

# Built



42 Honeysuckle Drive

Community Communication Strategy

Revision 02.



## DOCUMENT REVIEW AND AUTHORISATION

This plan has been reviewed and authorised for issue by the Project Manager.

Future documentation and changes to previously issued documents shall also be approved by the Project Manager.

This document is to be read in conjunction with the Built Project HSE Plan and Appendices.

The information provided is for stakeholder reference and to highlight the strategies Built have considered to ensure that the activities occurring on site do not adversely impact the environment and the health and safety of the public and site personnel.

Revision	Date	Changes Description	Author
01	14/03/22	Revision A – For submission to Dept. Planning	Linden Denholm
02	11/04/22	In response to Planning Secretary RFI 11/04/22 – updated conditions compliance table, addressing condition C3 (d)iii, amended Section 11.1	Linden Denholm

## Review and Endorsement

Revision	Organisation	Submission	Review by
01	DOMA	Revision 01 – For submission to Dept. Planning	
02	DOMA	Revision 02 – For submission to Dept. Planning	



## EXECUTIVE SUMMARY

Project Name:	42 Honeysuckle Drive (42 HD)
Project Address:	42 Honeysuckle Drive, Newcastle, NSW 2300
Project Number:	201405
Client:	DOMA Group Pty Ltd

DOMA Holdings (Honeysuckle) Pty Ltd (DOMA) has engaged Built as the head contractor for the development of 42 Honeysuckle Drive (42 HD). The purpose of this Community Communication Strategy (CCS) is to provide project stakeholders with detailed construction methodology information relating to the new development at 42 HD development.

This CCS sets out:

- Project description providing context to the development
- An overview of Built's Community Communication Strategy
- How Built will implement our management systems on and off site
- The construction controls implemented to ensure the management plan is maintained



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## 1. PROJECT DESCRIPTION

The 42 HD site is part of the Hunter and Central Coast Development Corporation (HCCDC) master plan to urbanise and revitalise the historic West End Newcastle harbour precinct. The master plan centres around the transformation of council-owned land into a vibrant mixed-use harbour side precinct in the heart of Newcastle.

42 HD sits alongside additional HCCDC works including Horizons on the Harbour, Huntington, Cockle Creek Remediation works, Lume Apartments and most notably, Honey Suckle HQ – representing one of NSW's largest urban renewal precincts.

The 42 HD site is located North Northeast of the Newcastle transport interchange and bound by Honeysuckle Drive to the north, Hunter Water Offices to the east, and Cockle Creek waterway to the west and the Newcastle Light Rail Corridor to the South.

The project encompasses 8 floors above ground, the overall project comprises:

- LVL G-3: above ground parking
- LVL 3 Podium
- West Tower – Level 3-8: 5 Star Little Nation Hotel
- East Tower – Level G-8: PCA A-Grade Commercial Office Space using MASS TIMBER construction
- 5-star Green Star Design and As Built rating – East Tower Only
- Achieve NABERS required in accordance with contract requirements

Note: Existing foundations done by others engaged by the client directly. Built will take possession of existing foundations upon site possession.

42 HD represents a significant development within the Newcastle city area where key stakeholder management of relationships will be needed to be developed with neighbours and the public surrounding the site. These stakeholders identified include:

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- Newcastle City Council and Residents
- Newcastle Trams
- Hunter Water Offices.
- Horizons on the Harbour Development site
- Cockle Creek Remediation Works site
- Honeysuckle Drive car and pedestrian traffic
- Future construction projects located along the Honeysuckle Precinct

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Figure 1-1: Site Location Plan

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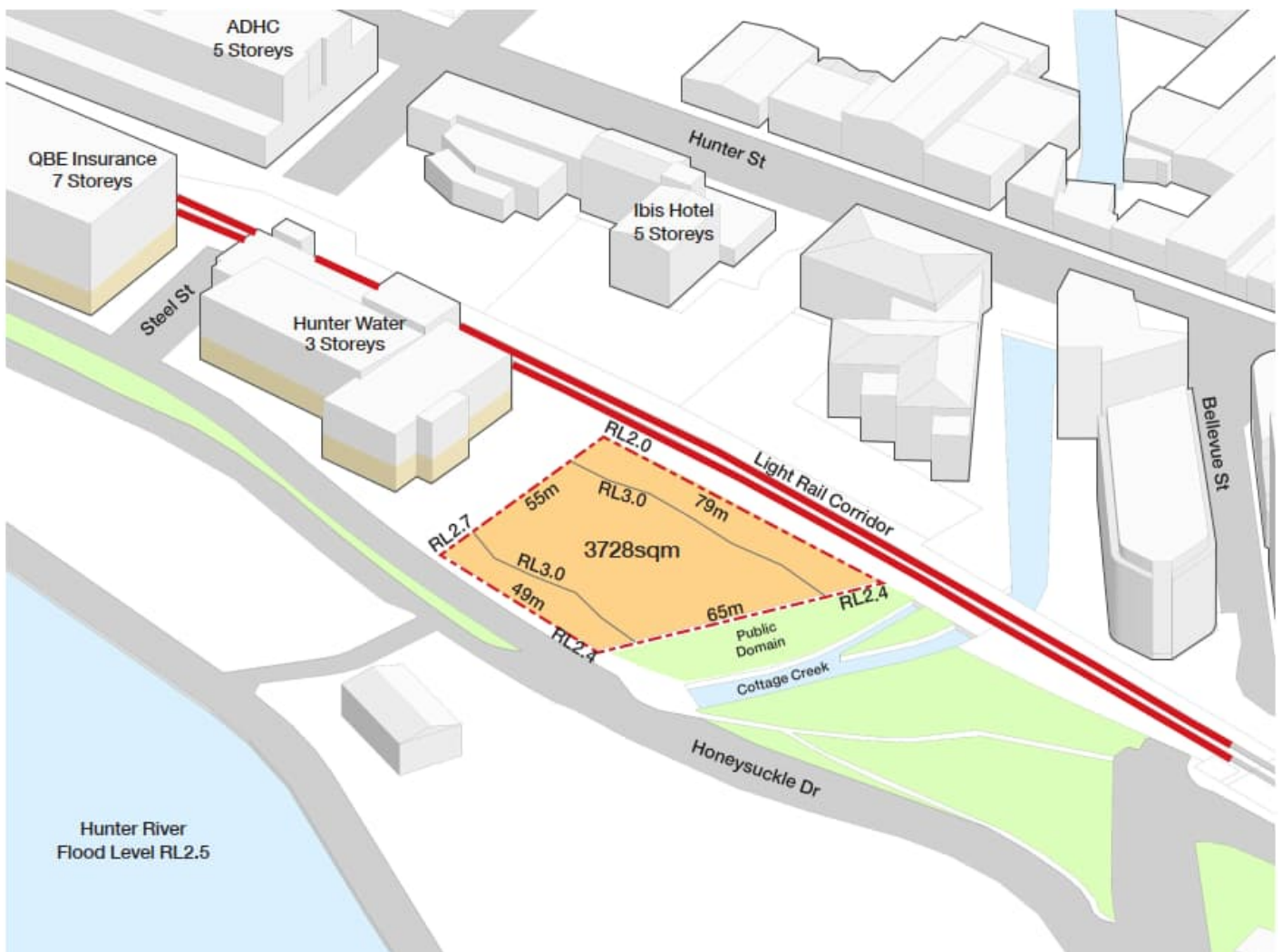


Figure 1-2: Site Location Plan (isometric)



## 1.1 Head Contractor Details

Principal Contractor Built Pty Ltd

Office Address Suite 1, 155-157 Lambton Rd Broadmeadow NSW 2292

Office Telephone Number 02 4077 5900

## 1.2 Key Project Contacts

Company	Position	Name	Contact Details
BUILT	Site Manager (24 Hour Contact)	Ben Bates	0415 198 937 <a href="mailto:benbates@Built.com.au">benbates@Built.com.au</a>
BUILT	Senior Project Manager	John Hewitt	0411 855 716 <a href="mailto:johnhewitt@Built.com.au">johnhewitt@Built.com.au</a>
BUILT	Project Manager / Community Liaison Officer	Linden Denholm	0402 444 006 <a href="mailto:lindendenholm@Built.com.au">lindendenholm@Built.com.au</a>
BUILT	HSE Advisor	Michael Louis	0421 844 024 <a href="mailto:michaellouis@Built.com.au">michaellouis@Built.com.au</a>
Bates Smart	Architect	David Eskdale	02 83798709
S4B	Services Engineer	Michael Mayers	02 9002 4200
Northrop	Structural/Civil Engineers	Matthew Allen	02 4943 1777
NewCert	Private Certifying Authority	Antony Ridgway	02 4966 1127
NSW DPIE	Planning Secretary	-	1300 305 695
NSW DPIE	Newcastle Regional Office	-	02 4904 2700
NSW EPA	Pollution / Services Hotline	-	131 555
City of Newcastle	Local Council	-	02 4974 2000

Company	Position	Name	Contact Details
Hunter Water	Water & Sewer Authority	-	1300 657 000
AusGrid	Electrical Authority	-	13 13 88
Jemena	Gas Authority	-	131 909
SafeWork NSW		-	13 10 50
Fire & Rescue NSW	Newcastle Fire Station	-	000 (Emergency)  02 4927 25 35 (HAZMAT)
NSW Police – Newcastle Local Area Command	Newcastle Police Station	-	000 (Emergency)  02 49290947
Roads Authority	RMS	-	13 22 13

## 1.3 Approved Hours of Construction

SSD-10378 Conditions D29-D33 specify the approved hours of construction and are detailed below:

D29. Construction work that generates noise that is audible at residential premises is, including the delivery of materials to and from the site, may only be carried out between the following hours:

- (a) between 7am am and 6pm pm, Mondays to Fridays inclusive; and
- (b) between 8am am and 1pm pm, Saturdays.

D30-33. No work may be carried out on Sundays or public holidays.

D31. Activities may be undertaken outside of these hours if required:

- (a) by the Police or a public authority for the delivery of vehicles, plant, or materials; or
- (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.

D32. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

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D33. Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:

- (a) 9.00 am to 12.00 pm, Monday to Friday.
- (b) 2.00 pm to 5.00 pm Monday to Friday; and
- (c) 9.00 am to 12.00 pm, Saturday.

Note Built will be required to apply to relevant NCC permits to extend these hours of work were required.

## 2. REGULATORY FRAMEWORK

This CCS has been prepared to address the requirements specified in the SSD-10378 Development Consent. These requirements are listed in detail in Table 2.1 below.

Table 2.1 SSD-10378 Conditions for Community Communication Strategies

Condition Number	Condition	Addressed
C3	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council, and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	CCS all sections
a	identify people to be consulted during the design and construction phases	CCS Section 3
b	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development	CCS Section 8
c	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development	CCS Section 8
d	set out procedures and mechanisms:	
i)	through which the community can discuss or provide feedback to the Applicant	CCS Section 8.2
ii)	through which the Applicant will respond to enquiries or feedback from the community	CCS Section 8.2
iii)	to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the	CCS Section 8.4

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Condition Number	Condition	Addressed
	development, including disputes regarding rectification or compensation.	
C4	A Community Liaison Officer is to be appointed prior to development works commencing to act as a point of contact for adjacent occupiers throughout the construction phase of the development. The Community Liaison Officer is to be engaged until construction works are completed. Contact details of the Community Liaison Officer are to be provided to City of Newcastle and adjoining occupiers via a letterbox drop/community newsletter and signage at the site.	CCS Section 8.2
C10.	A community relations plan, which aims to inform local residents and other local stakeholders of the proposed nature and timeframes for demolition and construction activities together with contact details for site management.	CCS Section 4 & 5
C15. (h)	(h) include arrangements for community consultation and complaints handling procedures during construction;	CCS Section 8.1

## 3. KEY STAKEHOLDERS

The following have been identified as Key Community Stakeholders for the project and have been categorised into 3 groups according to engagement status. A stakeholder analysis is outlined below Appendix A details a map of the surrounding directly affected stakeholders.

<p>Level 1 Approval</p>	<ul style="list-style-type: none"> <li>▪ DOMA Holdings</li> <li>▪ City of Newcastle (Council)</li> <li>▪ Built Pty Ltd</li> </ul>
<p>Level 2 Influencing</p>	<ul style="list-style-type: none"> <li>▪ Batesmart</li> <li>▪ S4B</li> <li>▪ Northrop</li> <li>▪ Douglas Partners</li> <li>▪ TfNSW</li> <li>▪ Ausgrid</li> <li>▪ Jemena</li> <li>▪ Secondary Project consultants</li> <li>▪ Subcontractors</li> <li>▪ NBN</li> <li>▪ Telstra</li> <li>▪ NSW Government – Department of Planning, Industry and Environment (DPE)</li> </ul>
<p>Level 3 Interested</p>	<ul style="list-style-type: none"> <li>▪ Neighbouring residents and businesses               <ul style="list-style-type: none"> <li>○ Hunter Water Corp</li> <li>○ Huntington Development</li> <li>○ Horizons Development</li> <li>○ Ibis Hotel</li> <li>○ Residential, Owners and Businesses – 710 Hunter St offices, Hunter St Art Gallery, Bellevue St residents</li> </ul> </li> <li>▪ Road users – Honeysuckle Drive, Steel St</li> </ul>

## 4. COMMUNITY ISSUES & AREAS OF INTEREST

The following have been identified as potential key community issues and areas of community interest in the project:

- Ongoing traffic management and road closures/impact: site entry/exit on Honeysuckle Drive
- Proximity to Newcastle Light Rail corridor
- Noise impact on surrounding residential buildings, hotels, and businesses
- Vibration impact to surrounding heritage-listed residential buildings, hotels, and businesses
- Contamination to site
- Disturbance and remediation of soil
- Impact on Cockle Creek waterway
- Disposal of soil and waste
- Pedestrian – the safety pedestrians walking past site
- Parking – during and post-construction
- Cultural/Indigenous, for example, the discovery of unknown artefacts
- Significant of development along Honeysuckle precinct

A proposed strategy to manage the above issues will be developed in line with the construction program and responses outlined in the Key Messages and FAQ sections of this plan and outlined in the Risk Matrix in Section 10 of this document.

## 5. KEY MESSAGES

Key messages to highlight and reinforce the objectives of the project are to be considered in any communication through agreed relevant channels. These include:

### Project Objectives

- Doma's objective for the site is to develop and deliver a usable and co-located hotel and commercial mixed-use development which provides point of difference in the offering of the 'Little National Hotel.' The Little National is a business hotel aimed at providing accommodation in well positioned areas with high amenity offerings and smart luxury design.
- The tourist sector in Newcastle is continuously expanding, with events including the V8 Supercars contributing to the growth. As the tourist sector grows, the accommodation capacity needs to be aligned. Given the increased market demand the hotel component is essential to the development for the site. Furthermore, the project has analysed the future trends in the Newcastle region and have identified that commercial office space is currently required in the area as well as into the future.
- Along with the tourist sector, the shift of the Newcastle CBD from east to west has resulted in an increased demand for office space in the centre of the city. This development has responded to this growth in demand by incorporating 6 storeys' of PCA (Property Council of Australia) A-Grade commercial space. This will provide CBD workers immediate access to the facilities and amenity of Honeysuckle, as well as being on the doorstep of the Newcastle Transport Interchange and Light Rail corridor.
- The proposed development sits alongside additional Hunter Central Coast Development Corporation project including *Horizons on the Harbour*, *Huntington*, *Cockle Creek Remediation works*, *Lume Apartments* and most notably, *Honey Suckle HQ* – representing an amalgamation one of NSW's largest urban renewal precincts.

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## Design

- The LEP 2012 allows for a mixed-use development comprising of commercial premises (retail) at ground level, with tourist and visitor accommodation. It allows for development up to a maximum height of 30m. The DCP requires a 2.5m setback to Honeysuckle Drive and the Public Domain to the west. Above 16 metres the setback increases to 6 metres.

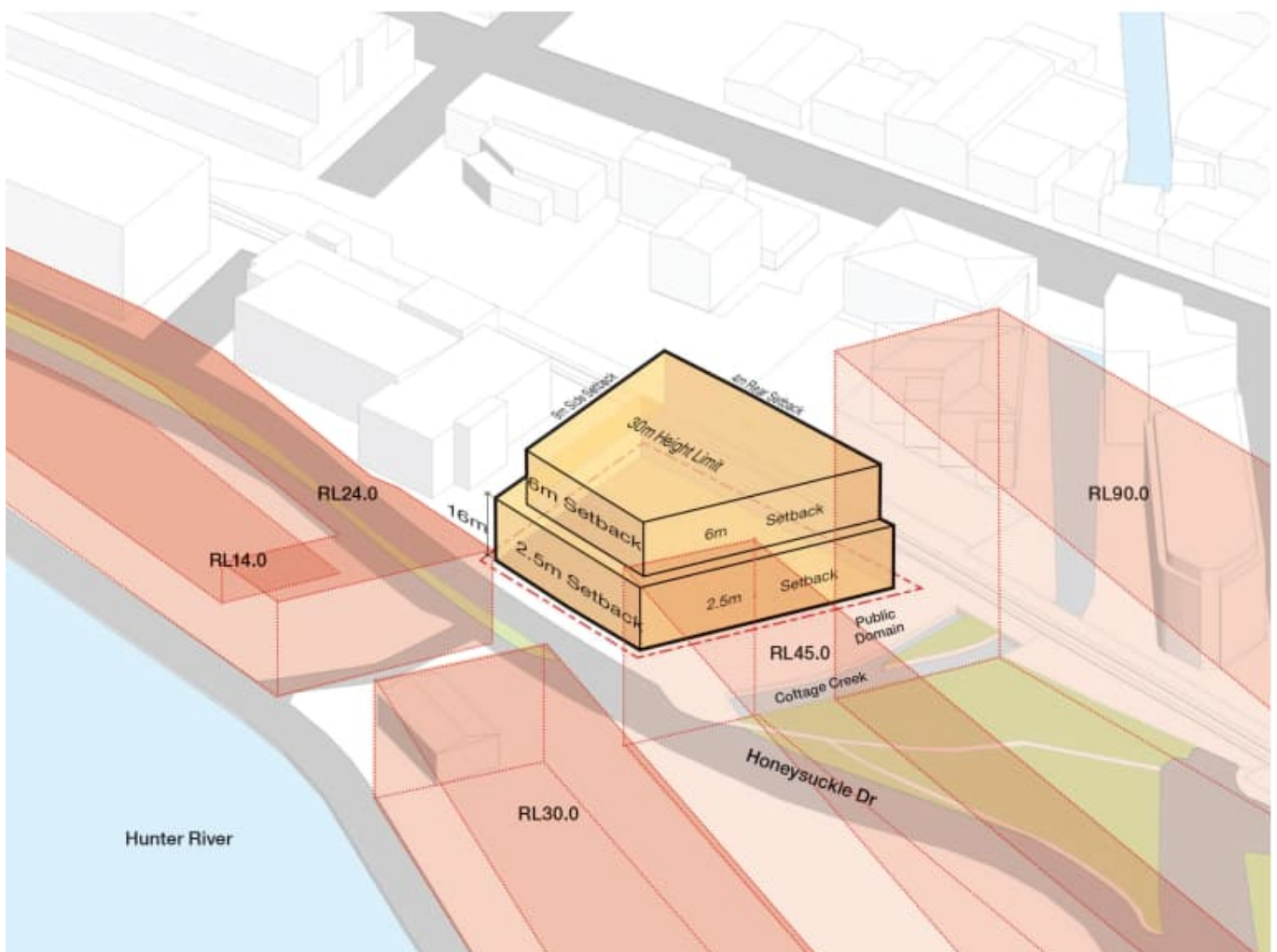


Figure 4.1 Approved site Setbacks

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- The approved development is for a two-part nine (9) storey mixed-use building which comprises several components. The main components of the development are commercial, hotel accommodation, retail and carparking, located at 42 Honeysuckle Drive, Newcastle (the site).

Significant characteristics of the proposal includes:

- Hotel accommodation comprising of 181 hotel rooms spaced across seven (6) floors.
  - Ground Floor retail premises with kitchen facilities and outdoor dining space extending up to Level 1 for waterfront alfresco dining experiences.
  - Commercial office space offered across seven (6) floors; and
  - 174 car parking spaces, associated with the uses on site, provided within the building.
- The design of the proposal has been undertaken to complement the proposed landscaping as well as the surrounding existing built and natural form. The use of mid-range colours such as bronze cladding and dark metal balustrades allows the building to express its detail whilst blending seamlessly into the built environment setting a new benchmark for mixed use development in Newcastle
  - DOMA have worked collaboratively with the Design Review Panel throughout the process. Please refer Appendix B for further detail and review of this process
  - The project is aiming to achieve a 5 green star rating
  - The colour of the new buildings will complement and follows the existing colour scheme used on the former Courthouse building; tones down to make the whole building complex balance the surrounding environment. Generally, an earth-inspired colour scheme will be adopted
  - DOMA have continually work collaboratively with the Design Review Panel (DRP) throughout the process and gained their endorsement.

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## Project – Construction

- The construction tender has been awarded to Built, a national construction company with over 24 years' experience in high end commercial constructions in high profile environments – please visit [8](#) for further information.
- Our team have reviewed our methodologies in consideration of our neighbors and adopting wherever possible methodologies to reduce noise/vibration impact
- Ground works will commence April 2022 and the project is due for completion October 2023
- Construction information is readily available through the Project Manager, Linden Denholm, and project specific contact address [42HD@built.com.au](mailto:42HD@built.com.au). This account is monitored by several key senior project personnel to ensure prompt response to community concerns.



**Linden Denholm**

Project Manager/Community Liaison Officer



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E [lindendenholm@built.com.au](mailto:lindendenholm@built.com.au)



## 6. FAQs

Who owns the project?

DOMA Holdings (Honeysuckle) Pty Ltd

How much will it cost?

Anticipated value of \$70m

How long will construction take?

The project is expected to be completed by October 2023

Who designed the Project?

The Project has been designed by Batesmart Architects

What do the plans entail?

The project encompasses 8 floors above ground, the overall project comprises:

- LVL G-3: above ground parking
- LVL 3 Podium
- West Tower – Level 3-8: 5 Star Little Nation Hotel
- East Tower – Level G-8: PCA A-Grade Commercial Office Space using MASS TIMBER construction

Who is building the project?

The head contract has been awarded to Built, a national construction company with over 24 years' experience in high end commercial constructions in high profile environments – please visit [About us - Built](#) for further information. We have a permanent office in Newcastle and experienced local team that is committed to revitalising Newcastle.

How will construction activity impact my home or business?

We envisage only minor noise disturbances for our neighbours, and we ask for your patience and

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understanding through the demolition and construction phase. Construction equipment and materials will be delivered onto the site via 42 Honeysuckle Dr, with all efforts made to minimise impact to pedestrians and local traffic. We anticipate some road closures for the erection/dismantling of the crane, hoarding works and construction amenities works. If you have questions about construction, you can contact our community liaison office

When will construction commence?

Commencement of in ground works will begin in early April 2022



**Linden Denholm**

Project Manager/Community Liaison Officer

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E [lindendenholm@built.com.au](mailto:lindendenholm@built.com.au)



## 7. COMMUNICATION CONSULTATION TOOLS

### 7.1 Planning

- Stakeholder Communication Control Group at the commencement of the project
- Communication working group on a regular basis with Hunter Water/adjacent construction site including review of communications strategy, materials, responses, and a monthly programme lookahead.
- Weekly internal Built project team meetings
- Weekly Subcontractor meetings
- Weekly Site Progress Reports
- Doorknock and meet and greet with residences a database with contact names/details for all residences for communication during construction

### 7.2 Consultation tools

- a) Site signage  
Provision of informative and engaging graphic signage on the site boundary detailing description of the works, project imagery and other appropriate details.
  
- b) Project updates,
  - Printed flyers (handout at the site and neighbouring buildings)
  - Email pdf updates
  - Target monthly community updates, with material works/impact notifications ad hoc as required
  
- c) Briefings and meetings with the community and other stakeholders as required



## 8. PROTOCOLS FOR HANDLING STAKEHOLDER ENQUIRIES

### 8.1 Community Complaints/Enquiries - General

General complaints/enquiries (non-material/insignificant) e.g., noise, access complaints

- a) Set up project-specific email address for all complaints / enquires to be sent to

[42HD@built.com.au](mailto:42HD@built.com.au)

- b) The following details must be recorded

- a. Name of complainant
- b. Contact number
- c. Email contact details
- d. Address / Business
- e. Date
- f. Time
- g. Details of complaint

If a complaint received verbally / via phone – the above details must be recorded and emailed to

[42HD@built.com.au](mailto:42HD@built.com.au)

- c) Record details of every complaint received detailing how it was managed and closed out within the complaints and enquiries spreadsheet. All complaints will be tracked in complaints register. For an example register please refer to Appendix C
- d) Investigate and determine the cause of the complaint on the day of the complaint. If found that the complaint does not relate to construction activities, the principal's representative will be notified as appropriate.
- e) During normal site working hours within 4 hours of a verbal complaint being made, a verbal response will be made unless extenuating circumstances apply. Outside normal site hours, a verbal response will be issued within 24 hours of the complaint being made. In the instance of an email



complaint, return a response within 24 hours of receipt. In the case of a letter complaint, return to the sender within a one-week period from the date of receipt.

Serious complaints (material/significant) e.g., major incidents such as damage, worker or public injuries, media issues

- a) During normal site working hours, within 2 hours of a serious verbal complaint being made or serious incident occurring, Built will notify the Principal's Representative. Timing will be subject to the severity of the issue.
- b) During normal site working hours, within 8 hours a response will be made in consultation with the project and client team protocols unless extenuating circumstances apply. Outside normal site hours, a response will be issued within 12 hours of the complaint being made.
- c) Information on serious complaints received and response times will be sent to the principal's representative daily.
- d) A detailed draft response will be issued for all significant complaints about review by the Client within 6 hours of the complaint. The response detailing the reason for the problem and the remedial action taken will then be sent to the complainant during the same day, subject to Client and Contractor approvals.

The Contractor will provide the Principal's Representative with details in writing of the complaint, responses, and closeout actions within 48 hours of the complaint.

## 8.2 Community Enquiries

All enquiries to be referred in the first instance to the Project Manager / Community Liaison, Linden Denholm. In case of emergency or urgent queries, contact the Built team on:

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**Linden Denholm**

Project Manager/Community Liaison Officer

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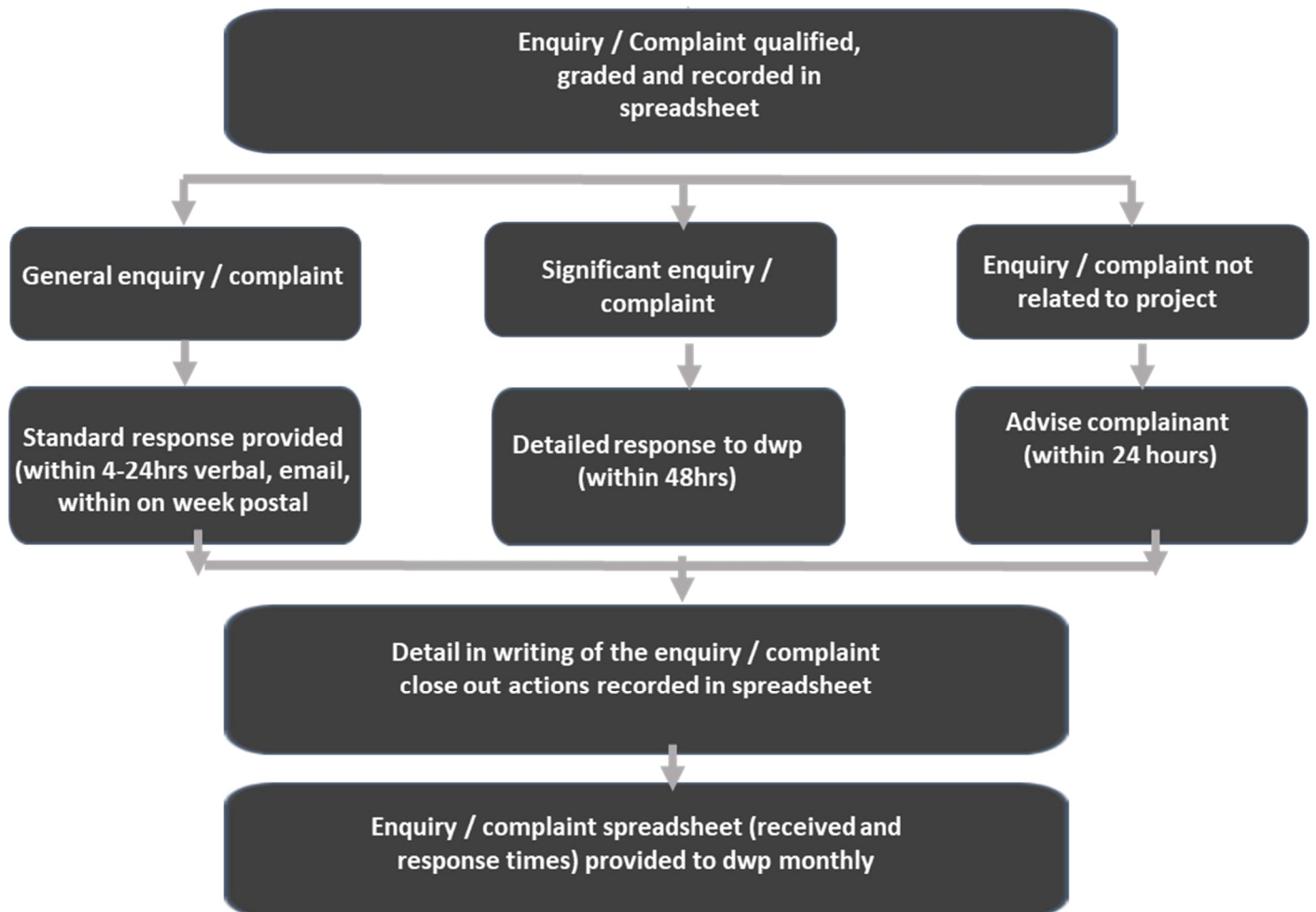
Suite 1, 155-157 Lambton Rd

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T [+61 2 4077 5900](tel:+61240775900) M [+61 402 444 006](tel:+61402444006)

E [lindendenholm@built.com.au](mailto:lindendenholm@built.com.au)

## Enquiry / Complaints Response Process





### 8.3 Consultation Arrangements and Dispute Resolution

In accordance with Built's commitment to health and safety Consultative arrangement have been established on this project consistent with the requirements under applicable WHS/OHS legislation.

The Consultation processes established on this project recognises that community input and participation improve decision-making about health and safety matters and assists in reducing construction-related disruption and inconvenience.

The arrangements include:

- A weekly inspection of all areas on the project with worker representation (recorded on HSE-033 HSE Inspection Record);
- The inspection shall include consultation with relevant persons;
- A copy of the inspection record is to be displayed in common areas and distributed to applicable parties
- Outcomes from the Inspection shall be discussed with relevant persons during required meetings.
- Action items are to be closed out within the designated timeframe.
- Built will initiate a meeting for parties as required. This meeting shall address any health and safety issues (including environmental issues as applicable).
- The consultative arrangements shall be communicated to all new stakeholders as required
- Persons are to immediately notify Built of any identified hazards or unsafe work practices.
- Disputes shall be resolved in accordance with the requirements of the applicable legislation. If an issue is not resolved after reasonable efforts made to achieve an effective resolution the matter is to be referred to the relevant State/Territory regulatory authority to assist in resolving the issue.

#### Dispute resolution procedure

The default procedure for issue resolution in accordance with the WHS/OHS legislation is as follows:

1. Any party to the issue may commence the procedure by informing each other party:
  - a. that there is an issue to be resolved, and

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- b. the nature and scope of the issue.
2. As soon as parties are informed of the issue, all parties must meet or communicate with each other to attempt to resolve the issue.
3. The parties must have regard to all relevant matters, including the following:
  - a. the degree and immediacy of risk to persons affected by the issue,
  - b. the number and location of persons affected by the issue,
  - c. the measures (both temporary and permanent) that must be implemented to resolve the issue,
  - d. who will be responsible for implementing the resolution measures?
4. A party may, in resolving the issue, be assisted or represented by a person nominated by the party.
5. If the issue is resolved, details of the issue and its resolution must be set out in a written agreement if any party to the issue requests this.

Note. Under the Act, parties to an issue include not only a person conducting a business or undertaking, a worker and a health and safety representative, but also representatives of these persons.

6. If a written agreement is prepared all parties to the issue must be satisfied that the agreement reflects the resolution of the issue.
7. A copy of the written agreement must be given to:
  - a. all parties to the issue, and
  - b. if requested, to the health and safety committee for the workplace.
8. To avoid doubt, nothing in this procedure prevents a member of the public from bringing a work health and safety issue to the attention of the worker's health and safety representative.

## 8.4 Media & Government Relations

In the event of a media enquiry on the project, the receiver of the media enquiry is to follow the protocols outlined below

- a) Ascertain the summary details of the enquiry without providing any comment:
  - i. Journalist name
  - ii. Journalists contact details



### iii. Publication

- b) Immediately notify the Principals' Representative and Built's media team of any enquiry or contact by the media or elected government representatives on the details below.
- c) No statement will be made (verbally or written) or provide any photographs or illustrations to the media or elected government representative regarding construction activities without the prior written approval of DOMA
- d) Media or elected government officials will not be allowed on-site without the express prior written permission from DOMA
- e) Ensure all subcontractors comply with these requirements by informing all those inducted on site of the required protocol.
- f) The Contractor will provide the Principal with relevant information in a timely manner, as required to respond to media and government enquiries and vice versa.

All media enquiries are to be referred to the three representatives below via email

Tanya Lim, National Brand & Marketing Manager, Built

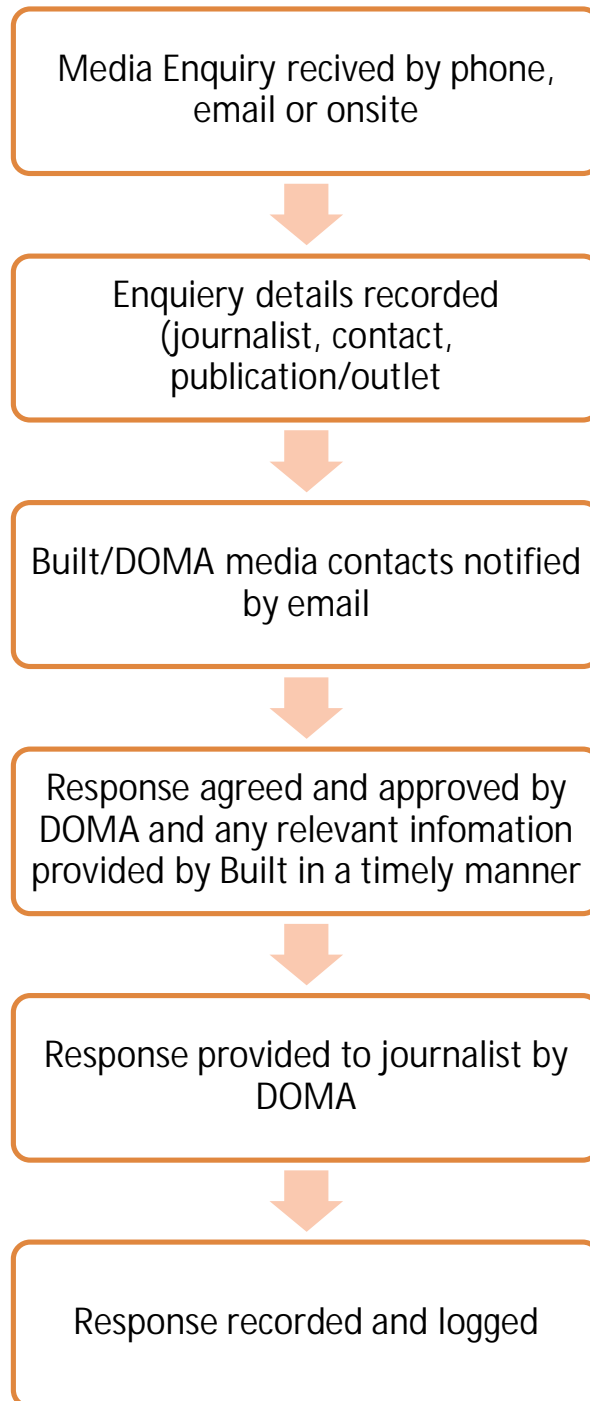
Tel: 0432 051 473

Email: [tanyalim@built.com.au](mailto:tanyalim@built.com.au)

## On-site media enquiry response process

This applies to any media enquiries received on-site by the construction team and throughout the consultation email

## 8.5 Construction site incidents





A major incident or crisis on-site will trigger the implementation of Built's Crisis Management Plan. A major incident or crisis can be defined as:

- Fatality – an incident that results in a fatality or multiple fatalities (may also include suicide)
- Medical Emergency - an injury that has the potential to result in permanent disability or a fatality
- Structural Collapse – an incident where a building or other significant structure (e.g., crane, hoist, scaffold, hoarding) either completely or partially collapses
- Entrapment - a situation where a person is required to be rescued from a structure, excavation, or item of plant following collapse or entrapment
- Hostage threat – a threat by a person(s) with explosives, weapons or other life-threatening substances holding persons in an actual or potential siege or hostage situation
- Fire (Large) - with potential to cause excessive loss of property and/or impacting on neighbouring business or civil operations
- Explosion (Large) - large explosion involving pressurised gas or other substance
- Major Industrial Campaign - a widespread campaign by unions which has the potential to close, or does close down, operations on a widespread basis
- Environmental Incident (Major) - an environmental incident which results in significant environmental degradation and/or community disruption or hazard
- Security Threat - criminal acts which threaten the security of the project such as an extortion demand, bugging of the office and/or theft of vital information, IT attack, sabotage of the site/business, bomb scare
- Social/Industrial Disorder - a widespread campaign by activists, special interest groups, or persons with malicious intent which has the potential to close, or does close down, operations on a widespread basis, or threatens the safety of employees

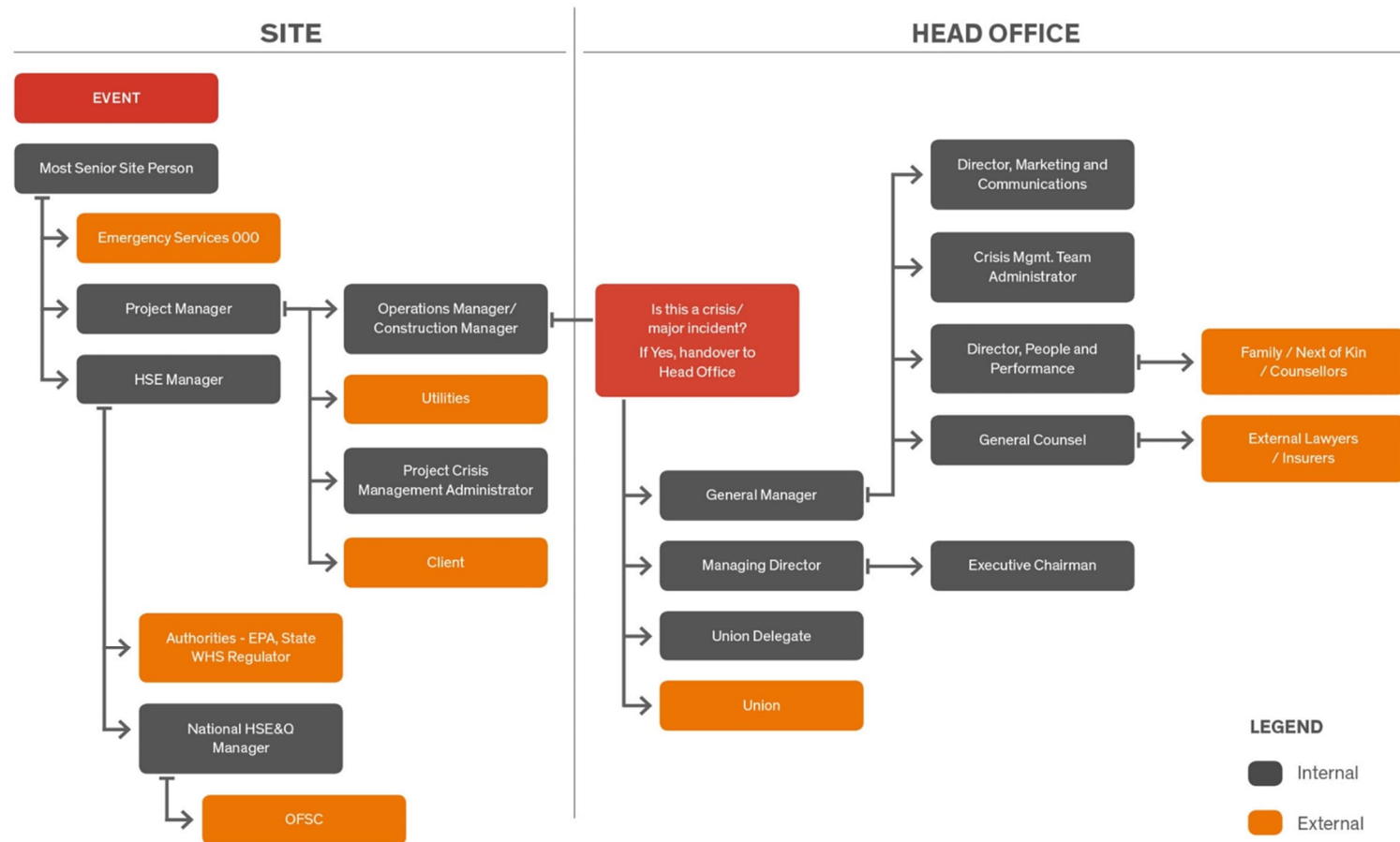
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- Major Media Campaign - a widespread campaign by media which has the potential to severely damage the company's reputation

A crisis/major incident is reported to the Crisis Management Team within the first 30 minutes of the crisis/major incident event. Notification following the process below.

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## Crisis/Major Incident – Initial Notification Process





## 9. KEY CONTACTS

### Built Contacts

Company	Position	Name	Contact Details
BUILT	Site Manager (24 Hour Contact)	Ben Bates	0415 198 937 <a href="mailto:benbates@Built.com.au">benbates@Built.com.au</a>
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BUILT	Project Manager / Community Liaison Officer	Linden Denholm	0402 444 006 <a href="mailto:lindendenholm@Built.com.au">lindendenholm@Built.com.au</a>
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### Principal's Contacts

Name	Position	Contact
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### Emergency Contacts

Name	Position	Contact
SafeWork NSW	Gosford	13 10 50
Fire & Rescue NSW	Newcastle Fire Station	000 (Emergency)
Emergency services	John Hunter Hospital	000 (Emergency)
Roads Authority	RMS	13 22 13

## 10. COMMUNITY LIAISON PROGRAMME

The table below outlines the major project milestones. This information will be regularly reviewed and updated at required 42 HD Stakeholder and Communications Committee Meeting.

(Dates are subject to change)

Milestone	Indicative dates
Site Establishment – site sheds, hoardings, fencing, Honeysuckle drive layback delivery zone	March 2022 – May 2022
<b>STAGE 1 – In Ground works</b>	
Civil works for new in ground services	May 2022
Piling works	May 2022
Tower cranes install	June 2022
<b>STAGE 2 – LVL G-LVL3 Structural works</b>	
Ground floor – Level 3 including progressive installation of scaffolding	June 2022 – November 2022
<b>STAGE 3 – LVL 3 – LVL 9 (roof) Structural works</b>	
Level 3 – Level 9 (roof) including progressive installation of vertical screen system	November 2022 – May 2023
<b>STAGE 4 – MASS Timber installation</b>	
Installation of MASS Timber structure to East Commercial Tower	March 2023 – May 2023
<b>STAGE 5 – Façade installation</b>	
Installation of Ground shop fronts, Level 2-3 car park screens, and Level 3-9 glazed curtain wall system	January 2023 – July 2023

# Built

STAGE 6 – Internal works	
Services (mechanical, fire, hydraulics, electrical) installation	January 2023 – September 2023
Finishes (walls, ceilings, doors, floor finishes, joinery, painting) installation	February 2023 - September 2023
STAGE 7 – Completion	
Landscaping	May 2023 – August 2023
Kerbside remediations works	July 2023 – August 2023
Remove crane	August 2023
Remove site sheds	August 2023
Remove hoardings	August 2023
Building commission and detailing	September 2023
Completion	October 2023

## 11. RISK MATRIX

Note: all dates are draft and to be confirmed

Issue	Level of impact	Approximate date	Stakeholders impacted	Mitigation strategy
Hoarding erection impacting pedestrian access along Honeysuckle Drive	Medium	May 2022	Pedestrian traffic along Honeysuckle Drive	<ul style="list-style-type: none"> <li>• Newsletter/email letterbox drop to neighbouring buildings</li> <li>• Clear wayfinding signing mounted on hoarding during and after hoarding erection</li> </ul>

# Built

Issue	Level of impact	Approximate date	Stakeholders impacted	Mitigation strategy
Closure of road for Crane installation	Medium	June 2022	Pedestrians Road users on Honeysuckle Drive Neighbouring buildings	<ul style="list-style-type: none"> <li>• Give notice of upcoming works in Newsletter and Website</li> <li>• Works to be scheduled on a weekend where possible to minimise traffic impact</li> </ul>
Increased truck movements	Medium		Neighbouring buildings Pedestrians Road users on Honeysuckle Drive	<ul style="list-style-type: none"> <li>• Advise of upcoming works on the website</li> <li>• Traffic controllers provided as per CTMP</li> <li>• Built will be in attendance to monitor all works and will instruct works to stop if noise exceeds agreed levels</li> </ul>
Potential for Cultural/ Indigenous artefacts discovered on site	High	As required	Heritage Council Workers on site Others as dependent on particulars of the event	<ul style="list-style-type: none"> <li>• Built will observe procedures outlined in the heritage impact statement.</li> <li>• If artefacts are uncovered that we believe to be indigenous or of other heritage significance, work will stop for further investigation per procedures outlined in the heritage impact statement</li> </ul>

## 12. SUBCONTRACTOR COMPLIANCE

### 12.1 Inductions

All subcontractors will be advised during the induction that no statements are to be made to any external party including media outlets, residents, ministers, or local MPs. Any request for information via these parties is to be reported directly to the Site Manager who will escalate this as per the agreed protocols.

Induction training will include these communication obligations, Built's standard site induction and a brief overview of the project.

Any subcontractor found to have committed a non-compliance with the above requirements will be re-inducted and warned of immediate dismissal from the site in the event of any further breach. Depending on the severity of the non-conformance, the persons involved may be immediately dismissed from the site.

All enquiries or complaints are to be directed to our Built Community Liaison



**Linden Denholm**

Project Manager/Community Liaison Officer

# Built

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## APPENDICIES

- A. Key Stakeholder Location Plan
- B. Design Verification Documents
- C. Sample Complaints Register

# Built

## Appendix A - Key Stakeholder Location Plan





## Appendix B – Design Verification Documentation

# 42 HONEYSUCKLE DRIVE COTTAGE CREEK PRECINCT

## NEWCASTLE

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NEWCASTLE CITY COUNCIL  
DEVELOPMENT APPLICATION

ARCHITECTURAL DESIGN REPORT

FEBRUARY 2020

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BATESSMART™



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**DOMA Group**THE **DOMA** GROUP**PROJECT NUMBER**

s12109

**CONSULTANTS**

Access	InDesign
Acoustic	Acoustic logic
Construction Management	Hutchinsons Builders
ESD	S4B
Flood	Northrop
Geotechnical	Douglas
Landscape	Terras
Planning	KDC Planning
Services	S4B
Survey	de Witt Consulting
Waste Management	Elephant's Foot
Traffic	Intersect

---

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Note: All area calculations are advisory only and all figures should be checked and

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# 1.0 INTRODUCTION

This design submission has been prepared by Bates Smart for and on behalf of Doma Group for the site known as 42 Honeysuckle Drive, Newcastle and describes the Development Application proposal to be submitted to Newcastle City Council. The proposal is for a mixed use development consisting of a 8-level hotel with 179 keys and a 9-level commercial office building.

The hotel is located to the west of the site fronting Cottage Creek. It has communal facilities located on the ground level and seven levels of accommodation over. Along with the lower three levels of single loaded hotel rooms the ground level facilities 'sleeve' a 4-level above ground carpark. The commercial office building is located to the east of the site. It has a lobby and retail tenancy located on ground level that along with two levels of podium office space sleeves the carpark along Honeysuckle Drive. Above the podium is a roof terrace and hospitality space accessible from both the hotel and commercial building which separates the podium commercial from a 5-level commercial tower over. The tower has a side core and large open flexible floor plates.

Our design concept gives careful consideration to the objectives set out in the DCP, discussions with both the Government Architect and the Design Review Panel. Whilst also having a good understanding of the environmental conditions and the surrounding built form to provide a contextual response that will set a new benchmark for mixed use development in Newcastle.

DEVELOPMENT SUMMARY	
<b>Floor Space</b>	
Site Area	3,728m <sup>2</sup>
Total GFA	12,453m <sup>2</sup>
FSR	3.34
<b>Hotel</b>	
Standard Rooms	170
Accessible Rooms	9
<b>Building Height</b>	
Commercial Tower	38,380mm
Hotel	29,380mm
<b>Storeys</b>	
Commercial Tower	5 (9 from ground)
Hotel	7
<b>Typical floor to floor</b>	
Commercial Tower	3750mm
Hotel	3380mm

*The volumes have been scaled and located in direct response to the surrounding context and environmental conditions. The façade treatments aim to celebrate the differences between uses and volumes while maintaining a consistent material palette that reinforce the identity of the overall development.*

- 5 LEVEL COMMERCIAL TOWER
- HOSPITALITY & TERRACE
- 2 LEVEL PODIUM OFFICE
- 4 LEVEL CAR PARKING
- COMMERCIAL LOBBY & RETAIL
- CARPARK ENTRY



HOTEL RECEPTION

3 LEVEL HOTEL COMMUNAL

7 LEVEL HOTEL 179 KEYS



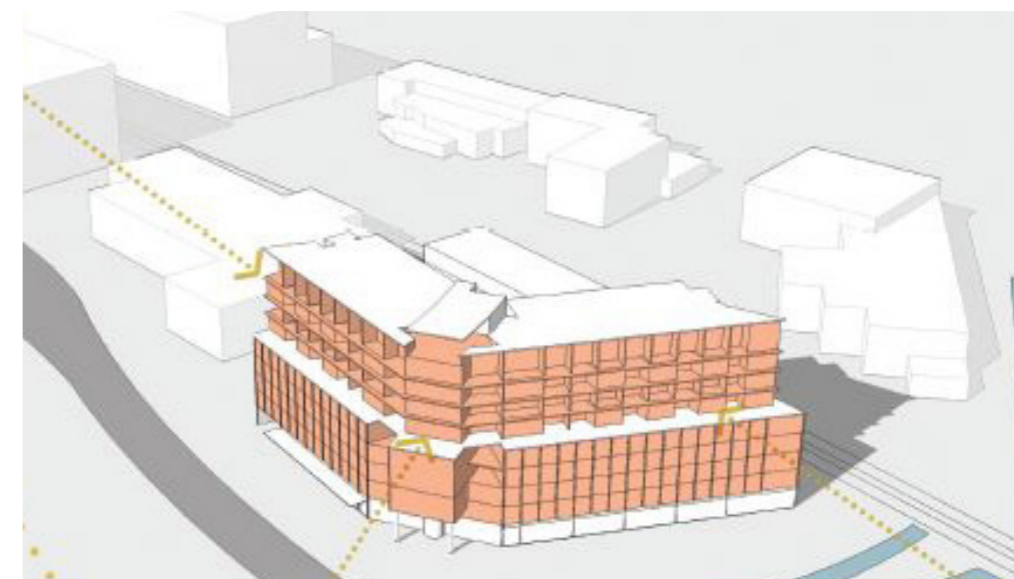
# 2.0 PROJECT HISTORY

Over the past 3 years there have been a number of different mixed use proposals developed for the site. They have evolved in response to Doma's revised brief and changes to market conditions. All proposals have undergone a rigorous design review process. The current proposal aims to draw on the knowledge and understanding developed through these previous proposals to present a built form that will deliver a high quality urban design outcome for the site.



## TENDERED SCHEME 2017

In 2017 Doma Group were successful in winning the tender to purchase the site based on a mixed-use building consisting of a 5 storey 149 key hotel and 62 apartments located over 4-storeys. Hotel rooms were single loaded and fronted Honeysuckle Drive and Cottage Creek to 'sleeve' a 4 storey carpark behind. Apartments were setback from the hotel façade and organised in 3 wings around a landscaped courtyard.



TENDERED SCHEME:  
2017

**HOTEL & RESIDENTIAL SSD APPROVAL 2018**

In 2018 a State Significant Development application was approved for a mixed use building consisted of 4-storeys of residential apartments located over a 5 levels hotel and 5 levels of carpark. The residential part of the development comprised of 52 apartments ranging in types from 1, 2- and 3-bedrooms dwellings. The hotel was made up of 154 rooms, including suites and serviced apartments.

**HOTEL & SERVICED APARTMENT SSD SUBMISSION 2019**

In 2019 a new State Significant Development application (SSD) was submitted which responded to the changing property market. The proposal consisted of a revised the 4 storey residential apartments to serviced apartments. There were 60 serviced apartments ranging in type from 1, 2- and 3-bedrooms types. The ground floor level was also redesigned to accommodate a combined hotel and service apartments entry, a larger gym area and a swimming pool.

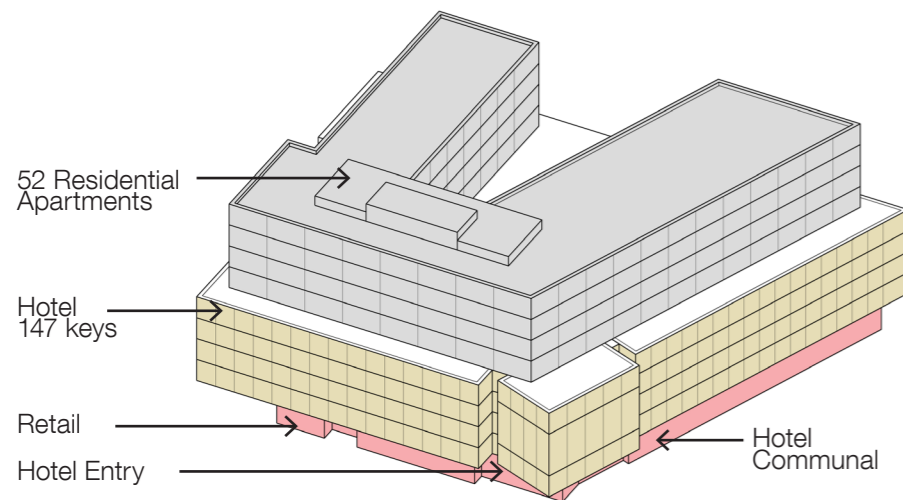
Prior to approval future trends in the Newcastle region were analysed in more depth and this identified that commercial office space was of a premium. This resulted in the application being retracted to make way for a new submission.

**HOTEL & COMMERCIAL SSD APPLICATION 2020**

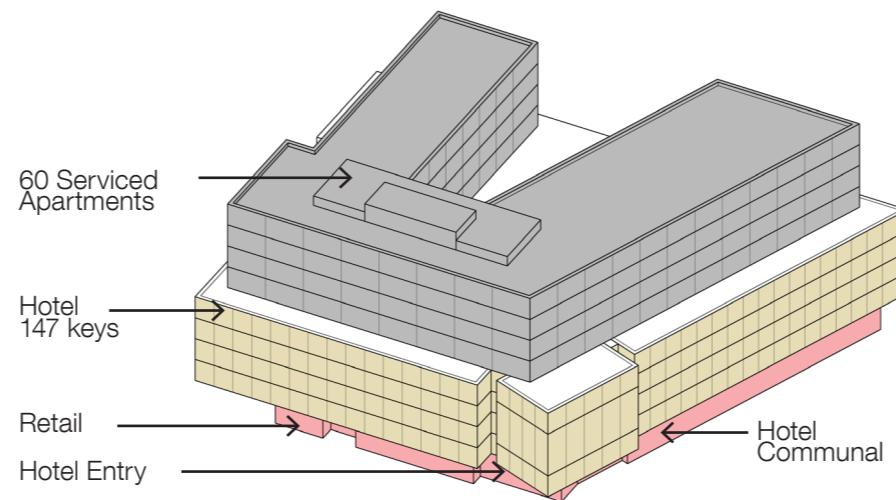
The current State Significant Development application replaces the serviced apartments with commercial office and separates the uses into two tower forms with their own identity.

The number of hotel room keys has been increased to 179, with a more efficient layout that double loads the rooms off a single corridor. The building has been orientated to maximise the number of rooms with outlook over Cottage Creek and minimise those exposed to road noise.

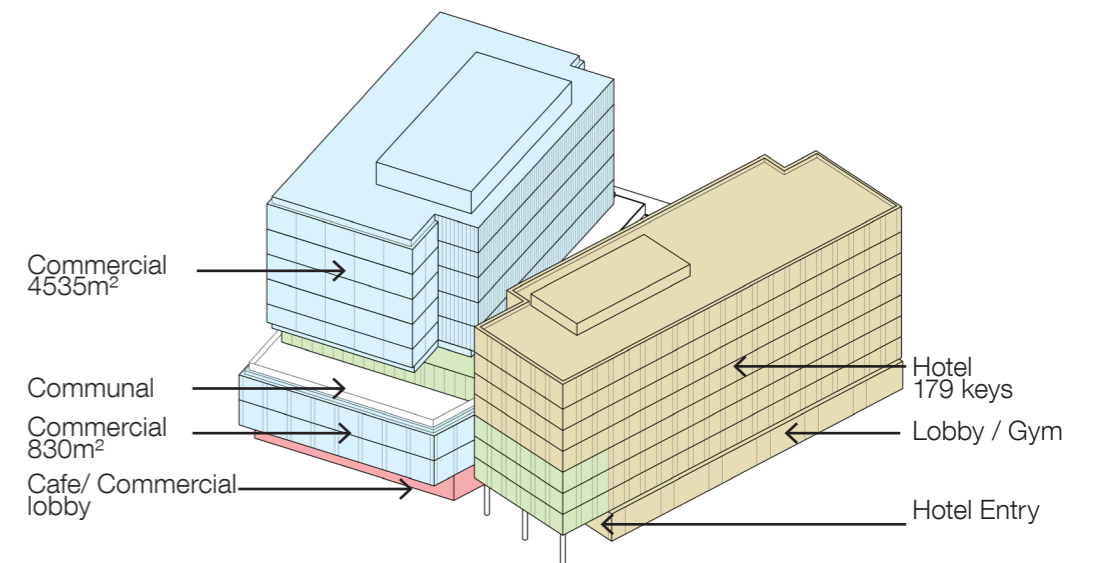
The (reused) side core commercial tower has large open flexible floor plates that can be readily subdivided to accommodate a wide range of tenants. An elevated food & beverage space opens out onto a terrace with a northerly aspect and outlook towards the Hunter River and Marina. It will provide a shared communal space for both hotel guests and office workers.



**APPROVED SSD SCHEME:  
Hotel and residential**



**REVISED SSD SCHEME:  
Hotel and serviced apartments**



**PROPOSED:  
Hotel and Commercial**

# 3.0 LOCATION

The site is located at 42 Honeysuckle Drive, situated within the Local Government Area (LGA) of Newcastle and comprises of one title described as Lot 22 DP 1072217.

The site is a truncated rectangle configuration with a frontage to Honeysuckle Drive of approximately 50 meters and a gross site area of 3,728 m<sup>2</sup>. The immediate context consists of a drainage channel to the west, Honeysuckle Drive and foreshore public open space to the north, three storey commercial development to the east a land reserved for the Newcastle light rail to the south.

In the broader context the site is well located adjacent to the Hunter River foreshore and the Rail and Light rail interchange to the west with the proposed light rail line running to the immediate south of the site.

The precinct of Honeysuckle Drive is recognised as a State Significant Site (SSD), and developments that meet an identified capital investment threshold in Honeysuckle are treated as State Significant Development under the Environmental Planning and Assessment Act 1979 (the Act).



### 3.2 SITE PHOTOS

- 1: View looking east along Honeysuckle Drive
- 2: View looking west along Honeysuckle Drive
- 3: View looking to the south west corner toward The Cove
- 4: View looking to the south east corner toward The IBIS
- 5: View looking out over Throsby Creek & Hunter Water
- 6: Aerial view 2019



1.



2.



3.



4.



6.



5.

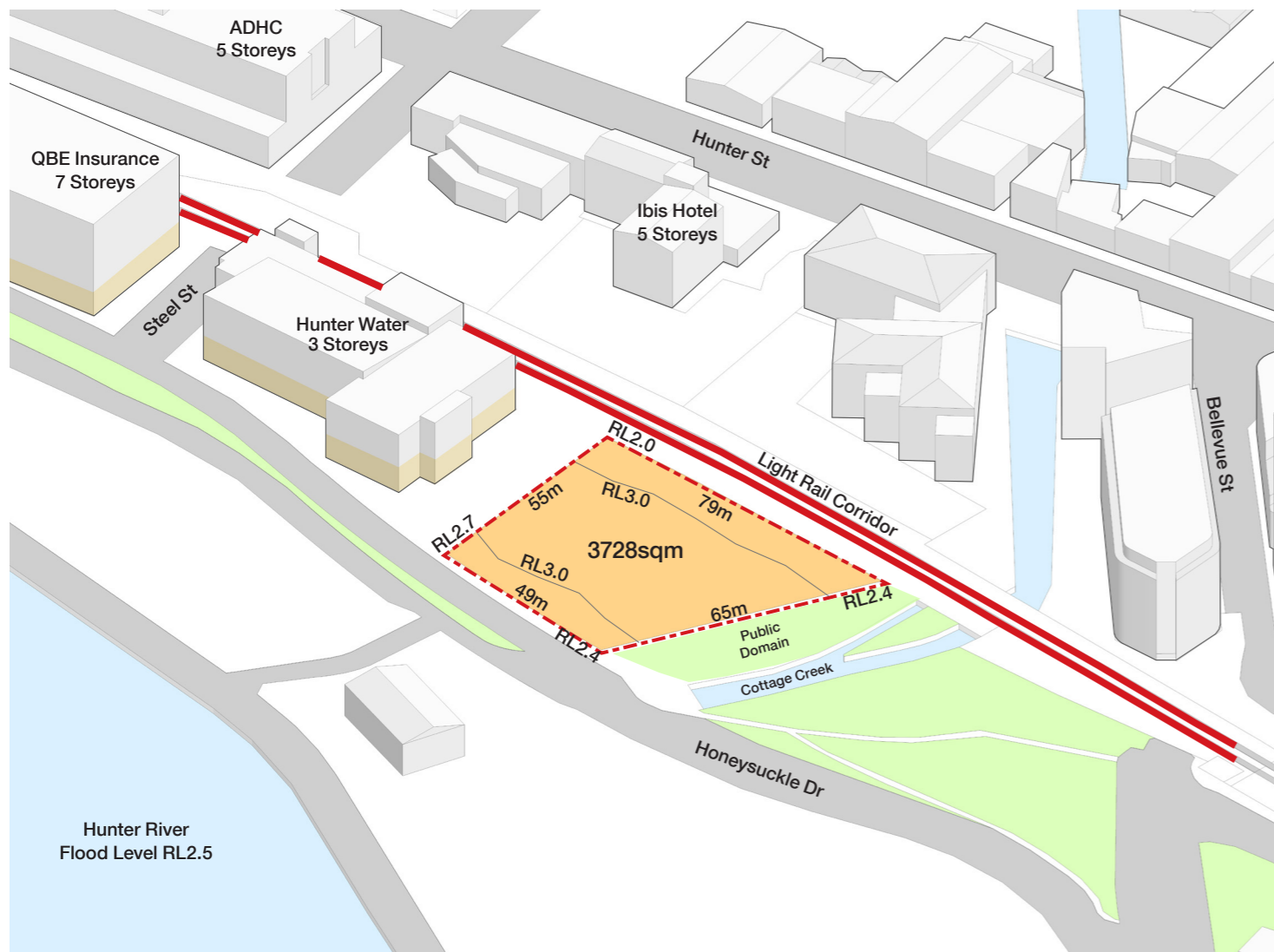
# 4.0 SITE ANALYSIS

## 4.1 SITE EXTENT AND EXISTING CONTEXT

The site is a truncated rectangle configuration with a frontage to Honeysuckle Drive of approximately 50 meters.

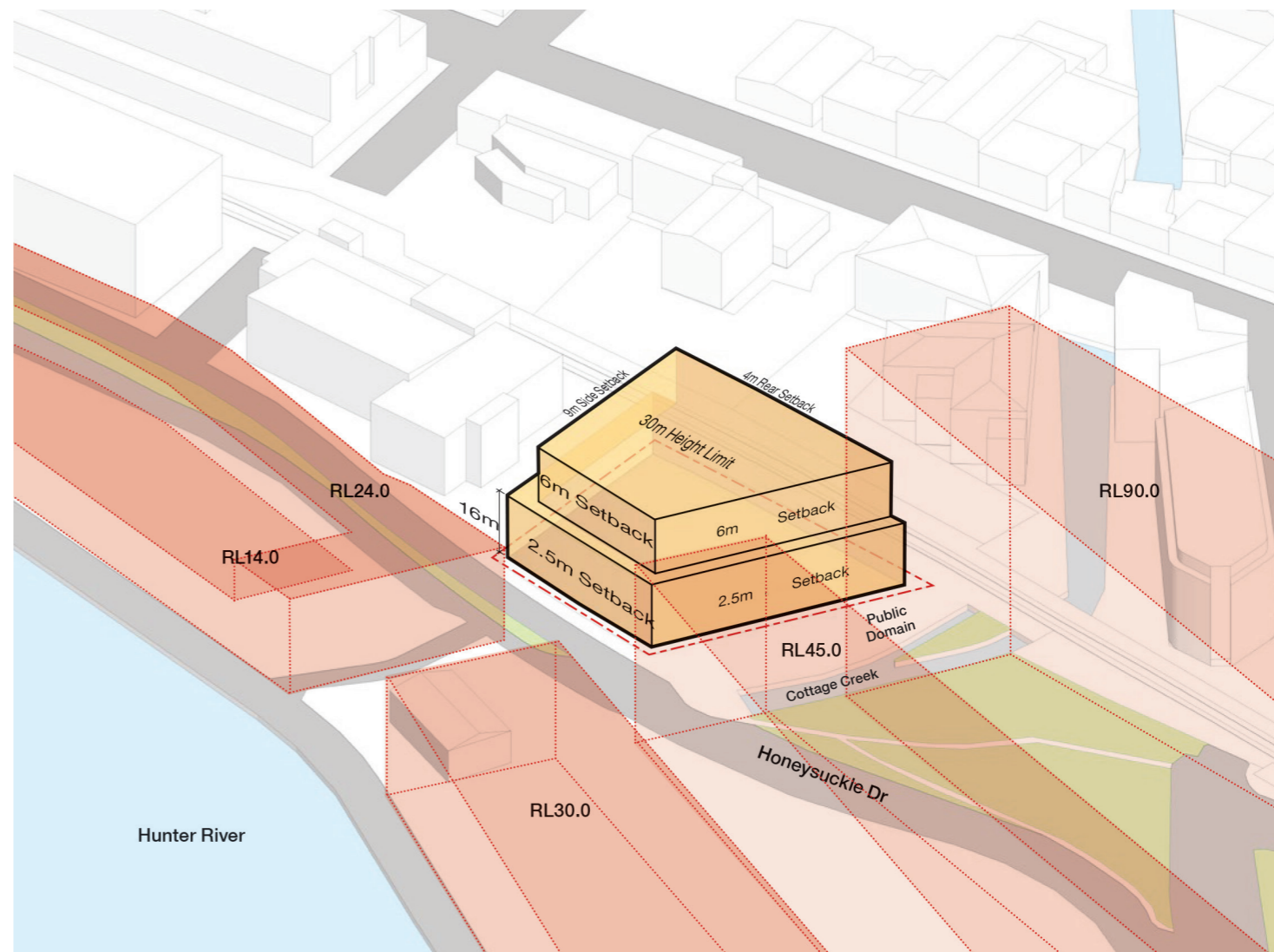
The site is bounded by:

- Hunter Water site to the east
- Railway reservation to the south
- Honeysuckle Drive to the north.
- Public Domain area to the west



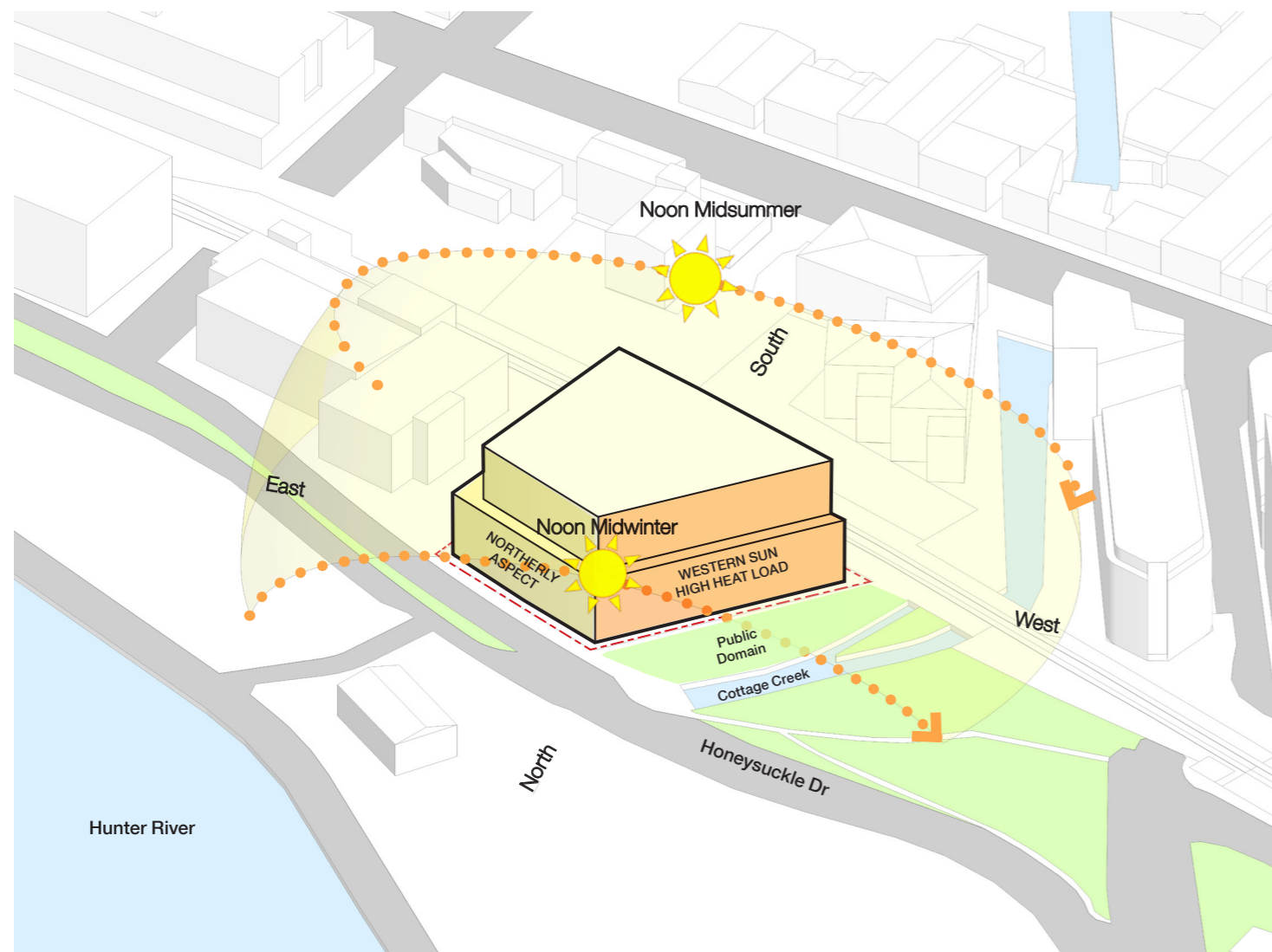
## 4.2 SITE 42 DCP CONTEXT & ENVELOPE

The LEP 2012 allows for a mixed-use development comprising of commercial premises (retail) at ground level, with tourist and visitor accommodation. It allows for development up to a maximum height of 30m. The DCP requires a 2.5m setback to Honeysuckle Drive and the Public Domain to the west. Above 16 metres the setback increases to 6 metres.



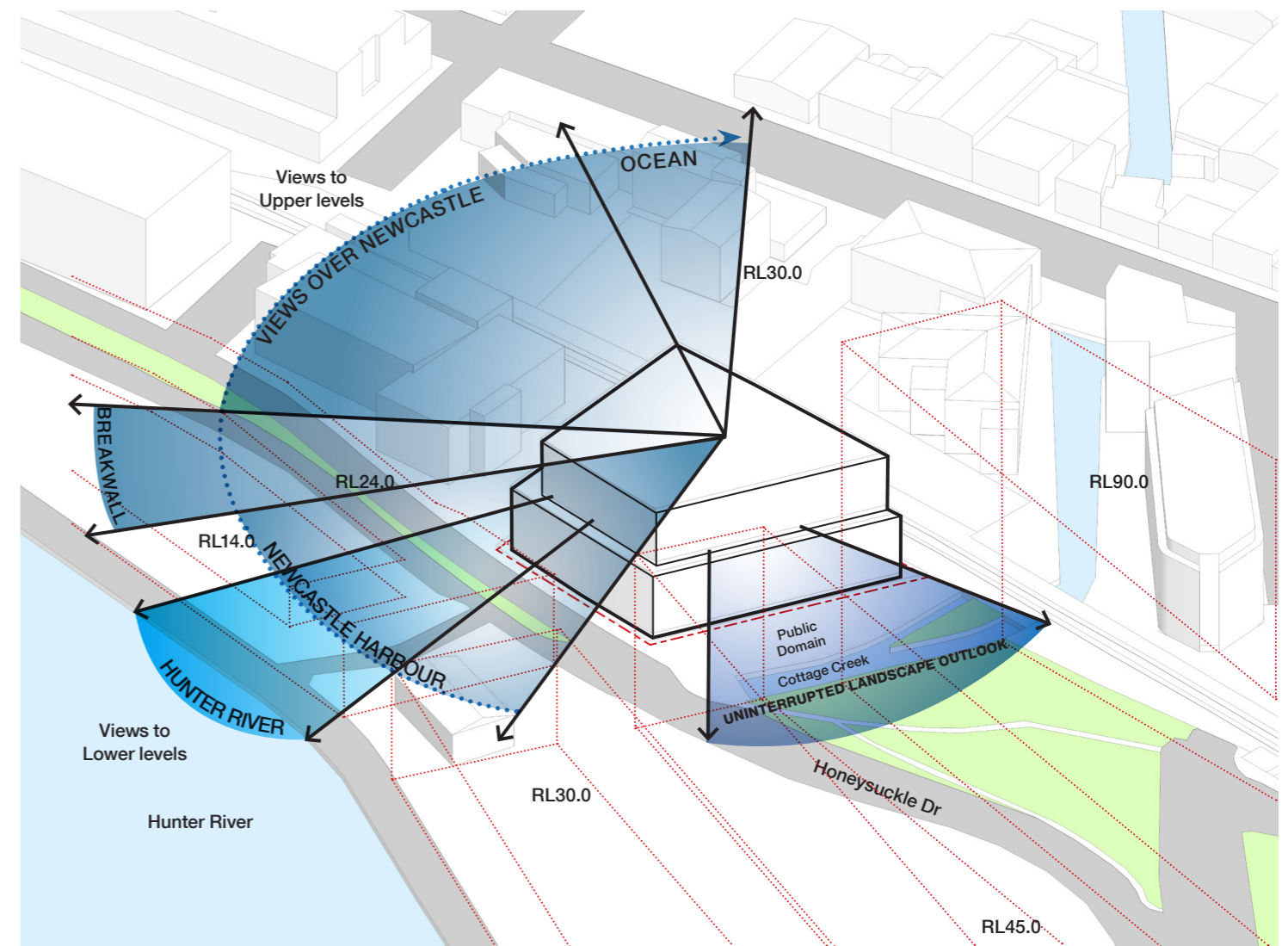
**4.3 SOLAR ACCESS**

The Honeysuckle Drive frontage has a northerly aspect ideally suited to communal facilities and open space with outdoor dining. The site presents a 65m frontage to the Cottage Creek public domain and hotel rooms will benefit from this landscaped outlook. As discussed with the Design Review Panel (DRP), the frontage does however have a westerly aspect and the proposal must give careful consideration to sun shading to manage high heat load on this façade.



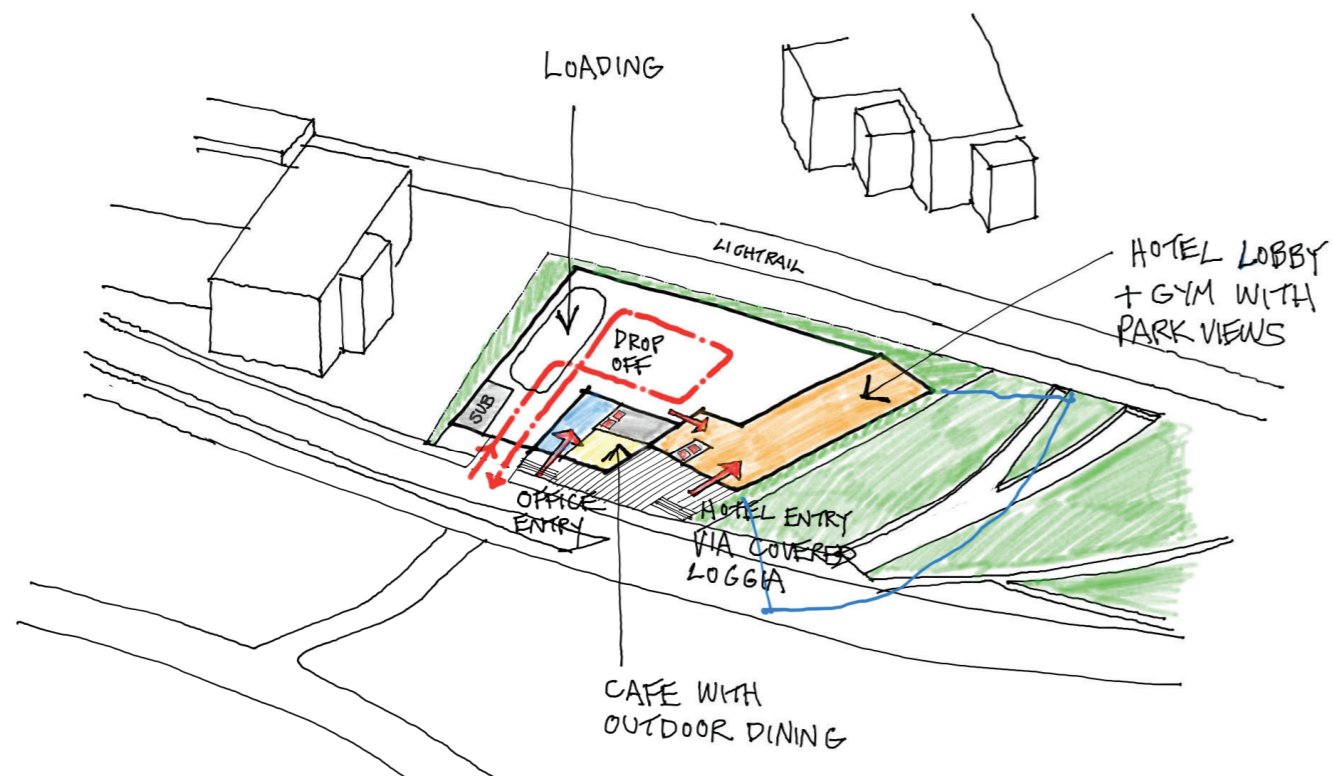
**4.4 VIEW CORRIDORS**

The western frontage enjoys an uninterrupted landscaped outlook over the Cottage Creek Public Domain. To the north there is a view corridor to the Hunter River between proposed foreshore buildings. The upper levels have views to the north of Newcastle Harbour and breakwall and to the east over the CBD and Ocean



# 5.0 DESIGN CONCEPT

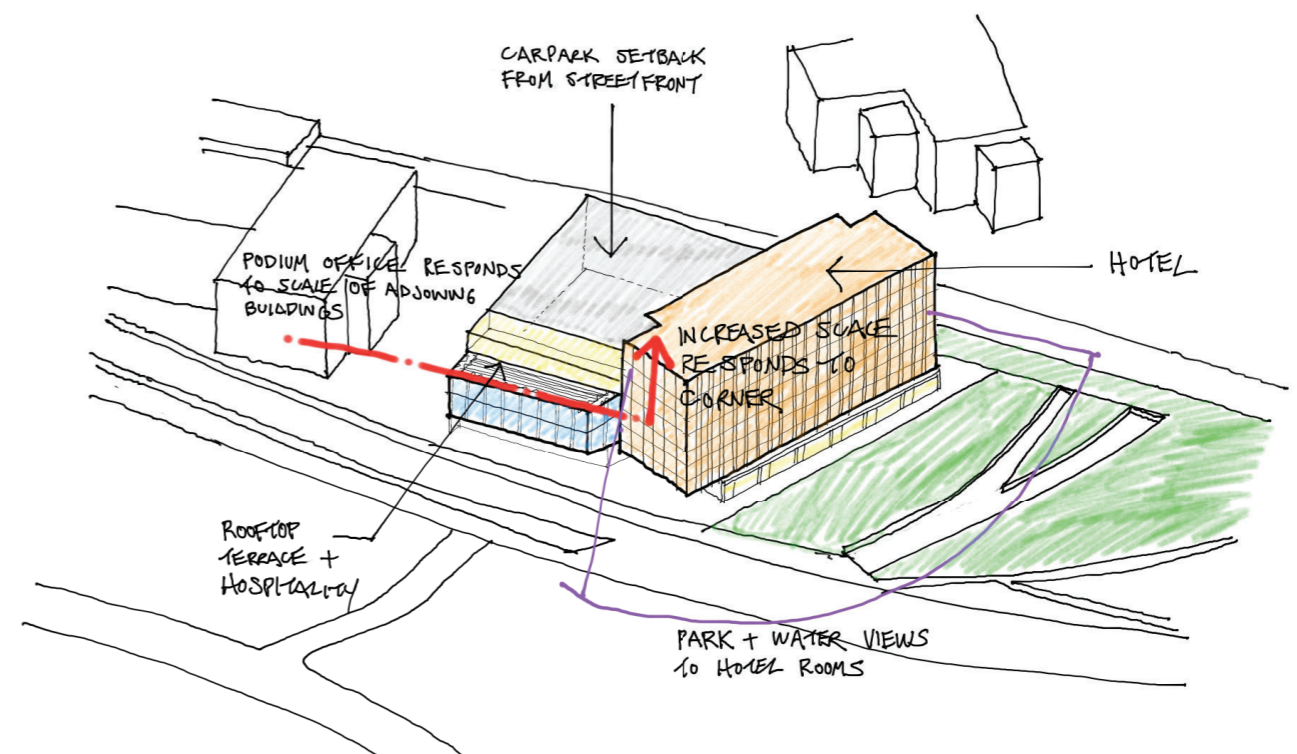
Along with the lower three levels of single loaded hotel rooms the ground level facilities 'sleeve' a 4-level above ground carpark. Above the podium is a roof terrace and hospitality space accessible from both the hotel and commercial building which separates the podium commercial from a 5-level commercial tower over. The tower has a side core and large open flexible floor plates.



## 5.1 GROUND PLANE

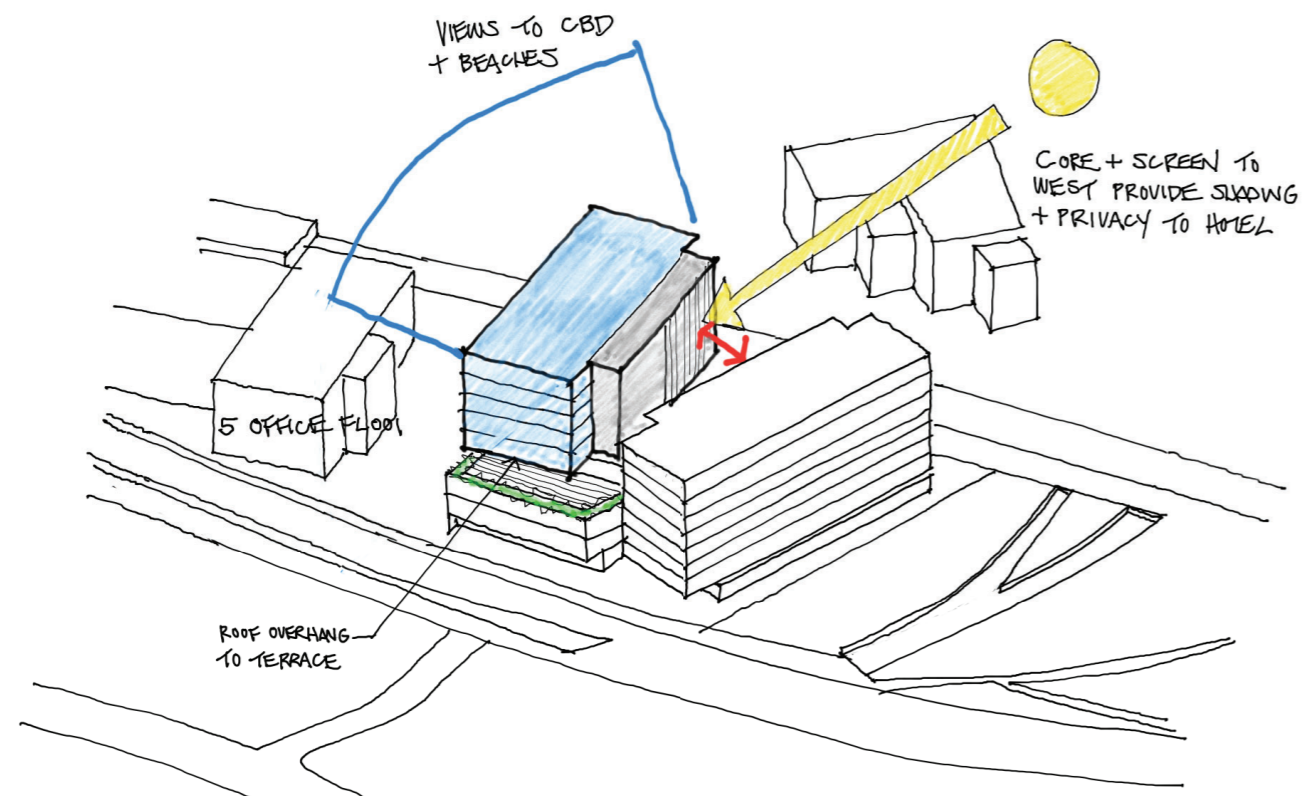
The hotel is located to the west of the site fronting Cottage Creek. It is entered via a covered loggia located on the prominent north west corner of the site. The hotel lobby and communal facilities extend south along the western frontage and enjoy a park outlook. The commercial office building is located to the east of the site. It has a combined lobby and café tenancy fronting Honeysuckle Drive with north facing outdoor dining. The carpark entry is to the east of the lobby off Honeysuckle Drive. The ground level and carpark are located above street level to comply with the flood level with ramps and stairs providing access off the street. Loading for service vehicles is located within the carpark in the south east corner of the site. A vehicle drop off facility for hotel guests is located off the carpark with direct access into the hotel lobby.

It should also be noted that the new building forms reuse much of the existing in ground structure, from the previous approved scheme, including the commercial lift and stair core locations.



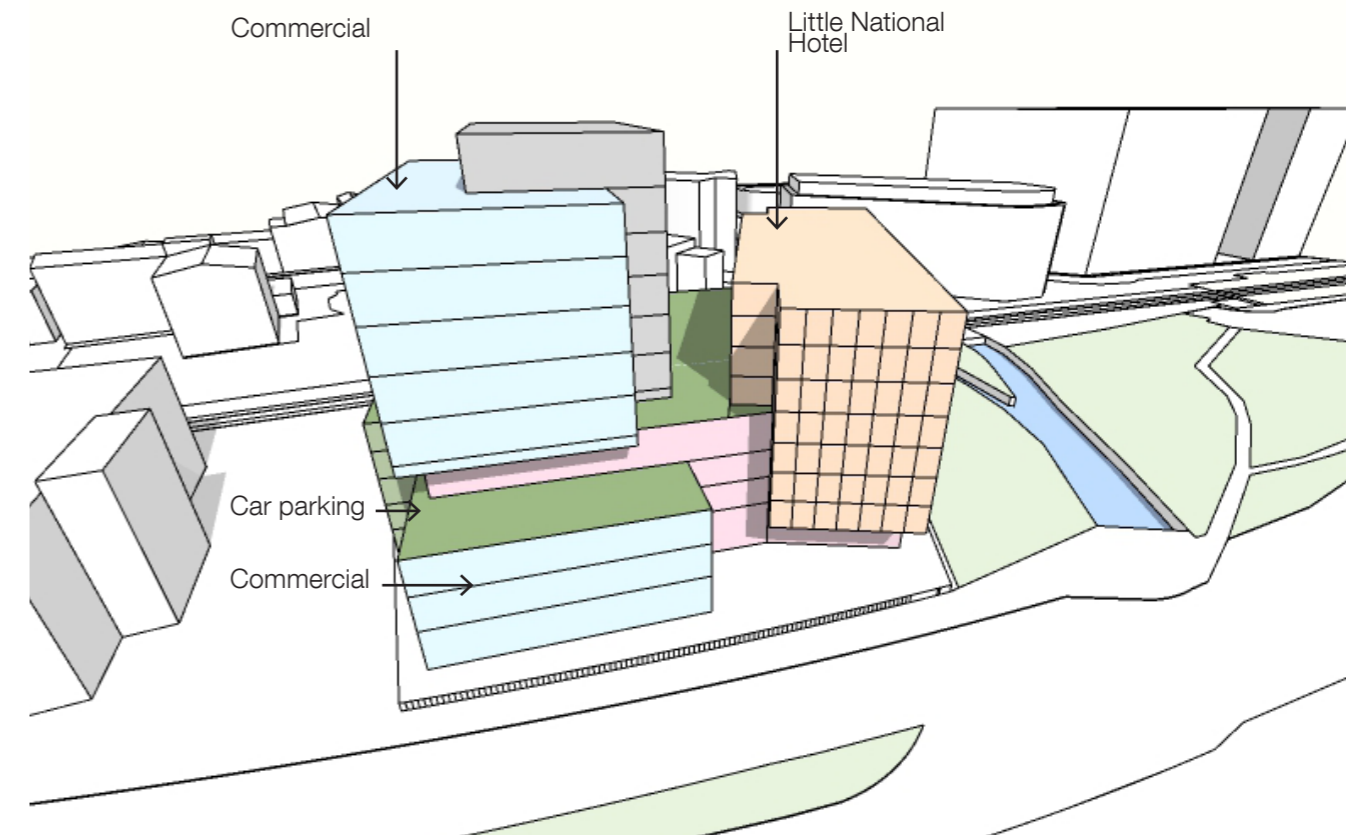
## 5.2 HOTEL AND CARPARK

The 8 storey hotel reinforces the visually prominent north-west corner of the site. It has communal facilities located on the ground level with 7-level of accommodation over orientated to maximise the number of rooms with a park outlook. Along with the lower three levels of single loaded hotel rooms the ground level facilities 'sleeve' the western side of a 4-level above ground carpark. A 3-storey commercial podium 'sleeves' the carpark along Honeysuckle Drive and provides a north facing rooftop terrace for the hotel. The lower scale podium responds to the scale of adjoining buildings to the east.



### 5.3 COMMERCIAL

A 5-storey commercial tower is located above the 4-storey carpark on the eastern side of the site. It has a simple rectilinear floor plate with a side core located to provide open flexible floor plates with good views of the Newcastle CBD to the east. The location of the service core to the west of the floor plate reduces heat load from low angle afternoon sun and will provide privacy to adjoining hotel rooms. The commercial tower cantilevers over the communal podium terrace to the north to provide covered outdoor space



### 5.4 FACADE AND MATERIALS

The architectural response can be broken down into four distinctive volumes containing a Hotel, Podium Office, Tower Office and Carpark located over an elevated plinth. The volumes have been scaled and located in direct response to the surrounding context and environmental conditions. Together they define a harmonious family of forms. The differentiated façade treatments reinforce the volumes and respond to their orientation and use. A consistent material palette is applied across all volumes to reinforce the identity of the overall development.

The programme and massing defines a series of distinct forms consisting of a hotel, podium office, tower office and carpark located over an elevated ground plane. The work together to define a harmonious family of forms. The façades treatments aim to celebrate the differences between uses and volumes while maintaining a consistent material palette that will reinforce the identity of the overall development.

Facades have expressed grids that reflect the structural or room modules inherent in the buildings. They wrap around all facades to reinforce the volumes rather than individual facades. The hotel façade is defined by a detached screen that supports a series of fixed vertical louvres that provide privacy and sunshading.

The commercial tower façade is comprised of a full height glass facade with a projected continuous horizontal sunshade at ceiling level that combines with a vertical fin at 3000mm centres to define an expressed grid.

The podium commercial facade has a similar scale grid but with a more expressive frame that breaks up the glazing into a series of large scale picture windows.

# 6.0 BUILDING HEIGHT

The building mass of both the podium and tower commercial reinforces the street wall heights and addresses the public street from ground level up to the first building setback.

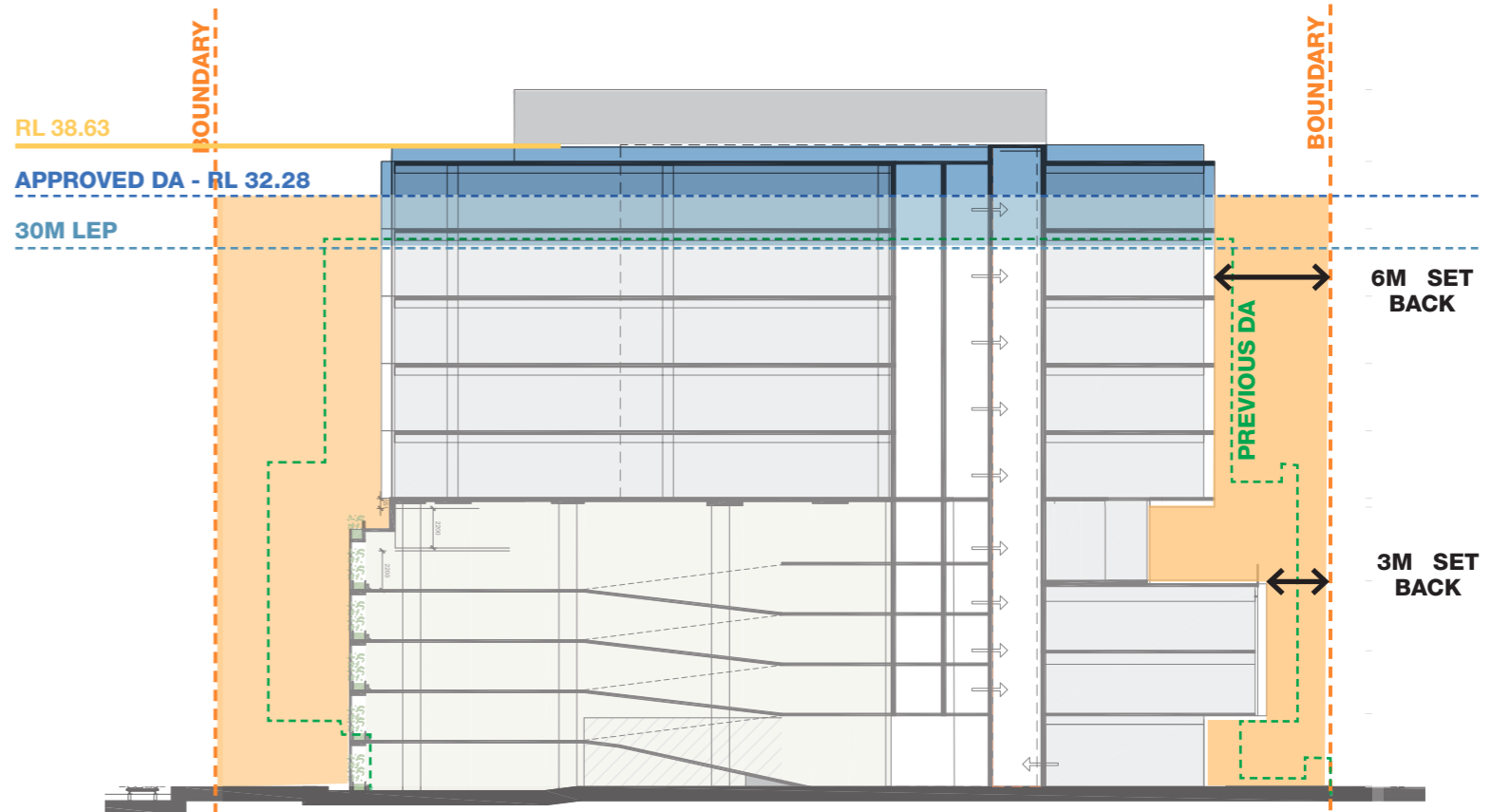
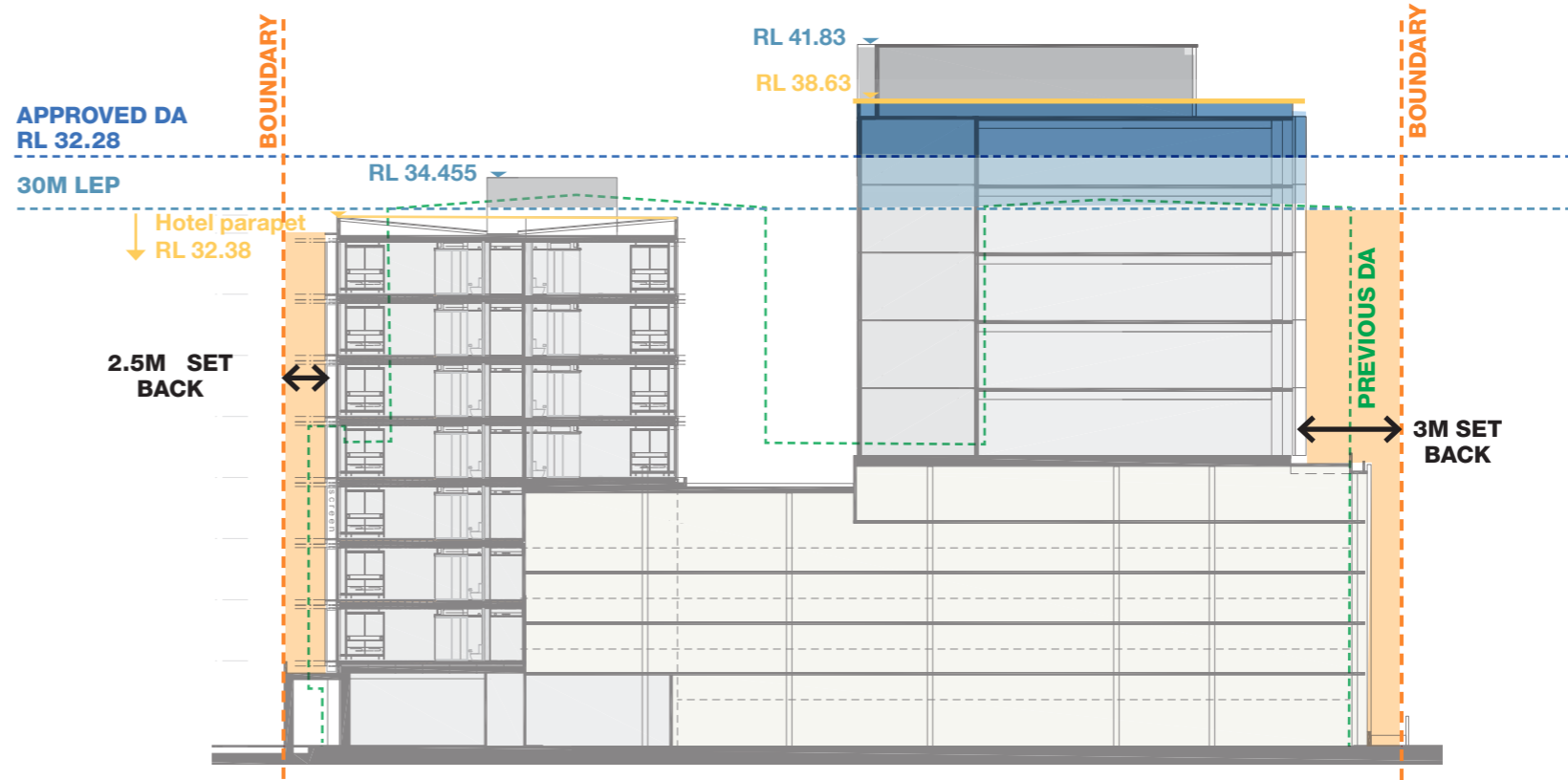
The podium height and setback for the hospitality terrace is below 16 meters and responds to the streetscape and achieves an alignment with the neighbouring buildings.

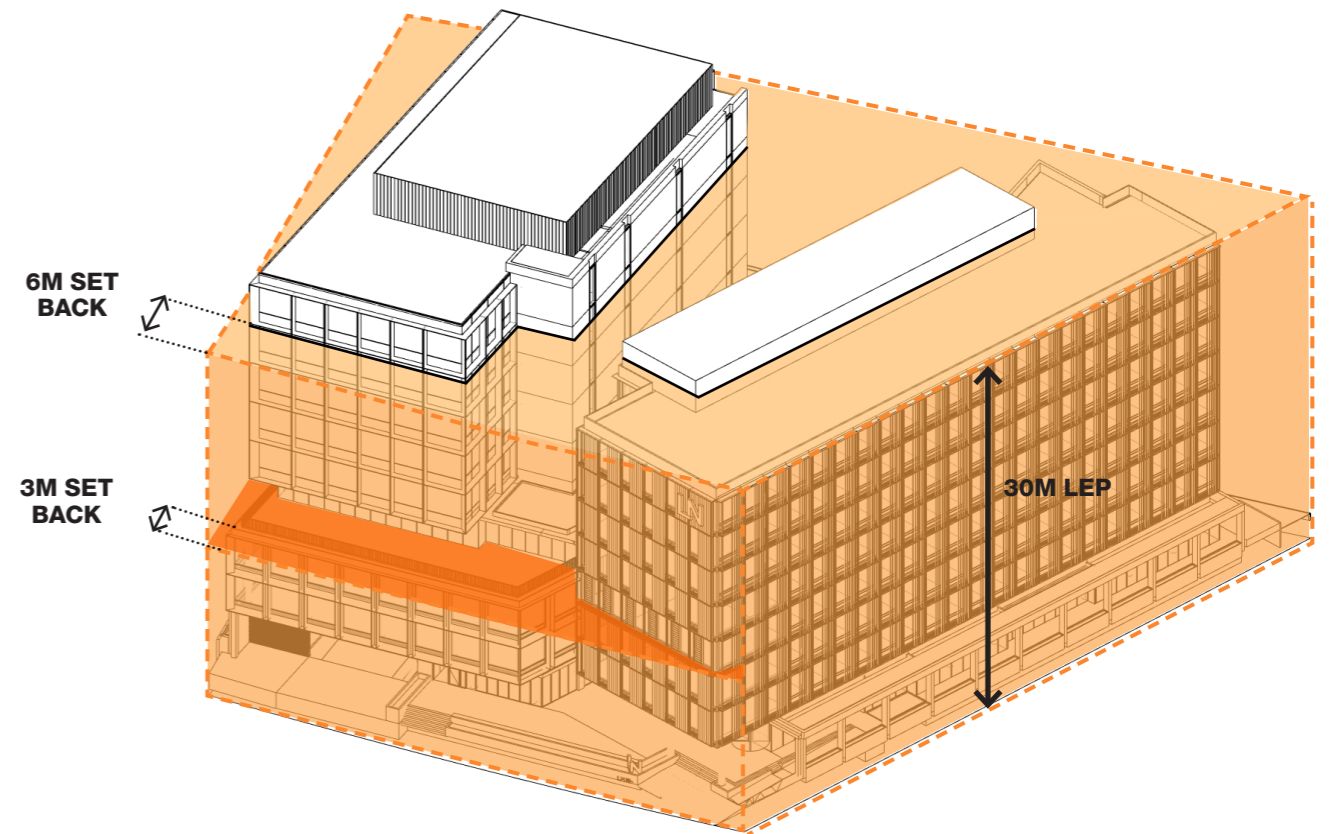
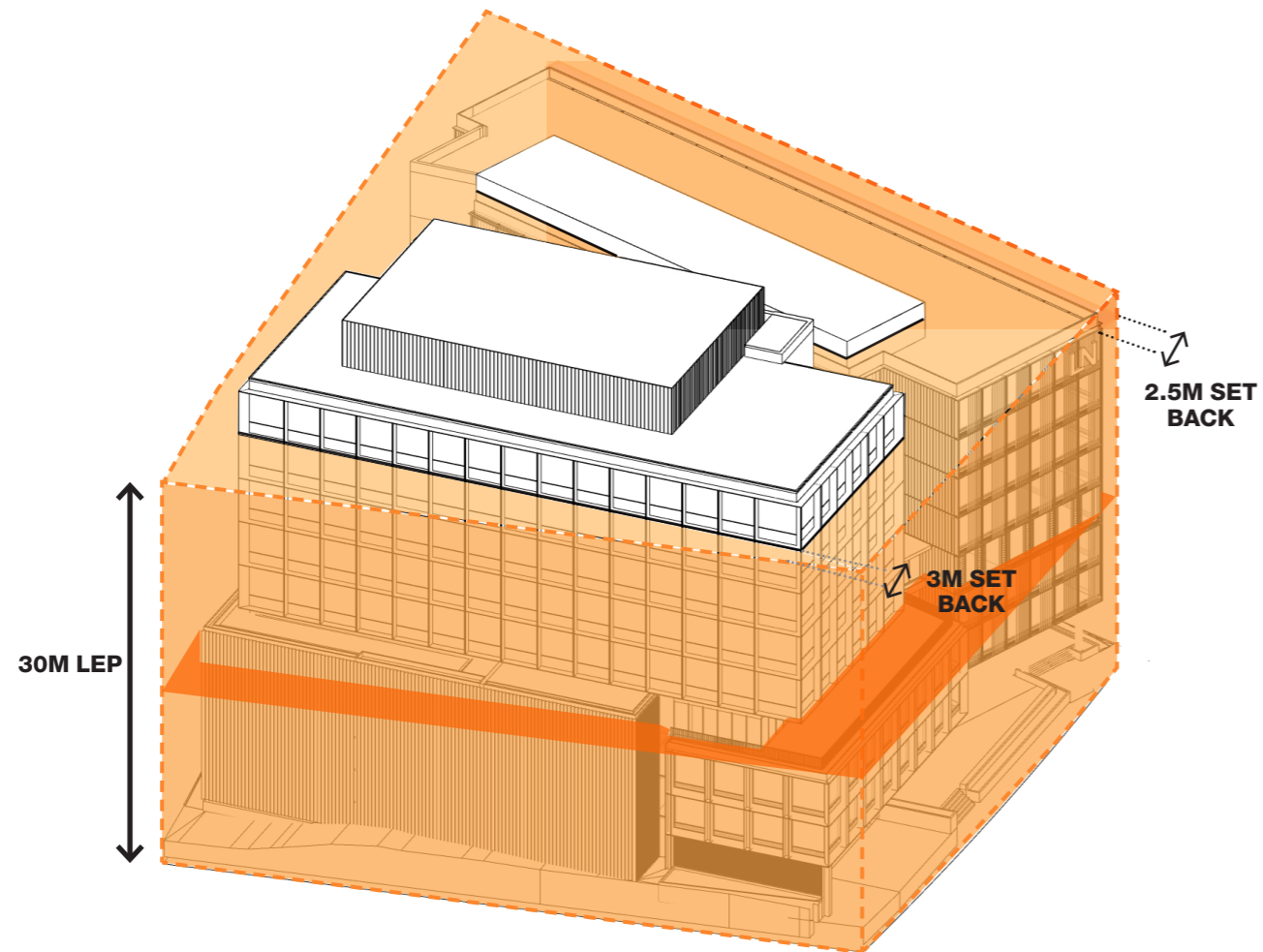
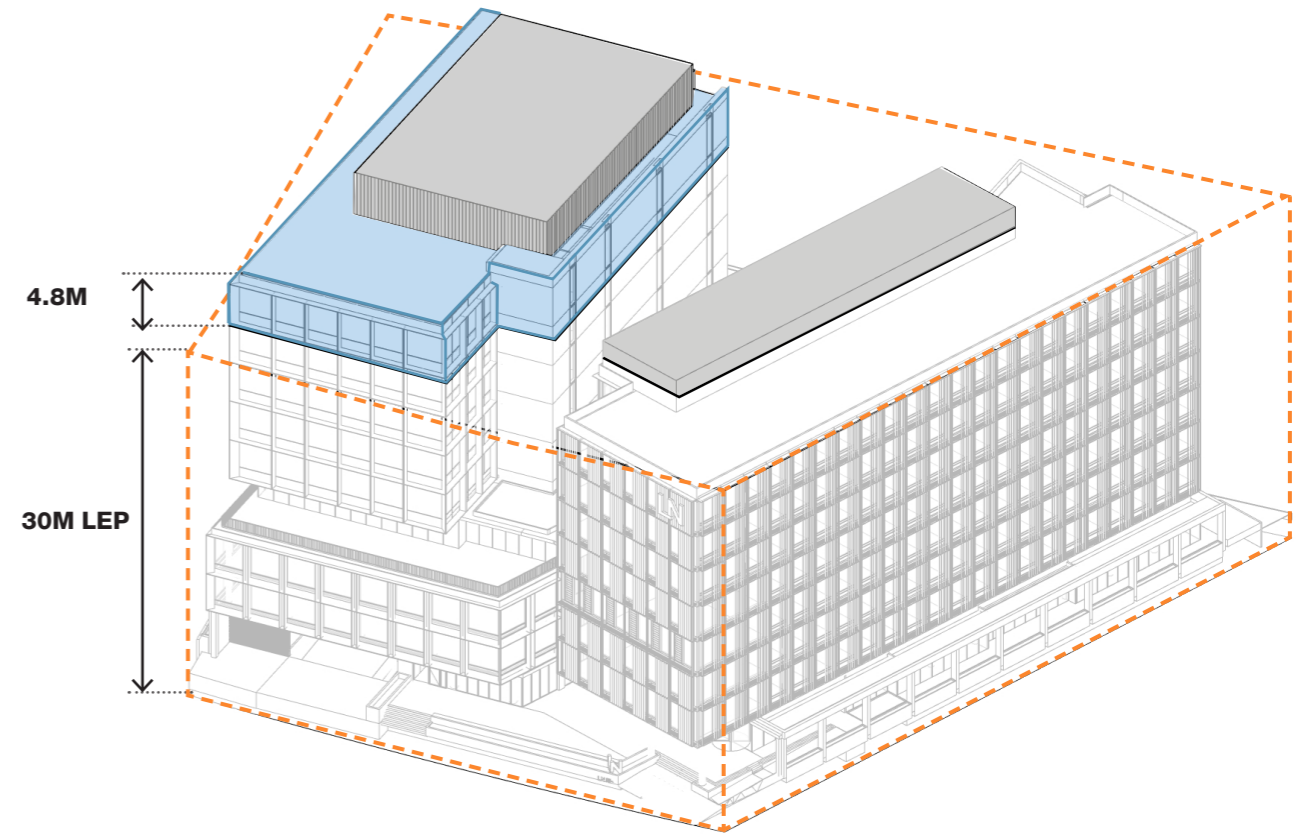
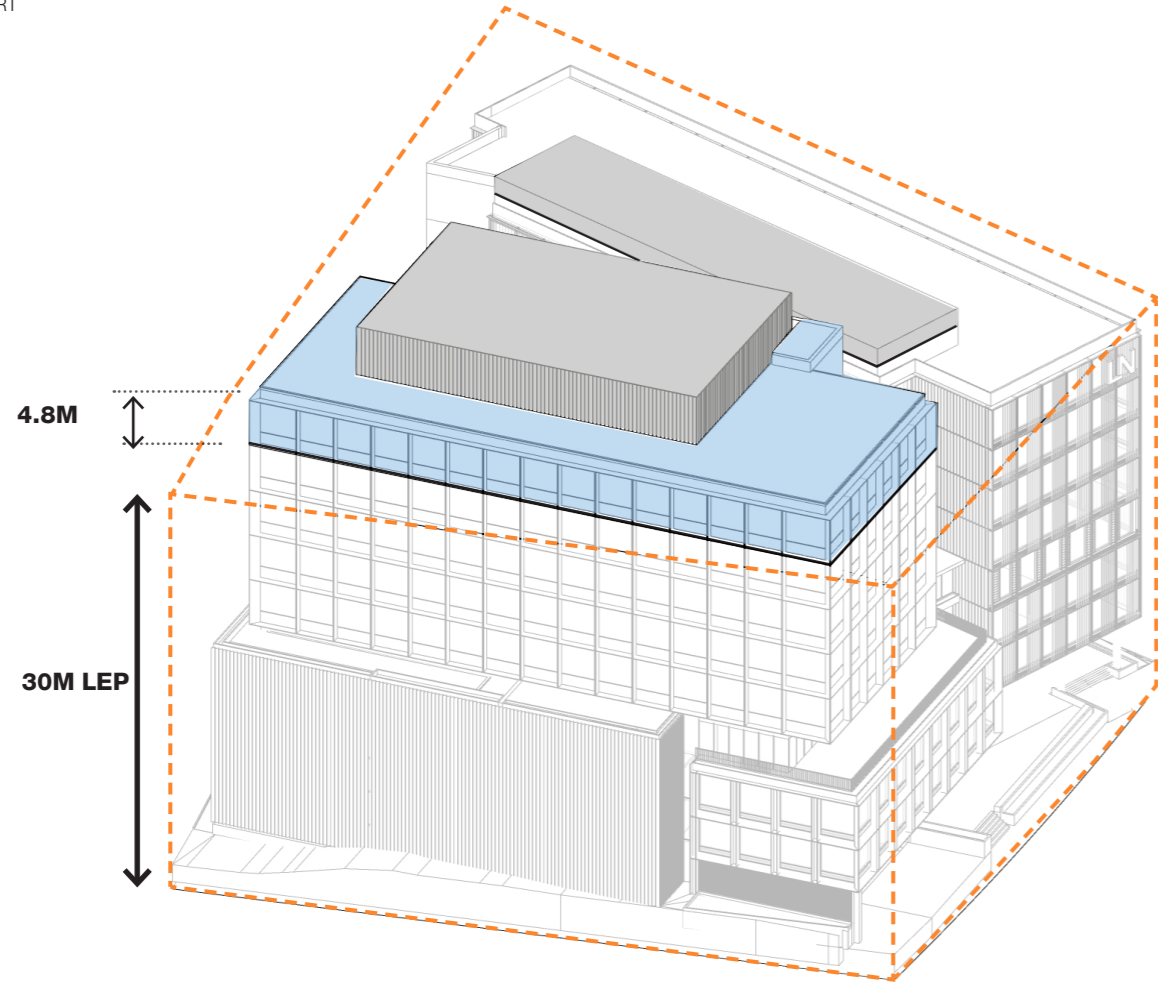
The volume of the hotel is detached from the podium and tower commercial buildings to emphasis the corner treatment of the site and incorporate some additional height separating them from the street wall heights

The building height of the hotel is well below the 30 meters set out in the DCP.

To achieve realistic commercial floor to floor heights the parapet is at an RL +37.83m which is 4.8m above the 30 meters set out in the DCP. Notably, this height is only 2m above the already approved DA scheme. The result of this balances the volumes of the development and generates a building hierarchy.

Given the high-density development proposed to the west of the site at 90m, the DRP panel and the Government Architect were generally very positive of the scheme and noted that they would be supportive of the increased height.





# 7.0 DESIGN DESCRIPTION

## 7.1 Ground Level

The Honeysuckle Drive frontage is activated by separate entries to the Hotel and Commercial Office. Carpark and service vehicle access is located to the east of the commercial lobby alongside the substation.

The hotel is entered via a covered loggia located on the prominent north west corner of the site. Stairs and an accessible ramp provide access to the covered loggia which is elevated to sit above the flood level and naturally integrates the disabled access with stairs and entry ways. The hotel lobby, administration office and gym is organised along the western frontage with outlook to the adjoining park.

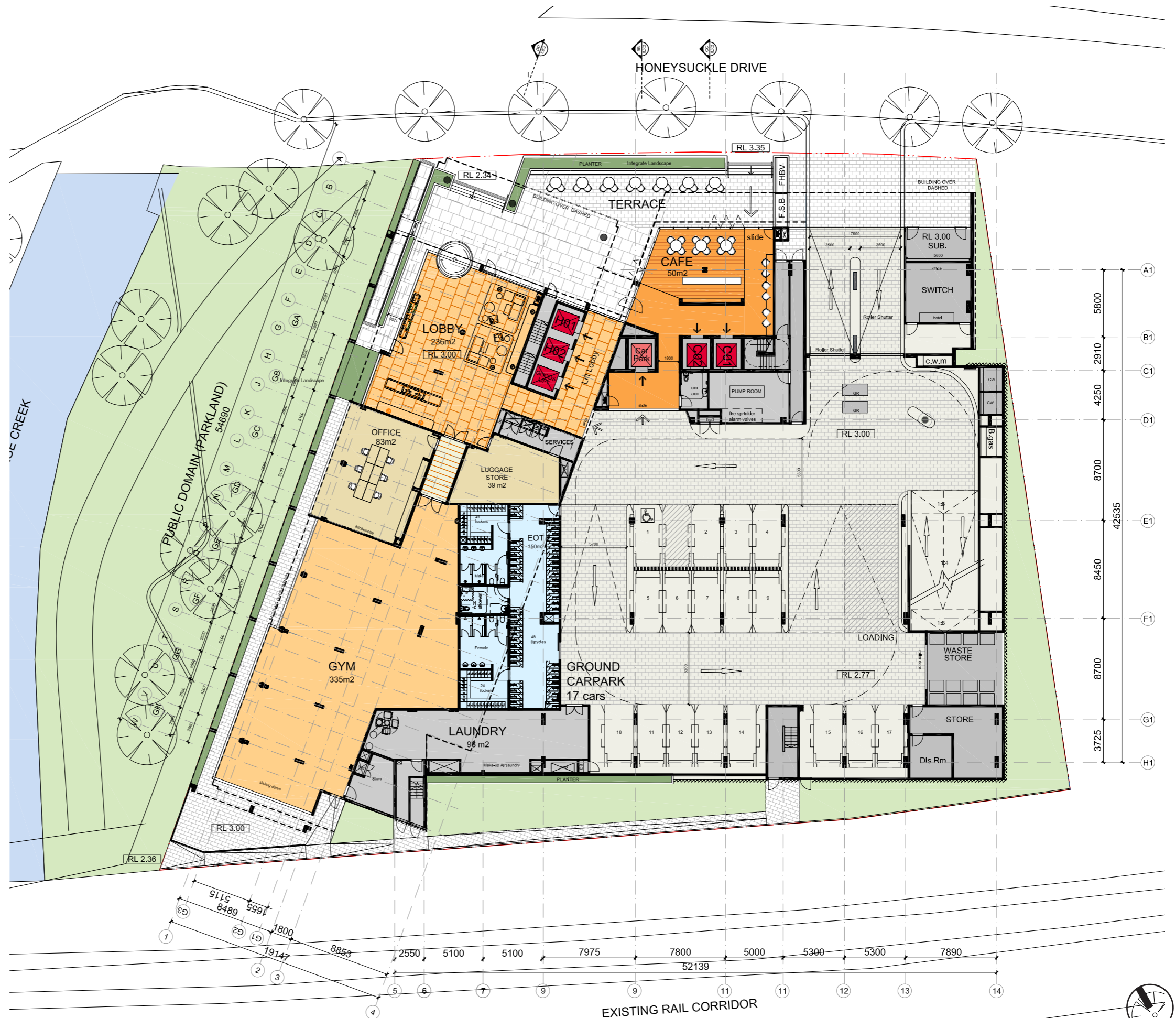
As discussed with the Government Architect and the DRP, the relationship between the building and the public park to the west is important and should be mutually beneficial. This has been addressed by creating a concrete colonnade with integrated planters that extends to the boundary to define a single level podium to the park. It provides a landscaped buffer between the hotel communal spaces and the public domain and a deep shaded overhang to the ground level facilities.

A café is co-located with the Commercial Lobby and opens out onto a north facing terrace with integrated seating and planters fronting Honeysuckle Drive. To the south east of the site is a loading dock for service vehicles is located and a vehicle drop off facility for hotel guests which has direct access into the hotel lobby.

Under the approval of the previous scheme much of the concrete foundations, piles and in ground slabs were installed. This proposed looks to reuse as much of this existing structure as possible.

Also located on ground level are hotel laundry facilities, waste rooms and an End of Trip facility for Commercial Office Building. Car parking is then arranged over a series of split levels and accommodates at total of 173 cars. In addition, there are 11 spaces for motorbikes. There are 17 car spaces located at ground level with the upper levels accessed via a split-level ramp.

The hotel reception lobby links directly to three lifts which serve all floors of the hotel from ground to level 7. The 2 lifts accessed via the cafe space serve all levels from ground to level 8 of the podium and commercial tower. The car park shuttle lift can also be accessed via the cafe as well as the ground floor carpark lobby. The lift runs from ground to level 3 and provides access from carpark levels down to ground.





# LEVEL 01 PODIUM OFFICE

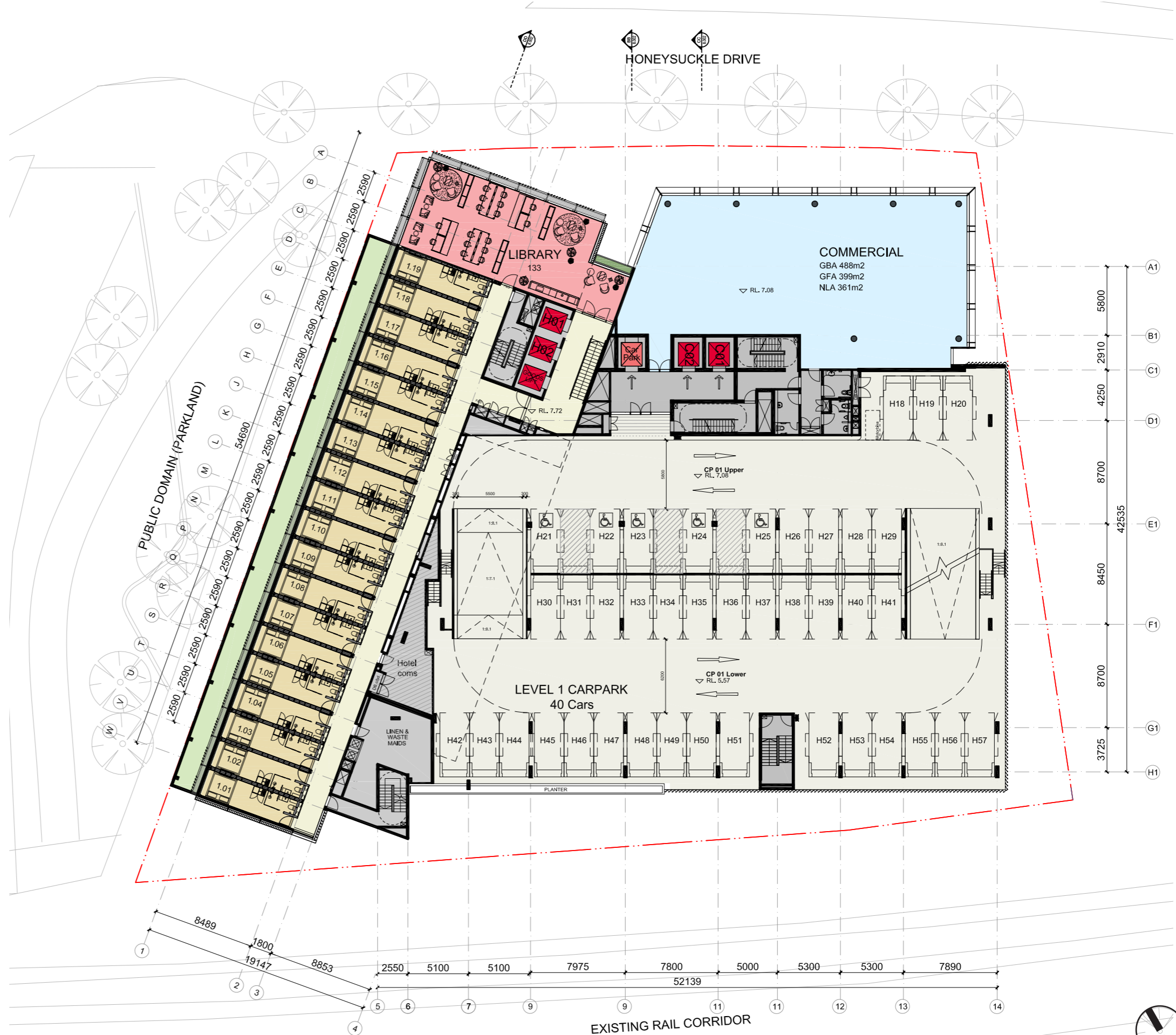
## 7.2 Level 01

This level contains 19 hotel rooms orientated to the western facade. They 'sleeve' the carpark and are accessed off a single loaded corridor. To the northern end of the hotel is a common library space for use by the hotel guests. All room layouts are typical, and rooms are paired and mirrored to provide for a well-articulated communal circulation space which is naturally lit at both ends.

Fire escape stairs and back of house facilities, including a maids and waste room, are located in the south west-corner of the site.

To the north, directly fronting Honeysuckle Drive, is commercial office which is accessed from the ground floor lobby or via the carpark shuttle lift connecting the commercial parking levels.

Tucked in behind the hotel and office is a split-level carpark. The east and south facades are clad in a vertical battened screen which conceals the cars while maintaining natural daylight and ventilation

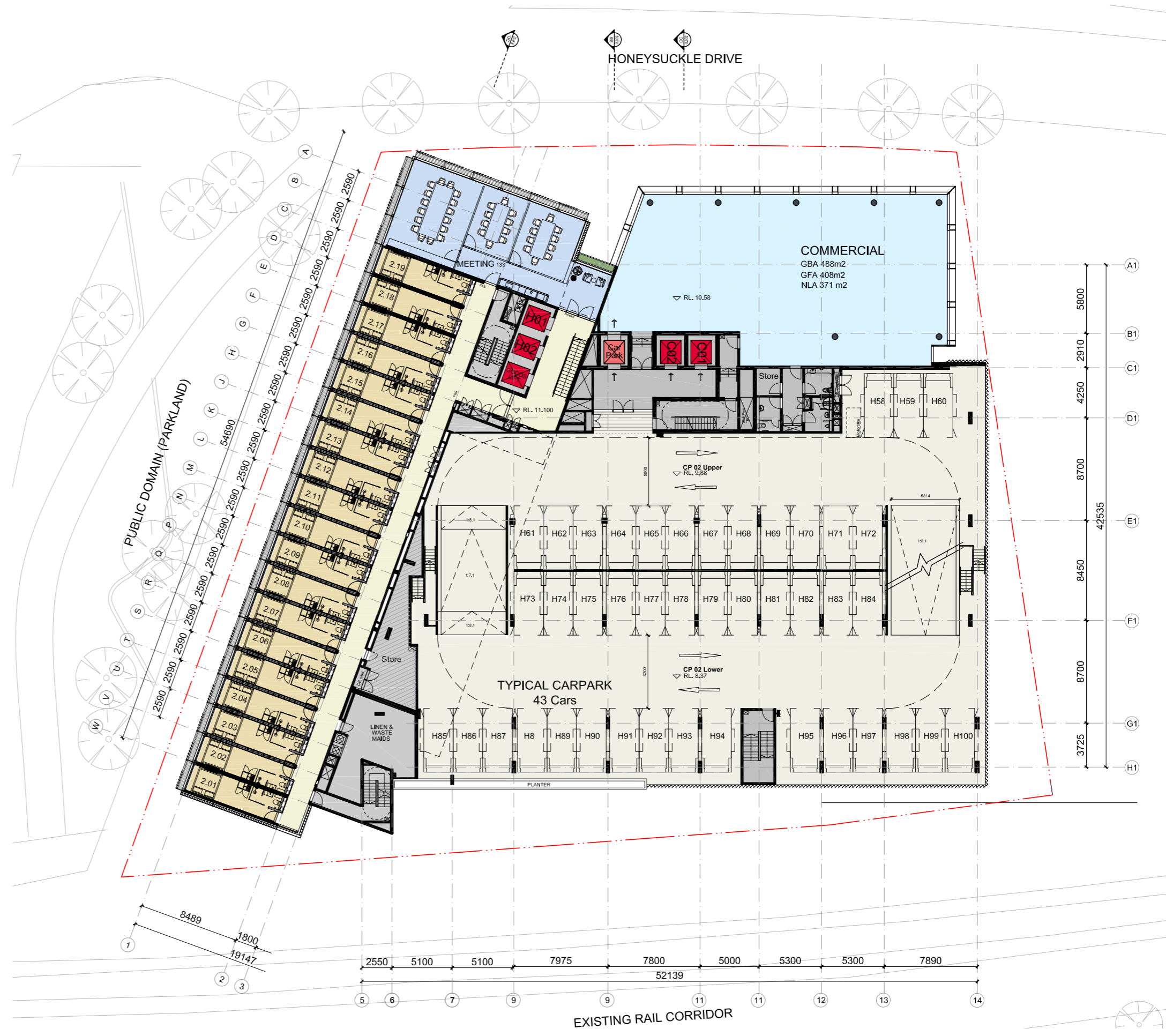


# LEVEL 02 PODIUM OFFICE

### 7.3 Level 02

Similar to Level 1 this level also contains 19 hotel rooms orientated west and accessed of a single loaded corridor. To the northern end at this level of the hotel are meeting rooms and conference facilities.

The second level of podium commercial office is also accessed from the ground floor lobby or via the carpark shuttle lift connecting the commercial parking levels. To the rear of the floor plate are the BOH spaces including the amenities and access to the fire escape stair

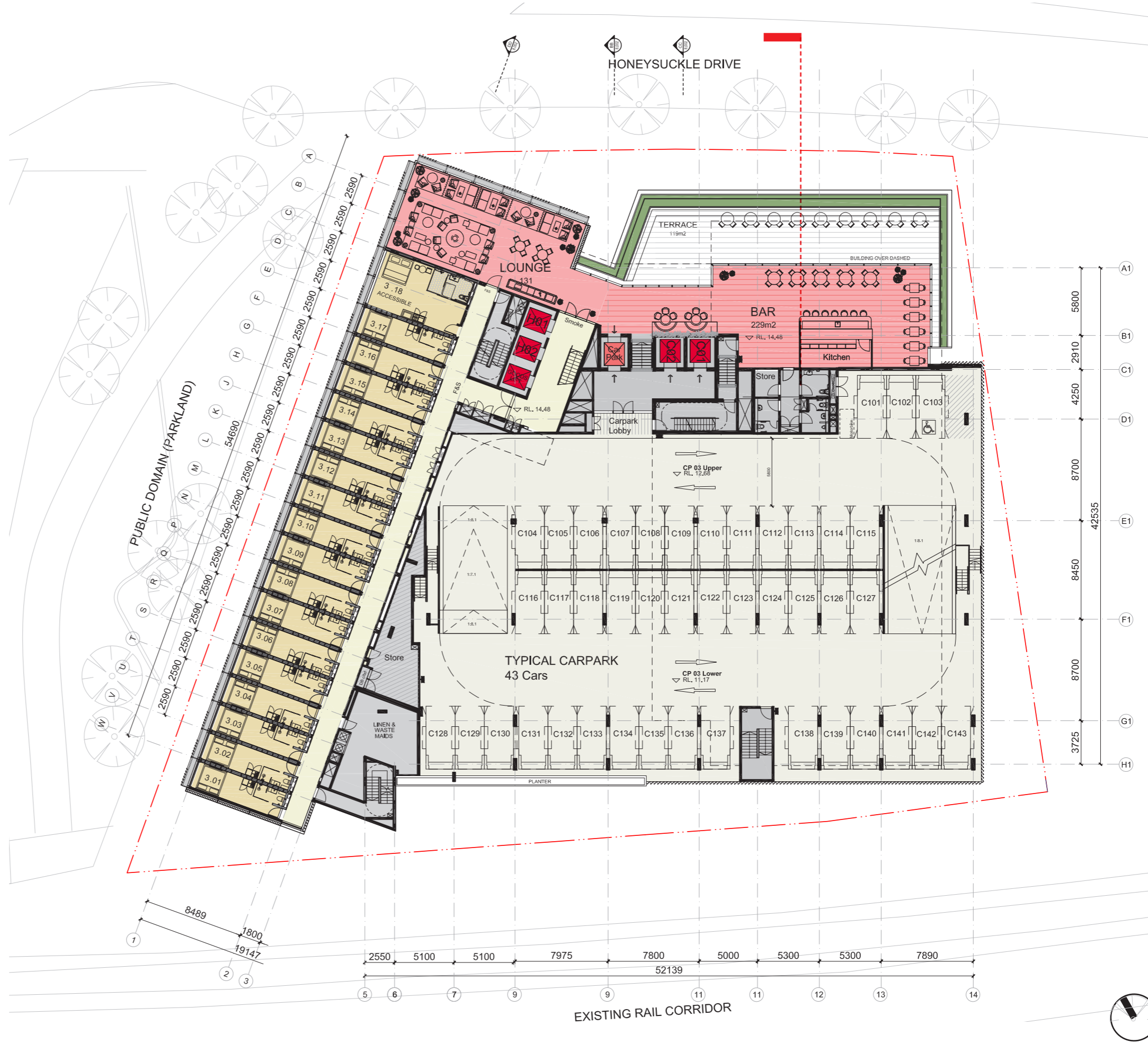


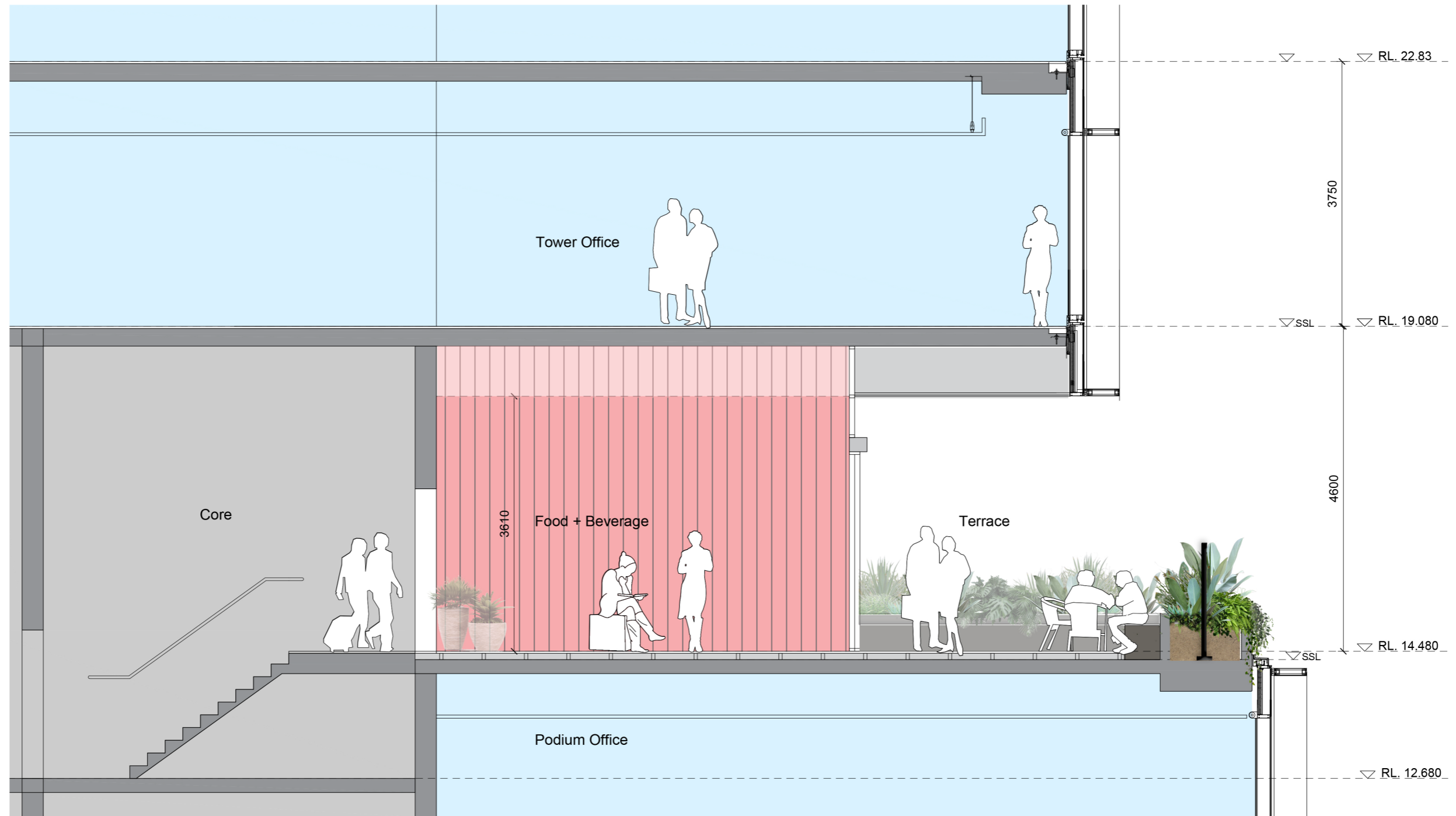
# LEVEL 03 COMMUNAL TERRACE

## 7.4 Level 03

This level also contains 19 hotel rooms orientated west and accessed off a single loaded corridor. To the northern end of the hotel is a double height lounge for the use of hotel guests. It is connected to the east to a hospitality space that opens out onto a north facing podium rooftop terrace. The hospitality space is also accessible from the commercial office lift core and provides food and beverage facilities for both the hotel guests and commercial tenants.

All lifts serve this level including the carpark shuttle lift, which is a double-sided lift that deal with the level change from the carpark to the outdoor terrace.

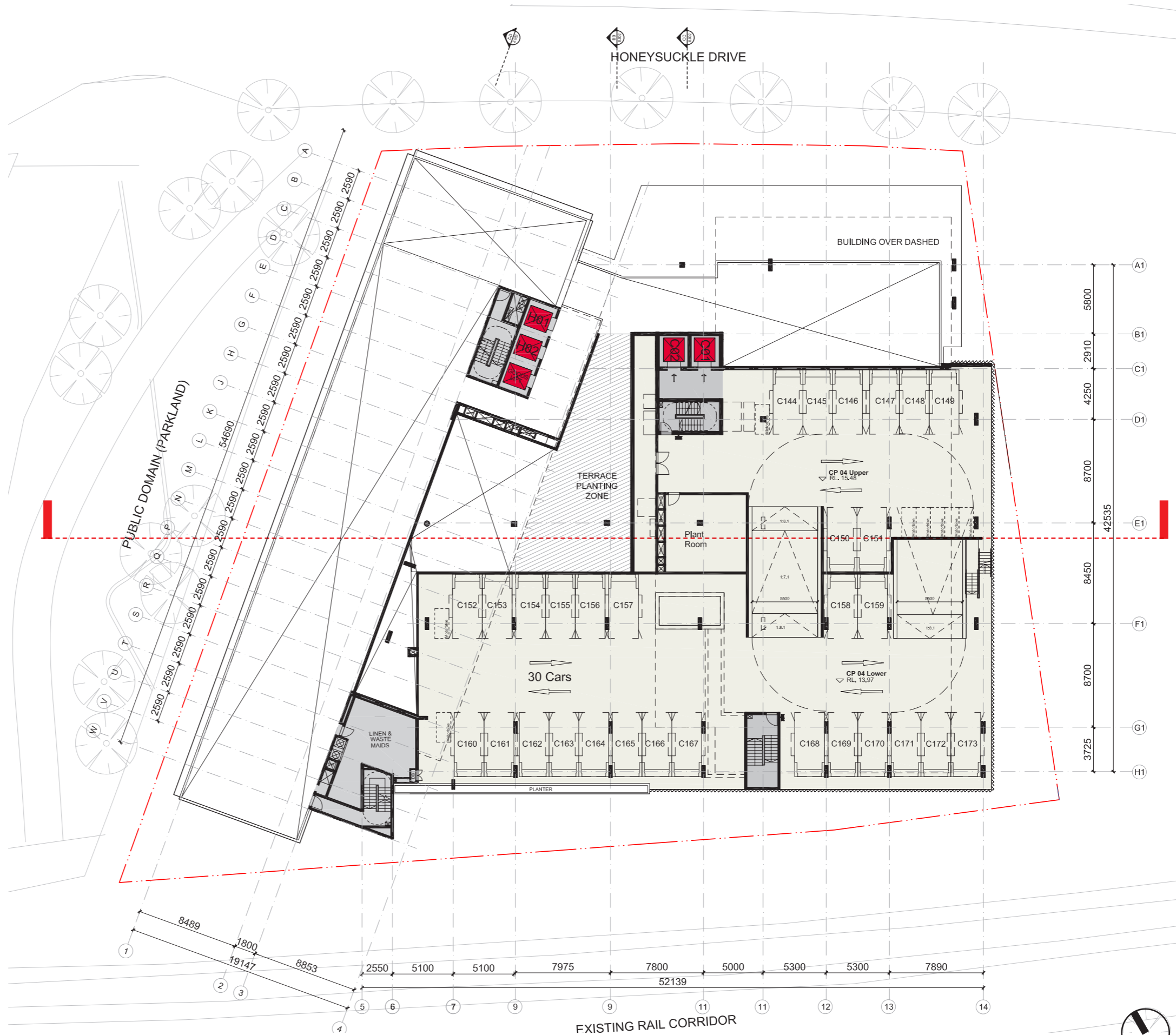


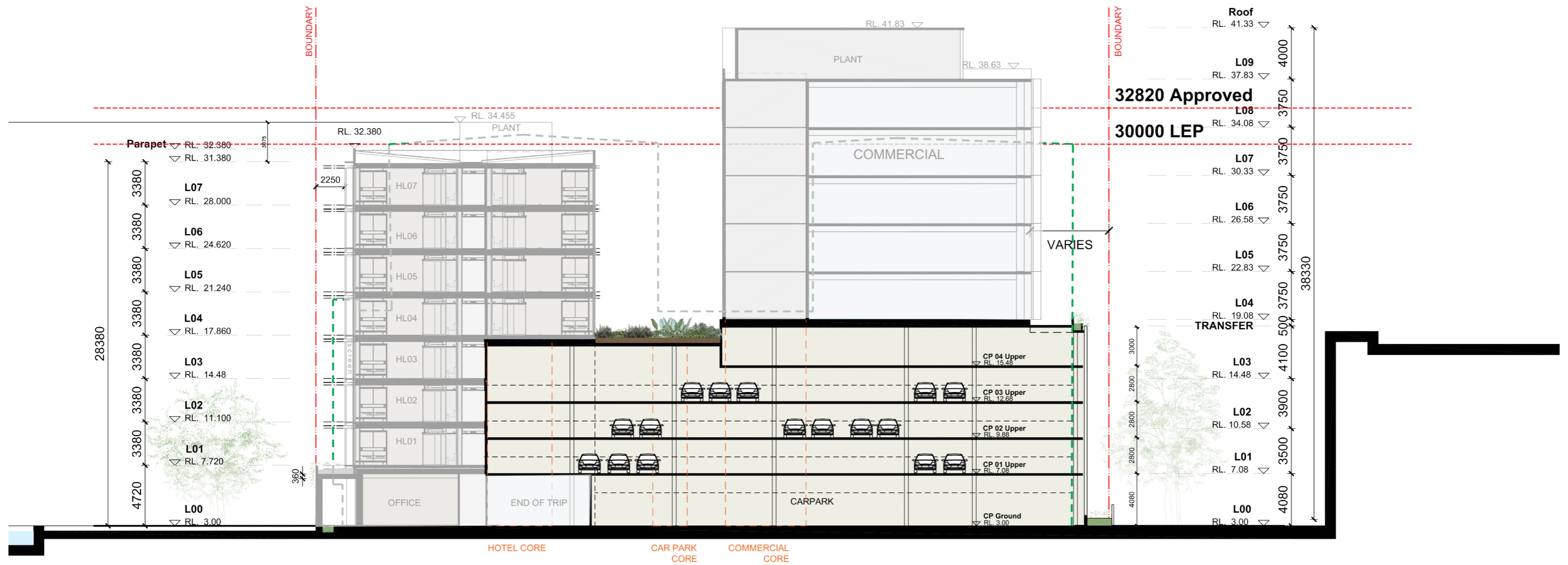


# LEVEL 04 CAR PARK

## 7.5 Levels 04

The uppermost level of the carpark accommodates commercial office vehicles. Vehicle access is via a split-level ramp with access to commercial floors via the commercial lifts.





# LEVEL 04 PLAN

## 7.6 Level 05

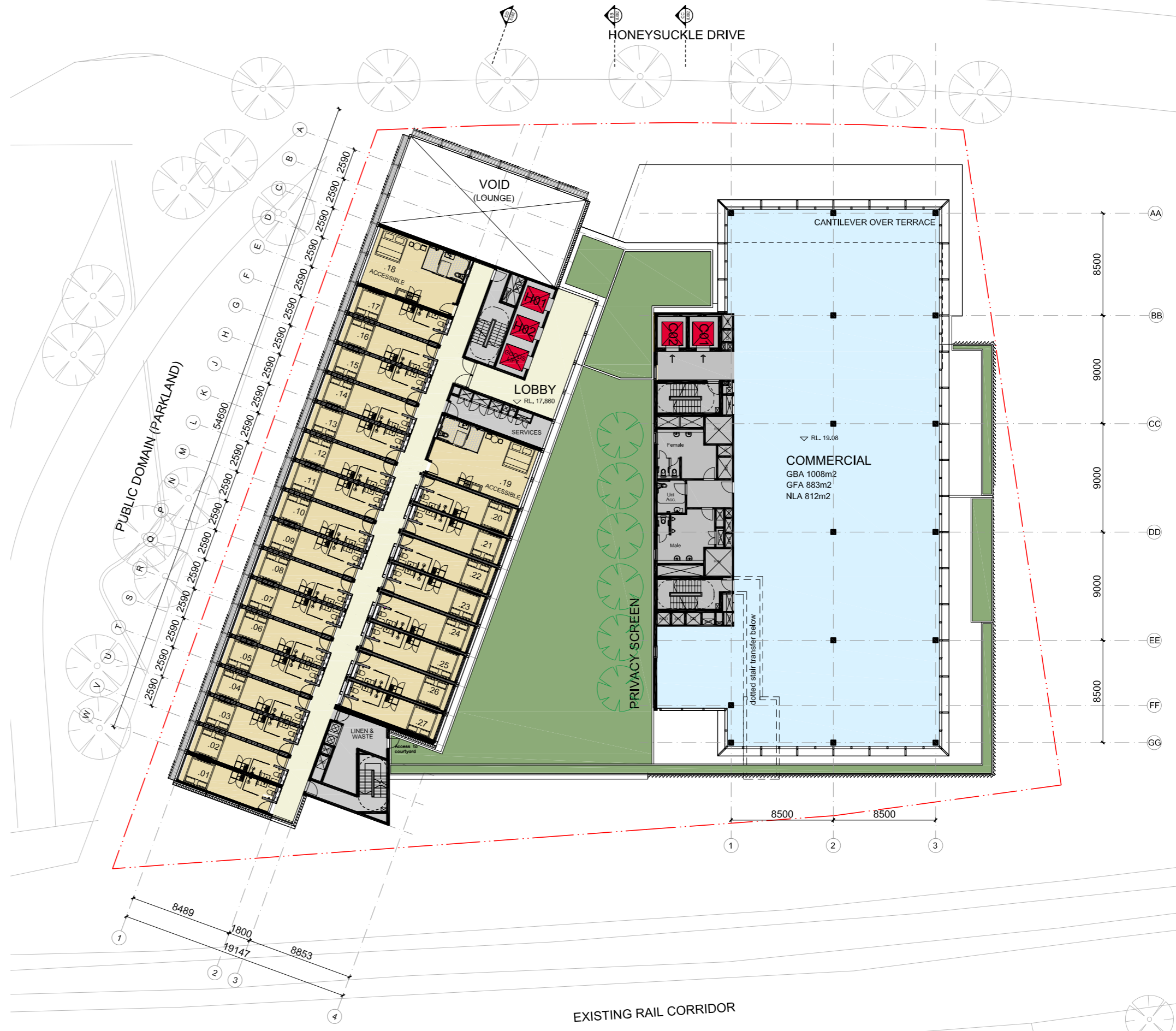
The hotel has 27 rooms at this level. All room layout is typical with the exception the north-west corner room and the room just south of the core, which are designed to be accessible. The rooms are paired and mirrored with a central double loaded corridor to provide for a well-articulated communal circulation space with natural light at both ends.

The rooms that face west overlook the Cottage Creek public domain while the eastern rooms look into the landscaped courtyard. The landscaping design provides guests with privacy and framed views into a lush and verdant courtyard.

To the northern end of the hotel is the upper level of a double height lounge. Glazing to the end of the corridors provides outlook beyond.

To the east is this first level of the commercial tower. The services and amenities run down the western edge of the building providing a flexible, open floor plate capable of being sub-divided and taking advantage of views over the Newcastle CBD. The location of the core provides privacy between the hotel and commercial but also protection from solar heat gain from low angle western sun.

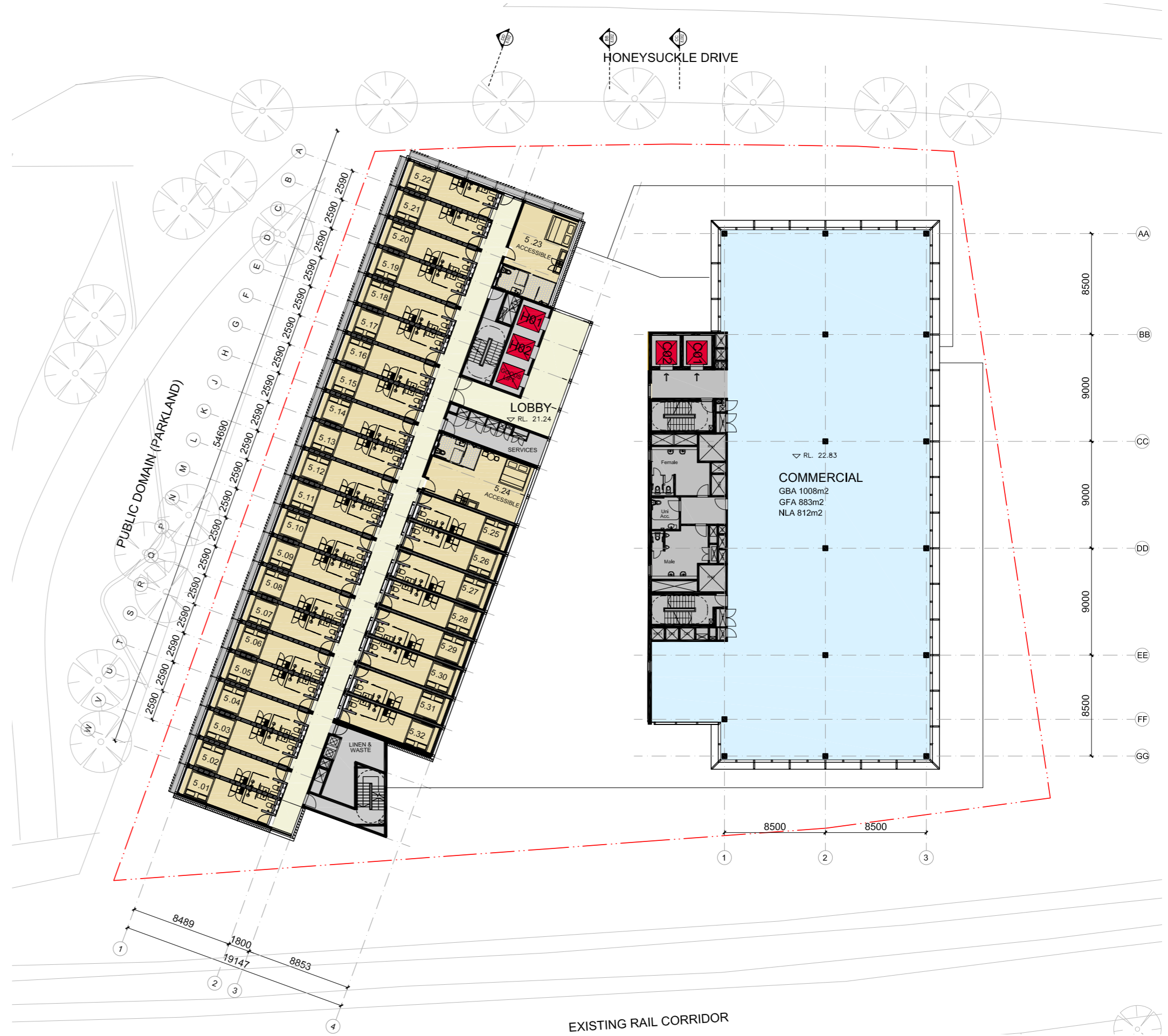
The impact of wind on the podium top terrace, especially with regards to the funnel shape of the plan are being investigated further and mitigation devices will be put in place.



# LEVEL 05-07 PLAN

## 7.7 Levels 05-07

These typical hotel levels have 32 rooms including 1 accessible room per level, which is situated close to the lifts. The double loaded corridor is glazed at both ends to provide natural light and outlook. The commercial floor plate has 812m<sup>2</sup> of NLA with views overlooking Newcastle CBD and beyond to the east.



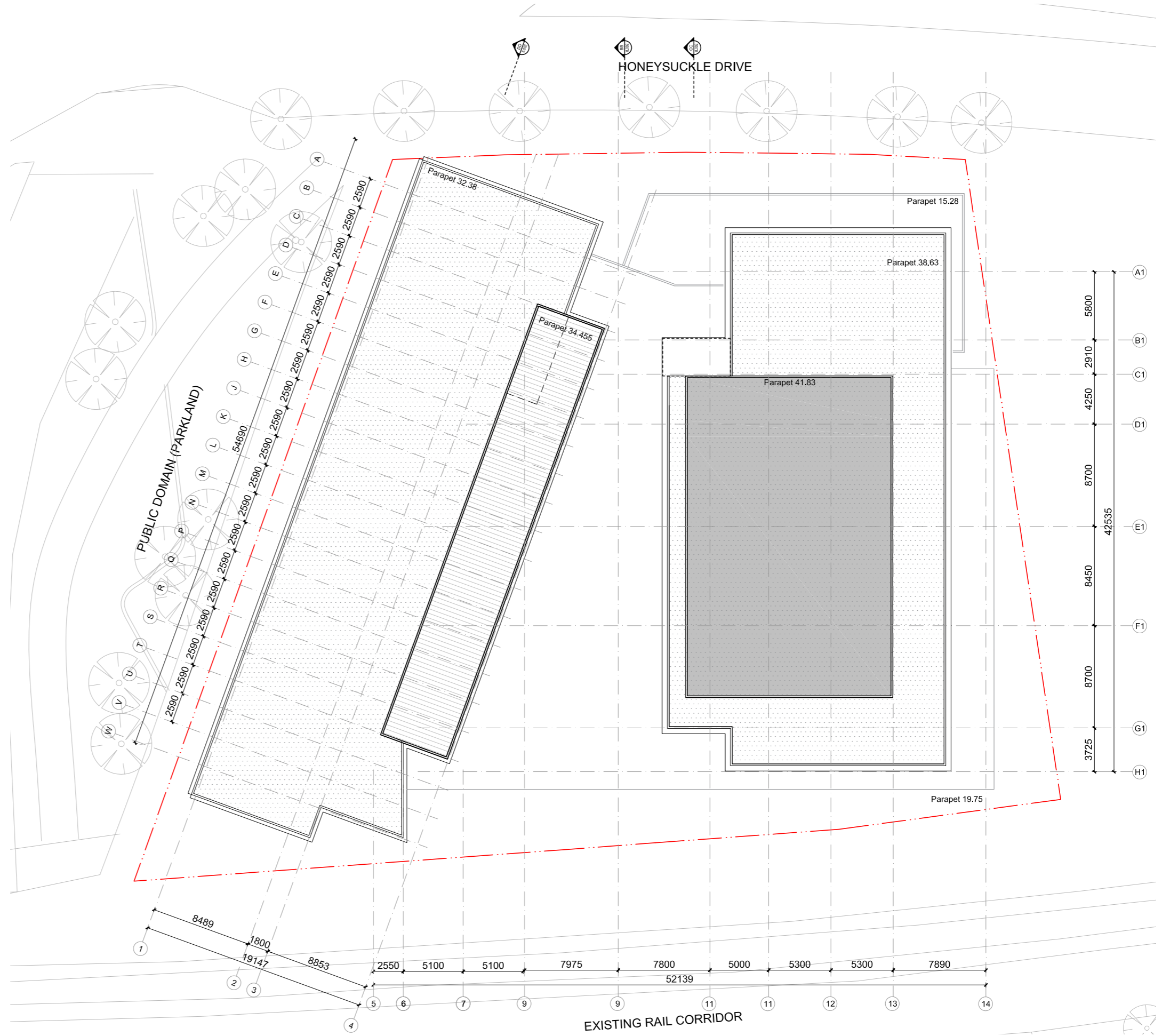


# ROOFTOP PLAN

## 7.9 Rooftop

The commercial tower reaches its highest point at 5 floors from the podium level and 9 from ground. The rooftop plant pushed centrally located along the western edge to reduce its visibility from street level.

The commercial tower is one storey + plant above the LEP. However, when viewed in context and averaged over the street frontage the building form sits comfortably within its context.



# 8.0 FACADE + MATERIALS

The architectural response can be broken down into four distinctive volumes containing a Hotel, Podium Office, Tower Office and Carpark located over an elevated plinth. The volumes have been scaled and located in direct response to the surrounding context and environmental conditions. Together they define a harmonious family of forms. The differentiated façade treatments reinforce the volumes and respond to their orientation and use. A consistent material palette is applied across all volumes to reinforce the identity of the overall development.

The programme and massing defined as a series of distinct forms consisting of a hotel, podium office, tower office and carpark located over an elevated ground plane. They work together to define a harmonious family of forms. The façades treatments aim to celebrate the differences between uses and volumes while maintaining a consistent material palette that will reinforce the identity of the overall development.

Facades have expressed grids that reflect the structural or room modules inherent in the buildings. They wrap around all facades to reinforce the volumes rather than individual facades.

The hotel façade is defined by a detached screen that supports a series of fixed vertical louvres that provide privacy and sun shading. The regular grid of the Hotel room layout is expressed within both the primary façade and the detached frame of the secondary screen that provides external sun shading to the predominantly glass façade.

The articulation of the commercial volume follows a similar language of expressive dominant structure of the hotel. The facade is broken down into 1500mm glazing modules with a projecting deep sunshade at 3000mm centers. At each floor level there is a projecting horizontal sunshade and shadow box spandrel breaking the facades up vertically. The sunshades and the curtain wall framing follow a similar colour palette to that of the hotel cladding with light and dark bronze tones.

The podium commercial facade has a similar scale grid but with a more expressive frame that breaks up the glazing into a series of large scale picture windows.

The Carpark facades are screened with vertical 'Z' section purlins powder coated and fixed at a 45 degree angle to provide visual screening while allowing for a naturally ventilated carpark.

Planters are located across the top of the screen, at level 4 around the east and south sides of the building. Along the south facade there are planters at the slab edge from ground to level 04 which connected to a tensile mesh for climbing plants.





BATESSMART

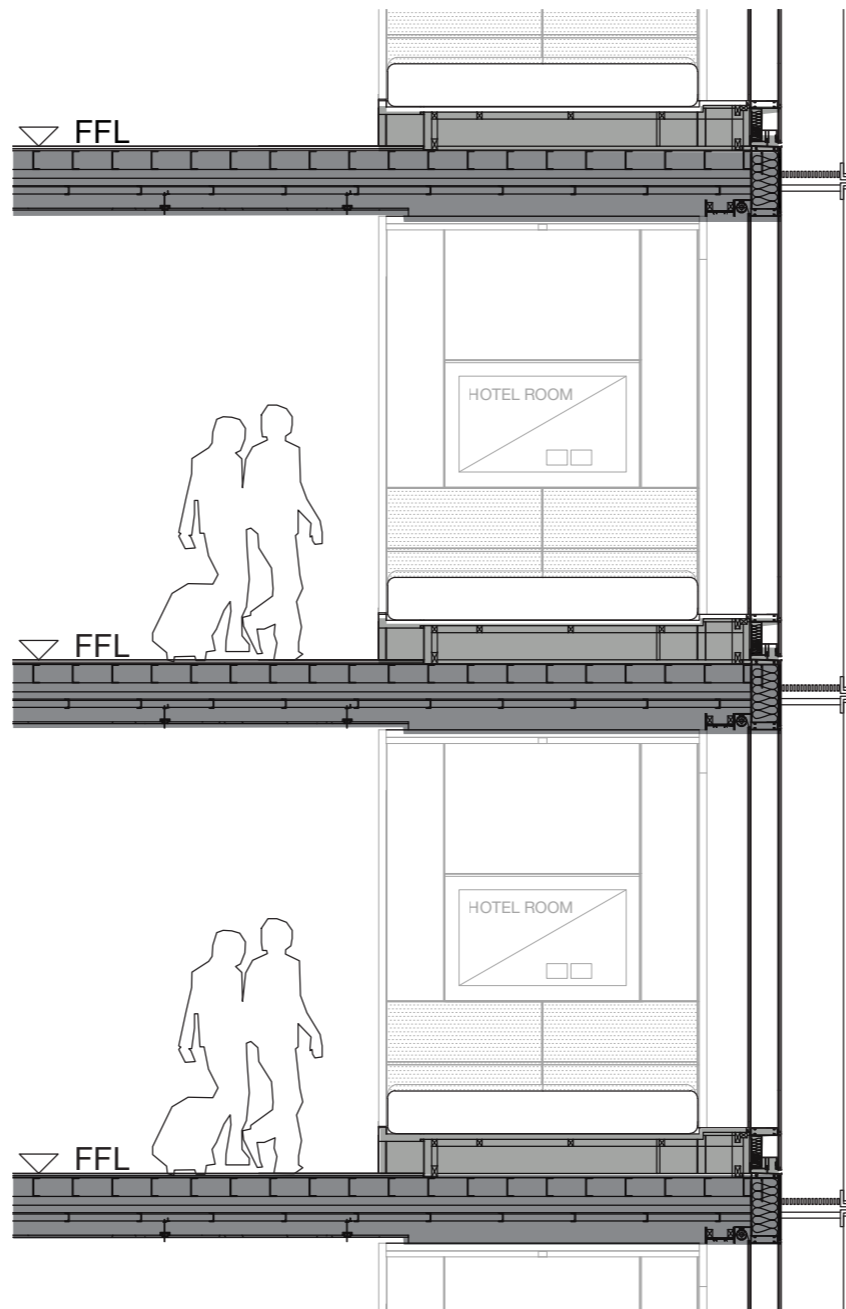
# 8.1 HOTEL FACADE

## FACADE TYPE A (WEST ELEVATION)

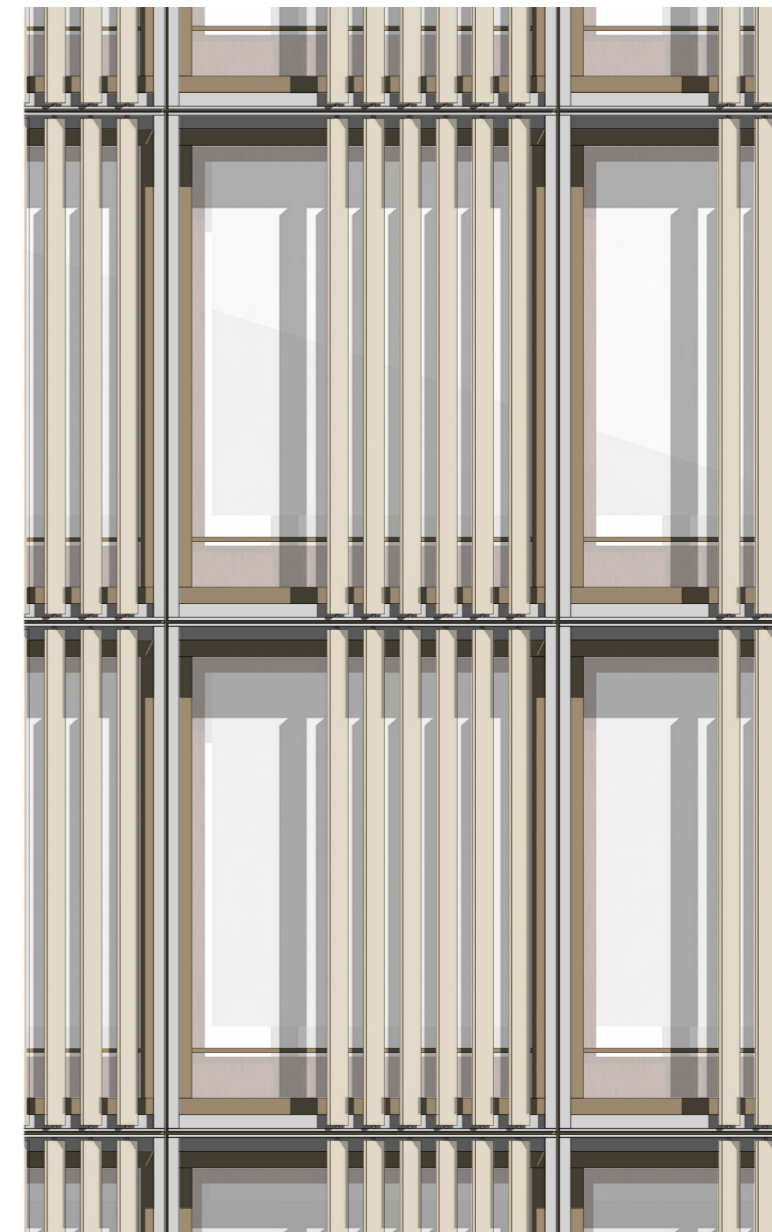
A full height glass façade with an expressed horizontal grid at each floor level and a vertical to party walls expresses the individual room modules. At the lower level glass spandrel panel with a shadowbox conceals the base of the bed behind the façade. Above a full width and full height picture window forms a defining feature of the room.

A detached secondary facade consisting of a steel frame supporting a horizontal sunshade and vertical aluminium battens defines a screen that provide guests with an improved level of privacy while protecting the glass from the western sun.

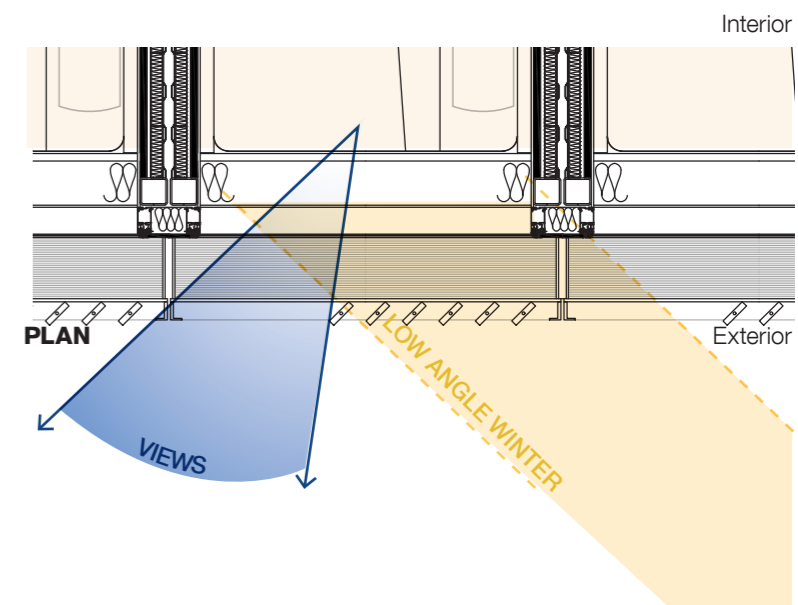
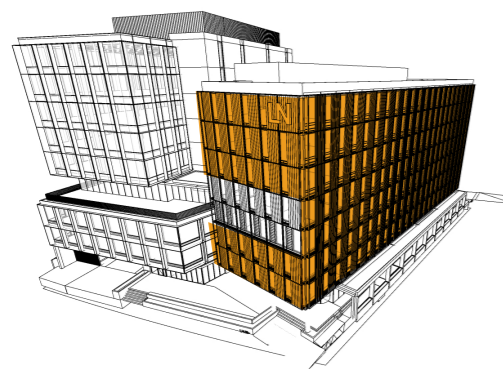
As discussed with DRP the design of the western elevation must also be carefully considered with regards to heat gain and amenity within the hotel rooms. The gridded pattern formed by both the vertical and horizontal frame, the alternating pattern of vertical screens and openings provides an articulated façade with depth and texture while providing an optimal sun shading solution.

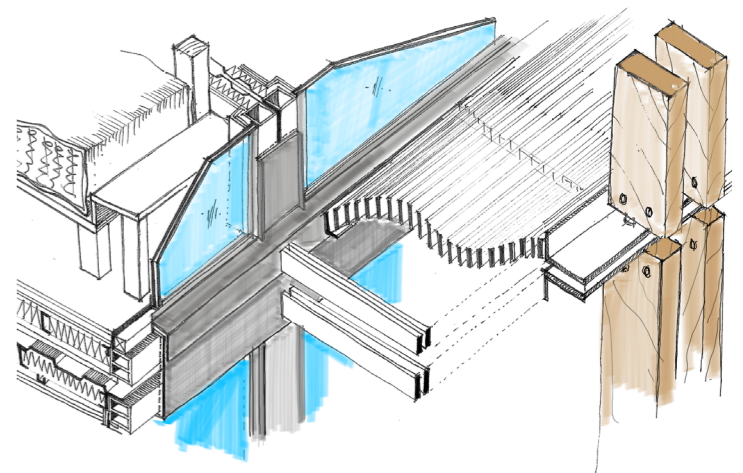
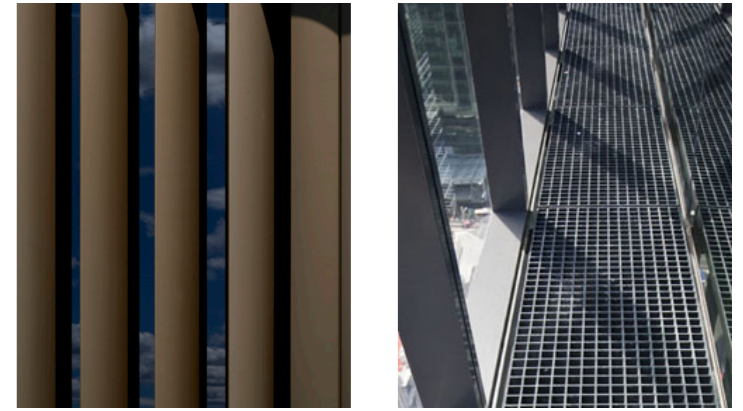
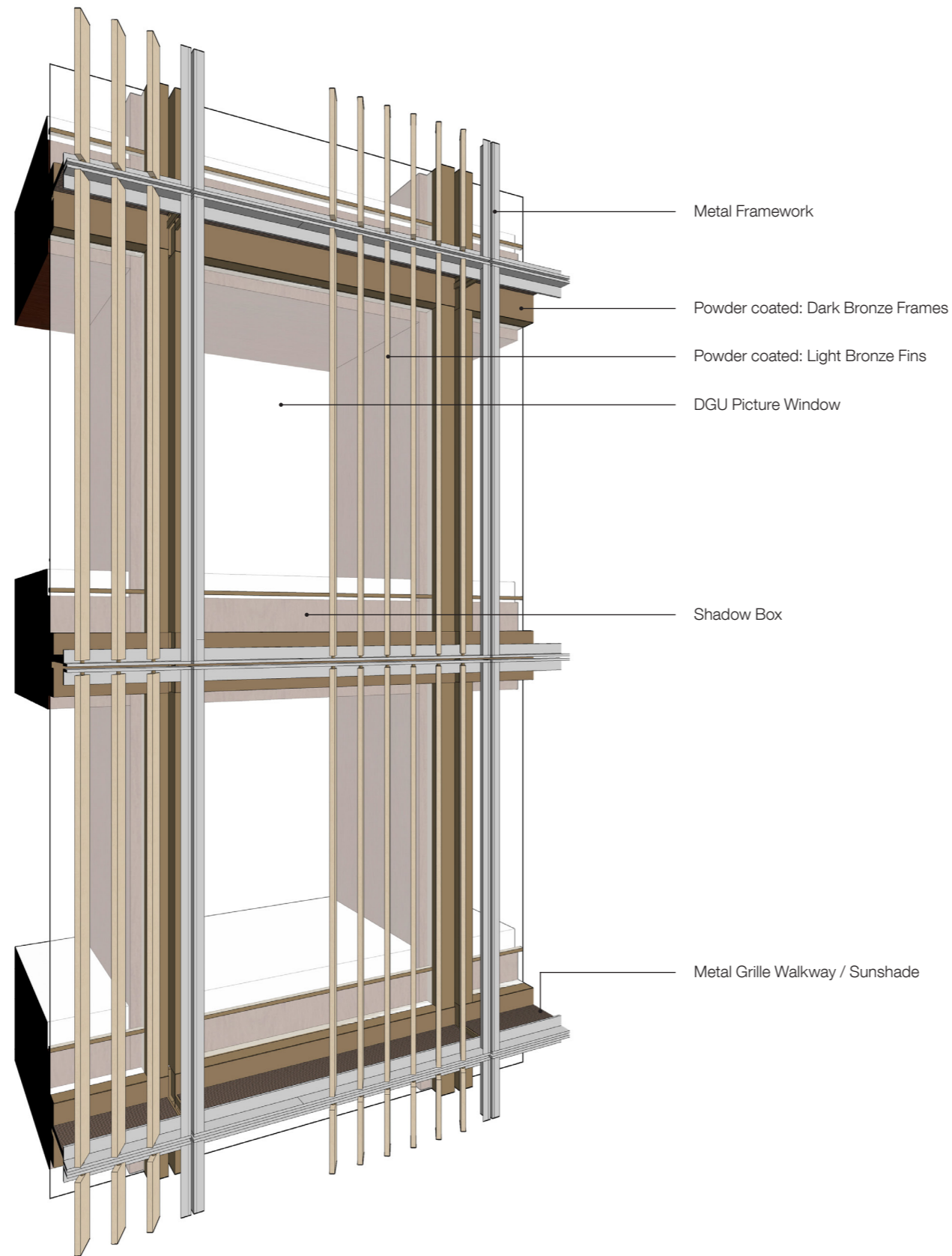


SECTION



ELEVATION





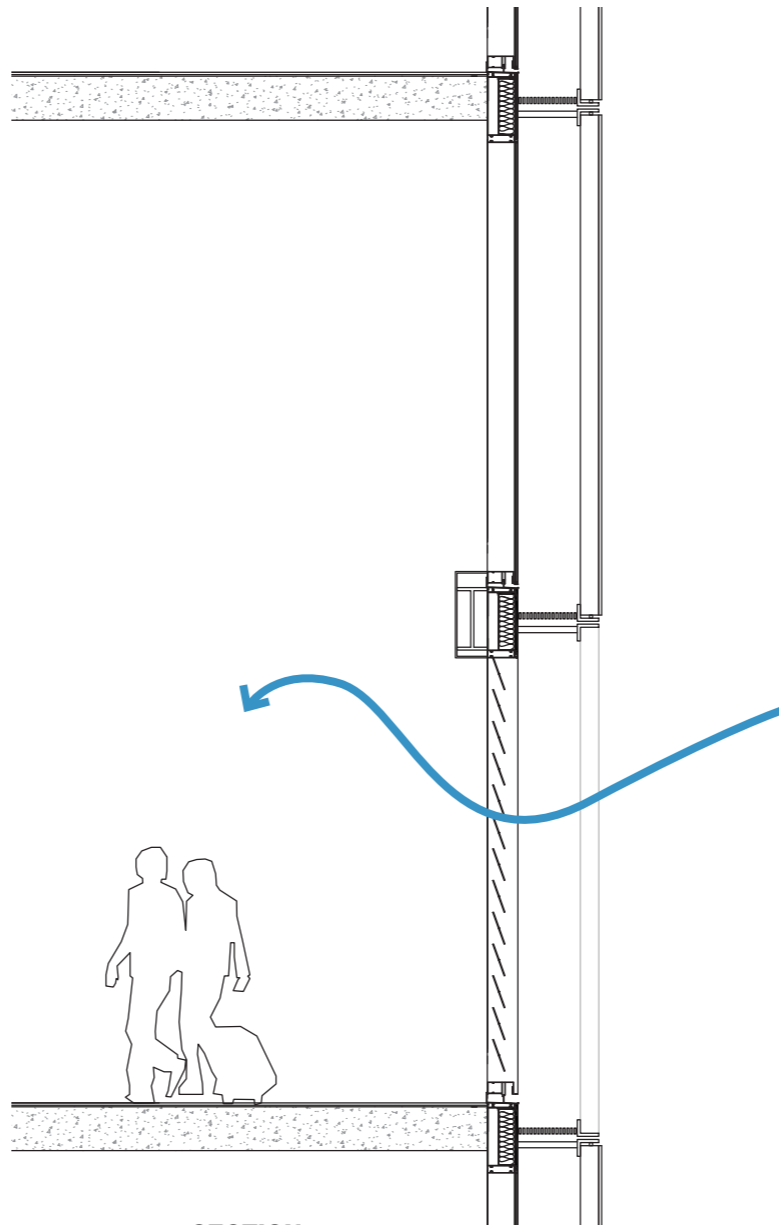
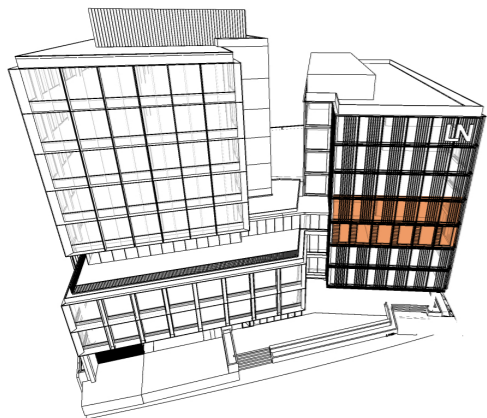
# 8.2 COMMUNAL SPACE FACADE

## FACADE TYPE B (NORTH ELEVATION)

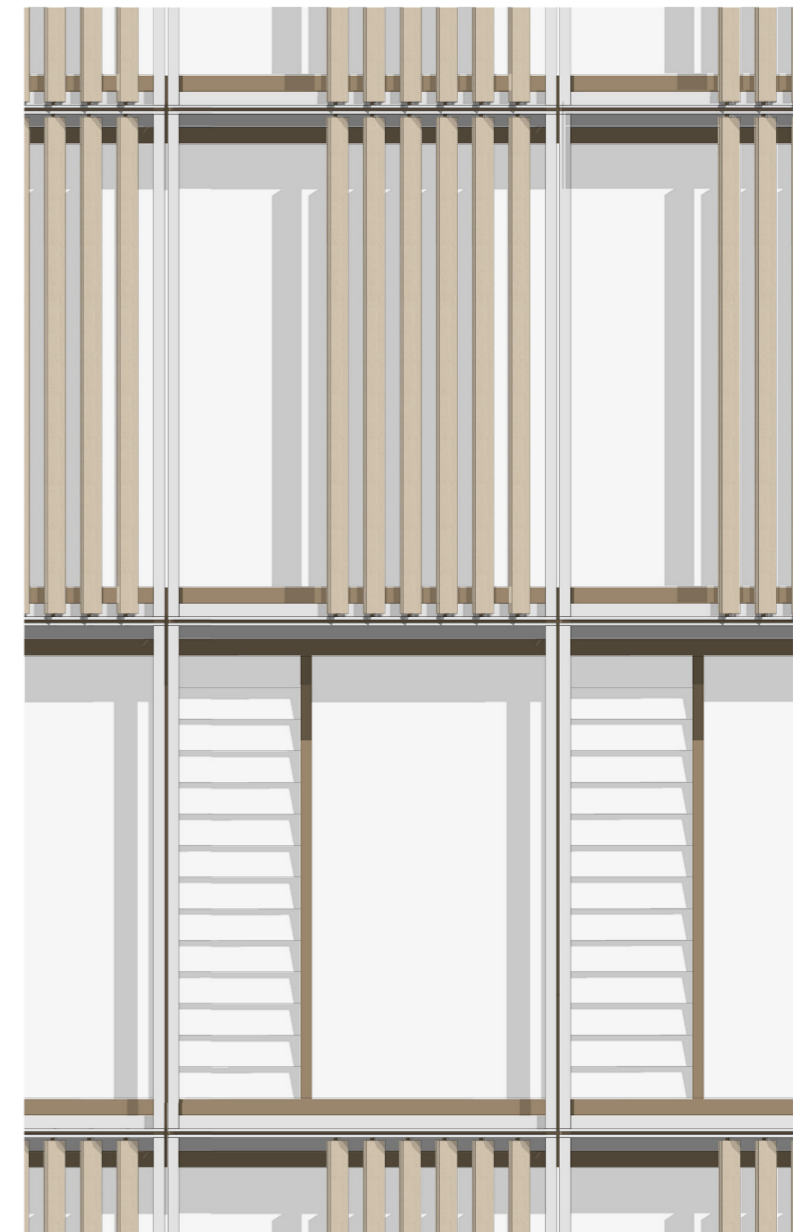
The North façade maintains a similar façade treatment as the west. The metal frame to the detached screen maintains the expression of a series of vertical bays within which the infill varies in response to the different programme of uses across floors.

A double height communal lounge space is located on Level 3 & 4. On the lower level (Level 3) the infill louvres have been eliminated to provide occupants with views while vertical bays of glass louvres have been introduced to provide natural ventilation. On the upper level (Level 4) the vertical metal screens provide effective shading to the full height glass

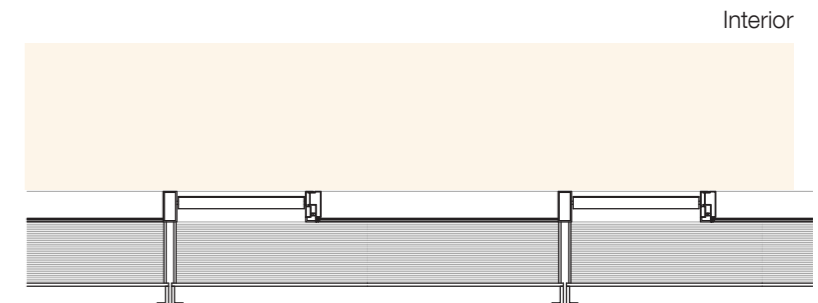
On Levels 5-7 the vertical screens provide depth to the otherwise blank side walls to the rooms while sun shading the full height glass at the end of the corridor and accessible room.



SECTION



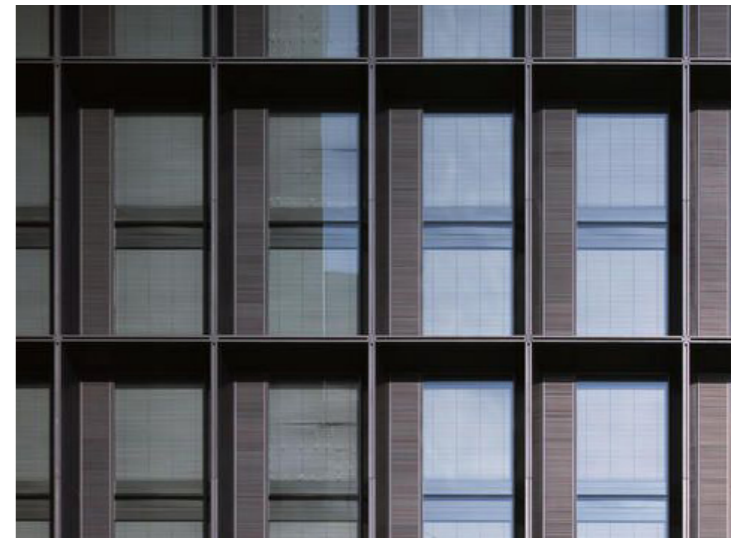
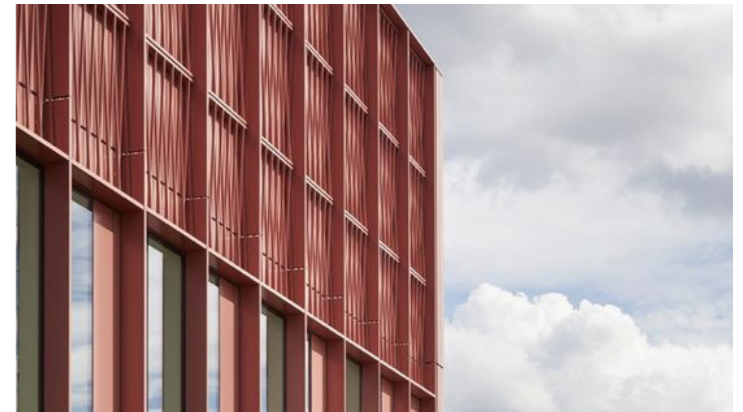
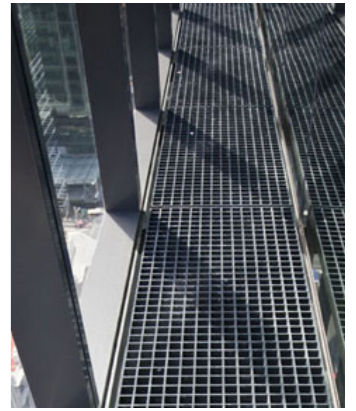
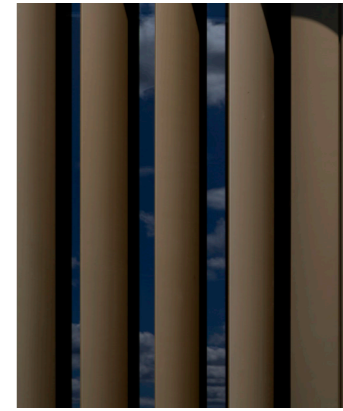
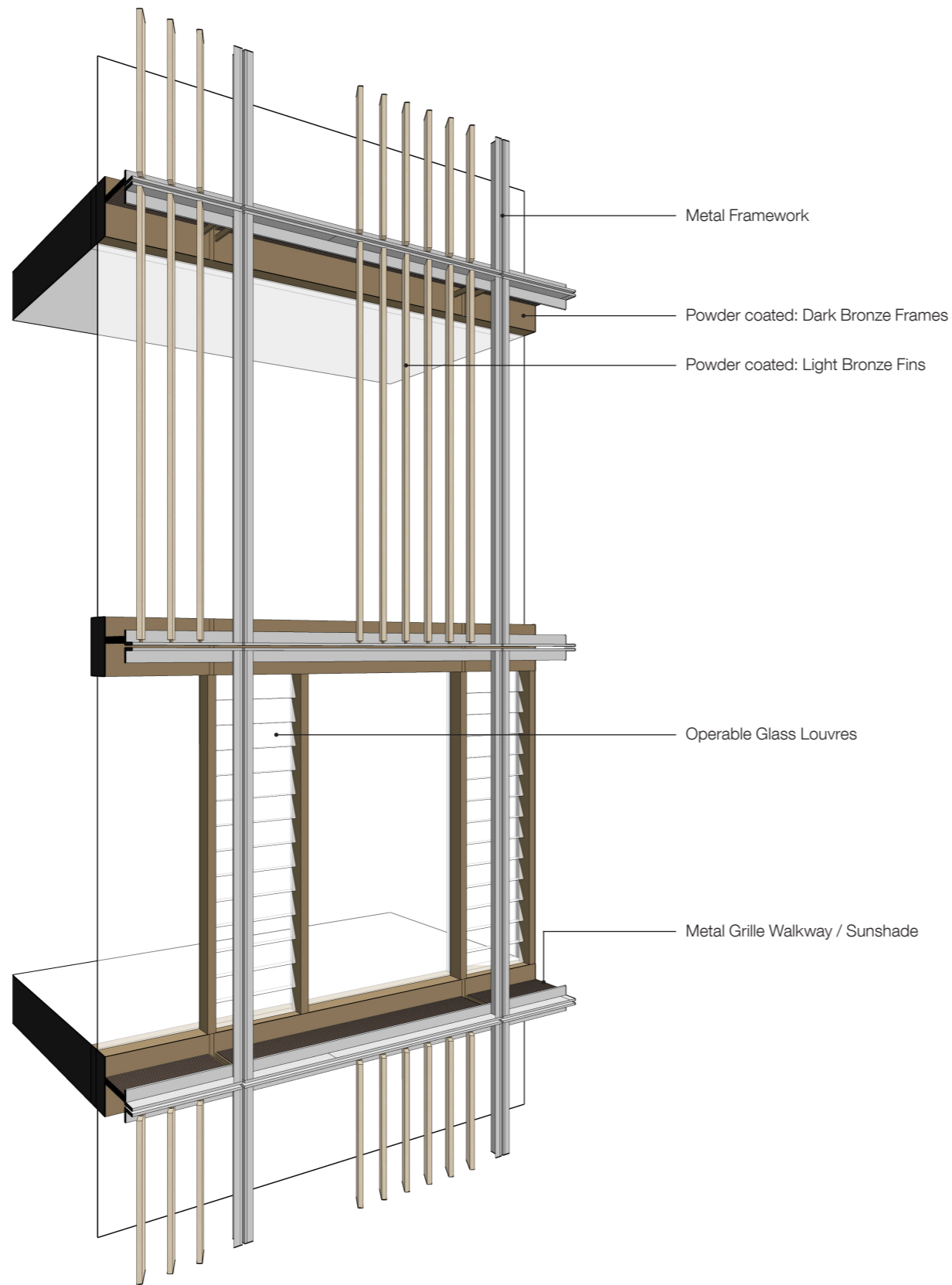
ELEVATION



PLAN

Interior

Exterior

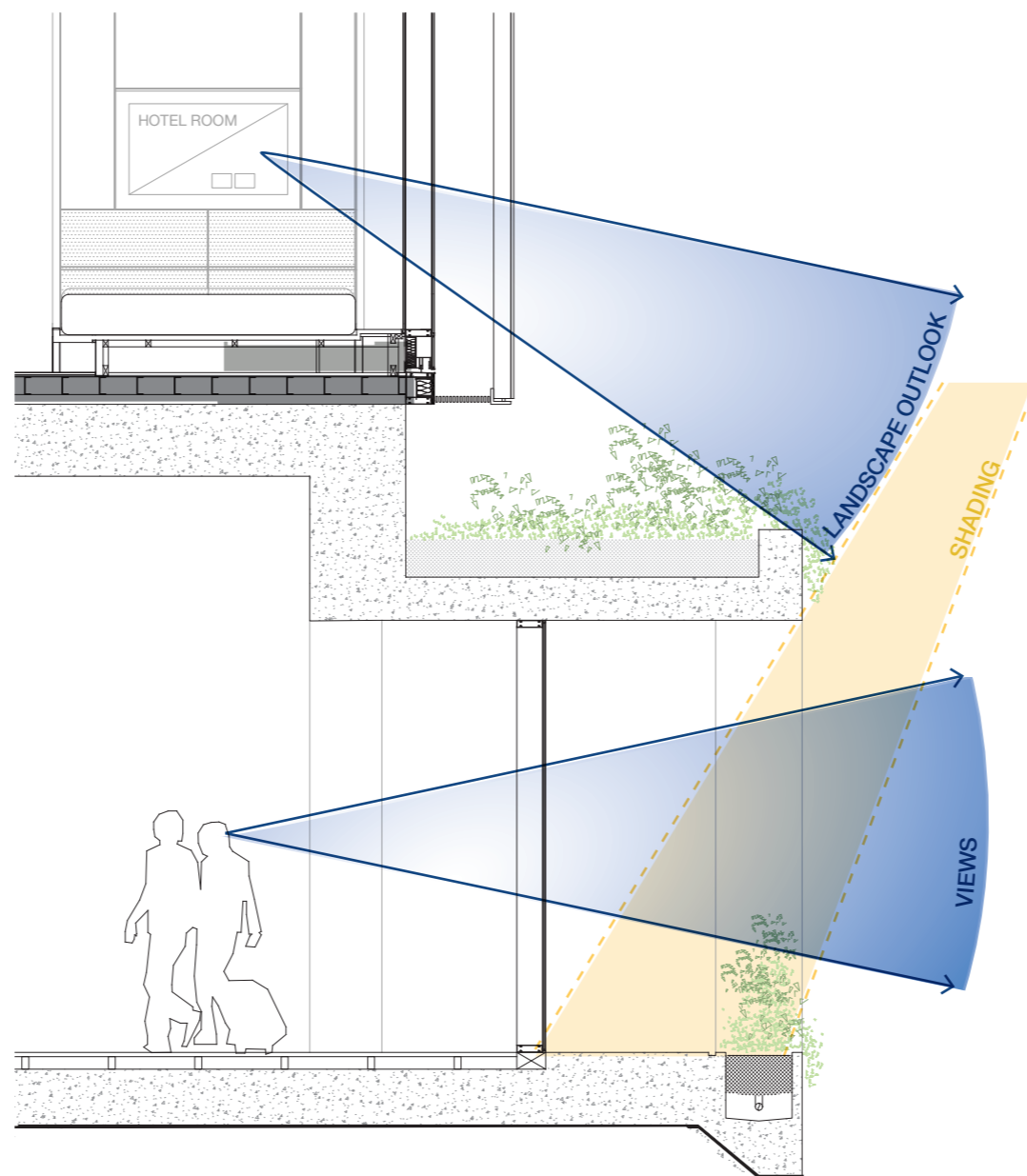


# 8.3 GROUND FLOOR FACADE

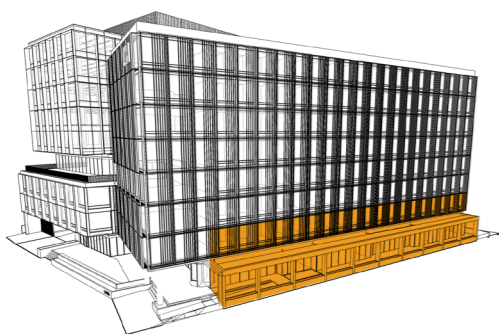
## FACADE TYPE C (GROUND FLOOR ELEVATION)

As discussed with the DRP, the effects of the building on the public domain in terms of the heat island and the relationship between the building and the public park have to be carefully considered.

Along the frontage of the park is an insitu concrete colonnade with integrated planters that extend to the boundary to define a single level podium to the park. It provides a landscaped buffer between the hotel communal spaces and the public domain and a deep shaded overhang to the ground level facilities. It also provides increase privacy and a landscaped outlook to hotel rooms on Level 1.



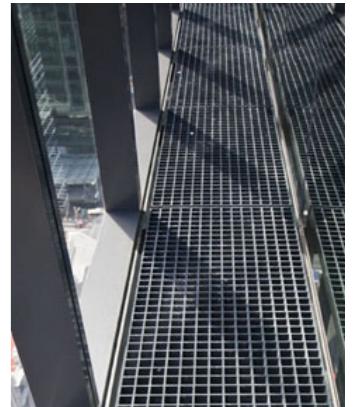
SECTION



ELEVATION



PLAN

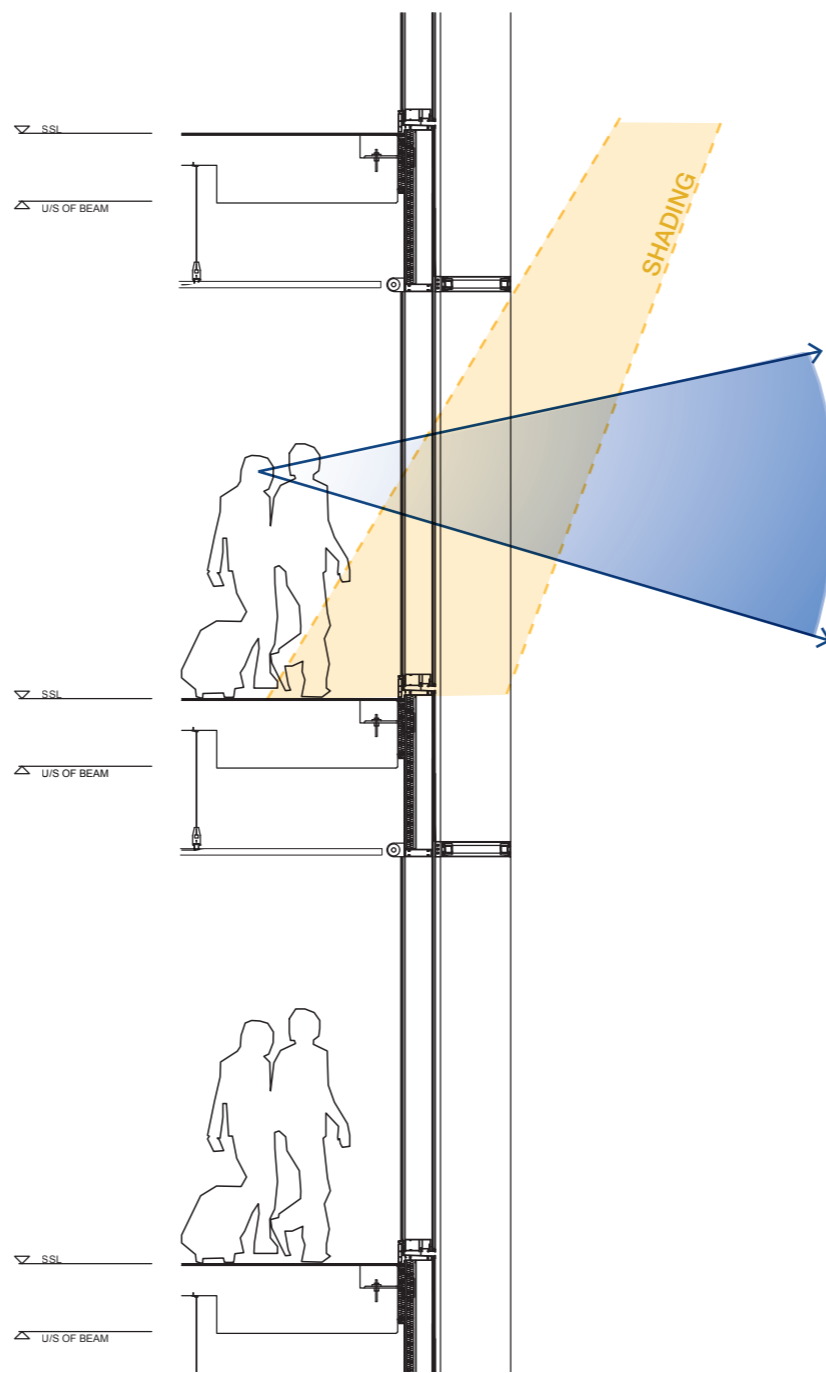
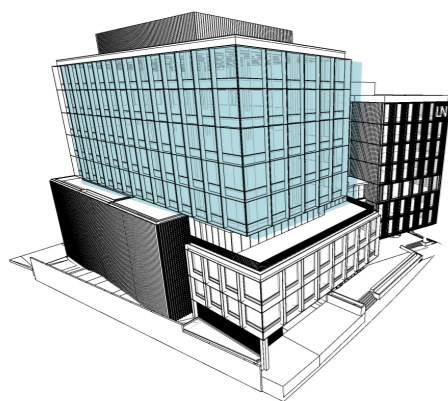


# 8.4 TOWER COMMERCIAL FACADE

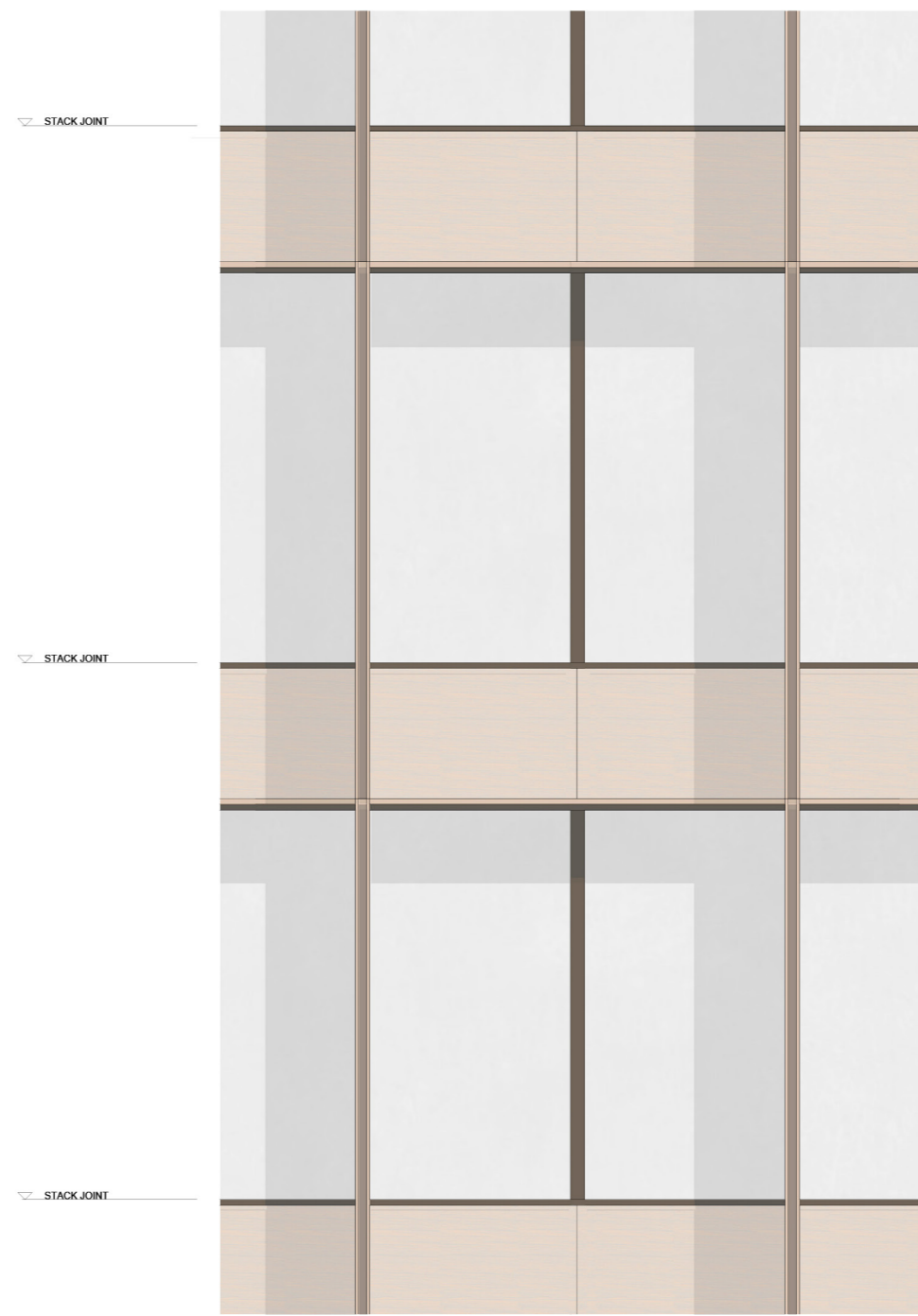
## FACADE TYPE D (COMMERCIAL ELEVATION)

The commercial facade is set at an equal 1500mm glazing module wrapping around the north/ east/ south elevations and provide full height glazing to the office space. The shear glazing face is broken down into a large 3000mm grid defined by a 600mm deep powder coated aluminium vertical sunshades. At floor level is a shadow box detail edged with a continuous horizontal sunshade matching the verticals.

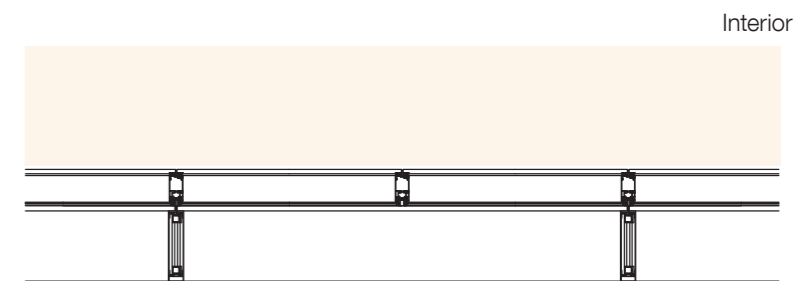
The service core located to the west is finished in off form concrete and provide both protection from the western sun and visual privacy across to the hotel rooms, which shrouds the amenities and core of the building.



SECTION

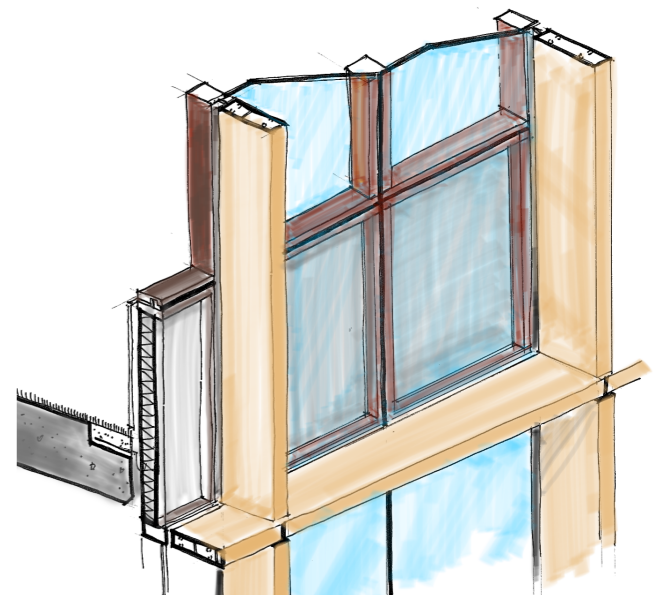
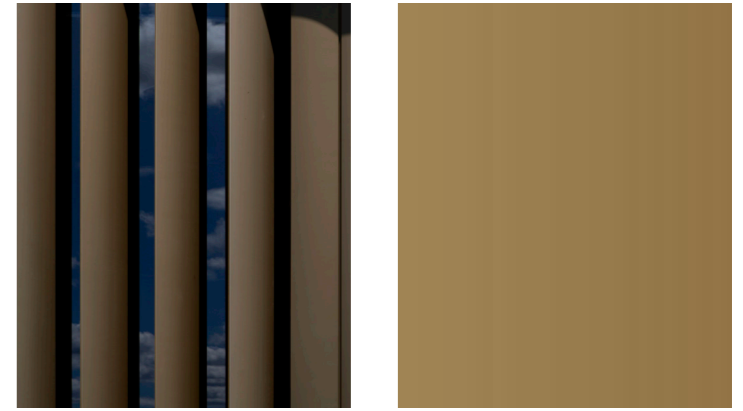
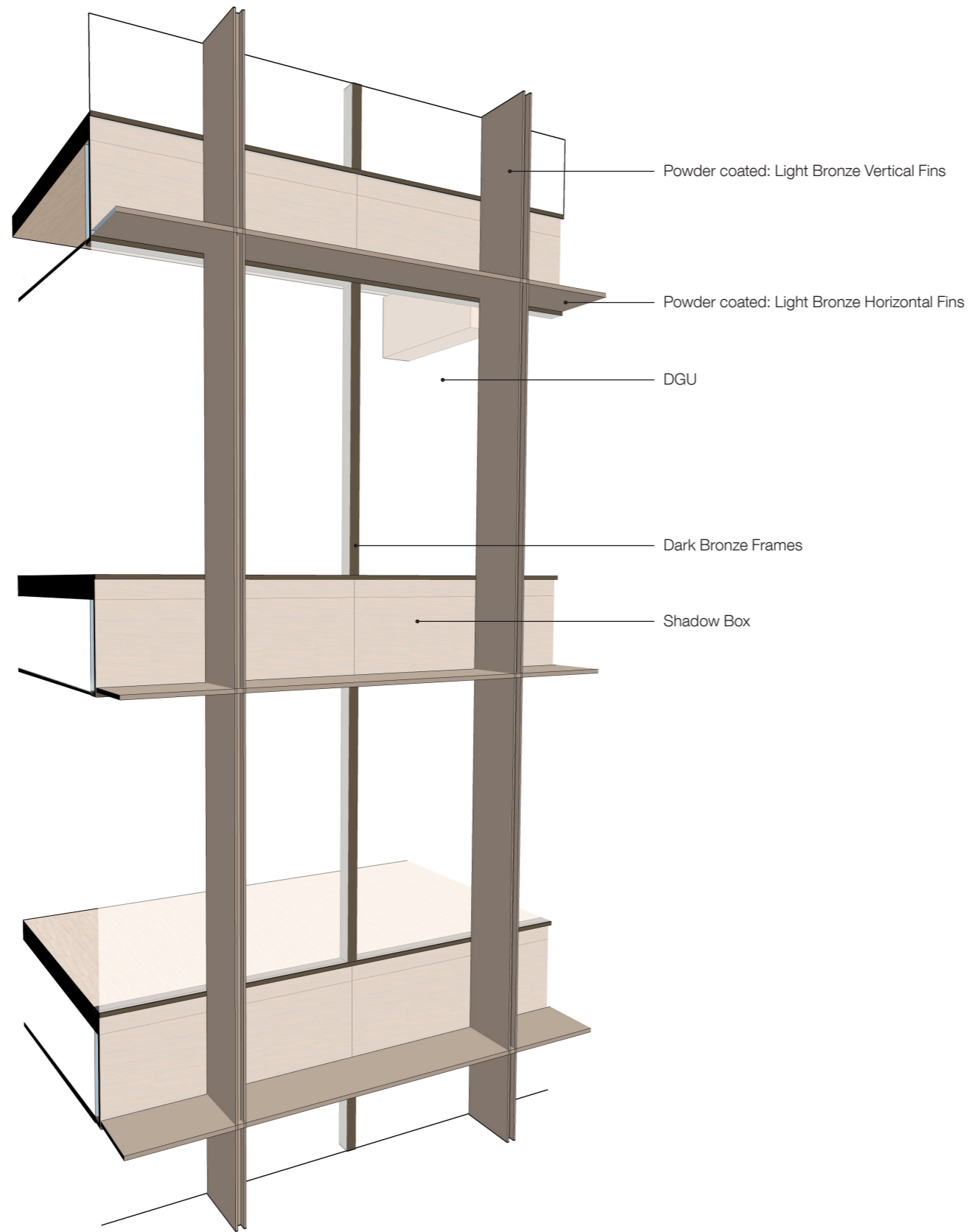


ELEVATION



PLAN

Exterior



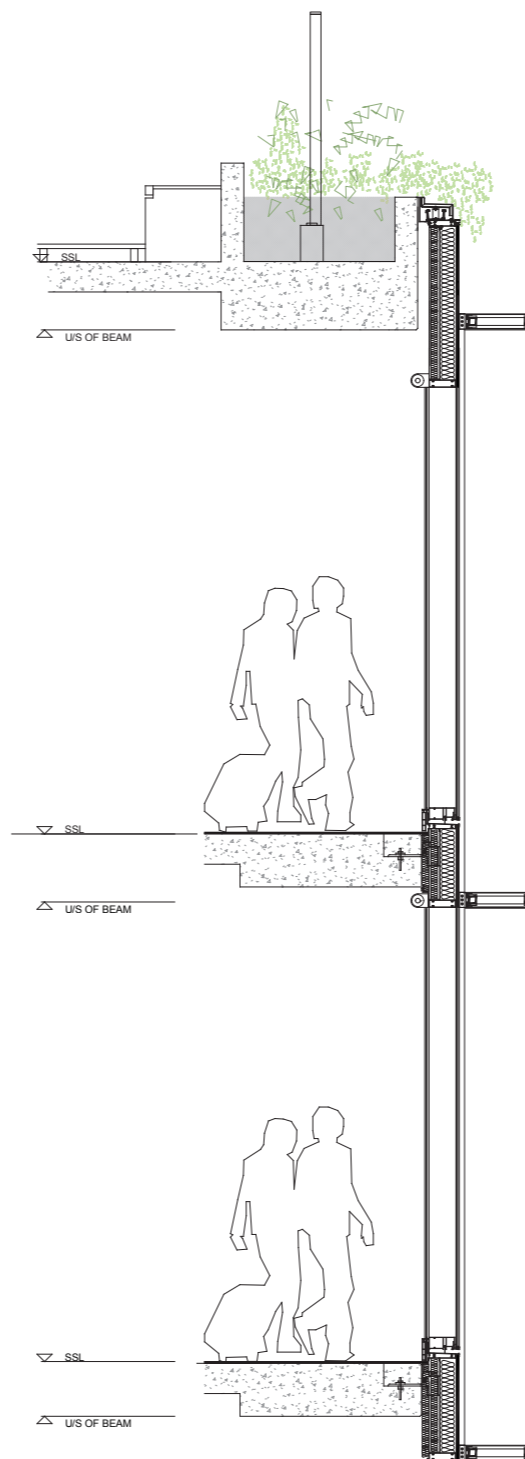
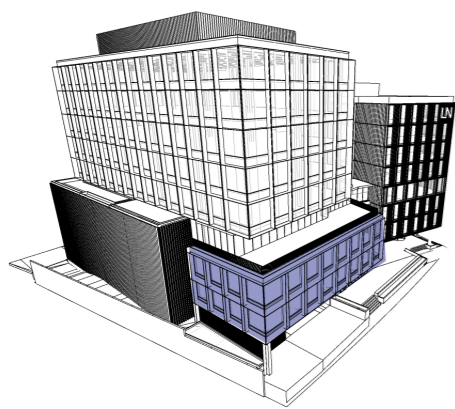
# 8.5 PODIUM COMMERCIAL FACADE

## FACADE TYPE E (NORTH PODIUM ELEVATION)

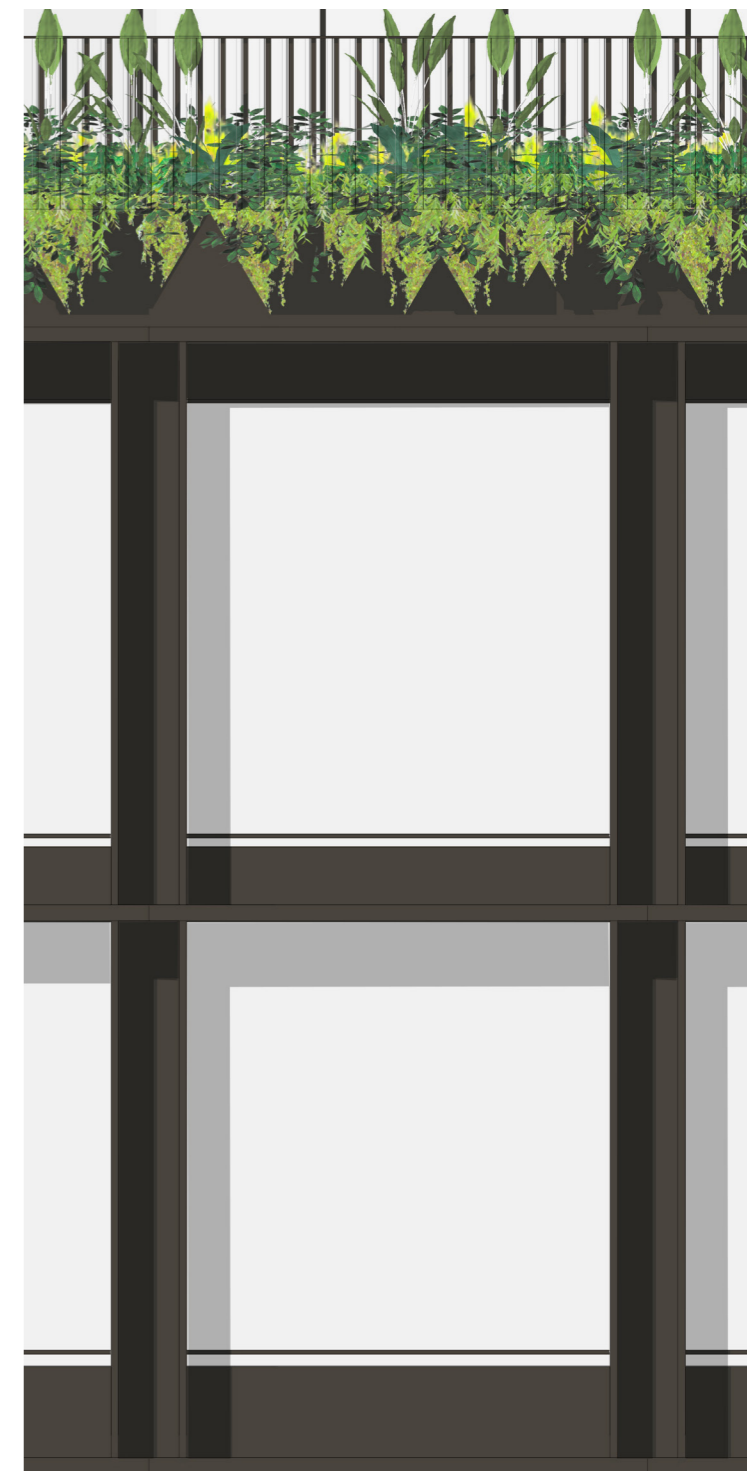
The two-storey northern facade to the commercial space is expressed as a series of large picture windows set within a dark bronze powder coated aluminium frame. The verticals fins are doubled up at regular centres, across the elevation, with a solid metal infill panels to reduce the overall area of glazing while a single horizontal fin located at ceiling level forms a continuous sunshade.

While intentionally differentiated from the tower above it works together with the gridded expression of the hotel and commercial tower to unify the overall development

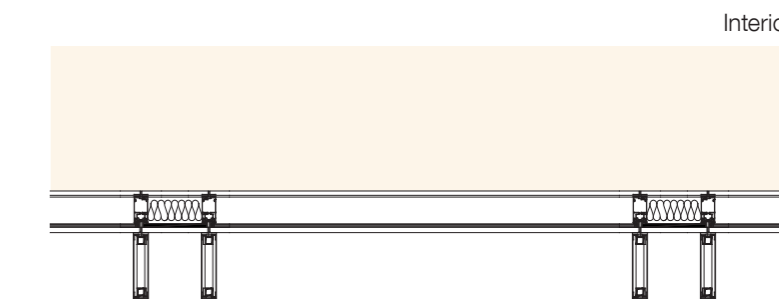
The green edge set atop the podium reinforces the separation of podium and tower. It reinforces the human scale when viewed from the street and provides an inviting outlook from the terrace.



SECTION

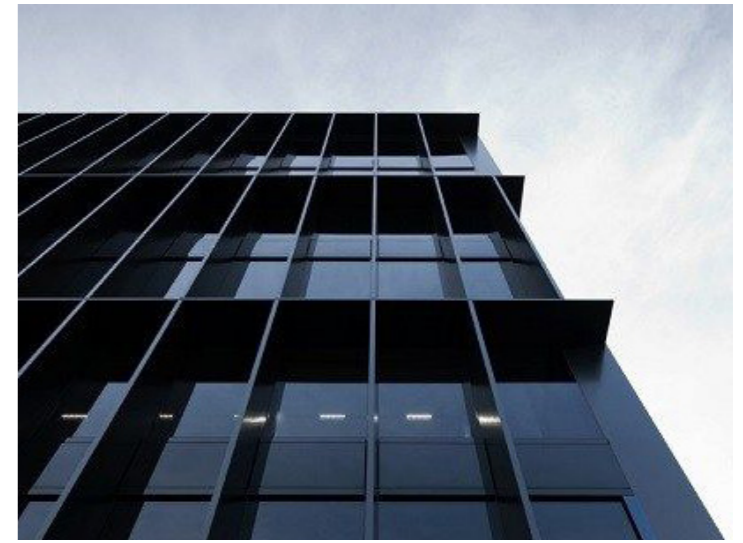
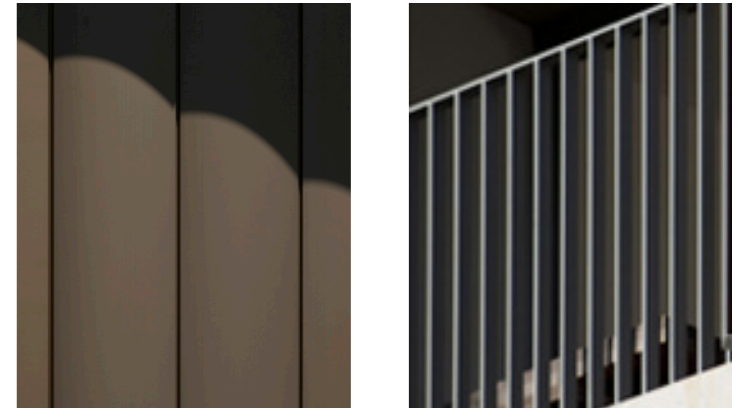
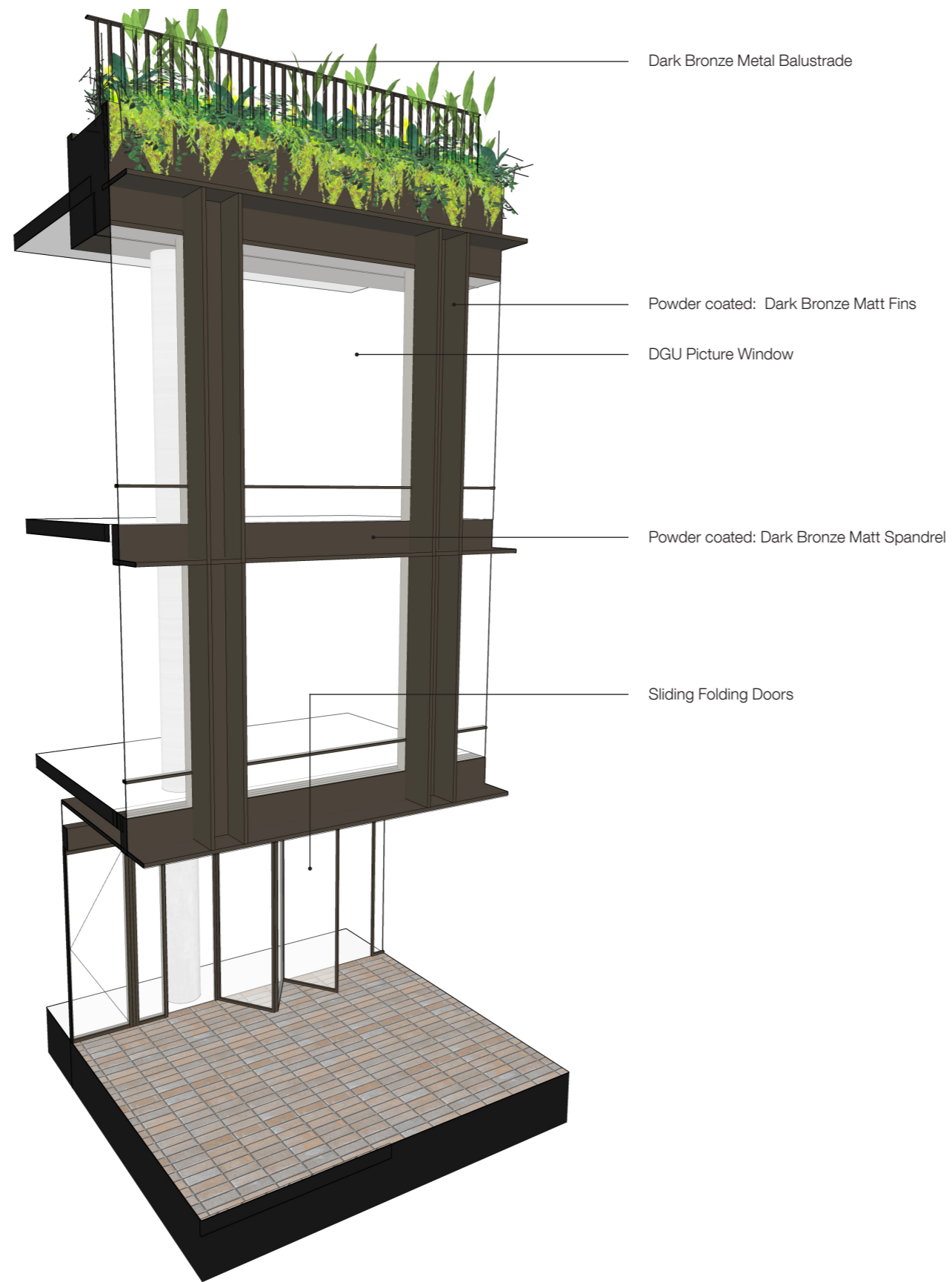


ELEVATION



PLAN

Exterior



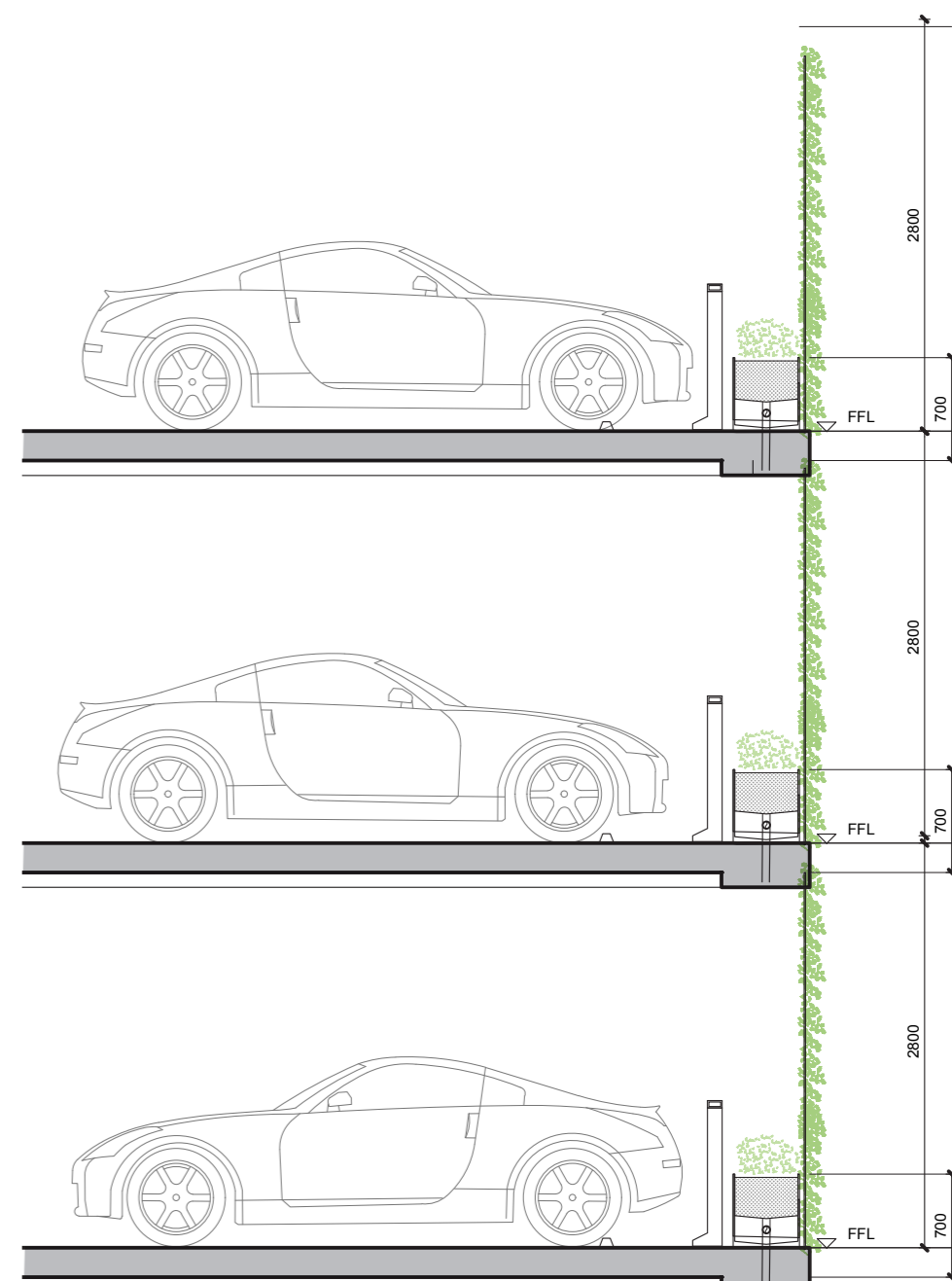
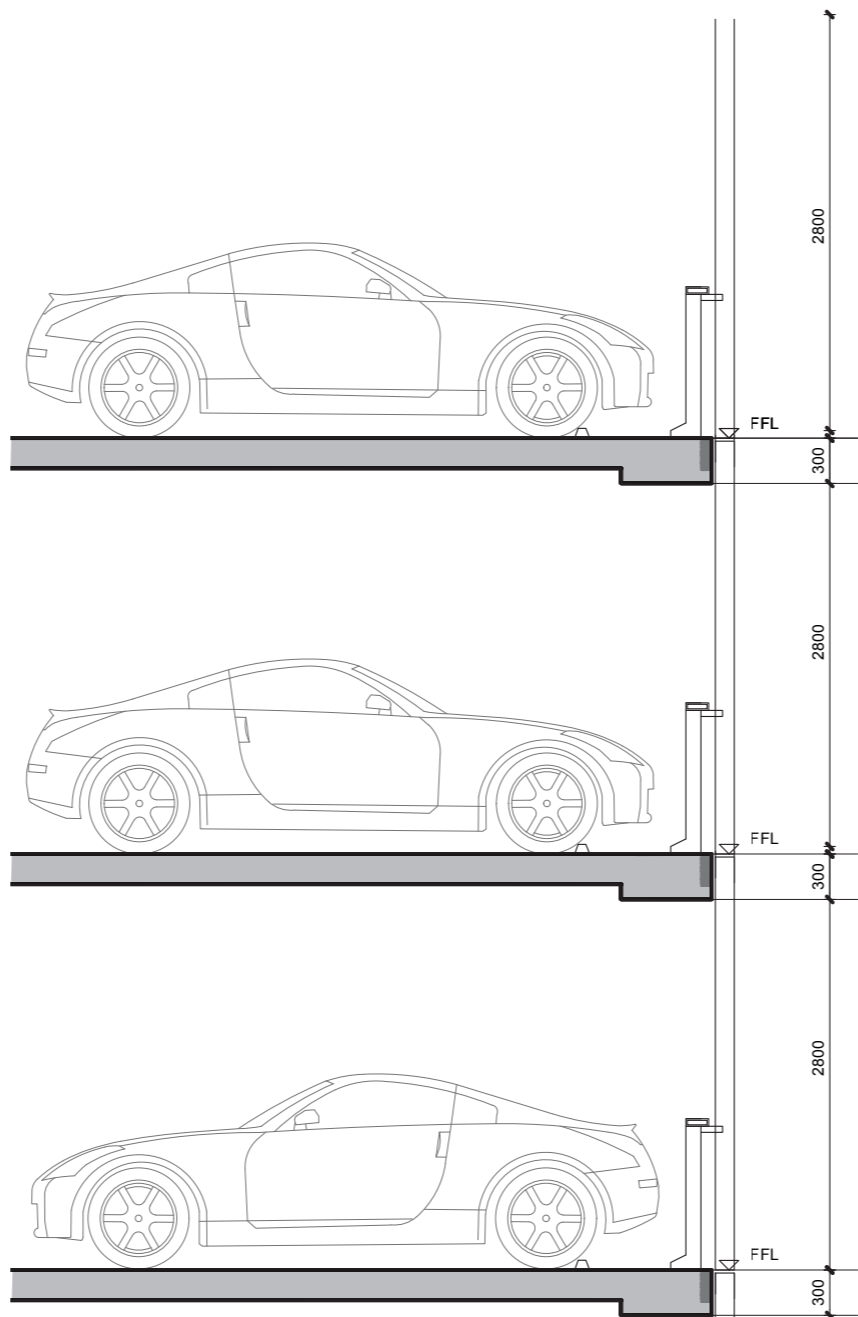
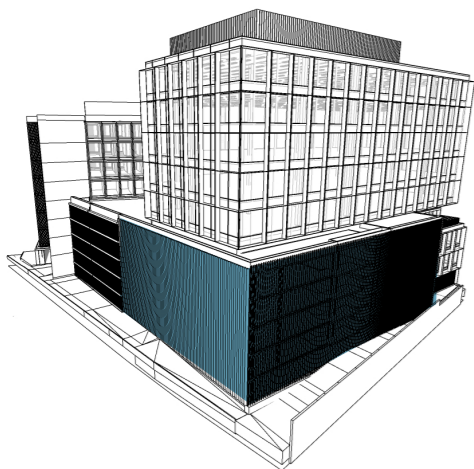
# 8.6 CARPARK FACADE

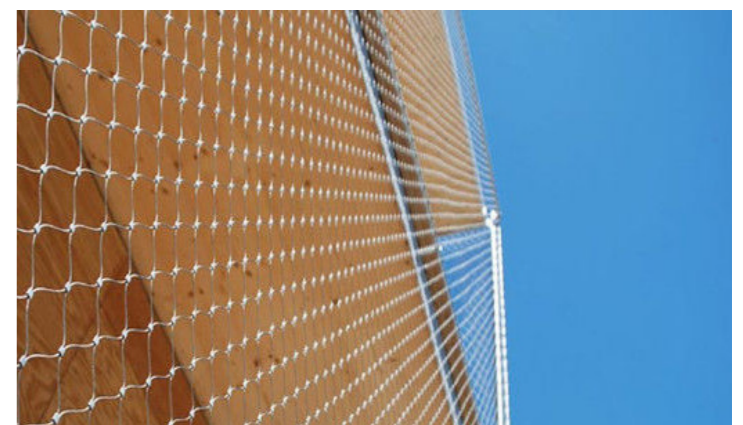
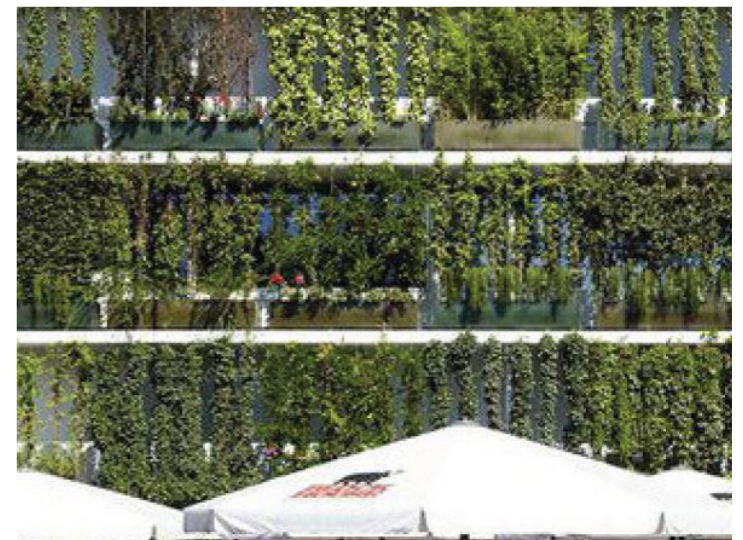
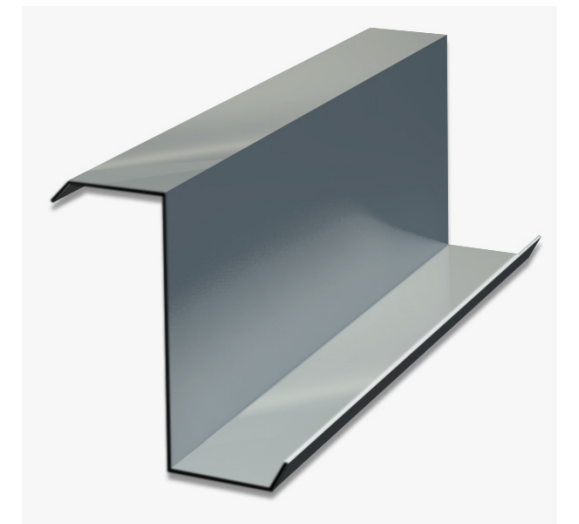
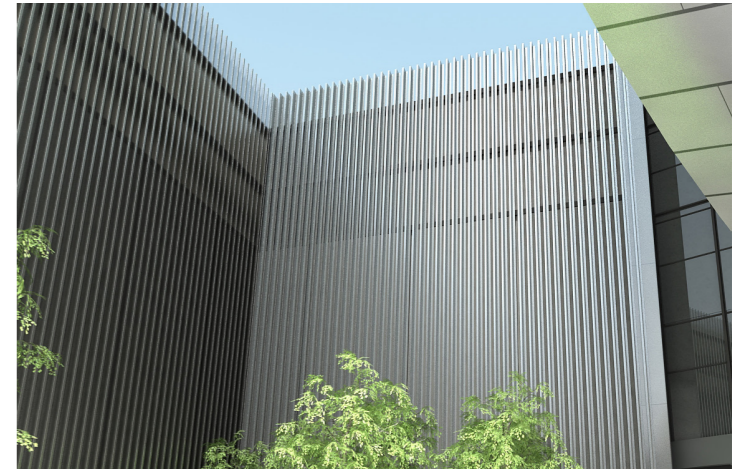
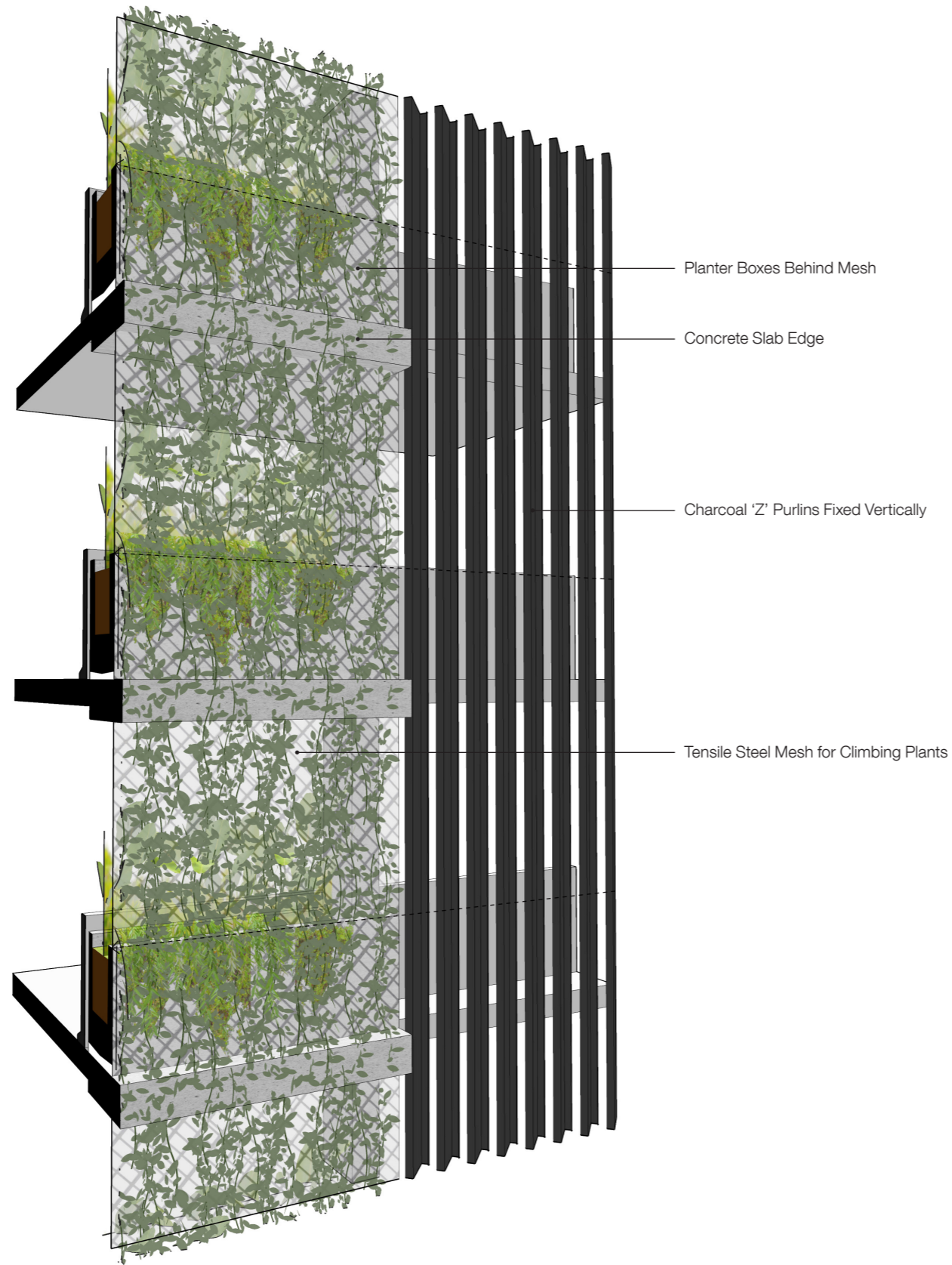
## FACADE TYPE F

The Carpark facades are screened with vertical 'Z' section purlins powder coated and fixed at a 45-degree angle to provide visual screening while allowing for a naturally ventilated carpark. Planters are located across the top of the screen and down the southern facade.

To the south a planted screen references the alignment of the landscaped courtyard over. It breaks down the length of the carpark façade and provides a visual separation between the carpark and hotel. Continuous planters are located at each level. They are fixed to the slab and located behind a tensile metal mesh which provides fall protection and a vertical frame for climbing plants.

Bates Smart will be working in conjunction with a Landscape Architect to ensure the correct selection of plants are used in these locations.





# 9.0 ESD

The proposed design has focused on reducing the demand on resources via the use of simple passive strategies, which also offer excellent amenity. These passive strategies are supplemented with building systems to further reduce ongoing resource use. :

- / The hotel rooms have been oriented to provide a good level of solar access in mid winter, providing passive heating and improving daylight penetration in the winter months
- / Material selection is intentionally robust, reducing ongoing maintenance requirements
- / Building fabric is to be specified with higher than industry standard insulation values to reduce heat transfer, improving thermal comfort
- / Wide eaves and horizontal projections are proposed to reduce solar gains
- / Rainwater reuse tanks are to be installed to reduce water consumption
- / High efficiency appliances will be specified to reduce on-going water and power consumption
- / Indigenous planting is generally proposed to reduce water consumption in landscape areas




Include sustainability briefing in user guide or other building information.




Low-VOC materials and finishes



LEDs and other low-energy, flicker-free lighting sources. Energy use.



Corridor and fire stair lighting on occupancy sensors energy use.



Solar Panels on Rooftop.



Specify low Global Warming Potential (GWP) refrigerants in unit heat pumps or VRV (VRF) systems.



Provide separate circuit "temporary" power to minimal stair and corridor lighting.



Insulated spandrel and solid wall areas.



Daylight to all rooms



View sharing and privacy integrated into building fabric



High performance facades



Use water-saving appliances.



Sun-shading to outboard windows



Use materials that are local, recycled, recyclable, no-toxic, rapidly renewable, biodegradable, certified wood and manufactured using fair labour.



Enhanced thermal comfort from high performance facades



Double glazing





# APPENDIX

APPENDIX A: GFA PLANS

APPENDIX B: ARCHITECTURAL PLANS

APPENDIX C: ARCHITECTURAL ELEVATIONS  
AND SECTIONS

APPENDIX D: SHADOW DIAGRAMS

APPENDIX E: VIEW ANALYSIS

APPENDIX F: SURVEY OF EXISTING

APPENDIX G: EXISTING IN GROUND  
STRUCTURE

# APPENDIX A GFA PLANS

**42 Honeysuckle Drive- DOMA GROUP  
AREA SCHEDULE -**  
Job No: s12109

Site area	3726 sqm
Permissible FSR	4.00 :1
<b>Total Permissible GFA</b>	<b>14,904 sqm</b>

**Hotel**

Level	Function	Height	GFA
Ground Floor	Entrance Lobby	4.72	257
Ground Floor	Office	4.72	83
Ground Floor	Gym	4.72	349
Ground Floor	EOT	4.72	156
Ground Floor	Laundry	4.72	90
Hotel Level 1	Hotel	3.38	555
Hotel Level 1	Maids/Lines	3.38	47
Communal	Library	3.38	133
Hotel Level 2	Hotel	3.38	555
Hotel Level 2	Maids/Lines	3.38	47
Communal	Meeting	3.38	133
Hotel Level 3	Hotel	3.38	555
Hotel Level 3	Maids/Lines	3.38	47
Communal	Lounge	3.38	131
Hotel Level 4	Hotel	3.38	802
Hotel Level 5	Hotel	3.38	916
Hotel Level 6	Hotel	3.38	916
Hotel Level 7	Hotel	3.38	916
Hotel Level 8	Plant	3.075	223
<b>Total</b>		<b>31.46</b>	<b>6688</b>

**Bar/Terrace**

Level	Use	Height	GFA
Level 3	Bar/Terrace	4.1	372
<b>Total</b>		<b>0.0</b>	<b>372</b>

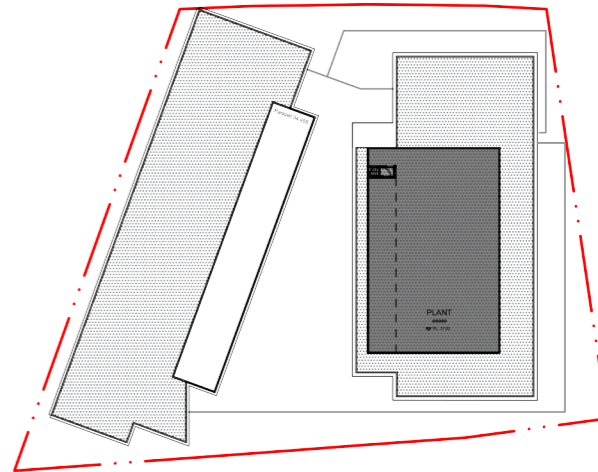
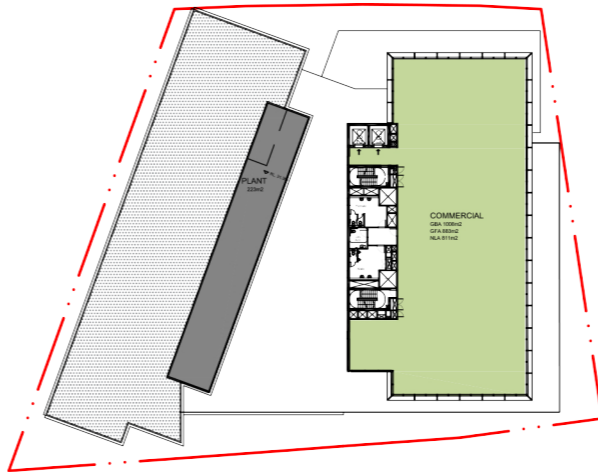
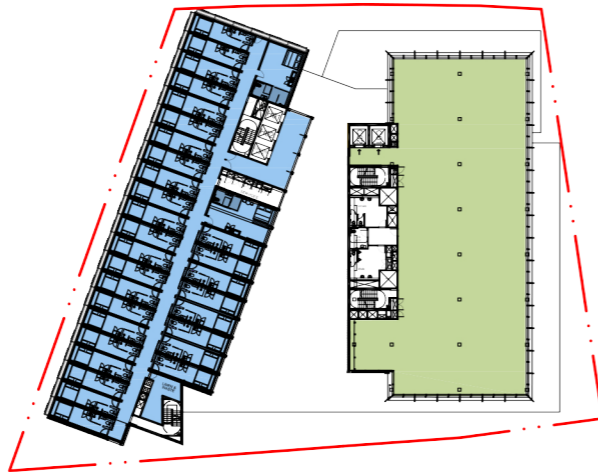
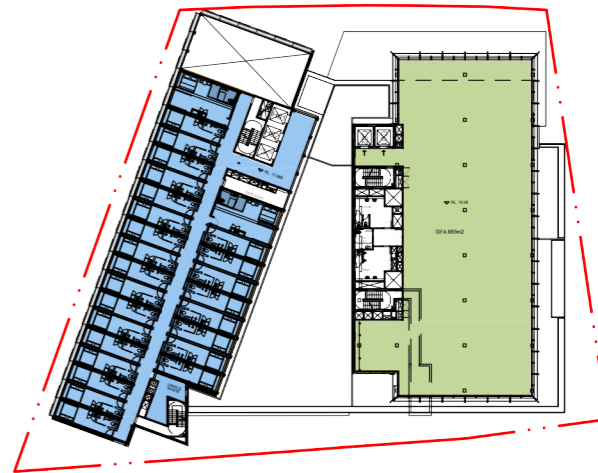
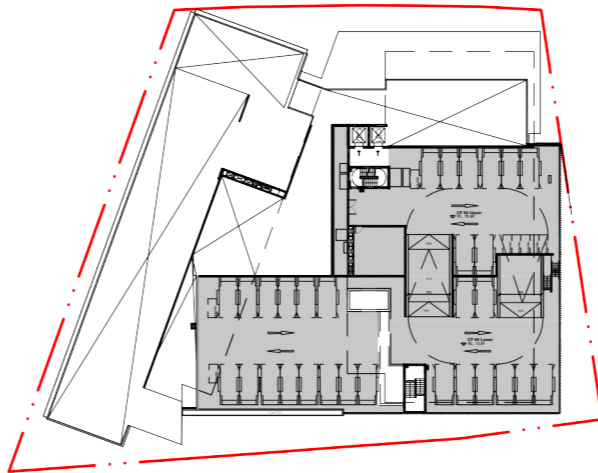
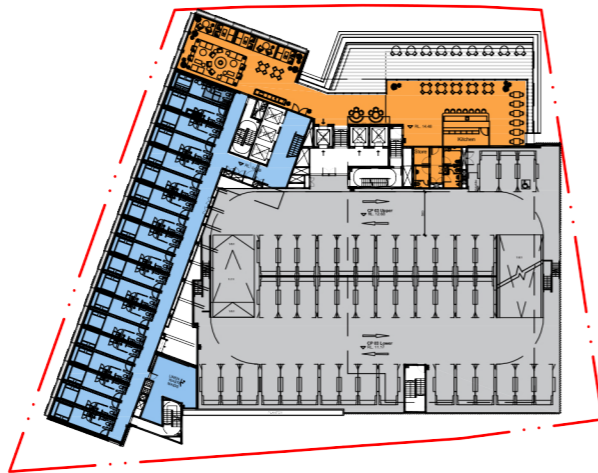
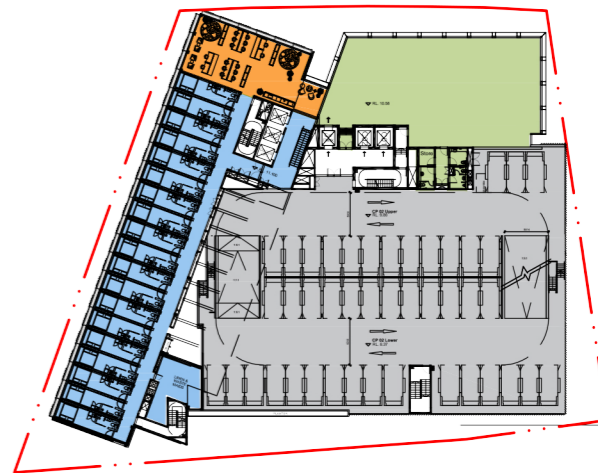
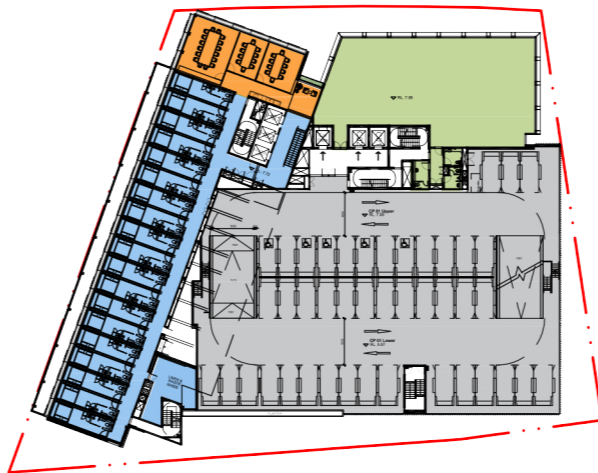
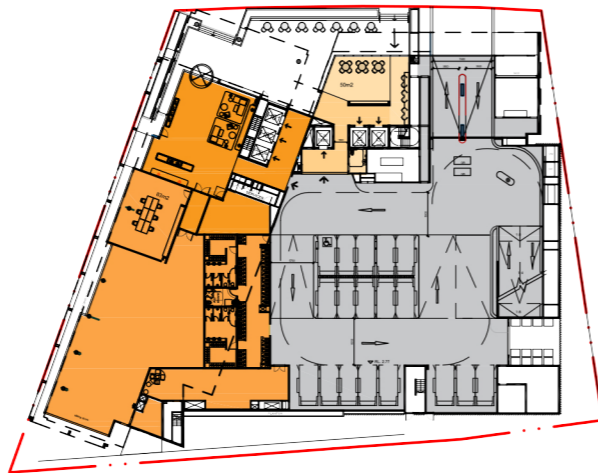
**Office**

Level	Use	Height	GFA
Ground Floor	Café + WC	4.08	59
Ground Floor	Commercial Lobby	4.08	79
Office Level 1	Office	3.5	399
Office Level 2	Office	3.9	408
Level 03 Transfer		4.6	
Office Level 4	Office	3.75	883
Office Level 5	Office	3.75	883
Office Level 6	Office	3.75	883
Office Level 7	Office	3.75	883
Office Level 8	Office	3.75	883
Office Level 8	Plant	4.00	463
<b>Total</b>		<b>38.830</b>	<b>5360</b>

<b>Total</b>	<b>0.0</b>	<b>12420</b>
FSR:	3.33	

**CarPark**

Level	Use	GFA
Parking GF	Parking	1243
Parking Level 1	Parking	1511
Parking Level 2	Parking	1517
Parking Level 3	Parking	1517
Parking Level 4	Parking	1300







**APPENDIX B**  
**ARCHITECTURAL**  
**PLANS**



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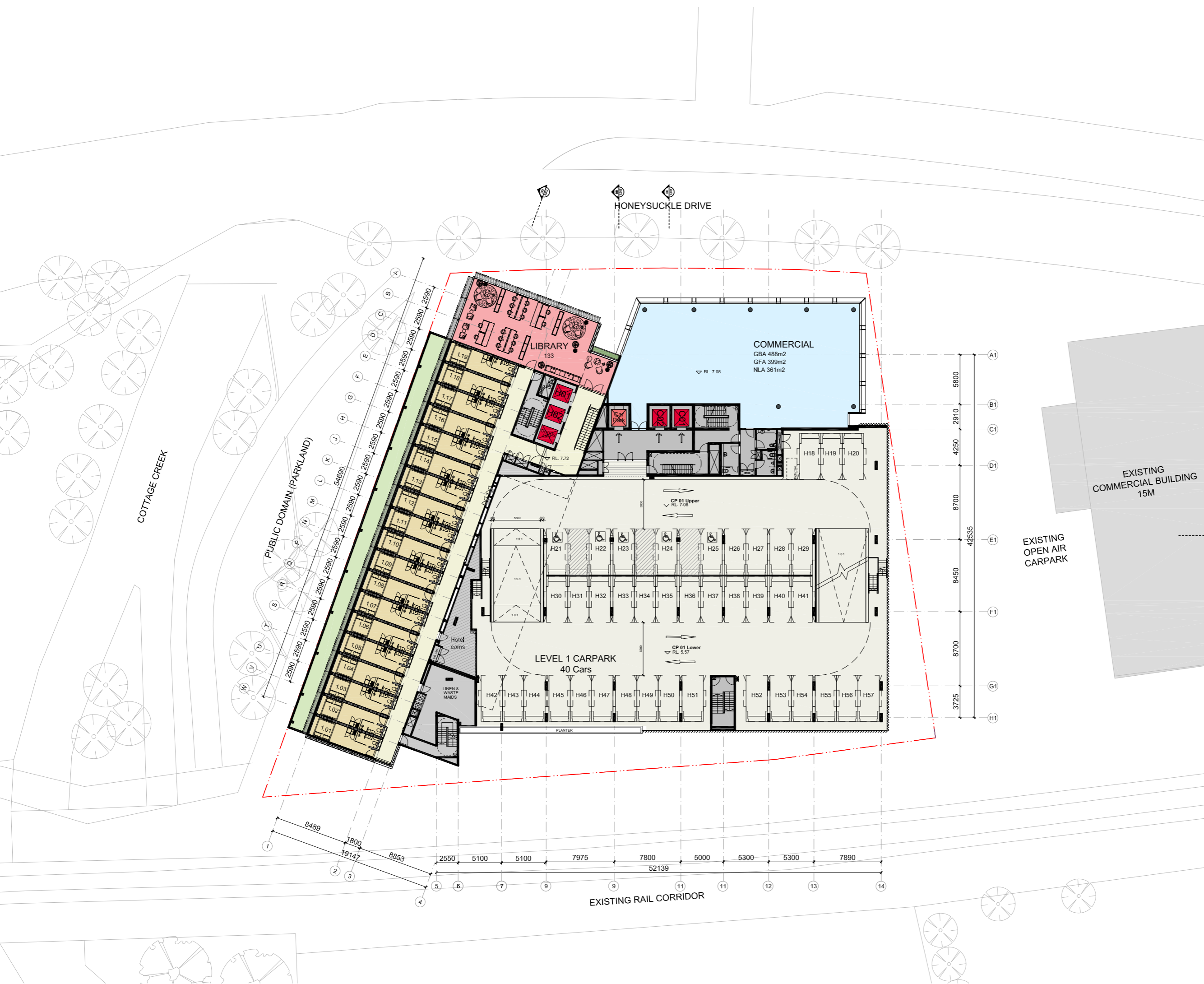
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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	1
L02	H43		1
L03	C42	C1	1
L04-CP	C30		6

TOTAL	166	7	11
-------	-----	---	----

TOTAL Carpark Spaces	173
----------------------	-----

TOTAL Motorbike Spaces	11
------------------------	----



Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_Doma**  
Honeysuckle Drive, Newcastle

Level 01 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 11:33 AM
Plot File	S:\12100-12199\S12109_Doma_HoneysuckleDr\10_CAD\Plots\C... ...A03.001[4]-Level 01 Floor Plan.dwg [Revision]
Drawing No.	

**A03.001[4]**

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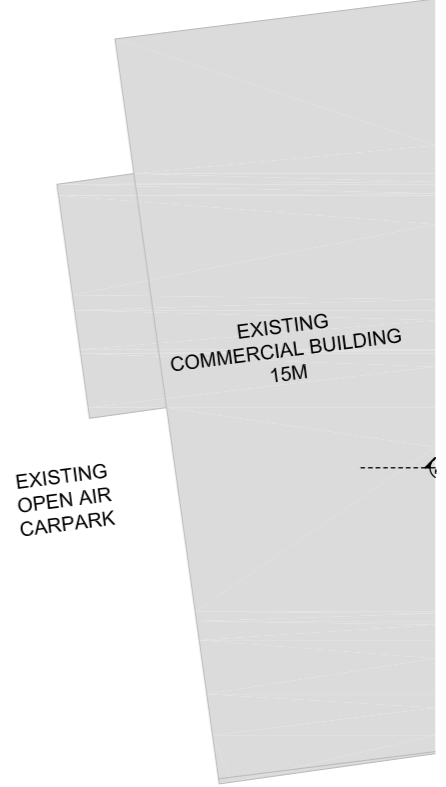
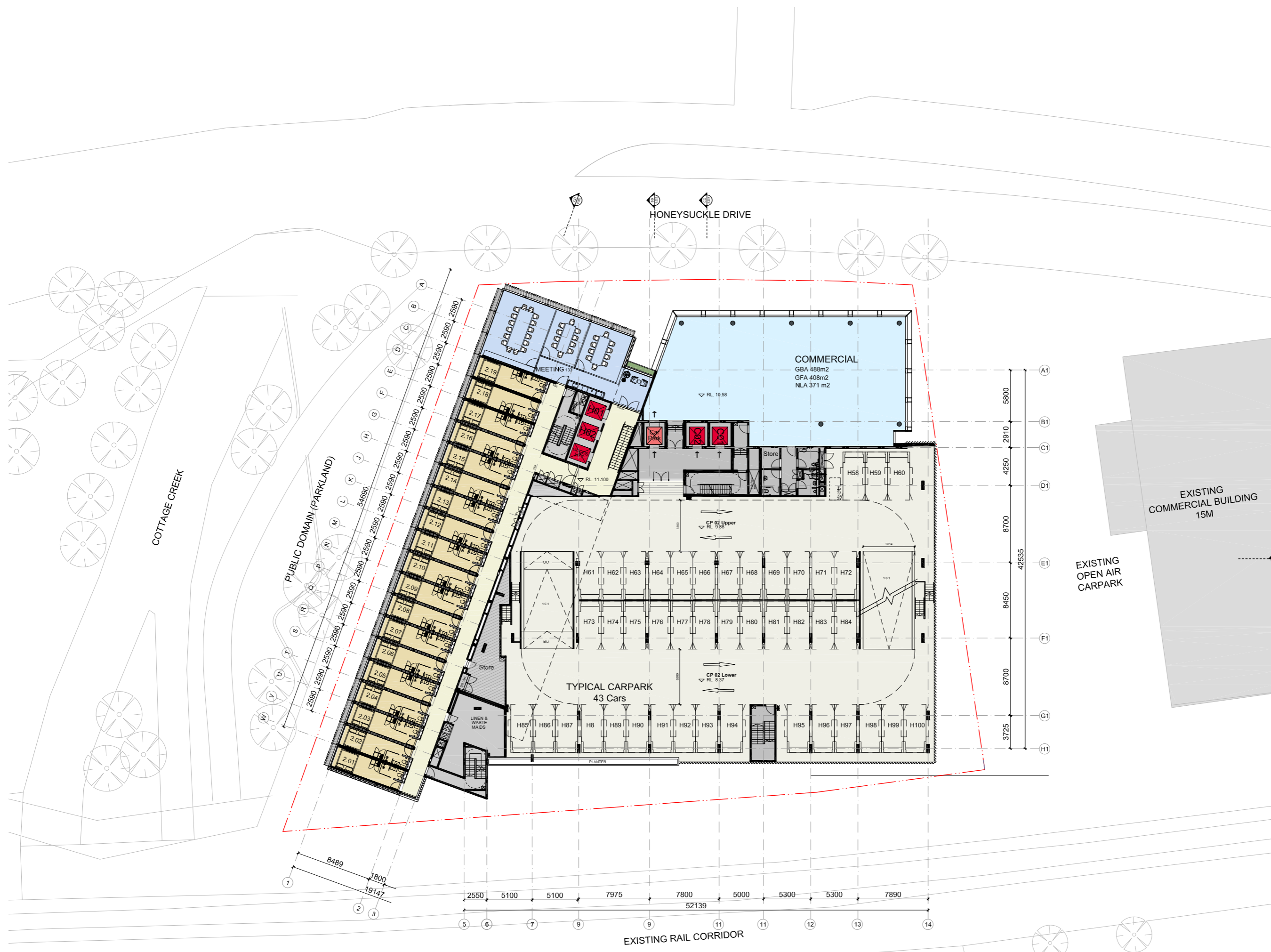
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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
<b>TOTAL</b>	<b>166</b>	<b>7</b>	<b>11</b>
<b>TOTAL Carpark Spaces</b>		<b>173</b>	
<b>TOTAL Motorbike Spaces</b>		<b>11</b>	



Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**Level 02 Floor Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 11:41 AM
Plot File	S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\... ...A\A03.002[4] - Level 02 Floor Plan.dwg
Drawing No.	[Revision]

**A03.002[4]**

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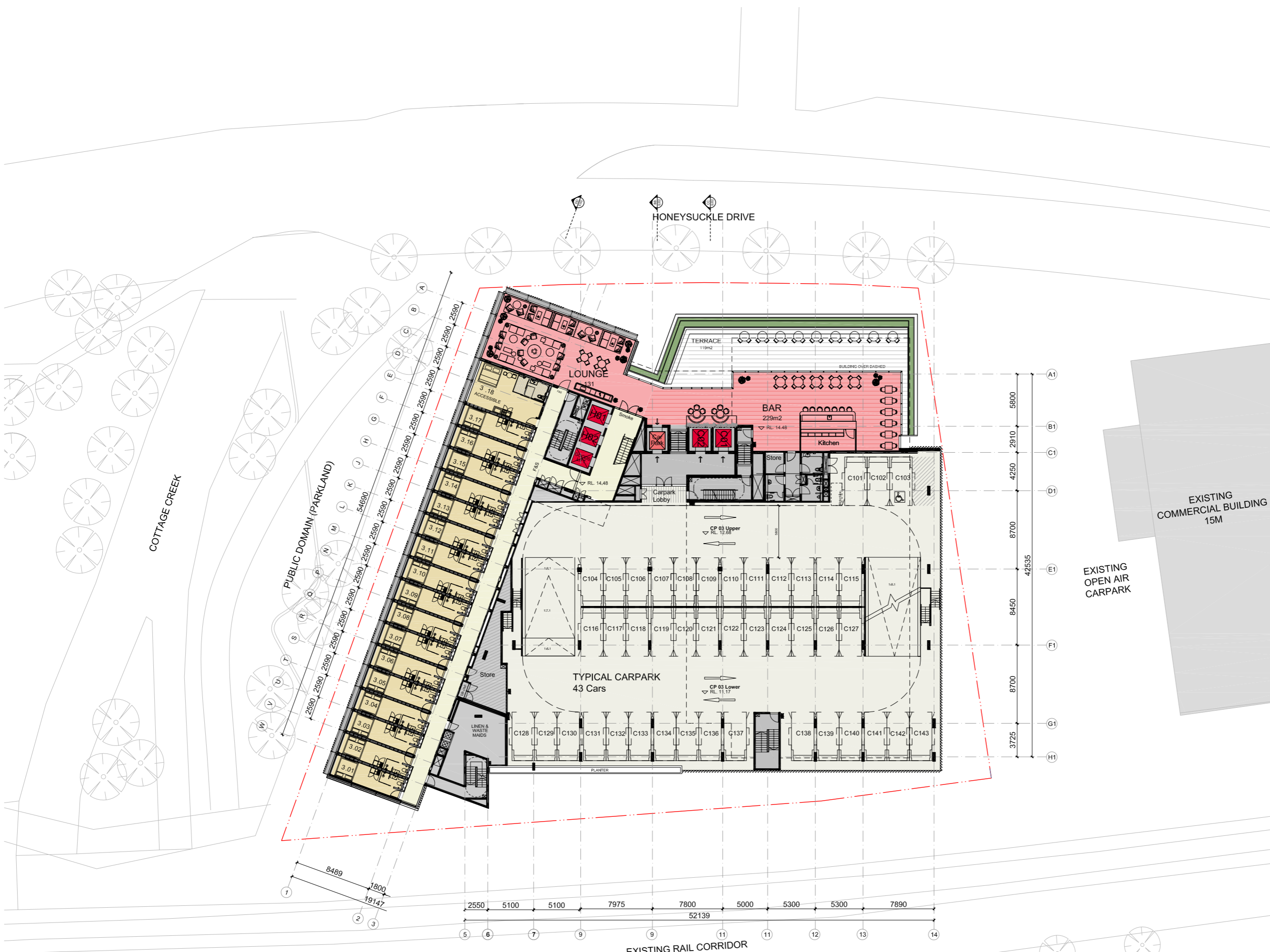
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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6

TOTAL	166	7	11
-------	-----	---	----

TOTAL Carpark Spaces	173
----------------------	-----

TOTAL Motorbike Spaces	11
------------------------	----



EXISTING COMMERCIAL BUILDING 15M

EXISTING OPEN AIR CARPARK

Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_Doma**  
**Honeysuckle Drive, Newcastle**

**Level 03 Floor Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:30 PM
Plot File	S:\12100-12199\512109_Doma_Honeysuckle\170_CAD\Plots\... - JVA\A03.003[4] - Level 03 Floor Plan.dwg
Drawing No.	[Revision]

**A03.003[4]**

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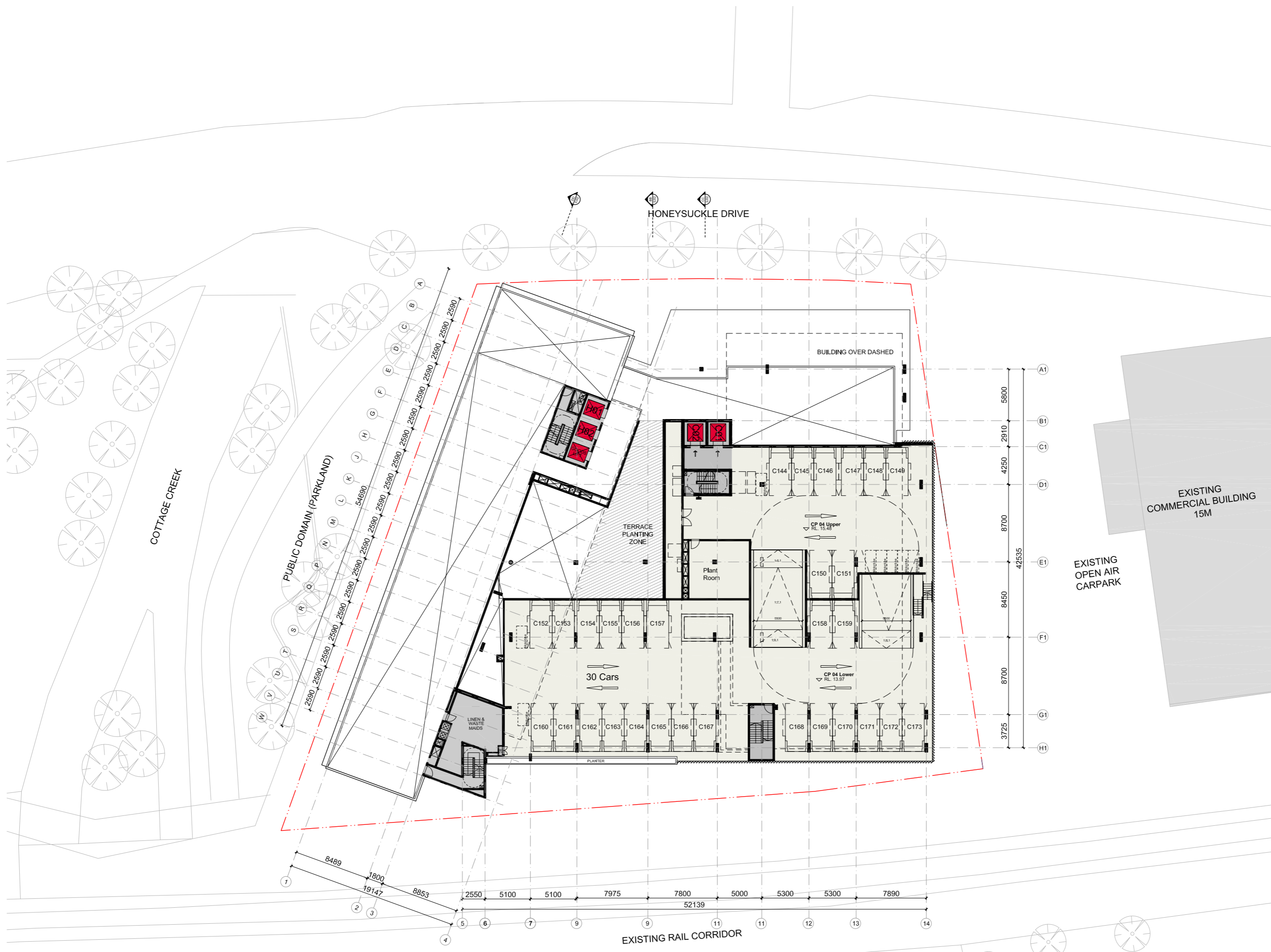
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
<b>TOTAL</b>	<b>166</b>	<b>7</b>	<b>11</b>
<b>TOTAL Carpark Spaces</b>		<b>173</b>	
<b>TOTAL Motorbike Spaces</b>		<b>11</b>	



Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**Level 04 Carpark**

Scale	1:200 @A1 1:400 @ A3
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Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:30 PM
Plot File	S:\12100-12199\12109_Doma_Honeysuckle\170_CAD\Plot\C... \A\A03.004\CPG1 - Level 04 Carpark.dwg
Drawing No.	[Revision]

**A03.004[4]**

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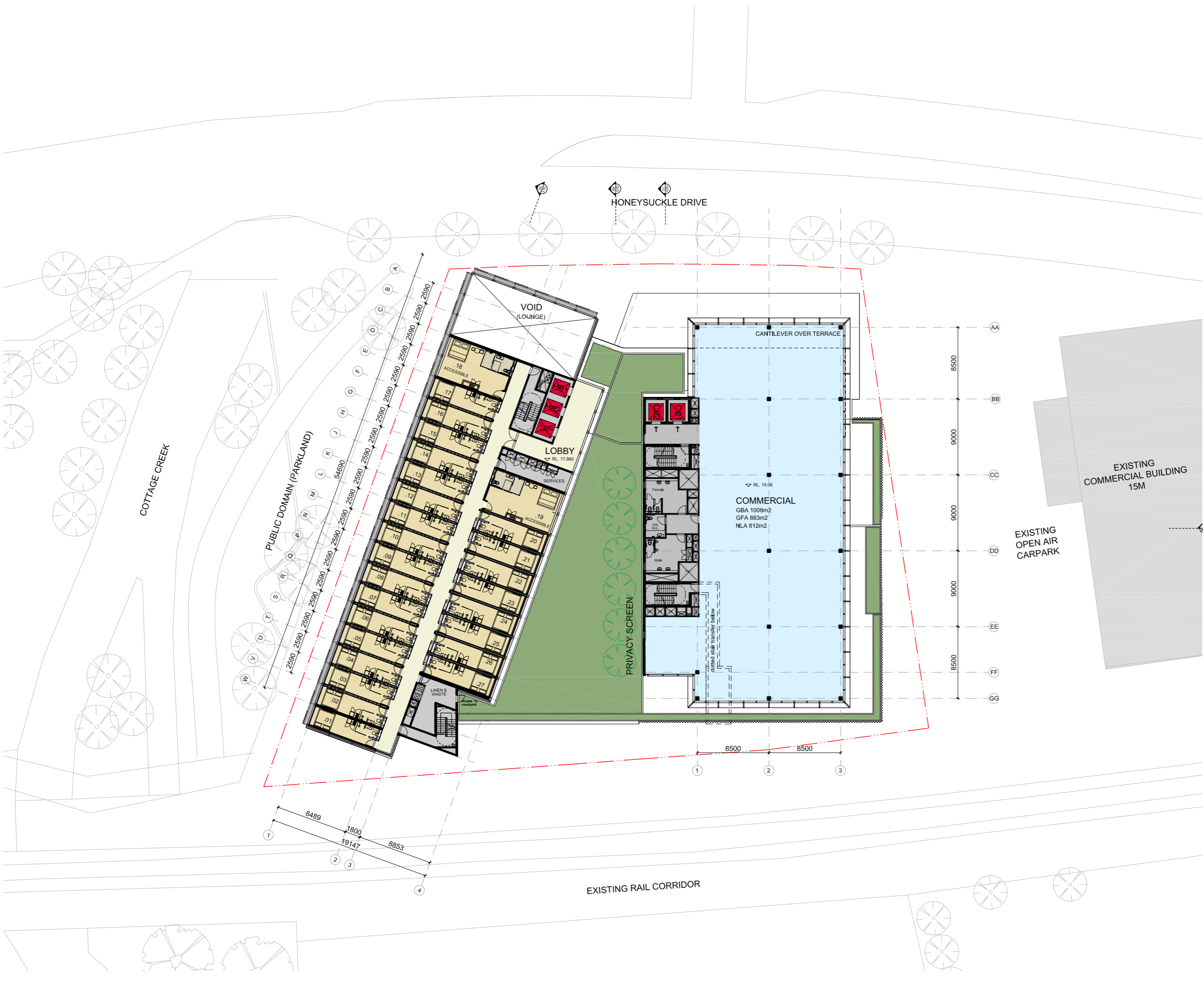


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Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_Doma  
Honeyuckle Drive, Newcastle**

**Level 04 Floor Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:31 PM
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Drawing No.	[Revision]

**A03.004[4]**

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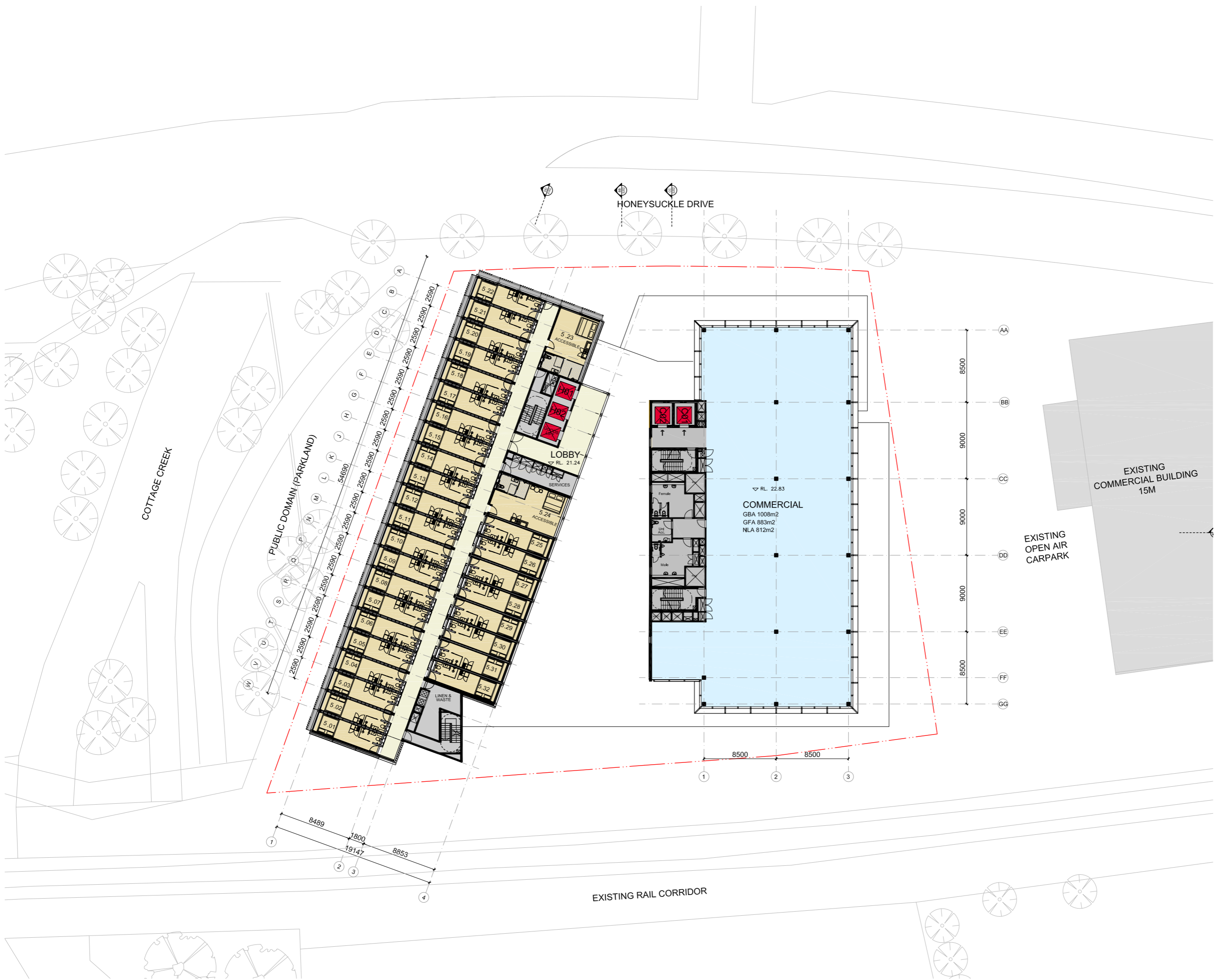
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Revision	Date	Description	Initial	Checked
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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**Level 05 Floor Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
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Status	FOR INFORMATION
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Plot File	S:\12100-12199S\12109_Doma_HoneysuckleDr170_CAD\Plots\A3\A03.005[4] - Level 05 Floor Plan.dwg
Drawing No.	[Revision]

**A03.005[4]**

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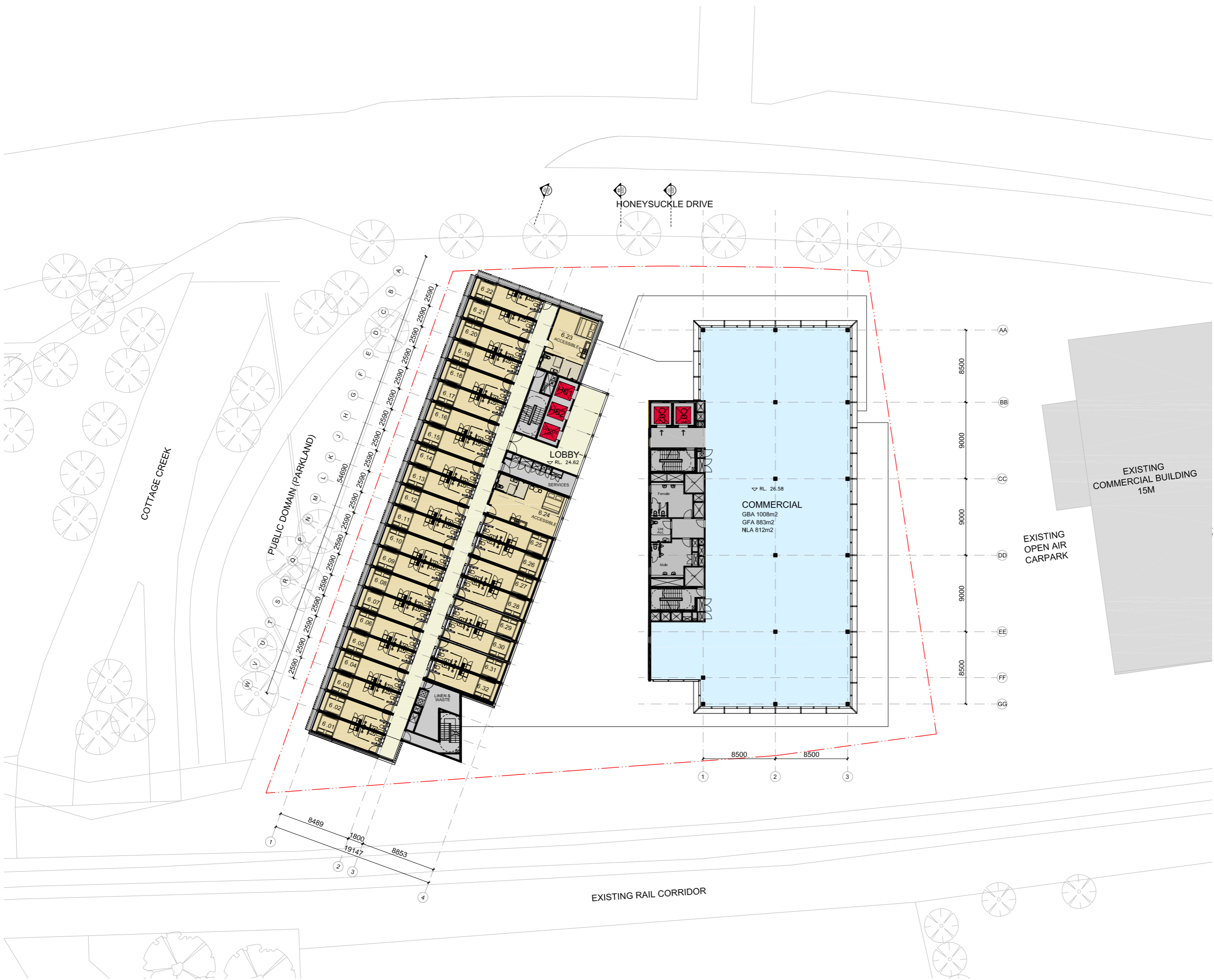


Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

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Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_Doma**  
**Honeysuckle Drive, Newcastle**

**Level 06 Floor Plan**

Scale: 1:200 @A1 1:400 @ A3  
 Drawn: Checked

Project No. S12109  
 Status FOR INFORMATION  
 Plot Date 11/2/2020 1:31 PM  
 Plot File S:\12100-12199\512109\_Doma\_Honeysuckle\Dr70\_CAD\Plots\...  
 Drawing No. A03.006[3]

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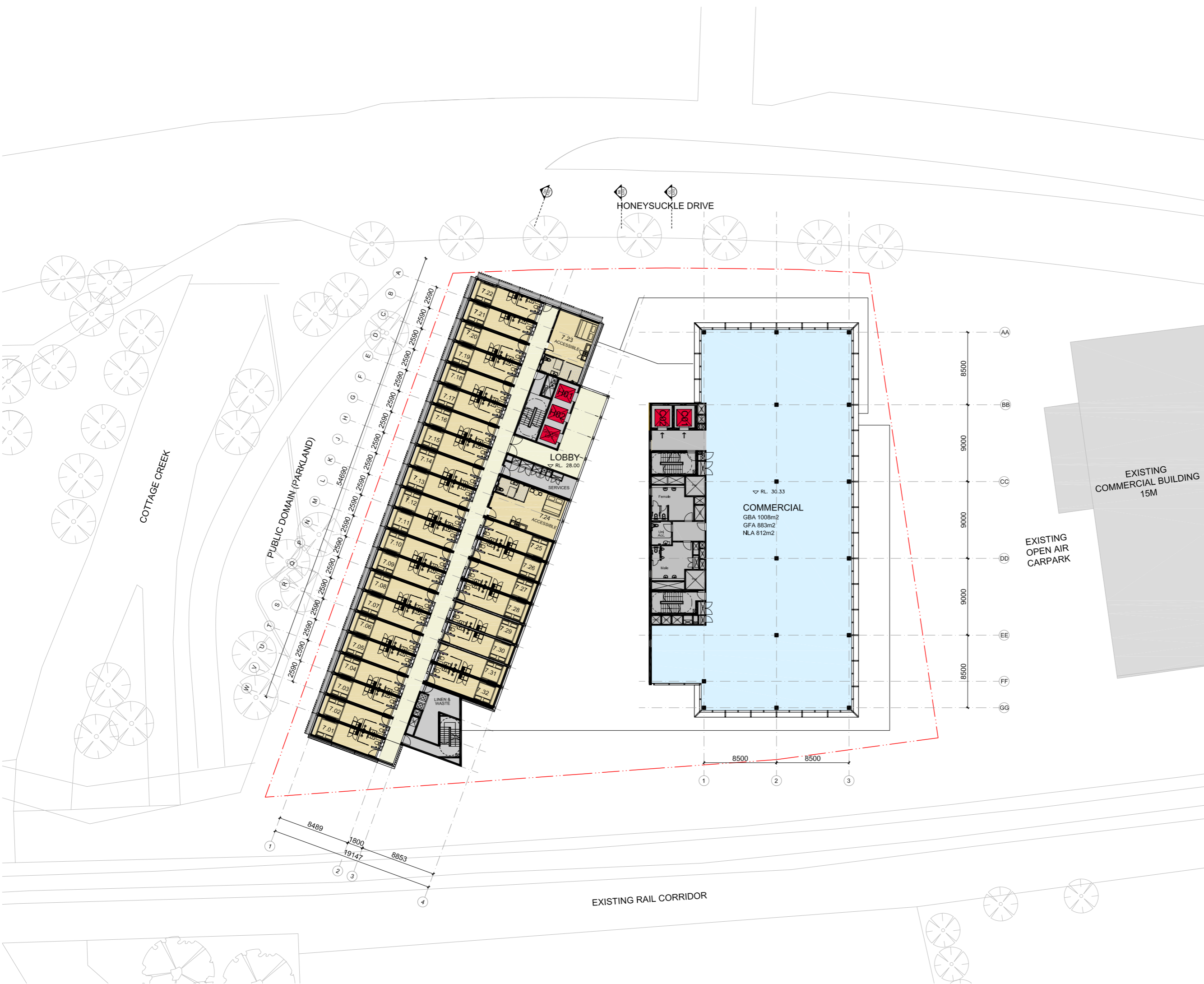


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Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**Level 07 Floor Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:31 PM
Plot File	S:\12100-12199\512109_Doma_HoneysuckleDr\70_CAD\Plots\... ---2\A\A03.007[4]-Level 07 Floor Plan.dwg
Drawing No.	[Revision]

**A03.007[4]**

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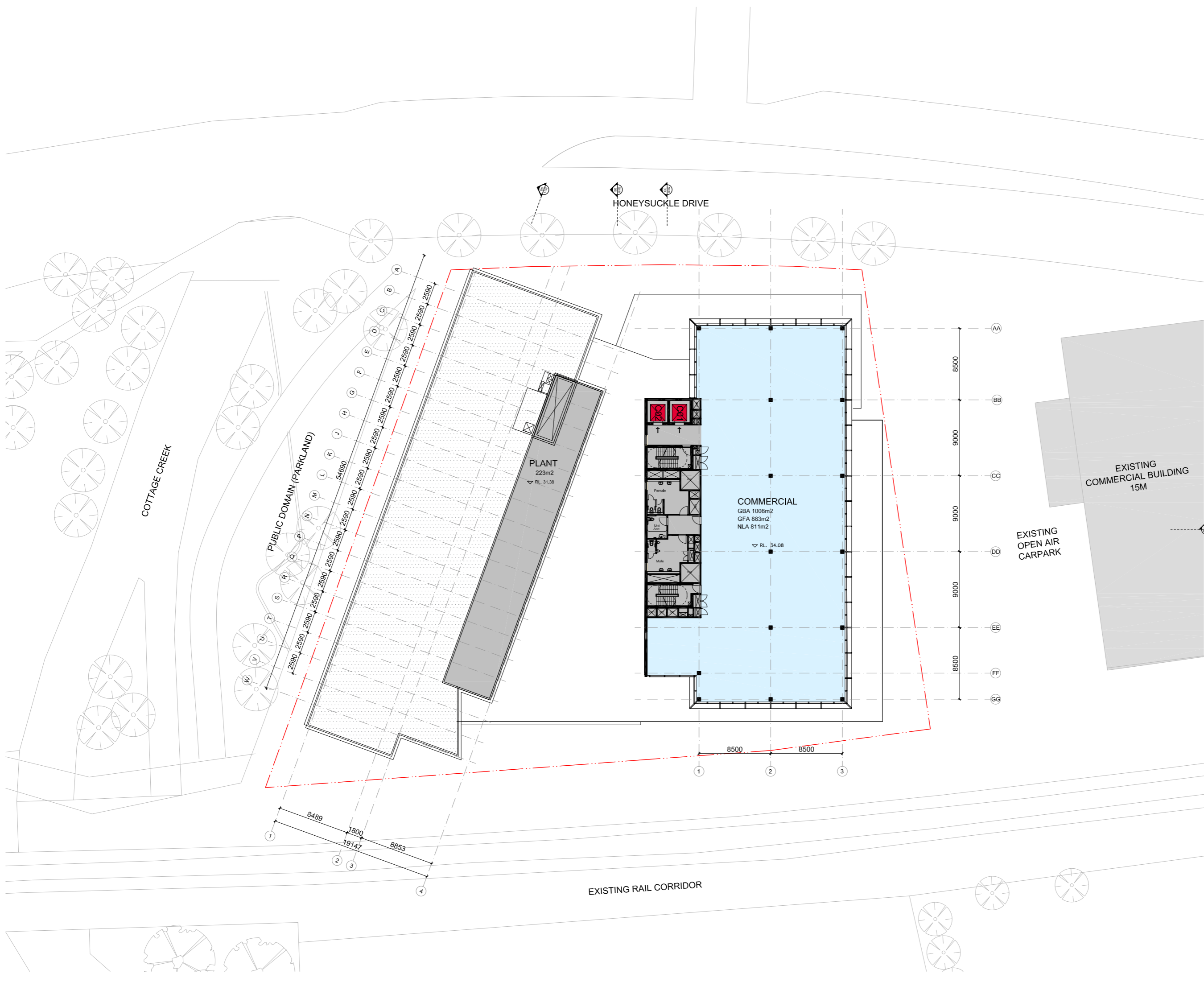


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Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**Level 08 Floor Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:31 PM
Plot File	S:\12100-12199S12109_Doma_HoneysuckleDr170_CAD\Plot1.CAD
Drawing No.	A03.008[4] (Revision)

**A03.008[4]**

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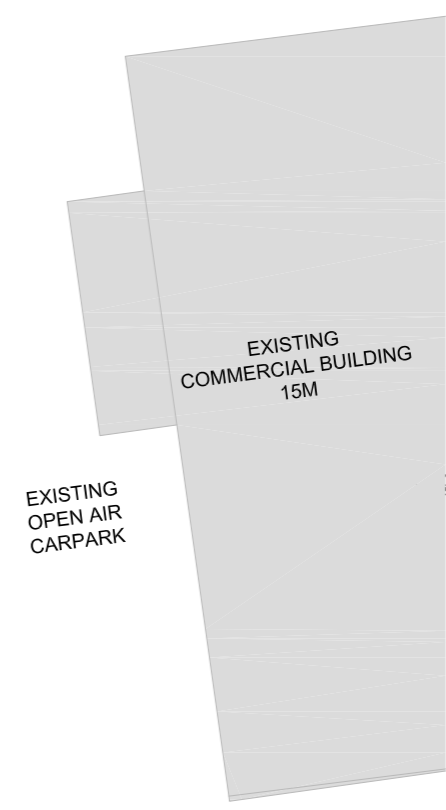
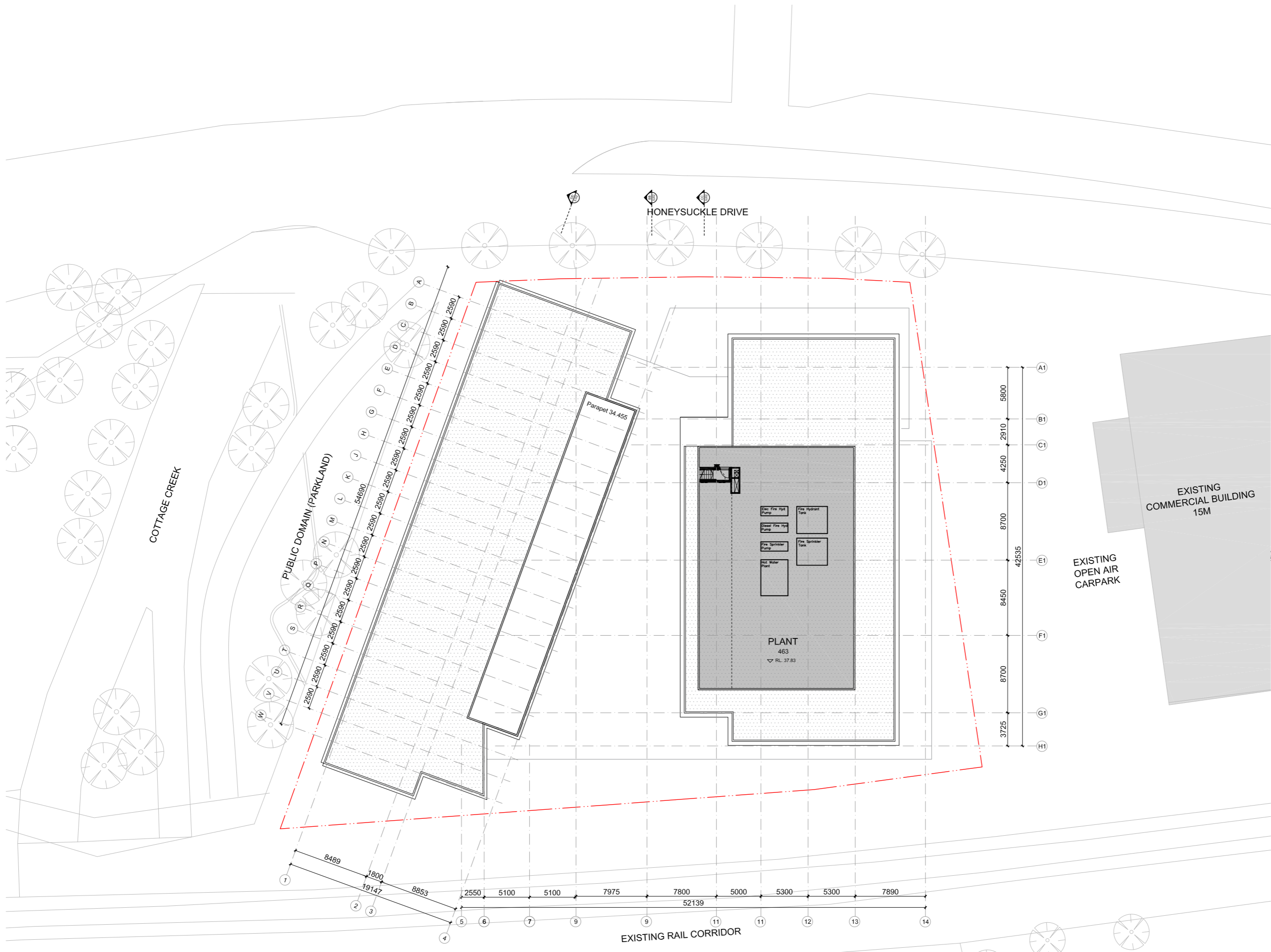


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Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_Doma**  
**Honeysuckle Drive, Newcastle**

Level 09 Floor Plan

Scale: 1:200 @A1 1:400 @ A3  
 Drawn: Checked

Project No. S12109  
 Status: FOR INFORMATION  
 Plot Date: 11/2/2020 1:31 PM  
 Plot File: S:\12109-12199S\12109\_Doma\_HoneysuckleDr70\_CAD\Phase...  
 Drawing No. [Revision]

**A03.009[4]**

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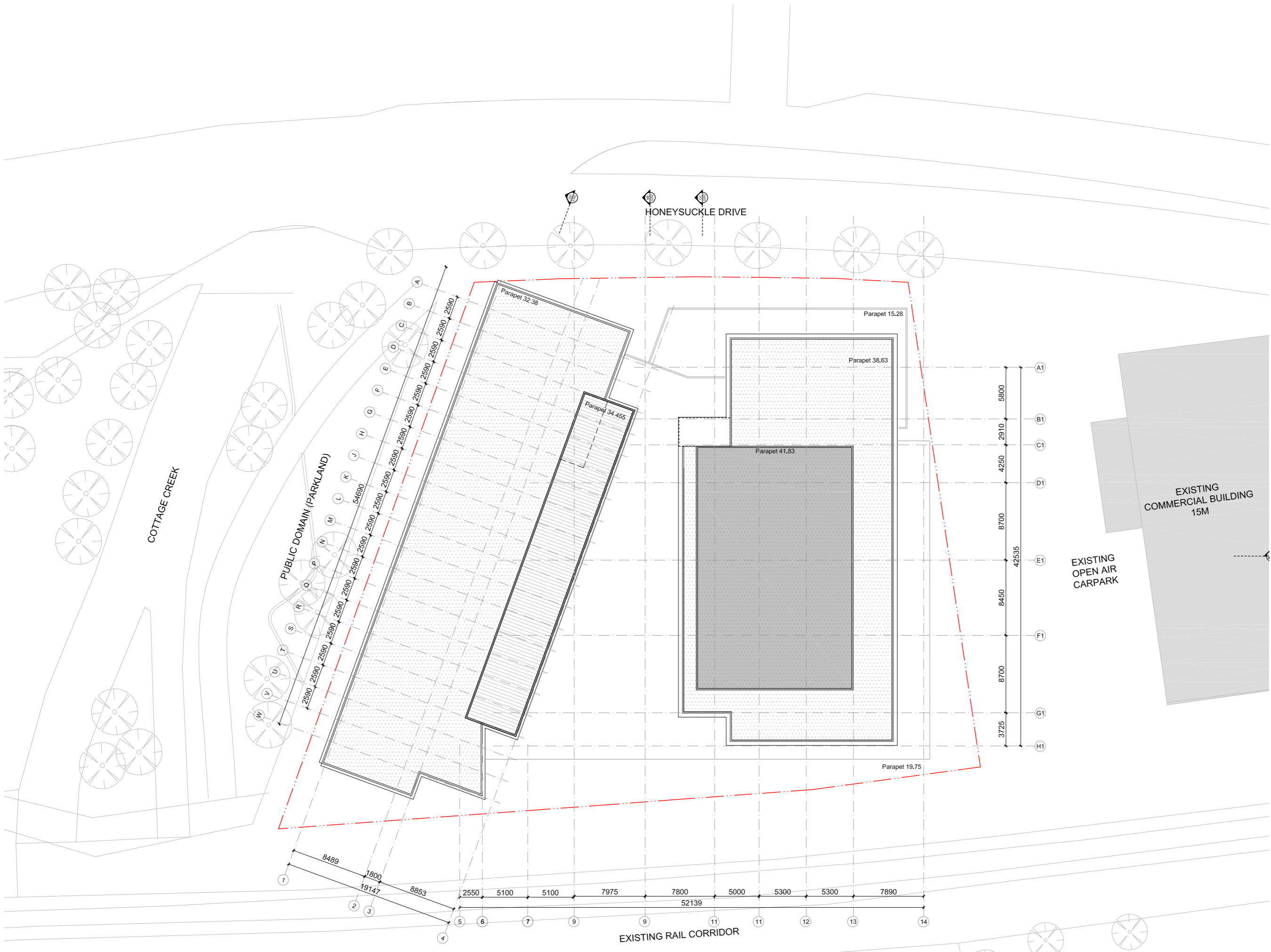


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4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

**S12109\_Doma**  
Honeysuckle Drive, Newcastle

**Roof Plan**

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:31 PM
Plot File	S:\12100-12199\S12109_Doma_HoneysuckleDr170_CAD\Plot0... ...JAA03.010[4] - Roof Plan.dwg
Drawing No.	[Revision]

**A03.010[4]**

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# APPENDIX C

## ARCHITECTURAL ELEVATIONS & SECTIONS

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**MATERIALS**

1. Powdercoated: Dark Bronze Frames
2. Powdercoated:Light Bronze Fins
3. Shadow Box
4. Concrete
5. Charcoal Louvres
6. Powdercoated: Charcoal Pearl Matt Fins
7. Glass Louvres (Operable)
8. Aluminium Standing Seam Cladding
9. Metal Balustrade
10. Brick Floor
11. Charcoal Metal Cladding
12. Glass recessed
13. Tensile Steel Mesh for Climbing Plants



Revision	Date	Description	Initial	Checked
2	18.02.20	DA Submission	TF	DE
1	07.02.20	DA Submission	TF	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**North Elevation**

Scale	1:150 @A1 1:300 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	18/2/2020 11:30 AM
Plot File	S:\12100-12199\812109_Doma_HoneysuckleDr170_CAD\Plots\... -\A07.001[2] - North-east Elevation.dwg [Revision]
Drawing No.	

**A07.001[2]**

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 email syd@batessmart.com.au  
 http://www.batessmart.com.au

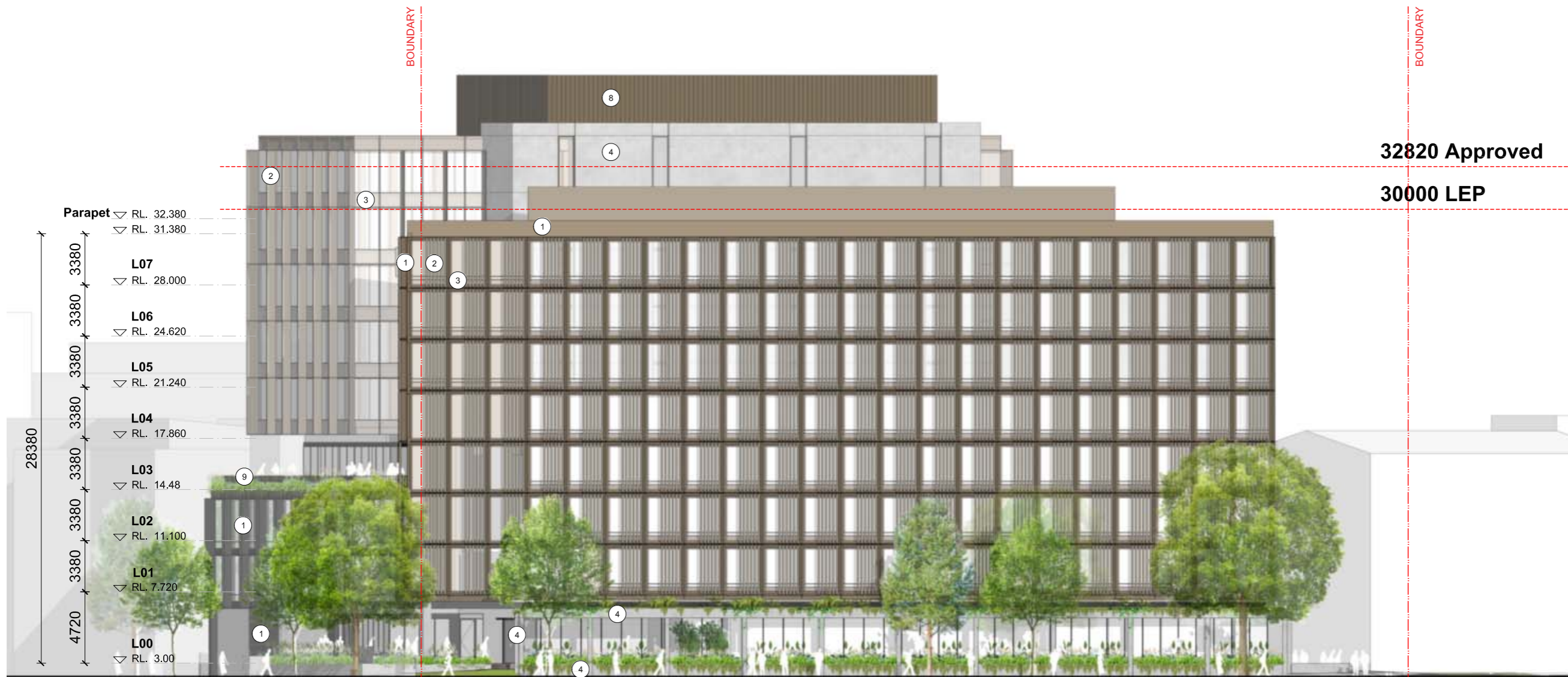
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**MATERIALS**

1. Powdercoated: Dark Bronze Frames
2. Powdercoated:Light Bronze Fins
3. Shadow Box
4. Concrete
5. Charcoal Louvres
6. Powdercoated: Charcoal Pearl Matt Fins
7. Glass Louvres (Operable)
8. Aluminium Standing Seam Cladding
9. Metal Balustrade
10. Brick Floor
11. Charcoal Metal Cladding
12. Glass recessed
13. Tensile Steel Mesh for Climbing Plants




2	18.02.20	DA Submission	TF	DE
1	07.02.20	DA Submission	TF	DE
Revision	Date	Description	Initial	Checked

S12109\_Doma  
 Honeyuckle Drive, Newcastle

West Elevation

Scale: 1:150 @A1 1:300 @ A3  
 Drawn: Checked

Project No. S12109  
 Status FOR INFORMATION  
 Plot Date 18/2/2020 11:30 AM  
 Plot File S:\12109-12199S12109\_Doma\_HoneyuckleDr170\_CAD\Plot1...  
 Drawing No. A07.002[2] [Revision]

**A07.002[2]**

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Revision	Date	Description	Initial	Checked
2	18.02.20	DA Submission	TF	DE
1	07.02.20	DA Submission	TF	DE

**S12109\_ Doma**  
**Honeysuckle Drive, Newcastle**

**East Elevation**

Scale	1:150 @A1 1:300 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	18/2/2020 11:30 AM
Plot File	S:\12100-12199\S12109_Doma_HoneysuckleDr170_CAD\Plots\... -\A07.003[2] - East Elevation.dwg
Drawing No.	[Revision]

**A07.003[2]**

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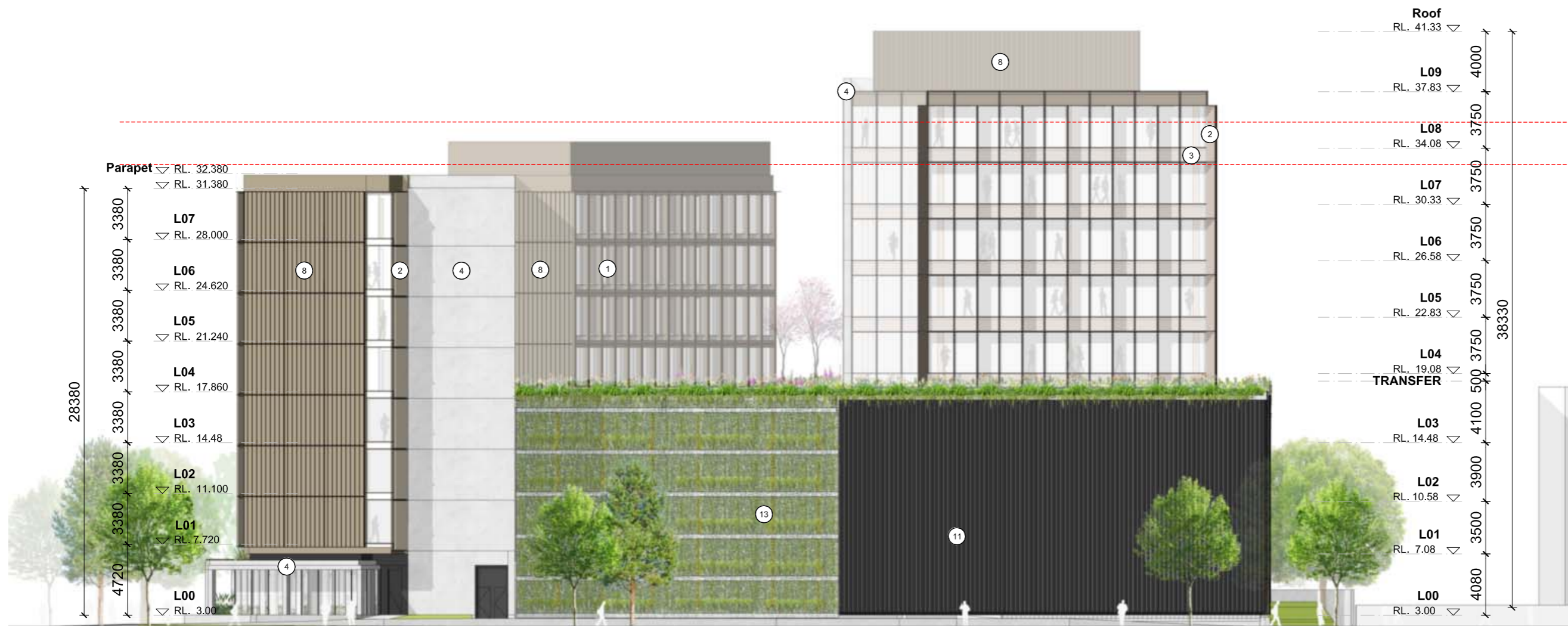
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Revision	Date	Description	Initial	Checked
2	18.02.20	DA Submission	TF	DE
1	07.02.20	DA Submission	TF	DE

**S12109\_Doma**  
 Honeysuckle Drive, Newcastle

South Elevation

Scale: 1:150@A1 1:300 @ A3  
 Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_

Project No. S12109  
 Status FOR INFORMATION  
 Plot Date 18/2/2020 11:30 AM  
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 Drawing No. [Revision]

**A07.004[2]**

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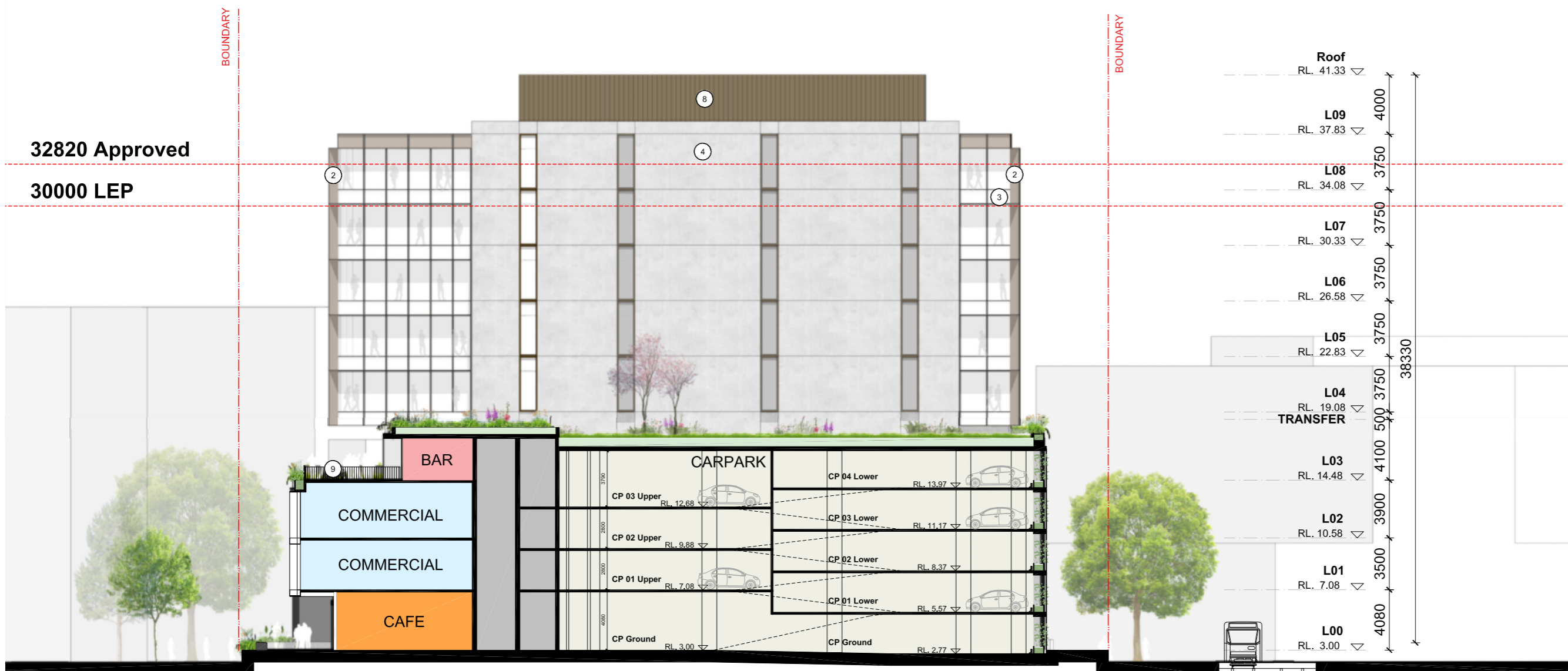
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Revision	Date	Description	Initial	Checked
2	18.02.20	DA Submission	TF	DE
1	07.02.20	DA Submission	TF	DE

**S12109\_Doma**  
**Honeysuckle Drive, Newcastle**

West Commercial Elevation

Scale: 1:150 @A1 1:300 @ A3  
 Drawn: Checked

Project No. S12109  
 Status FOR INFORMATION  
 Plot Date 18/2/2020 11:30 AM  
 Plot File S:\12100-12199\12109\_Doma\_Honeysuckle\Dr170\_CAD\Plots\...  
 Drawing No. A07.005[2] [Revision]

**A07.005[2]**

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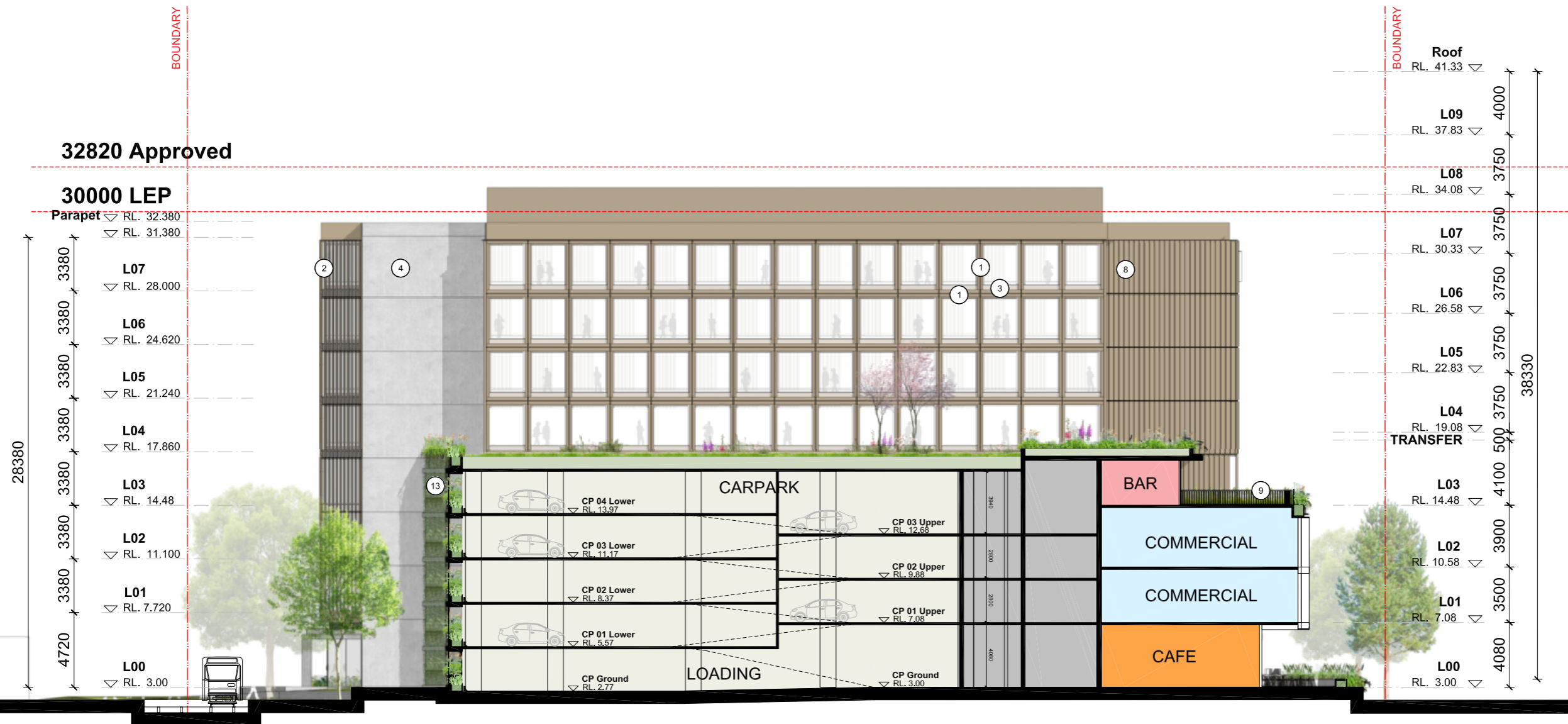
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Revision	Date	Description	Initial	Checked
2	18.02.20	DA Submission	TF	DE
1	07.02.20	DA Submission	TF	DE

**S12109\_Doma**  
 Honeysuckle Drive, Newcastle

East Hotel Elevation

Scale: 1:150@A1 1:300 @ A3  
 Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_

Project No. S12109  
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 Drawing No. A07.006 [2] [Revision]

**A07.006 [2]**

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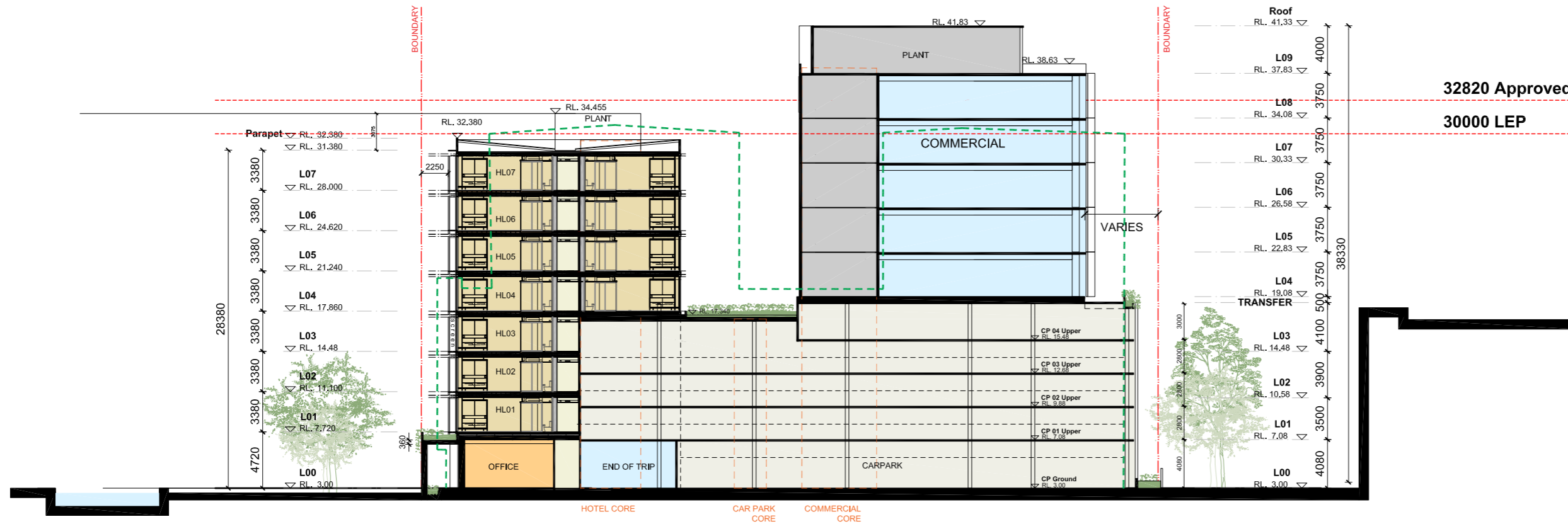
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 Surry Hills NSW 2010 Australia  
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--- PROFILE OF PREVIOUS DA SCHEME



SECTION AA

Revision	Date	Description	Initial	Checked
4	07.02.20	DA Submission	EN	DE
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109\_Doma  
 Honeyuckle Drive, Newcastle

Section AA - BB

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 1:34 PM
Plot File	S:\12100-12199\S12109_Doma_HoneyuckleDr170_CAD\Plots\... - 2\A\08.001[4] - Section AA.dwg
Drawing No.	[Revision]

A08.001[4]

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 T 03 8664 8200 F 03 8664 6300  
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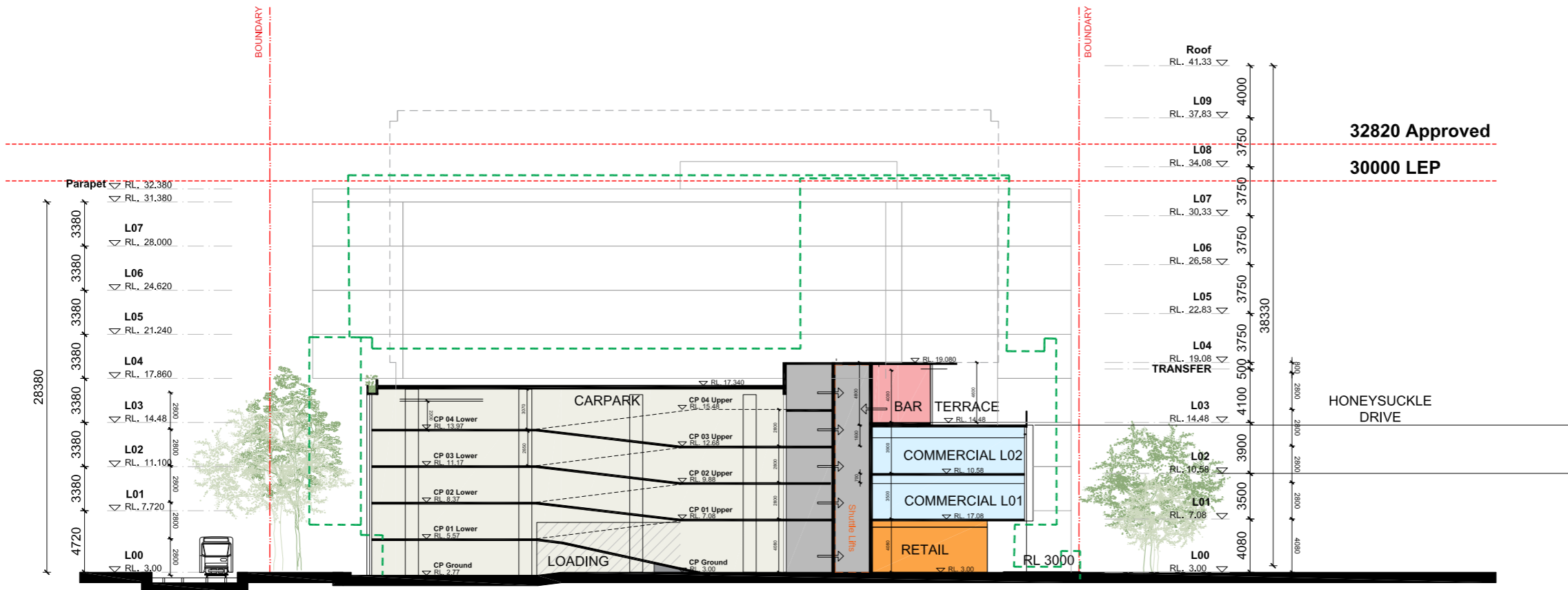
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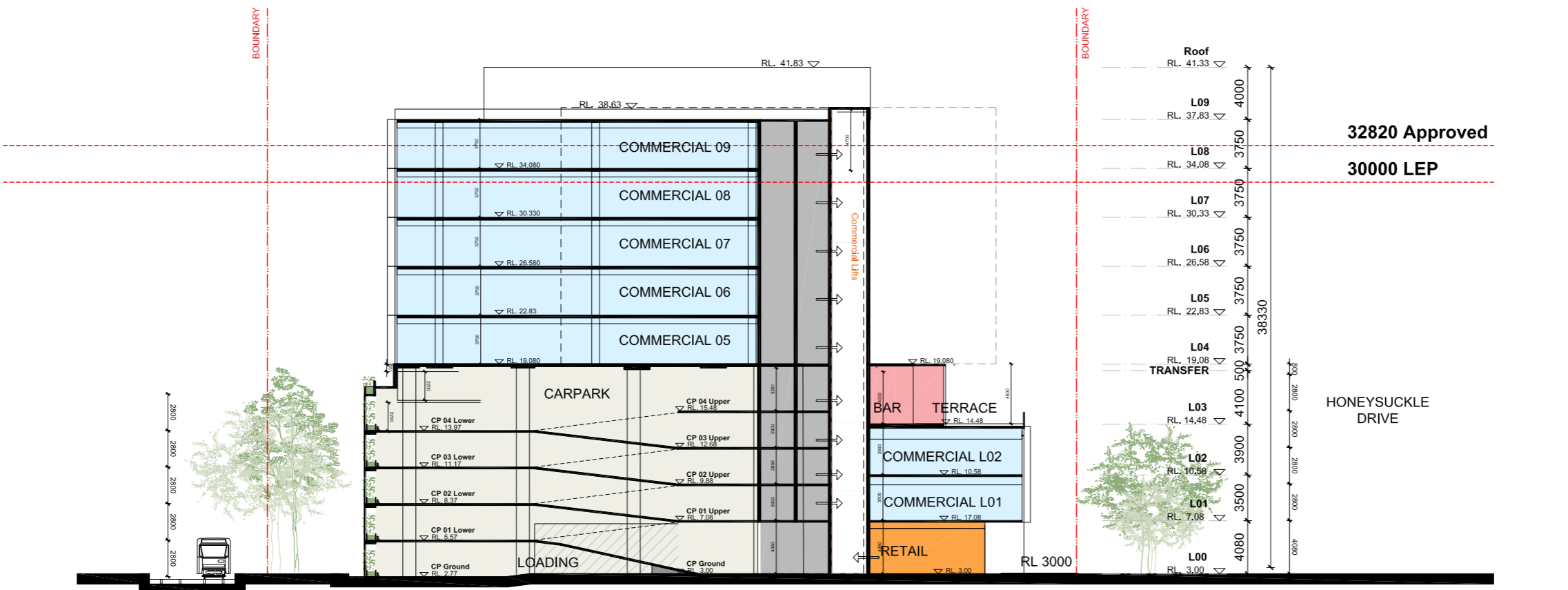


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--- PROFILE OF PREVIOUS DA SCHEME



SECTION BB



SECTION CC

Revision	Date	Description	Initial	Checked
3	07.02.20	DA Submission	EN	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109\_Doma  
 Honeysuckle Drive, Newcastle

Section BB - CC

Scale: 1:200 @A1 1:400 @A3

Project No. S12109  
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 Plot Date 11/2/2020 1:34 PM  
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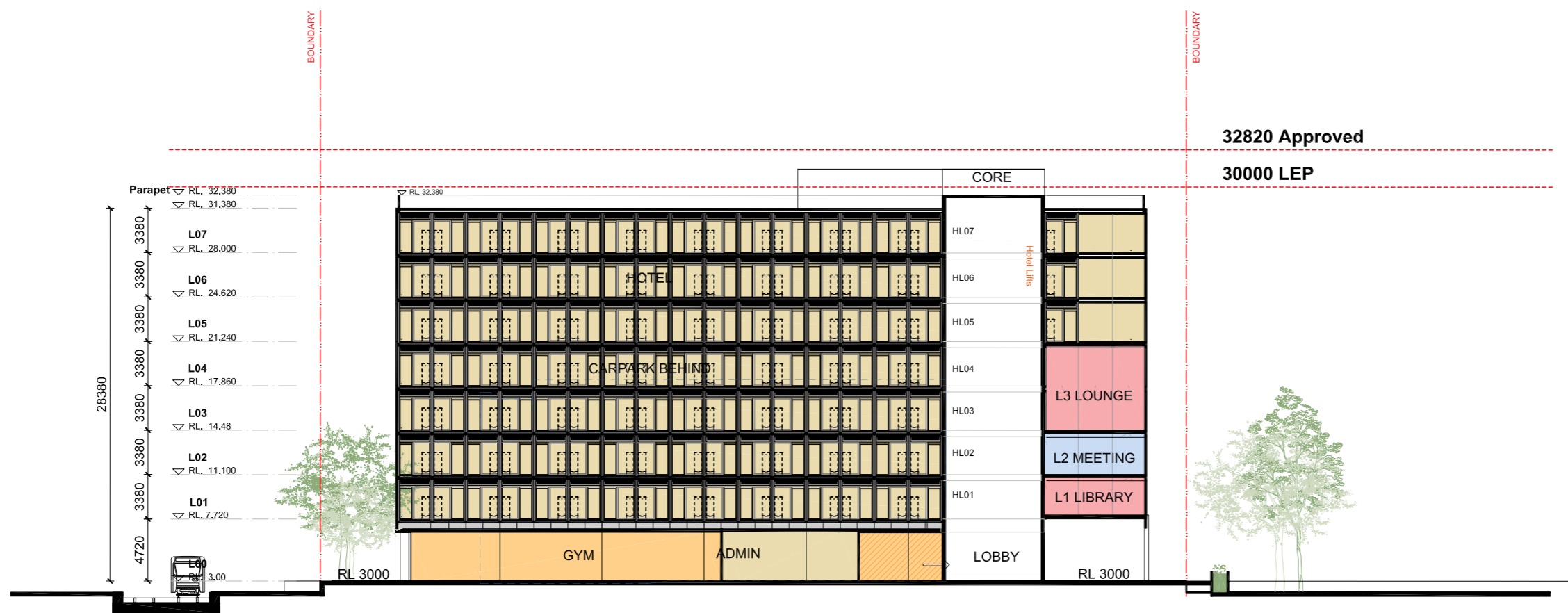
Melbourne 1 Nicholson Street  
 Melbourne VIC 3000 Australia  
 T 03 8664 6200 F 03 8664 6300  
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SECTION DD

Revision	Date	Description	Initial	Checked
3	07.02.20	DA Submission	EN	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109\_Doma  
 Honeyuckle Drive, Newcastle

Section DD

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Drawn	Checked	
Project No.	S12109	
Status	FOR INFORMATION	
Plot Date	11/2/2020 1:34 PM	
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Drawing No.	[Revision]	

**A08.003[3]**

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 Melbourne VIC 3000 Australia  
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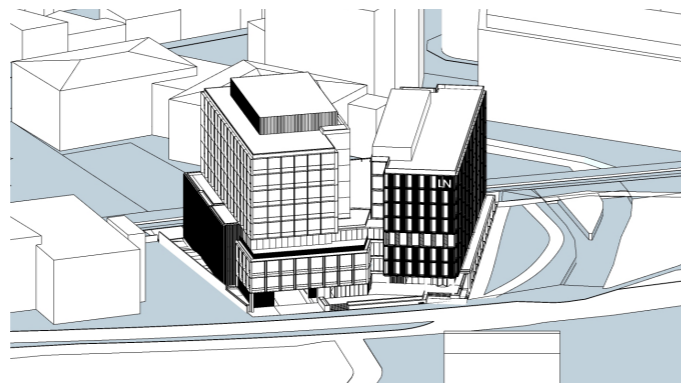
# APPENDIX D

## SHADOW DIAGRAMS

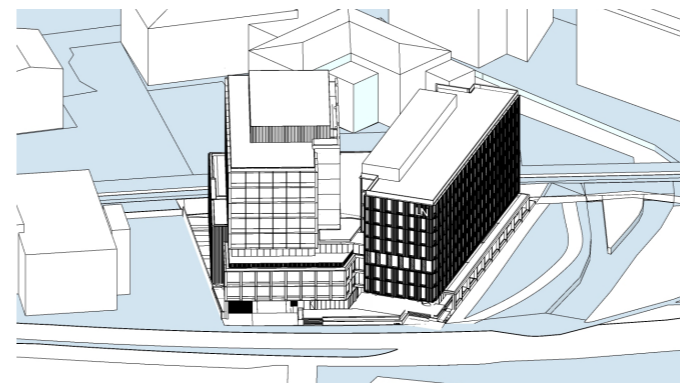
# APPENDIX C SHADOW STUDIES

*Winter Solstice - June 21*

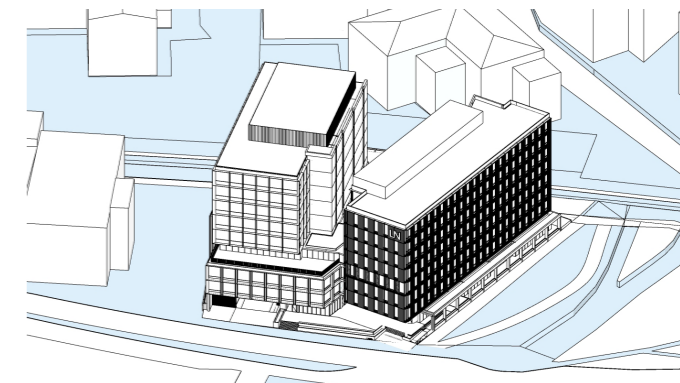
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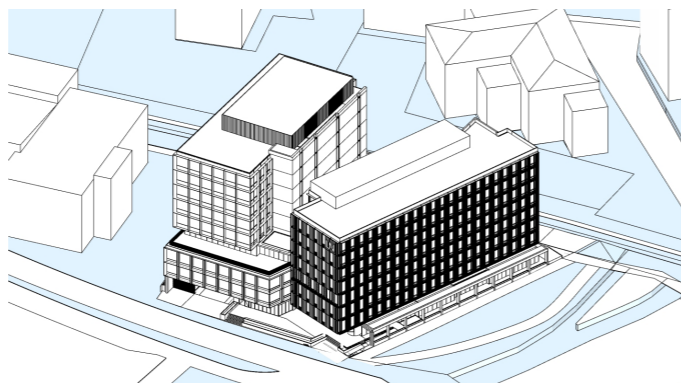
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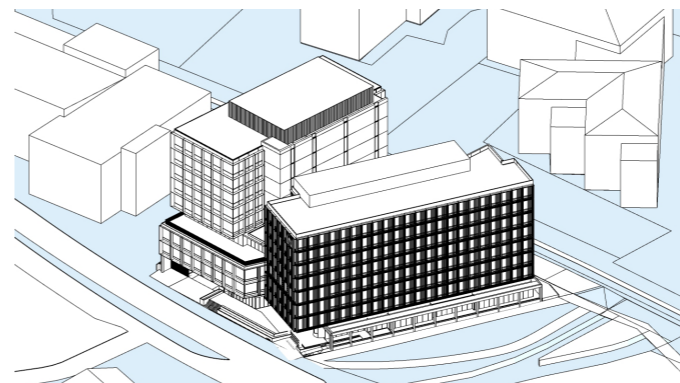
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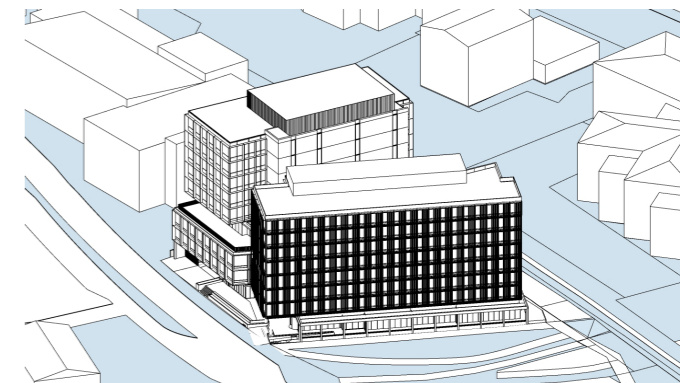
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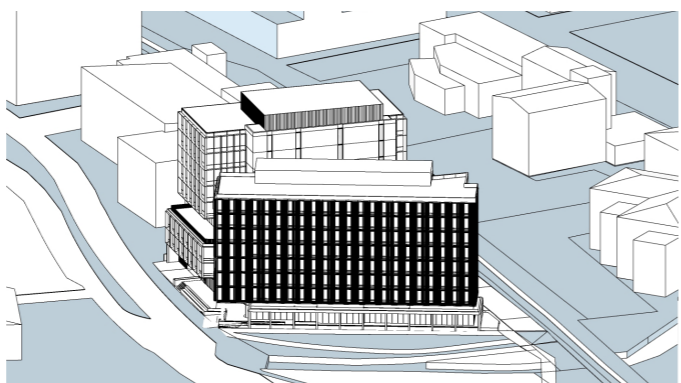
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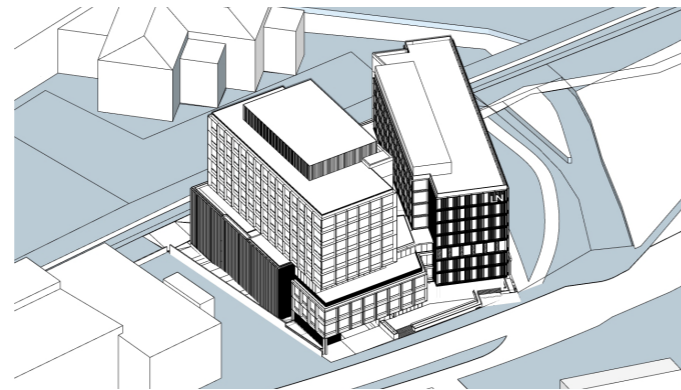


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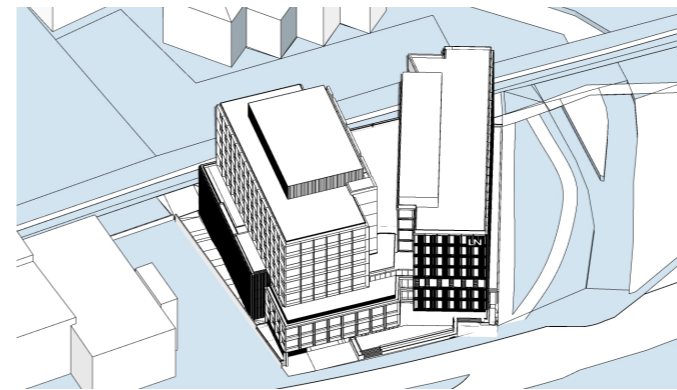


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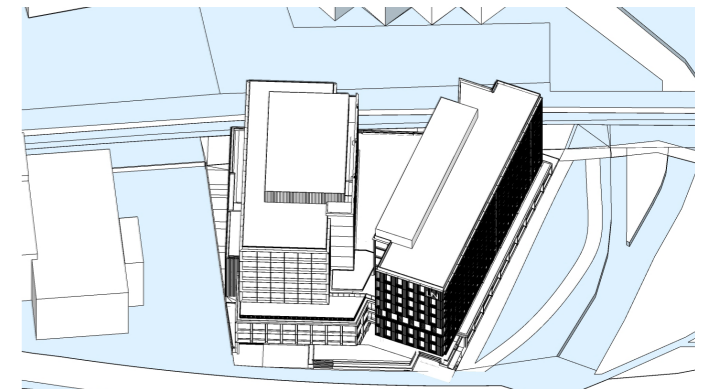
*Equinox- March 21*



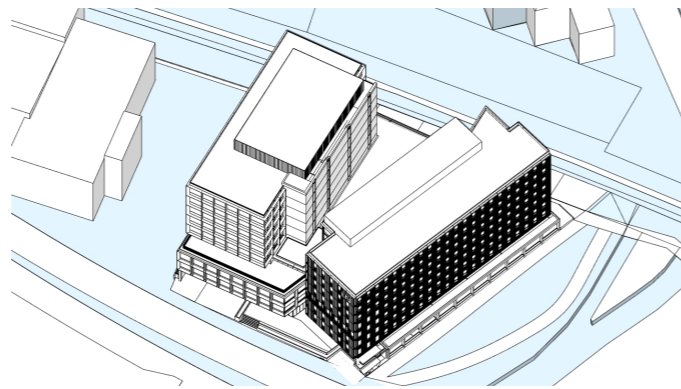
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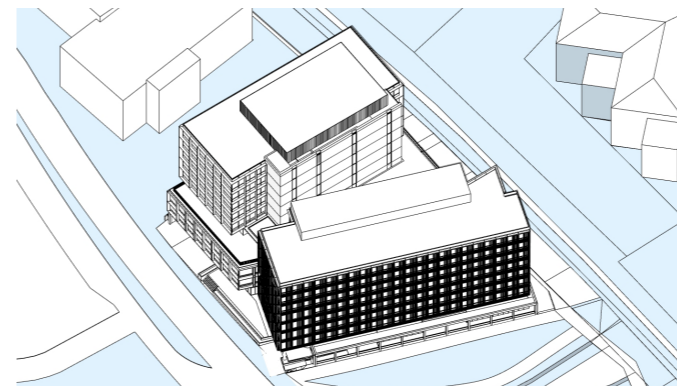
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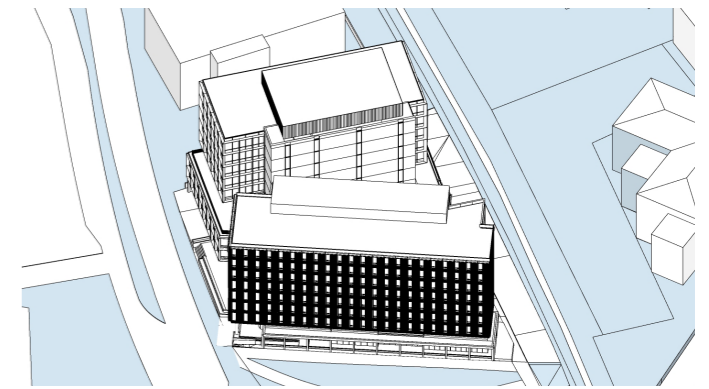
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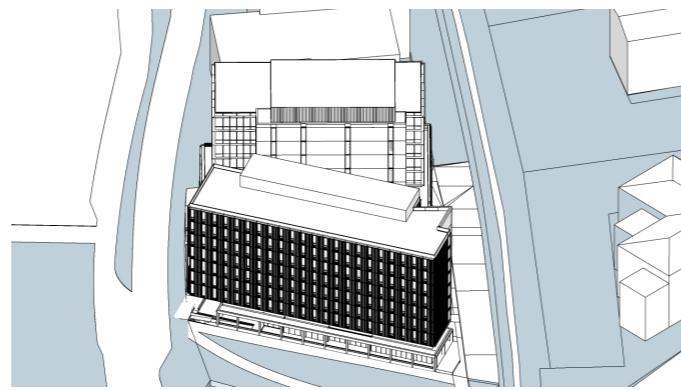
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1 PM



2 PM



3 PM

# APPENDIX C SHADOW DIAGRAMS

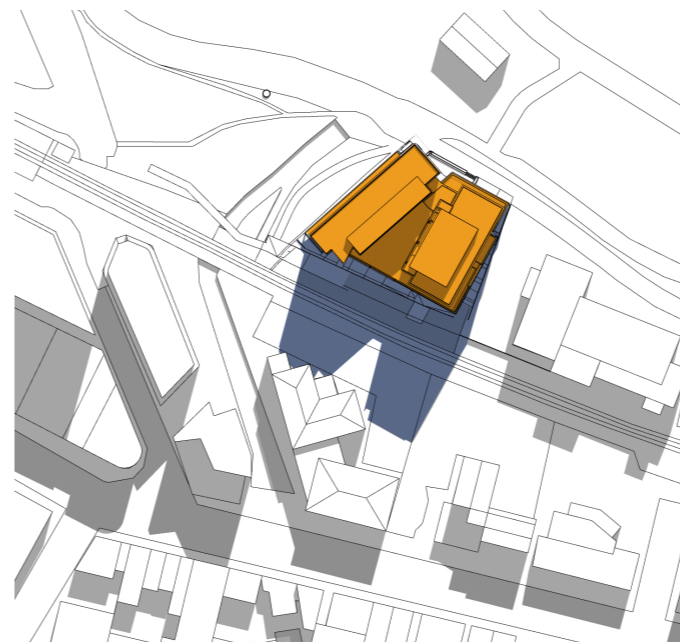
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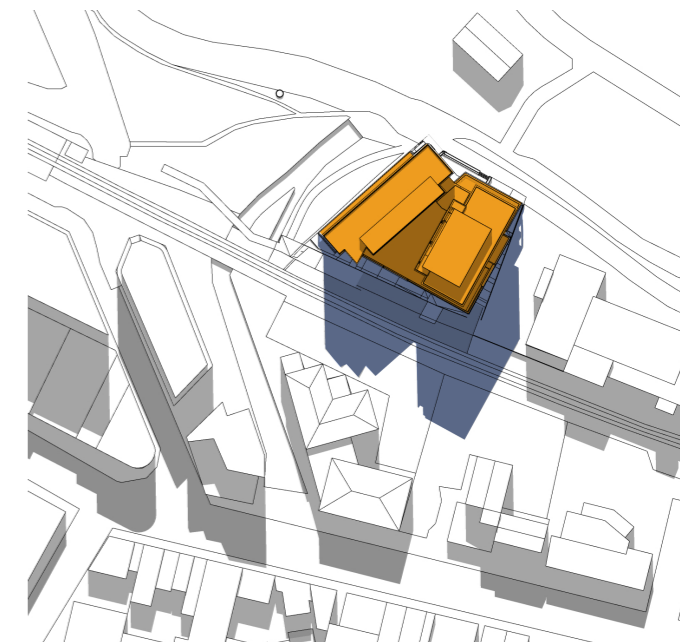
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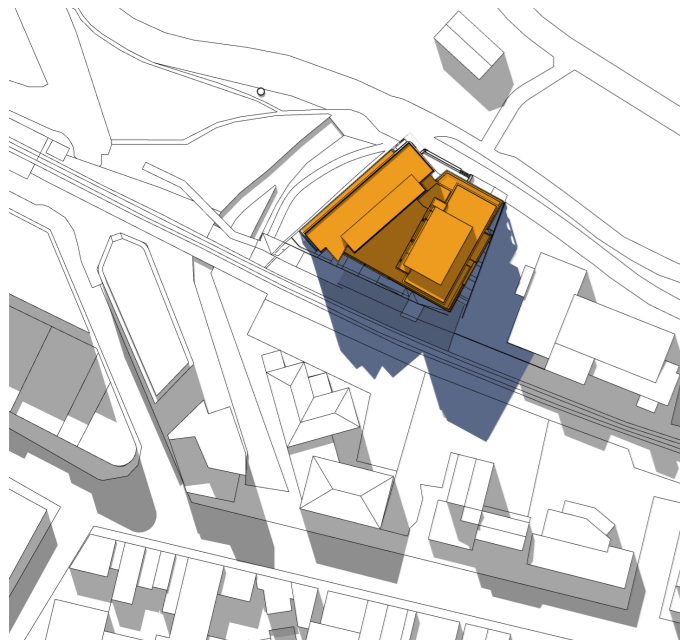
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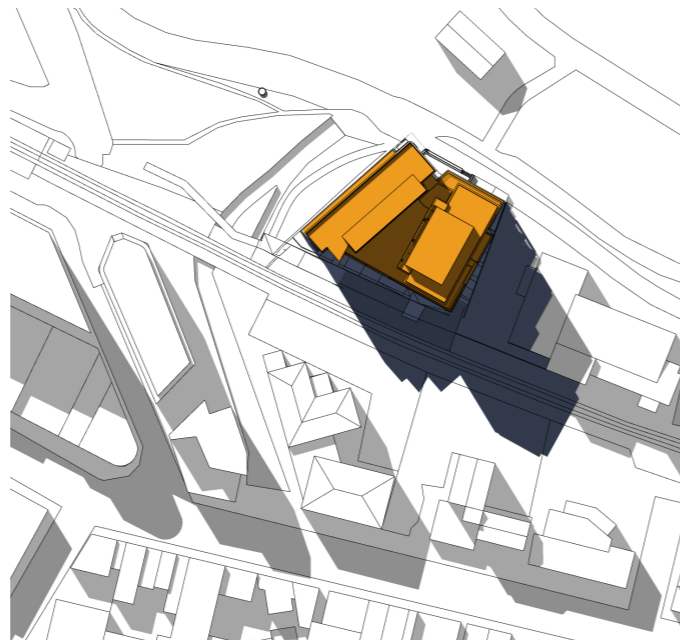
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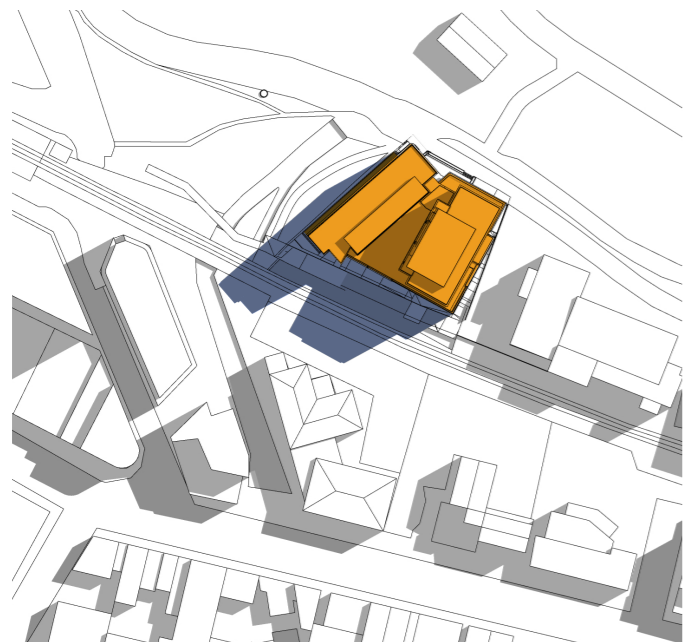


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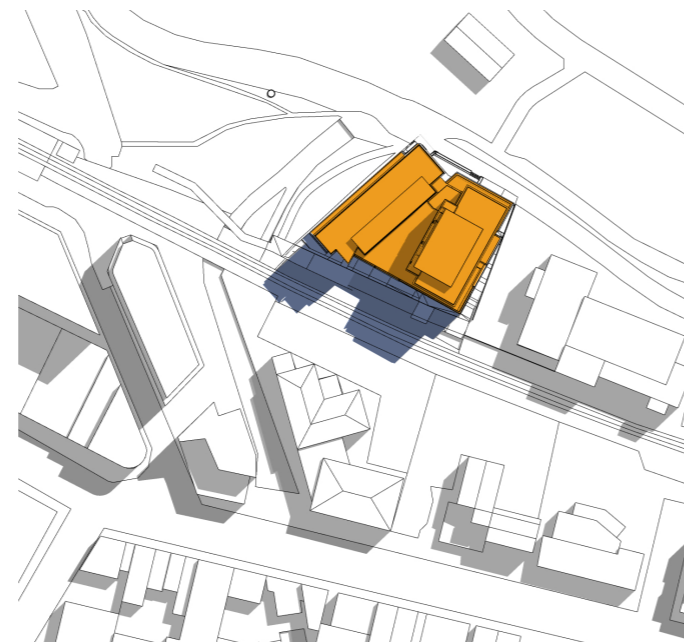


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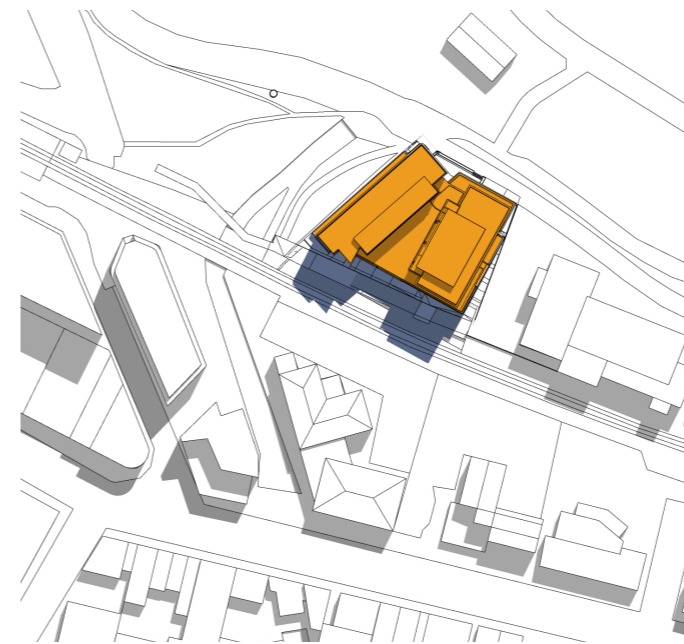
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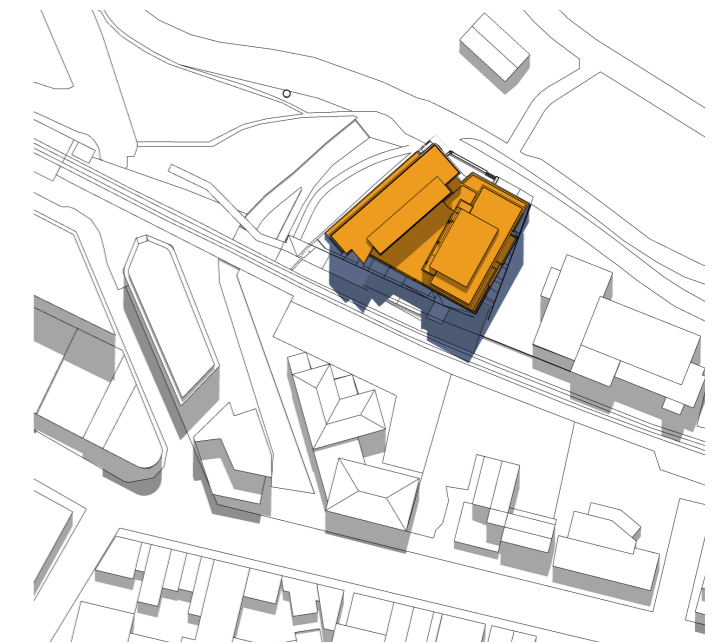
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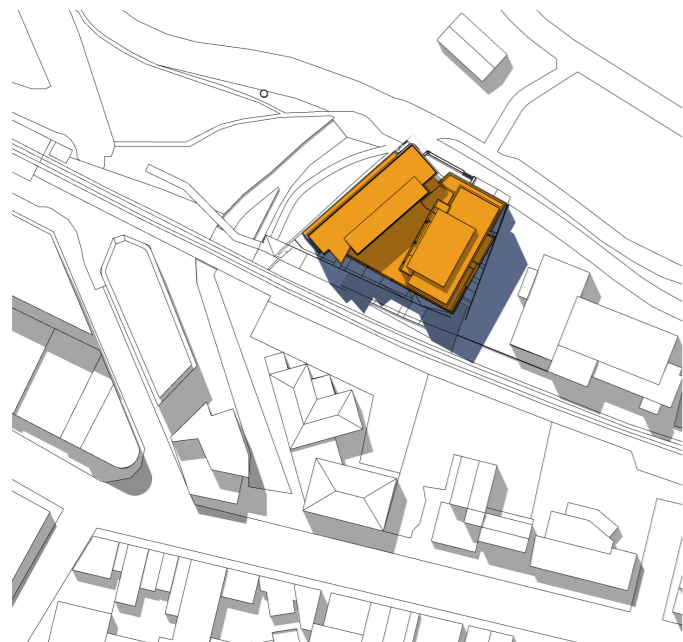
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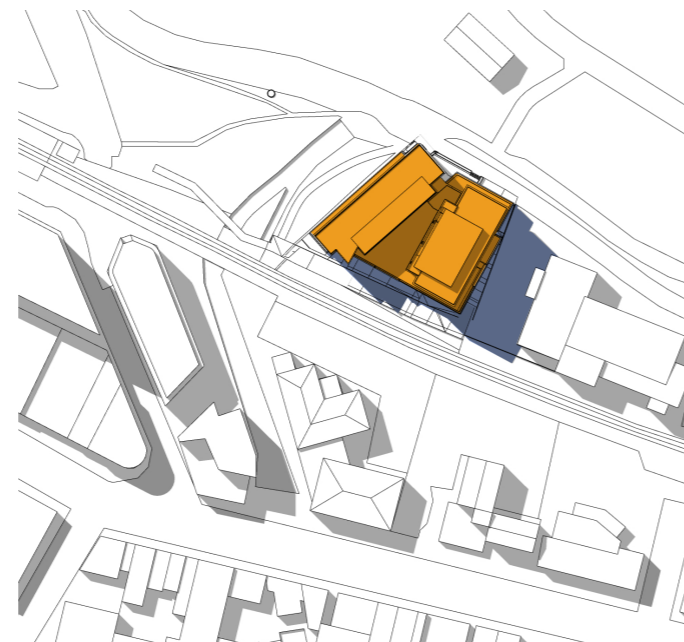
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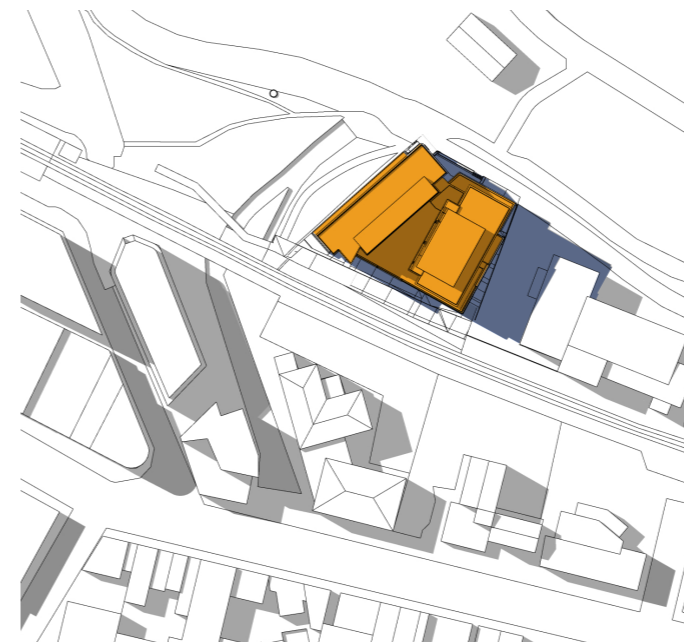
12 PM



1 PM



2 PM



3 PM





# APPENDIX E

## VIEW ANALYSIS



WESTERN APPROACH (NORTHERN SIDE OF HONEYSUCKLE DRIVE)



WESTERN APPROACH (SOUTHERN SIDE OF HONEYSUCKLE DRIVE)



EASTERN APPROACH (NORTHERN SIDE OF HONEYSUCKLE DRIVE)



**EASTERN APPROACH (SOUTHERN SIDE OF HONEYSUCKLE DRIVE)**



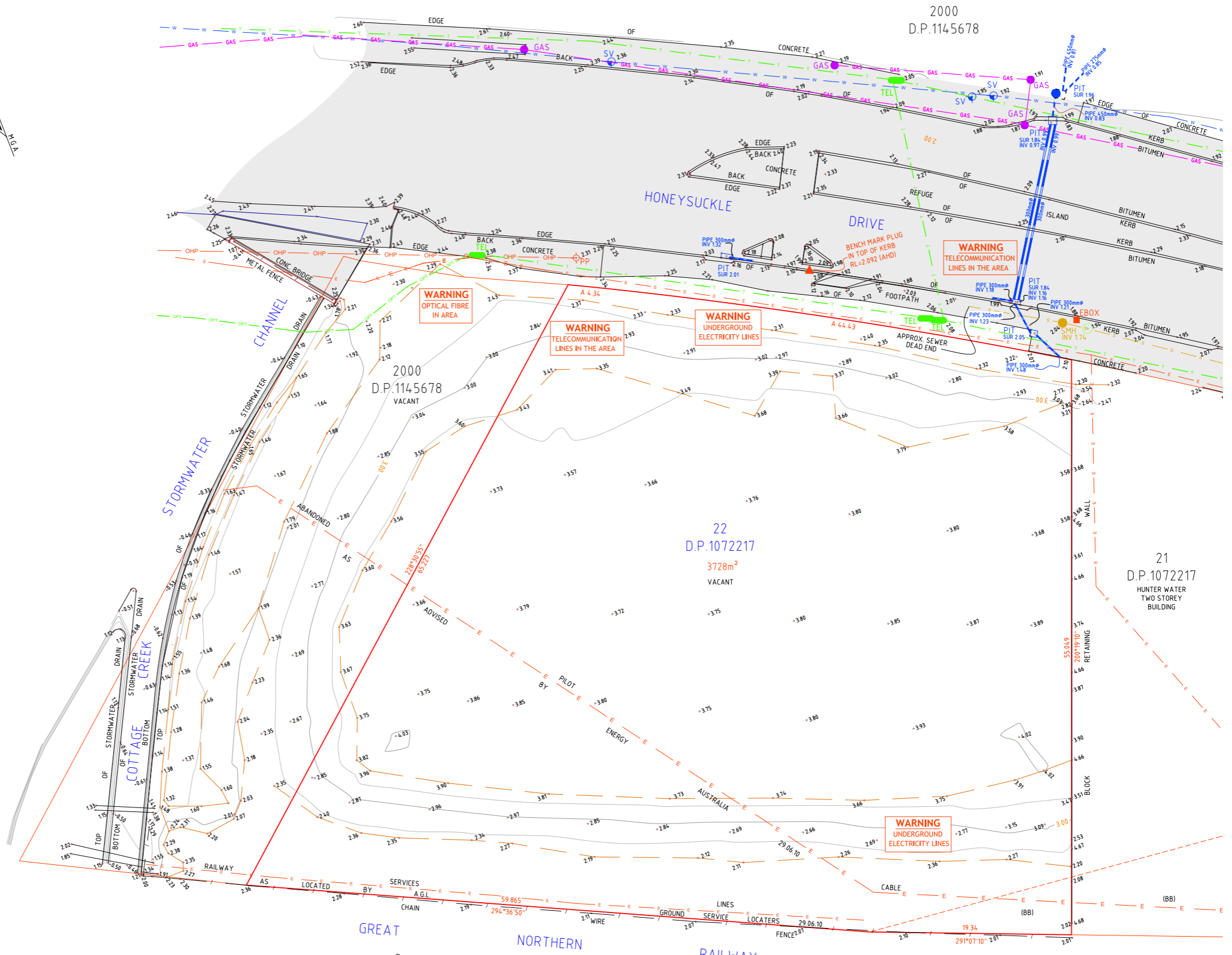


# APPENDIX F

## SURVEY OF EXISTING

**LEGEND**

	BOUNDARY LINE
	ADJACENT BOUNDARY
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EASEMENT
	FENCE LINE
	TOP & TOE OF BANKS
	OVERHEAD POWER LINE
	BENCH MARK
	POWER POLE
	DRAINAGE PIT
	STOP VALVE
	SEWER MAN HOLE
	NATURAL GAS MARKER
	TELSTRA PIT
	DENOTES TREE
	STORMWATER PIPE
	UNDERGROUND WATER LINE (DBYD)
	UNDERGROUND ELECTRICAL LINE (DBYD)
	UNDERGROUND TELSTRA LINE (DBYD)
	UNDERGROUND OPTICAL FIBRE (DBYD)
	UNDERGROUND SEWER LINE (DBYD)
	UNDERGROUND GAS LINE (DBYD)



- NOTES:**
1. FEATURES SHOWN TO SCALE ACCURACY.
  2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
  3. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.
  4. UNDERGROUND SERVICES SHOWN HAVE BEEN SCALED FROM DIAL BEFORE YOU DIG PLANS DATED 05.07.2017.
  5. CONTOUR INTERVAL - 0.5m
  6. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.
  7. DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.
  8. THE SUBJECT PROPERTY IS AFFECTED BY A COVENANT. THE RELEVANT CONDITIONS OF THE COVENANT SHOULD BE CHECKED FOR COMPLIANCE PRIOR TO DESIGN & CONSTRUCTION.



(BB) LAND EXCLUDES MINERALS S.14-1 PUBLIC WORKS ACT 1912

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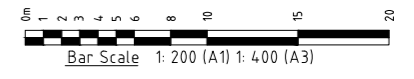
**WESTERN REGION**  
 87 Herbert Street Gulgong  
 PO Box 232 Gulgong NSW 2852  
 P 02 6374 2911 F 02 6374 2922  
 ABN 23 104 067 405

TITLE	DETAIL SURVEY OF LOT 22 D.P.1072217
H	
G	
F	
E	
D	
C	
B	
A	27.07.17
Ed.	Date
	Amendment

JOB ADDRESS:	42 HONEYSUCKLE DRIVE, NEWCASTLE
CLIENT:	DOMA HOLDINGS
SCALE:	A1 1:200 A3 1:400
SURVEY DATE:	18.07.17
PLAN DATE:	27.07.17
DATUM:	AHD
CAD REF:	7768DETAILgp.mjo

PLAN No	001
JOB REF:	7768
ORIGIN OF LEVELS	SSM 135836
DRAWN	CJ
CHECKED	WS
APPROVED	WS
DRAWING REF:	7768-DET-27.07.17

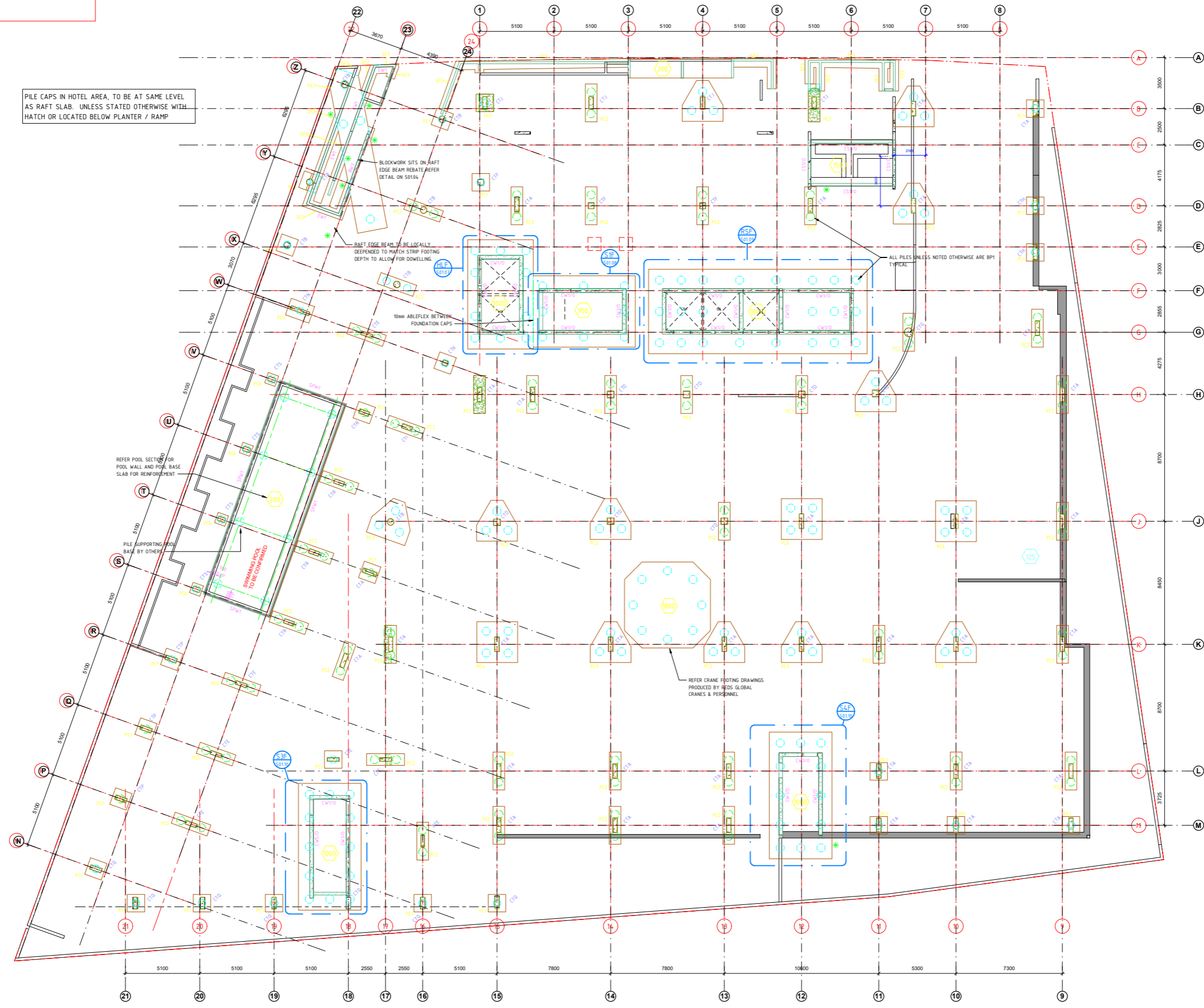
SHEET No	1/1
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**APPENDIX GG**  
**EXISTING**  
**IN-GROUND**  
**STRUCTURE**

PILE CAPS IN HOTEL AREA, TO BE AT SAME LEVEL AS RAFT SLAB, UNLESS STATED OTHERWISE WITH HATCH OR LOCATED BELOW PLANTER / RAMP



REFER POOL SECTION FOR POOL WALL AND POOL BASE SLAB FOR REINFORCEMENT

PILE SUPPORTING POOL BASE BY OTHER MEANS

SWIMMING POOL TO BE COMPLETED

BLOCKWORK SITS ON RAFT EDGE BEAM REBATE REFER DETAIL ON S0104

RAFT EDGE BEAM TO BE LOCALLY DEPENDENT TO MATCH STRIP FOOTING DEPTH TO ALLOW FOR DOWELLING

10mm ABLEFLEX BETWEEN FOUNDATION CAPS

REFER CRANE FOOTING DRAWINGS PRODUCED BY REDS GLOBAL CRANES & PERSONNEL

ALL PILES UNLESS NOTED OTHERWISE ARE BP1 TYPICAL





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# DESIGN EXCELLENCE STRATEGY

Construction of a Mixed Use Development  
including Commercial/Retail Uses and Hotel  
Accommodation  
42 Honeysuckle Drive, Newcastle NSW 2300



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## Statement of Environmental Effects

### FINAL

**Report Reference No.:** 19581  
**Dated:** March 2020

### Environmental Assessment

**Prepared by:** KDC Pty Ltd | ABN 61 148 085 492 | www.kdc.com.au



Naomi Weber  
**Senior Planner**  
**KDC Pty Ltd**

**Reviewed by:**



Melissa Thomas  
**Principal Planner**  
**KDC Pty Ltd**

**Address:** Suite 2B, 125 Bull Street, Newcastle West NSW 2302

**In respect of:** Doma Group

### Application and Land Details

**Applicant:** Doma Group C/ - KDC Pty Ltd

**Applicant Address:** Unit 4/3 Sydney Avenue, Barton ACT 2604

**Land to be developed:** Lot 22, DP 1072217 – 42 Honeysuckle Drive, Newcastle NSW 2300

**Project:** Mixed use hotel and commercial office development

This Report has been prepared in accordance with the brief provided by our client and has relied upon the information collected at or under the times and conditions specified in the Report. All findings, conclusions or recommendations contained within the Report are based only on the aforementioned circumstances. Furthermore, the Report is for the use of the Client only and no responsibility will be taken for its use by other parties.



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# 1 INTRODUCTION

## 1.1 OVERVIEW

A Design Excellence Strategy (the Strategy) was established by Doma Group (Doma) for the proposed new mixed-use hotel and commercial office development located at 42 Honeysuckle Drive, Newcastle NSW 2300 (SSD-10378).

It is acknowledged that the proposal is classified as a State Significant Development (SSD), as the site is located in a state significant precinct (as identified in the State Environmental Planning Policy (State and Regional Development) 2011). The Secretary Environmental Assessment Requirements (SEARs) for 42 Honeysuckle Drive requires a design excellence strategy to be prepared in consultation with the Government Architect. The relevant SEAR is extracted below.

### *3. Design excellence*

*The EIS shall include a design excellence strategy prepared in consultation with the Government Architect NSW, demonstrating how the proposal will achieve design excellence. This strategy shall:*

- + identify the process to ensure that design excellence is achieved*
- + demonstrate how comments from the Government Architect NSW have been addressed.*

This Strategy fulfils the requirements of the above SEAR. It is noted that the Government Architect NSW was consulted with on 11 November 2019, and a representative from the Department of Planning, Industry and Environment was also in attendance.

## 1.2 PROJECT OVERVIEW

The SSD proposal is for a part eight (8) storey and nine (9) storey mixed-use unique designed building which comprises several components. The main components of the development are commercial, hotel accommodation, retail and carparking, located at 42 Honeysuckle Drive, Newcastle (the site).

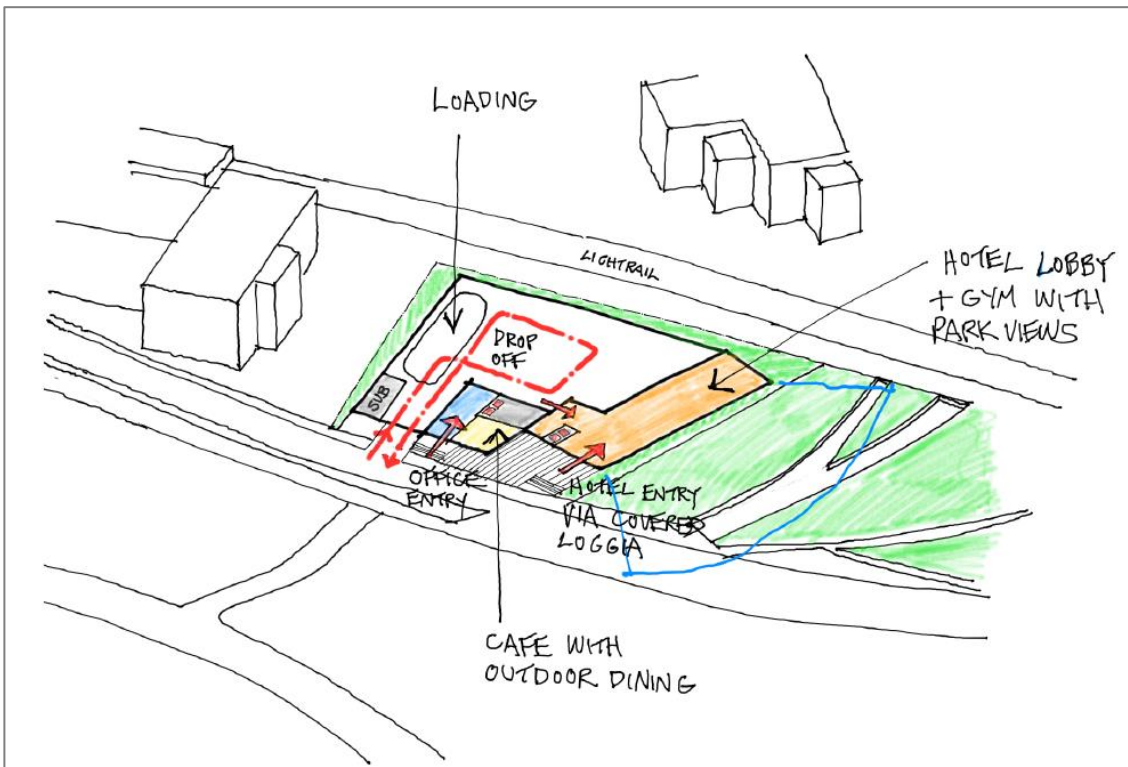
The significant characteristics of the proposal includes:

- + Hotel accommodation comprising of 179 hotel rooms spaced across seven (7) storeys;
- + Ground Floor retail premises with kitchen facilities and outdoor dining space;
- + Commercial office space offered across seven (7) storeys; and
- + 173 car parking spaces, associated with the uses on site, provided within the building.

The design of the proposal has been undertaken to complement the proposed landscaping as well as the surrounding existing built and natural form. The use of mid-range colours such as bronze cladding and dark metal balustrades allows the building to express its detail whilst blending seamlessly into the built environment.

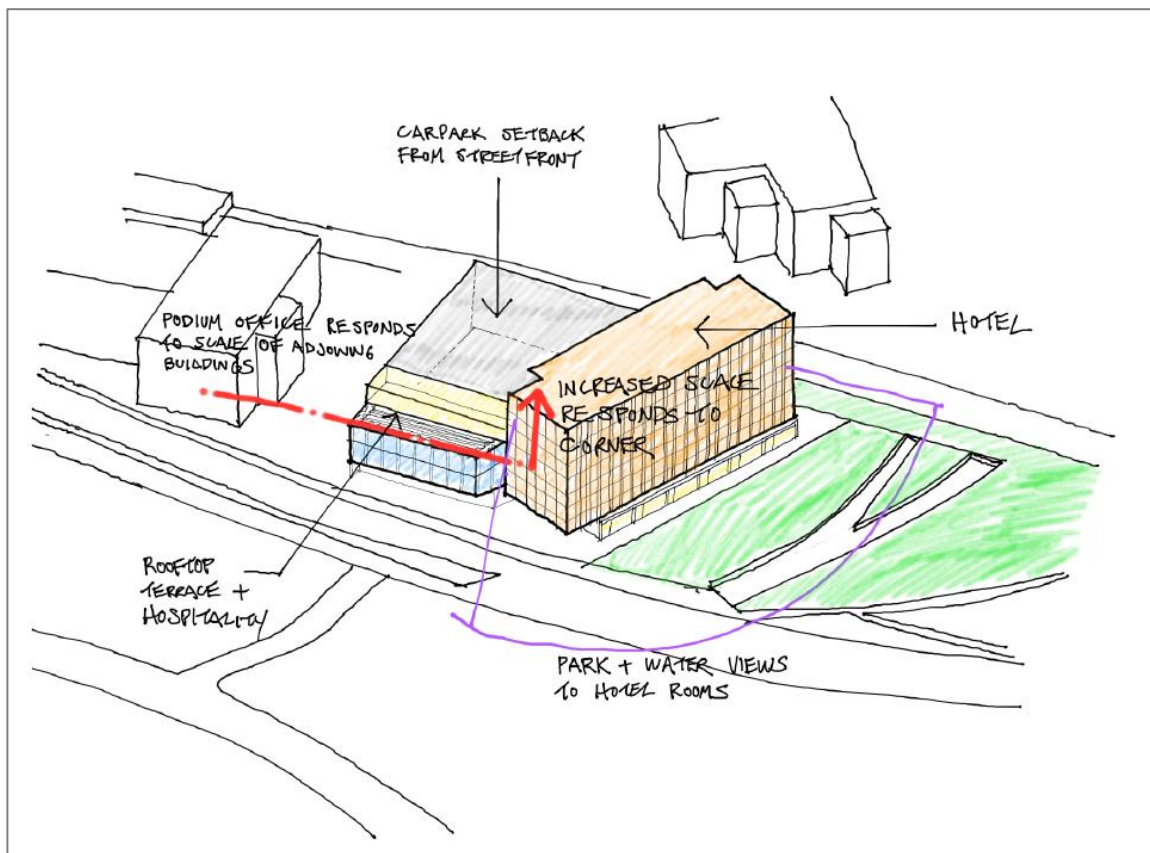
Figure 1 to Figure 3 illustrates the design concept for the SSD, demonstrating the arrangement for the ground floor plane, carpark and hotel and commercial respectively. The form of the building above the podium is split into two towers, rather than one U-shaped plan form, as approved under SSD 8440.

Figure 1 – Design Concept Ground Plan (Source: Bates Smart)



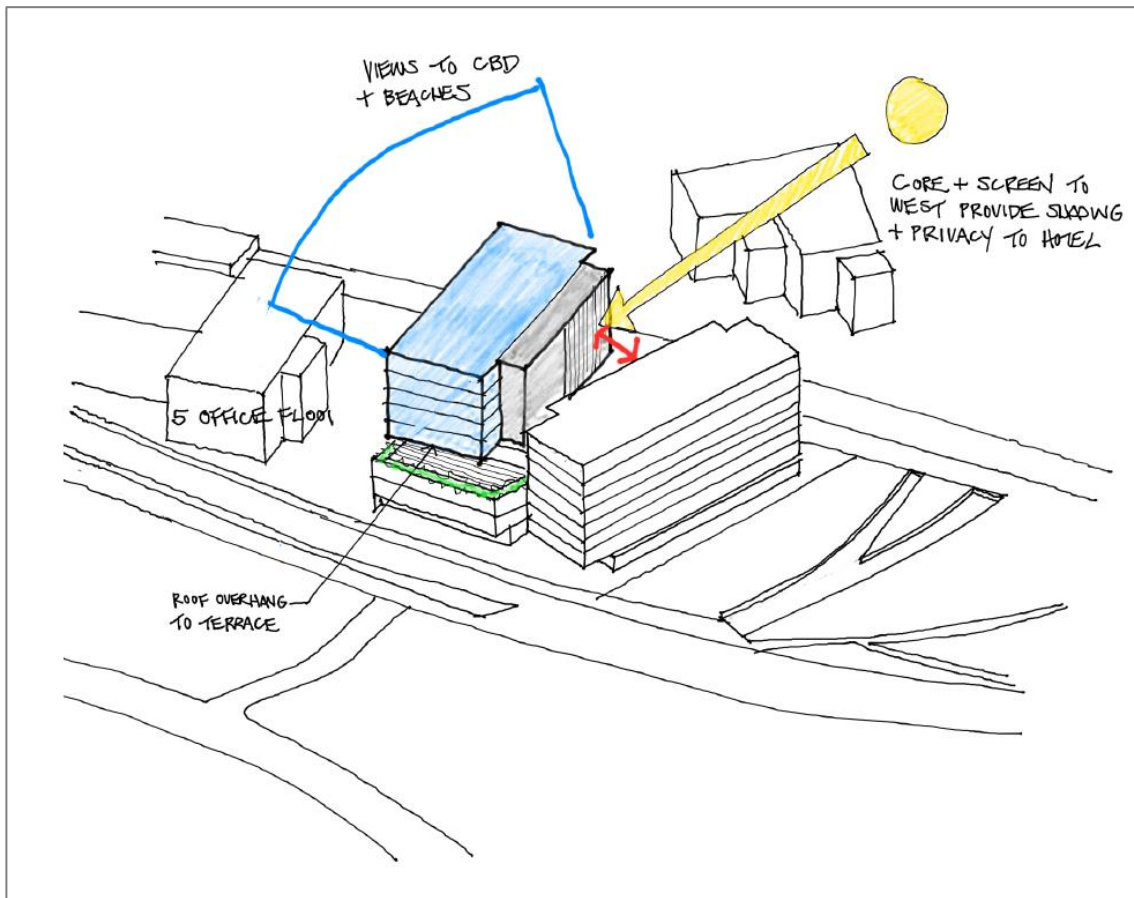
The hotel is located to the west of the site fronting Cottage Creek. It is entered via a covered loggia located on the prominent north west corner of the site. The hotel lobby and communal facilities extend south along the western frontage and enjoy a park outlook. The commercial office building is located to the east of the site. It has a combined lobby and café tenancy fronting Honeysuckle Drive with north facing outdoor dining. The carpark entry is to the east of the lobby off Honeysuckle Drive. The ground level and carpark are located above street level to comply with the flood level with ramps and stairs providing access off the street. Loading for service vehicles is located within the carpark in the south east corner of the site. A vehicle drop off facility for hotel guests is located off the carpark with direct access into the hotel lobby.

Figure 2 – Design Concept Carpark and Hotel (Source: Bates Smart)



The hotel reinforces the visually prominent north-west corner of the site. It has communal facilities located on the ground level with 7-level of accommodation over orientated to maximise the number of rooms with a park outlook. Along with the lower three levels of single loaded hotel rooms the ground level facilities 'sleeve' the western side of a 4-level above ground carpark. A 3-storey commercial podium 'sleeves' the carpark along Honeysuckle Drive and provides a north facing rooftop terrace for the hotel. The lower scale podium responds to the scale of adjoining buildings to the east.

Figure 3 – Design Concept Commercial (Source: Bates Smart)



A 5-storey commercial tower is located above the 4-storey carpark on the eastern side of the site. It has a simple rectilinear floor plate with a side core located to provide open flexible floor plates with good views of the Newcastle CBD to the east. The location of the service core to the west of the floor plate reduces heat load from low angle afternoon sun and will provide privacy to adjoining hotel rooms. The commercial tower cantilevers over the communal podium terrace to the north to provide covered outdoor space.

### 1.3 THE SITE

The site is described as 42 Honeysuckle Drive Newcastle, situated within the Local Government Area (LGA) of Newcastle. The site is legally described as Lot 22 DP 1072217. The site is undeveloped land, 3,728m<sup>2</sup> in area with a ground covering of low maintained grass. The site is under the ownership of Doma Group Pty Limited, who purchased the land from the Hunter Central Coast Development Corporation.

The site is a regular quadrilateral configuration, its boundaries shared with public space on three sides, being Honeysuckle Drive (north), public reserve (west), Light Rail Corridor (south) and private land that supports a three-storey commercial building to the immediate east.

The Newcastle Transport Interchange is located approximately 200 metres west of the site, with the new Light Rail Corridor extending along the rear, southern boundary of the site.

Figure 4 – Site Aerial (Source: Six Maps)



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## 2 PROJECT HISTORY AND DESIGN EVOLUTION

The scheme for 42 Honeysuckle Drive has been through numerous iterations and the design process has been a continuous evolution with Doma Group (proponent) and Bates Smart (architect) being consistent throughout the process. It is acknowledged that the land use elements and overall scheme has changed overtime, however the overall design intent for the site remains the consistent. Doma's objective for the site is to develop and deliver a usable and co-located hotel and commercial mixed-use development which provides point of different in the offering of the 'Little National Hotel.' The Little National is a business hotel aimed at providing accommodation in well positioned areas with high amenity offerings and smart luxury design.

The project history for 42 Honeysuckle Drive dates to 2017 when the then Hunter Development Corporation now known as the Hunter and Central Coast Development Corporation (HCCDC) put the site to tender, seeking proposals for the sale and development of the site. The tender closed in February 2017 and DOMA where named as the successful applicants. Doma put forward a winning scheme which comprised of a nine (9) storey hotel and residential development plan (refer to Figure 5).

**Figure 5 – Original tendered scheme 2017**



SSD 8440 was lodged with the Department of Planning and Environment in 2018, which was granted approval on the 22 June 2018. The consent approved a part 9, part 10 storey mixed use development comprising ground floor retail premises, 148 room and 7 serviced apartment hotel, 52 residential apartments and 234 car spaces which included 25 public car spaces. The successful development design evolved from the original tendered scheme as shown with the approved design in Figure 6. The application sought to cater for the demand for residential and tourist accommodation within the Newcastle City Centre.

**Figure 6 – Approved DA Scheme**

Since the approval of SSD 8840, the market demand has changed, and residential developments are no longer the preference in Newcastle. The tourist sector in Newcastle is however continuously expanding, with events including the V8 Supercars attributing to the growth. As the tourist sector grows, the accommodation capacity needs to be aligned.

Given the change to market demand the hotel component is essential to the development for the site. SSD 10378 seeks to increase the number of hotel room in a direct consequence in the growth in the tourist sector. Furthermore, the project has analysed the future trends in the Newcastle region, and have identified that commercial office space is currently required in the area as well as into the future. Resulting the current proposal seeks to aid in filling this void, refer to Figure 7 and Figure 8.

Figure 7 – Proposed Scheme under SSD-10378



Figure 8 – Proposed Scheme under SSD-10378



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## 3 DESIGN REVIEW PROCESS

### 3.1 SUMMARY

It is noted that the tendering process undertaken by the previous landowners to date, Hunter and Central Coast Development Corporation (HCCDC), in the selection of a developer for the site required extensive review from a design review panel (DRP). The DRP comprised of Lee Hillam (Office of the Government Architect), Philip Pollard (Amenity Urban and Natural Environments) and Sue Anne Ware (University of Newcastle).

The tendering process followed the procedure as outlined in the Director General's Design Excellence Guidelines as follows:

- + Competition Initiation and Requirements: Three architectural/design firms were involved in the shortlisting of the design.
- + The Competition Brief: A brief was provided outlining the competition for the tendering process.
- + Design Competition Criteria: A minimum of three submissions were made in the tendering process.
- + The Competition Jury: The design was assessed and endorsed by a Design Review Panel.

As the tendering process for the sale of the site necessitated a design review panel, of which a representative of the Office of the Government Architect was a member of; it is considered that compliance with the Director General's Design Excellence Guidelines has been adhered to.

A previous waiver was issued on the 19 January 2019 by the Government Architects outlining that the Government Architect is satisfied that the design excellence process undertaken to date meets the objectives of the Newcastle LEP.

Since the original design, DOMA in consultation with HCCDC, have reviewed the approved scheme and in response to current market trends have increased the size of the hotel and revised the residential use to commercial office space. The proposal has been amended to accommodate the change in brief while seeking to remain consistent with the original design intent.

With that in mind it is proposed that the revised SSD application follow similar Design Review Panel process to that of the following the previously approved SSD. This direction was supported by the Government Architects on the 11 November 2019 at a briefing meeting attended by the project team and Rory Toomey, Principle of Design Excellence, GANSW.

The process undertaken has taken advantage of the existing design teams' extensive knowledge of the site and brief and lead to a high-quality design outcome for the site that. DOMA have worked collaboratively with the DRP throughout the process and met on 27 November 2019 for a formal presentation, the DRP comprises of the following representatives:

- + Lee Hillam – Dunn & Hillam Architects
- + Dr Philip Pollard – Amenity Urban & Natural Environments / Newcastle City Council's Urban Design Consultative Group Professor
- + Sue Anne Ware - Head of School, Architecture and Built Environment, University of Newcastle

Upon conclusion of the DRP briefing, it was agreed that it is not necessary to review this project again prior to the SSD submission as the DRP are satisfied that the project can proceed to SSD stage.









### 3.2 INCLUSION OF COMMENTS FROM DESIGN REVIEW PANEL

The below table outlines the comments received by the DRP and provides a response from the project team.

**Table 1 – Comment and Response to DRP**

<b>DRP Comments, Notes and Queries</b>	<b>Response</b>
<p><i>The revised form is an improvement on the previous schemes and is generally supported by the DRP. The revised maximum height and lower podium height can be supported by the DRP.</i></p>	<p>Noted. The revised design seeks to improve the overall built form arrangement providing an improved amenity outcome for hotel guests and seeks to alter the land uses to cater for the market demand for commercial office space.</p>
<p><i>The relationship between the building and the public park to the west is important and should be mutually beneficial. Current drawings are not clear on how the building responds to the park at the ground floor. It was recommended by the panel, that the architects should seek to design that ground floor interface in collaboration with the landscape designers.</i></p>	<p>Since the presentation with the DRP, the design team has revised the western façade to provide greater connection and relationship between the building and public.</p> <p>This has been addressed by creating a concrete colonnade with integrated planters that extends to the boundary to define a single level podium to the park. It provides a landscaped buffer between the hotel communal spaces and the public domain and a deep shaded overhang to the ground level facilities.</p>
<p><i>The effect of the building on the public domain in terms of the heat island effect should be carefully considered. This is particularly important on the western elevation where performance glass which will reflect heat from the internal spaces of the building will have an impact on the amenity of the public park</i></p>	<p>Since the presentation with the DRP, the design team has revised the western façade to provide greater connection and relationship between the building and public. In addition, the materials and finishes for the western façade have been explored further to review reflection of heat into the public park.</p> <p>Along the frontage of the park is an insitu concrete colonnade with integrated planters that extend to the boundary to define a single level podium to the park. It provides a landscaped buffer between the hotel communal spaces and the public domain and a deep shaded overhang to the ground level facilities. It also provides increase privacy and a landscaped outlook to hotel rooms on Level 1.</p>
<p><i>The design of the western elevation must also be carefully considered with regards to heat gain and amenity in those hotel rooms. It is understood that the large 'bay window' bed arrangement is a signature of the Little National Hotels, however it may be that a more site-specific response is needed here.</i></p>	<p>Since the presentation with the DRP, the design team has revised the western façade to provide greater connection and relationship between the building and public. In addition, the materials and finishes for the western façade have been explored further to review reflection of heat into the public park and explore the internal amenity in respect to heat gain.</p> <p><b>Western Façade Treatment</b> A gridded pattern formed by both the vertical and horizontal frame, the alternating pattern of vertical screens and openings provides an articulated façade with depth and texture while providing an optimal sun shading solution.</p>

DRP Comments, Notes and Queries	Response
<p>The accessibility ramp should be reconsidered, to achieve access that more naturally integrates disabled access with stairs and entry ways.</p>	<p>Since the presentation with the DRP, the accessibility ramp position has been explored further, however given the flooding risk on-site the proposed location is the only position to fulfil civil design requirements.</p> <p>A covered ramp length has been increased along the western edge of the site. At the “switch back” there is level access and an opportunity to enter the lobby space through a compliant door or using the circular sliding doors facing Honeysuckle Drive.</p>
<p>Questions were asked about the impact of wind on the podium top terrace, especially with regards to the funnel shape of the plan.</p>	<p>The impact of wind on the podium top terrace, especially with regards to the funnel shape of the plan are being investigated further and mitigation devices will be put in place.</p>
<p><i>The southern elevation faces directly to the light rail line, with no pedestrian, private vehicle or bicycle routes along that side. However, this elevation still must be considered when viewed from the light rail and from the path coming across from Hunter St. The composition is generally acceptable however it appears very unactivated, due to the position of car parks, end walls of hotel rooms etc.</i></p>	<p>The revised design seeks to improve the overall built form arrangement providing an improved amenity outcome for hotel guests and seeks to alter the land uses to cater for the market demand for commercial office space.</p> <p>The proposal seeks to provide a green wall on the southern façade to provide a more interesting façade from the light rail. It is acknowledged that the design seeks to the south-western façade as this interface will be highly visible to pedestrians given the provision of the bicycle route.</p>
<p><i>The planting scheme for the car park was supported, DRP noting that UTS have done some good research on appropriate plants for this use.</i></p>	<p>Noted. Bates Smart in conjunction with the landscape architect have reviewed different plant species and have landed on numerous different species as shown below:</p>

DRP Comments, Notes and Queries	Response		
<p>GREEN WALL PLANTING - southern aspect</p>			
			
<p><i>Bergonia spp.</i></p>	<p><i>Hoya australis</i></p>	<p><i>Monstera deliciosa</i></p>	<p><i>Cissus antarctica</i></p>
<p>GREEN WALL PLANTING - eastern aspect</p>			
			
<p><i>T. jasminoides</i></p>	<p><i>Kennedia rubicunda</i></p>	<p><i>Hibbertia scandens</i></p>	<p><i>Pandorea jasminoides</i></p>

## **4 SUMMARY**

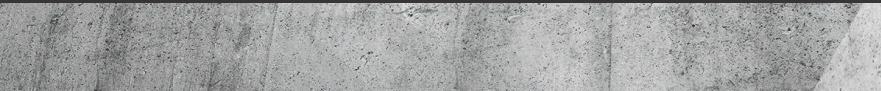
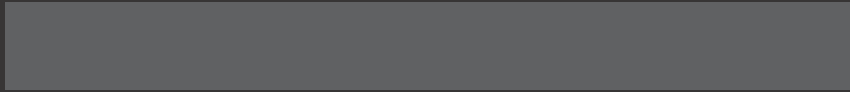
The proposal will lead to a good built outcome on the site and will contribute positively to the Newcastle CBD.

The scheme for 42 Honeysuckle Drive has been through numerous iterations and the design process has been a continuous evolution with Doma Group (proponent) and Bates Smart (architect) being consistent throughout the process. It is acknowledged that the land use elements and overall scheme has changed overtime, however the overall design intent for the site remains the consistent. Doma's objective for the site is to develop and deliver a usable and co-located hotel and commercial mixed-use development which provides point of different in the offering of the 'Little National Hotel.'

DOMA have continually work collaboratively with the Design Review Panel (DRP) throughout the process and gained their endorsement.

KDC look forward to Government Architect endorsing the design excellence process described above, allowing the application and ultimate development to progress.

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**NEWCASTLE | SYDNEY | MELBOURNE**  
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## Appendix C – Complaints Register Proforma

**42 Honeysuckle Drive - COMPLAINTS REGISTER**



NO.	DATE	TYPE OF COMPLAINT	PARTIES INVOLVED	COMMENTS	OUTCOME
1		e.g. Complaint - Dust, Complaint - Noise	e.g. Residential Neighbour, Adjoining Business . Include names where possible	Describe the nature of the complaint	Describe Built's mitigation actions and the result.
2					
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32					

## Notification of Construction

### Commencement

#### 42 Honeysuckle Drive

To the Resident,

Built have been appointed the Major Contractor for the upcoming works at 42 Honeysuckle Drive.

Construction will be commencing shortly, so here a few things we would like to share:

#### Project Overview

The 42 Honeysuckle Drive site is part of the Hunter and Central Coast Development Corporation (HCCDC) master plan to urbanise and revitalise the historic West End Newcastle harbour precinct. The master plan centres around the transformation of council-owned land into a vibrant mixed-use harbour side precinct in the heart of Newcastle.

Our site will be 9 floors of above ground construction, made up of:

- Ground to Level 3: above ground parking
- Level 3 open air garden
- West Tower – Level 3-8: Five Star *Little National* Hotel
- East Tower – Level G-8: A-Grade Commercial Office Space using MASS TIMBER construction
- 5-Star Green Star Design

#### Project Timeframe

Below are the forecast high level dates for the project

Activity	Forecast dates
Site Establishment	April 2022 – May 2022
Construction	May 2022 – Aug 2023
Completion and Handover	Aug 2023 - Oct 2023

## Key Contacts

Below are the key contacts for our site. Please feel free to call or email any time, not matter how big or small your query.

Company	Position	Name	Contact Details
BUILT	Site Manager (24 Hour Contact)	Ben Bates	0415 198 937 <a href="mailto:42HD@built.com.au">42HD@built.com.au</a>
BUILT	Project Manager / Community Liaison Officer	Linden Denholm	0402 444 006 <a href="mailto:lindendenholm@Built.com.au">lindendenholm@Built.com.au</a>

As always, please contact 000 in the event of an emergency

## Additional information

Any additional information you may require, including our Community Consultation Strategy, can be accessed through the dedicated website <https://domagroup.com.au/commercial/42-honeysuckle-drive/>

Alternatively, please feel free to contact your dedicated Community Liaison Officer at any time. He is your best and most direct route for any information or queries you might have.

We look forward to joining the Honeysuckle Neighbourhood!

Warm regards

### Linden Denholm

Project Manager/Community Liaison Officer

Suite 1, 155-157 Lambton Rd

Broadmeadow NSW 2292

T [+61 2 4077 5900](tel:+61240775900) M [+61 402 444 006](tel:+61402444006)

E [lindendenholm@built.com.au](mailto:lindendenholm@built.com.au)

