



PLANNING DEVELOPMENT PROPERTY

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NSW Government Architect Response

RE: Development Application for Proposed Construction of Nine-Storey Mixed Use Development at 42 Honeysuckle Drive, Newcastle NSW 2300

As a result of the public exhibition process of State Significant Development (SSD 8440) a submission was received from the NSW Government Architect.

The Department of Planning and Environment have requested that the submission be addressed as part of the assessment process. Consequently please find below a summary of the points raised by the Government Architect of NSW and the corresponding response.

Request

- *Provide the opportunity for natural ventilation to the hotel rooms and communal hotel spaces including lounge, gym and food and beverage areas.*

Response

The Little National hotel design model and ventilation strategy, use amongst a number of hotels, is to provide large fixed windows at the bed space at the end of the plan and the room is then conditioned accordingly by the use of a fresh air intake at the façade line.

The Gym will be mechanically ventilated.

The hotel communal spaces situated at the North West corner of the site positioned above the entry has a guillotine type window at levels 2 and 3 with a double height space behind which will provide natural ventilation through the space.

For further detail and diagrams demonstrating the ventilation of the hotel please refer to Attachment D section 4.2

Request

- *The proposed sustainable travel guide should be developed within the operational strategy for the site*

Response

This is noted. The operational strategy for the site will reflect the sustainable travel guide lodged.

Request

- *Minor amendments to internal layout of Apartment type 2C should be considered to improve functionality of the ground floor living space including consideration of kitchen layout and adequacy of circulation.*

Response

Amendments have been made to the layout of apartment type 2C. The amendment include alteration of the layout kitchen layout. The result is that cross ventilation has been improved with good natural ventilation on both the upper and lower levels.

Further details and drawings demonstrating the improvement ventilation and the layout can be found in to Attachment D section 3.7

Request

- The proposed design for the interface between ground floor serviced apartments and public domain should be confirmed and detailed. Provide annotated sections at 1:50 or 1:20 to show typical treatment.

Response

The landscape design will be updated with due consideration to the requirements for "Site Capping" in accordance with the approved "Remediation Action Plan" for the site.

The Hunter Development Corporation need to confirm the design of the public domain beyond the site of the boundary. The design of the interface can be a more integrated approach once it is understood what the design is.

Further details relating to the interface between the ground floor apartments and the public domain can be found in Attachment D section 4.3

Request

- *The proponent should propose strategies for screening private external drying areas and storage zones from the public domain. Alternative communal facilities could also be considered including communal drying areas or drying rooms.*

Response

Rather than providing alternative communal areas for clothes drying or installing screening devices to shield clothes drying from the public domain, it is intended that the strata bylaws of the development will restrict the placement of clothes drying on external balconies and areas visible from the public domain.

Request

- *Provide a design verification statement from a green wall expert to ensure suitability of the system proposed.*

Response

A design verification statement has been provided by Junglefy which outlines that the system that has been proposed for 42 Honeysuckle Drive is suitable. The statement can be found in Attachment

KDC trusts that the response to the Government Architect submission suitably addresses the concerns raised. If you have any questions regarding this letter please do not hesitate to contact Samuel Newman on (02) 4940 0442.

Yours sincerely,



Samuel Newman
Town Planner
KDC Pty Ltd