

16 January 2018

Olivia Hyde
Director of Design Excellence
NSW Government Architect's Office
320 Pitt St
SYDNEY NSW 200

Dear Olivia,

Design Excellence Strategy for 42 Honeysuckle Drive (SSD 8440)

I refer to your email, sent to Valentina Misevska on 22 December 2017, requesting additional information on Hunter Development Corporation's (HDC) design excellence strategy for the above site (the Site).

We are pleased to provide you an outline of the process (below) and request the NSW Government Architect (NSWGA) endorses it as supporting design excellence:

- The Deputy Government Architect of NSW provided input on the Call for Proposals document, including *Evaluation Criteria 3 - Design*, which the submitted designs were assessed against.
- The Design Review Panel (DRP) considered the design submitted by Doma Group (Doma) to be above the three other submitted designs. The DRP comprised the following members:
 - Lee Hillam – NSW Government Architects Office
 - 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

Each member of the DRP complied with HDC's confidentiality and conflict of interest protocols.

- Prior to receiving the financial information, the Evaluation Panel reviewed the designs and adopted the DRP's recommendations, scoring Doma 9 out of 10, ahead of the next highest score of 6 out of 10.
- Doma was selected as the preferred offer subject to a few elements of the design being developed further. The Contract for Sale was exchanged on 30 March 2017 and was conditional Doma obtaining development consent for the proposal as accepted by HDC.

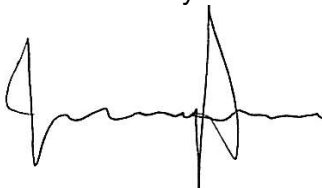
- Doma engaged Bates Smart in April 2017 to complete the design. HDC approved this change given the firm's demonstrated capability and its listing on the *NSWGA's Supplier List 2017*. Doma worked with HDC and the DRP to satisfy the DRP's recommendations and improved the design further.
- HDC accepted Doma's updated proposal in June 2017 around the same time as Secretary Environment Assessment Requirements (SEARs) were issued for the Site.
- The design was presented to the Urban Design Consultative Group (UDCG) on 19 July 2017. The UDCG noted the proposal had won a design excellence competition and recommended the preliminary application was '*good quality and supported in principle*'. The UDCG meeting minutes are attached.

In our view, the proposal will lead to a good built outcome on the Site and will contribute positively to the Newcastle CBD.

Naturally, we look forward to NSWGA endorsing the design excellence process described above, allowing the application and ultimate development to progress.

If you would like any additional information or would like to discuss any of the above, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jeremy Amann', with a stylized, flowing script.

Jeremy Amann
DEVELOPMENT MANAGER

Email: jeremy.amann@hdc.nsw.gov.au
Telephone: 02 4904 2762

Attachment - UDCG Meeting Minutes 19 July 2017



URBAN DESIGN CONSULTATIVE GROUP MEETING

ITEM No.5

Date of Panel Assessment:	19 th July 2017
Address of Project:	42 Honeysuckle Drive, Newcastle
Name of Project (if applicable):	N/A
DA Number of Pre-DA?	Pre-DA UDCG No.2017/00012
No. of Buildings:	One
No. of Units:	52 residential, 5 serviced apartments, 144 hotel rooms, small retail area, and 256 parking spaces.
Declaration of Conflict of Interest:	Nil.
Attendees:	<u>Applicant</u> Patrick Quinlan Chris Farrington Gavin Edgar Ben Young Alan Valentino <u>Council</u> David Paine

This report addresses the nine Design Quality Principles set out in the Apartment Design Guide (2015) under State Environmental Planning Policy No.65. It is also an appropriate format for applications which do not include residential flats.

Background Summary

The submission has been developed following its selection as the preferred design in a 'Design Excellence' competition, for which Dr Philip Pollard advised that he had served as one of the jury members. It was considered that there was no conflict of interest involved in this role, which in fact was of assistance to the UDCG in assessing the proposal. The selected design was prepared by architects Bates Smart for the client Doma Group.

An earlier and very different application for the site was reviewed by the Group in 2011.

The present proposal qualifies as a 'State Significant Development' under present State Government development policies, and will therefore be lodged with the Department of Planning rather than Newcastle City Council.

1. Context and Neighbourhood Character

The site is vacant land with an area of 3728 squ.m. in a broad foreshore area along Honeysuckle Drive which is being progressively redeveloped for commercial and residential purposes. The adjoining land to the immediate north-west is zoned public recreation under Newcastle LEP 2012, which should in future provide excellent outlook in that direction: although future nearby development to the north-east will almost certainly block some views towards the harbor, the outlook in that direction should also remain attractive. Good solar access to the site will be retained.

The landscape design for the public recreation land has not yet been developed. This area adjoins Cottage Creek, which although presently an unsightly 'canal', could potentially be a highly attractive public amenity. The Panel urges Council and the Foreshore Authority to prepare a detailed plan as soon as possible so that the landscape of this area and the subject hotel/residential development can be harmoniously integrated.

2. Built Form and Scale

The design complies with or is very close to compliance with the planning form controls. The 'typical façade section' indicates that the height from 'street level' to roof-top is 30.66m, only very marginally in excess of the 30 m. LEP control.

The five-storey podium form containing the hotel would provide a comfortable human scale in the immediate vicinity, with the four-storeys of residential apartments sufficiently set back from the all four facades not being unduly visually assertive. Colonnading at the ground floor and activation of the Honeysuckle Drive frontage is appropriate and fully supported.

The architects presented three options which they had been investigating for the form of the prominent northern corner. It was agreed that whilst both options 2 & 3 could be acceptable, the option shown in the plans provided to the Panel was that preferred.

3. Density

The LEP requires a maximum density of 3:1 in this B3 Commercial Zone. The submitted 'area schedule' indicates a total GFA of 10,866 sqm., resulting in a complying density of 2.91:1.

4. Sustainability

Although not discussed at the meeting it appears that BASIX and other environmental objectives could be readily achieved. (Also see comment below under Amenity in relation to natural ventilation of hotel rooms)

Natural ventilation was stated to be intended for the car-parking levels, and this is commended.

5. Landscape

The architectural drawings were indicative of the approach to the landscape design, and appear supportable in principle. Street planting and furniture will need to be developed in consultation with Council, and - as discussed above - integration with the landscape of the adjoining public reserve is critical. The concept for a 'green wall' covering in part the facades of the parking levels is strongly supported, as is the proposed extensive planting above the podium.

6. Amenity

The overall amenity appears likely to be of very good quality.

.The design of the hotel guest rooms was explained as being based on a model developed by Doma and already used for several of their hotels in other cities. It is based on a somewhat unusual plan form, with very narrow rooms, beds hard against large external windows, and a focus on views to the outside. Although this configuration has considerable merit and could be accepted, the Panel is nevertheless concerned that in this harbour-side location and with the mild climatic conditions of Newcastle, it is somewhat unfortunate that advantage would not be taken of opening windows and natural ventilation for much of the year. A model suitable to other climates and sites is not necessarily the ideal for sites such as this.

A detailed comment is that natural light should be provided to the end of the north-western corridor.

.Amenity of residential units should be of good standard, readily satisfying recommendations of the ADG in relation to critical issues including solar access, cross-ventilation and privacy separation.

Design of balconies should be developed to provide some solid balustrading for both privacy, weather protection, screening of clothes drying etc. Incorporation of adjustable louvred screens is also strongly recommended.

See comment below under '8. Housing Diversity...' in relation to communal issues.

7. Safety

Satisfactory

8. Housing Diversity and Social Interaction

There would be a good unit mix as proposed and the general organization of the plans would be effective, but detailed attention should be given to provision of communal facilities. The following three initiatives are strongly recommended:-

- . Provide generous seating in main entrance lobby

- .At each of the four residential levels allow for some widening of the corridors opposite the elevators, to accommodate a small seat where residents on that level can meet/sit/talk/enjoy outlook over courtyard etc

- .Provide communal facilities in the Level 5 courtyard, potentially at the southern end accessed from the covered walkway where suggested at the meeting. This could include a cantilevered balcony, and a small pavilion fitted with kitchenette

facilities, with afternoon sunlight and good outlook over the future landscaped public area. Landscaping of the courtyard should take into account that it is very likely that there will be small children in residence so that a toddlers' play area with for example a sandpit could be included.

9. Aesthetics

The proposed detailed design and façade articulation is supported, as are the suggested external materials, and the intention to provide some degree of warmth in the tone and colour of finishes.

.Amendments Required to Achieve Design Quality

The issues raised above, particularly in relation to Landscape, Amenity, and Housing Diversity and Social Interaction should be addressed and resolved as the design is refined.

.Summary Recommendation

The preliminary application is of generally good quality and is supported in principle: the developed design should be reviewed by the Panel at DA stage.