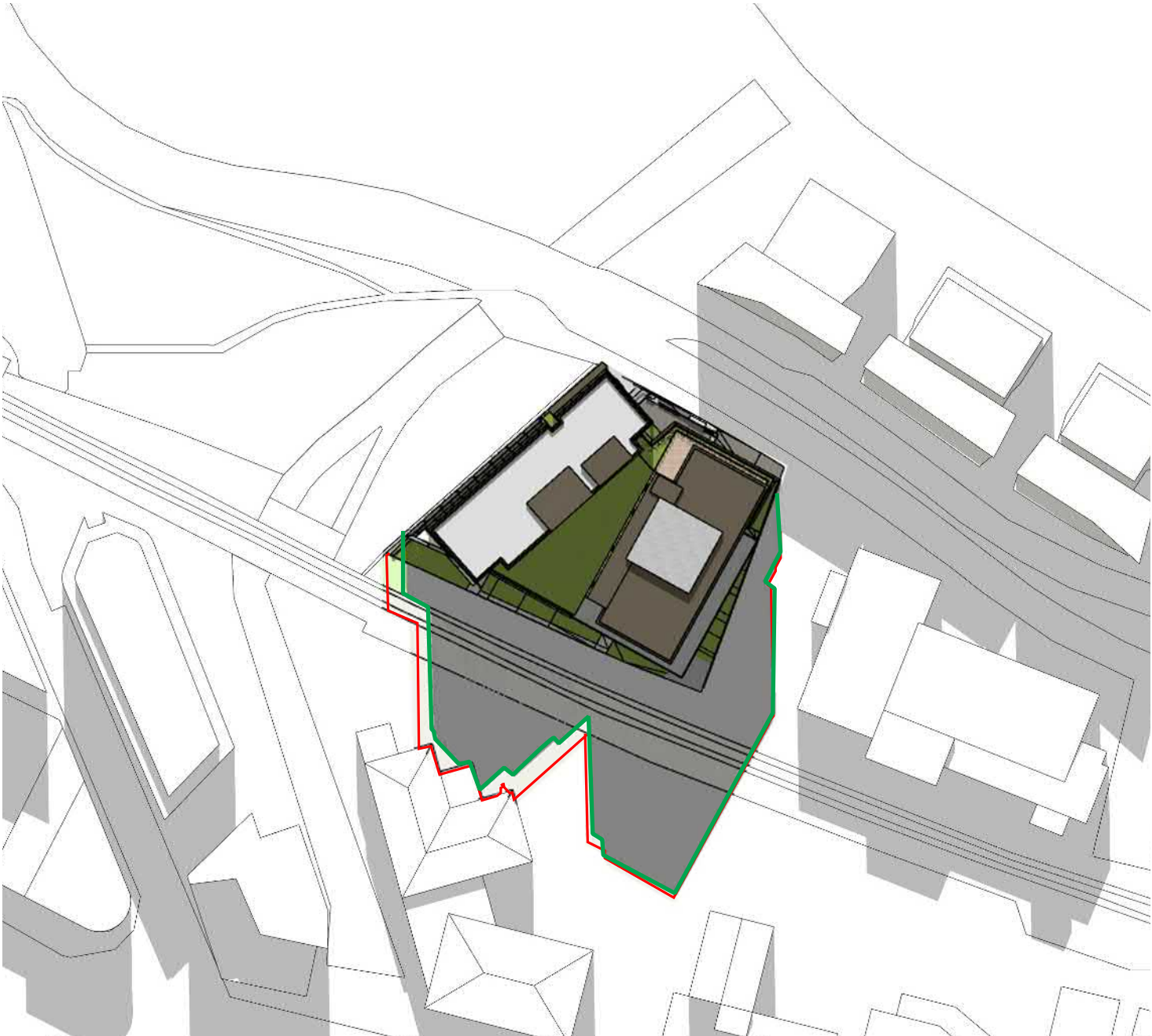
WINTER SOLSTICE JUNE 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



9AM

BATESSMART™



12PM

WINTER SOLSTICE JUNE 21

Shadow cast by Proposed DA scheme

Shadow cast by Approved DA scheme

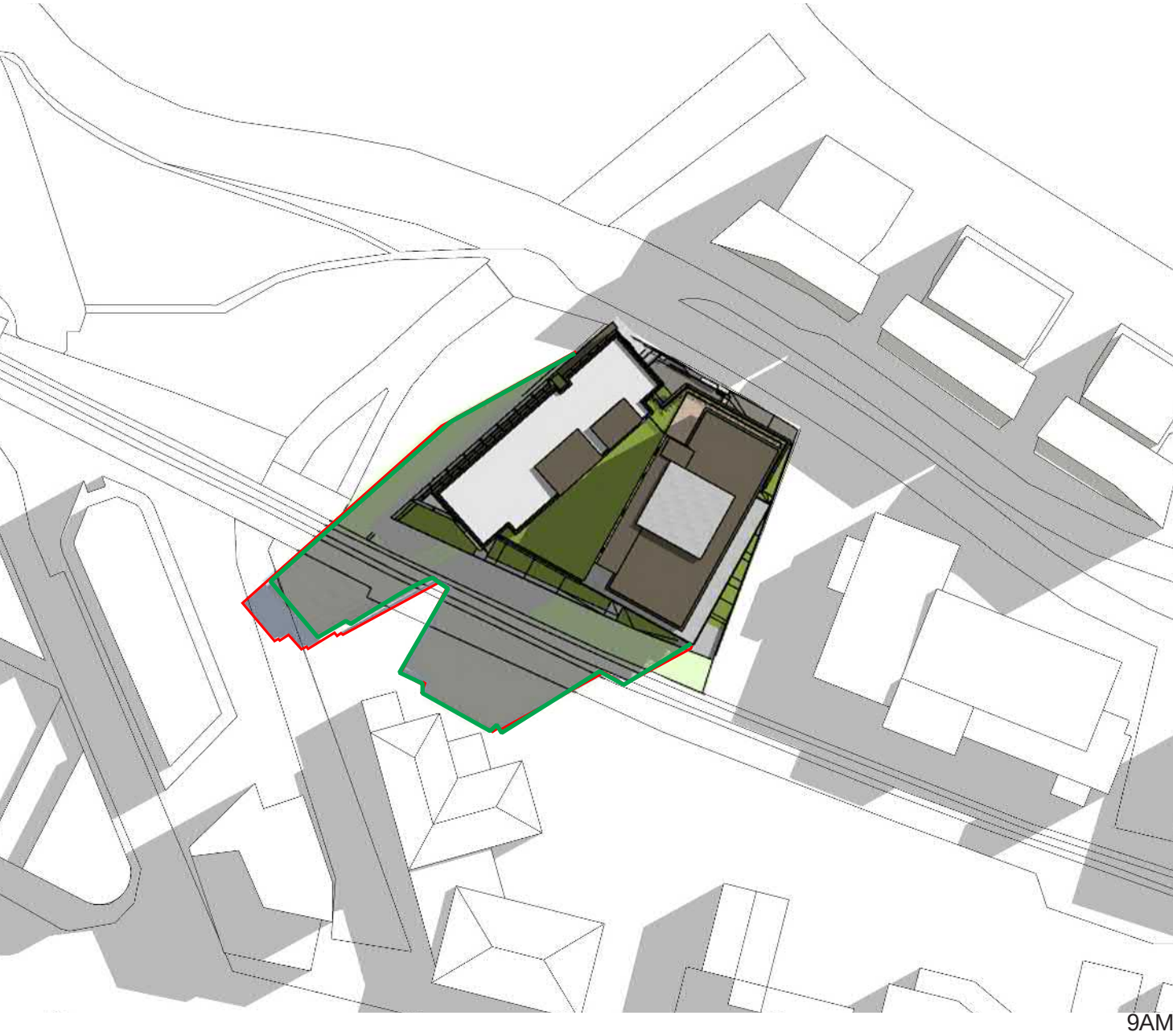


3PM

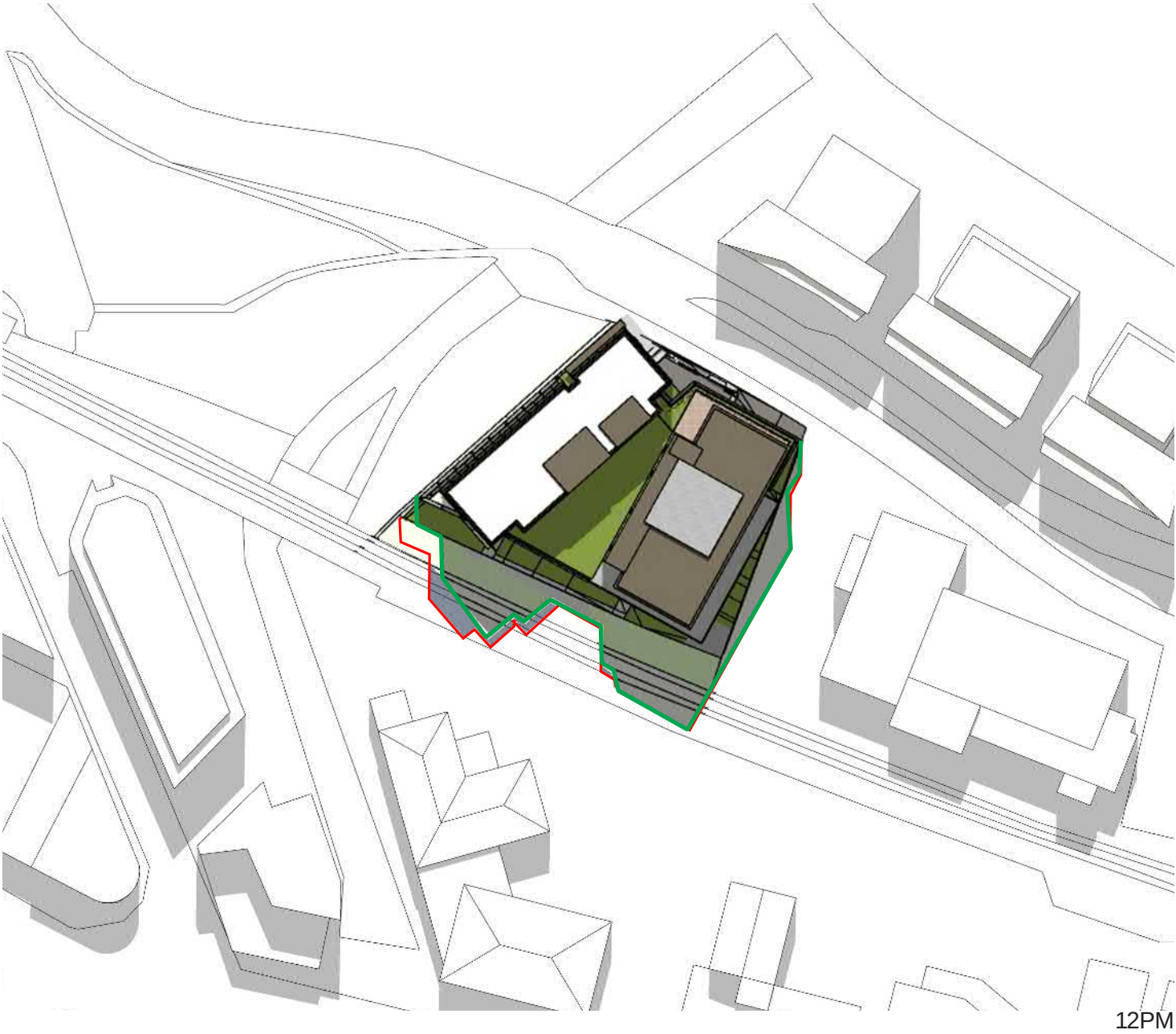


EQUINOX MARCH 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



9AM

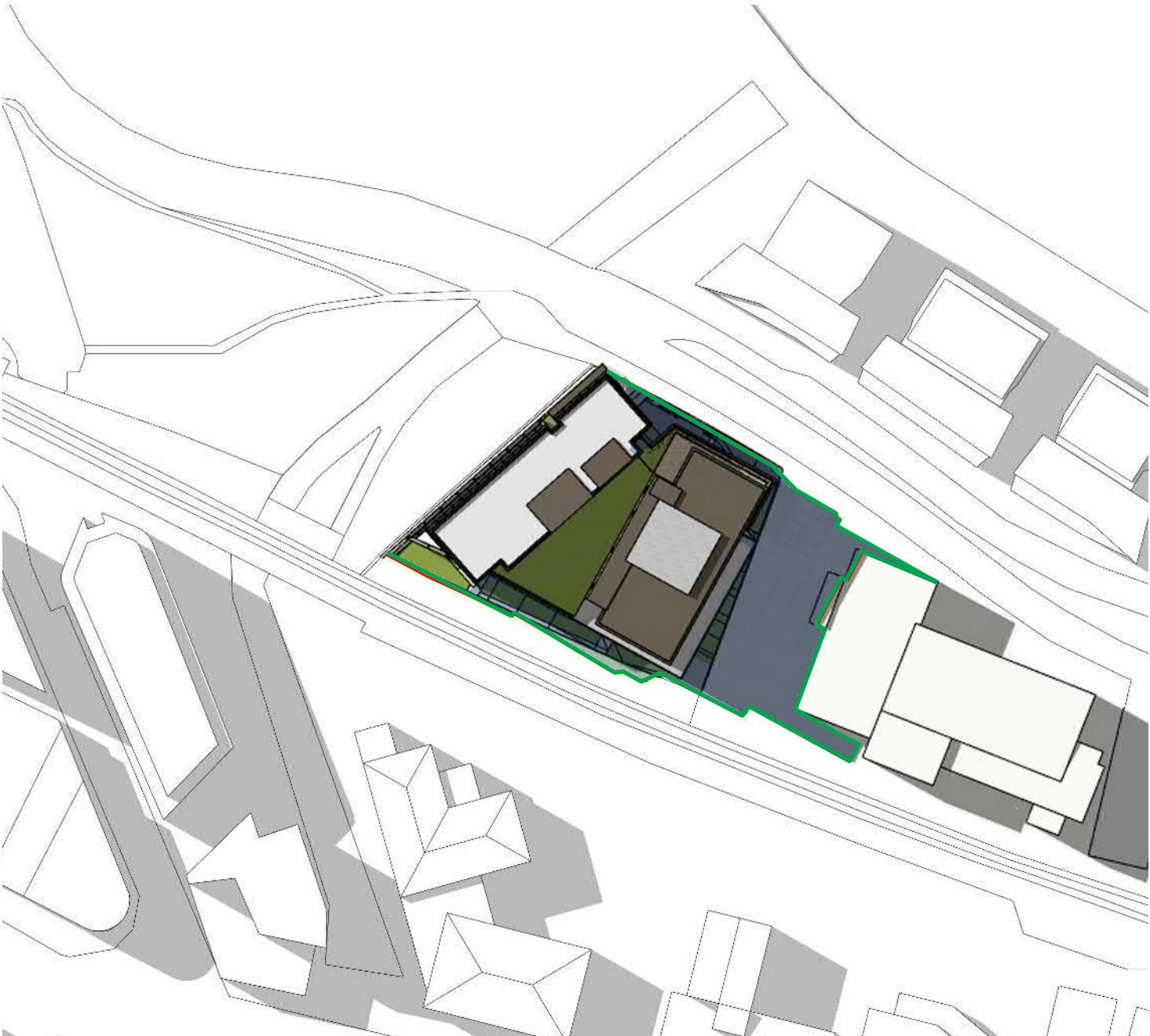


12PM



EQUINOX MARCH 21

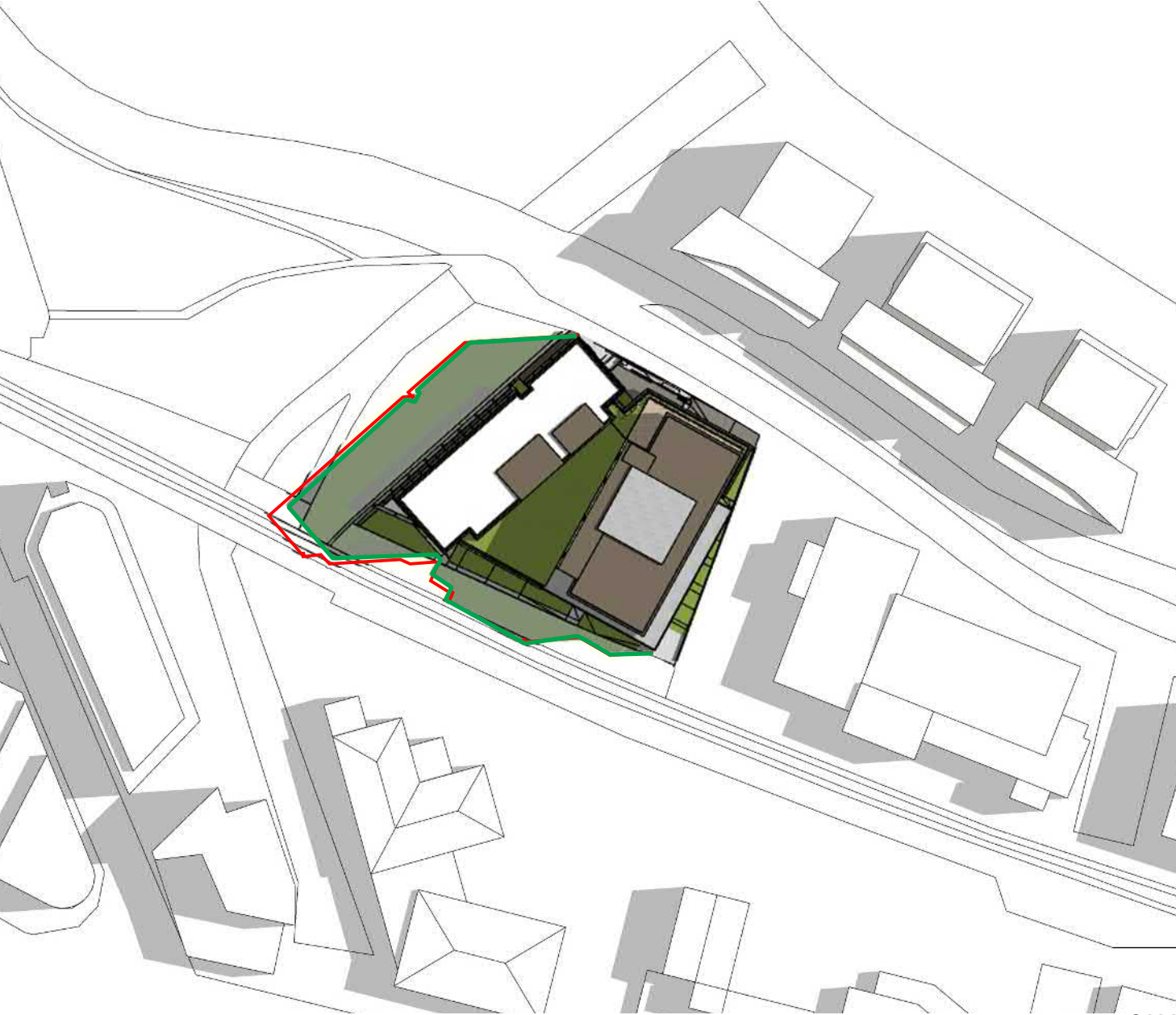
- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



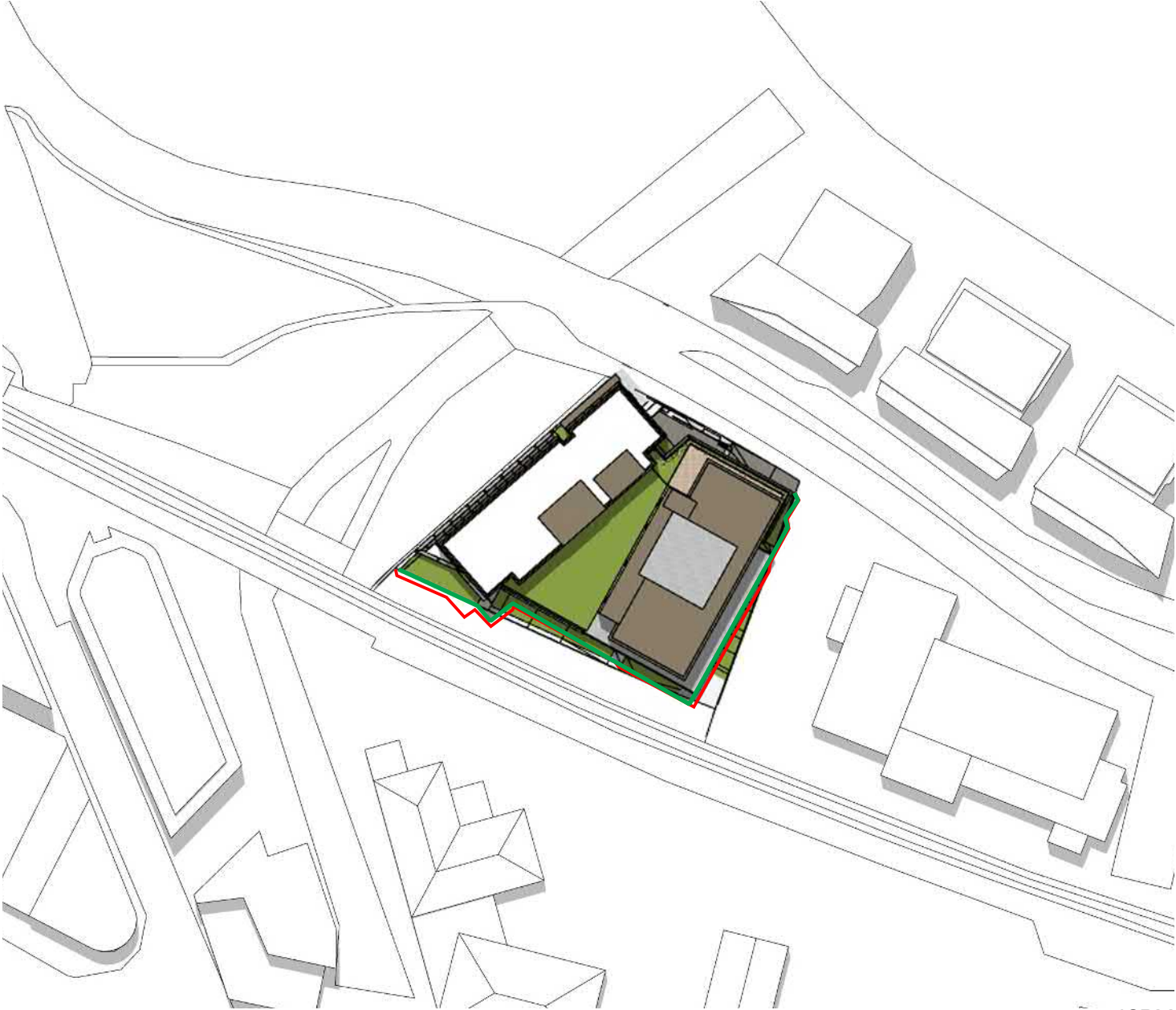
3PM

SUMMER SOLSTICE DECEMBER 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



9AM

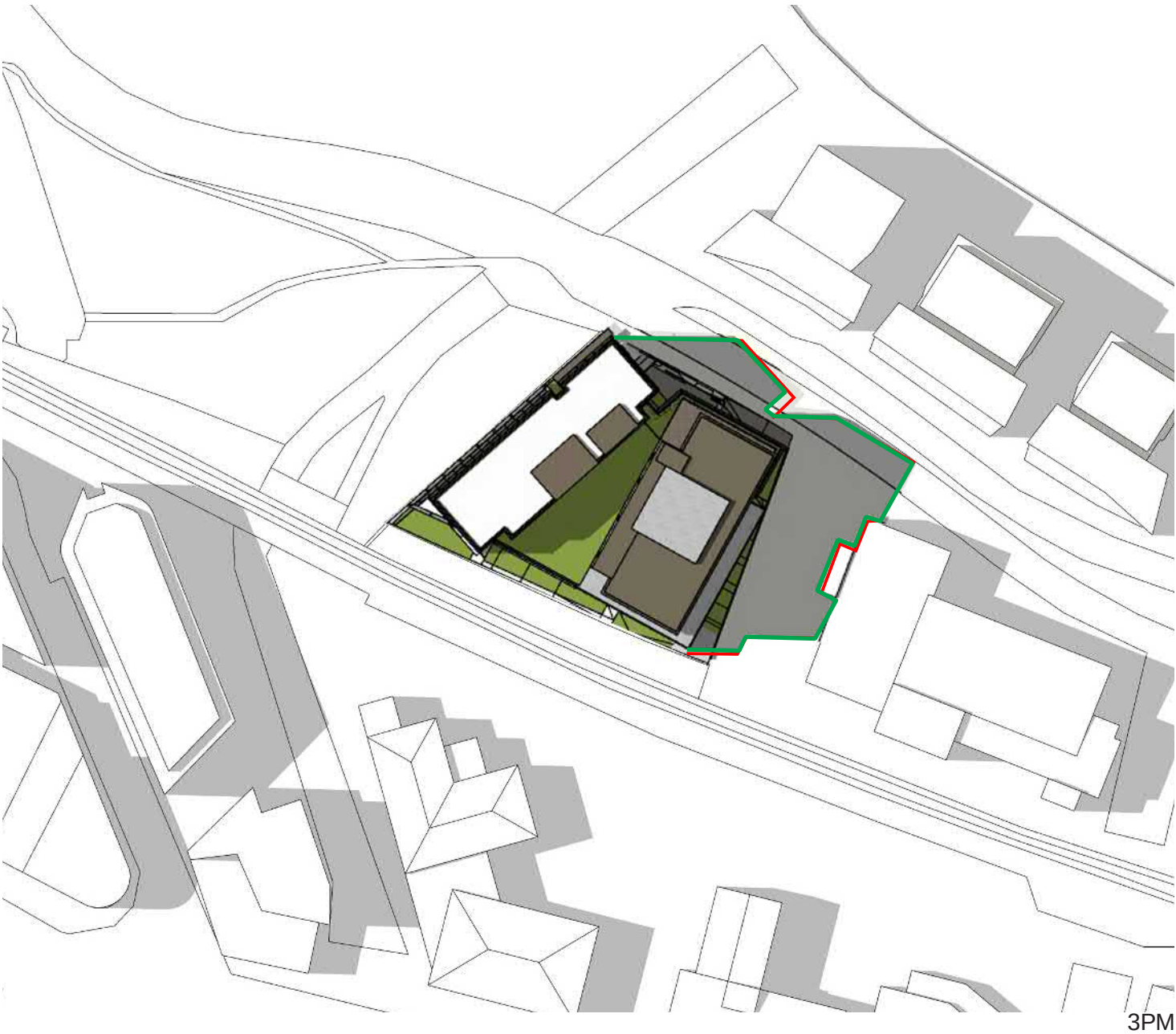


12PM



SUMMER SOLSTICE DECEMBER 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



3PM



14.0 APPROVED  
GFA

42 Honeysuckle Drive- DOMA GROUP

18.09.2020

AREA SCHEDULE -

Job No: s12109

|                       |            |
|-----------------------|------------|
| Site area             | 3728 sqm   |
| Permissible FSR       | 4.00 :1    |
| Total Permissible GFA | 14,912 sqm |

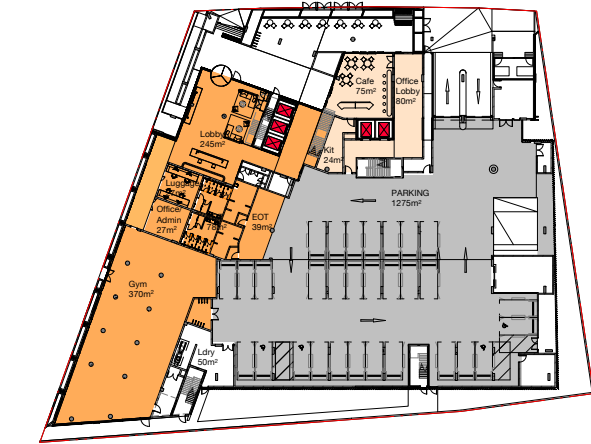
| Hotel         |                      |        |      |       |
|---------------|----------------------|--------|------|-------|
| Level         | Function             | Height | GFA  | Rooms |
| Ground Floor  | Entrance Lobby       | 4.72   | 245  |       |
| Ground Floor  | Luggage              | 4.72   | 27   |       |
| Ground Floor  | Office/Admin         | 4.72   | 27   |       |
| Ground Floor  | Gym                  | 4.72   | 370  |       |
| Ground Floor  | Laundry              | 4.72   | 50   |       |
| Hotel Level 1 | Communal exc Terrace | 3.38   | 240  |       |
| Hotel Level 2 | Communal             | 3.38   | 240  |       |
| Hotel Level 3 | Hotel                | 3.38   | 840  | 32    |
| Hotel Level 3 | Maids                |        | 15   |       |
| Hotel Level 4 | Hotel                | 3.38   | 840  | 32    |
| Hotel Level 4 | Maids                |        | 15   |       |
| Hotel Level 5 | Hotel                | 3.38   | 840  | 32    |
| Hotel Level 5 | Maids                |        | 15   |       |
| Hotel Level 6 | Hotel                | 3.38   | 840  | 32    |
| Hotel Level 6 | Maids                |        | 15   |       |
| Hotel Level 7 | Hotel                | 3.38   | 840  | 32    |
| Hotel Level 7 | Maids                |        | 15   |       |
| Hotel Level 8 | Hotel                | 3.38   | 700  | 27    |
| Hotel Level 8 | Maids                |        | 15   |       |
| Hotel Level 8 | Lift Over run        | 1.20   | 110  |       |
| Total         |                      | 32.96  | 6299 | 187   |

| Office         |                  |        |      |
|----------------|------------------|--------|------|
| Level          | Use              | Height | GFA  |
| Ground Floor   | Café + WC        | 4.72   | 75   |
| Ground Floor   | Commercial Lobby | 4.72   | 80   |
| Ground Floor   | Kitchen          | 4.72   | 24   |
| Ground Floor   | EOT/ Change      | 4.72   | 79   |
| Ground Floor   | Bicycles         | 4.72   | 79   |
| Office Level 1 | Office           | 3.38   | 400  |
| Office Level 2 | Office           | 3.38   | 400  |
| Office Level 4 | Office           | 3.88   | 800  |
| Office Level 5 | Office           | 3.80   | 895  |
| Office Level 6 | Office           | 3.80   | 895  |
| Office Level 7 | Office           | 3.80   | 895  |
| Office Level 8 | Office           | 3.80   | 895  |
| Office Level 9 | Office           | 4.31   | 895  |
| Plant          | Office           | 1.80   |      |
| Total          |                  | 36.67  | 5517 |

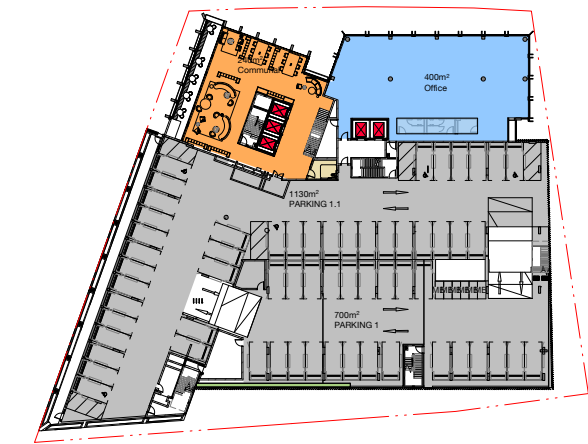
|       |      |       |
|-------|------|-------|
| Total | 0.0  | 11816 |
| FSR:  | 3.17 |       |

| CarPark           |         |      |         |     |    |
|-------------------|---------|------|---------|-----|----|
| Level             | Use     | GFA  | Parking | DDA | MB |
| Parking GF        | Parking | 1275 | 26      | 4   |    |
| Parking Level 1   | Parking | 2.57 | 700     |     | 6  |
| Parking Level 1.1 | Parking | 2.15 | 1130    | 5   |    |
| Parking Level 2   | Parking | 0.73 | 720     |     |    |
| Parking Level 2.1 | Parking | 2.65 | 1105    | 5   |    |
| Parking Level 3   | Parking | 0.68 | 740     |     | 1  |
| Total             |         | 8.78 | 5670    | 163 | 7  |

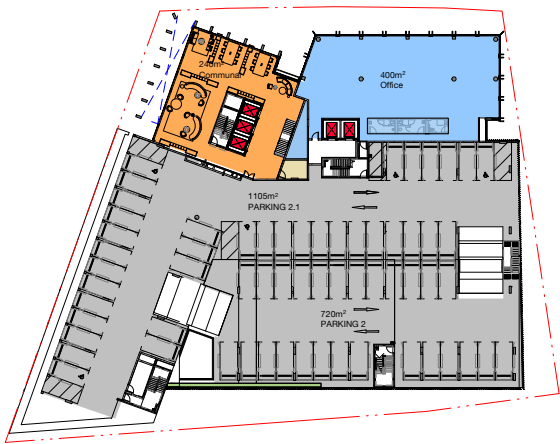
177



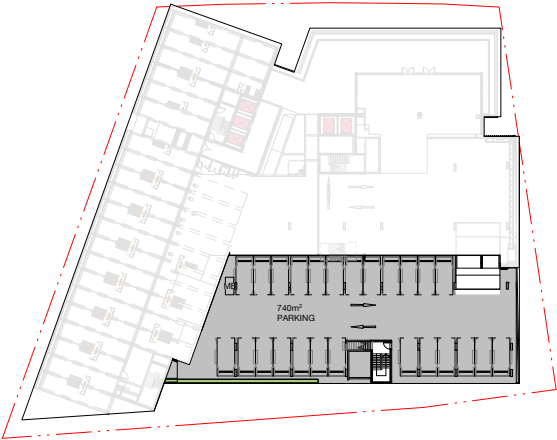
1 Ground Floor 1 : 500



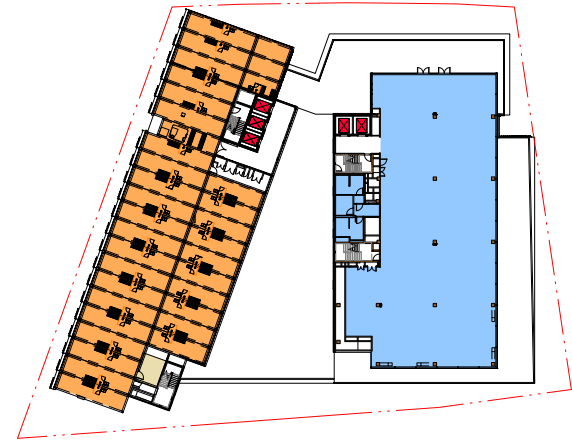
2 Level 01 1 : 500



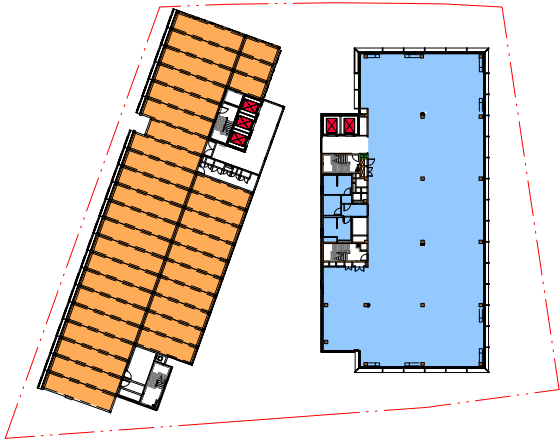
3 Level 02 1 : 500



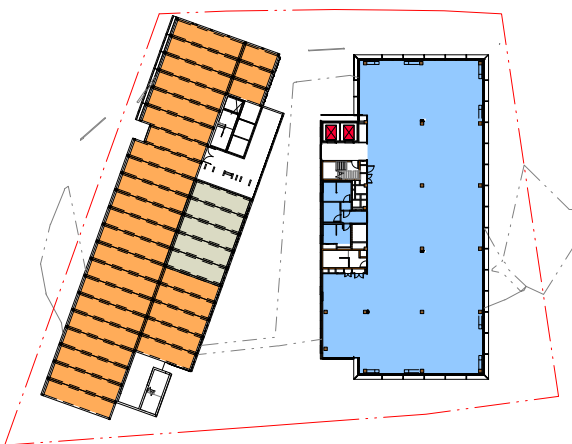
4 Level 03 1 : 500



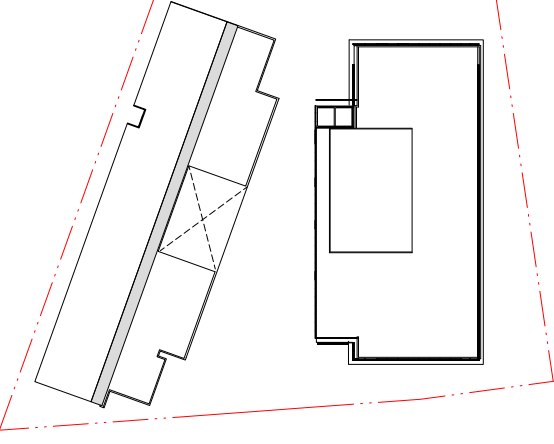
5 Level 04 1 : 500



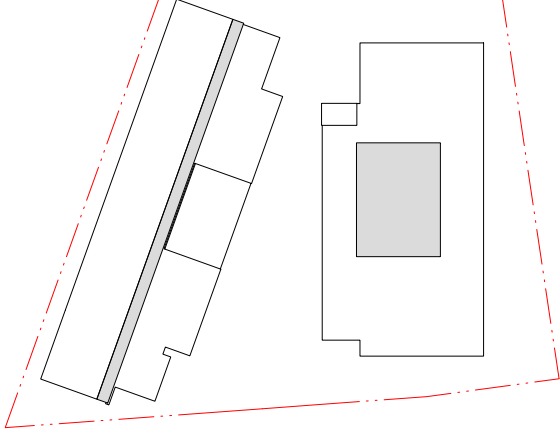
6 Level 05 - 07 1 : 500



7 Level 08 1 : 500



8 Level 09 1 : 500



9 Roof 1 : 500

# 14.1 DESIGN CHANGES

## GFA

|                                  |            |
|----------------------------------|------------|
| 42 Honeysuckle Drive- DOMA GROUP | 19.11.2021 |
| AREA SCHEDULE -                  |            |
| Job No: s12109.B                 |            |

|                       |            |
|-----------------------|------------|
| Site area             | 3728 sqm   |
| Permissible FSR       | 4.00 :1    |
| Total Permissible GFA | 14,912 sqm |

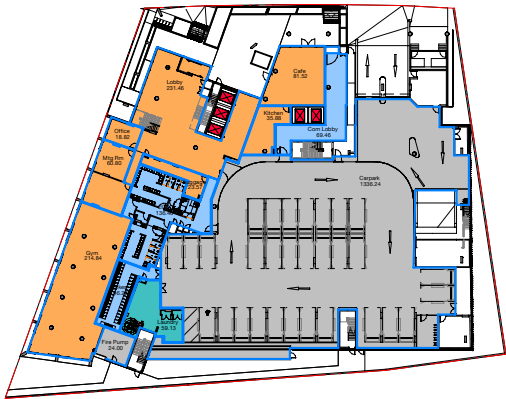
| Hotel         |                |        |      |       |     |     |
|---------------|----------------|--------|------|-------|-----|-----|
| Level         | Function       | Height | GFA  | Rooms | ACC |     |
| Ground Floor  | Entrance Lobby | 4.72   | 231  |       |     |     |
| Ground Floor  | Luggage        | 4.72   | 23   |       |     |     |
| Ground Floor  | Office/Admin   | 4.72   | 60   |       |     |     |
| Ground Floor  | Meeting rooms  | 4.72   | 27   |       |     |     |
| Ground Floor  | Gym            | 4.72   | 218  |       |     |     |
| Ground Floor  | Waste/ Laundry | 4.72   | 65   |       |     |     |
| Level 1       | Bar            | 3.38   | 255  |       |     |     |
| Level 2       | Library        | 3.38   | 222  |       |     |     |
| Hotel Level 3 | Hotel          | 3.10   | 807  | 29    | 2   | 31  |
| Hotel Level 3 | Maids          |        | 17   |       |     |     |
| Hotel Level 4 | Hotel          | 3.10   | 807  | 29    | 2   | 31  |
| Hotel Level 4 | Maids          |        | 17   |       |     |     |
| Hotel Level 5 | Hotel          | 3.10   | 807  | 29    | 2   | 31  |
| Hotel Level 5 | Maids          |        | 17   |       |     |     |
| Hotel Level 6 | Hotel          | 3.10   | 807  | 29    | 2   | 31  |
| Hotel Level 6 | Maids          |        | 17   |       |     |     |
| Hotel Level 7 | Hotel          | 3.10   | 807  | 29    | 2   | 31  |
| Hotel Level 7 | Maids          |        | 17   |       |     |     |
| Hotel Level 8 | Hotel          | 3.38   | 701  | 24    | 2   | 26  |
| Hotel Level 8 | Maids          |        | 17   |       |     |     |
| Total         |                | 30.36  | 5939 | 169   | 12  | 181 |

| Café         |         |        |     |
|--------------|---------|--------|-----|
| Level        | Use     | Height | GFA |
| Ground Floor | Café    | 4.72   | 81  |
| Ground Floor | Kitchen | 4.72   | 35  |

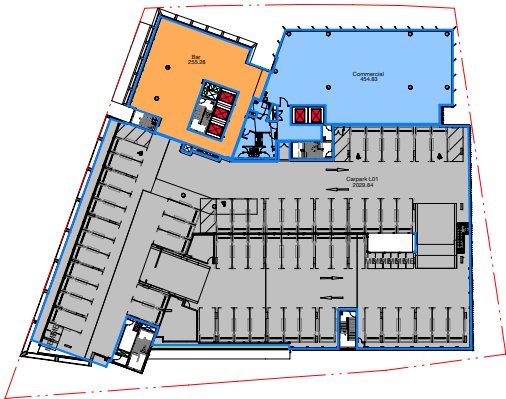
| Office         |                  |        |      |      |
|----------------|------------------|--------|------|------|
| Level          | Use              | Height | GFA  | GBA  |
| Ground Floor   | Commercial Lobby | 4.72   | 69   |      |
| Ground Floor   | EOT/ Change      | 4.72   | 136  |      |
| Ground Floor   | Bicycles         | 4.72   | 46   |      |
| Office Level 1 | Office           | 3.38   | 454  | 514  |
| Office Level 2 | Office           | 3.38   | 454  | 514  |
| Office Level 3 | Office           | 3.80   | 820  | 993  |
| Office Level 4 | Office           | 3.80   | 895  | 993  |
| Office Level 5 | Office           | 3.80   | 895  | 993  |
| Office Level 6 | Office           | 3.80   | 895  | 993  |
| Office Level 7 | Office           | 3.80   | 895  | 993  |
| Office Level 8 | Office           | 3.80   | 895  | 993  |
| Roof           | Plant            |        |      | 260  |
| Total          |                  | 34.28  | 6454 | 7246 |

|       |      |       |
|-------|------|-------|
| Total | 0.0  | 12393 |
| FSR:  | 3.32 |       |

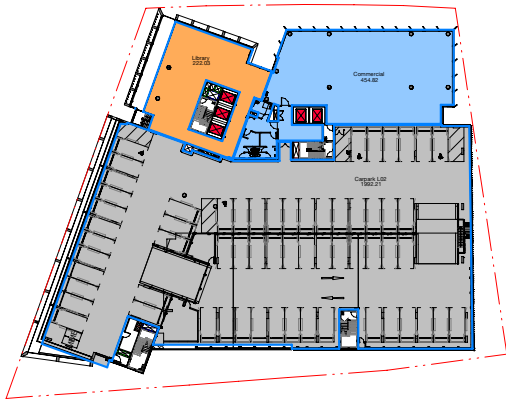
| CarPark         |         |      |         |     |       |     |
|-----------------|---------|------|---------|-----|-------|-----|
| Level           | Use     | GFA  | Parking | DDA | TOTAL | MB  |
| Parking GF      | Parking | 1292 | 29      | 1   | 30    |     |
| Parking Level 1 | Parking | 2029 | 54      | 4   | 58    | 9   |
| Parking Level 2 | Parking | 1992 | 58      | 4   | 62    | 2   |
| Parking Level 3 | Parking | 764  | 25      |     | 25    |     |
| Total           |         | 0.00 | 6077    | 166 | 9     | 175 |



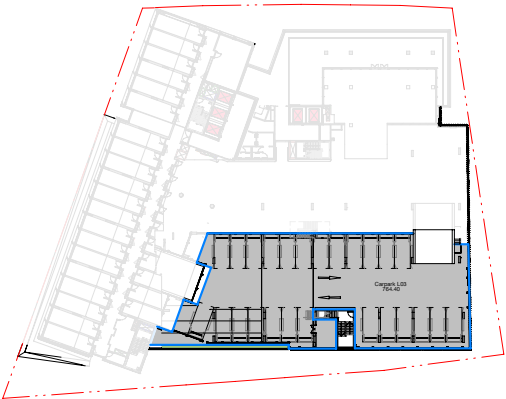
1 Ground Floor 1 : 500



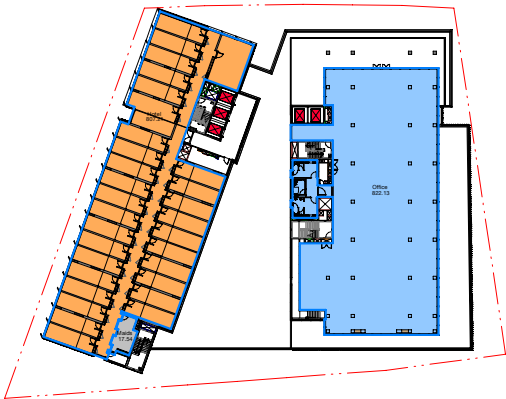
2 Level 01 1 : 500



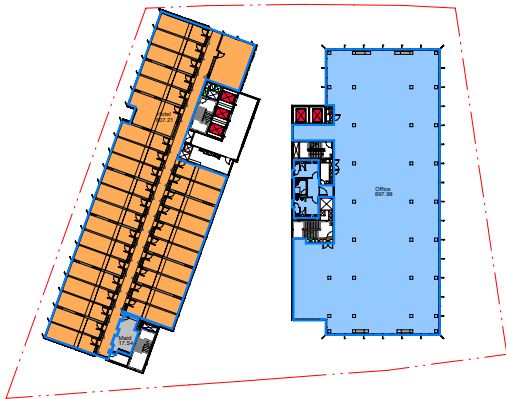
3 Level 02 1 : 500



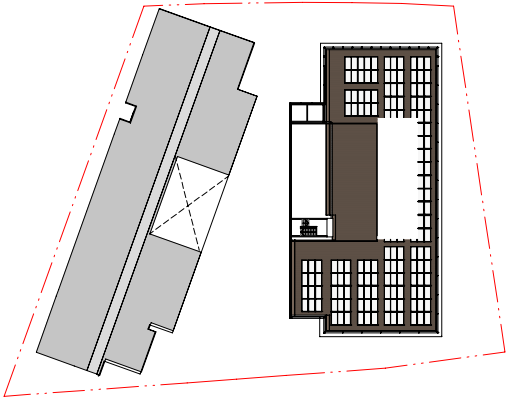
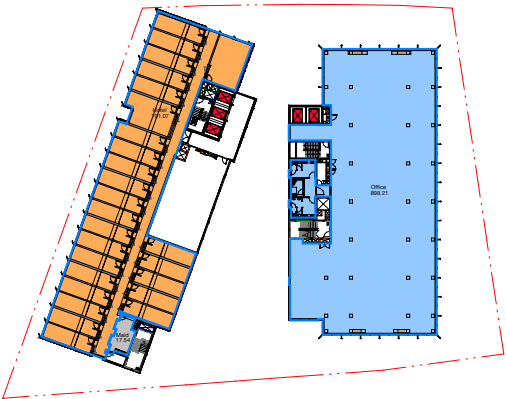
4 Level 03 - Carpark 1 : 500



5 Level 03 - Hotel & Commercial 1 : 500



6 Level 04 - 07 - Hotel & Commercial 1 : 500





# **APPENDIX A**

## **ARCHITECTURAL DRAWINGS**