

42 HONEYSUCKLE DRIVE COTTAGE CREEK PRECINCT

NEWCASTLE

NEWCASTLE CITY COUNCIL
DEVELOPMENT APPLICATION

ARCHITECTURAL DESIGN REPORT

FEBRUARY 2020

BATESSMART™



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

BATESSMART™

ARCHITECTURE
INTERIOR DESIGN
URBAN DESIGN
STRATEGY

MELBOURNE	SYDNEY
1 Nicholson Street	43 Brisbane Street
Melbourne Victoria	Surry Hills New South Wales
3000 Australia	2010 Australia
T +61 3 8664 6200	T +61 2 8354 5100
F +61 3 8664 6300	F +61 2 8354 5199

WWW.BATESSMART.COM

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

CONTENTS		
1.0	INTRODUCTION	04
2.0	PROJECT HISTORY	06
3.0	LOCATION	08
4.0	SITE ANALYSIS	
	4.1 Site Extent & Existing Context	10
	4.2 DCP Context & Envelop	10
	4.3 Solar Access	11
	4.4 View Corridors	11
5.0	DESIGN CONCEPT	
	5.1 Ground Plane	12
	5.2 Hotel & Carpark	12
	5.3 Commercial	13
	5.4 Facade & Materials	13
6.0	BUILDING HEIGHTS	14
7.0	DESIGN DESCRIPTION	
	7.1 Ground Level	16
	7.2 Level 01: Podium Office	18
	7.3 Level 02: Podium Office	19
	7.4 Level 03: Communal Terrace	20
	7.5 Level 04: Car park	22
	7.6 Level 05: Plan	24
	7.7 Level 05 - 07: Plan	25
	7.8 Level 08: Plan	26
	7.9 Rooftop: Plan	27
8.0	FACADE AND MATERIALS	28
	8.1 Hotel Facade	30
	8.2 Communal Space Facade	32
	8.3 Ground Floor Facade	34
	8.4 Tower Commercial Facade	36
	8.5 Podium Commercial Facade	38
	8.6 Carpark Facade	40
9.0	ESD	42
	APPENDIX	44
	APPENDIX A: GFA Plans	
	APPENDIX B: Architectural Drawings	
	APPENDIX C: Shadow diagrams	
	APPENDIX D: View Analysis	
	APPENDIX E: Survey of Existing	

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

Floor Space

Site Area	3,728m ²
Total GFA	12,453m ²
FSR	3.34

Hotel

Standard Rooms	170
Accessible Rooms	9

Building Height

Commercial Tower	38,380mm
Hotel	29,380mm

Storeys

Commercial Tower	5 (9 from ground)
Hotel	7

Typical floor to floor

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



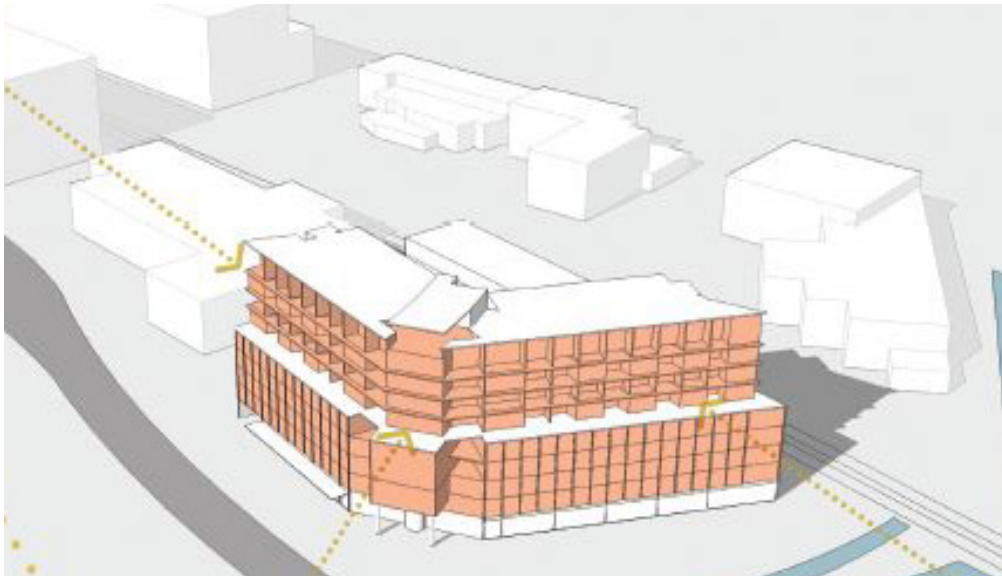
2.0 PROJECT HISTORY

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.

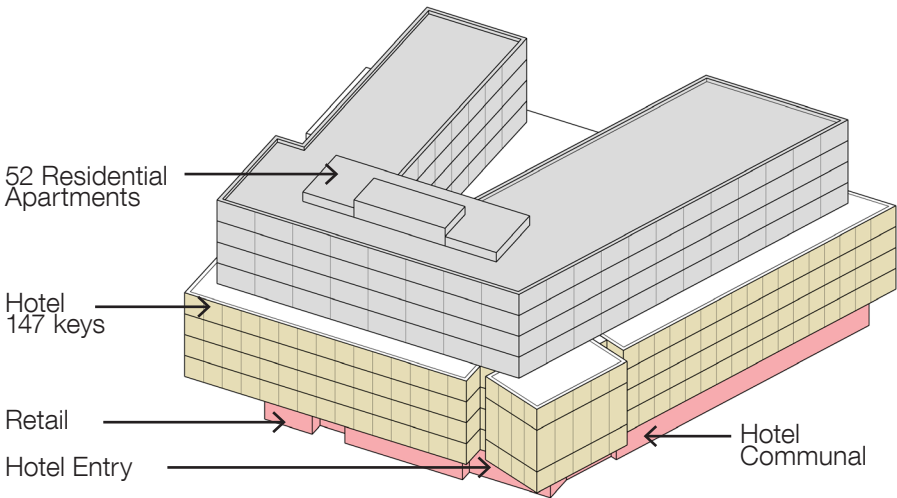
Prior to approval future trends in the Newcastle region were analysed in more depth and this identified that commercial office space was of a premium. This resulted in the application being retracted to make way for a new submission.

HOTEL & COMMERCIAL SSD APPLICATION 2020

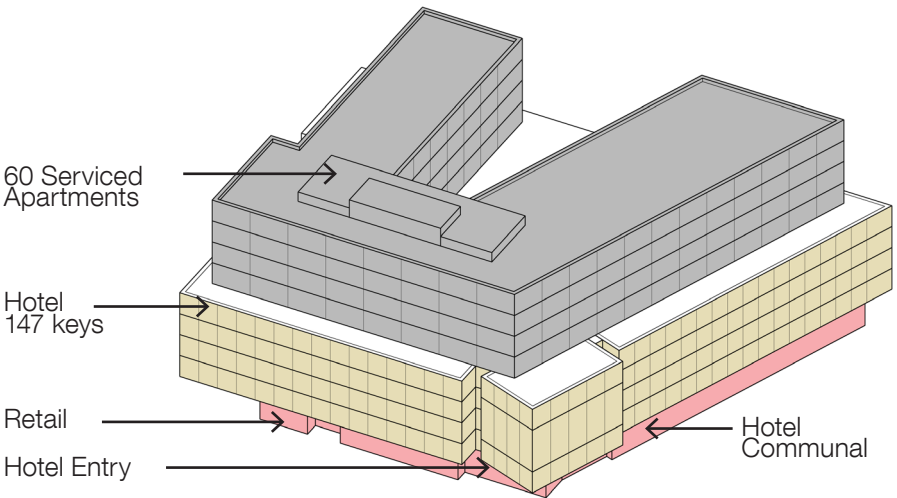
The current State Significant Development application replaces the serviced apartments with commercial office and separates the uses into two tower forms with their own identity.

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.

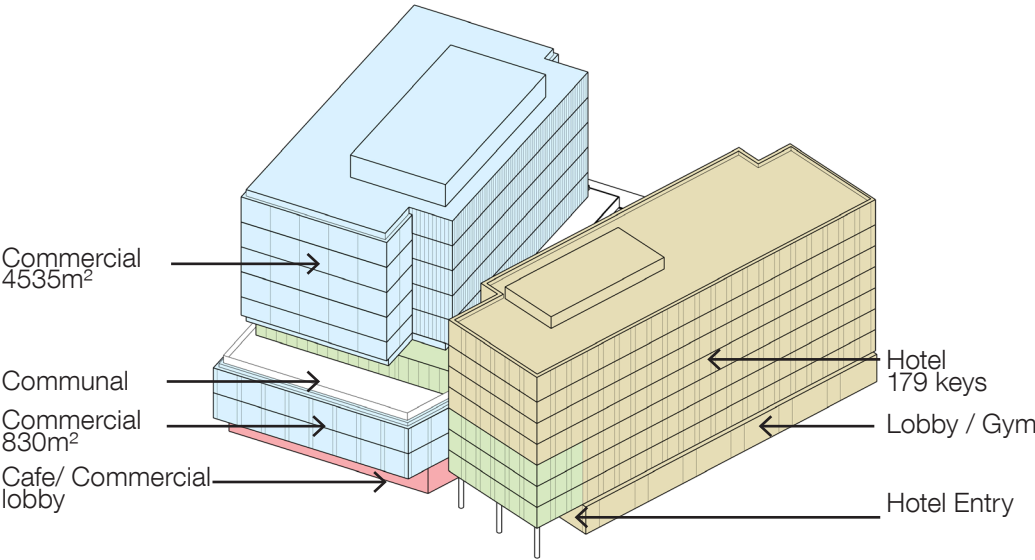
The (reused) side core commercial tower has large open flexible floor plates that can be readily subdivided to accommodate a wide range of tenants. An elevated food & beverage space opens out onto a terrace with a northerly aspect and outlook towards the Hunter River and Marina. It will provide a shared 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 m². 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.



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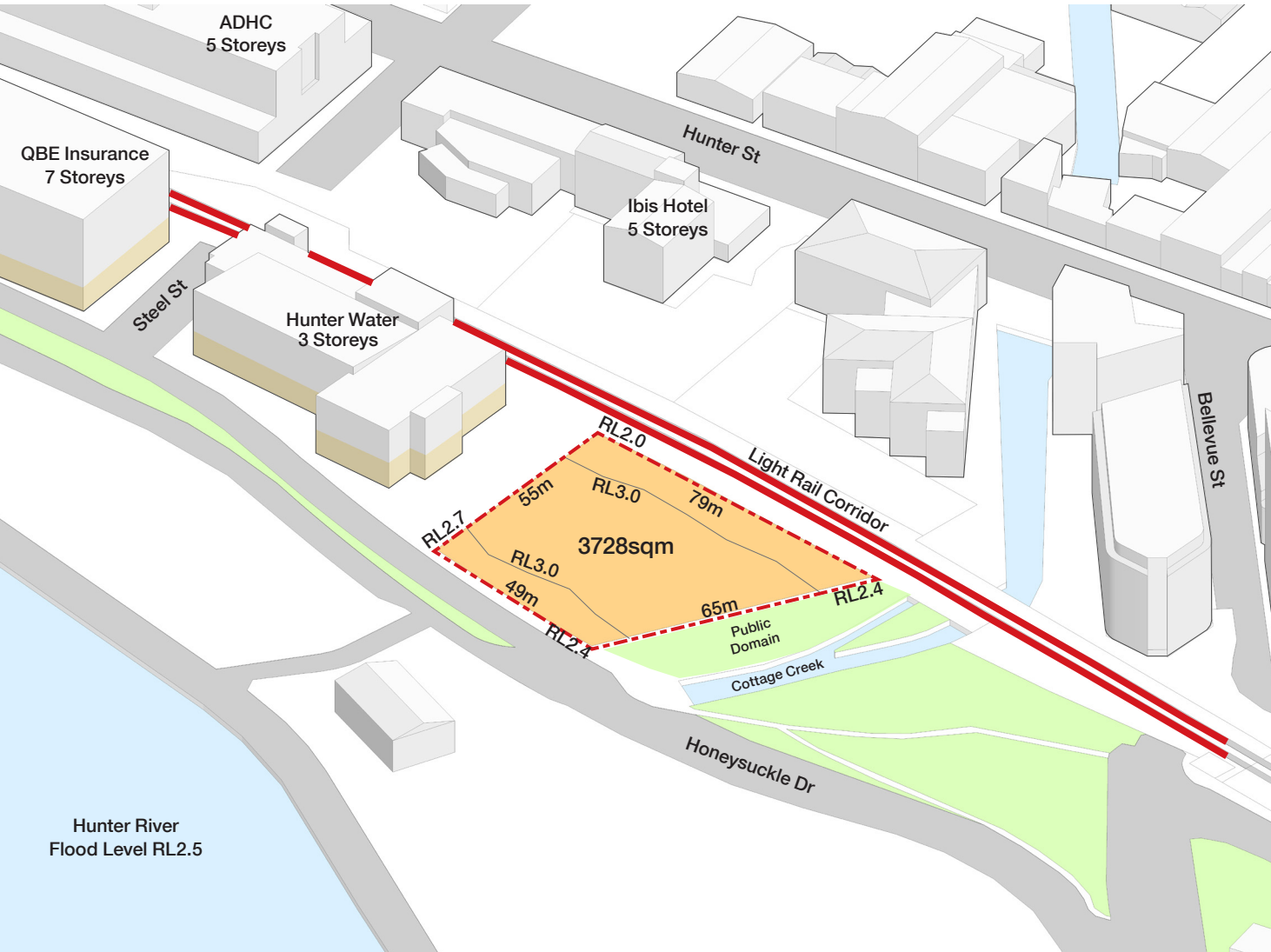
4.0 SITE ANALYSIS

4.1 SITE EXTENT AND EXISTING CONTEXT

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

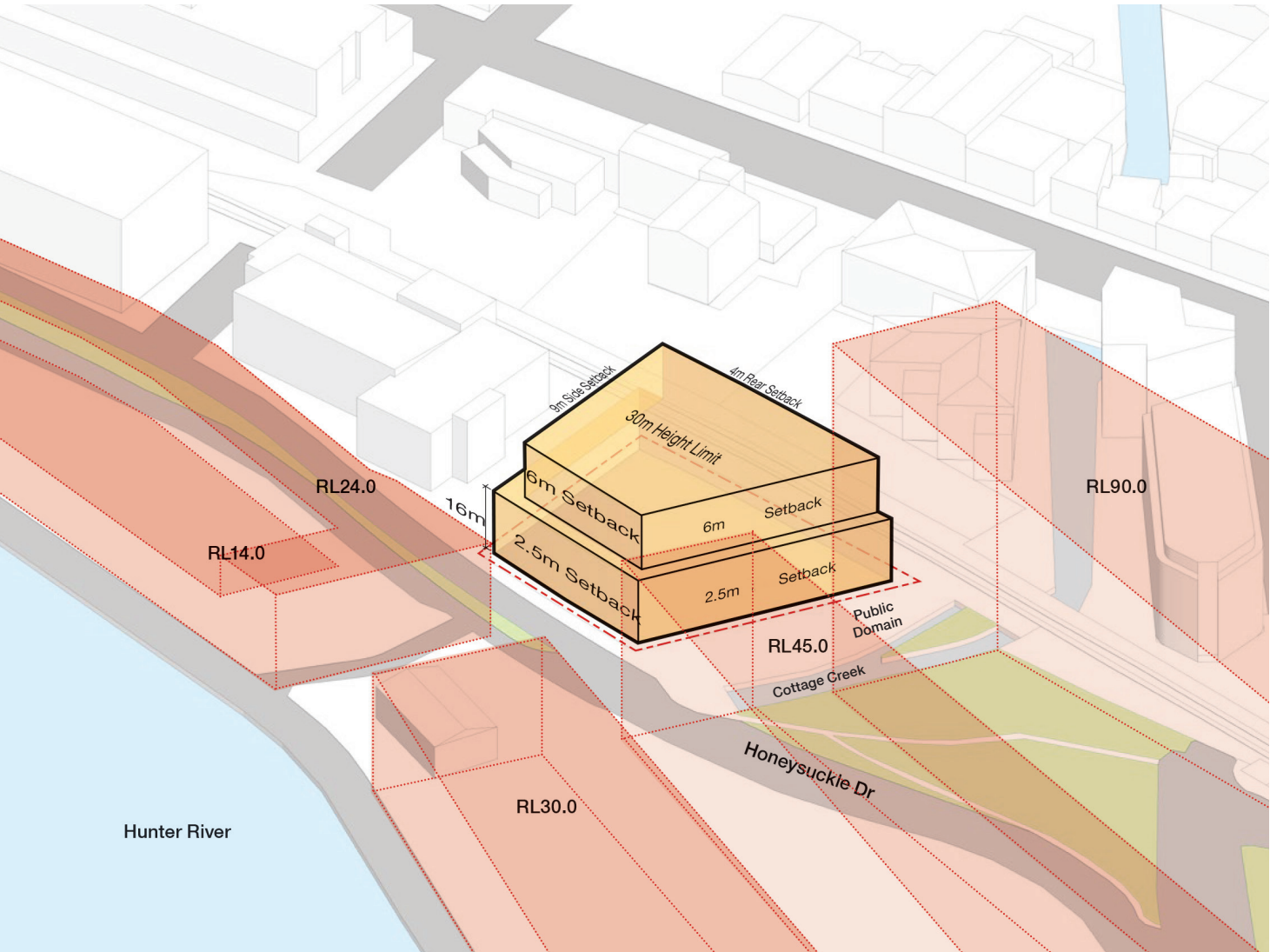
The site is bounded by:

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



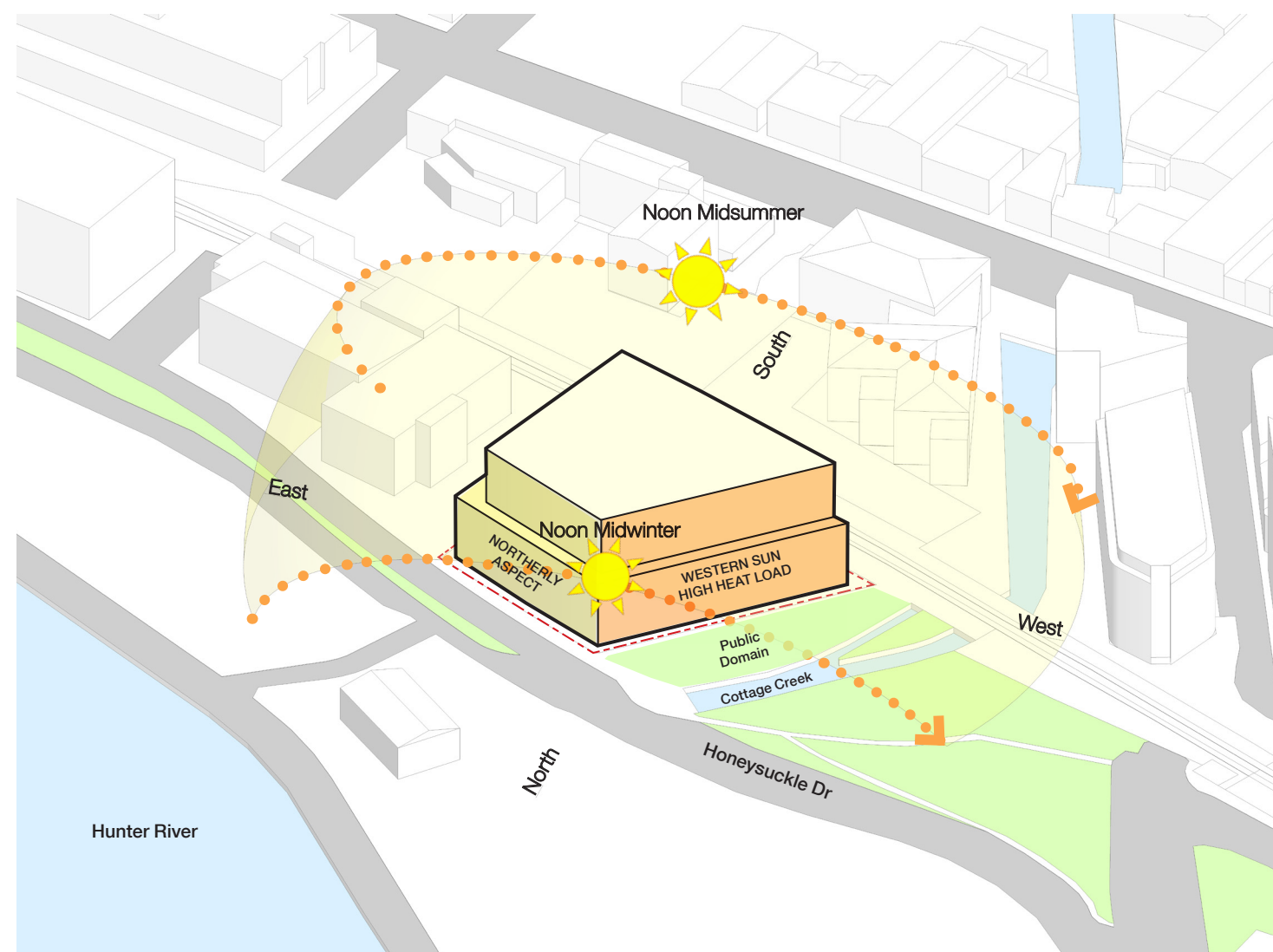
4.2 SITE 42 DCP CONTEXT & ENVELOPE

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.



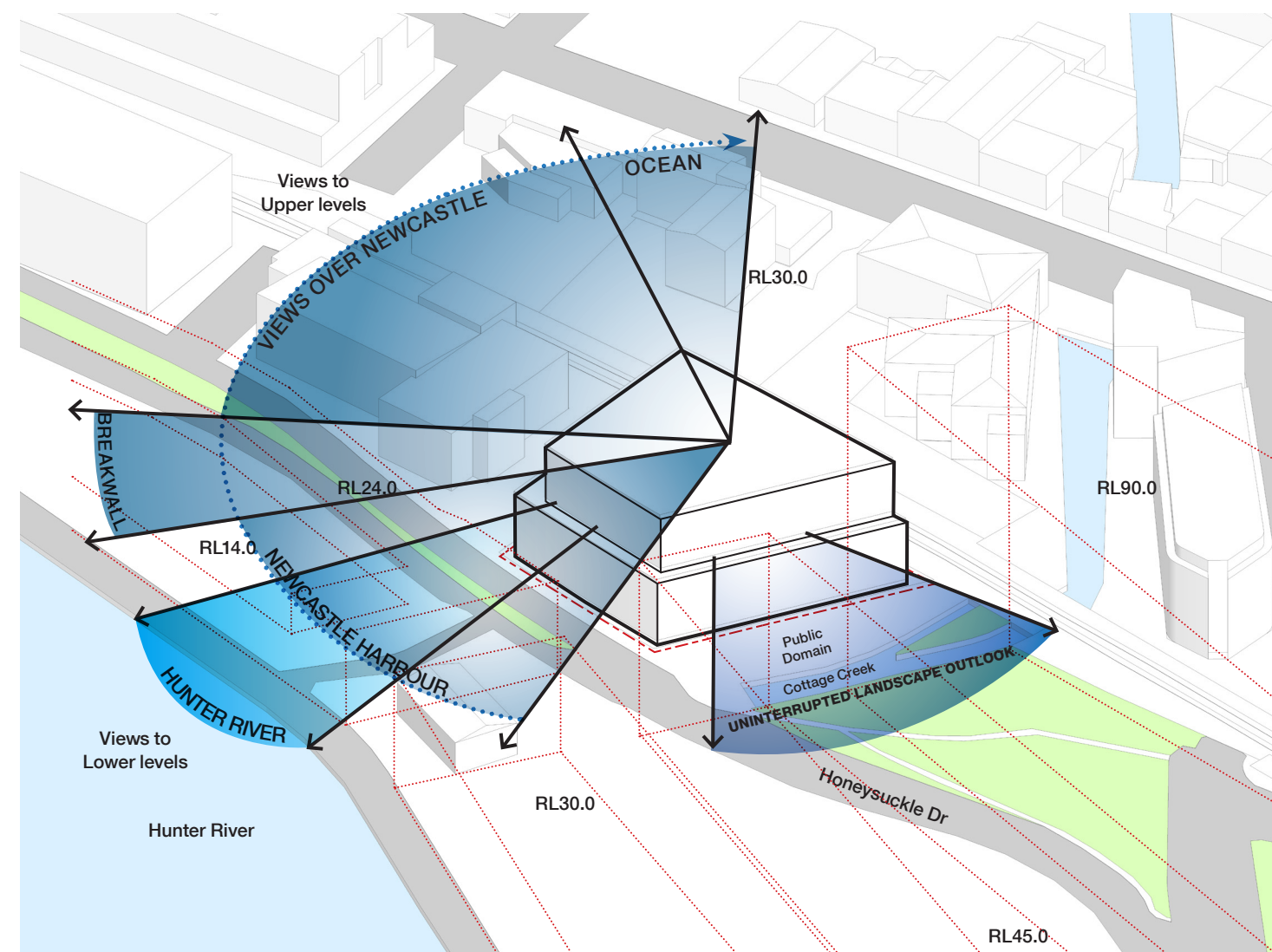
4.3 SOLAR ACCESS

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.



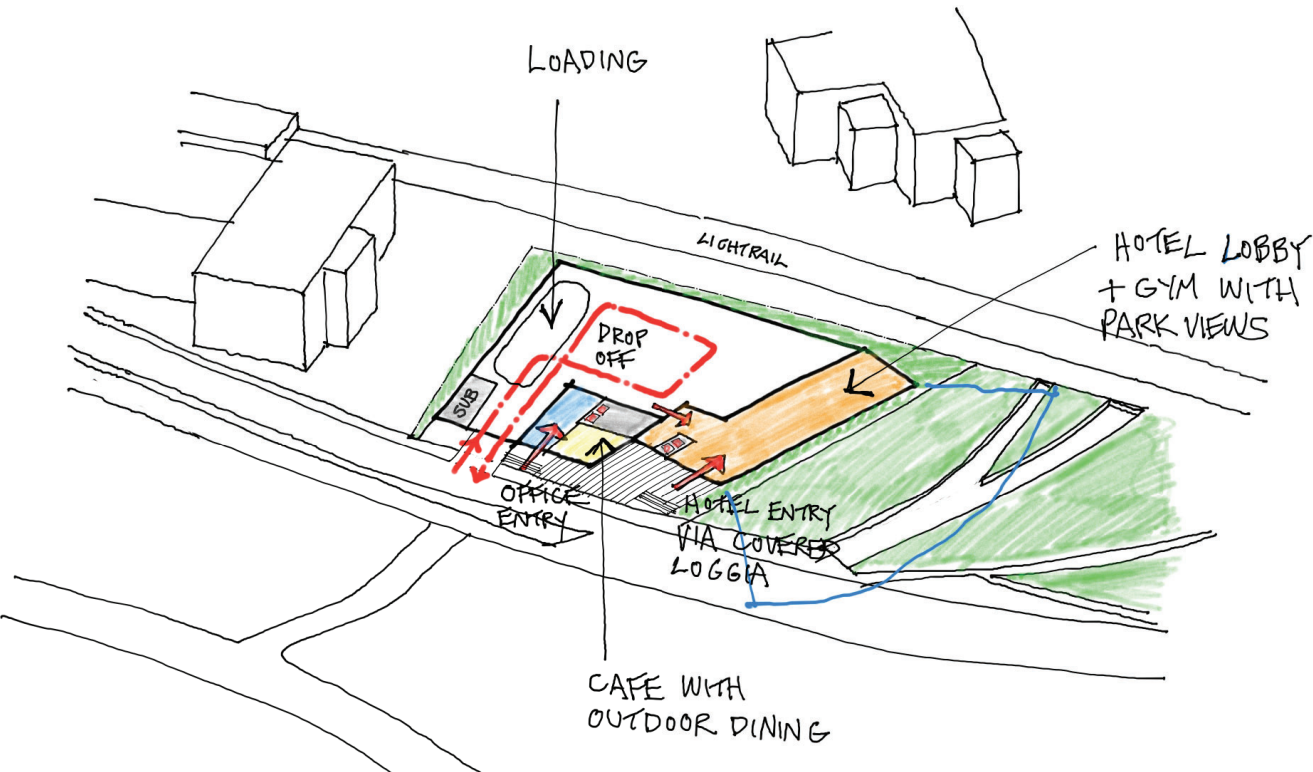
4.4 VIEW CORRIDORS

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



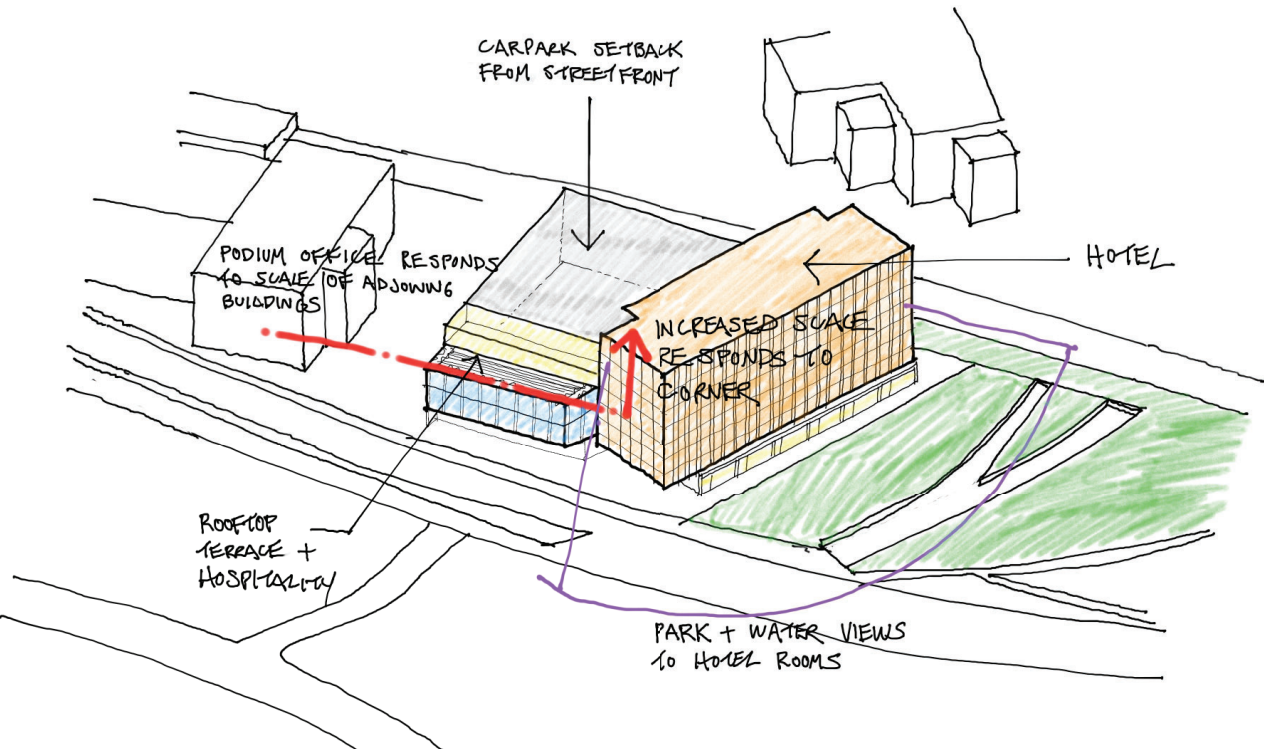
5.0 DESIGN CONCEPT

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.



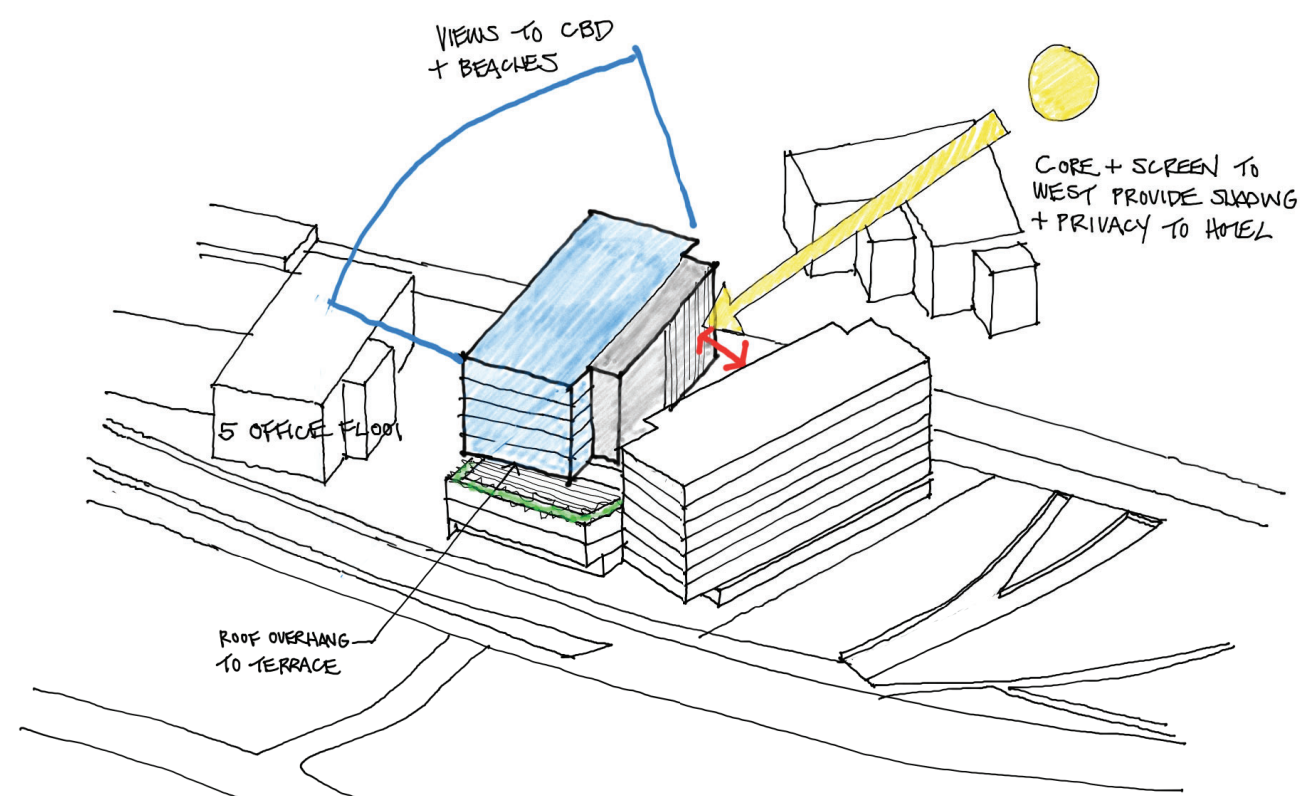
5.1 GROUND PLANE

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.



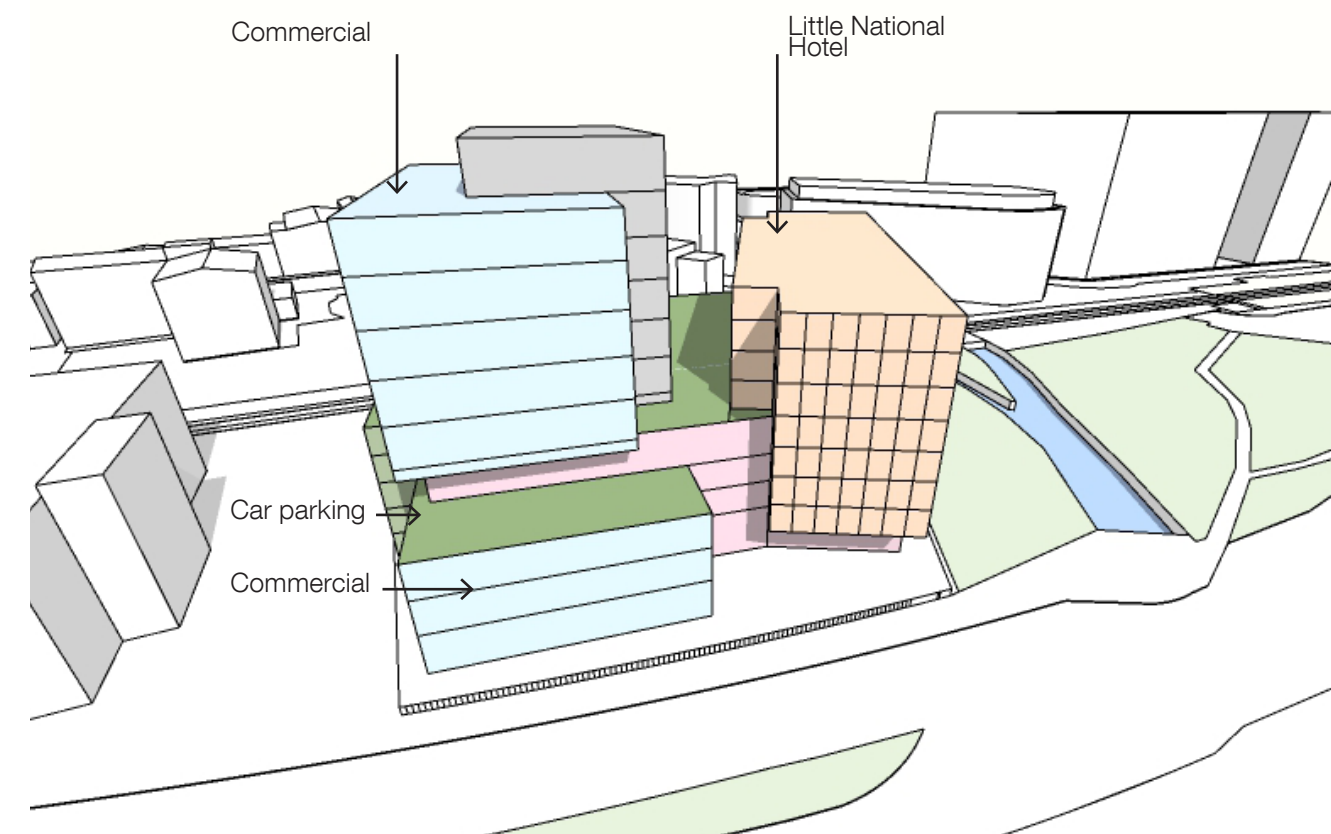
5.2 HOTEL AND CARPARK

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 sun-shading.

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.

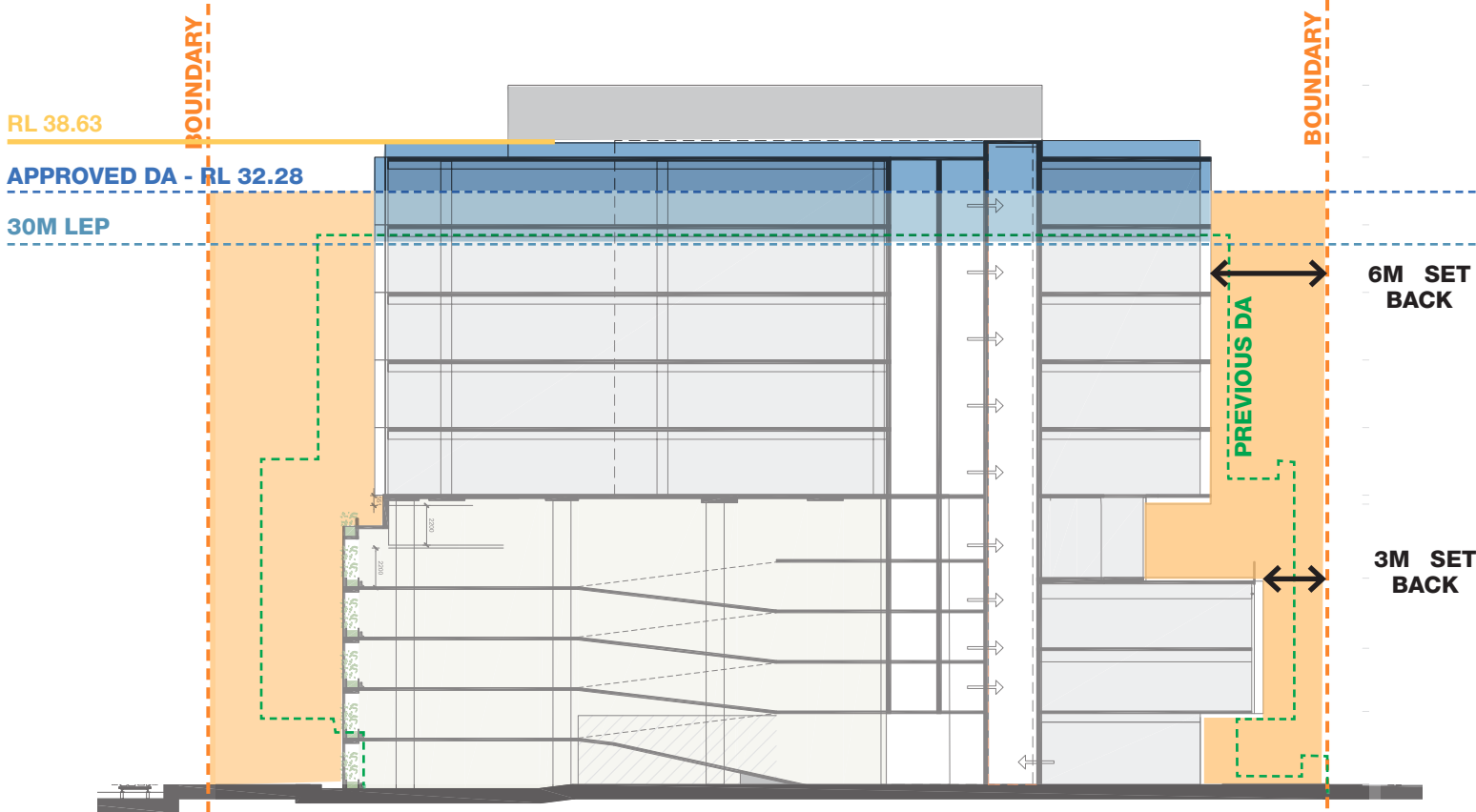
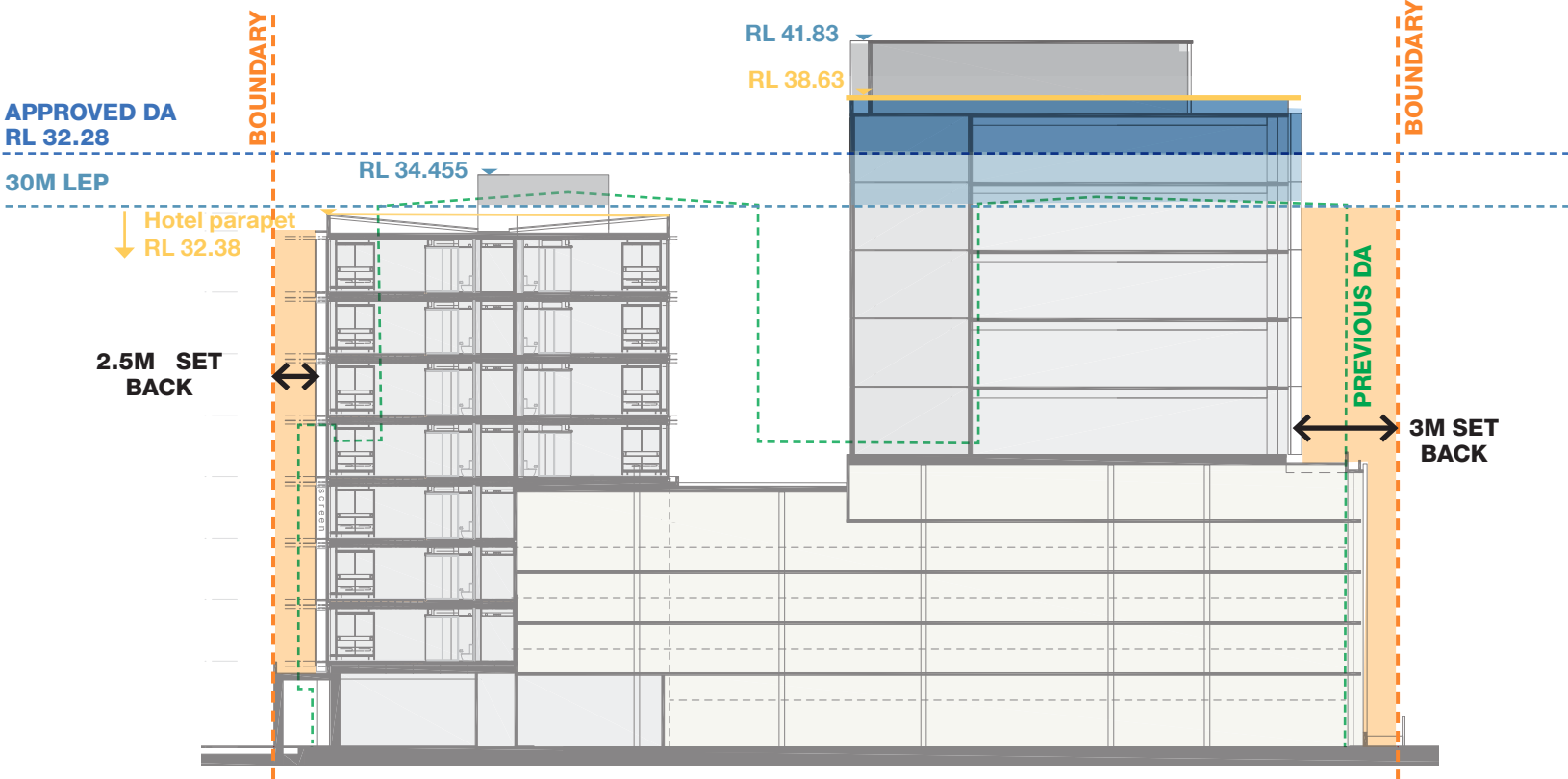
The podium height and setback for the hospitality terrace is below 16 meters and responds to the streetscape and achieves an alignment with the neighbouring buildings.

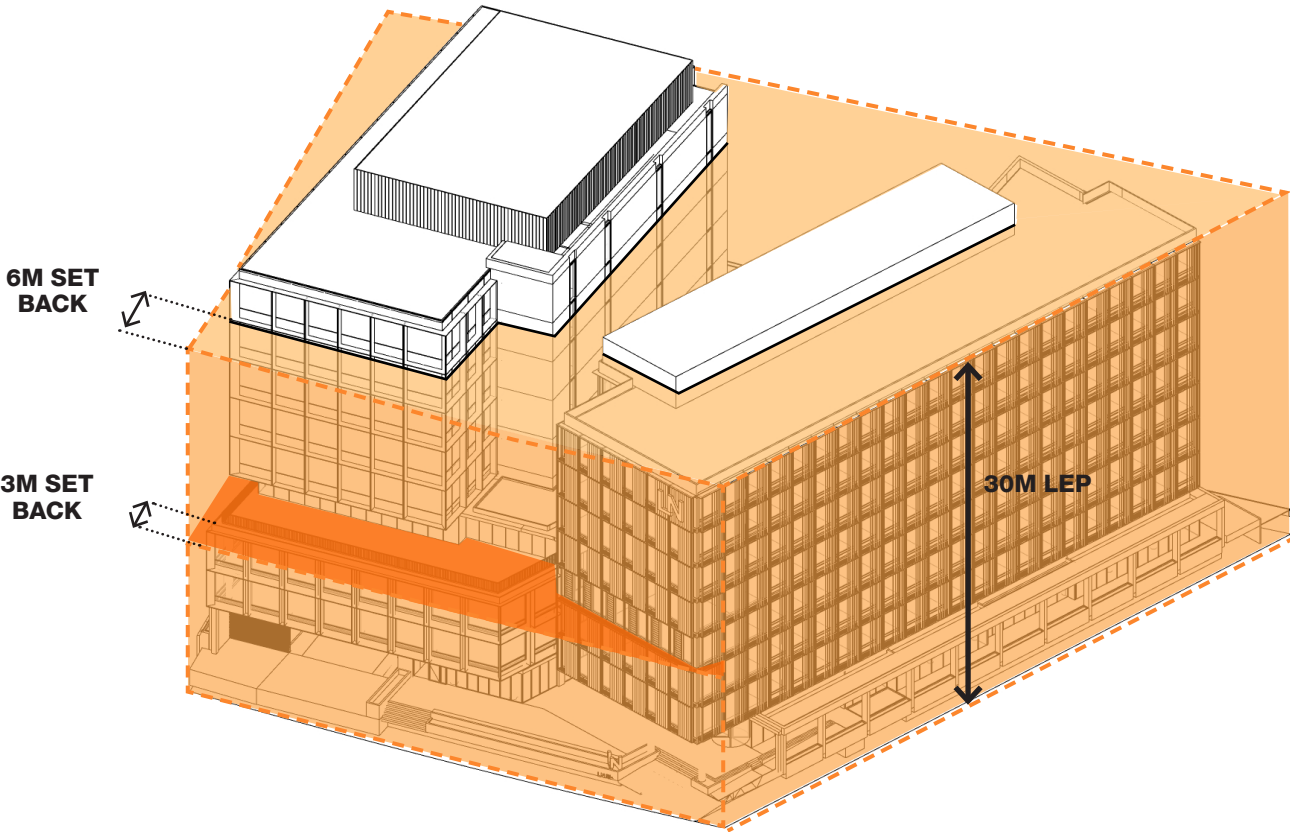
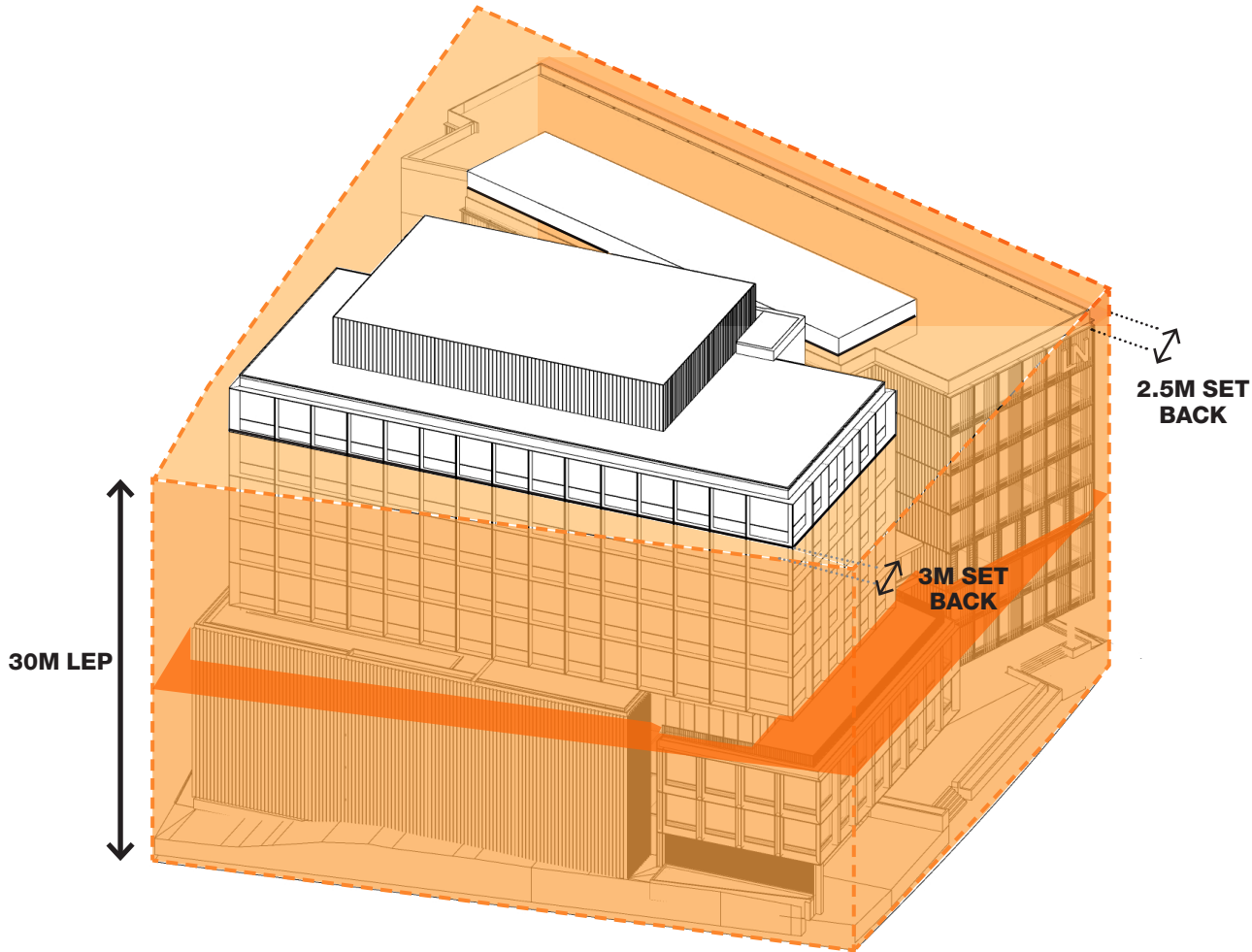
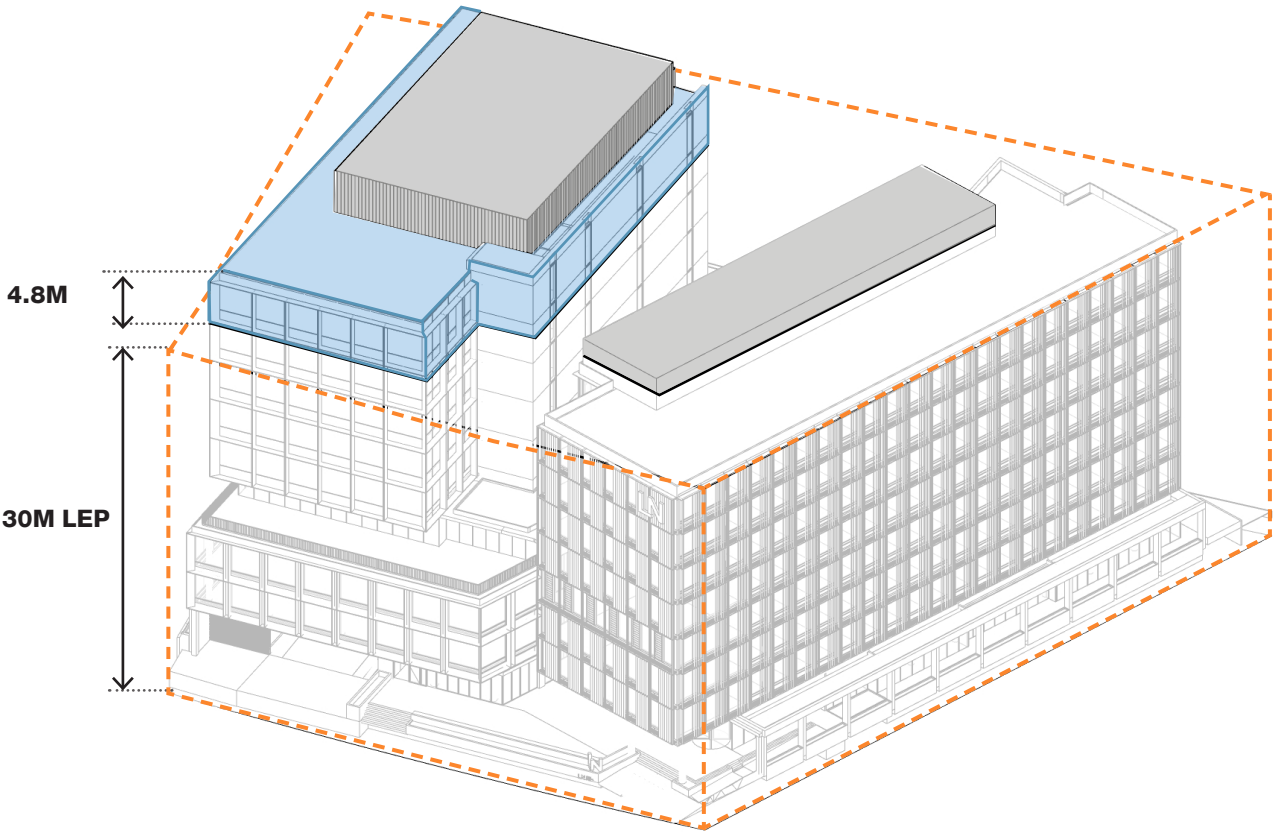
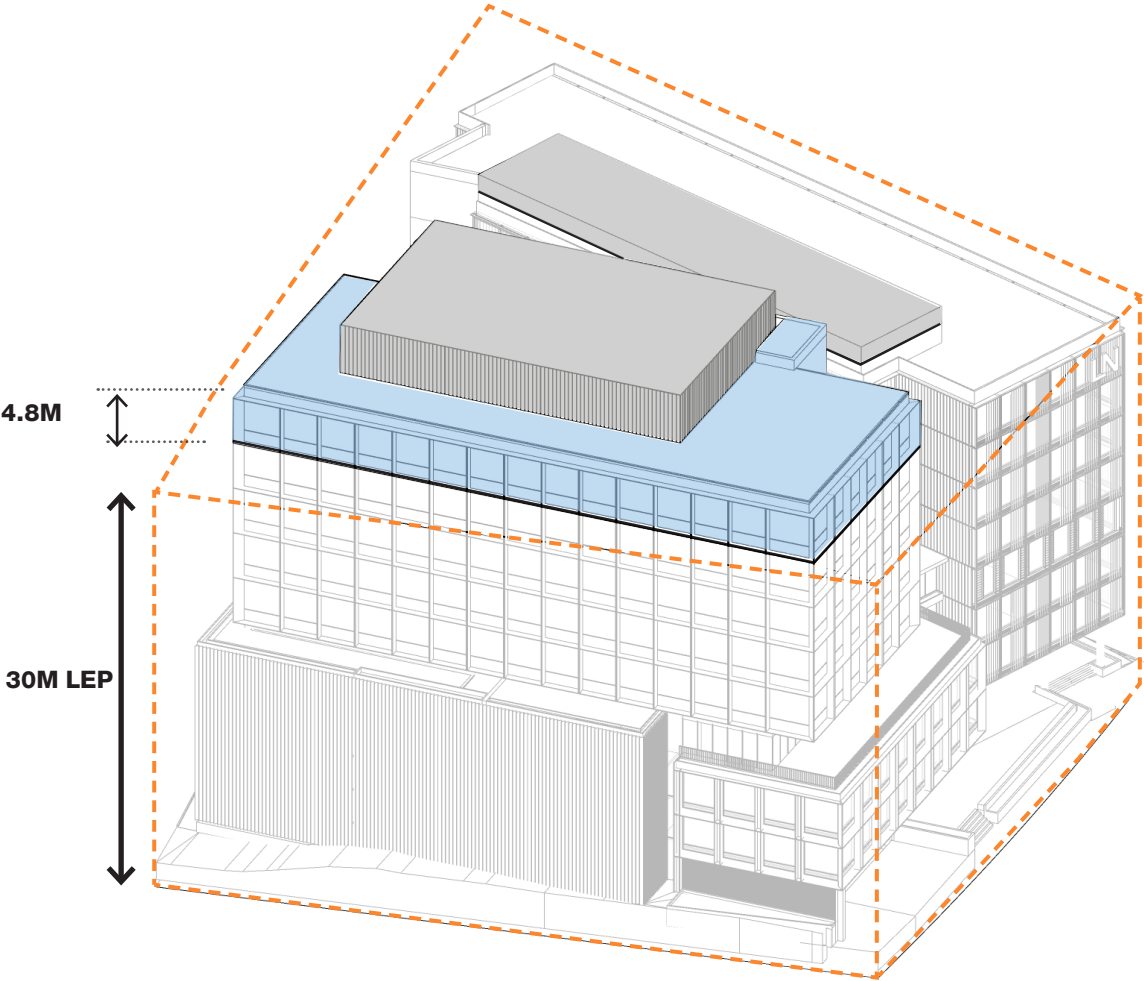
The volume of the hotel is detached from the podium and tower commercial buildings to emphasis the corner treatment of the site and incorporate some additional height separating them from the street wall heights

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.

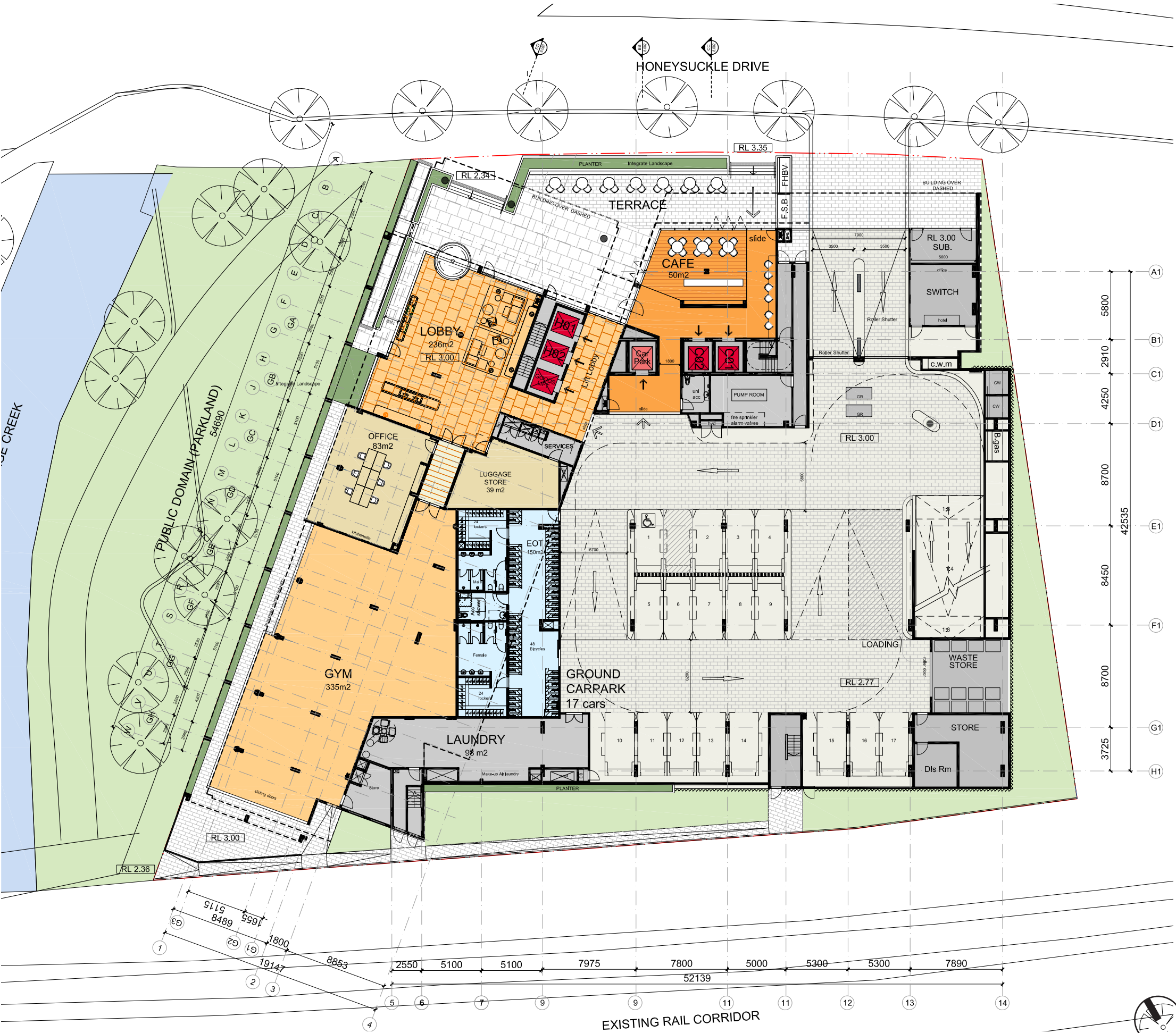
As discussed with the Government Architect and the DRP, the relationship between the building and the public park to the west is important and should be mutually beneficial. This has been addressed by creating a concrete colonnade with integrated planters that extends to the boundary to define a single 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.





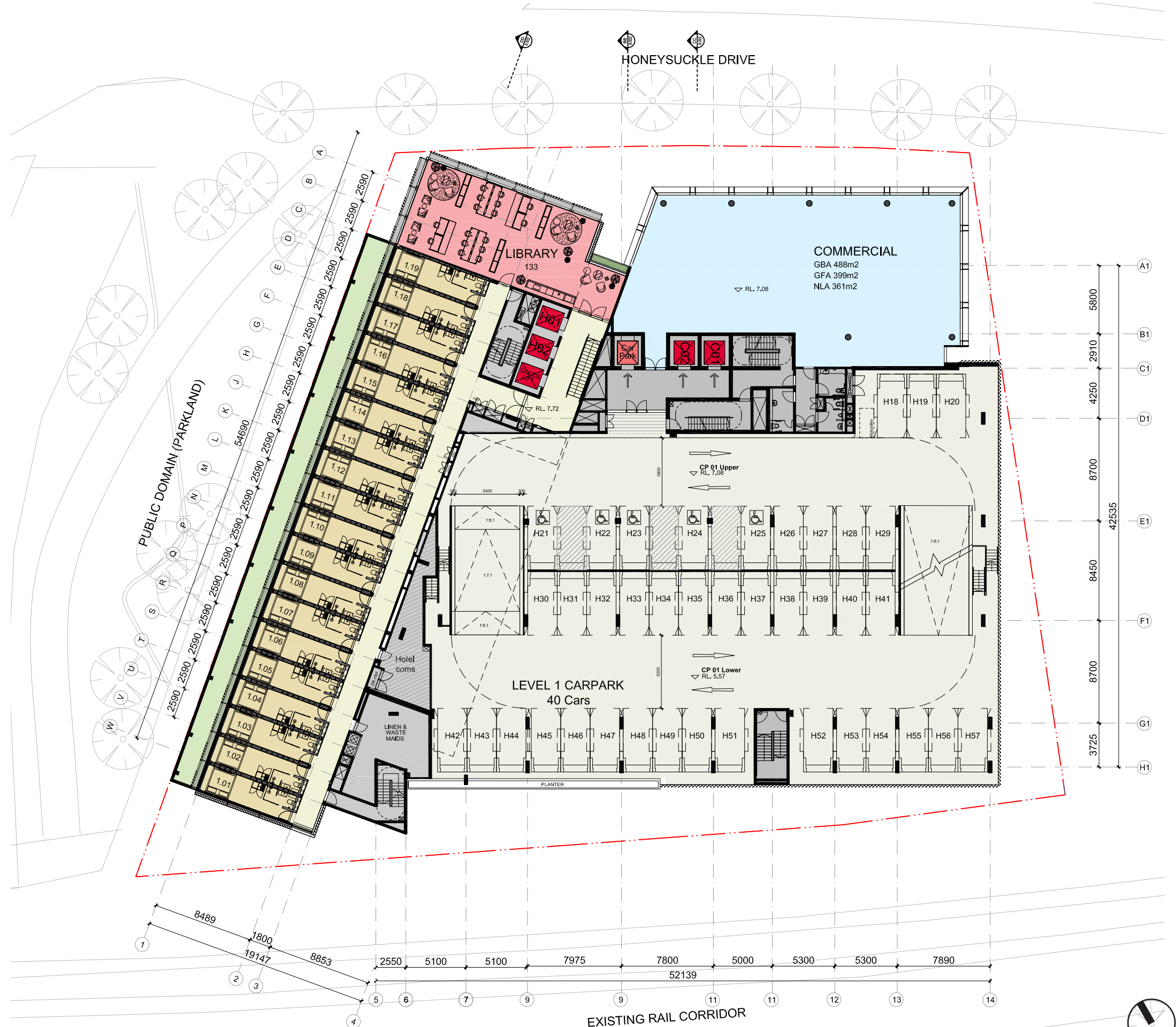
LEVEL 01

PODIUM OFFICE

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.

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

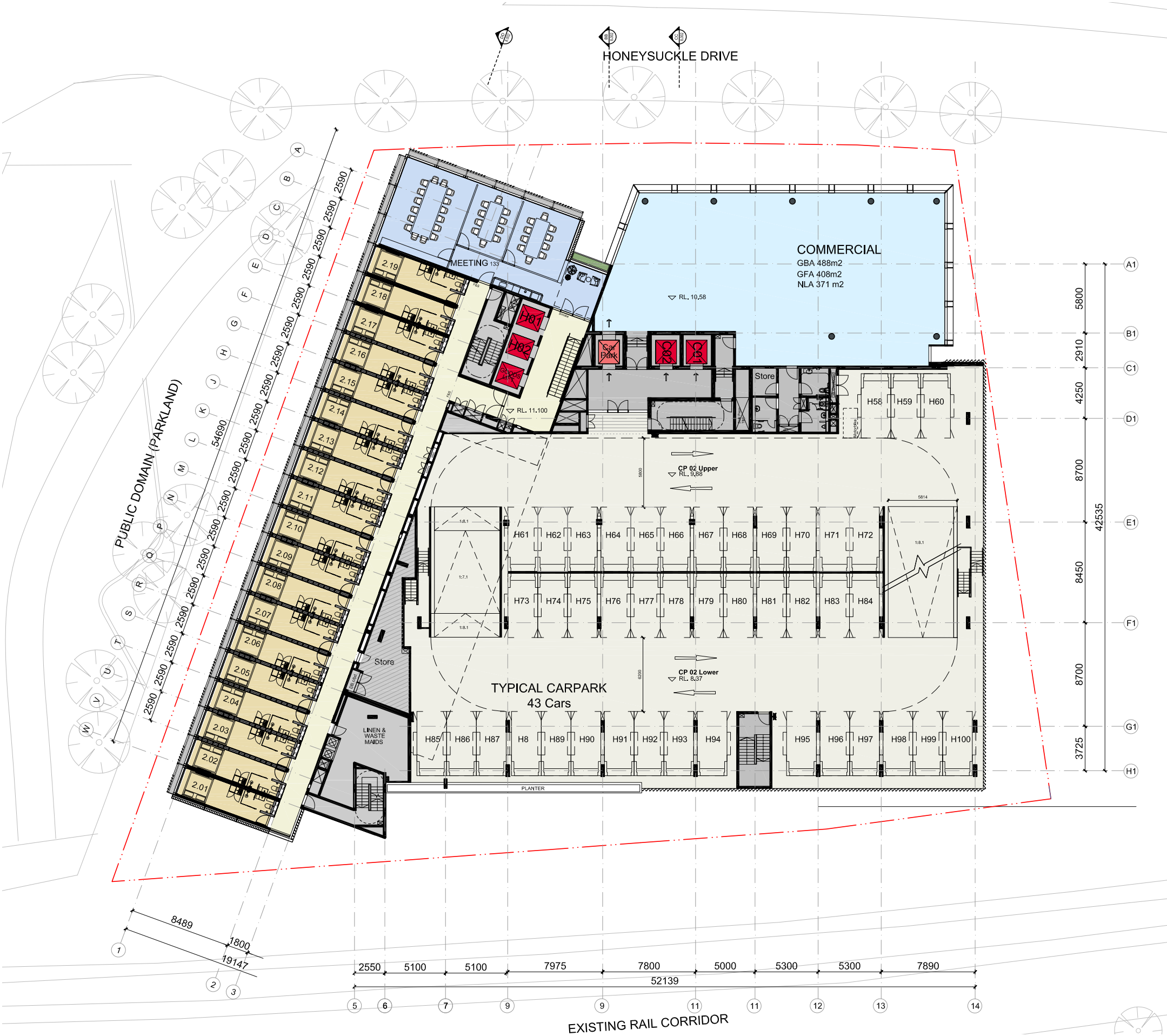


LEVEL 02 PODIUM OFFICE

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

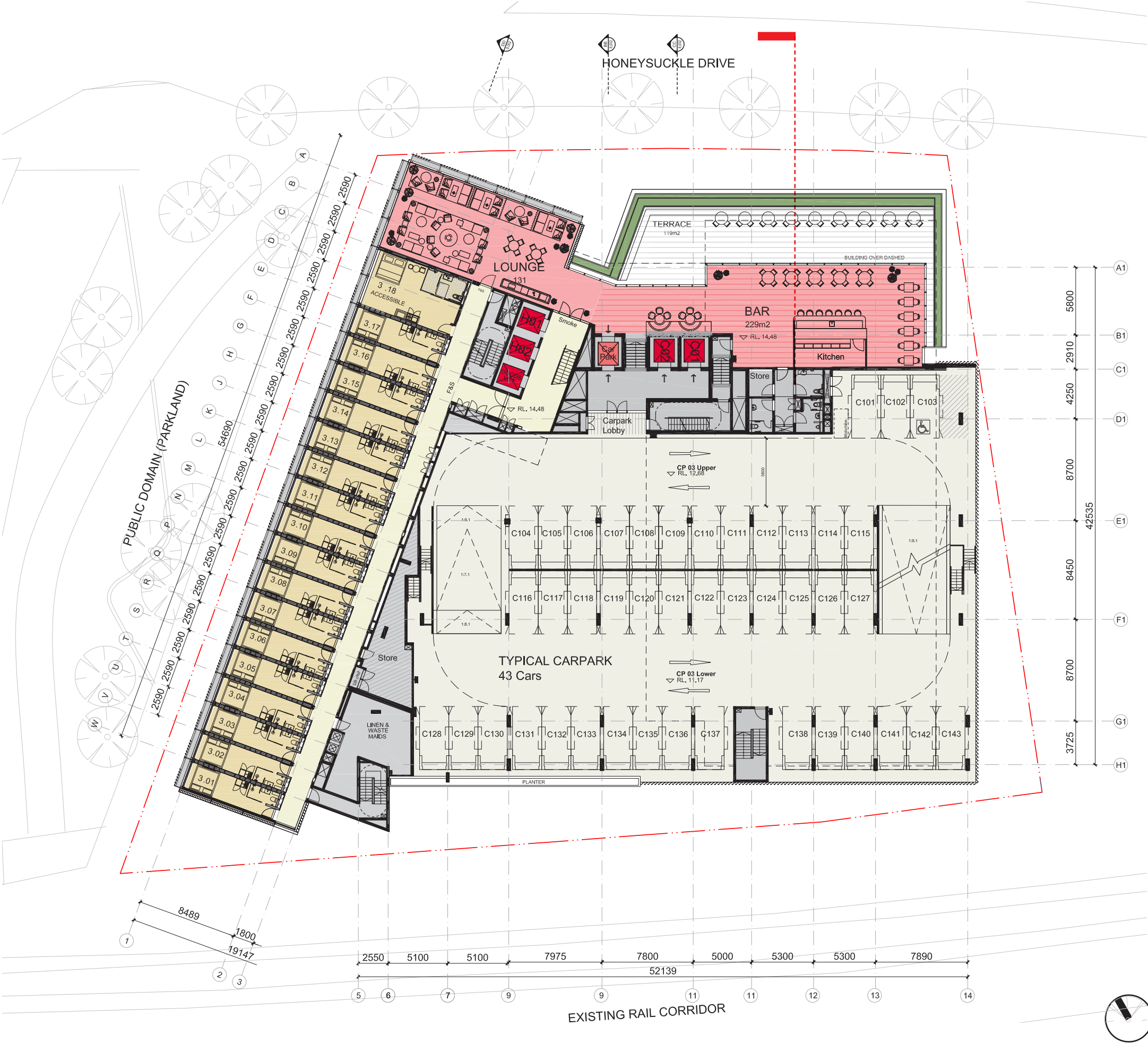


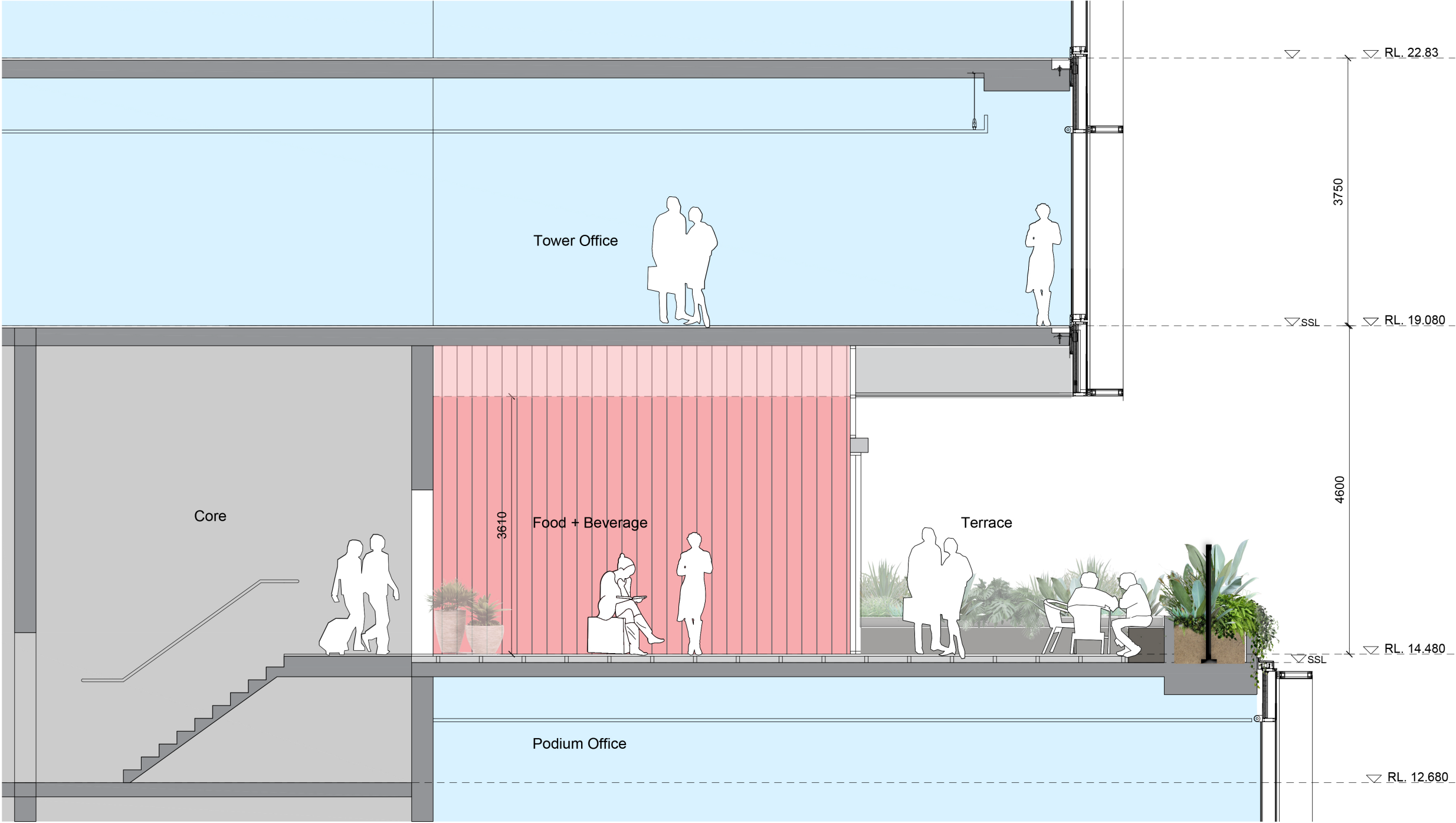
LEVEL 03 COMMUNAL TERRACE

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.

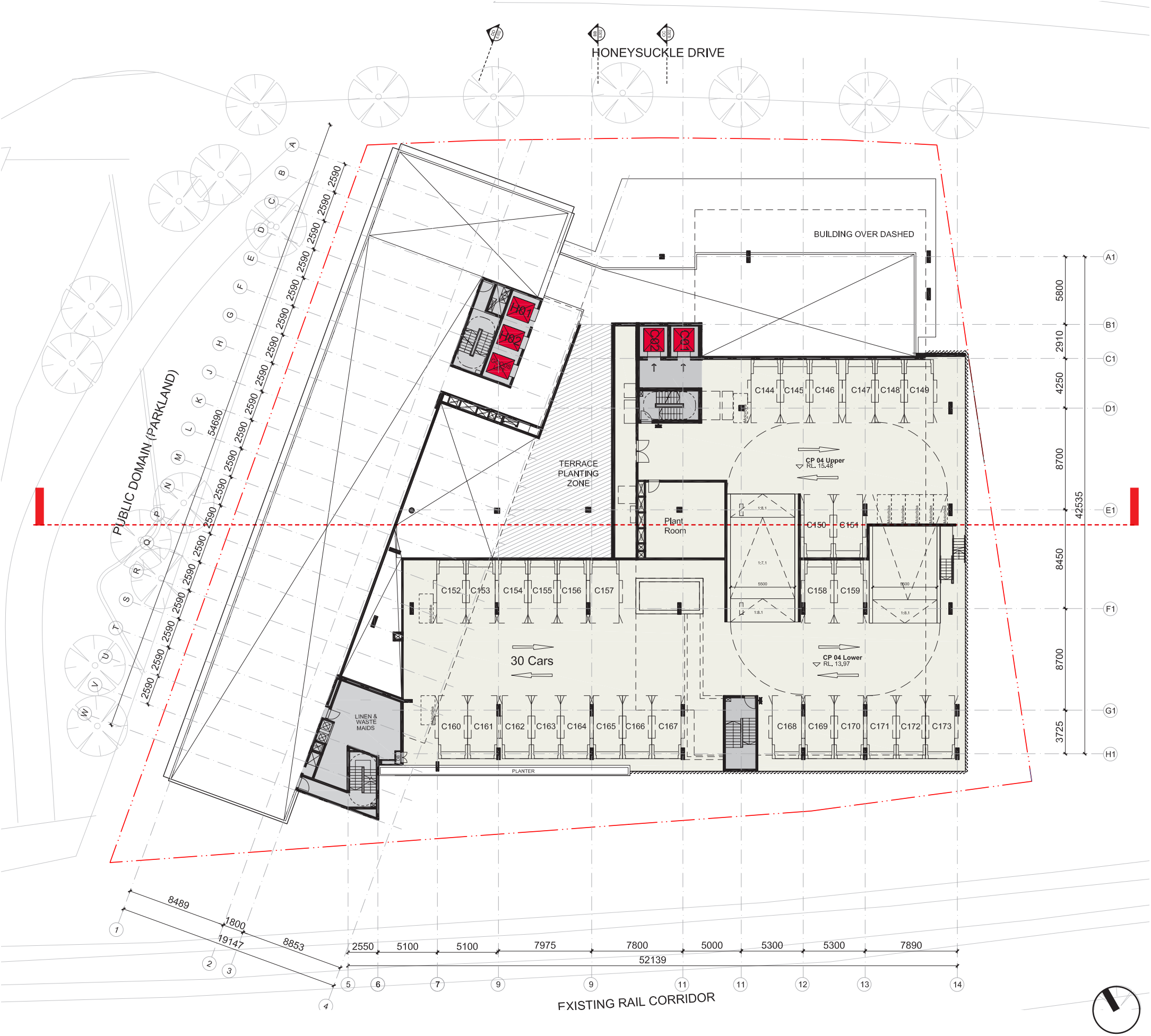
All lifts serve this level including the carpark shuttle lift, which is a double-sided lift that deal with the level change from the carpark to the outdoor terrace.

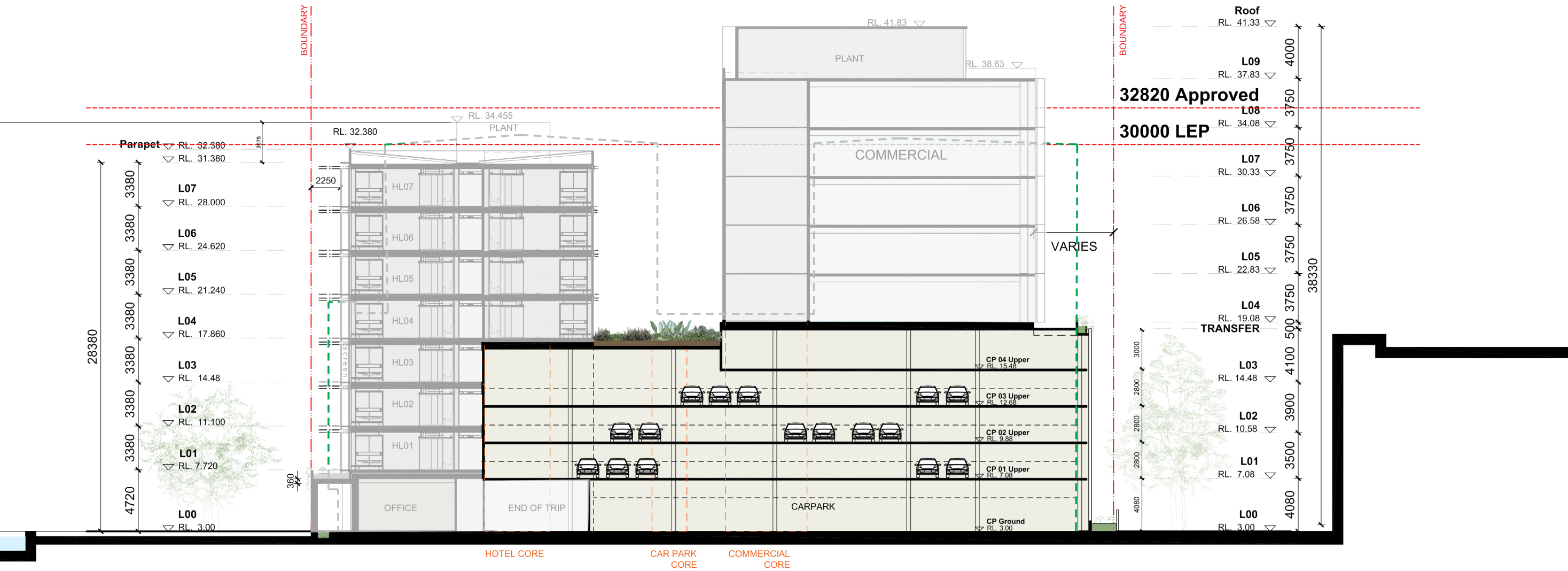




LEVEL 04 CAR PARK

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

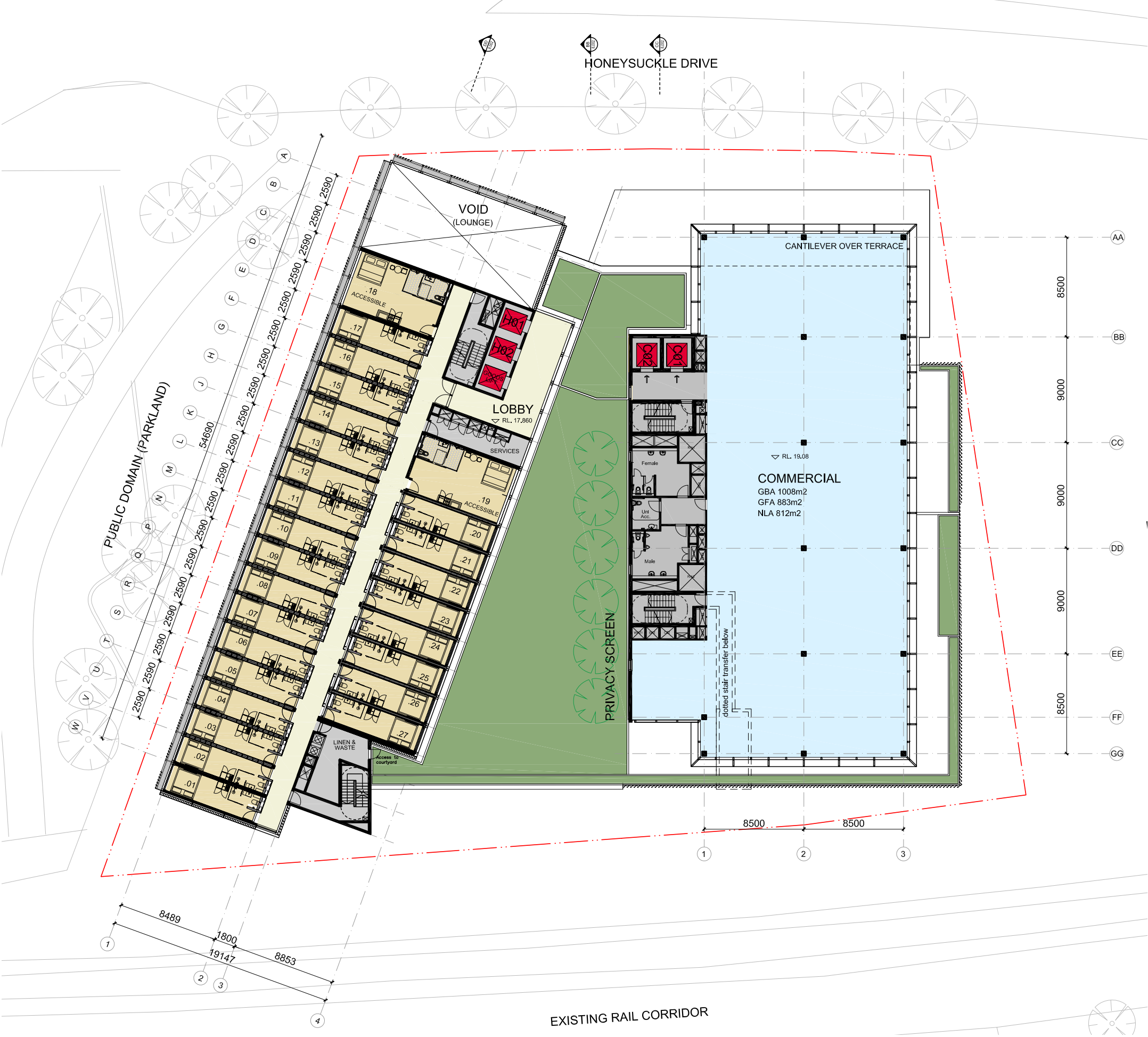
The hotel has 27 rooms at this level. All room layout is typical with the exception the north-west corner room and the room just south of the core, which are designed to be accessible. The rooms are paired and mirrored with a central double loaded corridor to provide for a well-articulated communal circulation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

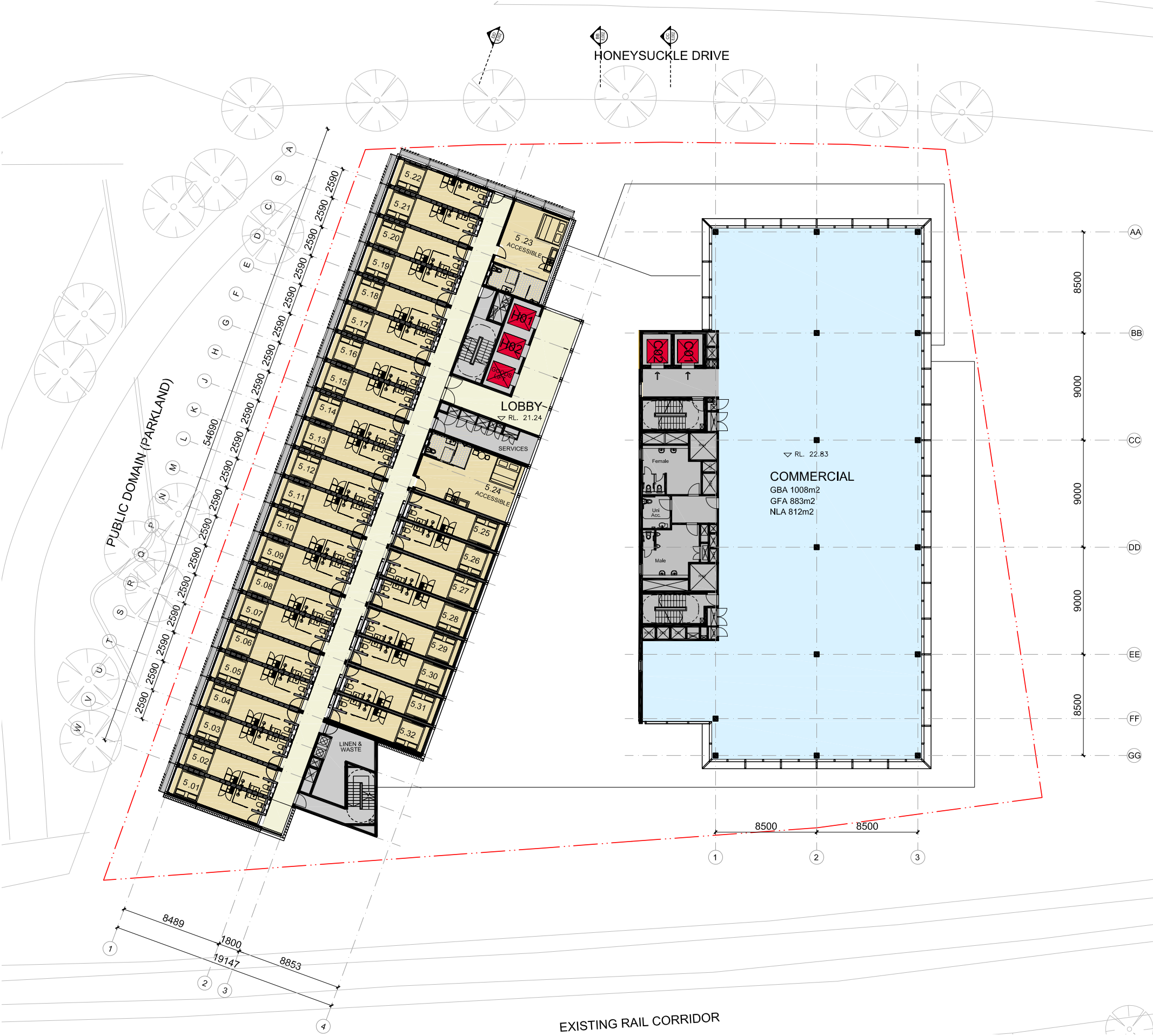
The impact of wind on the podium top terrace, especially with regards to the funnel shape of the plan are being investigated further and mitigation devices will be put in place.



LEVEL 05-07 PLAN

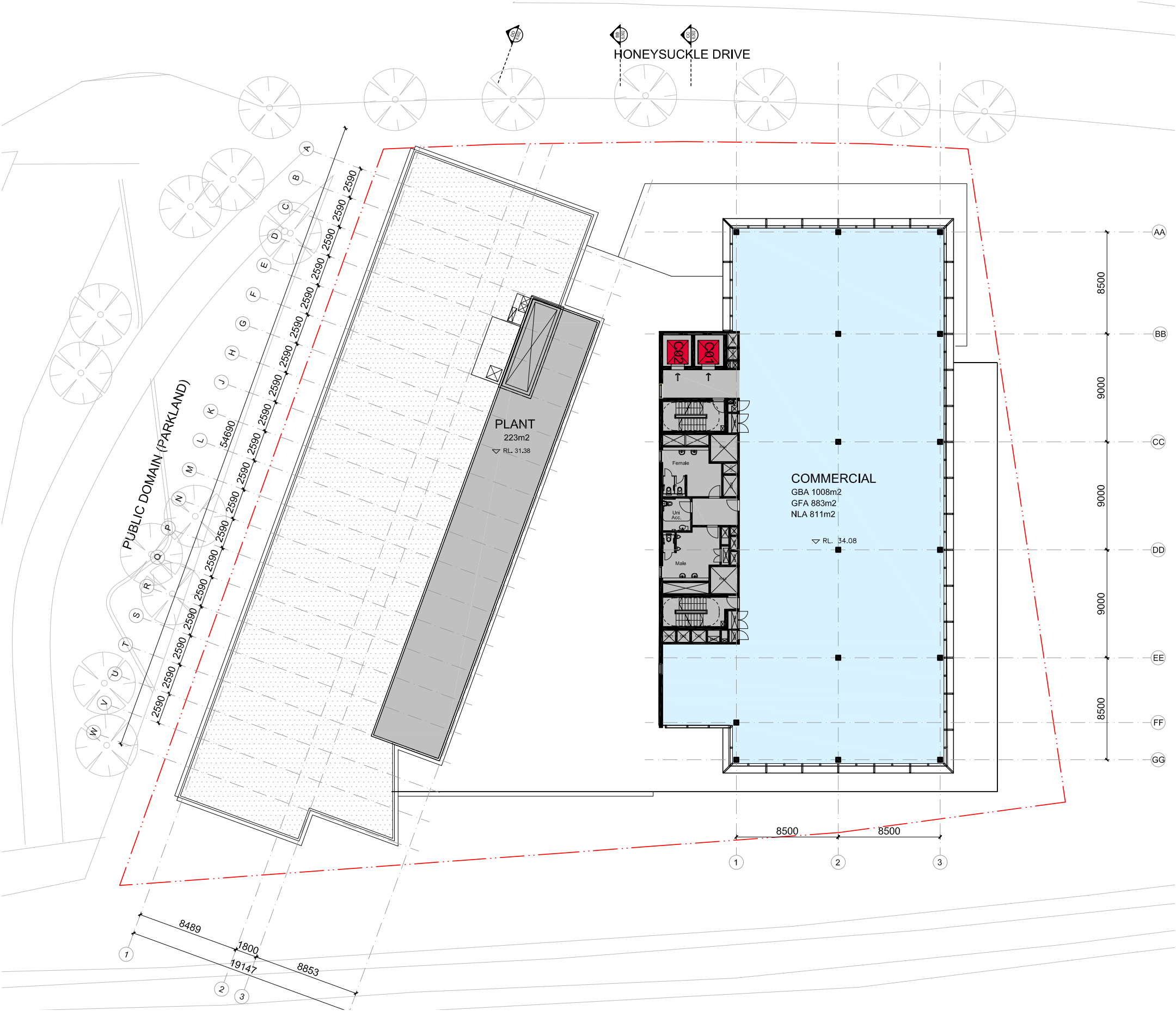
7.7 Levels 05-07

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 812m2 of NLA with views overlooking Newcastle CBD and beyond to the east.



LEVEL 08 PLAN

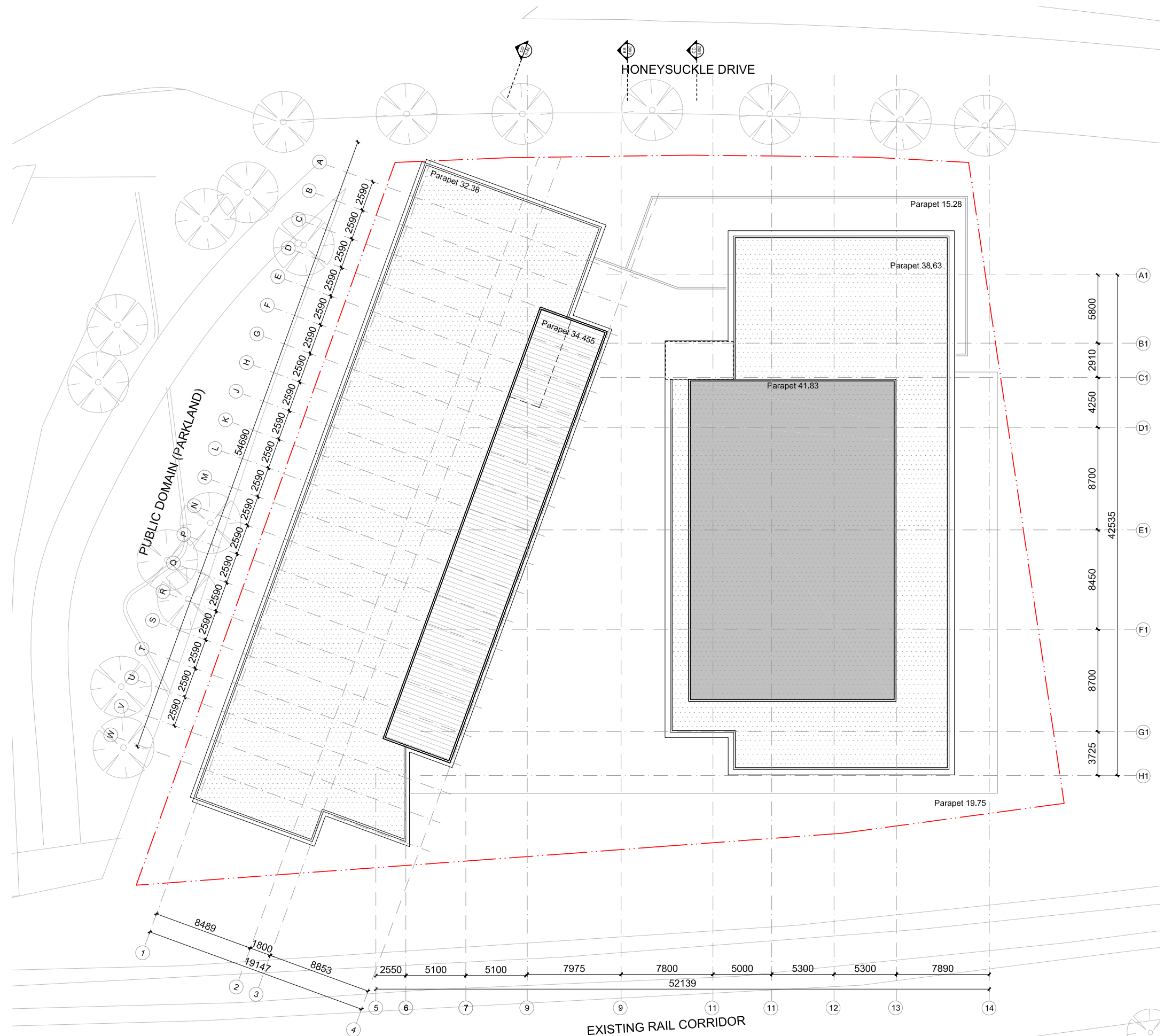
7.8 Level 08
The hotel roof top plant is pushed has been centrally located to reduce its visibility from the street. As seen in the section (refer to A08.001) the level of the hotel is well below the LEP planning height.



ROOFTOP PLAN

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.





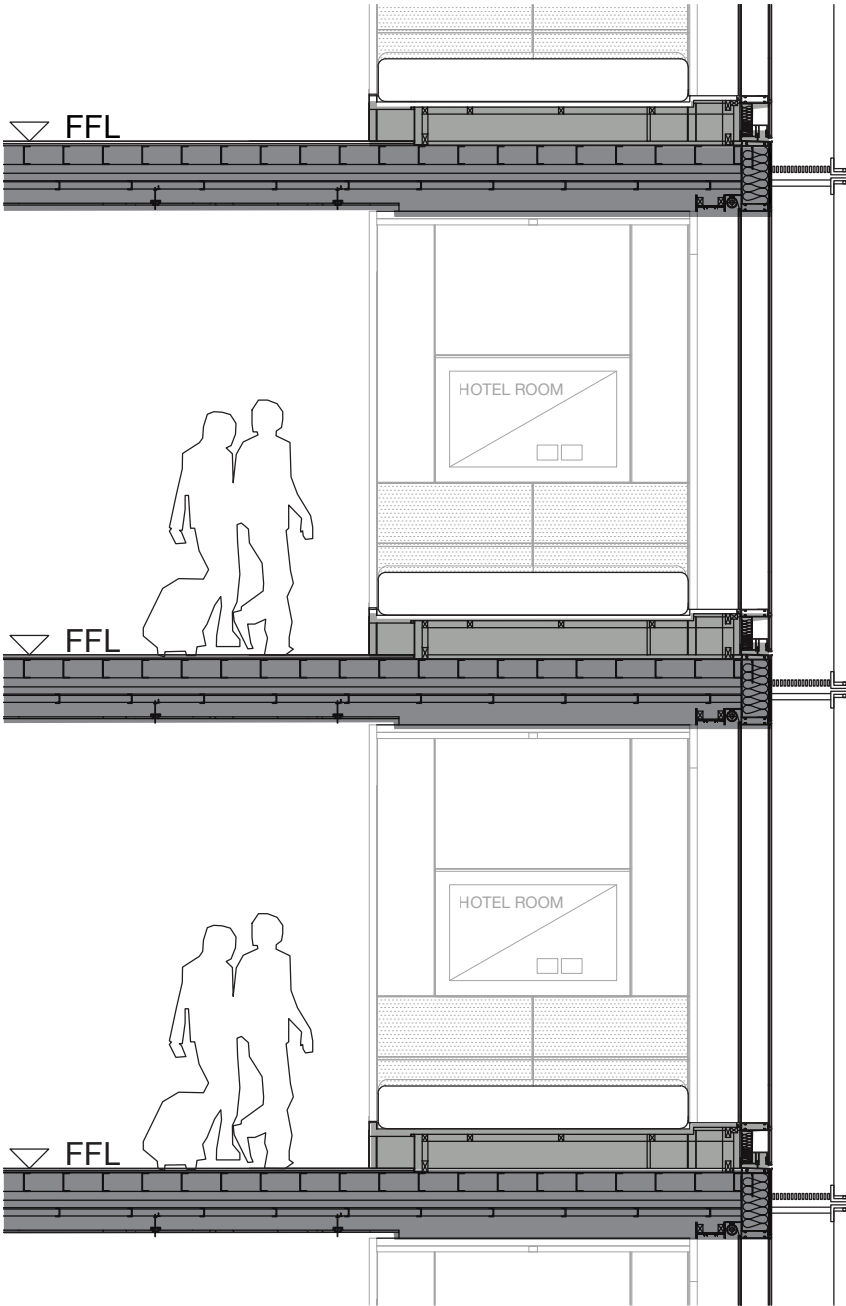
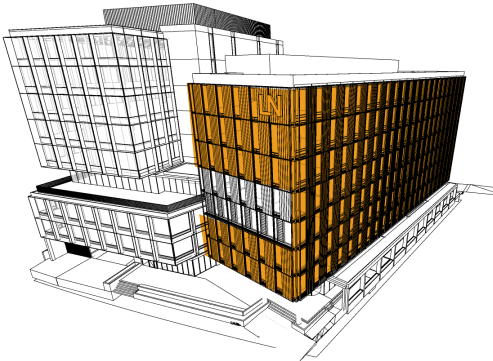
8.1 HOTEL FACADE

FACADE TYPE A (WEST ELEVATION)

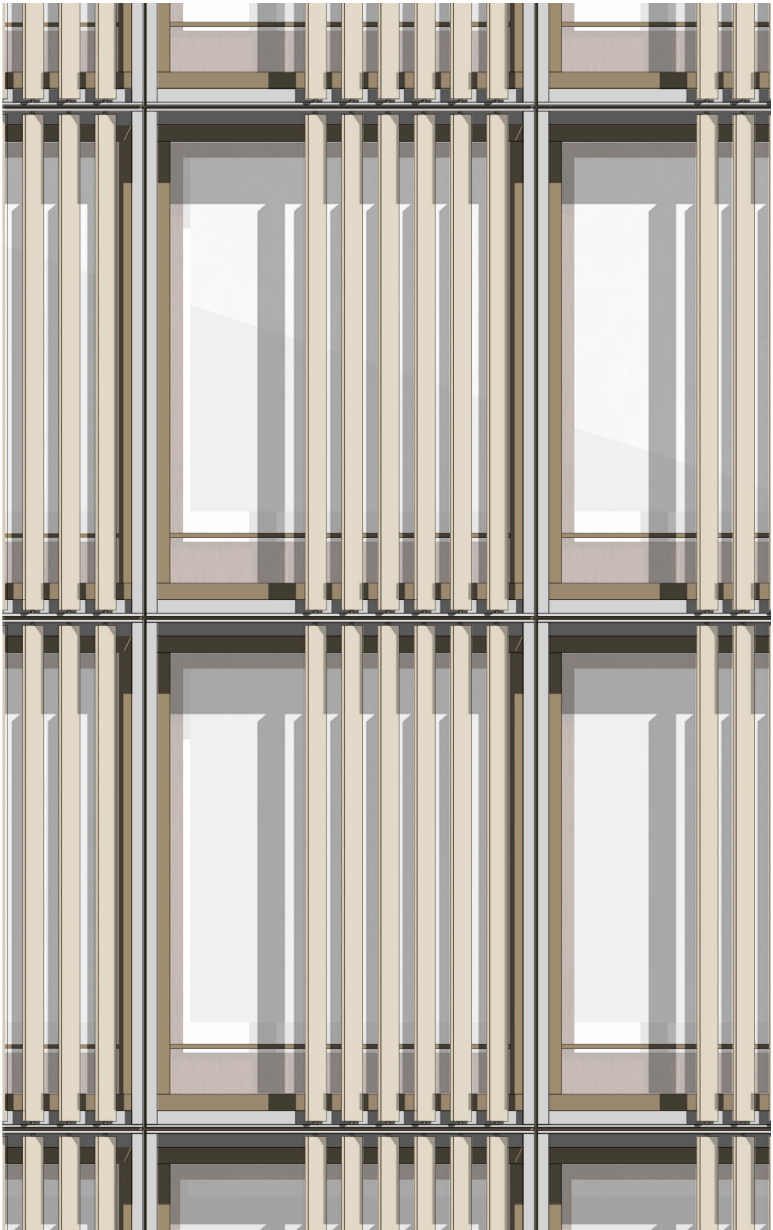
A full height glass façade with an expressed horizontal grid at each floor level and a vertical to party walls expresses the individual room modules. At the lower level glass spandrel panel with a shadowbox conceals the base of the bed behind the façade. Above a full width and full height picture window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

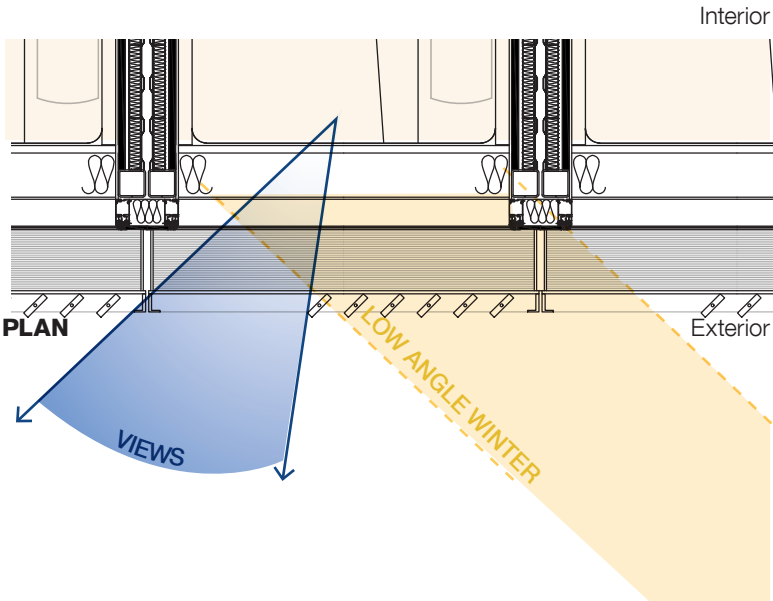
As discussed with DRP the design of the western elevation must also be carefully considered with regards to heat gain and amenity within the hotel rooms. The gridded pattern formed by both the vertical and horizontal frame, the alternating pattern of vertical screens and openings provides an articulated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

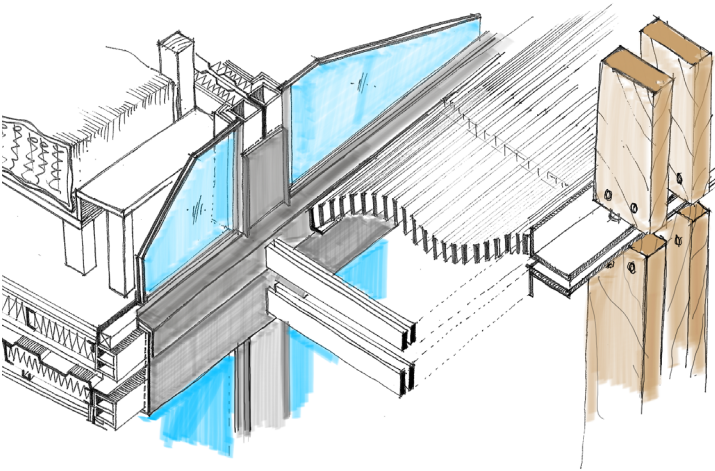
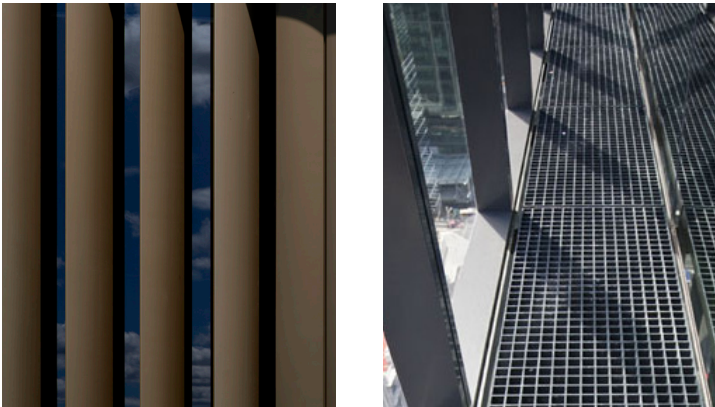
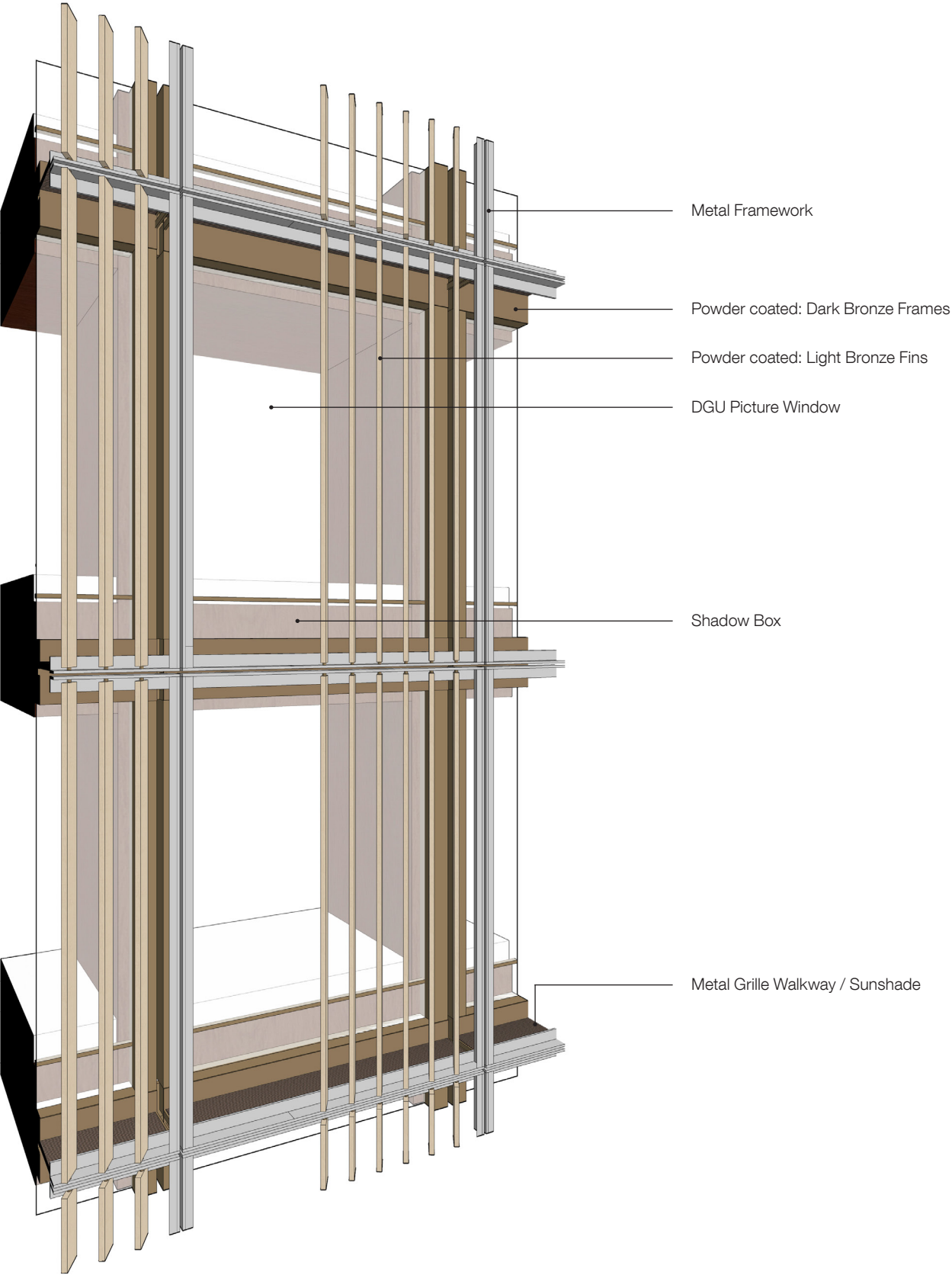


SECTION



ELEVATION





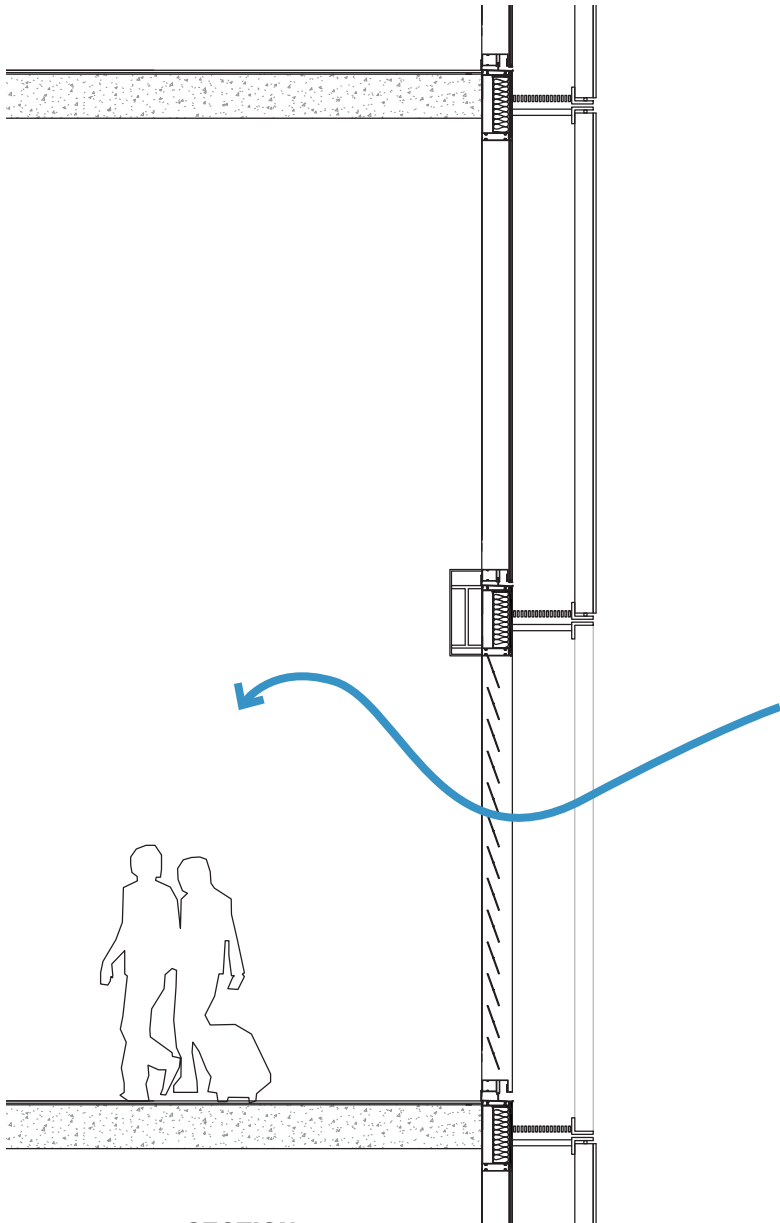
8.2 COMMUNAL SPACE FACADE

FACADE TYPE B (NORTH ELEVATION)

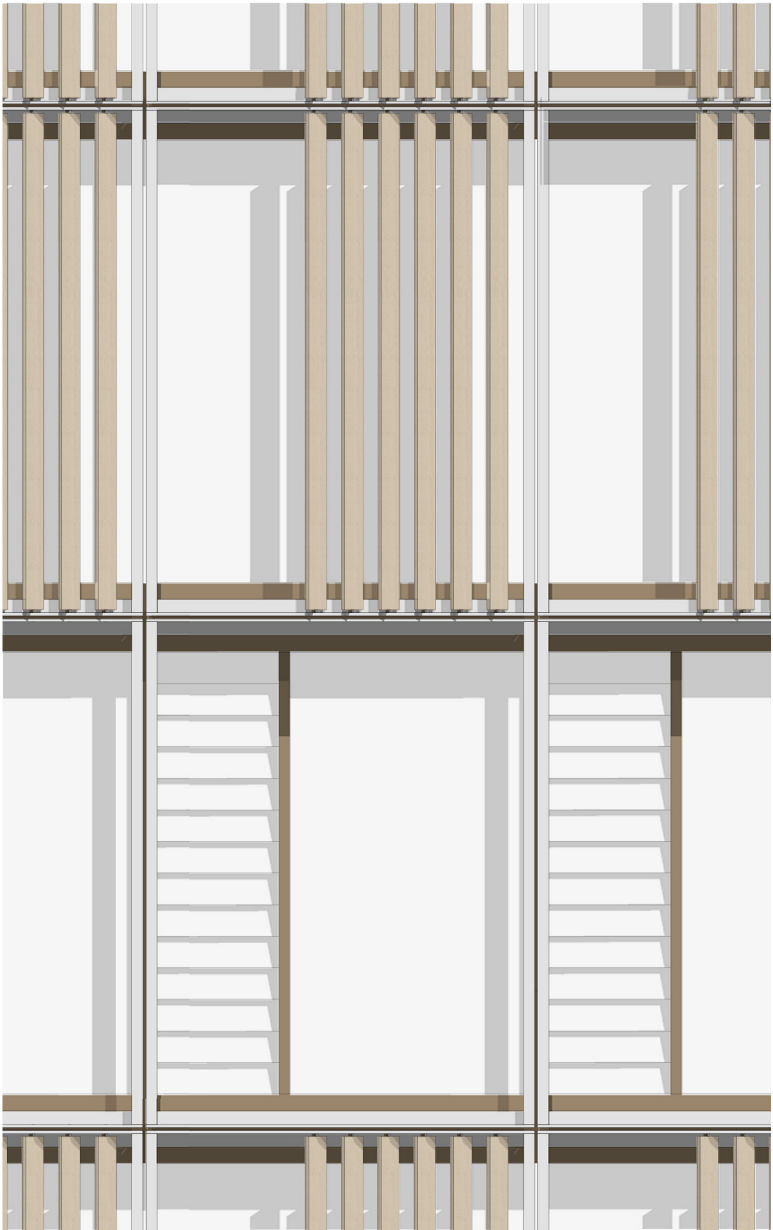
The North façade maintains a similar façade treatment as the west. The metal frame to the detached screen maintains the expression of a series of vertical bays within which the infill varies in response to the different programme of uses across floors.

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

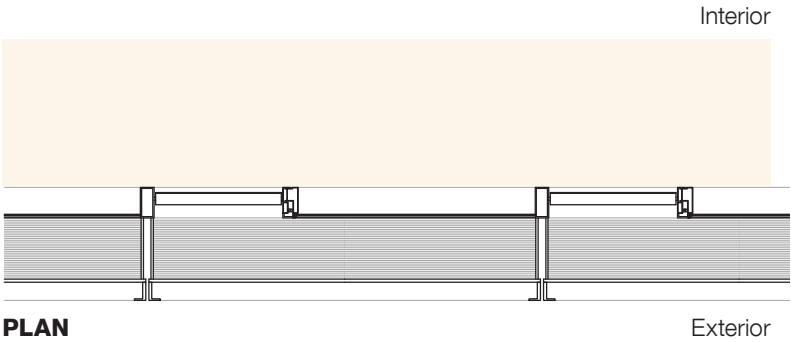
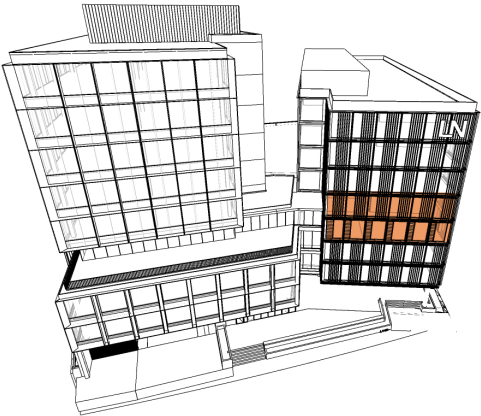
On Levels 5-7 the vertical screens provide depth to the otherwise blank side walls to the rooms while sun shading the full height glass at the end of the corridor and accessible room.



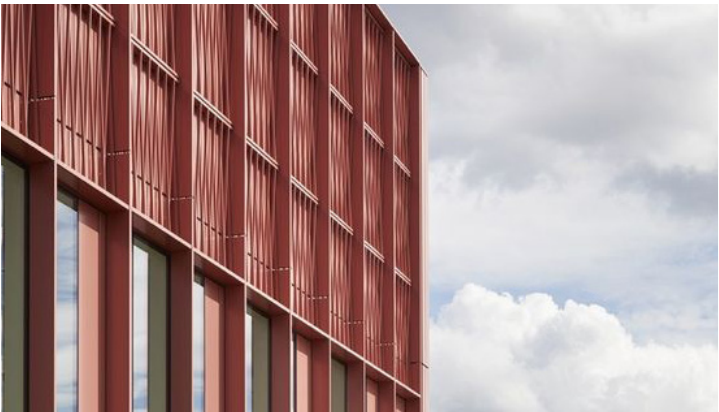
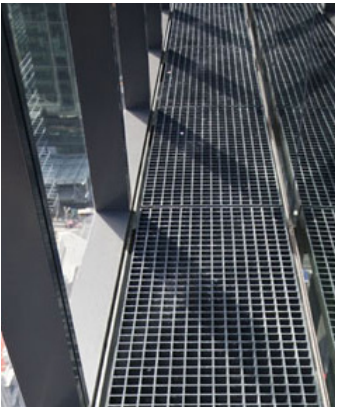
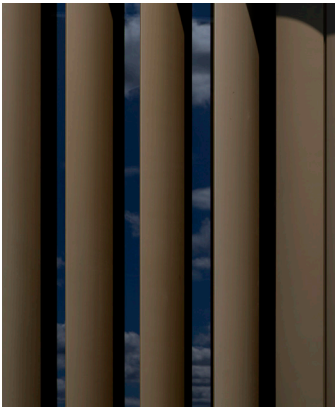
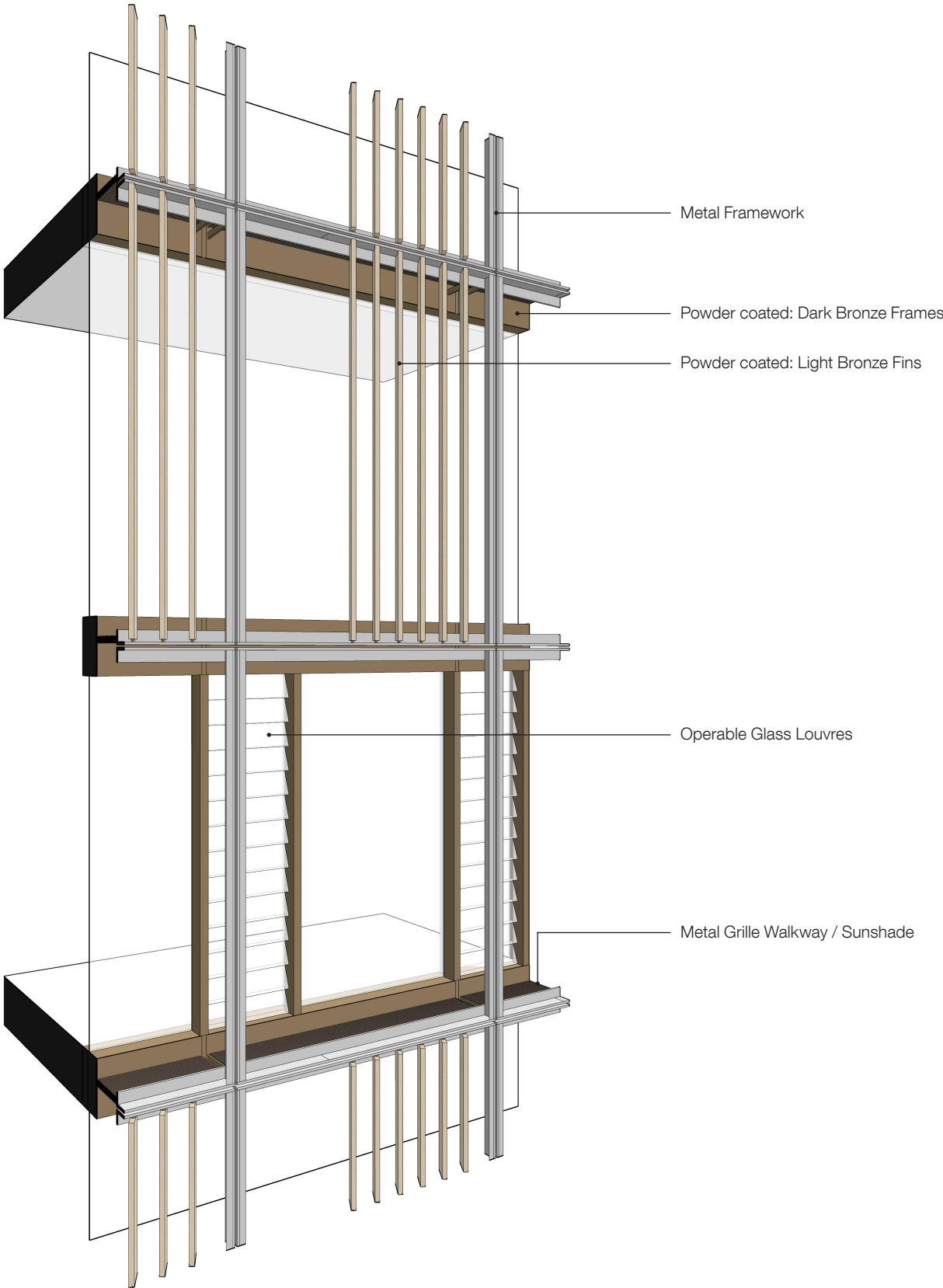
SECTION



ELEVATION



PLAN

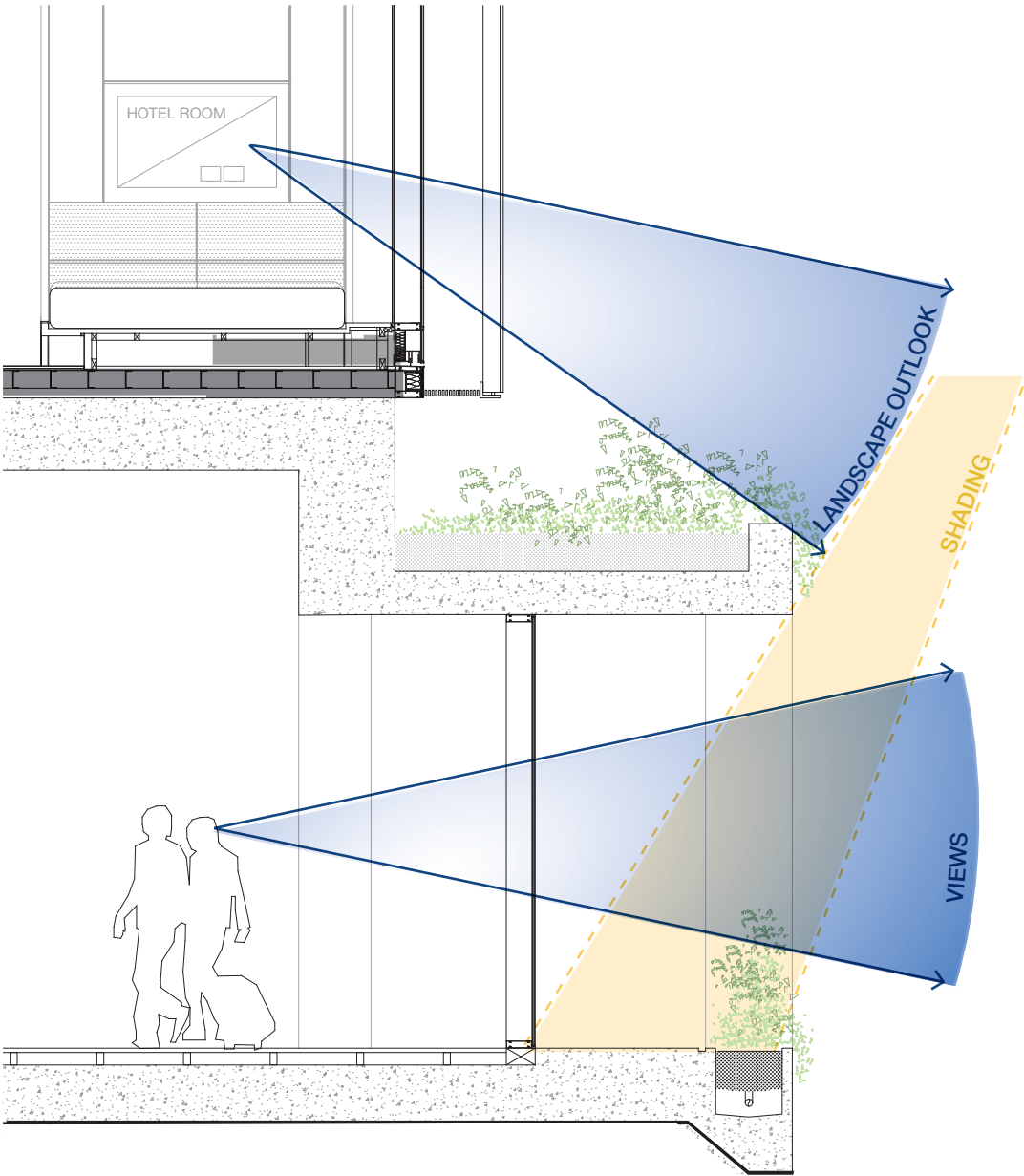


8.3 GROUND FLOOR FACADE

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.

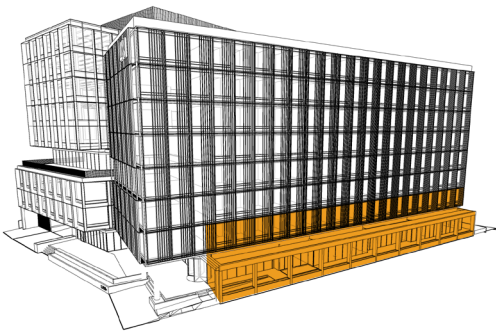
Along the frontage of the park is an insitu concrete colonnade with integrated planters that extend to the boundary to define a single level podium to the park. It provides a landscaped buffer between the hotel communal spaces and the public domain and a deep shaded overhang to the ground level facilities.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



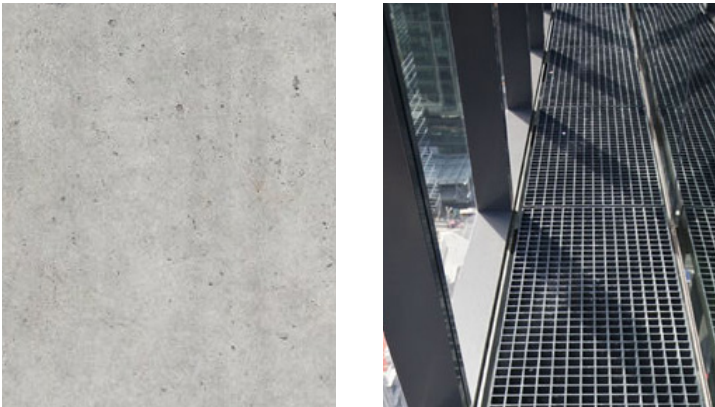
SECTION



ELEVATION



PLAN

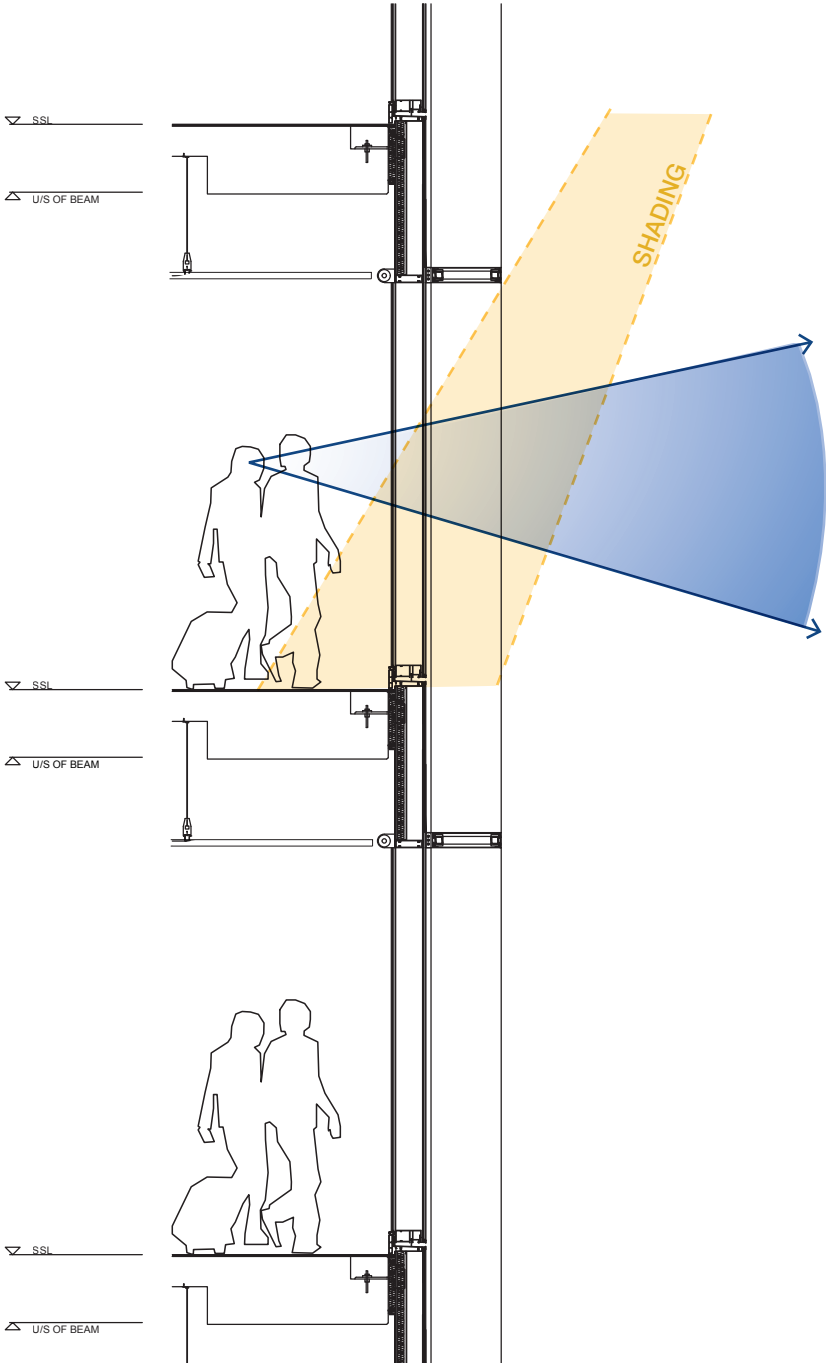
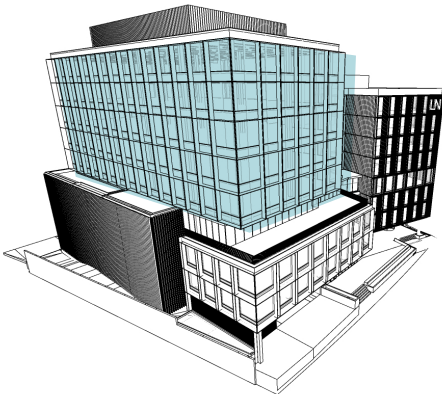


8.4 TOWER COMMERCIAL FACADE

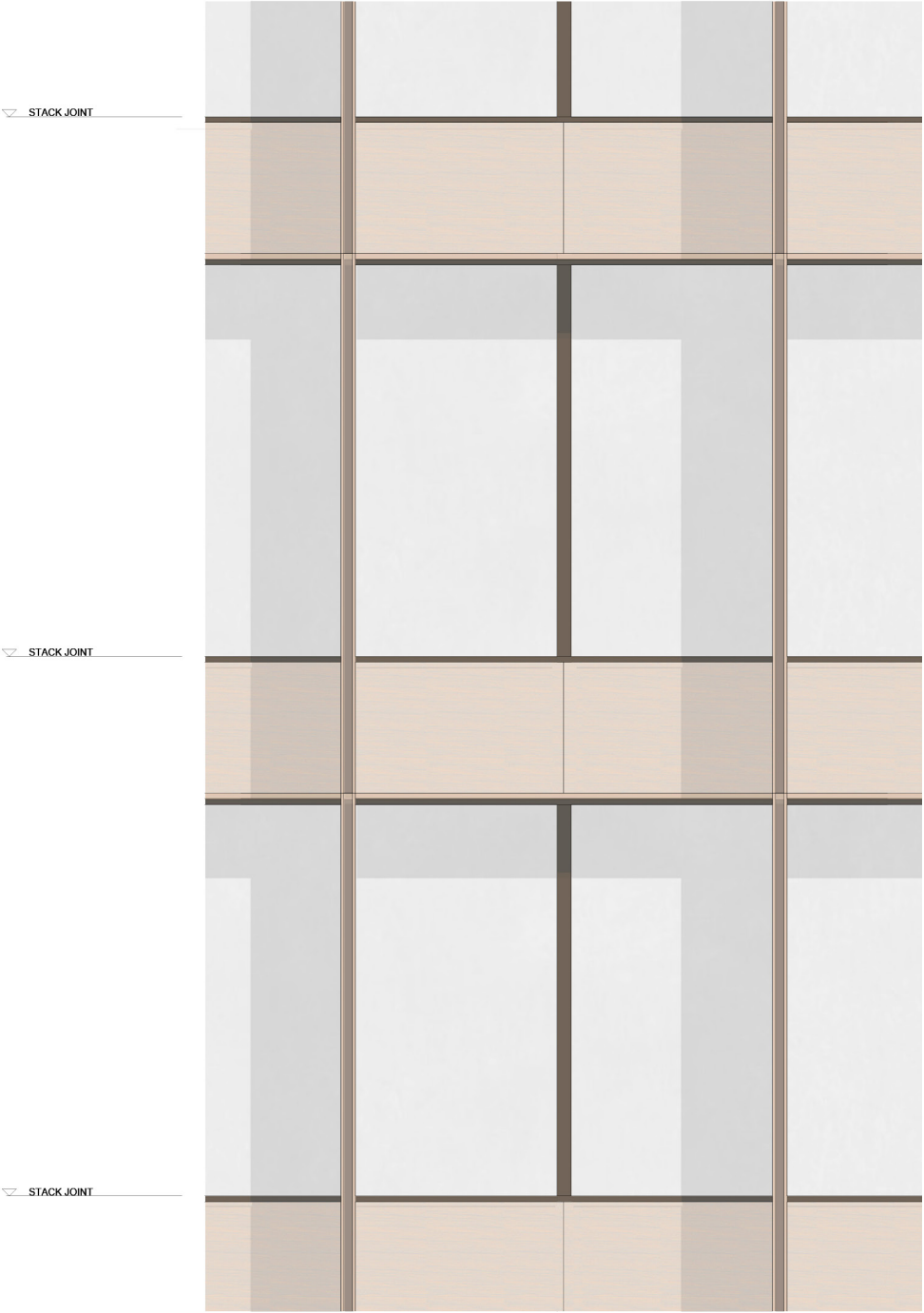
FACADE TYPE D (COMMERCIAL ELEVATION)

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.

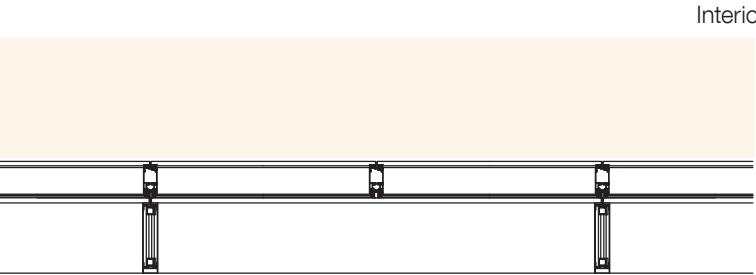
The service core located to the west is finished in off form concrete and provide both protection from the western sun and visual privacy across to the hotel rooms, which shrouds the amenities and core of the building.



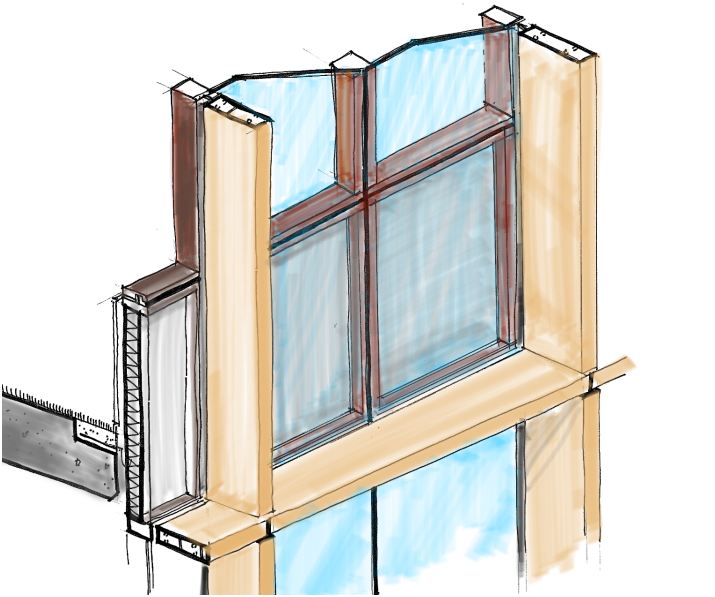
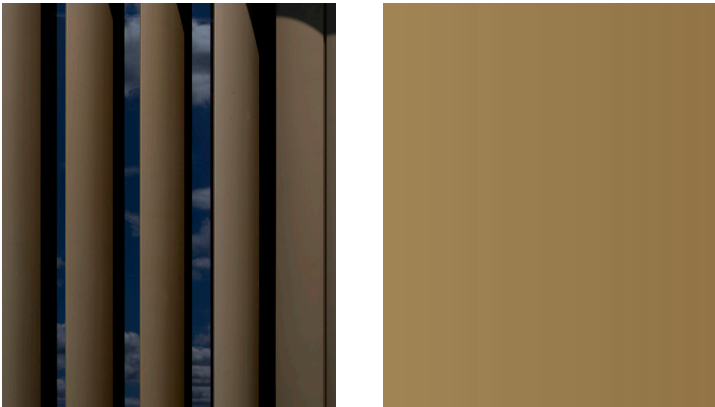
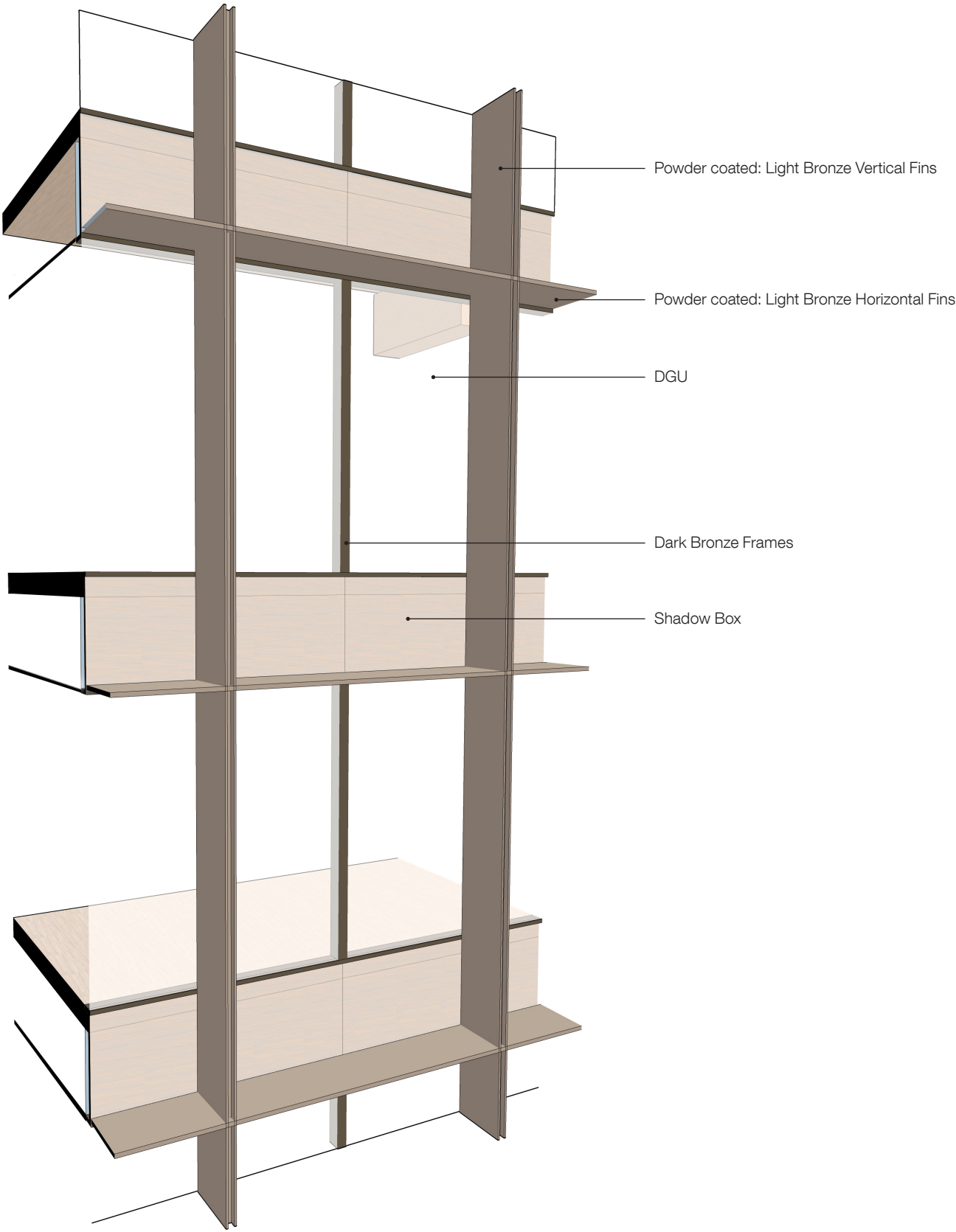
SECTION



ELEVATION



PLAN



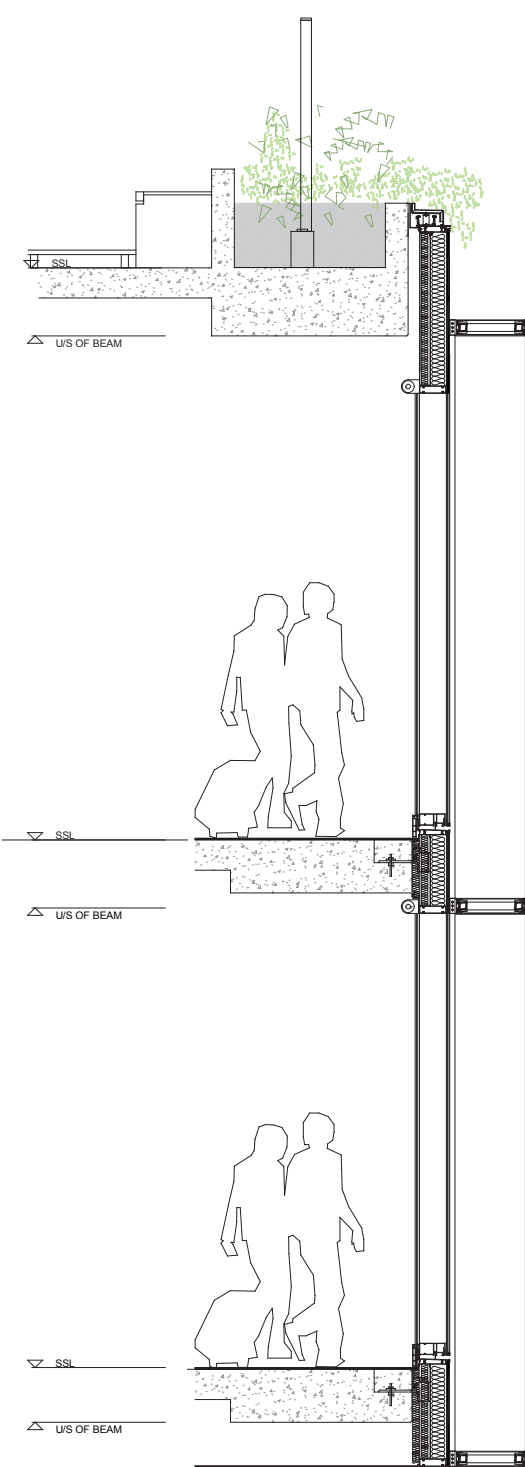
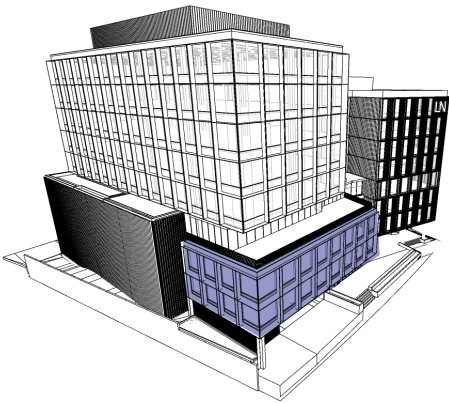
8.5 PODIUM COMMERCIAL FACADE

FACADE TYPE E (NORTH PODIUM ELEVATION)

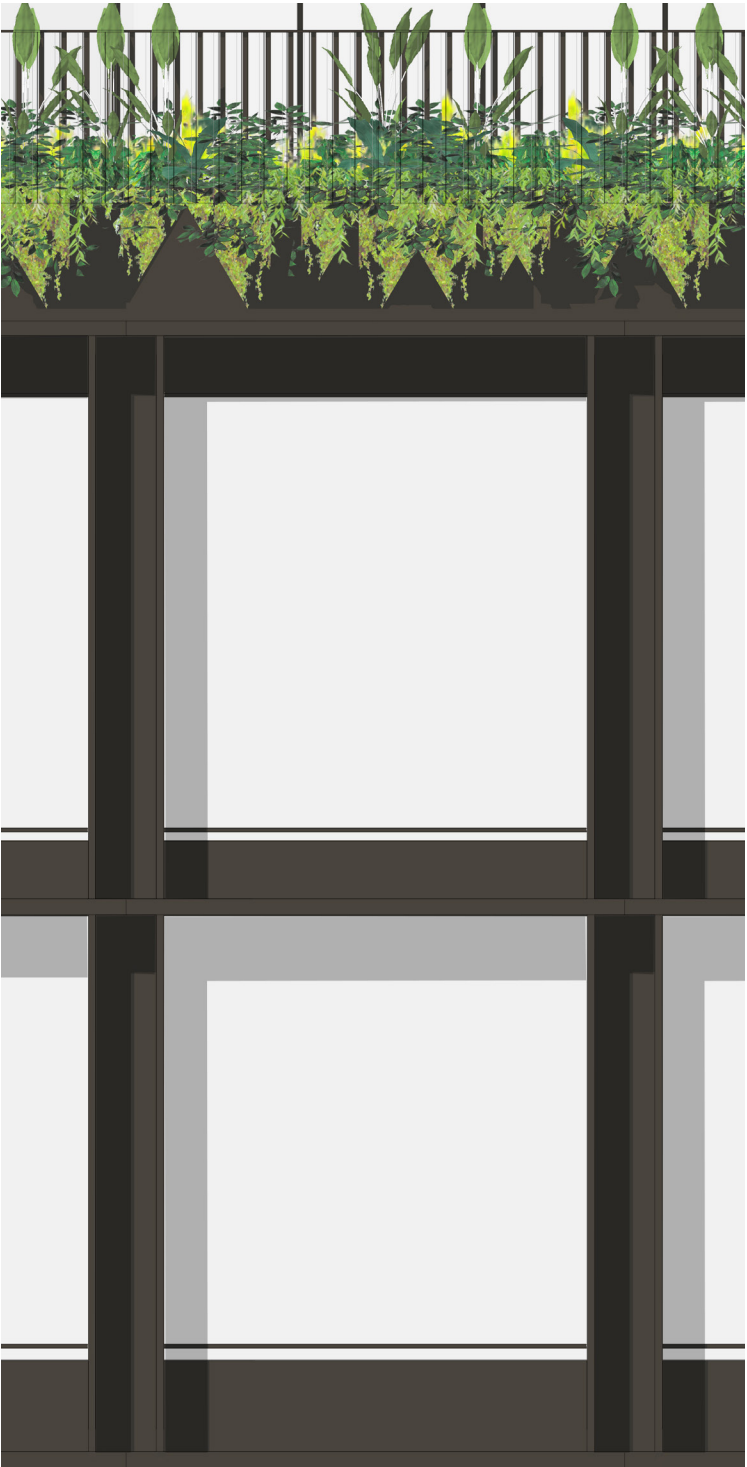
The two-storey northern facade to the commercial space is expressed as a series of large picture windows set within a dark bronze powder coated aluminium frame. The verticals fins are doubled up at regular centres, across the elevation, with a solid metal infill panels to reduce the overall area of glazing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

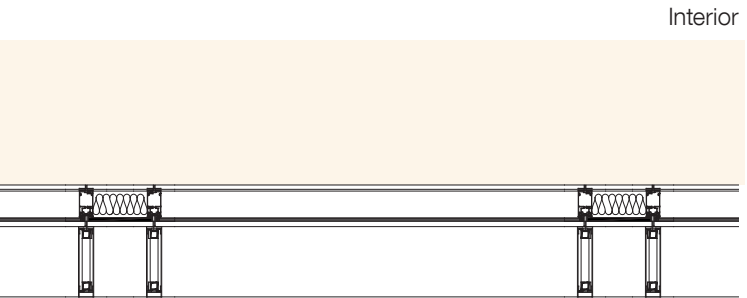
The green edge set atop the podium reinforces the separation of podium and tower. It reinforces the human scale when viewed from the street and provides an inviting outlook from the terrace.



SECTION

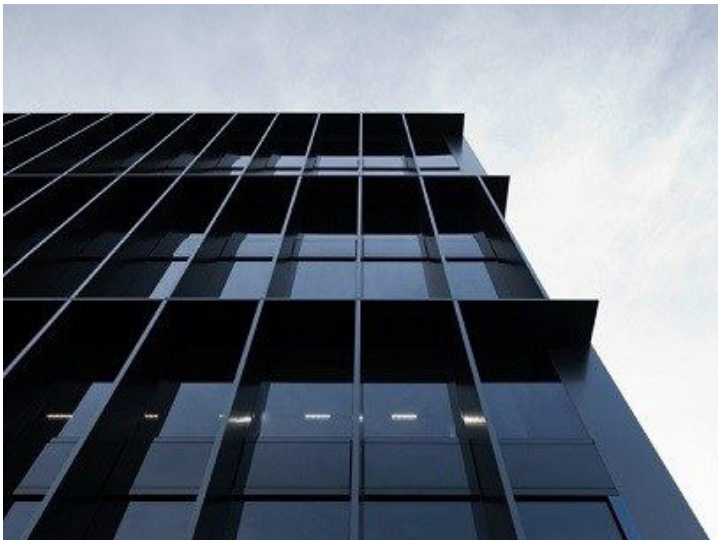
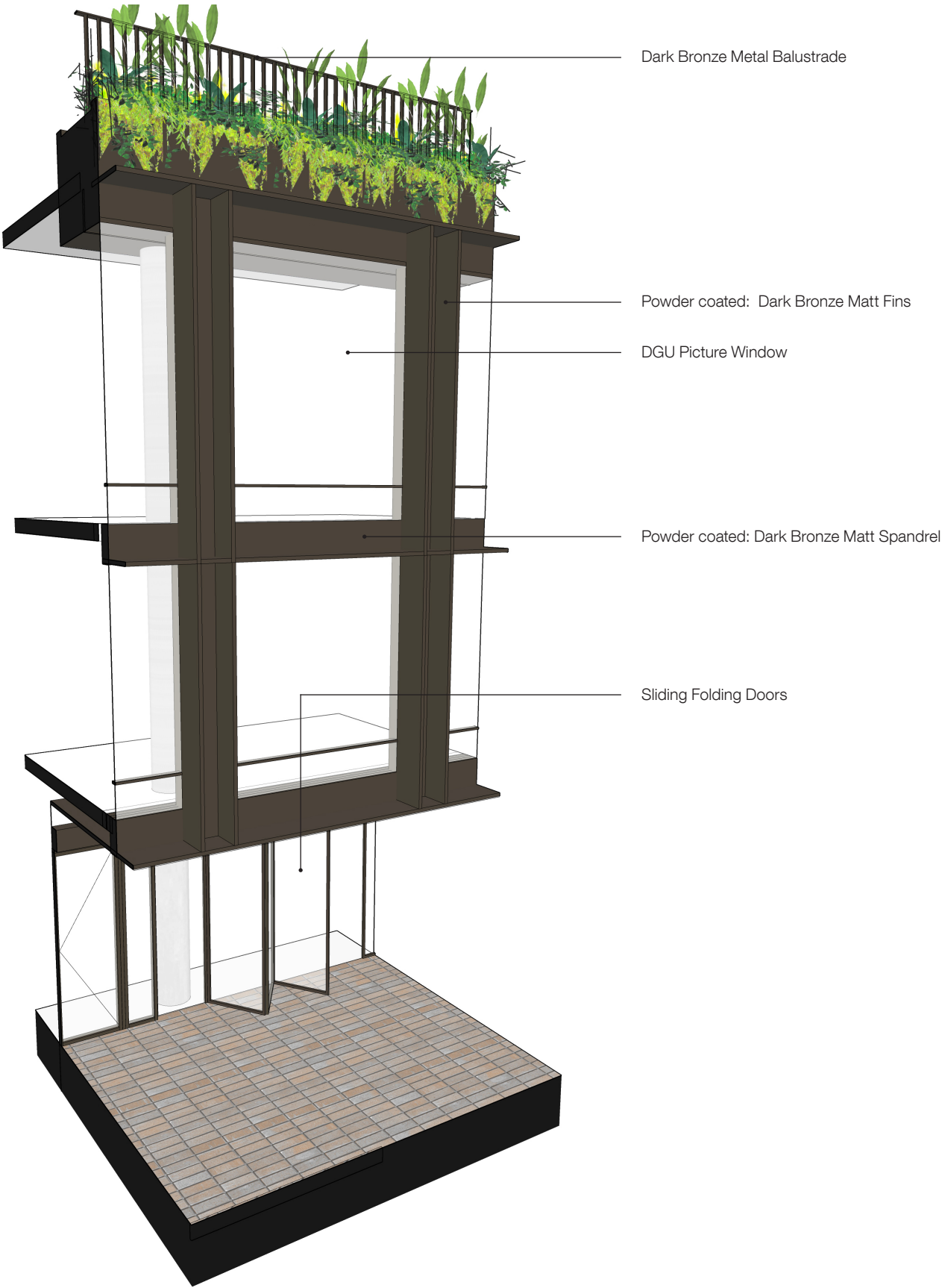


ELEVATION



PLAN

Interior
Exterior



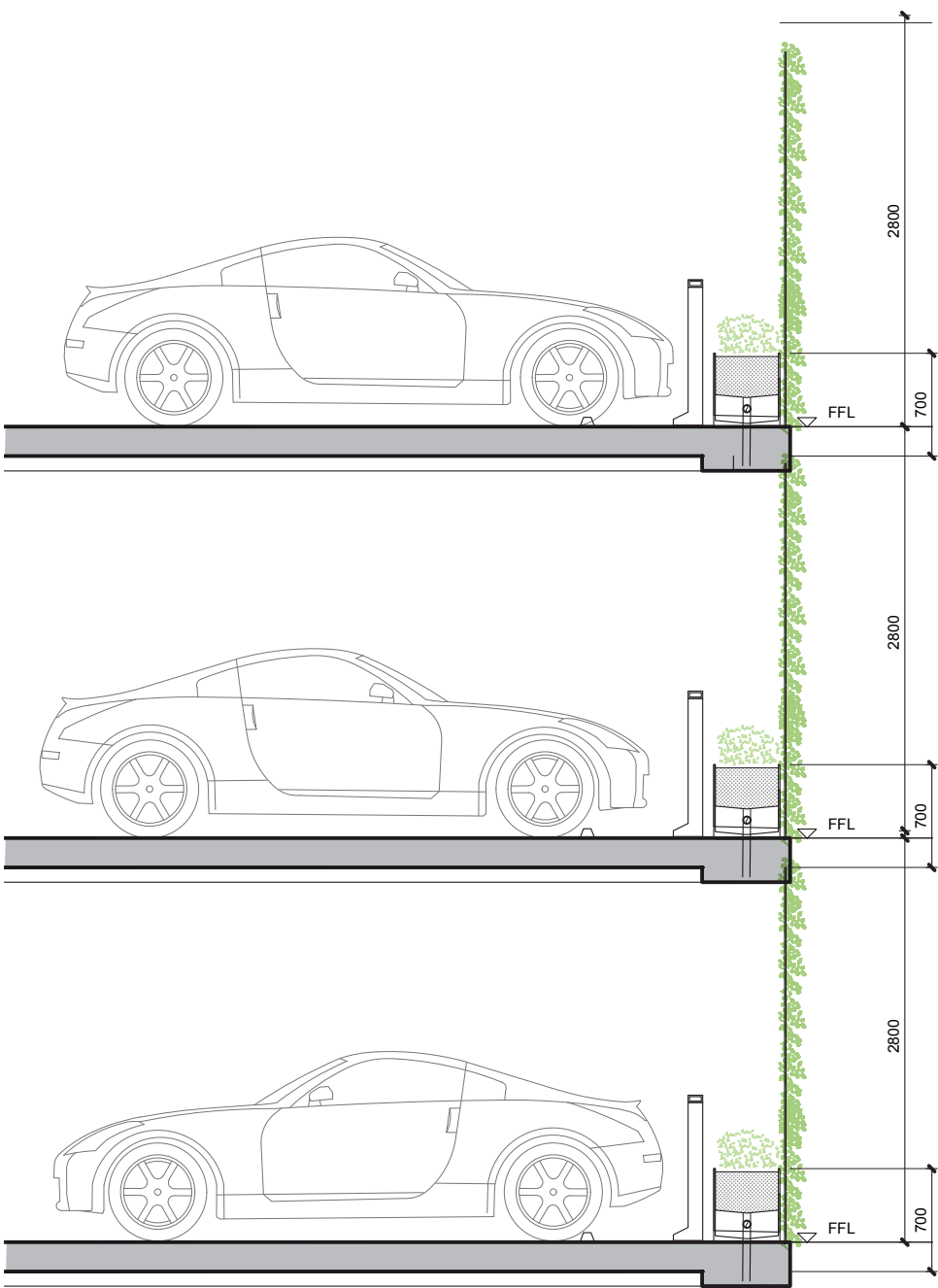
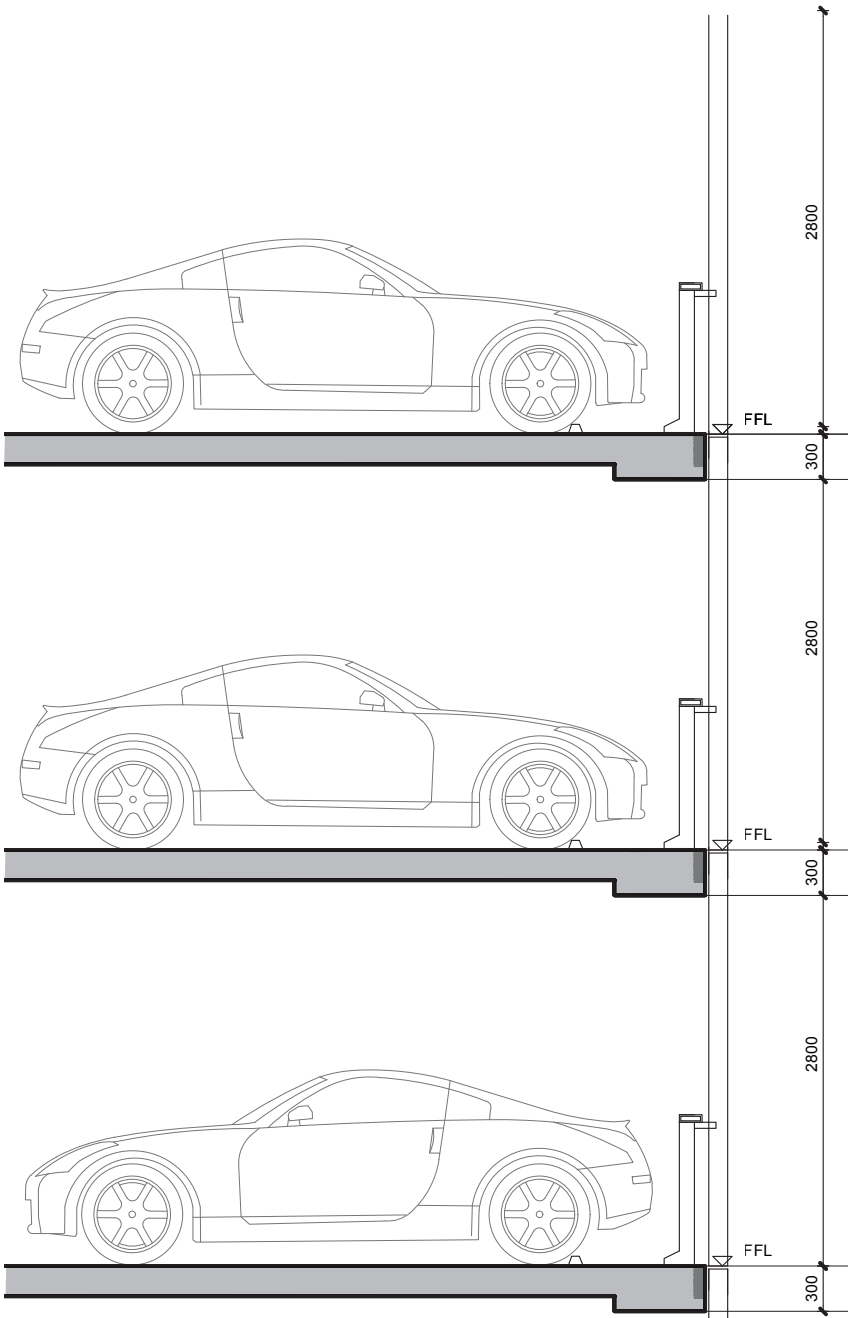
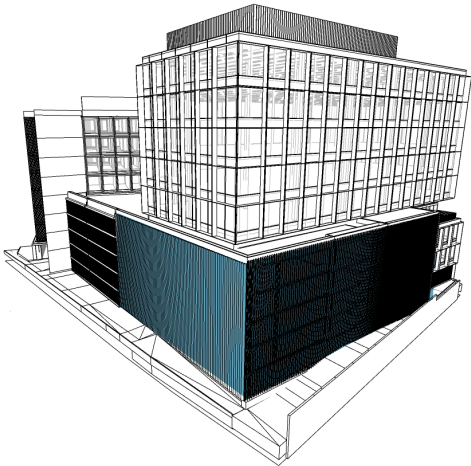
8.6 CARPARK FACADE

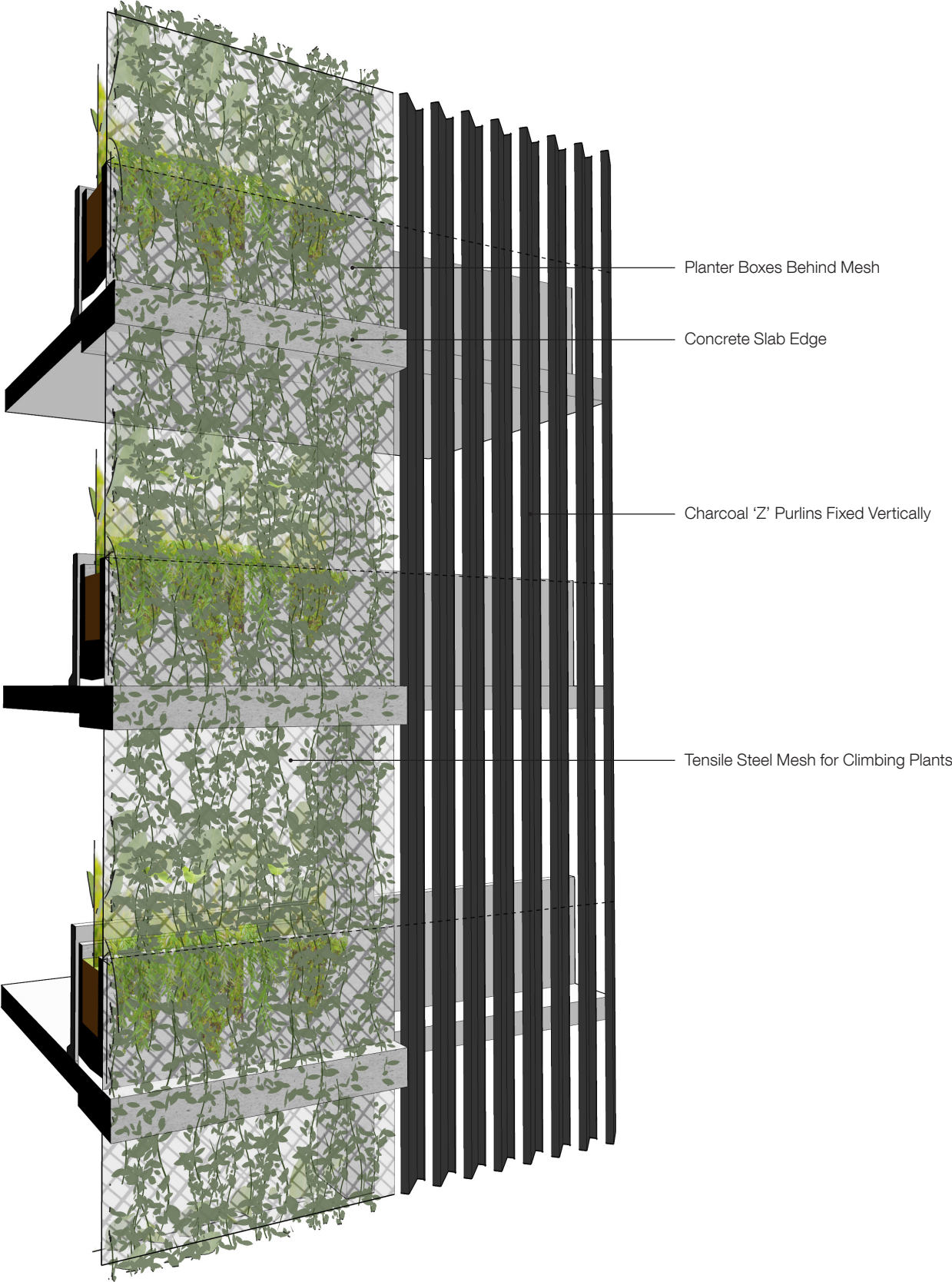
FACADE TYPE F

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.

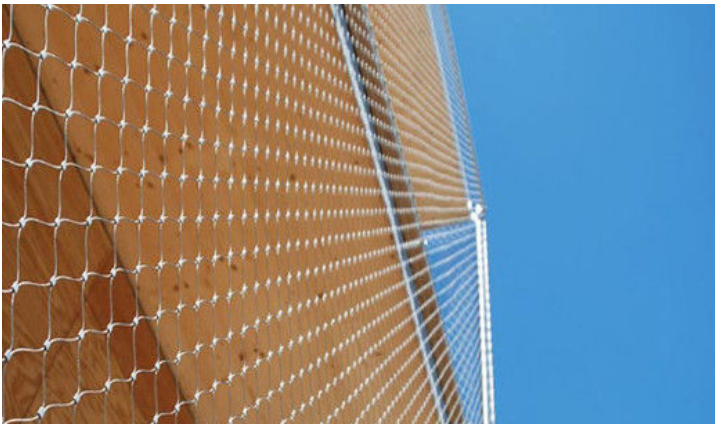
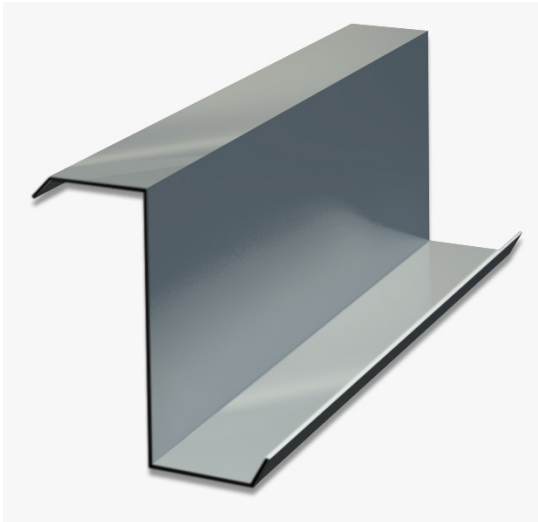
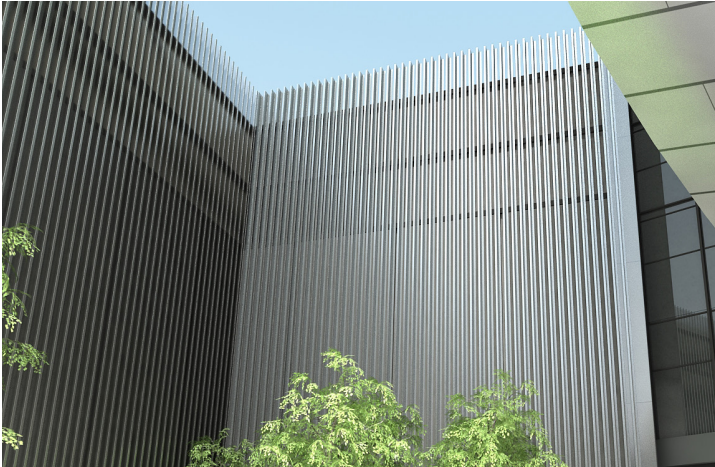
To the south a planted screen references the alignment of the landscaped courtyard over. It breaks down the length of the carpark façade and provides a visual separation between the carpark and hotel. Continuous planters are located at each level. They are fixed to the slab and located behind a tensile 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.





BATESSMART™



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
Total Permissible GFA	14,904 sqm

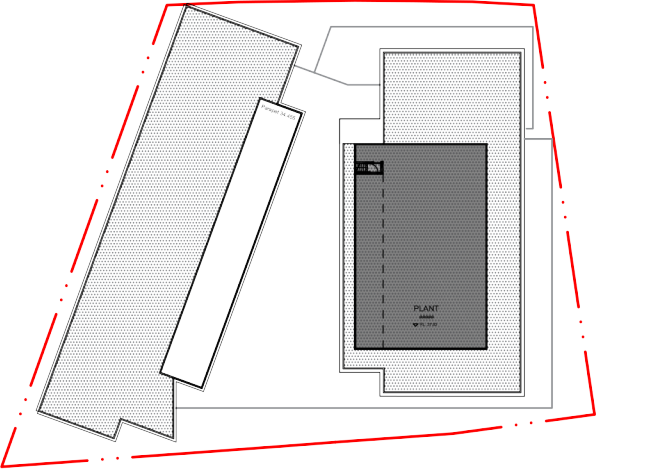
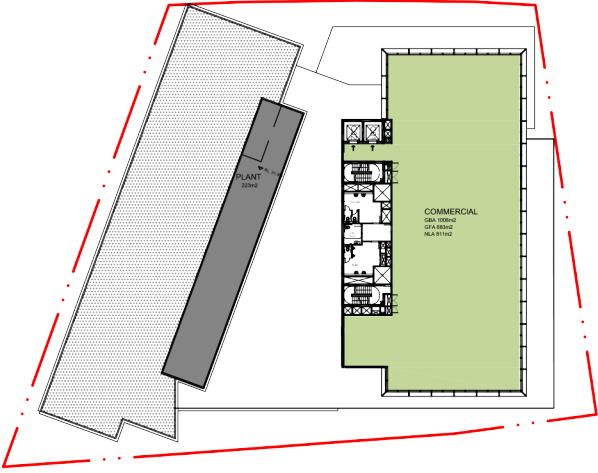
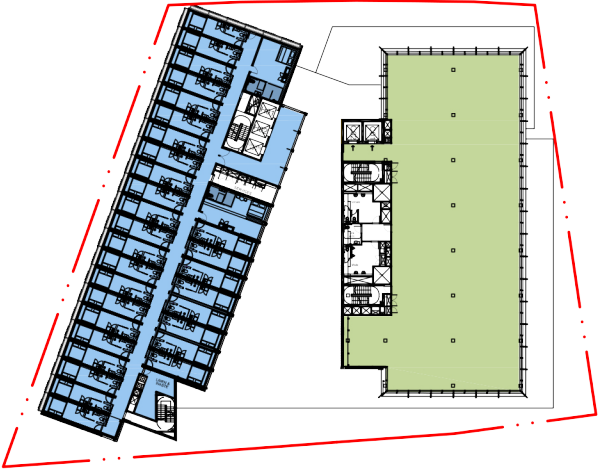
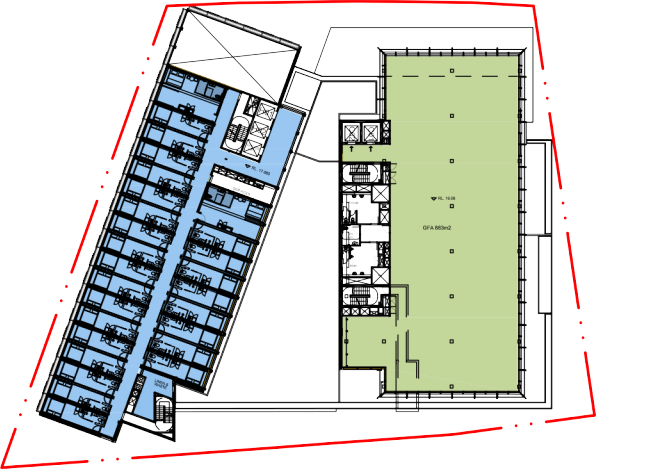
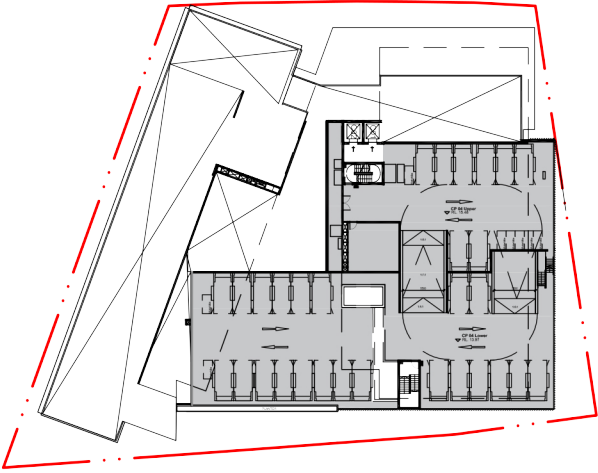
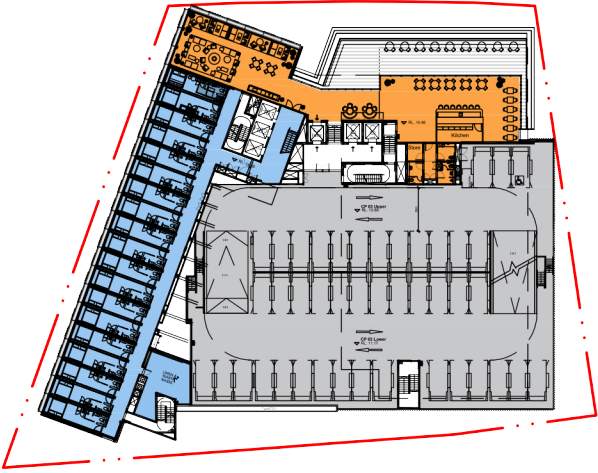
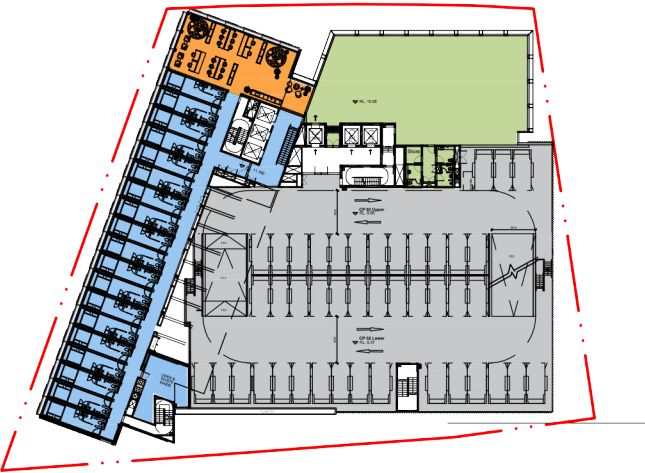
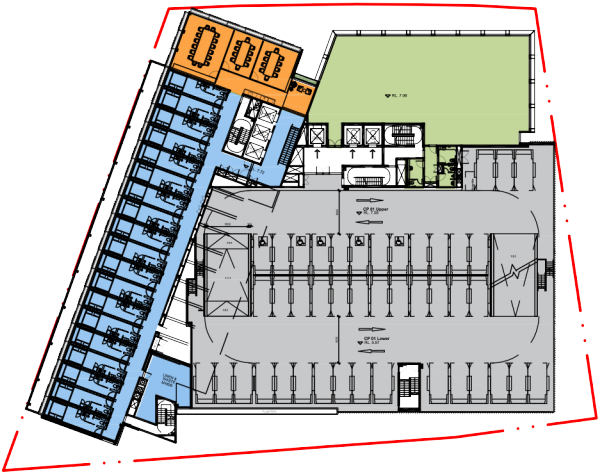
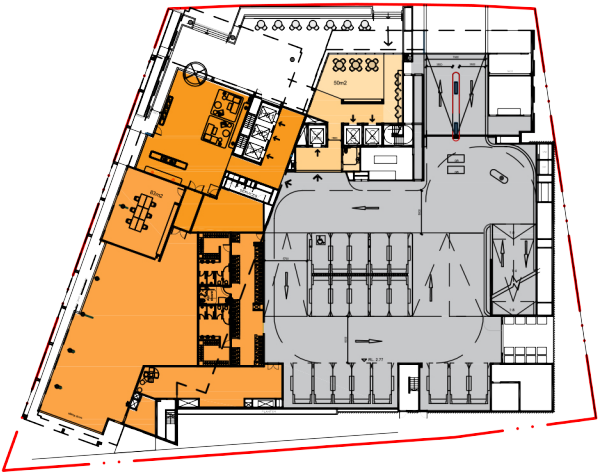
Hotel			
Level	Function	Height	GFA
Ground Floor	Entrance Lobby	4.72	257
Ground Floor	Office	4.72	83
Ground Floor	Gym	4.72	349
Ground Floor	EOT	4.72	156
Ground Floor	Laundry	4.72	90
Hotel Level 1	Hotel	3.38	555
Hotel Level 1	Maids/Lines	3.38	47
Communal	Library	3.38	133
Hotel Level 2	Hotel	3.38	555
Hotel 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
Total		31.46	6688

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

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
Total		38.830	5360

Total	0.0	12420
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**



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.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

	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		

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
Revision Date	Description	Initial	Checked	

S12109_Doma Honeyuckle Drive, Newcastle

Ground Level 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\S12109_Doma_Honeyuckle\170_CAD\Plots\... ... \A03.000[4] - Ground Floor Plan.dwg
Drawing No.	[Revision]

A03.000[4]

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

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.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

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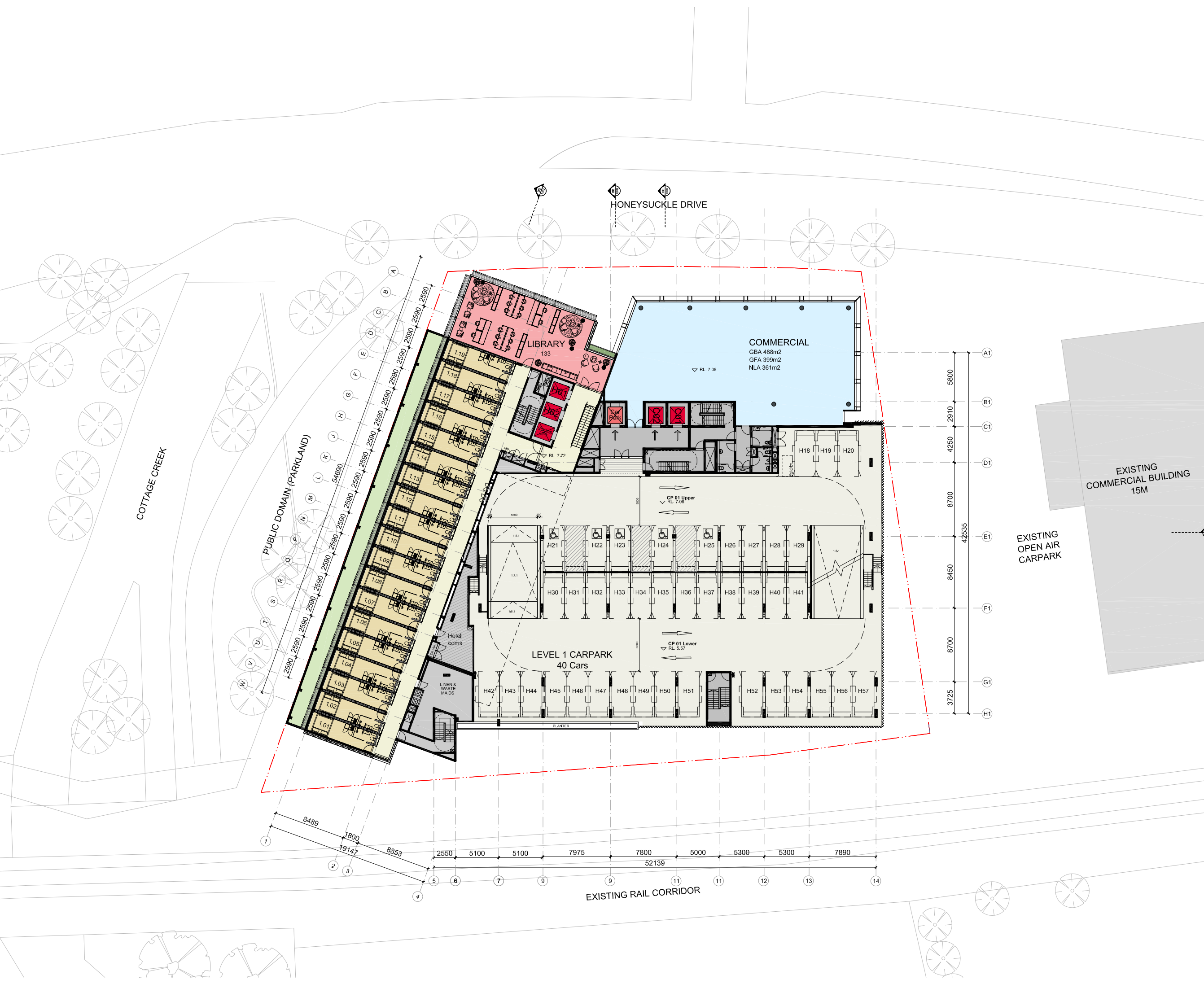
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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	1
L02	H43		1
L03	C42	C1	1
L04-CP	C30		6

TOTAL	166	7	11
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TOTAL Carpark Spaces	173
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TOTAL Motorbike Spaces	11
------------------------	----



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
Revision Date	Description	Initial	Checked	

S12109_ Doma Honeysuckle Drive, Newcastle

Level 01 Floor Plan

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Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	11/2/2020 11:33 AM
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Drawing No.	A03.001[4] (Revision)

A03.001[4]

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batesmart.com.au http://www.batesmart.com.au	Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batesmart.com.au http://www.batesmart.com.au
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Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

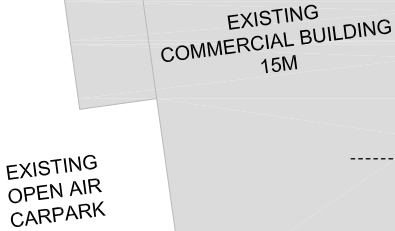
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

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

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

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



S12109_Doma
Honeysuckle Drive, Newcastle

Level 02 Floor Plan 

Scale 1:200 @A1 1:400 @ A3

Project No. S12109

Status	FOR INFORMATION
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Plot Date 11/2/2020 11:41 AM

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Drawing No. [Revision]

A03.002[4]

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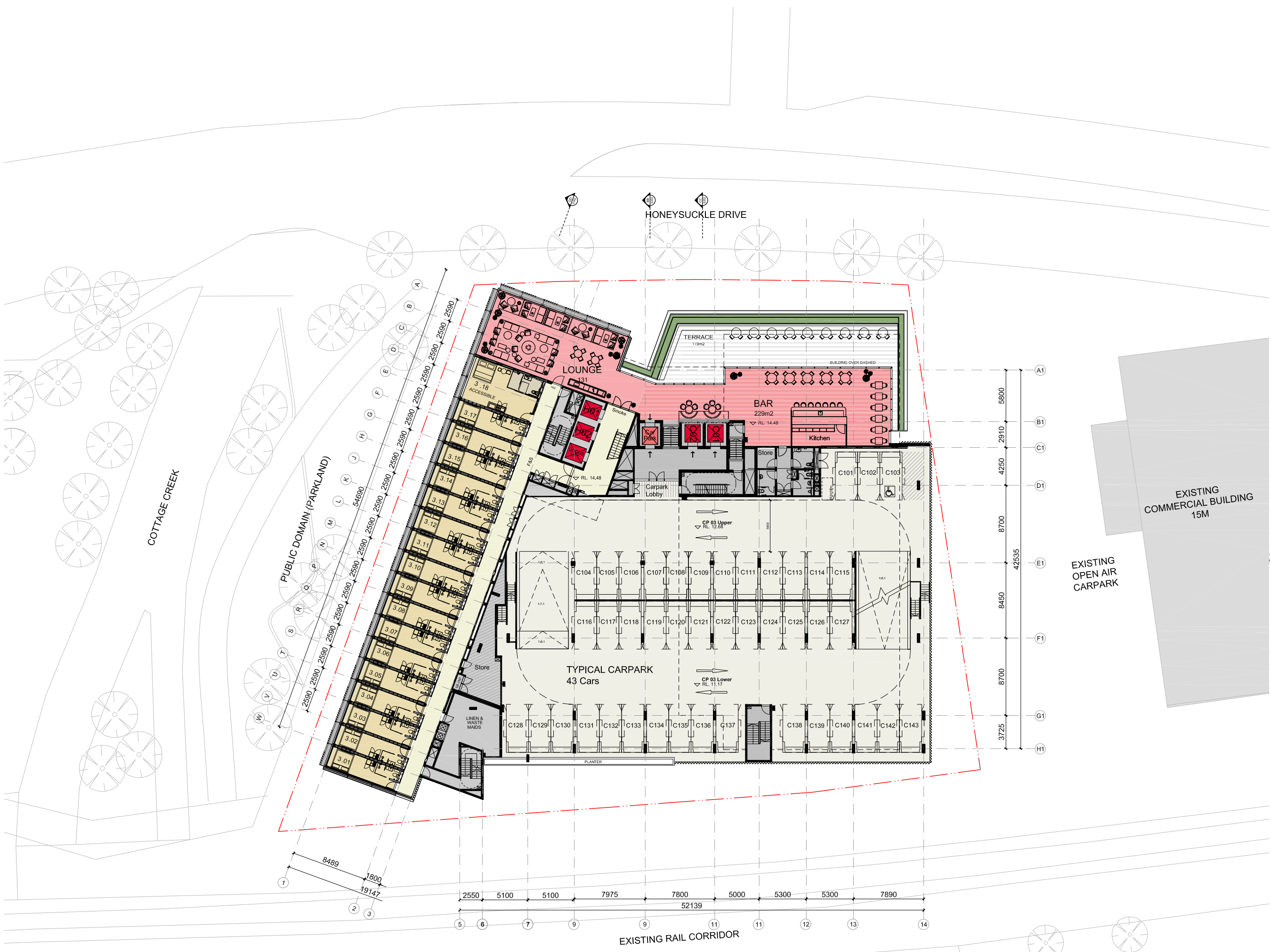
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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6

TOTAL	166	7	11
TOTAL Carpark Spaces	173		
TOTAL Motorbike Spaces	11		



EXISTING
OPEN AIR
CARPARK

EXISTING
COMMERCIAL BUILDING
15M

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
Revision	Date	Description	Initial	Checked

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\S12109_Doma_HoneysuckleDr170_CAD\Plots\...
Drawing No.	... \A03.003[4] - Level 03 Floor Plan.dwg [Revision]

A03.003[4]

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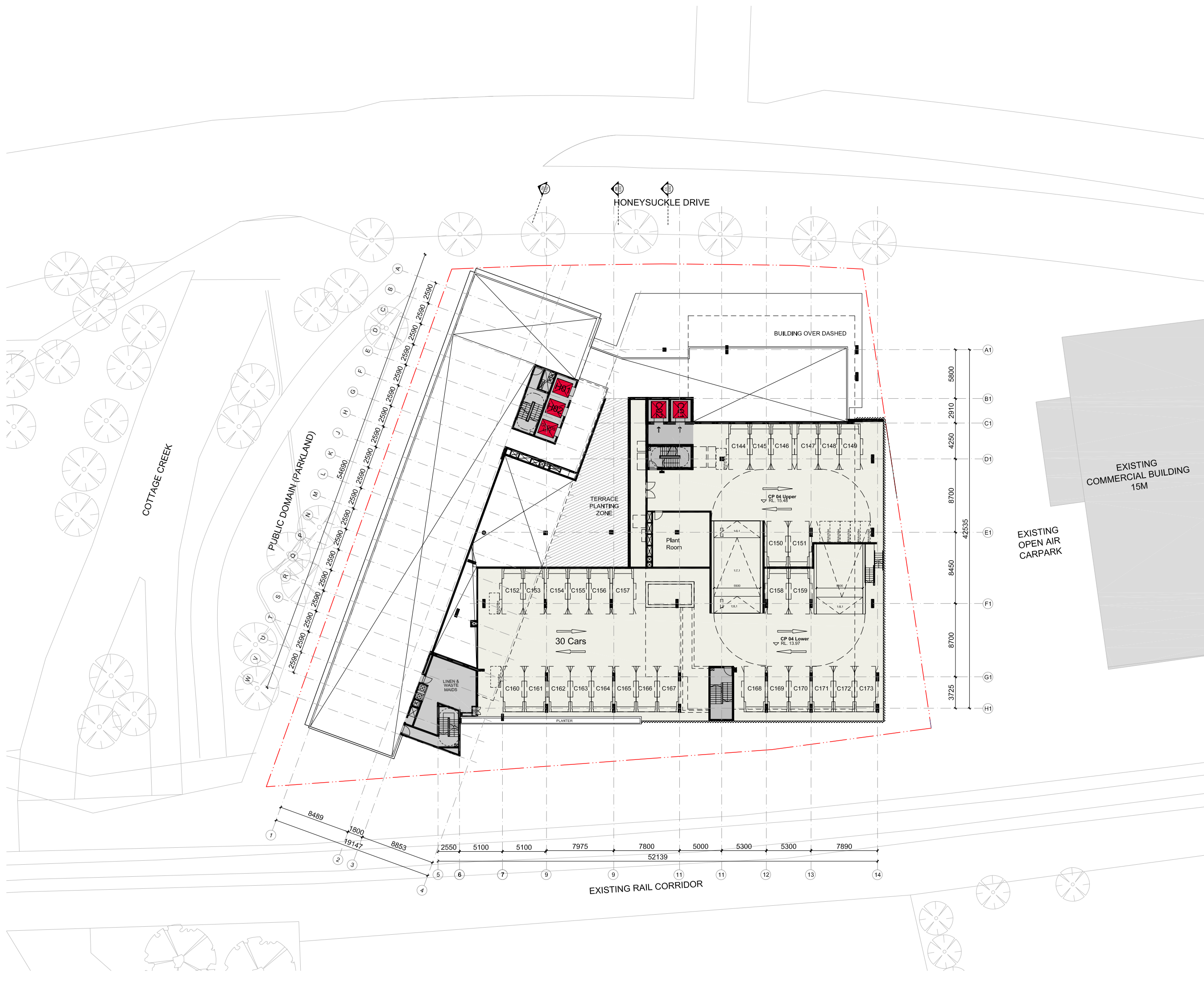
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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6

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

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

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



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
Revision	Date	Description	Initial Checked

S12109_Doma Honeysuckle Drive, Newcastle

Level 04 Carpark

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\S12109_Doma_HoneysuckleDrive\70_CAD\PlotsC... JA003.004CP.dwg - Level 04 Carpark.dwg
Drawing No.	[Revision]

A03.004[4]

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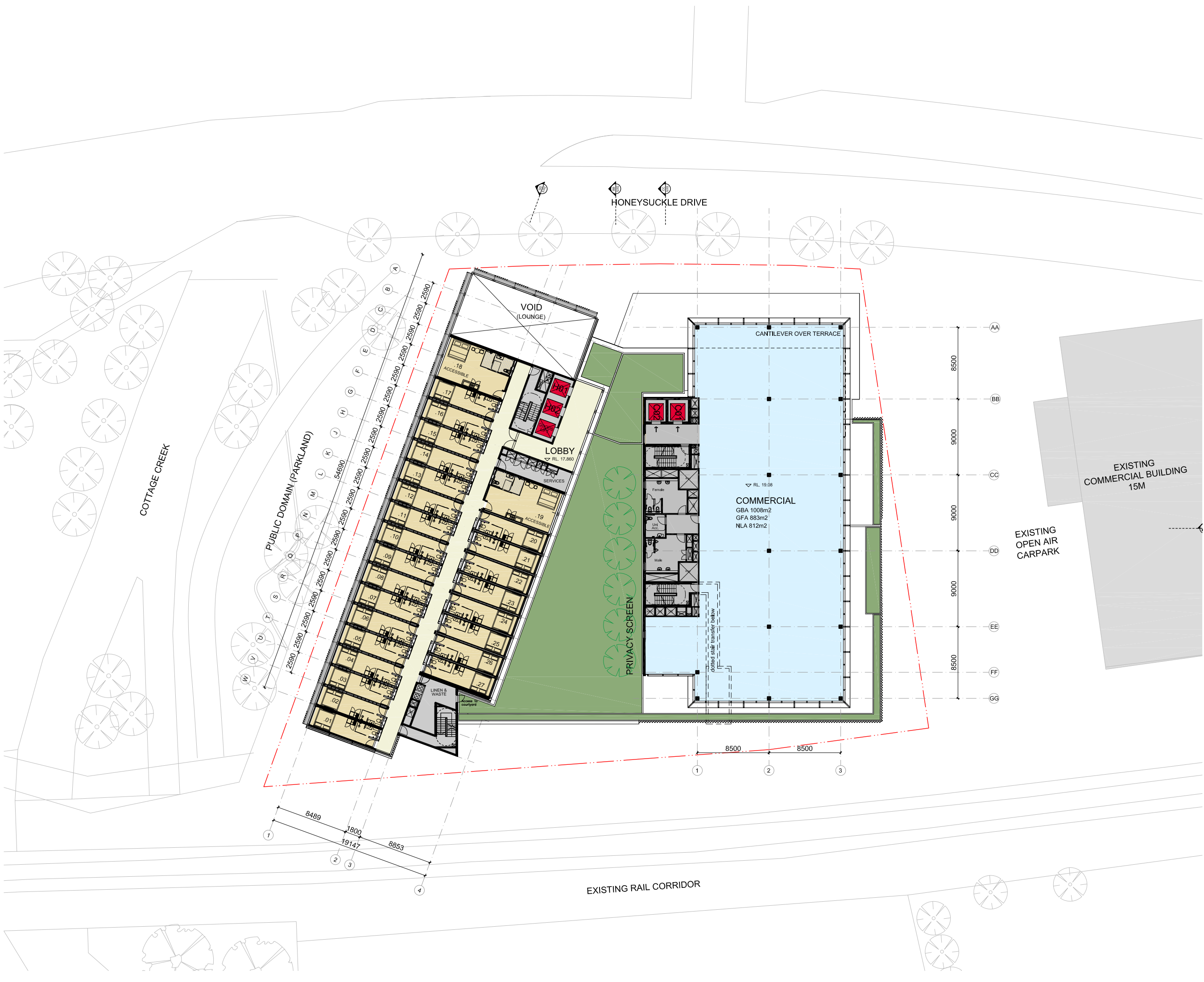
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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE
Revision	Date	Description	Initial	Checked

S12109_Doma
Honeysuckle 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.	A03.004[4] - Level 04 Floor Plan.dwg [Revision]

A03.004[4]

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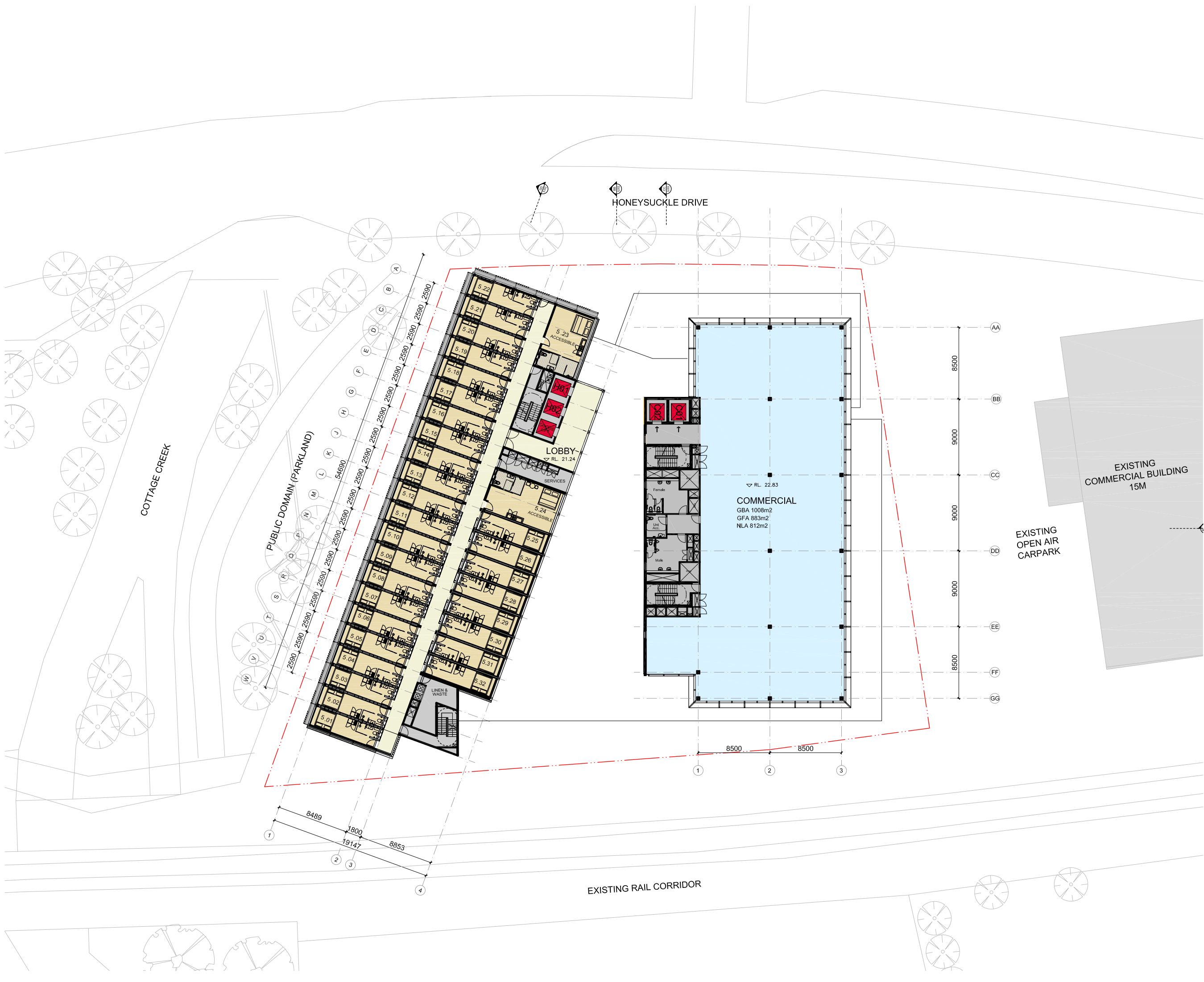
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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE
Revision	Date	Description	Initial	Checked

S12109_Doma Honeysuckle Drive, Newcastle

Level 05 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]	

A03.005[4]

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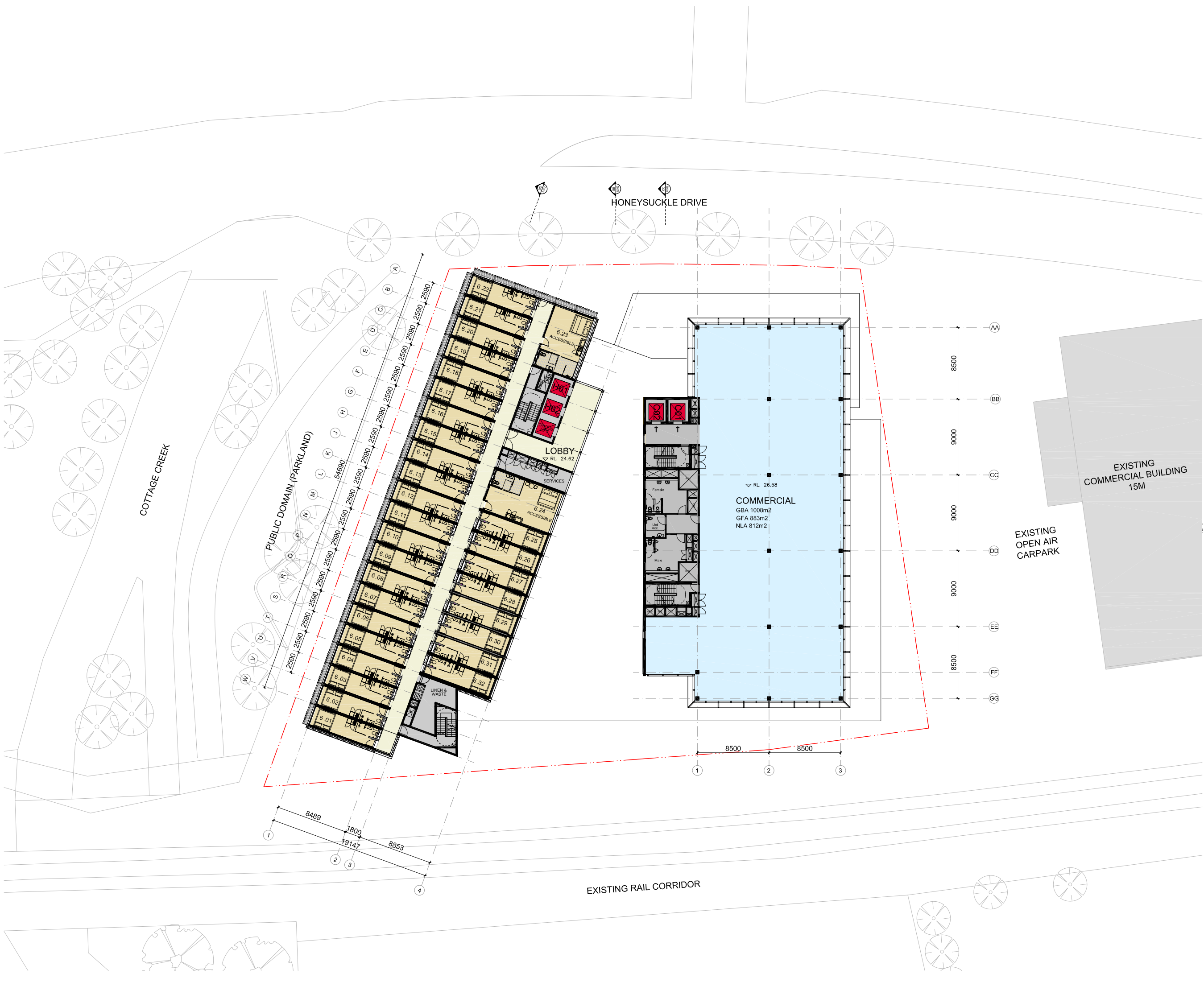
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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE
Revision	Date	Description	Initial	Checked

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	
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Drawing No.	[Revision]	

A03.006[3]

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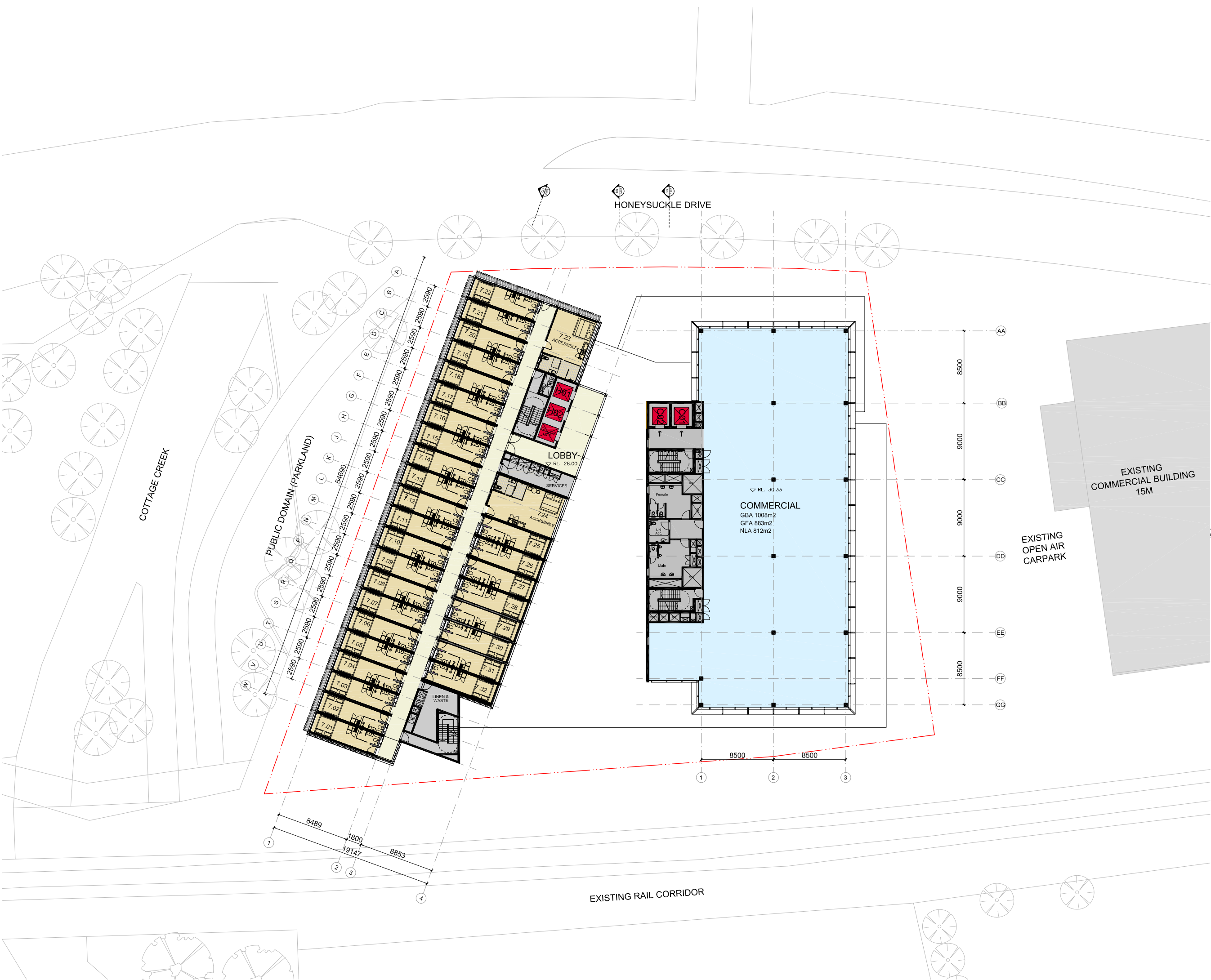
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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE
Revision	Date	Description	Initial	Checked

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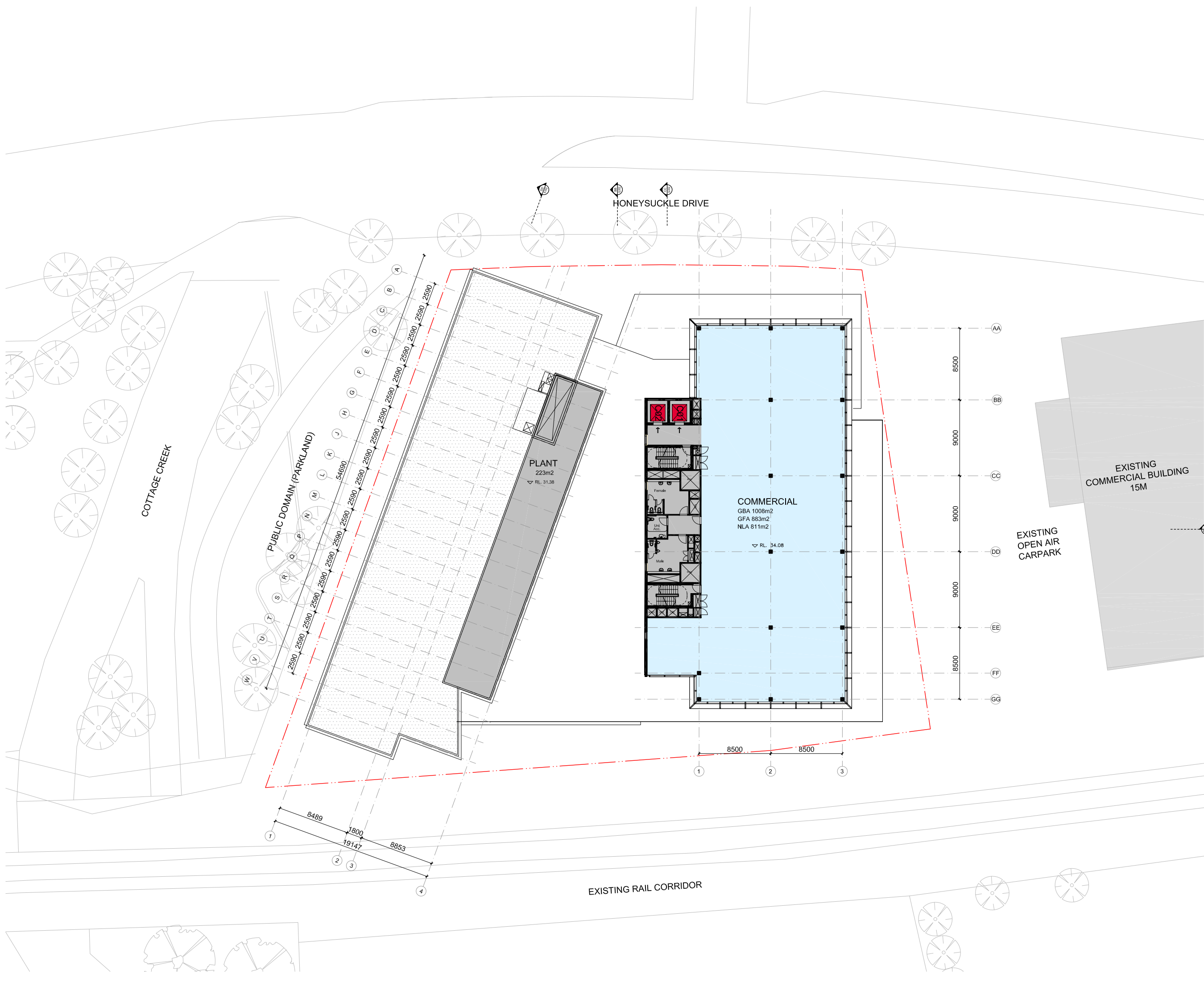
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3	29.01.20	For Information	EOS DE
2	08.01.20	For Information	DE DE
1	10.12.19	For Information	EN DE
Revision	Date	Description	Initial Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 08 Floor Plan

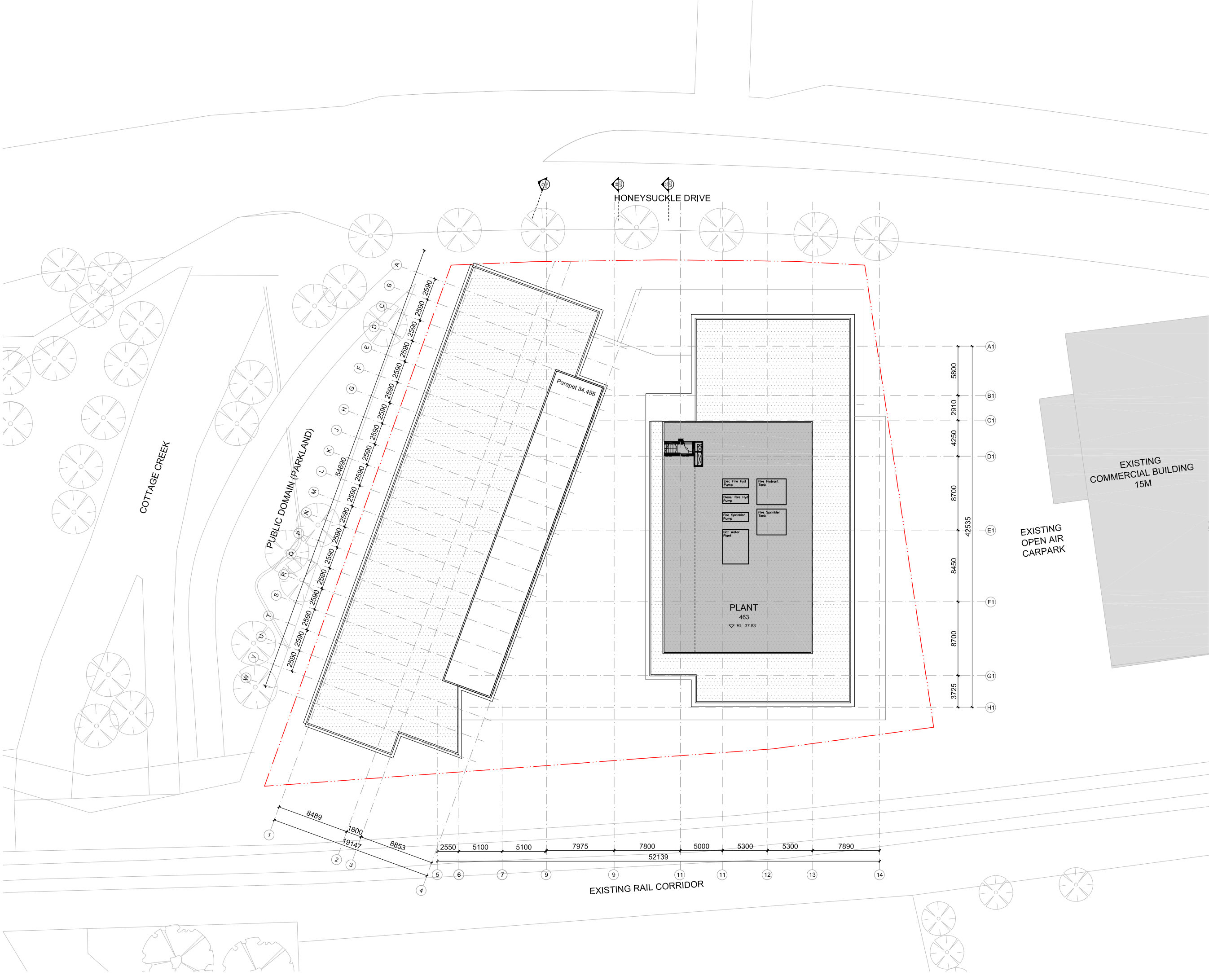
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Drawing No.	[Revision]

A03.008[4]

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

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
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Drawing No.	[Revision]

A03.009[4]

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APPENDIX C

ARCHITECTURAL ELEVATIONS & SECTIONS

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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



S12109_Doma
Honeysuckle Drive, Newcastle

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_HoneysuckleDr70_CAD\Plots\... ...JAA07.00121 - North-east Elevation.dwg
Drawing No.	[Revision]

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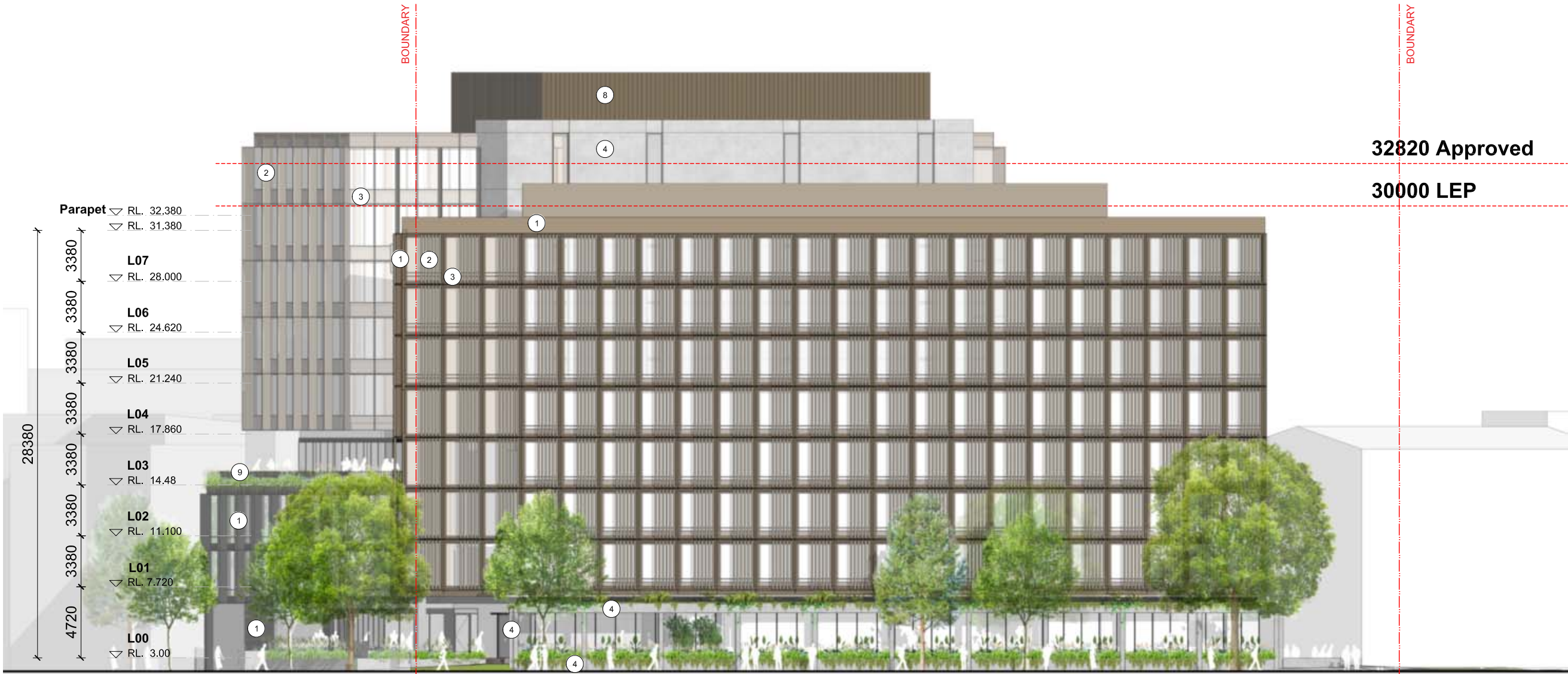
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7. Glass Louvres (Operable)
8. Aluminium Standing Seam Cladding
9. Metal Balustrade
10. Brick Floor
11. Charcoal Metal Cladding
12. Glass recessed
13. Tensile Steel Mesh for Climbing Plants



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

S12109_ Doma
Honeysuckle Drive, Newcastle

West Elevation

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Status	FOR INFORMATION
Plot Date	18/2/2020 11:30 AM
Plot File	S:\12109-12109\S12109_Doma_Honeysuckle\Dr70_CAD\Plot\... JA\A07.002[2] - Northwest Elevation.dwg
Drawing No.	[Revision]

A07.002[2]

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

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_Honeysuckle\Dr170_CAD\Plots\... \A\A07.003[2] - East Elevation.dwg	
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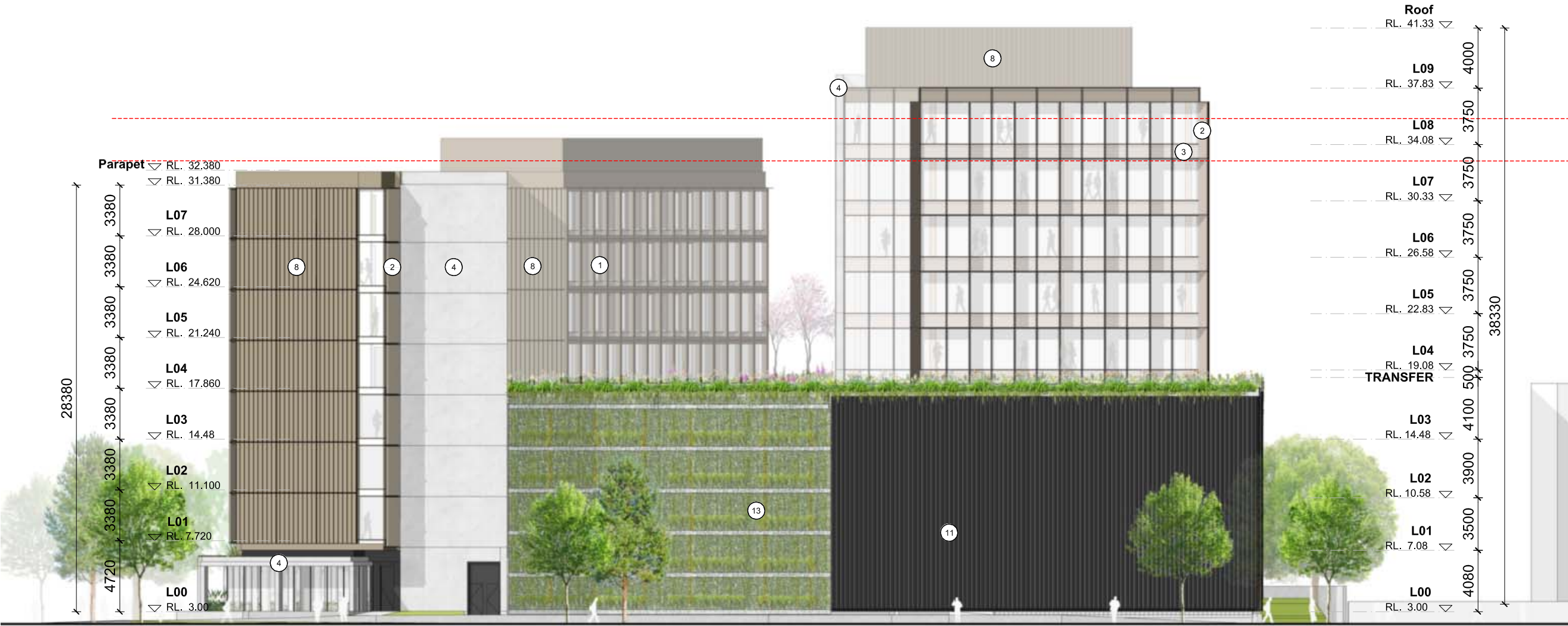
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9. Metal Balustrade
10. Brick Floor
11. Charcoal Metal Cladding
12. Glass recessed
13. Tensile Steel Mesh for Climbing Plants



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

S12109_Doma
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
Plot File	S:\12109-12109\S12109_Doma_HoneysuckleDr\70_CAD\Plot\... ...JA\A07.004[2] - South Elevation.dwg
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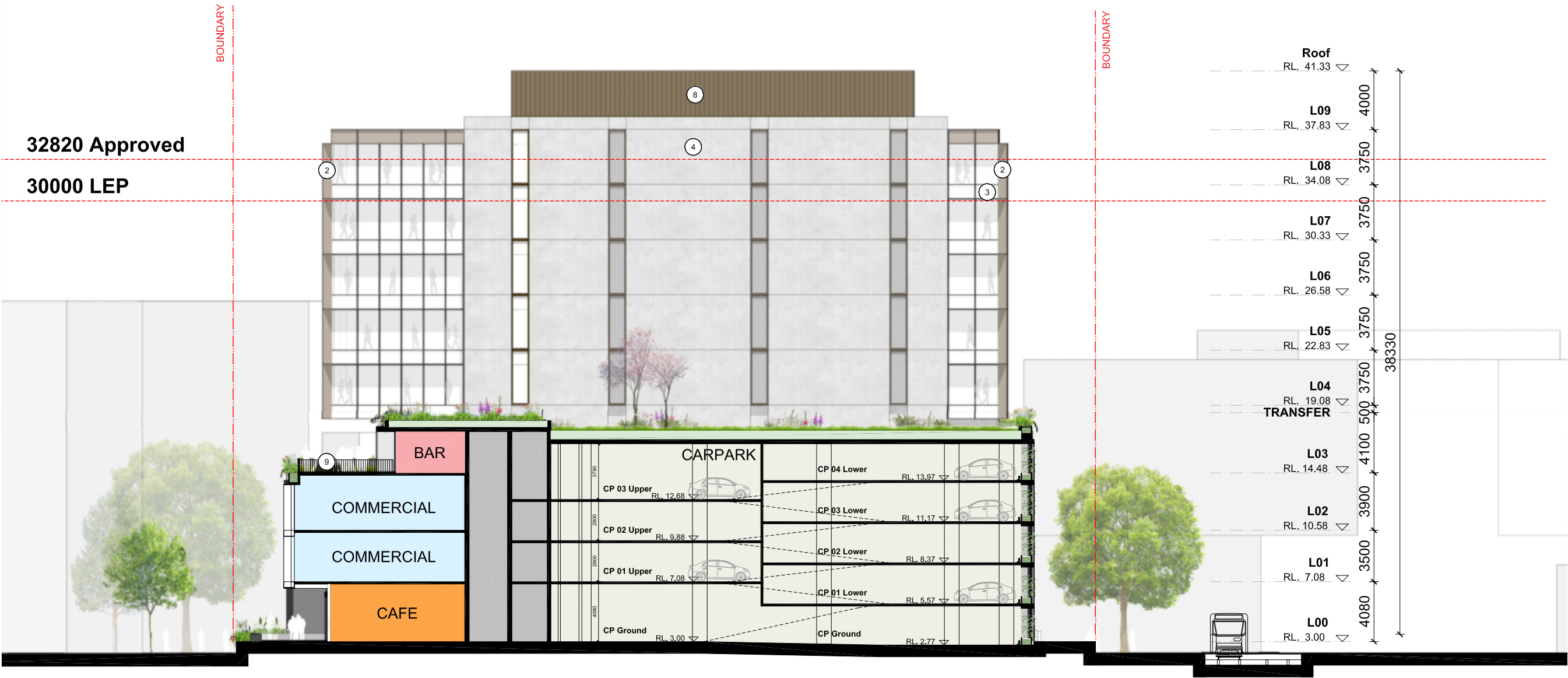
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 7. Glass Louvres (Operable)
 8. Aluminium Standing Seam Cladding
 9. Metal Balustrade
 10. Brick Floor
 11. Charcoal Metal Cladding
 12. Glass recessed
 13. Tensile Steel Mesh for Climbing Plants

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

S12109_ Doma
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\S12109_Doma_HoneysuckleDr170_CAD\PlotsC...
Drawing No. A07.005[2] - North - West - Commercial Elevation.dwg [Revision]

A07.005[2]

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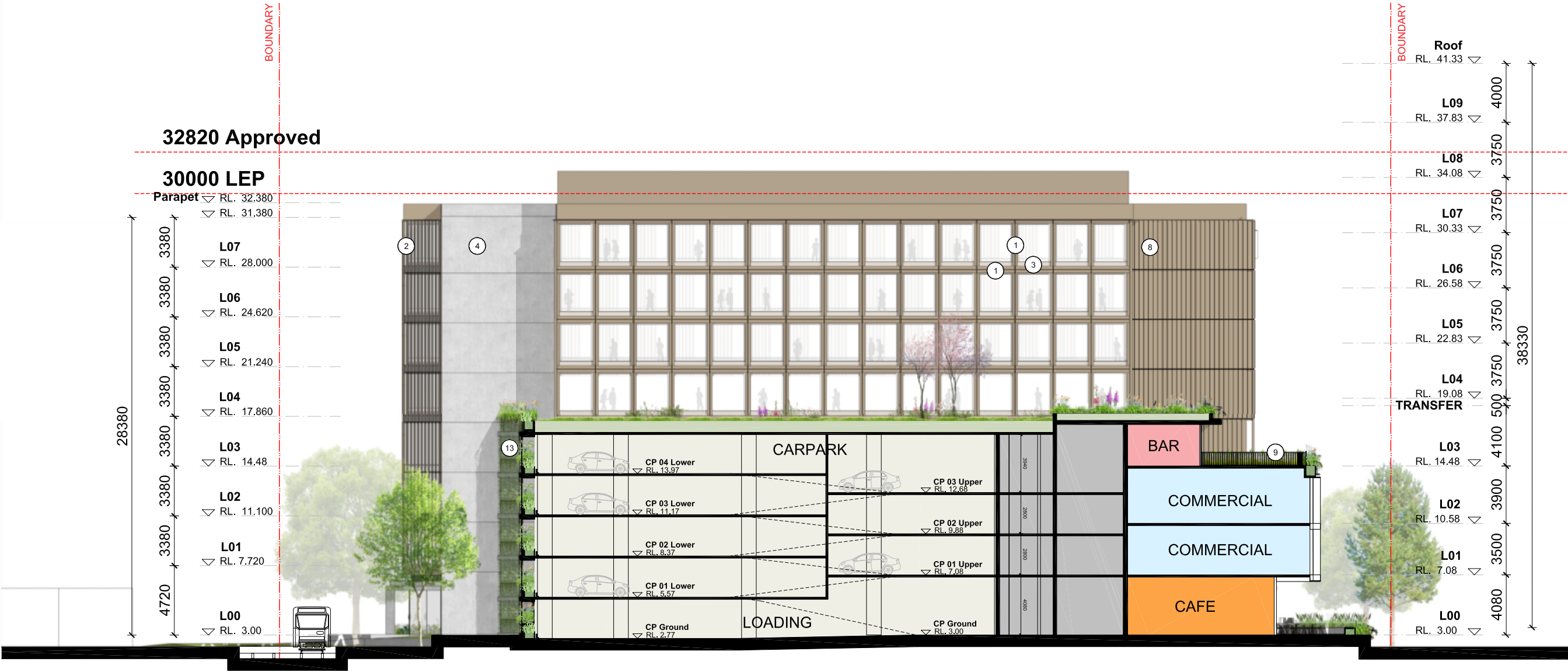
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11. Charcoal Metal Cladding
12. Glass recessed
13. Tensile Steel Mesh for Climbing Plants



S12109_Doma
Honeysuckle Drive, Newcastle

East Hotel Elevation

Scale	1:150@A1 1:300 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	18/2/2020 11:31 AM
Plot File	S:\12109-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plot\...
Drawing No.	JA\A07.006[2] - South - East_Hotel Elevation.dwg [Revision]

A07.006 [2]

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

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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
Revision	Date	Description	Initial	Checked

Scale 1:200 @A1 1:400 @ A3

Project No. S12109

Status	FOR INFORMATION
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Plot Date 11/2/2020 1:34 PM

Plot File S:\12100-12199\12109_Doma_HoneysuckleDr170_CAD\Plots\C

... JAW08.001[4] - Section AA.dwg

Drawing No. [Revision]

A08.001[4]

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
<http://www.batessmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

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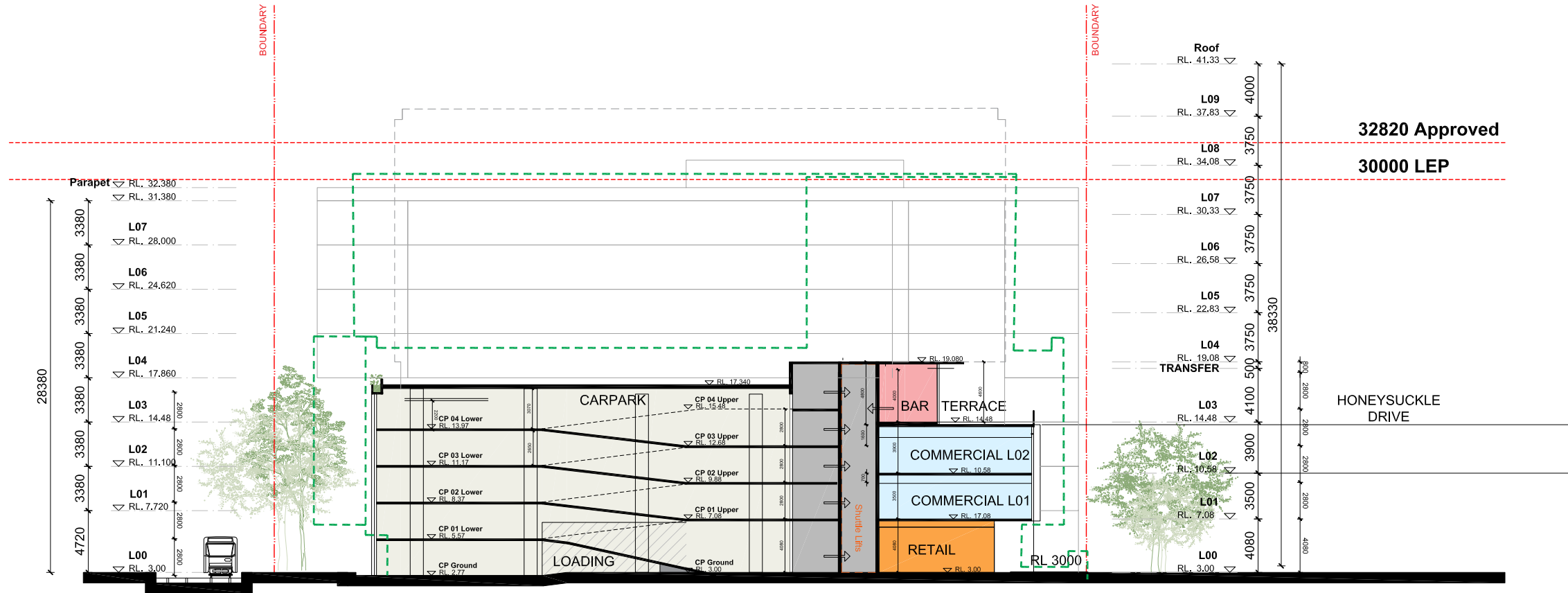
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

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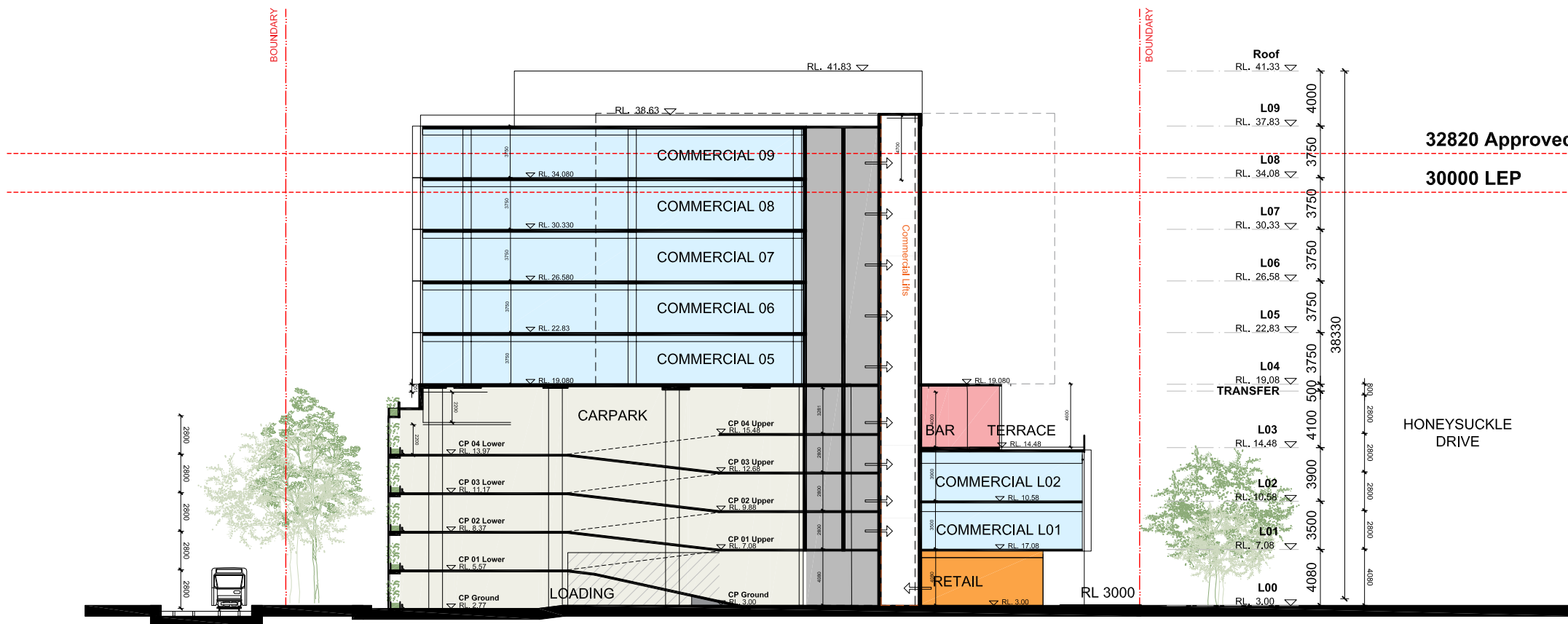
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--- PROFILE OF PREVIOUS DA SCHEME



SECTION BB



SECTION CC

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

S12109_Doma
Honeysuckle Drive, Newcastle

Section BB - CC

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

Project No. S12109

Status FOR INFORMATION

Plot Date 11/2/2020 1:34 PM

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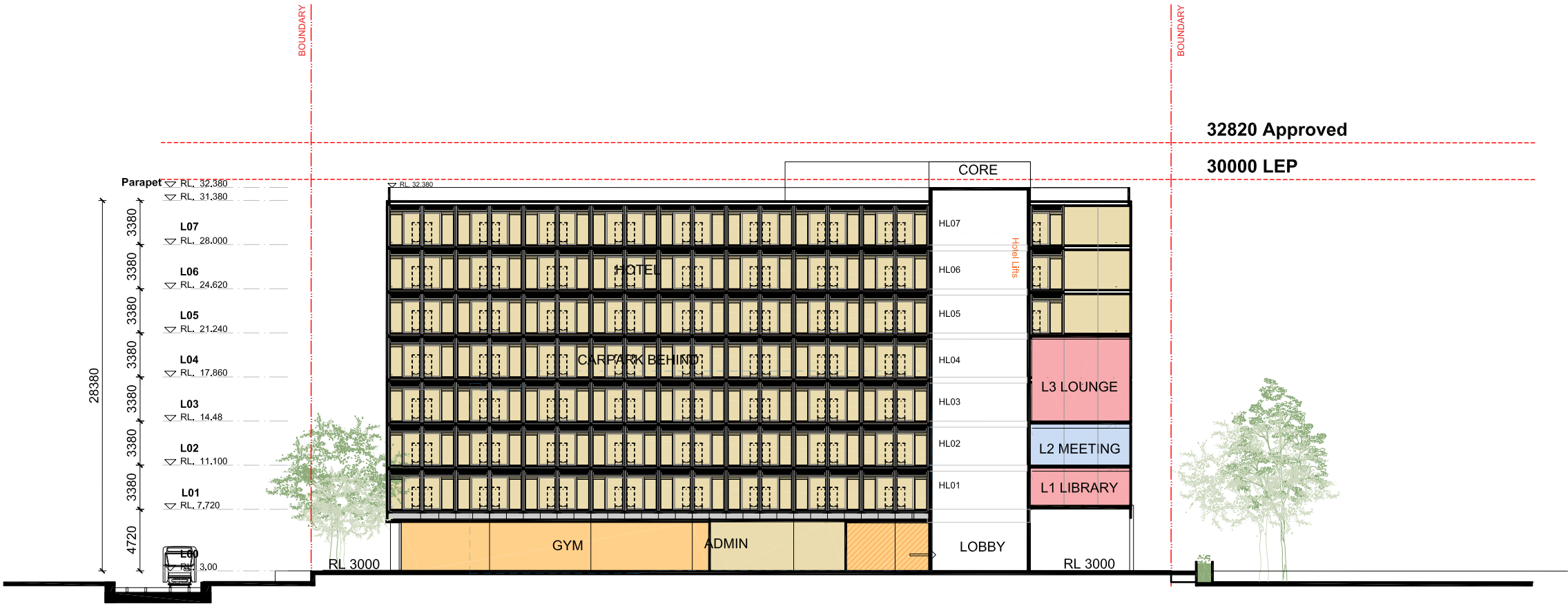
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Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

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SECTION DD

32820 Approved
30000 LEP

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

S12109_Doma
Honeysuckle Drive, Newcastle

Section DD

Scale	1:200 @A1	1:400 @ A3
Drawn	Checked	
Project No.	S12109	
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Drawing No.	[Revision]	

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Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Sunny Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

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APPENDIX D

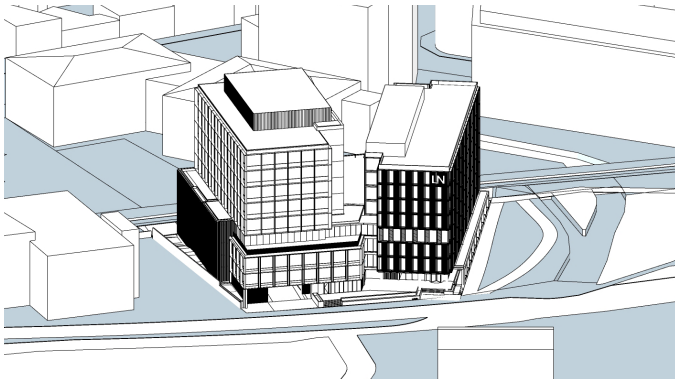
SHADOW DIAGRAMS

APPENDIX C

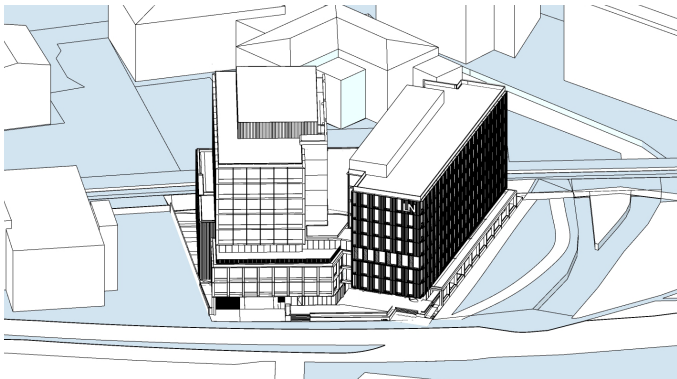
SHADOW STUDIES

Winter Solstice - June 21

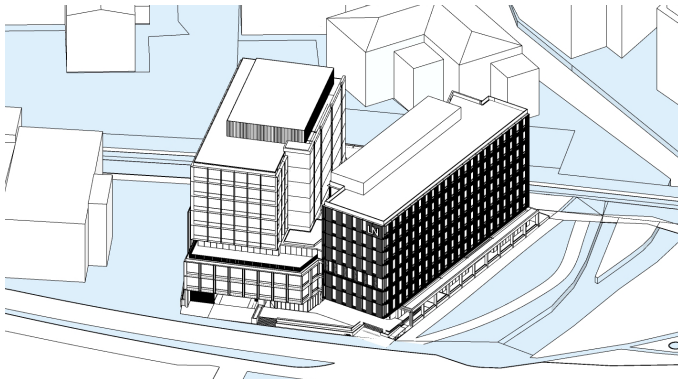
Views from the sun



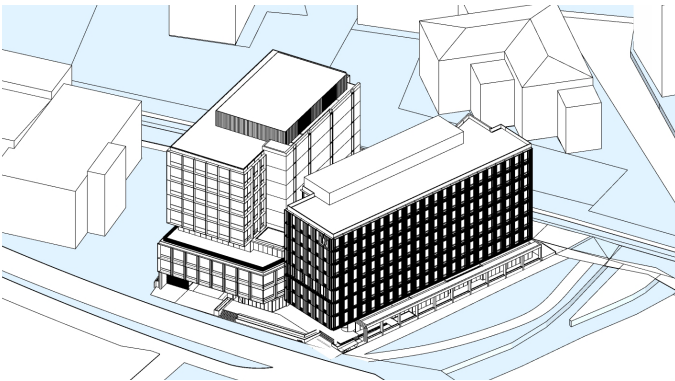
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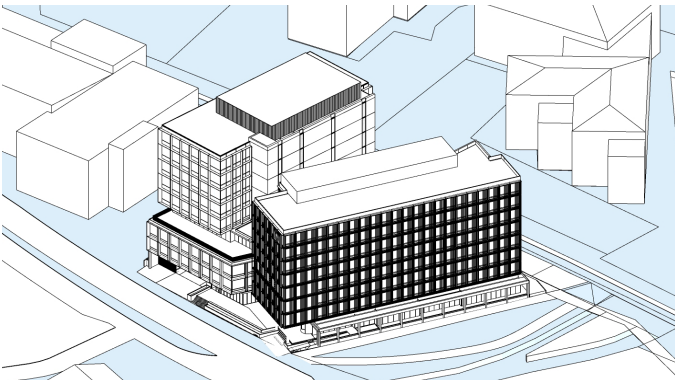
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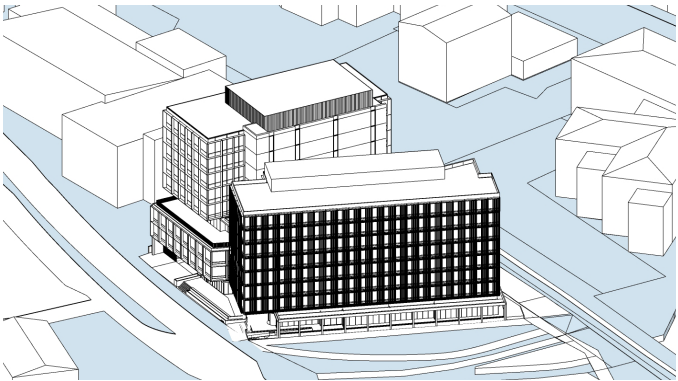
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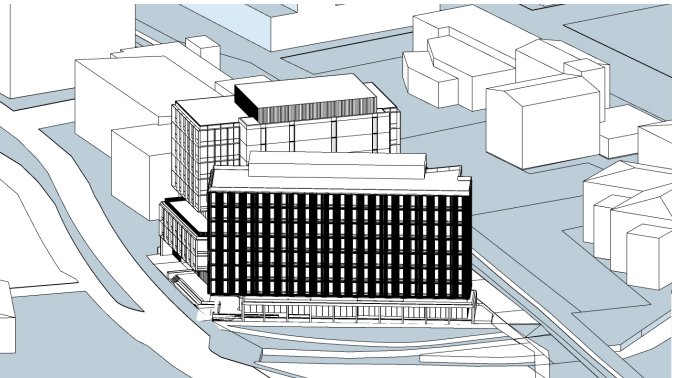
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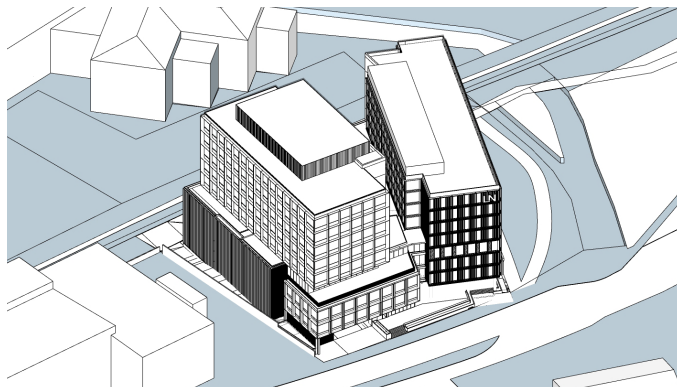


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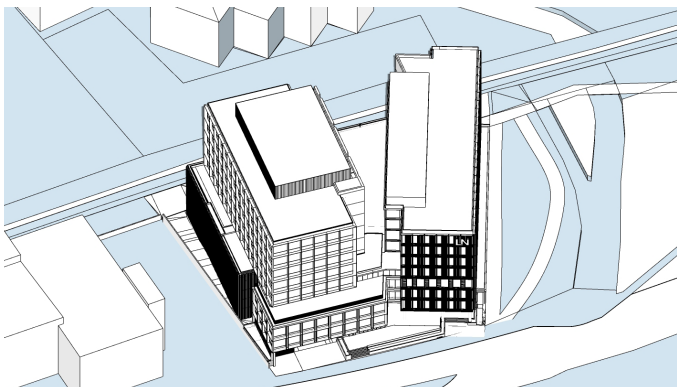


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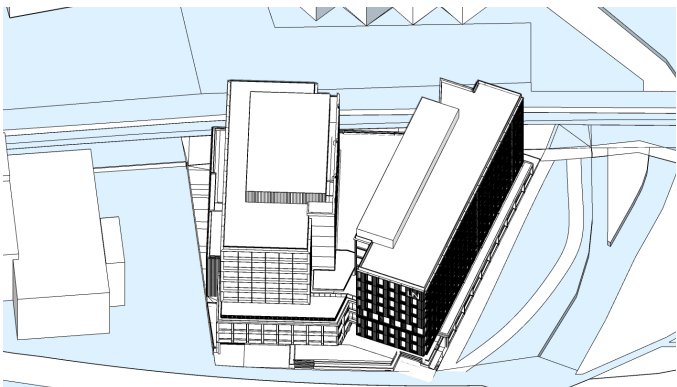
Equinox- March 21



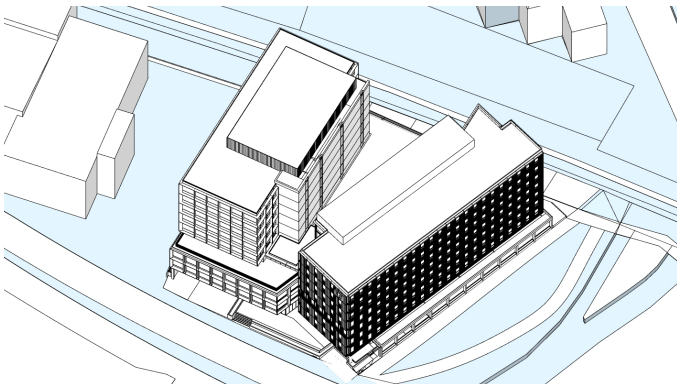
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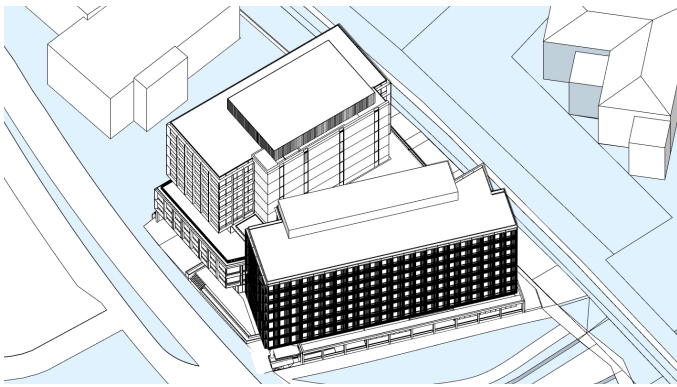
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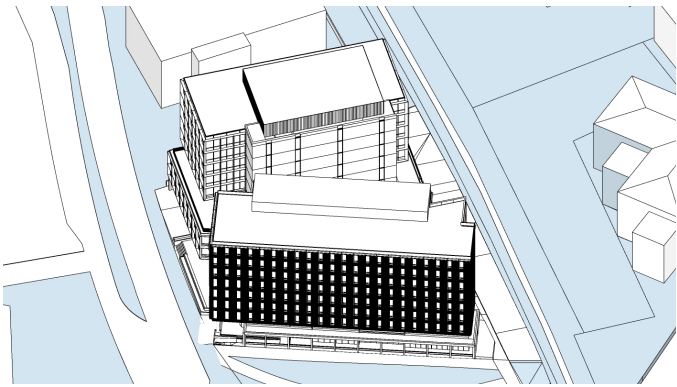
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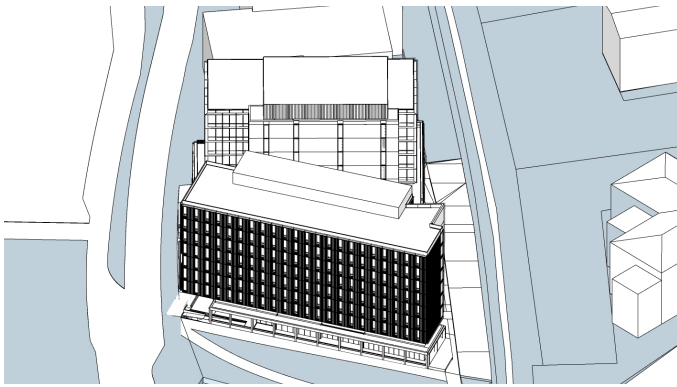
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APPENDIX C

SHADOW DIAGRAMS

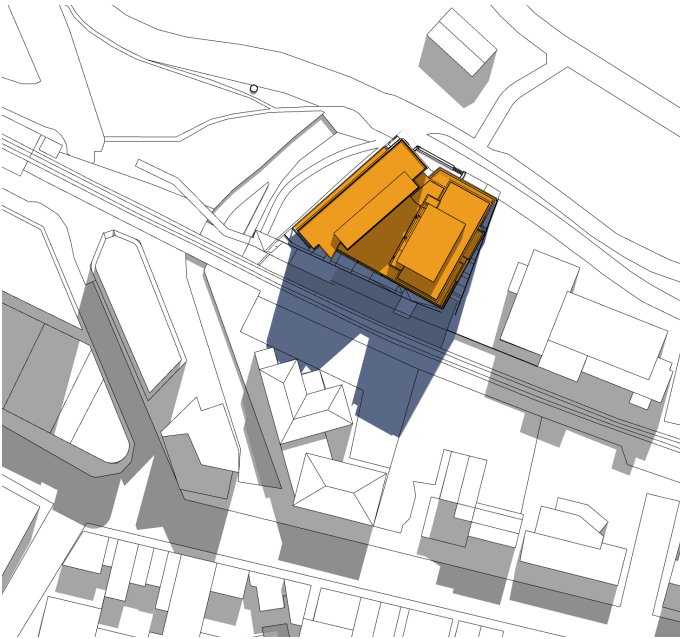
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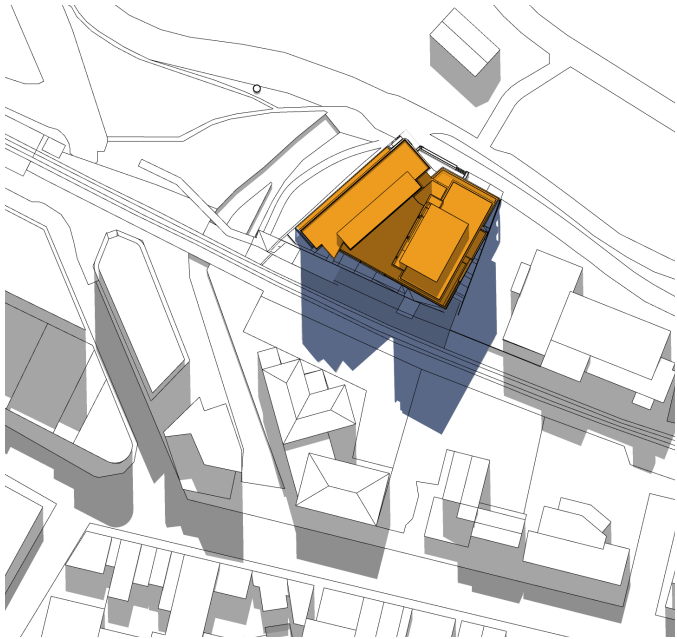
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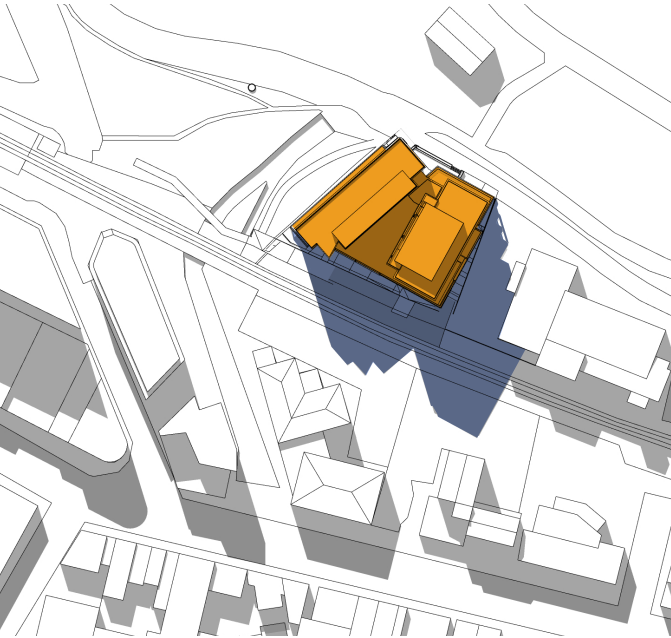
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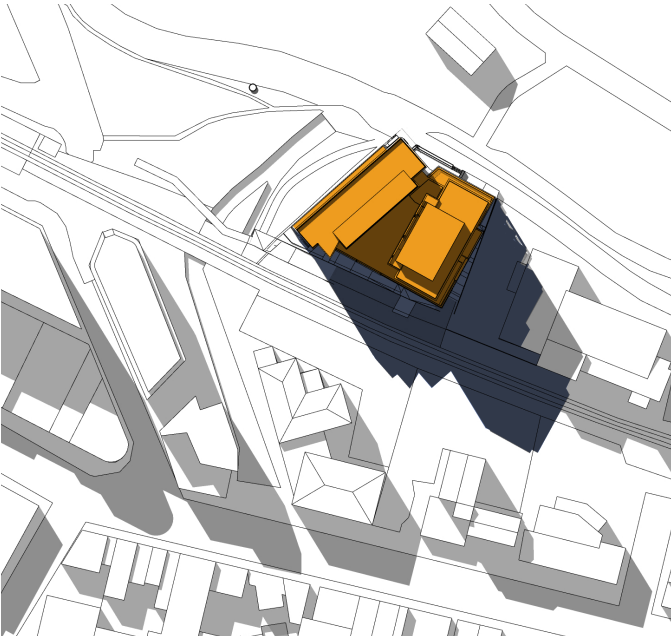
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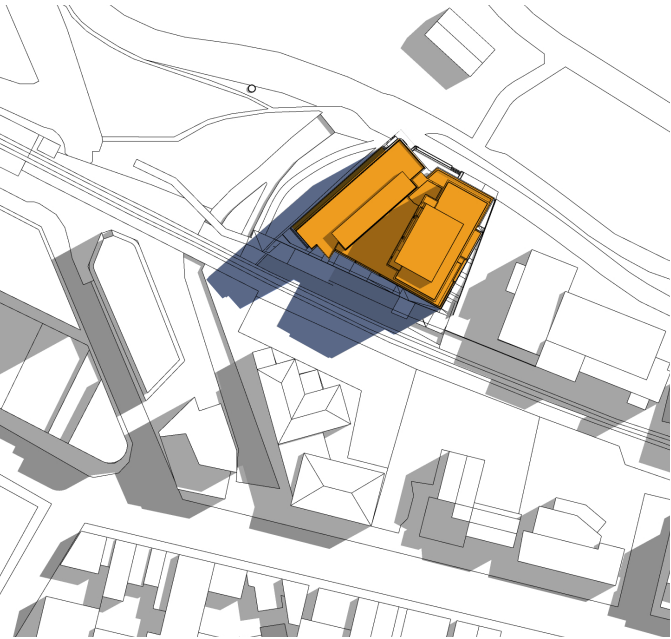


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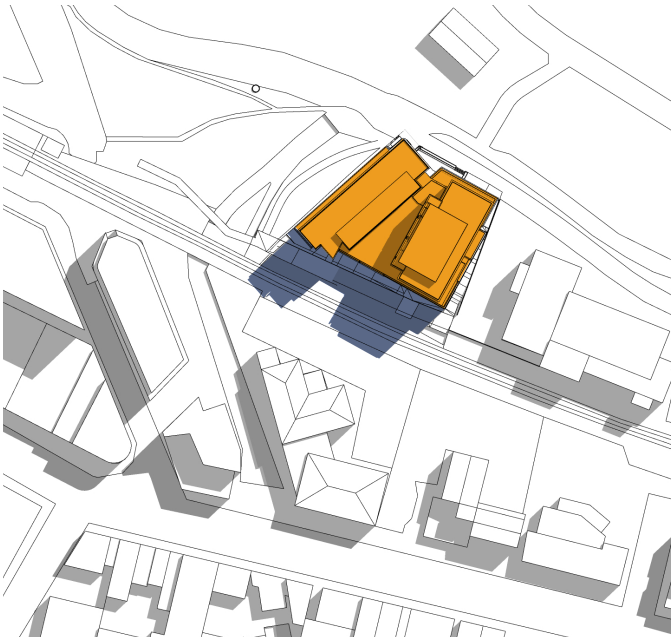


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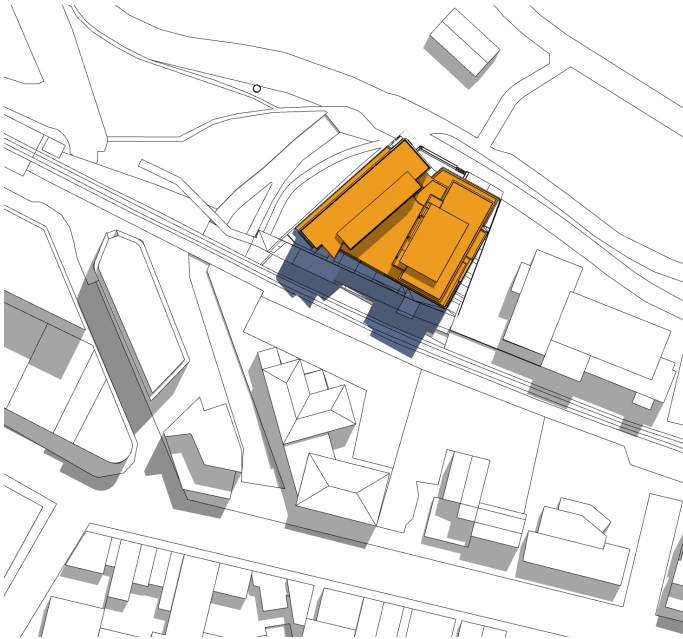
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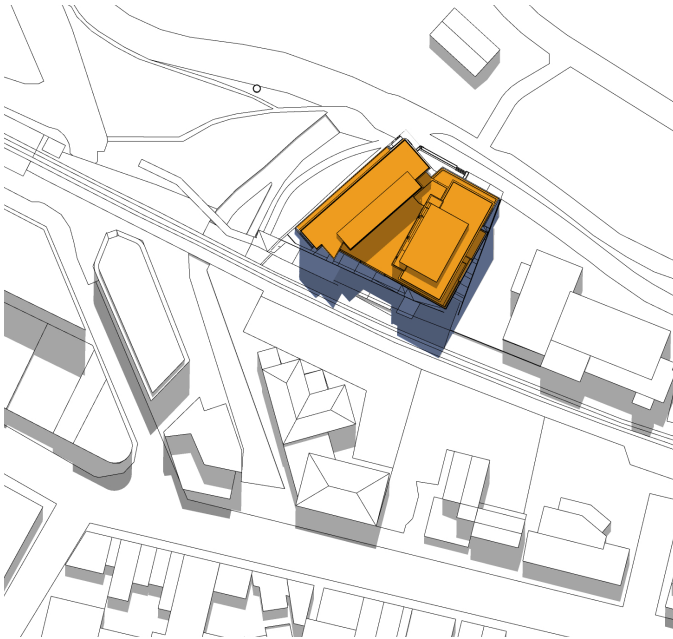
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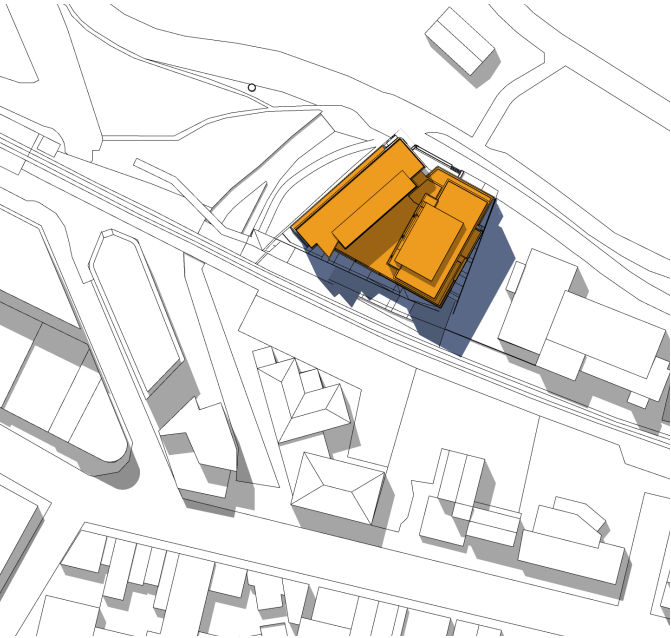
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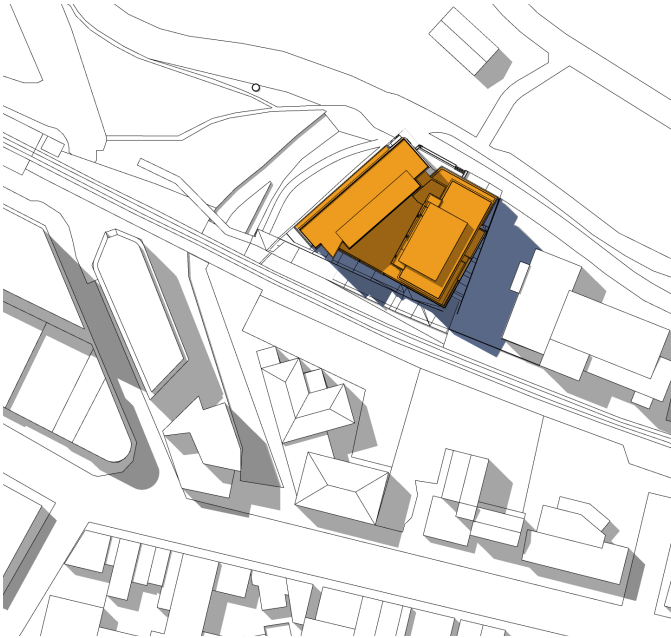
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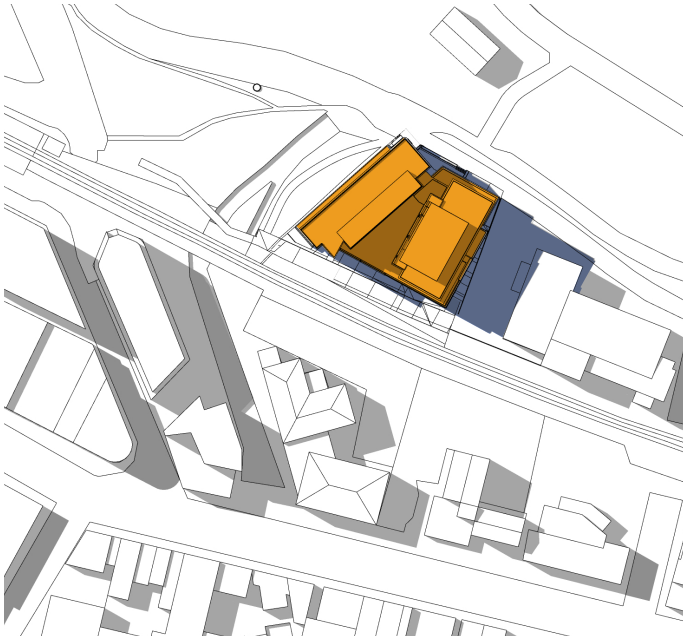
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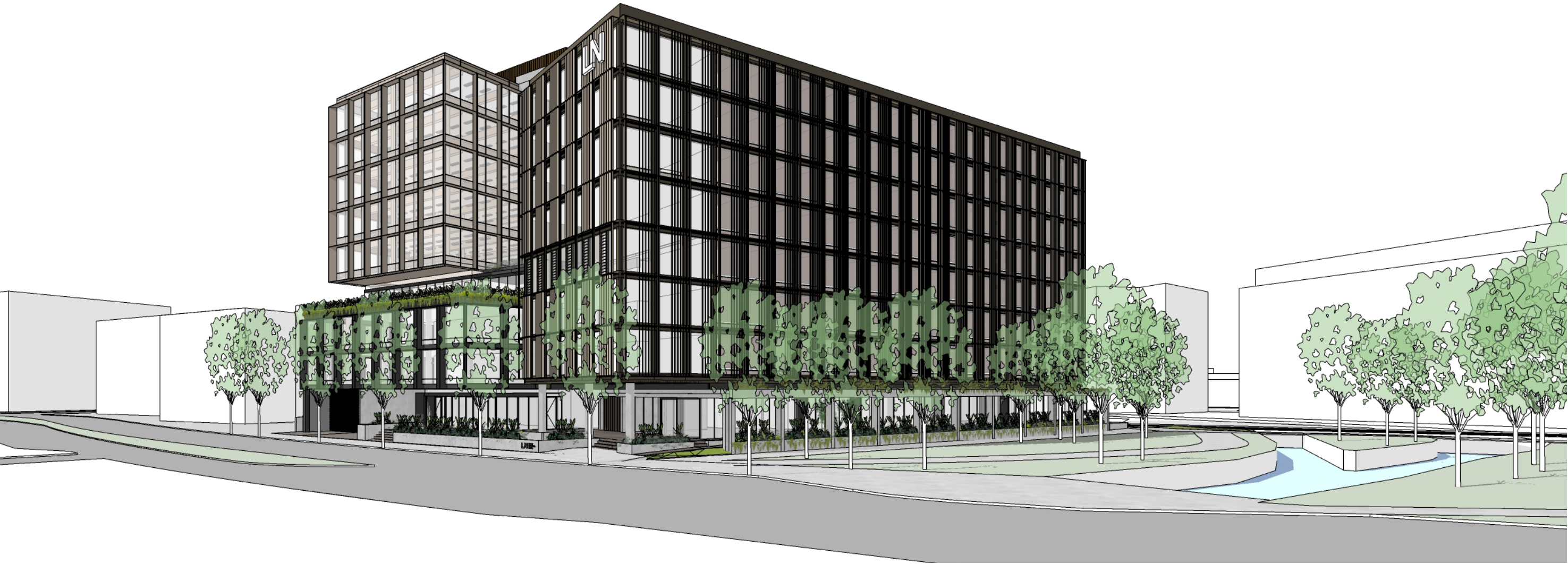


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APPENDIX E

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)

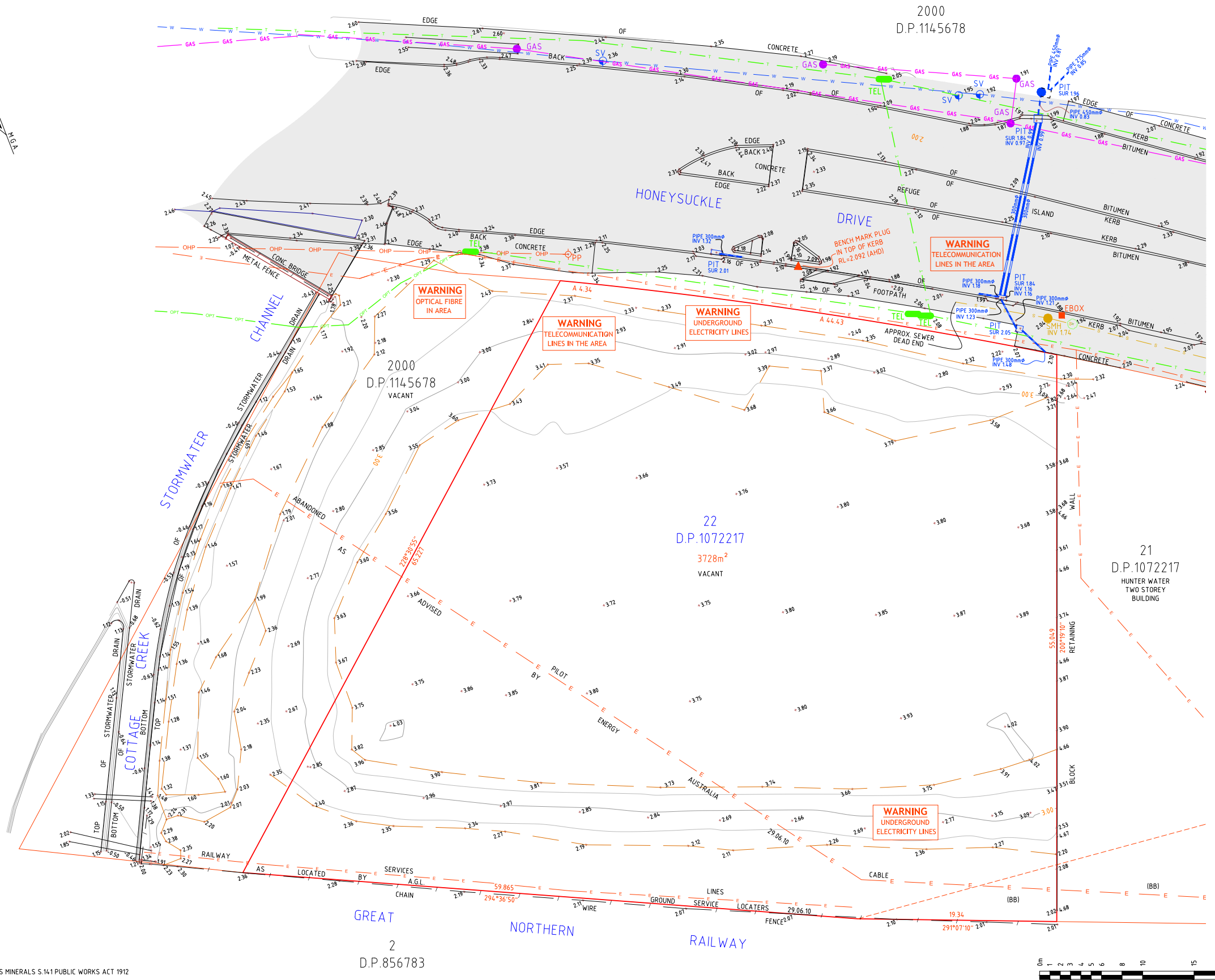


APPENDIX F

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)



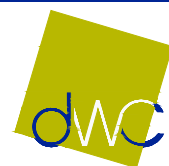
NOTES:

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.141 PUBLIC WORKS ACT 1912

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de Witt Consulting
planning ■ surveying ■ project management
HUNTER REGION
7 Canberra Street Charlestown
PO Box 850 Charlestown NSW 2290
P 02 4942 5441 F 02 4942 5301
E admin@de Witt Consulting.com.au
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		
D		
C		
B		
A	27.07.17	INITIAL ISSUE
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

ORIGIN OF LEVELS
SSM 135836
RL 2.071

DRAWN CJ
SURVEYOR NB/GP
CHECKED WS
APPROVED WS

PLAN No
001

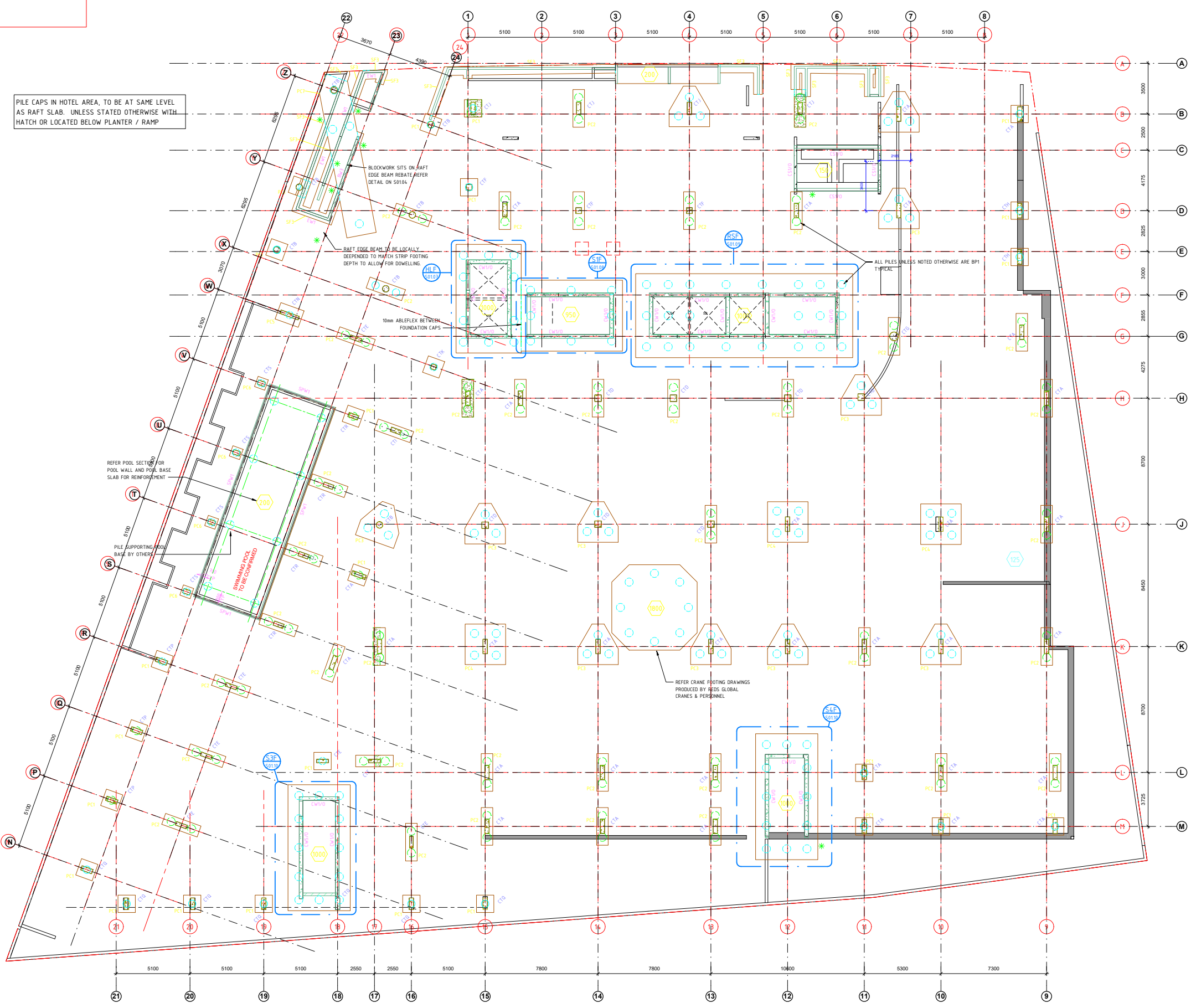
JOB REF:
7768

SHEET No
1/1

DRAWING REF: 7768-DET-27.07.17



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

BLOCKWORK SITS ON RAFT
EDGE BEAM REBATE REFER
DETAIL ON S0104

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

10mm ABLEFLEX BETWEEN
FOUNDATION CAPS

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

PILE SUPPORTING POOL
BASE BY OTHERS

SWIMMING POOL
TO BE COMPLETED

REFER CRANE FOOTING DRAWINGS
PRODUCED BY REDS GLOBAL
CRANES & PERSONNEL

ALL PILES UNLESS NOTED OTHERWISE ARE BP1
TYPICAL

