

Samuel Newman

From: Jeremy Amann <Jeremy.Amann@hdc.nsw.gov.au>
Sent: Monday, 9 July 2018 5:29 PM
To: Michael Ostwald (Michael.Ostwald@newcastle.edu.au); AMENITYune.com; Lee Hillam; Murray Blackburn-Smith (murraybs@cityplan.com.au)
Subject: 35HD DRP Close Out

Hello DRP,

HDC is pleased to advise that Doma is not far off lodging its development application for 35HD.

You will recall the last DRP meeting for this site was held 20 March 2018. As seen in the meeting notes below, the architectural package was considered by the panel to be reasonably mature requiring only minor amendments. The landscape plan required further development and relied on input from HDC's designers.

Since then, Doma has made two revisions to its Architectural and three revisions to its Landscape Plan. HDC's public domain consultant Urbis has been involved and has provided input to the landscape plan, ensuring it integrates well with the adjacent public domain.

HDC believes the current proposal is robust and has satisfactorily responded to the DRP comments, with the minor exceptions noted below:

- Softening of the cut through between the buildings - Doma will explore through detail design alternate softening treatments that work the servicing requirements of that area.
- A shade tree has not been provided west of the pavilion building – The southern row of promenade trees is considered to provide shade and cooling to that area

While HDC supports the current proposal, we welcome any final comments the DRP might have on the architectural package and landscape plans which can be found at this [LINK](#). Please let me know if there are any aspects which you believe require further attention through the detailed design stage.

In the absence of any final comments, I will close out the DRP process for this site, and thank you all for your input.

I look forward to working with you on similar projects in the future.

Kind Regards

Jeremy Amann | Development Manager
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I wish to acknowledge the Traditional Custodians of the land and pay my respects to all Elders past, present and future.

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From: Jeremy Amann

Sent: Friday, 23 March 2018 6:08 PM

To: Gavin Edgar <gavin@domagroup.com.au>; Chris Farrington <chris@domagroup.com.au>

Cc: Jure Domazet <jure@domagroup.com.au>; Emily Wombwell <EWombwell@sjb.com.au>; Murray Blackburn-Smith (mblackburnsmith@ncc.nsw.gov.au) <mblackburnsmith@ncc.nsw.gov.au>; Michael Ostwald (Michael.Ostwald@newcastle.edu.au) <Michael.Ostwald@newcastle.edu.au>; AMENITYune.com <philippollard@amenityune.com>; Lee Hillam <Lee.Hillam@planning.nsw.gov.au>

Subject: HPE CM: 35HD - Feedback on Design Matters Meeting #3

Hi Gavin/Chris,

Thanks to Doma and SJB for the presentation on Tuesday. It seems DRP and HDC are generally happy with the building and are happy with the direction of the landscaping, which all agreed requires some refinement.

To close out your obligations under clause 44.1, can you please update your purchasers proposal by responding to the below points. The updated Purchasers Proposal should be consistent with the original Purchasers Proposal except for elements which have been the subject of this design review process. Please raise any other changes with me prior to submitting the final package. Some matters may be resolved to HDC's reasonable satisfaction after the updated Purchasers Proposal is submitted and prior to HDC issuing its approval to lodge.

Landscaping

- Eastern 'view corridor' is a key north-south pedestrian link and needs to feel public. Ensure the revision in this area allows for clear sightlines from water to Honeysuckle Drive (and beyond to Kuwami Place LRT stop) at the same time as maximising the deep soil planting opportunity in that area
- Look at options to pull back the blade wall on the north western corner to allow people to take desire lines at the promenade level. This is a potential location for deep soil planting
- Hardwood timber with significant section sizes and suitable grading should be used for decking to ensure the design intent is upheld. However, uncovered timber may become a maintenance issue and consideration should be given to covering these areas and/or rationalising some areas of the proposed timber.
- Provide landscaping in cut through to soften the area. Consider uses and shaded seating. Consider interface with services in that area.
- Ensure adequate shade to large plaza area west of the restaurant pavilion
- Provide details of greenery on the harbour and align deep soil planting opportunities with basement
- Tree and shrub species are not provided. Please refer to the Newcastle City Council's species selection manual for reference / consistency
- Recessed planters on the roof and extension of the white screens is positive

Building

- Please provide detail of the communal rooftop space
- Provide balustrade detail. We understand the vertical elements will be 50mm deep and 100mm spacing and that this will provide full privacy except when looking from a square angle
- Small semi-circular balconies may be too exposed. Look to have the south side enclosed to balustrade level
- There is a risk that east elevation of the Sam Crawford building will be used for promotion. Doma's DA package will include a sign zoning plan to mitigate this risk

As discussed at the meeting, Urbis, SJB and Sydney Design Collective should meet soon to discuss how HDC and Doma's landscape design will interface. Is Doma interested and do you have a proposed date? Also, if Doma is considering dedicating the view corridor to Council, we suggest those discussions begin sooner than later.

If any of the above is not clear or you would like to discuss, please do not hesitate to call.

Kind Regards

Jeremy Amann | Development Manager
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