

SJB Architects

35 HONEYSUCKLE

35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300


SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922

Project Number: 5711
Date: 09.11.18
Client: DOMA GROUP



DRAWING LIST

Sheet No.	Sheet Name	Rev.	Date
0001	Cover	05	09.11.18
0101	Context Plan	05	09.11.18
0103	Site Plan / Site Analysis	05	09.11.18
0201	Floor Plan - Basement 02	05	09.11.18
0202	Floor Plan - Basement 01	05	09.11.18
0203	Floor Plan - Ground Floor	05	09.11.18
0204	Floor Plan - Level 01	05	09.11.18
0205	Floor Plan - Level 02	05	09.11.18
0206	Floor Plan - Level 03	05	09.11.18
0207	Floor Plan - Level 04-06	05	09.11.18
0210	Floor Plan - Level 07	05	09.11.18
0211	Roof Plan	05	09.11.18
0501	Elevations - Sheet 1	05	09.11.18
0502	Elevations - Sheet 2	05	09.11.18
0601	Building Sections - Sheet 1	05	09.11.18
0602	Building Sections - Sheet 2	05	09.11.18
1401	Apartment Plans - Sheet 1	05	09.11.18
1402	Apartment Plans - Sheet 2	05	09.11.18
1404	Apartment Plans - Adaptable	05	09.11.18
3001	Shadow Analysis - 9AM	05	09.11.18
3002	Shadow Analysis - 10AM	05	09.11.18
3003	Shadow Analysis - 11AM	05	09.11.18
3004	Shadow Analysis - 12PM	05	09.11.18
3005	Shadow Analysis - 1PM	05	09.11.18
3006	Shadow Analysis - 2PM	05	09.11.18
3007	Shadow Analysis - 3PM	05	09.11.18
3101	GFA Analysis	05	09.11.18
3201	SEPP 65 Analysis - Solar	05	09.11.18
3202	SEPP 65 Analysis - Ventilation	05	09.11.18
3203	SEPP 65 Analysis - Deep Soil	05	09.11.18
3204	SEPP 65 Analysis - Communal Space	05	09.11.18
4001	External Finishes	05	09.11.18
4005	Photomontage - Sheet 1	05	09.11.18
4006	Photomontage - Sheet 2	05	09.11.18

 **Planning & Environment**

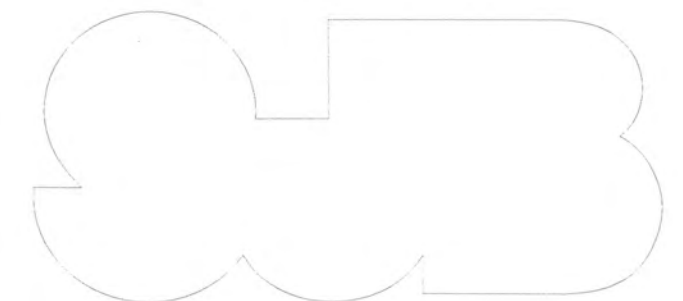
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Sheet No. 1 of 39

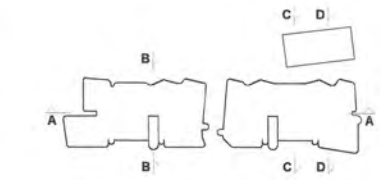


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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04	09.07.18	Issued for Approval	MJL	EW
05	09.11.18	Issued For Approval	SC	EW



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Bank
David Gradwell

Client

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
Context Plan



Date: 09.11.18
Scale: NTS
Sheet Size: @ A1

Drawn: MJL
CHK: EW

Job No.: 5711
Drawing No.: DA-A-0101 / 05

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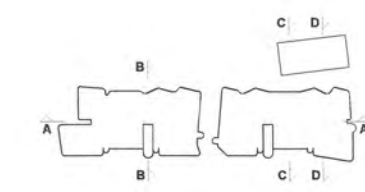
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Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basix
David Gradwell

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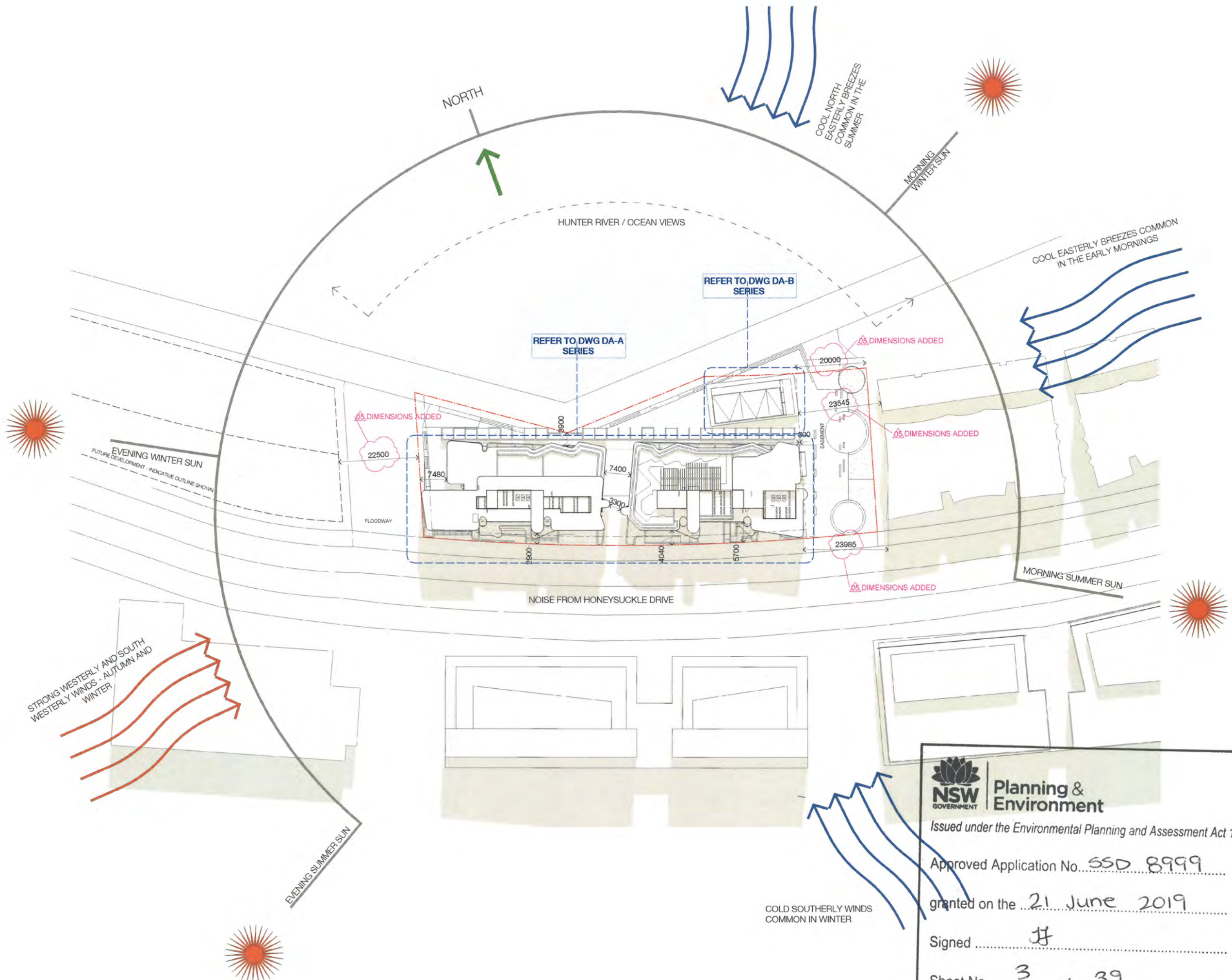
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Site Plan / Site Analysis

Date: 09.11.18 Scale: 1:500 Sheet Size: @A1

Drawn: MJL Chk.: EW

Job No.: 5711 Drawing No.: DA-A-0103 / 05

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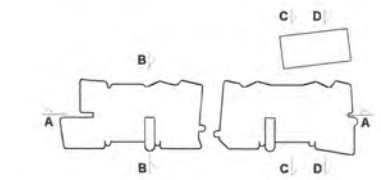
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01	04.05.18	Issued to Consultants	M.J.L.	EW
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03	06.06.18	Issued for Review	M.J.L.	EW
04	09.07.18	Issued for Approval	M.J.L.	AH
05	09.11.18	Issued For Approval	SC	EW

Carparking Allocation - By Level

Level	Accessible 2400x5400	Standard 2400x5400	Standard 2400x5400 (Tandem)	Visitor Accessible 2400x5400	TOTAL
Basement 2	5	79	14	0	98
Basement 1	5	22	37	7	71
TOTAL	10	101	51	7	169



- Structural Engineer
Northrop Consulting Engineers
- Mechanical / Hydraulic Engineer
S4B / WPF
- Electrical Engineer
S4B
- Fire Engineer
WPF
- Access Consultant
Phillip Chun
- Basix
David Gradwell
- Client

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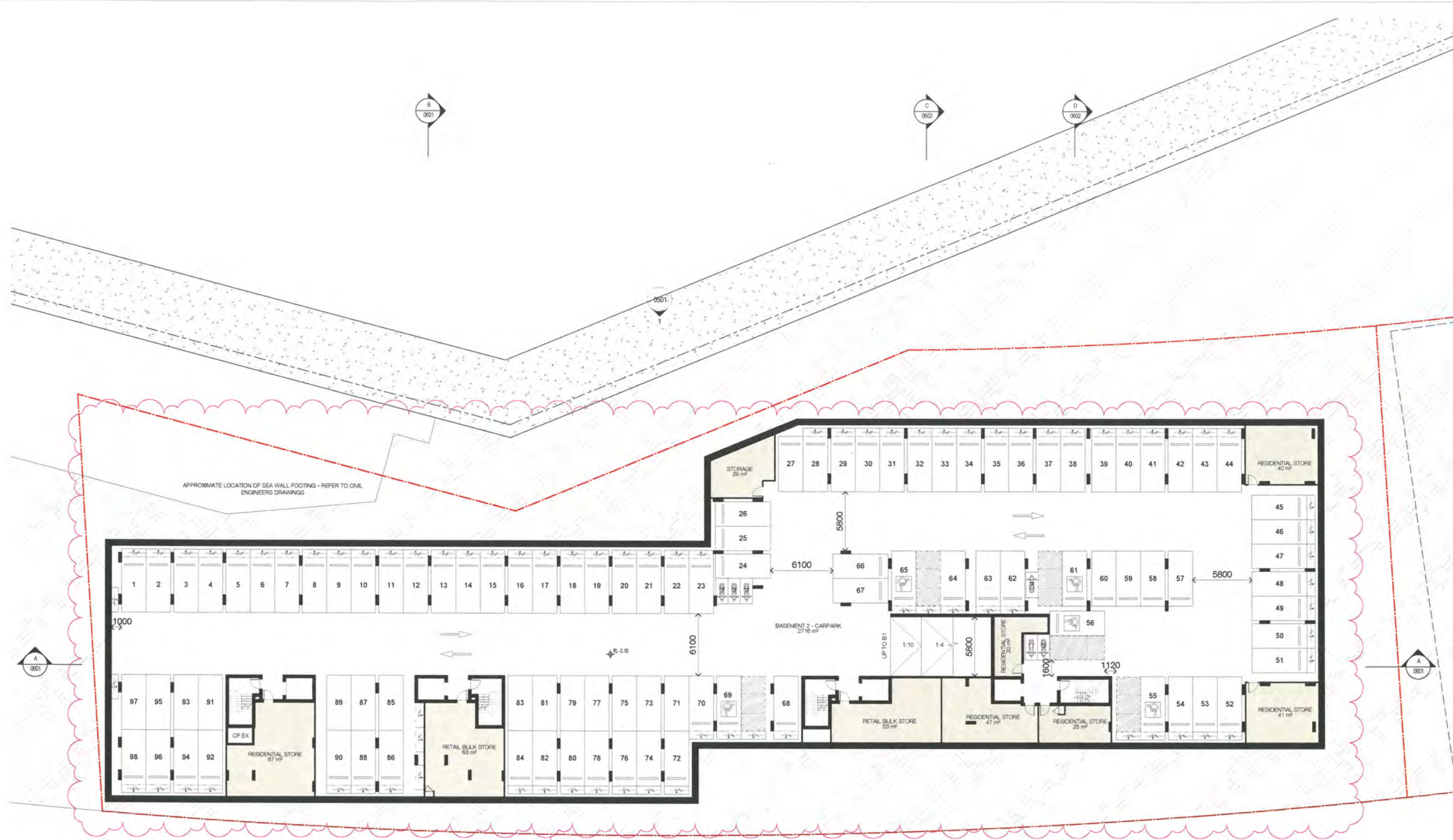
Drawing Name
Floor Plan - Basement 02

Date: 09.11.18
Scale: 1 : 200
Sheet Size: @ A1

Drawn: M.J.L.
Chk.: EW

Job No.: 5711
Drawing No.: DA-A-0201 / 05

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PARKING NUMBERS, BIKE PARKING AND STORAGE AREAS

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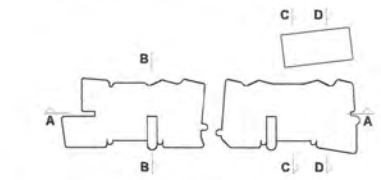
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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04	09.07.18	Issued for Approval	MJL	AH
05	09.11.18	Issued For Approval	SC	EW

Carparking Allocation - By Level

Level	Accessible 2400x5400	Standard 2400x5400	Standard 2400x5400 (Tandem)	Visitor Accessible 2400x5400	TOTAL
Basement 2					
Basement 1	5	22	7	20	92
TOTAL					190



- Structural Engineer
Northrop Consulting Engineers
- Mechanical / Hydraulic Engineer
S4B / WPF
- Electrical Engineer
S4B
- Fire Engineer
WPF
- Access Consultant
Phillip Chun
- Basix
David Gradwell
- Client

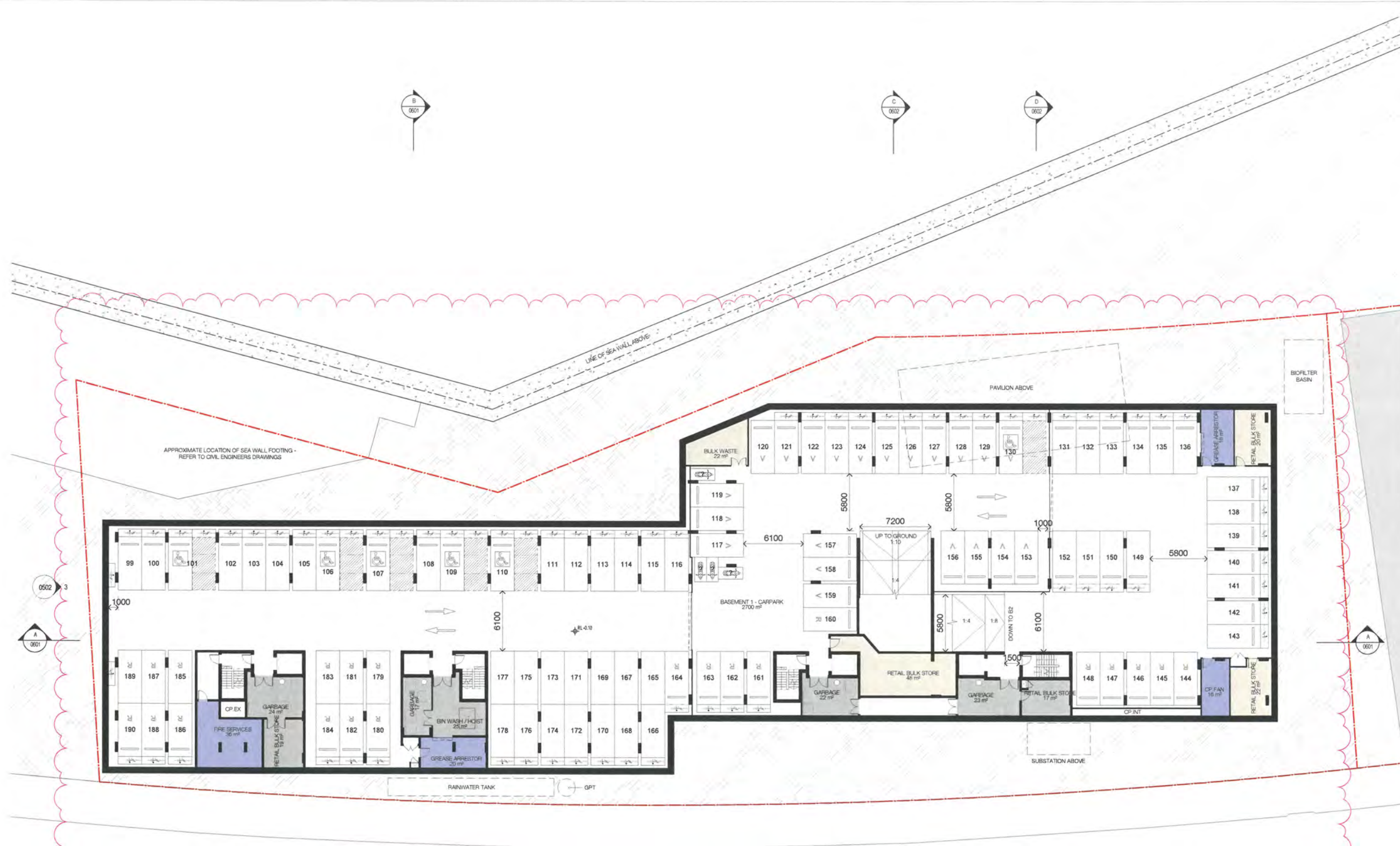


Project
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Newcastle, NSW 2300

Drawing Name
Floor Plan - Basement 01

Date	Scale	Sheet Size
09.11.18	1 : 200	@ A1
Drawn	Chk.	
MJL	EW	
Job No.	Drawing No.	Revision
5711	DA-A-0202 / 05	

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PARKING NUMBERS, BIKE PARKING AND STORAGE AREAS

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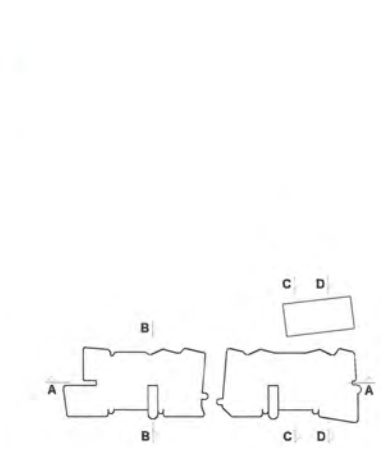
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04	09.07.18	Issued for Approval	MJL	AH
05	09.11.18	Issued For Approval	MJL	SC

LEVELS TO BE CONFIRMED WITH FORESHORE LANDSCAPE DESIGN - WITH INTENT TO PROVIDE 1:40 ACCESS TO 35 HONEYSUCKLE DRIVE THROUGH SITE LINK



- Structural Engineer
Northrop Consulting Engineers
- Mechanical / Hydraulic Engineer
S4B / WPF
- Electrical Engineer
S4B
- Fire Engineer
WPF
- Access Consultant
Phillip Chun
- Basin
David Gradwell
- Client

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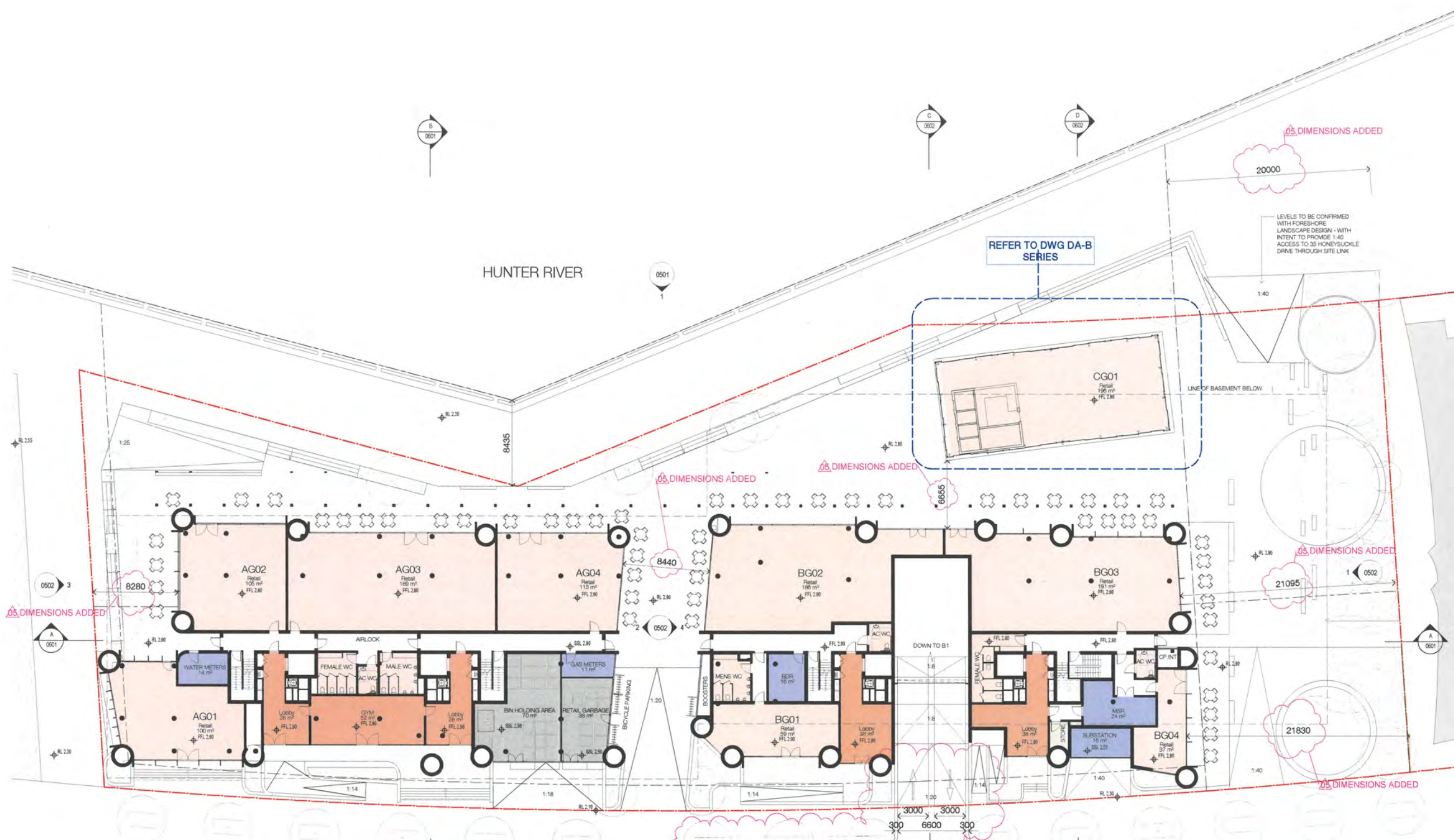
Project
35 Honeysuckle
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Newcastle, NSW 2300

Drawing Name
Floor Plan - Ground Floor

Date	Scale	Sheet Size
09.11.18	1 : 200	@ A1

Drawn: MJL, Chk.: EW
Job No.: 5711, Drawing No.: DA-A-0203 / 05, Revision:

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HUNTER RIVER

HONEYSUCKLE DRIVE

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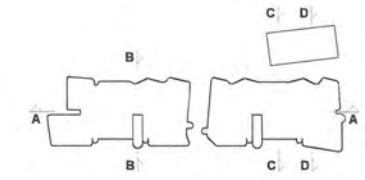
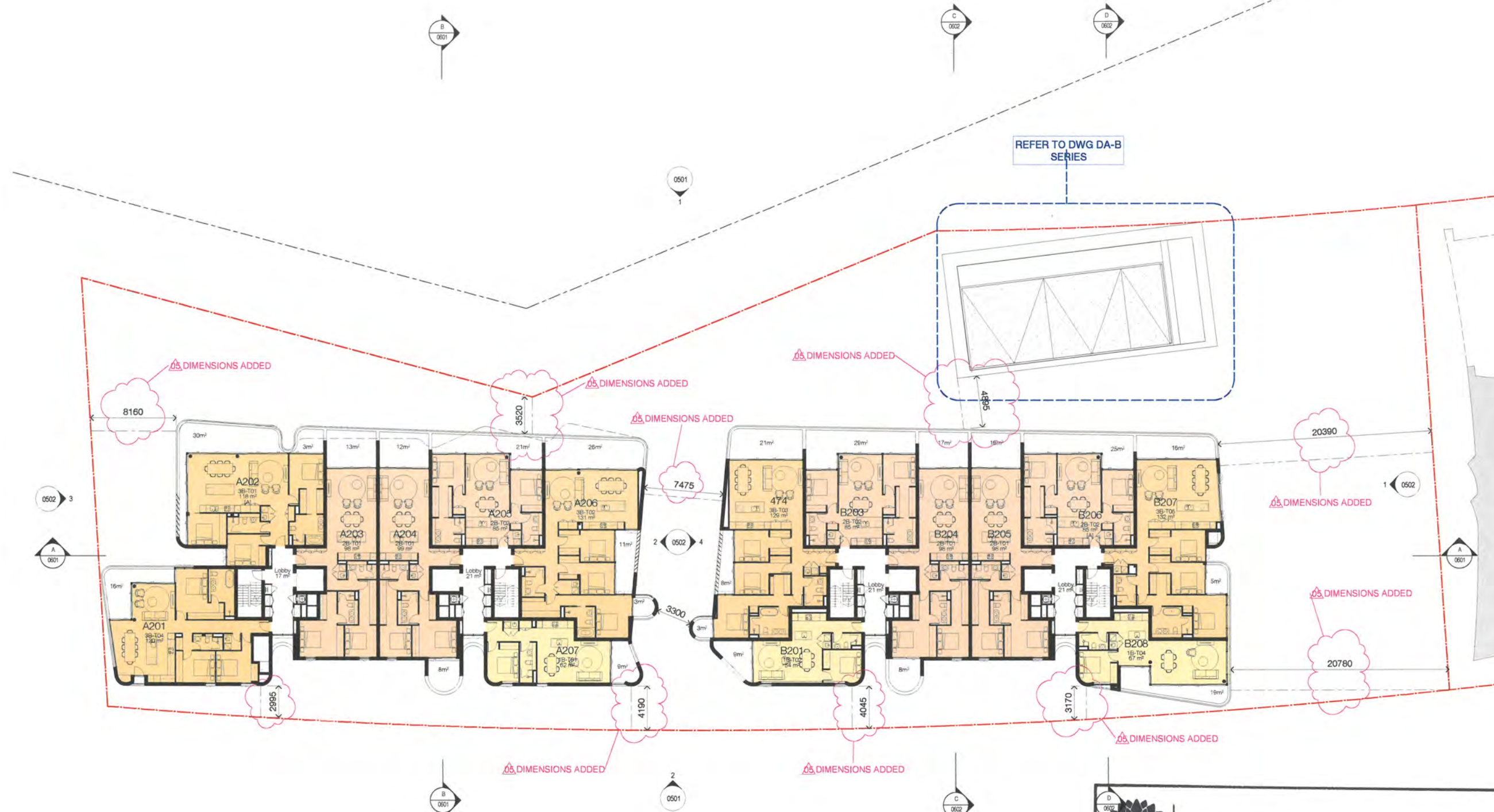
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04	09.07.18	Issued for Approval	MJL	AH
05	09.11.18	Issued For Approval	SC	EW



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basin
David Gradwell

Client

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Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
Floor Plan - Level 02

Date
09.11.18

Scale
1 : 200

Sheet Size
@ A1

Drawn
MJL

Chk.
EW

Job No.
5711

Drawing No.
DA-A-0205

Revision
/ 05

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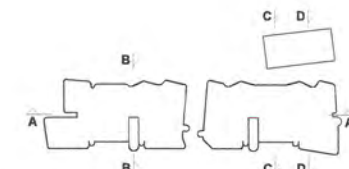
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04	09.07.18	Issued for Approval	MJL	AH
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Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
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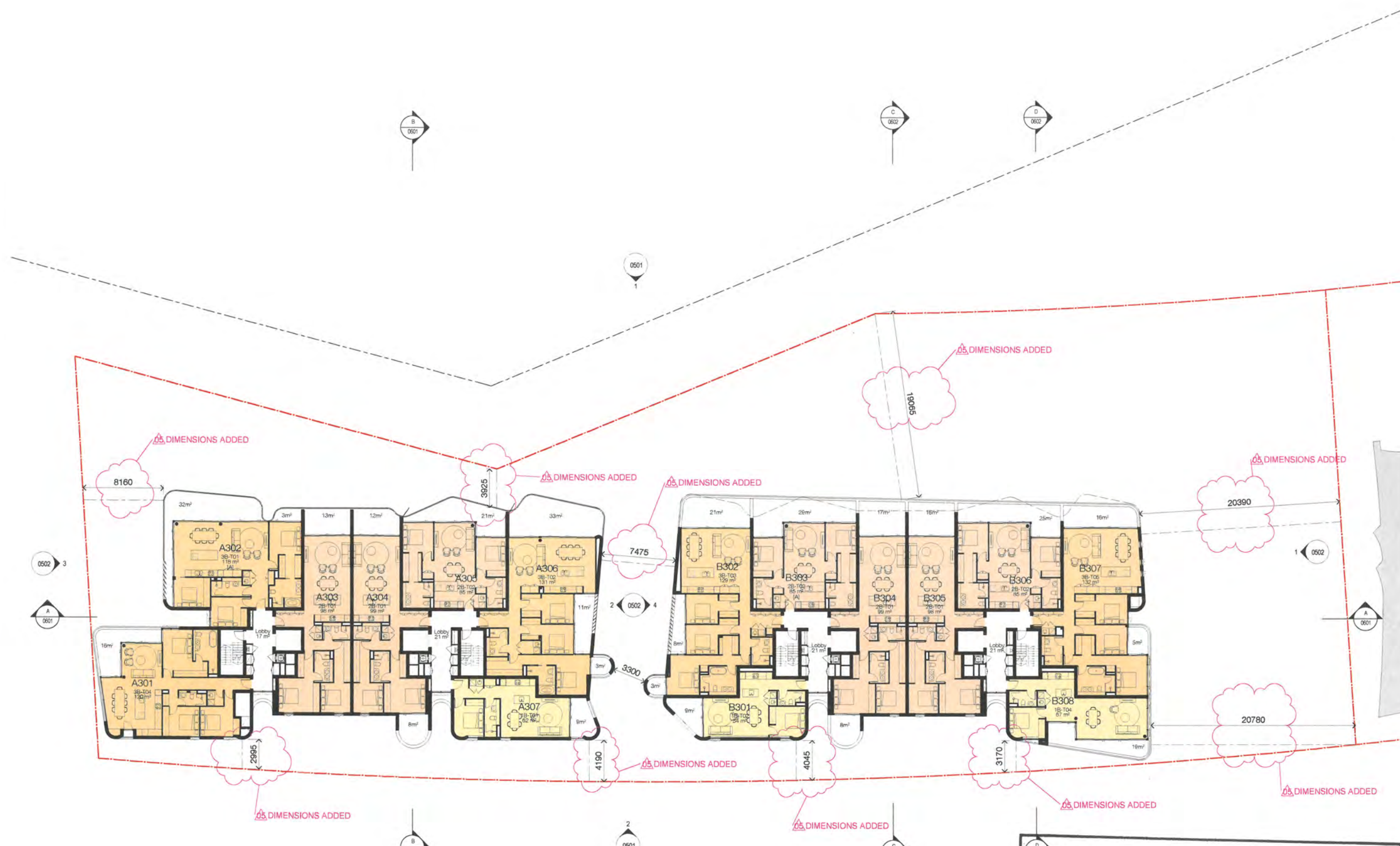
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Floor Plan - Level 03

Date: 09.11.18 Scale: 1 : 200 Sheet Size: @ A1

Drawn: MJL Chk.: EW

Job No.: 5711 Drawing No.: DA-A-0206 / 05

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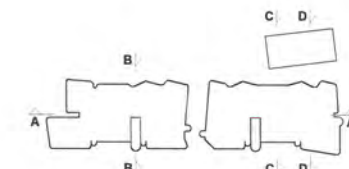
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Drawing Name Floor Plan - Level 04-06		
Date 09.11.18	Scale 1 : 200	Sheet Size @ A1
Drawn MJL	Chk. EW	
Job No. 5711	Drawing No. DA-A-0207 / 05	Revision

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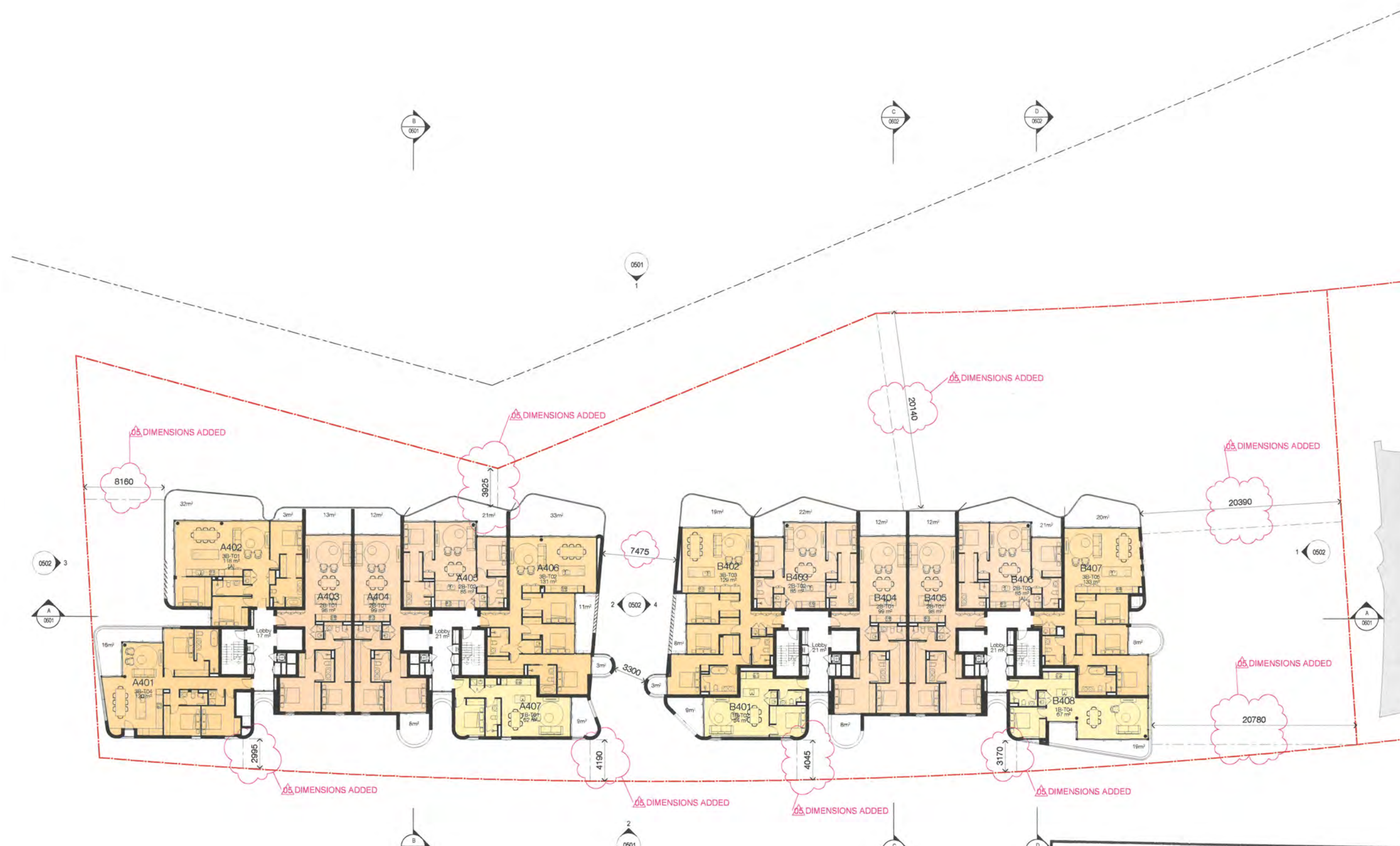
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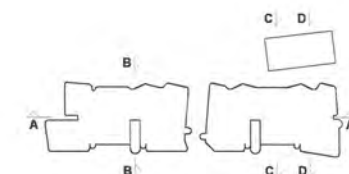


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D5	09.11.18	Issued For Approval	SC	EW



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Electrical Engineer
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Access Consultant
Phillip Chun

Basix
David Gradwell

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Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
Roof Plan

Date: 09.11.18
Scale: 1 : 200
Sheet Size: @ A1

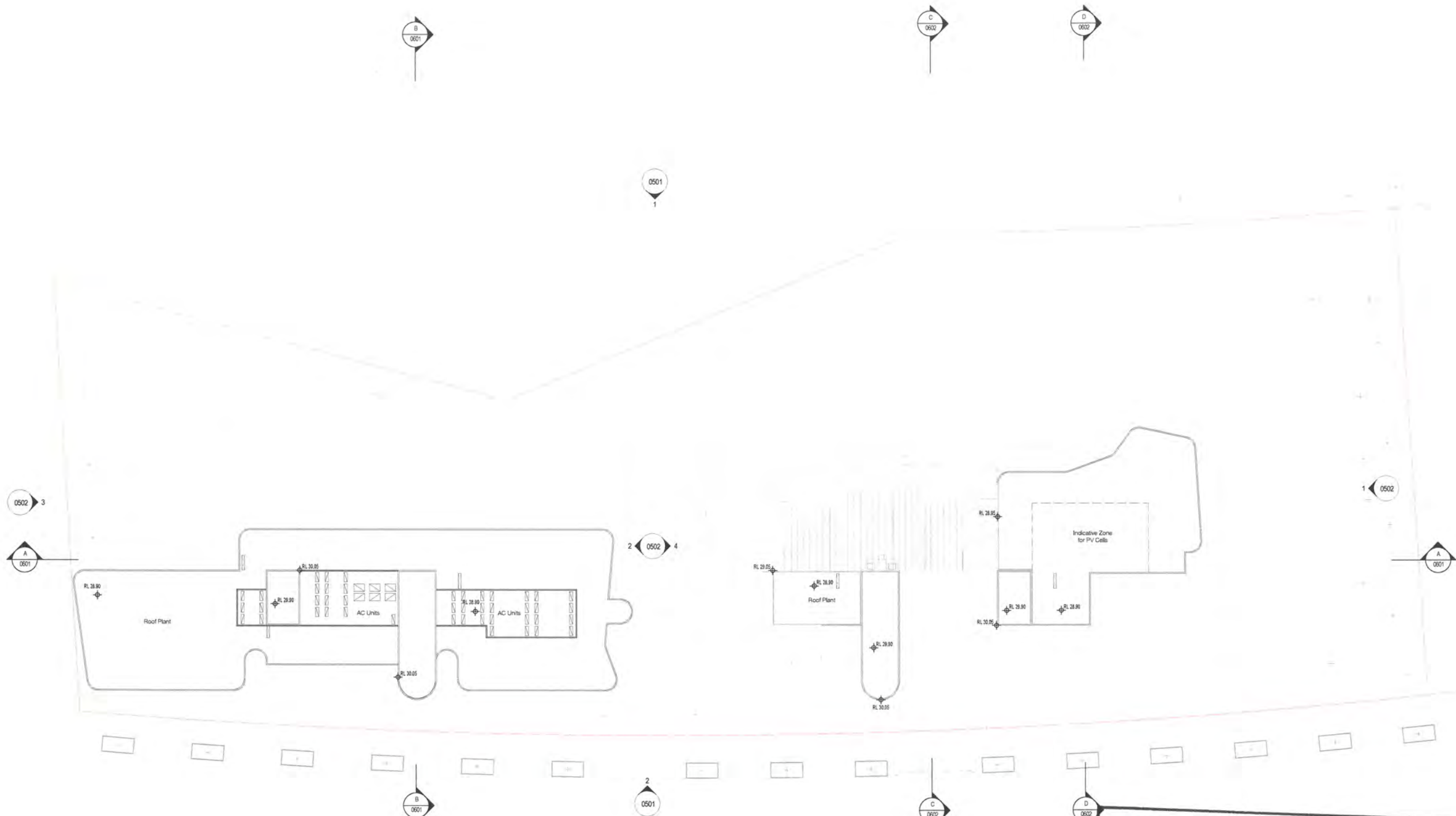
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Drawing No.: DA-A-0211 / 05
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 Sheet No. 12 of 39



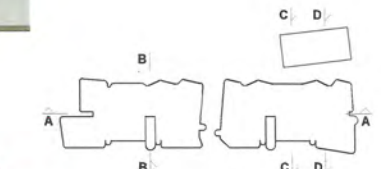
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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01	04.05.18	Issued to Consultants	MJL	EW
02	11.05.18	Issued to Consultants	MJL	EW
03	06.06.18	Issued for Review	MJL	EW
04	06.07.18	Issued for Approval	MJL	AH
05	09.11.18	Issued For Approval	SC	EW

Material Code	Description
BK-01	Smoked Brick
CO-01	Off-form Concrete
GL-01	Clear Glazing
MT-01	Metal Cladding
MT-03	Aluminium Fins
MT-04	Metal Louvre Door
TM-01	Timber Arbor
TM-02	Timber Awning
TM-03	Timber Framing



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basix
David Gradwell

Client

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
Elevations - Sheet 1

Date	Scale	Sheet Size
09.11.18	1 : 200	@ A1

Drawn	Chk.
MJL	EW

Job No.	Drawing No.	Revision
5711	DA-A-0501 / 05	

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1 North Elevation
0201 1 : 200@A1



2 South Elevation
0203 1 : 200@A1

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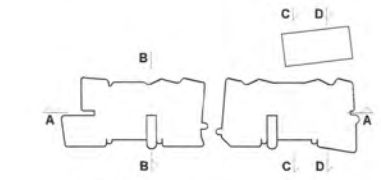
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Nominated Architects: Adam Haddock-7188 | John Pradel-7004

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TM-02	Timber Awning
TM-03	Timber Framing



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basin
David Gradwell

Client

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

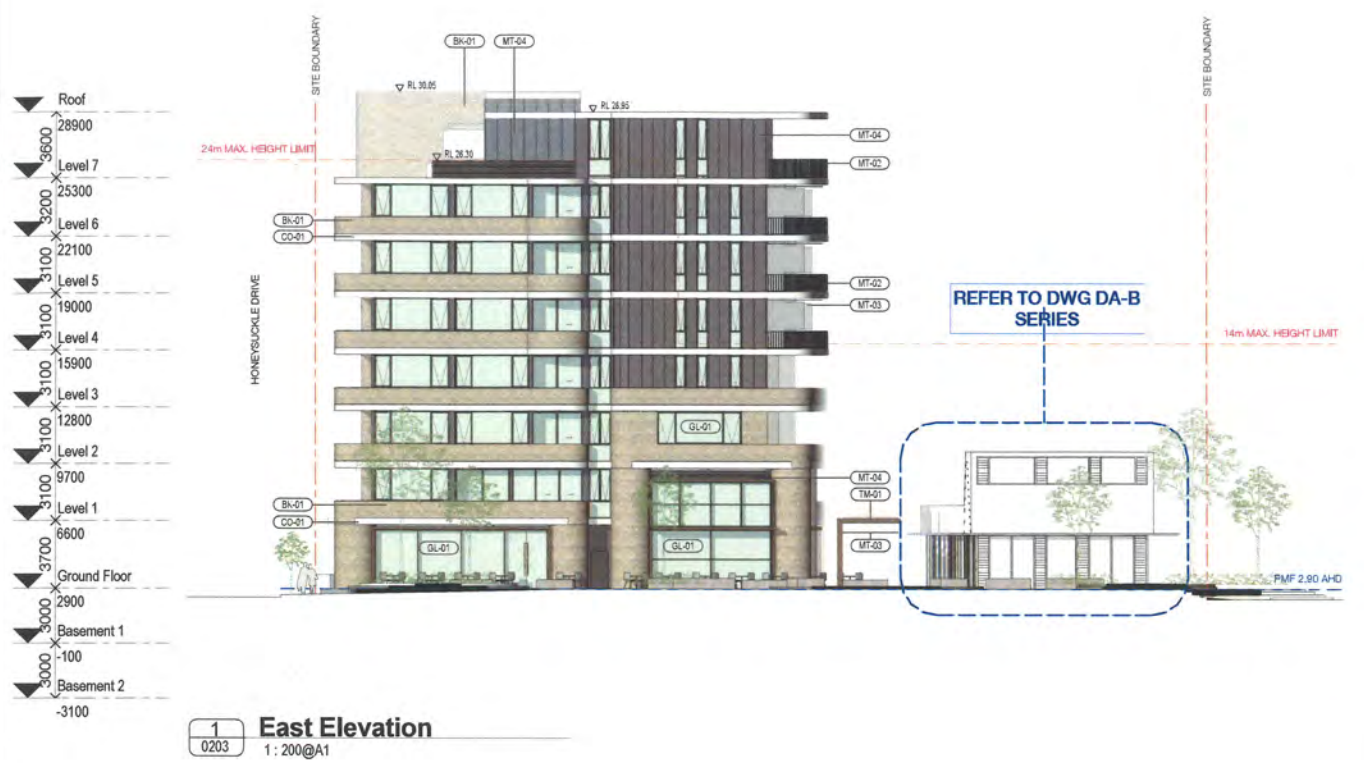
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Elevations - Sheet 2

Date	Scale	Sheet Size
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Drawn: MJL
Chk: EW

Job No: 5711
Drawing No: DA-A-0502 / 05

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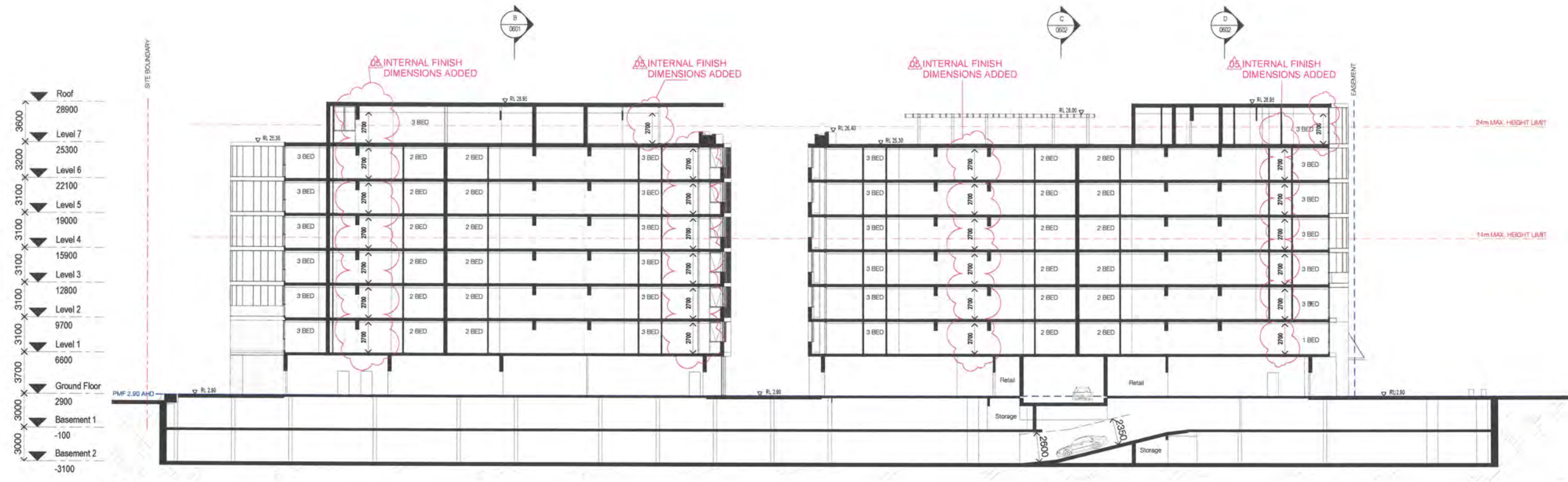
Sheet No. 14 of 39

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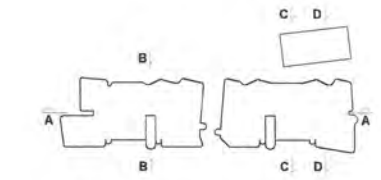
Nominated Architects: Adam Haddock/7188 | John Pradel/7004

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05	09.11.18	Issued For Approval	SC	EW



Section AA



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPFD

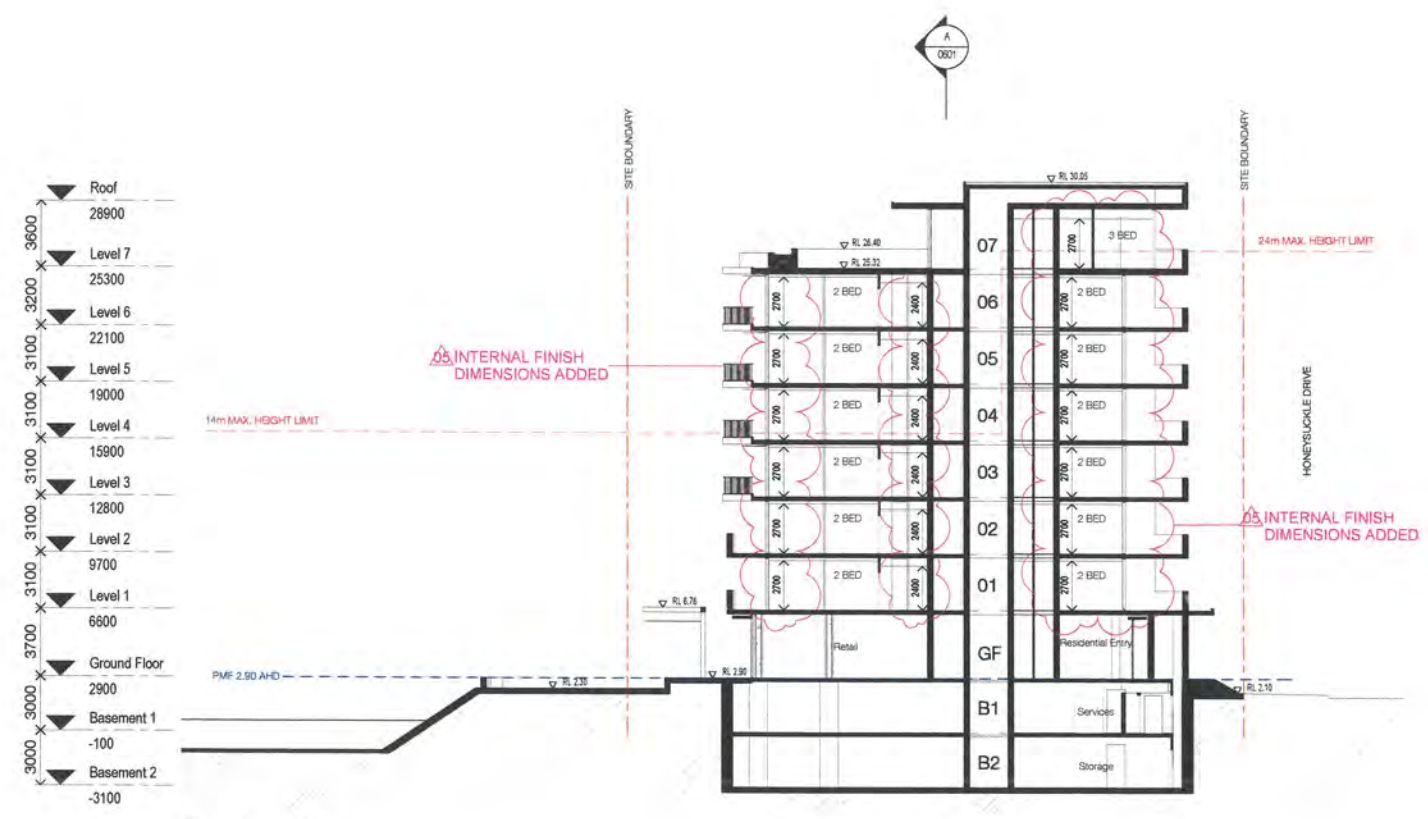
Electrical Engineer
S4B

Fire Engineer
WPFD

Access Consultant
Phillip Chun

Basir
David Gradwell

Client



Section BB

NSW GOVERNMENT | **Planning & Environment**

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Signed [Signature]

Sheet No. 15 of 39

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
Building Sections - Sheet 1

Date	Scale	Sheet Size
09.11.18	1 : 200	@ A1

Drawn: CHK
CHK: EW

Job No. 5711 Drawing No. DA-A-0601 / 05 Revision

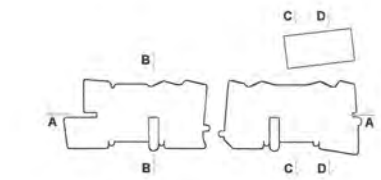
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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05	09.11.18	Issued For Approval	SC	EW



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basin
David Gradwell

Client

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
Building Sections - Sheet 2

Date
09.11.18

Scale
1 : 200

Sheet Size
@ A1

Drawn
MJL

Chk.
EW

Job No.
5711

Drawing No.
DA-A-0602 / 05

Revision

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Sydney NSW
2010 Australia
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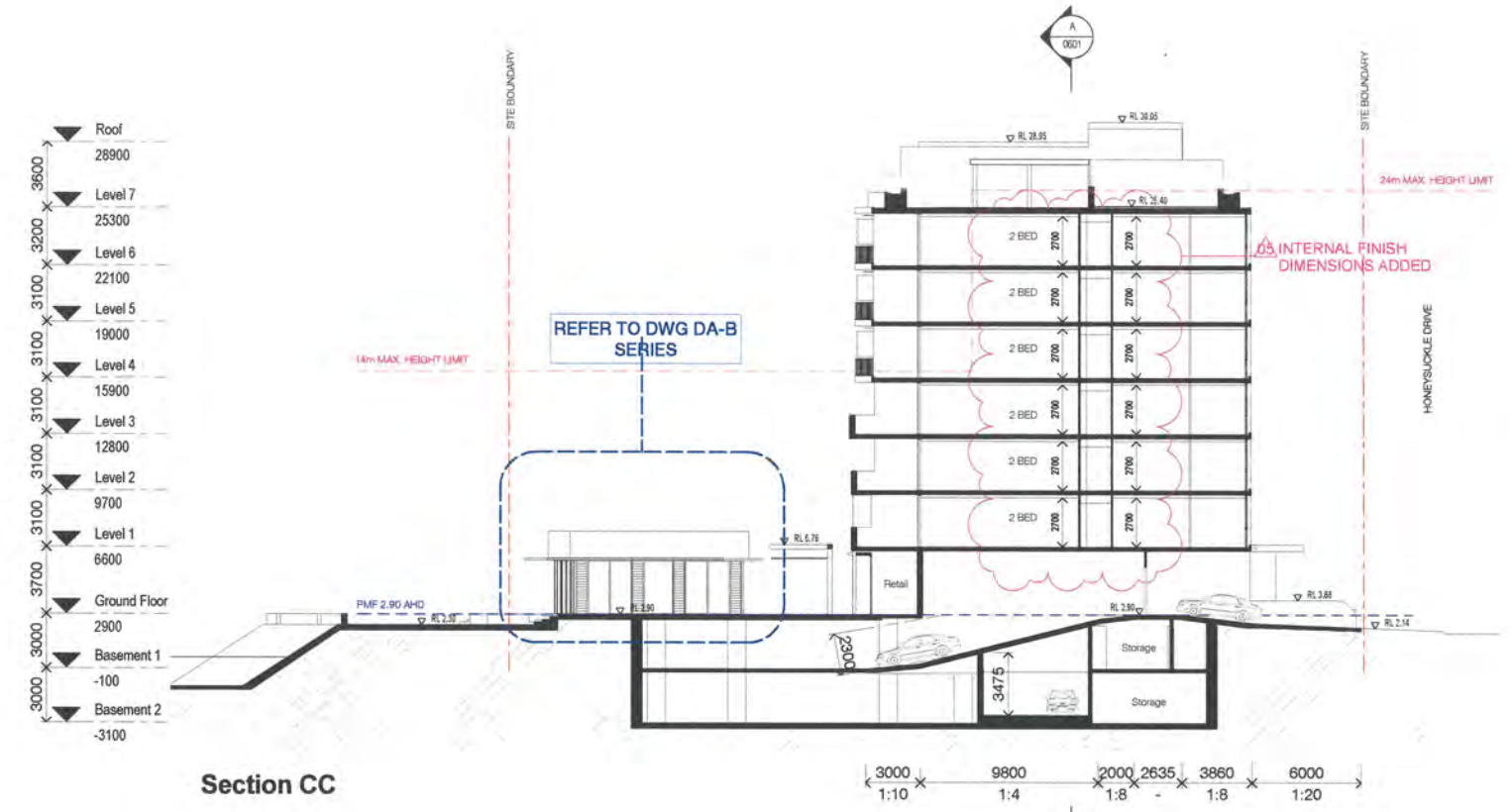
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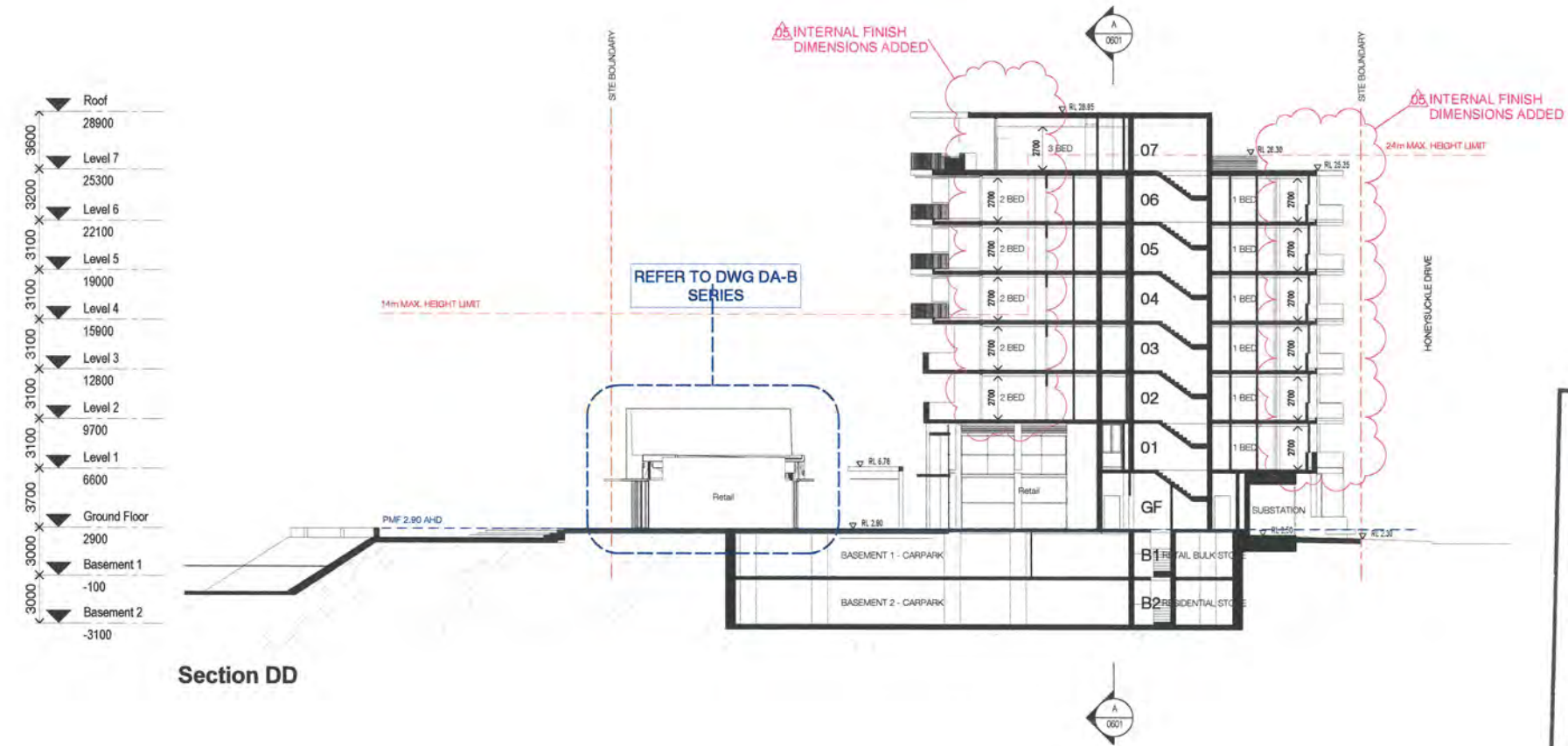
granted on the 21 June 2019.

Signed JH

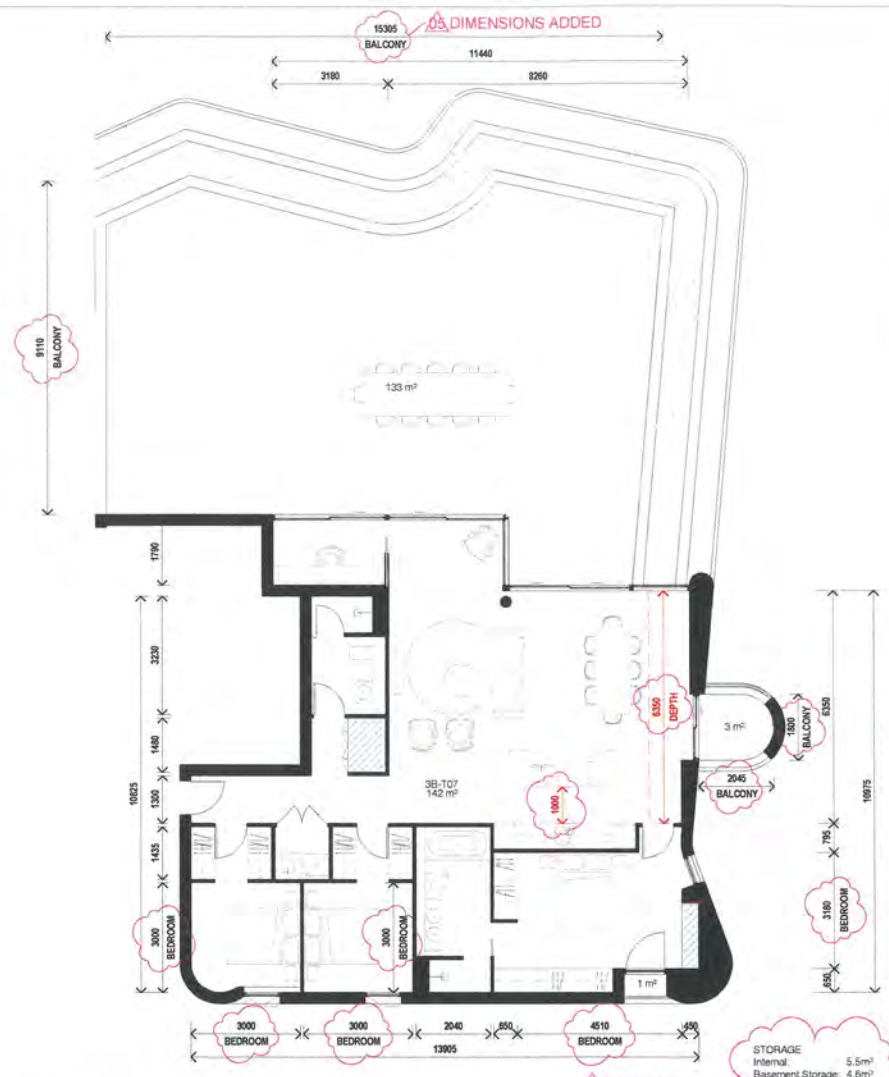
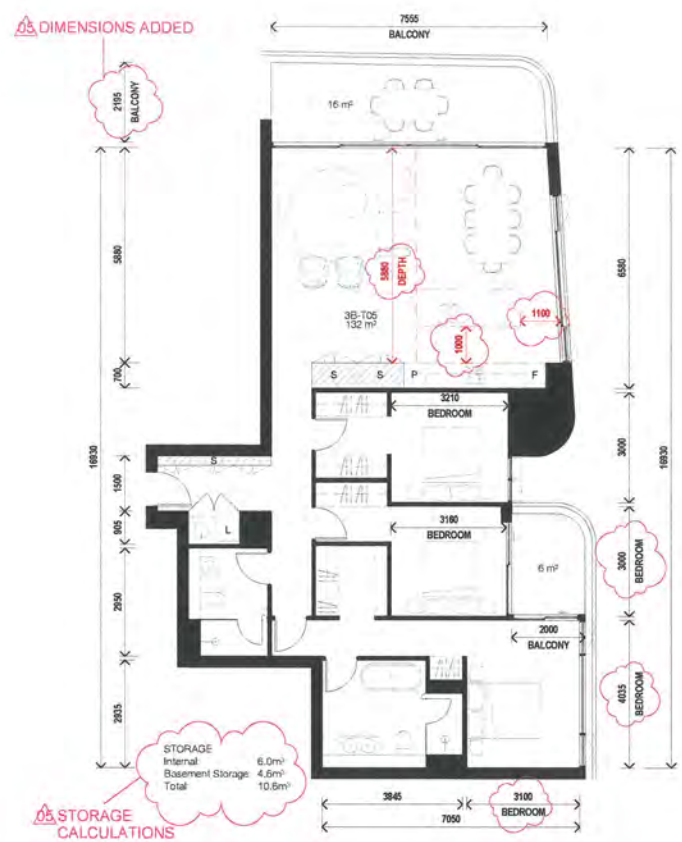
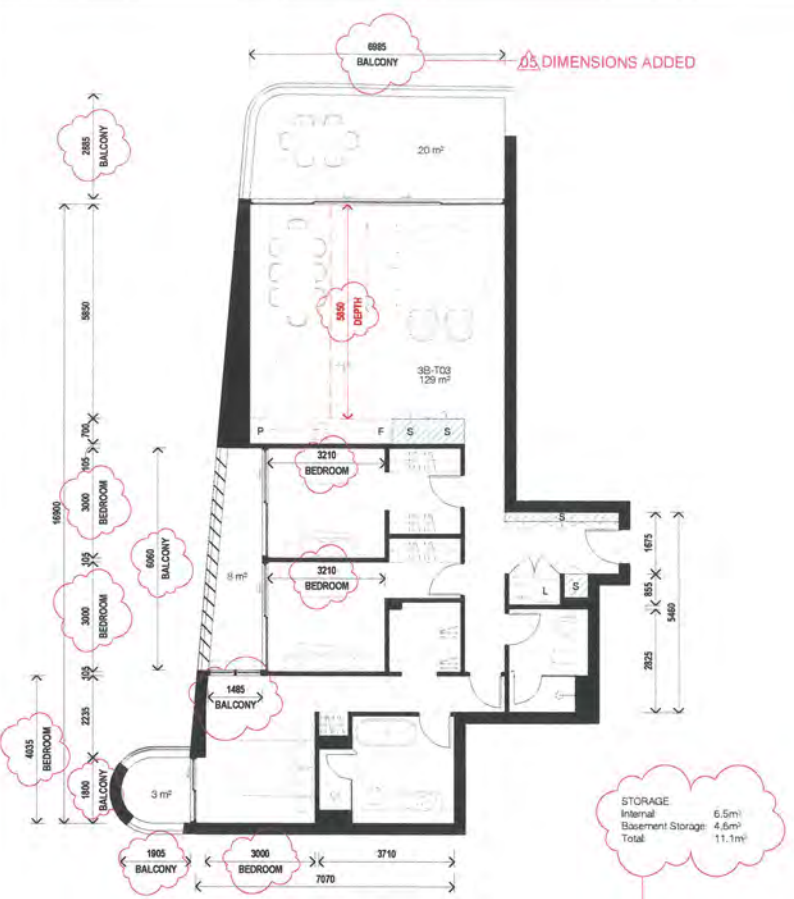
Sheet No. 16 of 39



Section CC



Section DD

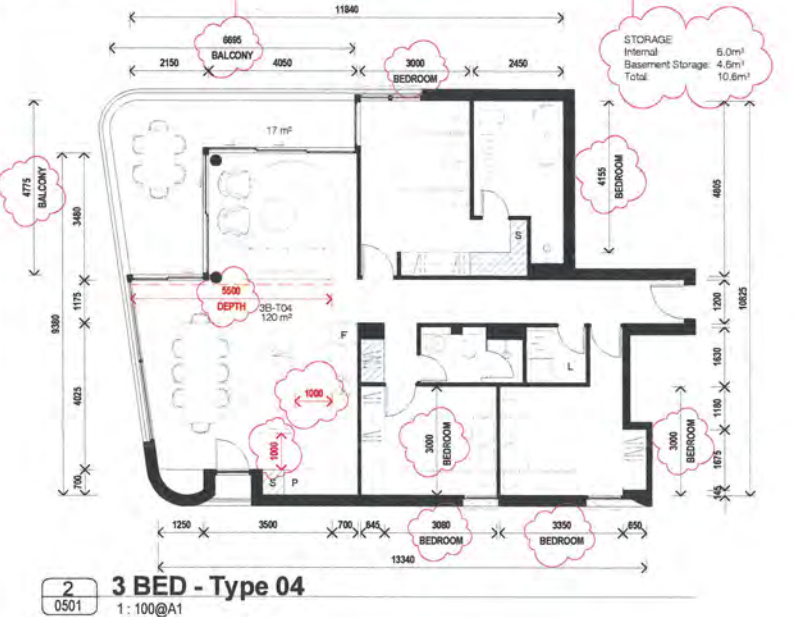
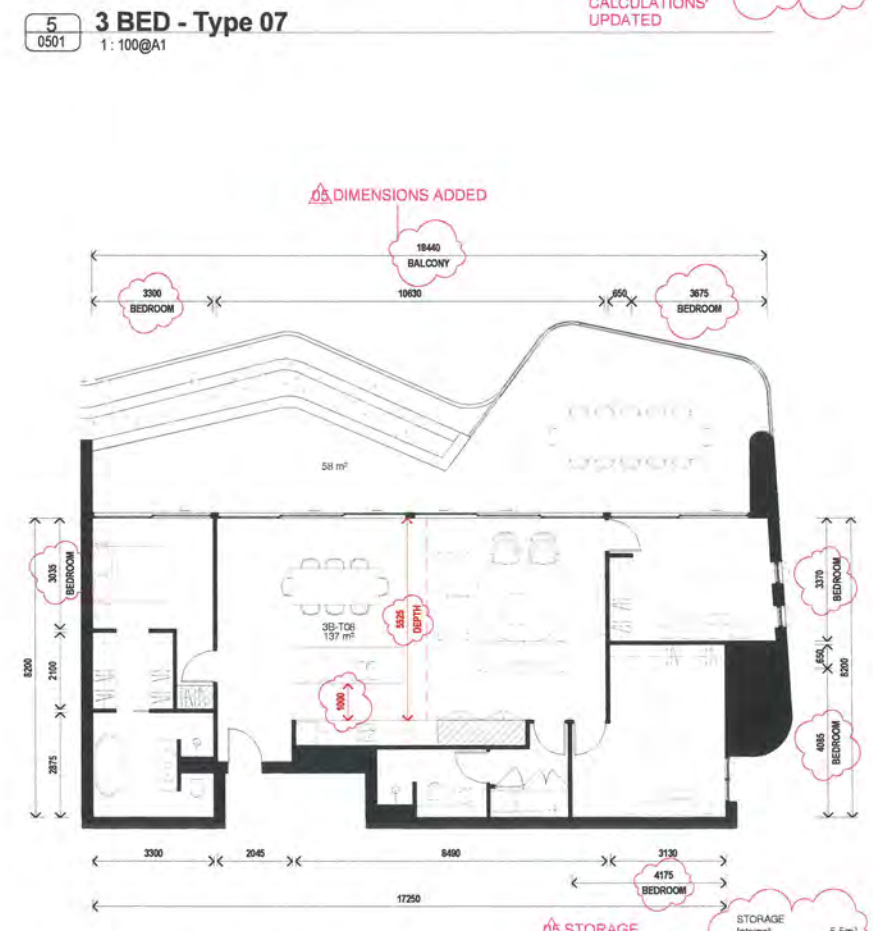
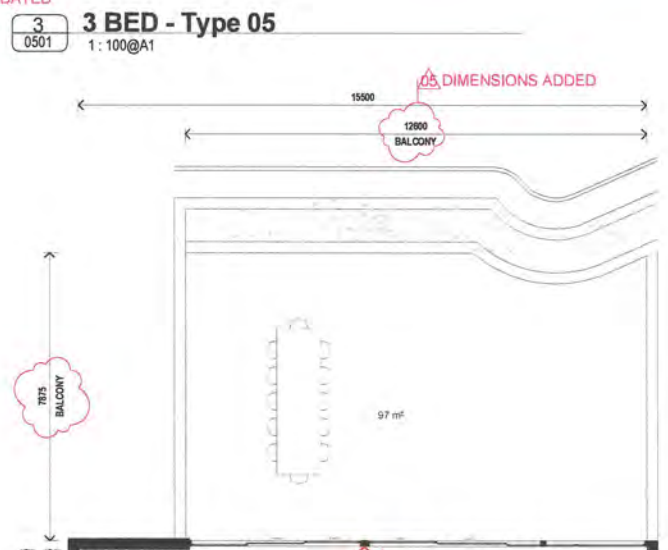


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 Approved Application No. SSO 8999
 granted on the 21 June 2019
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 Sheet No. 18 of 39

3 BED - Type 03
 1: 100@A1

STORAGE
 Internal
 Basement Storage
 Total: 11.1m³

STORAGE CALCULATIONS UPDATED



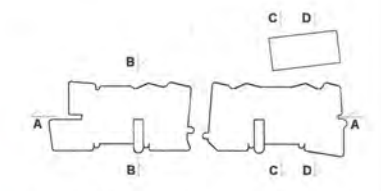
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1 BED		3 BED	
1B-T01	6	3B-T01	6
1B-T02	6	3B-T02	6
1B-T03	1	3B-T03	6
1B-T04	6	3B-T04	6
		3B-T05	5
		3B-T06	1
		3B-T07	1
		3B-T08	1
		TOTAL	92



Structural Engineer
 Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
 S4B / WPF

Electrical Engineer
 S4B

Fire Engineer
 WPF

Access Consultant
 Phillip Chun

Basix
 David Gradwell

Client

DOMAGROUP

Project
 35 Honeysuckle
 35 Honeysuckle Drive
 Newcastle, NSW 2300

Drawing Name
 Apartment Plans - Sheet 2

Date
 09.11.18

Scale
 1: 100

Sheet Size
 @ A1

Drawn
 MJL

Chk.
 EW

Job No.
 5711

Drawing No.
 DA-A-1402 / 05

Revision

SJB Architects
 Level 2
 490 Crown Street
 Sunny Hill NSW
 2010 Australia
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 F 61 2 9380 9922
 www.sjb.com.au

AREA SCHEDULE ADDED

Area Schedule (GFA)	
Name	Area
Ground Floor	
Residential	195 m ²
Retail	1271 m ²
Level 1	
Residential	1322 m ²
Level 2	
Residential	1606 m ²
Level 3	
Residential	1606 m ²
Level 4	
Residential	1606 m ²
Level 5	
Residential	1606 m ²
Level 6	
Residential	1606 m ²
Level 7	
Residential	602 m ²
	11410 m ²

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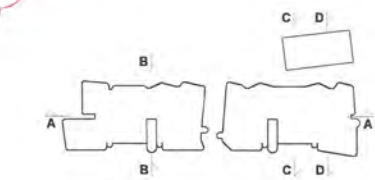
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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04	03.07.18	Issued for Approval	M.J.	EW
05	08.11.18	Issued For Approval	SC	EW

Area Schedule (GFA) Including Garbage Room and Retail Lobby	
Name	Area
Ground Floor	
Garbage Room	108 m ²
Residential	195 m ²
Retail	1271 m ²
Retail Lobby	157 m ²
Level 1	
Residential	1322 m ²
Level 2	
Residential	1606 m ²
Level 3	
Residential	1606 m ²
Level 4	
Residential	1606 m ²
Level 5	
Residential	1606 m ²
Level 6	
Residential	1606 m ²
Level 7	
Residential	602 m ²
Grand total	45
	11676 m ²

ADDITIONAL AREA SCHEDULE INCLUDING GARBAGE ROOM AND RETAIL LOBBIES



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basin
David Gradwell

Client

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
GFA Analysis

Date
09.11.18

Scale
1 : 500

Sheet Size
@ A1

Drawn
M.J.

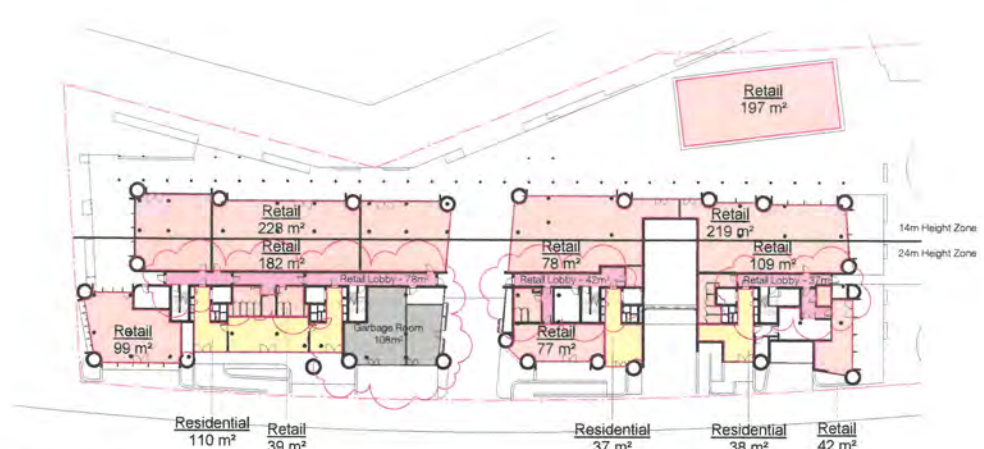
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EW

Job No.
5711

Drawing No.
DA-A-3101 / 05

Revision

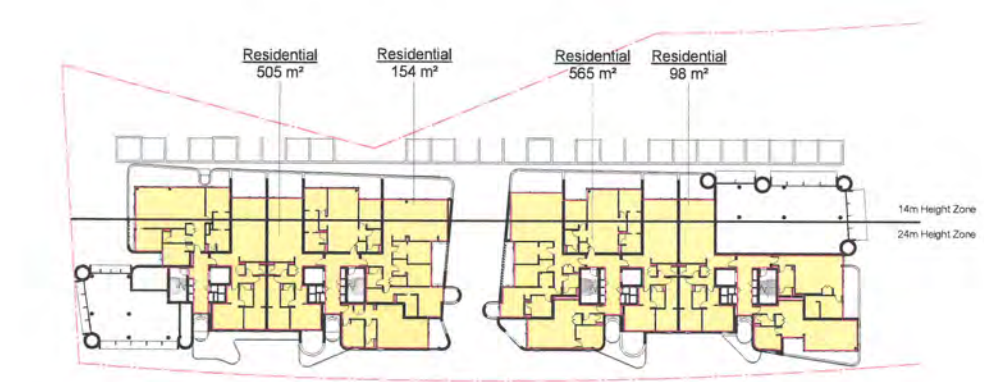
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Ground Floor



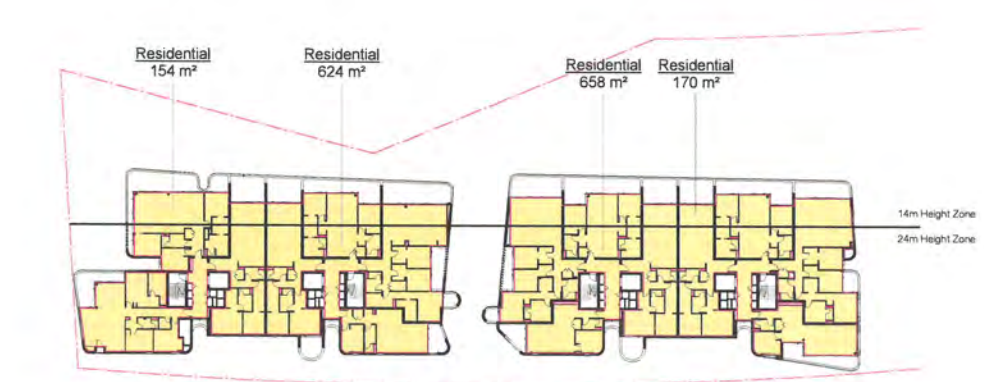
Level 4



Level 1



Level 5



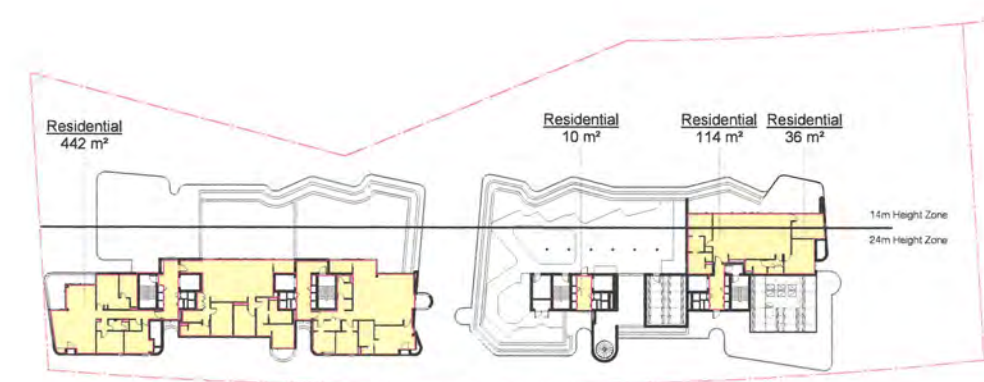
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Level 6



Level 3



Level 7

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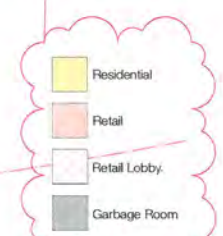
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RETAIL LOBBY AND GARBAGE ROOM ADDED



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04	09.07.18	Issued for Approval	MJL	AH
05	09.11.18	Issued For Approval	SC	EW



Solar Access - Level 1



Solar Access - Level 5



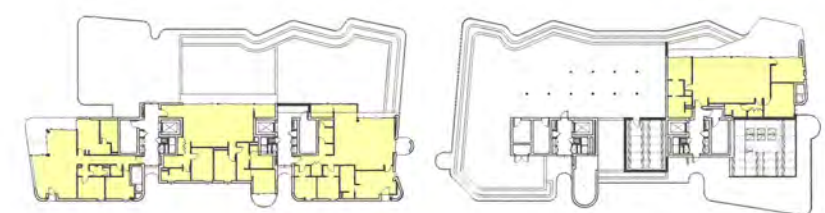
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Solar Access - Level 6



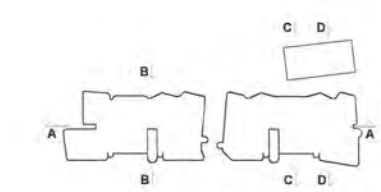
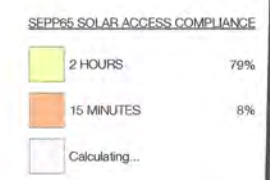
Solar Access - Level 3



Solar Access - Level 7



Solar Access - Level 4



Structural Engineer
Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basix
David Gradwell

Client

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Project
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35 Honeysuckle Drive
Newcastle, NSW 2300

Planning & Environment

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Sheet No. 21 of 39

Drawing Name
SEPP 65 Analysis - Solar

Date
09.11.18

Scale
1 : 500

Sheet Size
@ A1

Drawn
MJL

Chk.
EW

Job No.
5711

Drawing No.
DA-A-3201 / 05

Revision

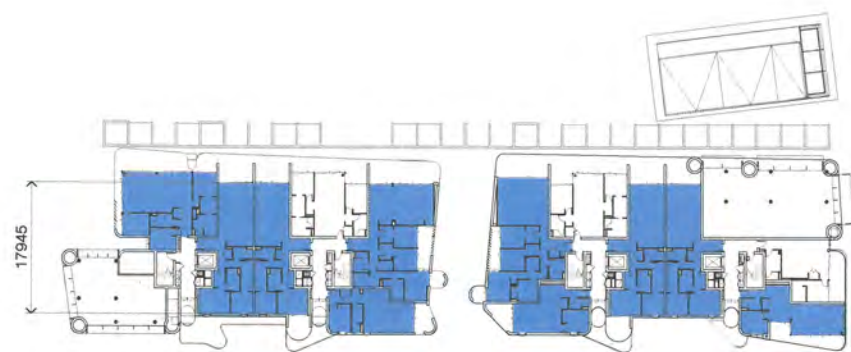
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Level 2
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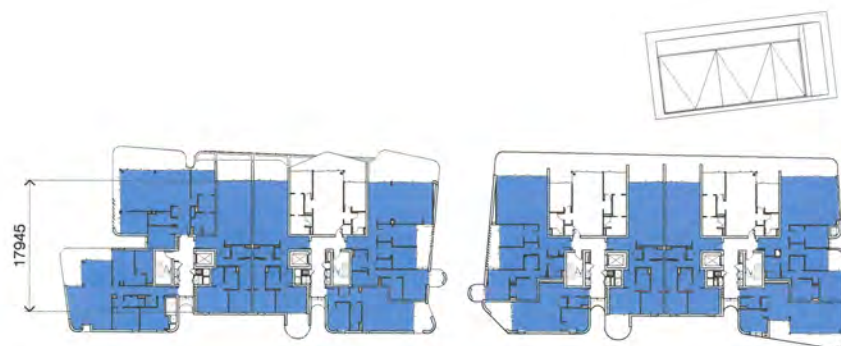
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Ventilation - Level 1



Ventilation - Level 5



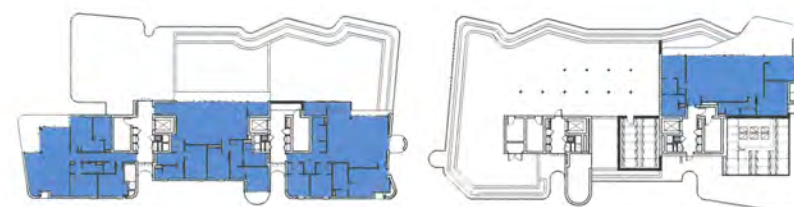
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Ventilation - Level 6



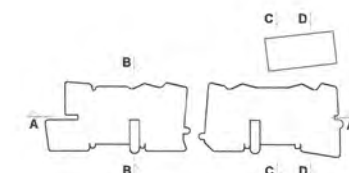
Ventilation - Level 3



Ventilation - Level 7



Ventilation - Level 4



Structural Engineer
Northrop Consulting Engineers

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S4B / WPF

Electrical Engineer
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WPF

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 Sheet No. 22 of 39

SEPP65 CROSS-VENTILATION COMPLIANCE

■ COMPLIANT 80%
 □ Calculating...

Drawing Name
SEPP 65 Analysis - Ventilation

Date: 09.11.18 | Scale: 1 : 500 | Sheet Size: @ A1

Drawn: M.J.L. | Chk.: EW

Job No.: 5711 | Drawing No.: DA-A-3202 | Revision: 05

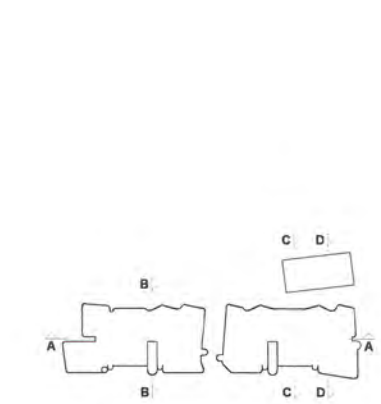
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision	By	Chk.
01	04.05.18	Issued to Consultants	M.J.L.	EW
02	11.05.18	Issued to Consultants	M.J.L.	EW
03	05.06.18	Issued for Review	M.J.L.	EW
04	03.07.18	Issued for Approval	M.J.L.	AH
05	09.11.18	Issued For Approval	SC	EW
06	27.02.19	Issued for Approval	SC	EW
07	17.04.18	Issued for Approval	SC	EW



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Northrop Consulting Engineers

Mechanical / Hydraulic Engineer
S4B / WPF

Electrical Engineer
S4B

Fire Engineer
WPF

Access Consultant
Phillip Chun

Basin
David Gradwell

Client

DOMAGROUP

Project
35 Honeysuckle
35 Honeysuckle Drive
Newcastle, NSW 2300

Drawing Name
SEPP 65 Analysis - Deep Soil

Date 09.11.18 *JH* Scale 1:200 Sheet Size @ A1

Drawn M.J.L. Chk. EW

Job No. 5711 Drawing No. DA-A-3203 Revision 05 *JH*

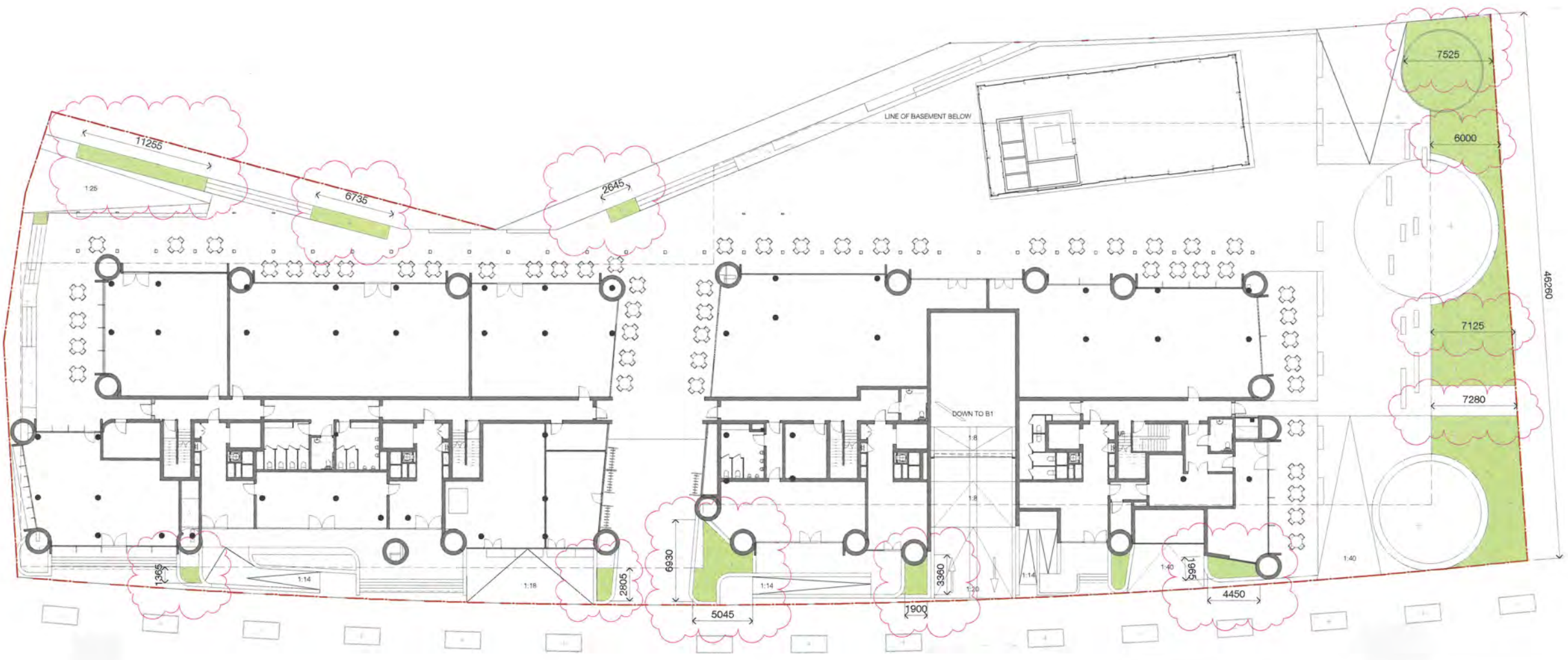
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SEPP65 DEEP SOIL COMPLIANCE

DEEP SOIL = 273m²

TOTAL SITE AREA = 5191m²

DEEP SOIL SITE COVERAGE = 5.3%



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Sheet No. 23 of 39

SEPP65 EXTERNAL COMMUNAL AREA COMPLIANCE

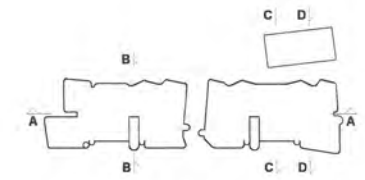
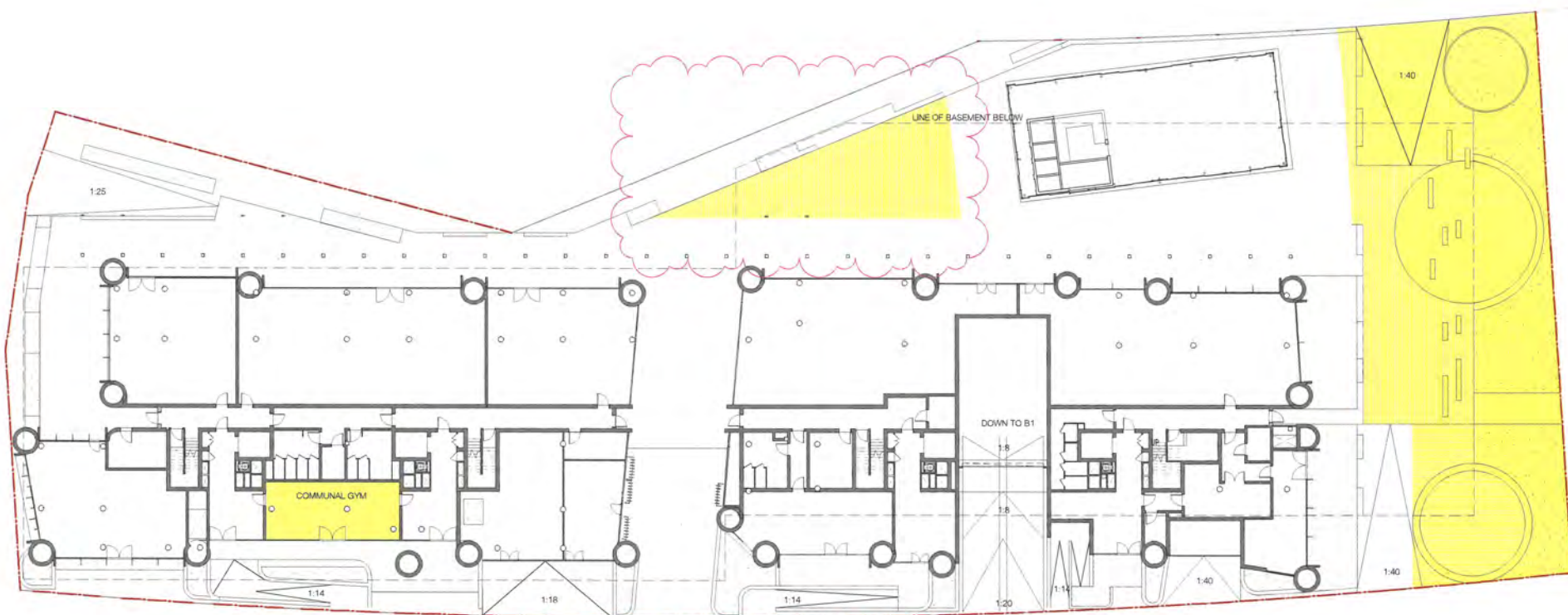
- COMMUNAL AREA (GROUND EXTERNAL) = 831m²
- COMMUNAL AREA (GROUND INTERNAL) = 52m²
- COMMUNAL AREA (LEVEL 7) = 353m²
- TOTAL COMMUNAL AREA = 1236m²
- TOTAL SITE AREA = 5191m²
- EXTERNAL COMMUNAL AREA SITE COVERAGE = 24%

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D1	04.05.18	Issued to Consultants	M.J.	EW
D2	11.05.18	Issued to Consultants	M.J.	EW
D3	06.06.18	Issued for Review	M.J.	EW
D4	09.07.18	Issued for Approval	M.J.	AH
D5	09.11.18	Issued For Approval	SC	EW
D6	27.02.19	Issued for Approval	SC	EW
D7	17.04.18	Issued for Approval	SC	EW



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Fire Engineer
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Basix
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35 Honeysuckle Drive
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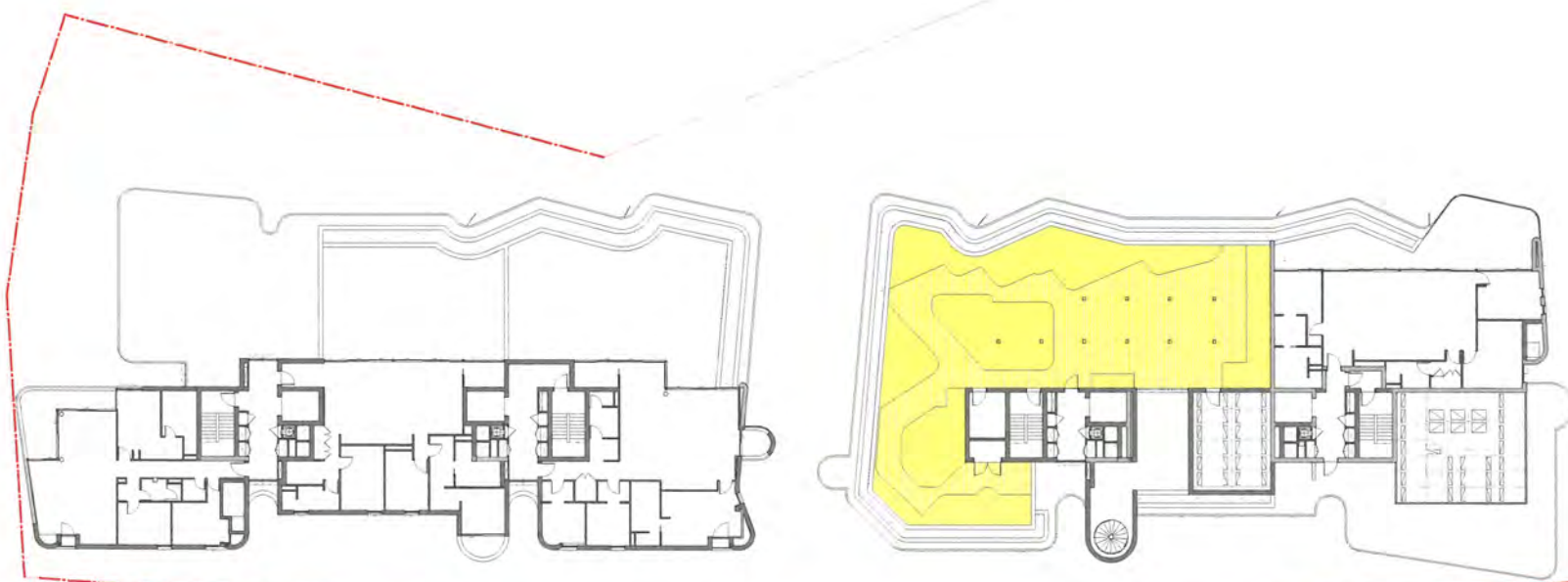
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SEPP 65 Analysis - Communal Space

Date: 09.11.18
Scale: 1:250
Sheet Size: @ A1

Drawn: MJL
Chk: EW

Job No: 5711
Drawing No: DA-A-3204
Revision: 1-07

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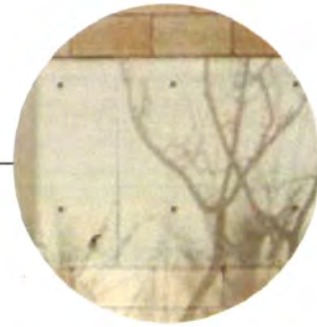
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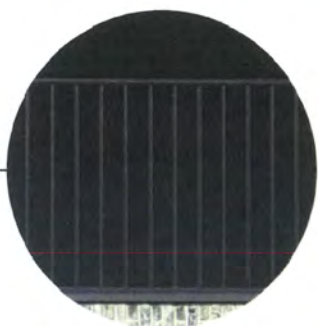
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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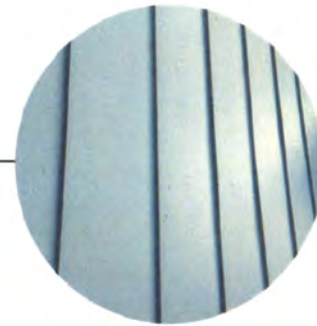
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07	17.04.19	Issued for Approval	SC	EW



Off-form concrete
CO-01



Metal balustrade
MT-02



Metal panelling
MT-01

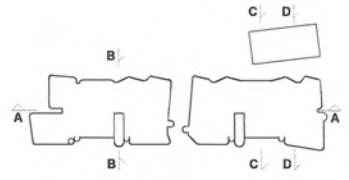


Brick
BK-01



Timber
TM-03

Material Code	Description
BK-01	Smoked Brick
CO-01	Off-form Concrete
GL-01	Clear Glazing
MT-01	Metal Cladding
MT-03	Aluminium Fins
MT-04	Metal Louvre Door
TM-01	Timber Arbor
TM-02	Timber Axming
TM-03	Timber Framing



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Newcastle, NSW 2300

Drawing Name
External Finishes

Date: 09.11.18 #
Scale: 47:04:18
Sheet Size: @ A1

Drawn: M.J.L.
Chk.: EW

Job No.: 5711
Drawing No.: DA-A-4001 / 07
Revision: 05 #

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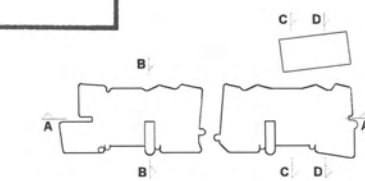
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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04	08.07.18	Issued for Approval	MJL	AH
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Project
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Newcastle, NSW 2300

Drawing Name
Photomontage - Sheet 1

Date 09.11.18 JH Scale _____ Sheet Size _____
17.04.18 @ **A1**

Drawn _____ Chk. _____
 MJL EW

Job No. _____ Drawing No. _____ Revision _____
 5711 DA-A-4005 /-07-
05 JH

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01. south east corner
 02. north west corner



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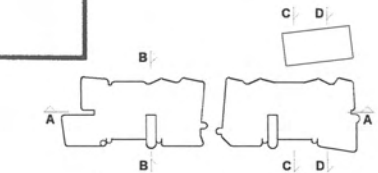
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Drawing Name
Photomontage - Sheet 2

Date 09.11.18 [Signature]
Scale
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Drawn MJL Chk. EW

Job No. 5711 Drawing No. DA-A-4006 / 07 Revision 05 [Signature]

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01. south west corner
02. south elevation / through-site link

Place + Identity | Overall Site Strategy

Waterfront Interface + Plaza



Foreshore Promenade by HDC



HUNTER RIVER

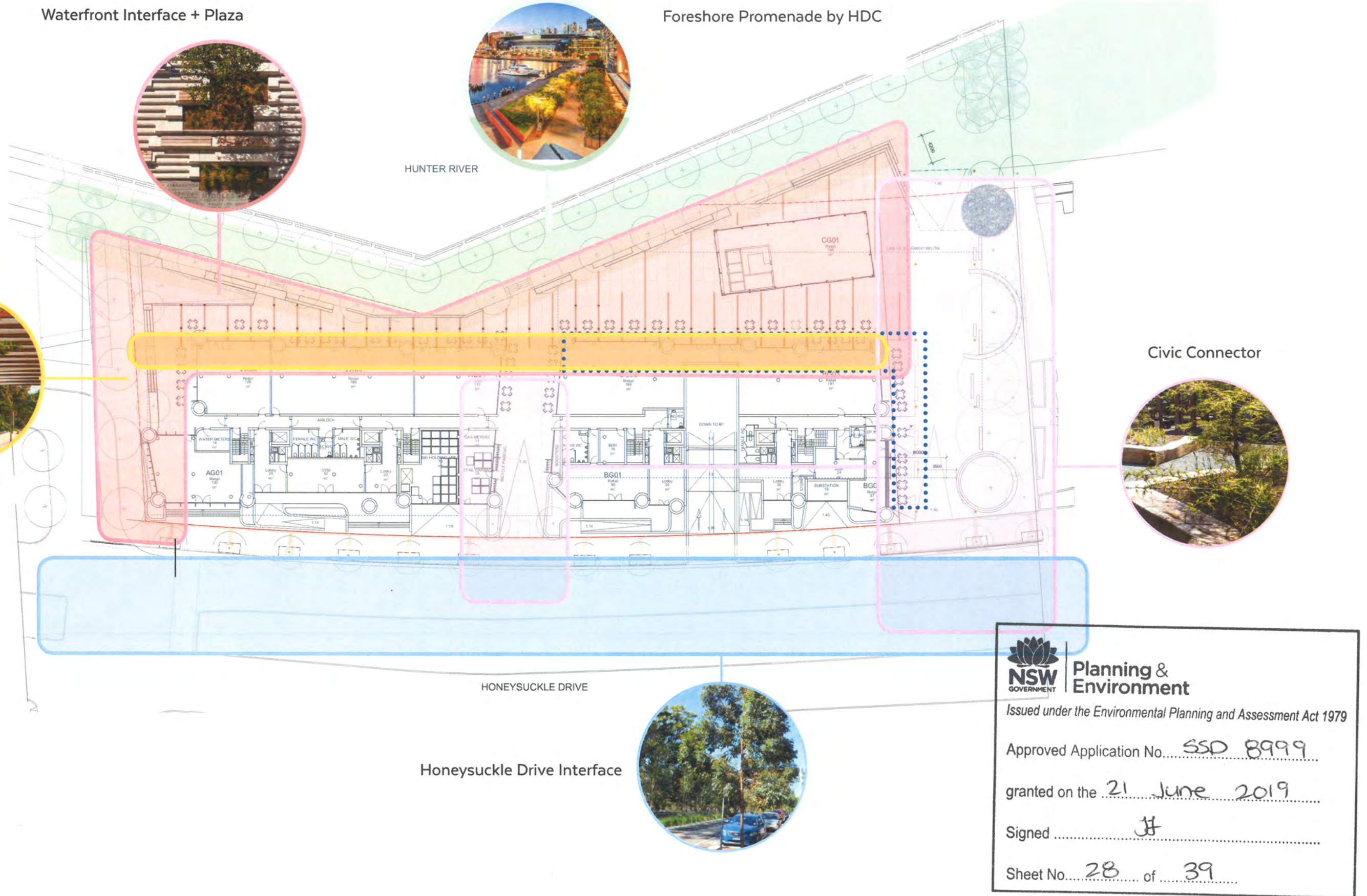
Civic Connector



Colonnade



Honeysuckle Drive Interface



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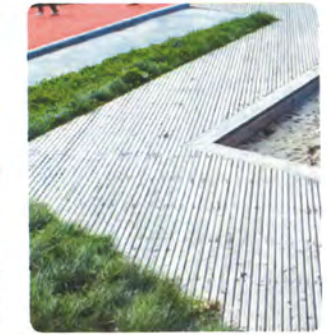
Principles

- This broad public connection to have a clear and logical visual and pedestrian connection between HSD and the waterfront.
- Hunter Development Corporation intend that there is a commonality of materials between this space and Honeysuckle Drive. There is more coordination and integration required.
- A good balance between greenery, pedestrian use and also places for people to rest in the shade or integrate in defined sub spaces.
- Possibility for an interactive focus for people, artwork or all ages play.
- Utilise graphics and integrated signage for clear way-finding.
- Generosity of low planting, turf, pavement and shade trees.
- There is to be a food and beverage zone adjacent to the building east and northern facade.
- Post top lighting to be provided.



Materials

- Recycled timber decking in feature bands, focussed on the colonnade.
- Insitu concrete or precast slabs as the matrix paving.
- Simple and robust furniture to reference the waterfront or HSD.
- Possibility of use of brick to tie into current or future detail for Honeysuckle Drive (in review between NCC and HDC)



Planting | The Civic Connector

Principles

- This space needs to allow trees and low planting to coexist with peoples needs; for proper access and circulation and opportunities to stop, rest or and play in the shade.
- Deep soil volumes are generous with the basement location not constraining generosity of planting.
- The tree planting based existing cues along Newcastle Harbour with tight groups of narrow palms and broad canopy trees.
- Palms and trees close to the promenade are front-line salt tolerant, those closer to Honeysuckle drive are salt tolerant with some protection, but also tolerate shadier conditions.
- Low planting follows a similar principle to the trees with a gradation of salt tolerance and consequent form and character.
- There is a preference for native species and proven and reliable exotic species, with species coordinated/referenced with the proposed promenade selections.
- The planting of the adjacent 21 HSD forms part of the design of this space (both developed by DOMA).

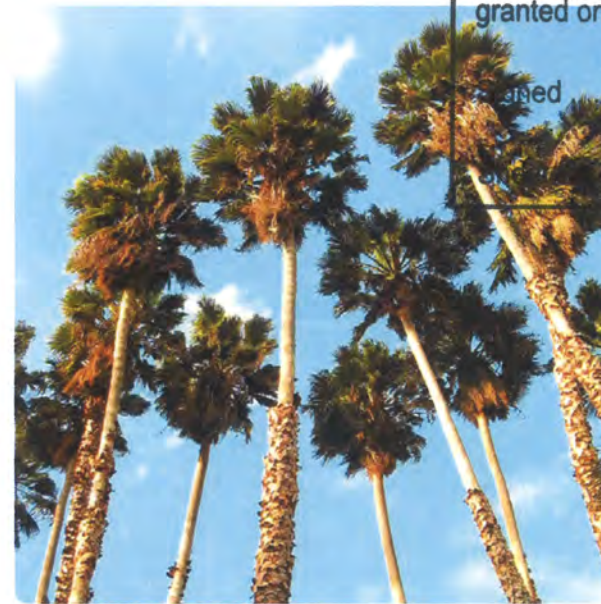


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Washingtonia robusta



Araucaria cookianum
(proposed in promenade)



Livistona australis



Ficus obliqua



Waterhousia floribunda



Melaleuca leucadendron



Lophostemon confertus



Acmena smithii



Melaleuca leucadendron



Westringia prostrate



Anigozanthos cultivars



Banksia integrifolia prostrate



Brachyscome white



Darwinia citriodora Seaspray



Lomandra cultivars

PLANT SCHEDULE - CIVIC CONNECTOR

BOTANICAL NAME	COMMON NAME	SALT TOL.	INDIGENOUS
TREES'			
Palms mixed			
<i>Howea fosteriana</i>	Lord Howe Is. Palm	High	Y
<i>Livistona australis</i>	Cabbage Tree Palm	High	Y
<i>Washingtonia robusta</i>	Cotton Palm	High	USA
Large Tree Options (Waterfront)			
<i>Araucaria columnaris</i>	Cook Pine	High	New Caledonia
<i>Ficus obliqua</i>	Small leaved Fig	High	Y
<i>Podocarpus elata</i>	Illawarra Plum	High	Y
Large Tree Options (Near HSD)			
<i>Lophostemon confertus</i>	Brushbox	Med	Y
<i>Melaleuca leucadendron</i>	Weeping Paperbark	High	QLD
<i>Syzygium australe</i>	Magenta Cherry	High	Y
SHRUBS			
<i>Banksia robur</i>	Swamp Banksia	High	Y
<i>Correa alba</i>	White Correa	High	Y
<i>Eriostemon buxifolia</i>	Box leaf Waxflower	Med	Y
<i>Melaleuca hypericifolia Ulladulla</i>	Safari Sunset	High	Y
<i>Metrosideros collina Tahiti</i>	Tahitian Christmas	High	N

Place + Identity | Waterfront Interface + Plaza



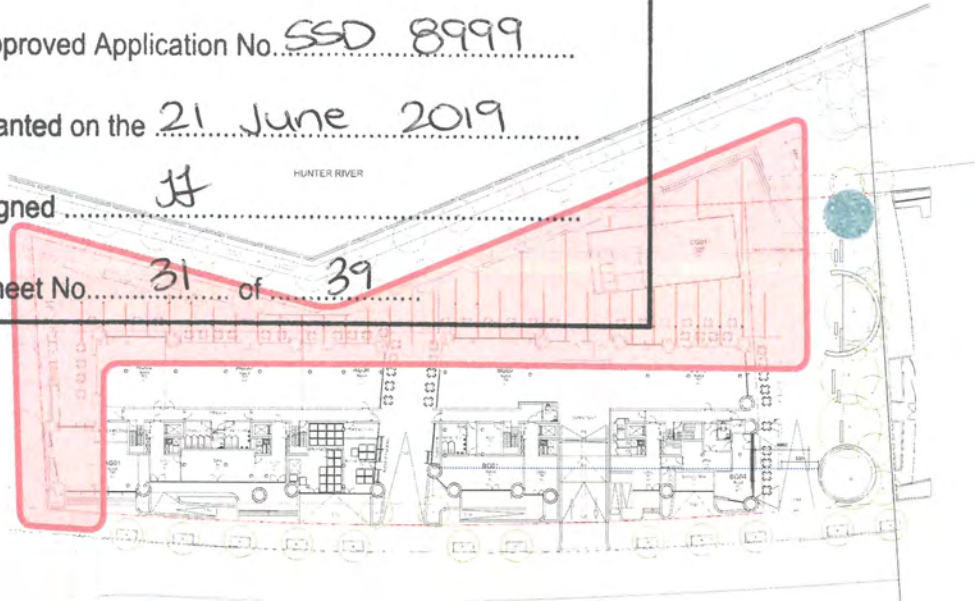
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Principles

- Respond to the change in level between the plaza and the waterfront promenade in a sharply defined space that enables seating, all access and greenery where possible.
- Allow enough space in front of the ground floor retail and the restaurant for outdoor dining, clear circulation and facilitate for large numbers of people comfortably.
- Represent the materials of the precinct in a unique way that defines this plaza as a waterfront attraction.
- Provide generous and logical connection of spaces through and around the building.
- Level change and interface with promenade to interact with seats, planting, steps and low walls used to respond outwards to the promenade and internally to the plaza.
- For there to be designated food and beverage zones.
- Closely coordinated design with the public domain team and HDC.

Materials

- Precast concrete slabs as the main paving, with special areas highlighted with timber and steel.
- In ground timber pavement, wharf timbers and railway sleepers with a scale suitable for the space.



Planting | Waterfront Interface + Plaza

Principles

- Wind protection and small trees provided, but maintain a clear connection between the terrace space and the promenade.
- Carefully located planted to integrate with the linear seating spaces.
- Utilisation of high salt and heat tolerant plant species.
- Predominance of native species that express the coastal waterfront character.
- Utilise species that are flowing or cascading to emphasise the level difference with the terrace.
- Species selected have a compact form are low maintenance and are characterised by a compact form, leaf colour and texture and sporadic but heavy seasonal flowering.



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Corymbia flowering dwarf.



Cupaniopsis anacardioides



Hibiscus tilaceous rubra



Melaleuca linearifolia

PLANT SCHEDULE - WATERFRONT INTERFACE

BOTANICAL NAME	COMMON NAME	SALT TOL.	INDIGENOUS
TREES			
Small Tree Options			
<i>Corymbia ficifolia</i> cv <i>Wildfire</i>	Grafted Summer Corymbia	High	WA
<i>Cupaniopsis anacardioides</i>	Tuckeroo	High	Y
<i>Hibiscus tilaceous</i> 'rubra'	Coast Hibiscus	High	Oceania
<i>Melaleuca linearifolia</i>	Snow in Summer	High	Y
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	High	NZ
SHRUBS			
<i>Banksia integrifolia</i> 'Sentinal'	Fastigate Coast Banksia	High	Y
<i>Protea nerifolia</i>	Pink Ice Protea	High	Sth AFR
<i>Leptospermum morrisonii</i> Burgundy	Burgundy Tea Tree	High	Y
<i>Metrosideros collina</i> Fiji Fire	Fiji Fire	High	Oceania
CASCADING PLANTS AND GROUNDCOVERS			
<i>Austrostipa stipoides</i>	Coastal Spear Grass	High	Y
<i>Aonium prostratum</i>	Sea Celery	High	Y
<i>Atriplex cinerea</i>	Coastal Saltbush	High	Sth AUS
<i>Cotyledon orbiculata</i>	Round leaved Cotyledon	High	Sth AFR
<i>Casuarina glauca</i> 'Cousin It'	Prostrate Casuarina	High	Y
<i>Darwinia citriodora</i> 'Seaspray'	Lemon scented Myrtle	High	WA
<i>Isopogon anemifolius</i> Little Drumsticks'	Native Drumsticks	High	Y
<i>Leptospermum</i> Pink Cascade	Pink Cascade	High	EUR
<i>Leucophyta brownii</i> Moonshine	Cushion Bush	High	Sth AUS
<i>Rhagodia spinescens</i>	Aussie Flat Bush (Saltbush)	High	Y
<i>Rosmarinus prostratus</i>	Prostrate Rosemary	High	EUR



Banksia integrifolia Sentinel



Leptospermum morrisonii Burgundy



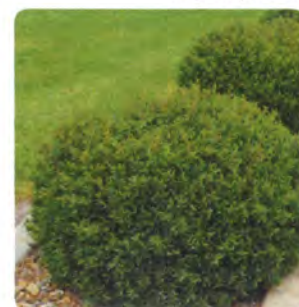
Leucodendron cultivars



Banksia ericifolia Giant Candles



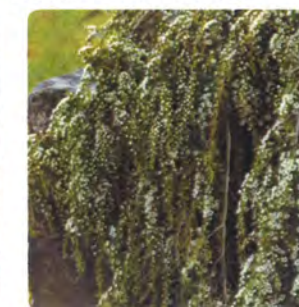
Leptospermum dwarf cultivars



Leptospermum Foreshore



Leucophyta brownii



Leptospermum Vertical Drop



Rhagodia cultivars



Metrosideros Fiji Fire

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Principles

- Provide a clear separation between the facade of the towers and the detached restaurant building.
- Define the Food and Beverage Zone to minimise conflict with egress.
- Respond to the different facades by switching the orientation of the structure, in towards the tower or the restaurant.
- Structure to use the same material for rhythm,
- The colonnade/ arbour is to be modular with segment types that provide either shade, wind protection, all-weather protection, a frame for vine greenery or to accommodate cascading plants from above.
- The number of modules and their function to be not too complicated to ensure a pleasing rhythm along the length of the structure.



Materials

- Timber post and beams.
- Tensioned stainless steel growing and climbing frame.
- Perforated steel or aluminium cladding for shelter and architectural shade.
- Integrated planters with structure for growing vines and cascading plants.
- Vine planting only in deep soil beyond basement zone to ensure adequate soil volumes.



Planting | Colonnade and Rooftop

Principles

- A mixture of vines that are either twining or large scrambling with cascading plants.
- Planting containers on grade or integrated within the structure to allow vines to climb up or scramblers and cascading plants to hang from the colonnade.
- Ease of maintenance access, irrigation and drainage will be integrated into the design using tried and proprietary systems.
- Planting will help provide shading and reinforce the screening shading of the small trees in the waterfront interface.
- Shadow pattern and shade quality will be an essential part of the character of the colonnade.



Bouganvillea cultivars



Hibbertia scandens



Stephanotis floribunda

PLANT SCHEDULE -COLONNADE

BOTANICAL NAME	COMMON NAME	SALT TOL.	INDIGENOUS
VINES			
<i>Bouganvillea spectabilis Yellow</i>	Yellow Bouganvillea	High	Brazil
<i>Hardenbergia violacea Snow White</i>	White Native Wisteria	High	Y
<i>Hibbertia scandens</i>	Snake Vine	High	Y
<i>Mandevilla White Fantasy</i>	White Mandevilla	Med	Sth America
<i>Passiflora coccinea</i>	Scarlet Passionflower	Med	Sth America
<i>Stephanotis floribunda</i>	Madagascar Jasmine	Med	MGSC
VERTICAL CASCADING PLANTS			
<i>Carpobrotus glauca</i>	Pigface	High	Y
<i>Casuarina glauca 'Cousin It'</i>	Prostrate Casuarina	High	Y
<i>Leptospermum Vertical Drop</i>	Vertical Drop	High	Y
<i>Leucophyta brownii Moonshine</i>	Cushion Bush	High	Sth AUS
<i>Rhipsalis clavata</i>	Mistletoe Cactus	High	Sth America
<i>Rosmarinus prostratus</i>	Prostrate Rosemary	High	EUR
<i>Senecio rowleyanus</i>	String of pearls	High	Sth Africa



Mandevilla cultivars



Passiflora coccinea



Hardenbergia cultivars



Carpobrotus glauca



Casuarina cultivars



Leptospermum prostrate



Rhipsalis species



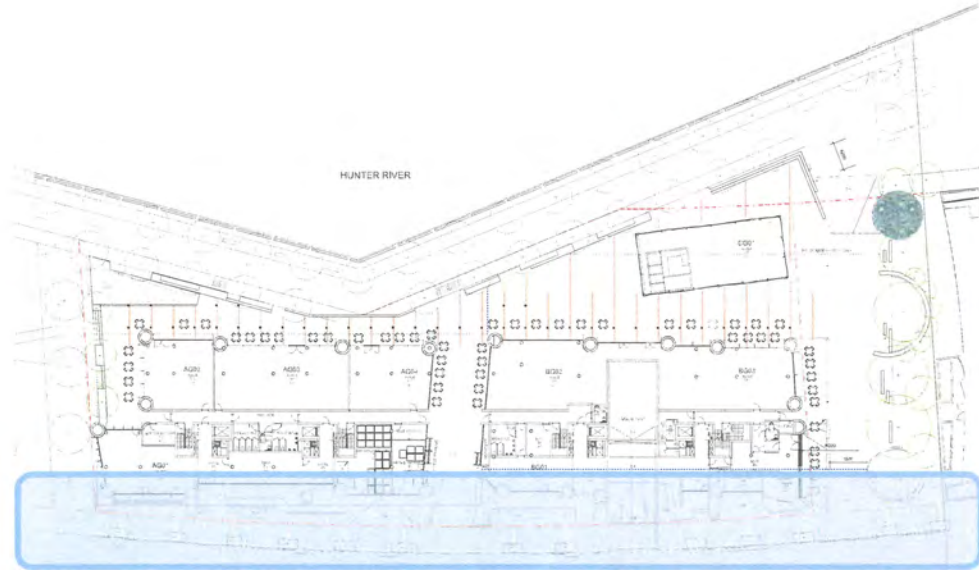
Rosmarinus prostrate




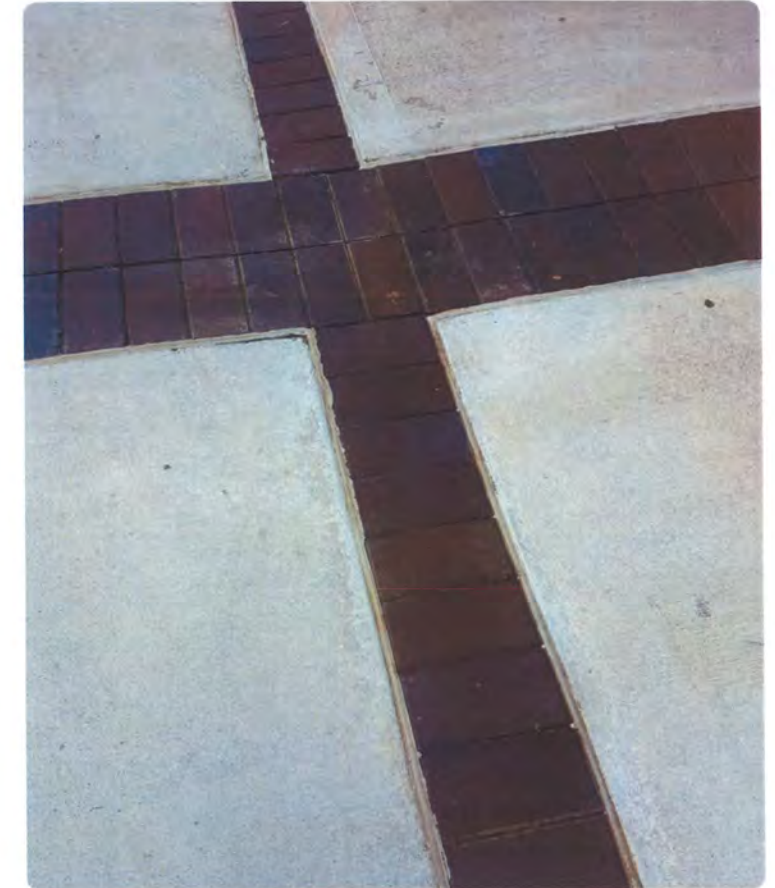
Senecio rowleyanus

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 35 HSD, Lee Wharf | Newcastle

Place + Identity | Honeysuckle Drive Public Domain




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Principles


- Paving to be as agreed and discussed with HDC, Urbis, Council and other key stakeholders.
- Council current detail is insitu concrete infill between banding. Concrete paving to continue into building entries within the property boundary for consistency. A precedent for this is Hunter Water building opposite.
- Trees selected Magenta Cherry (Lili Pilli) .

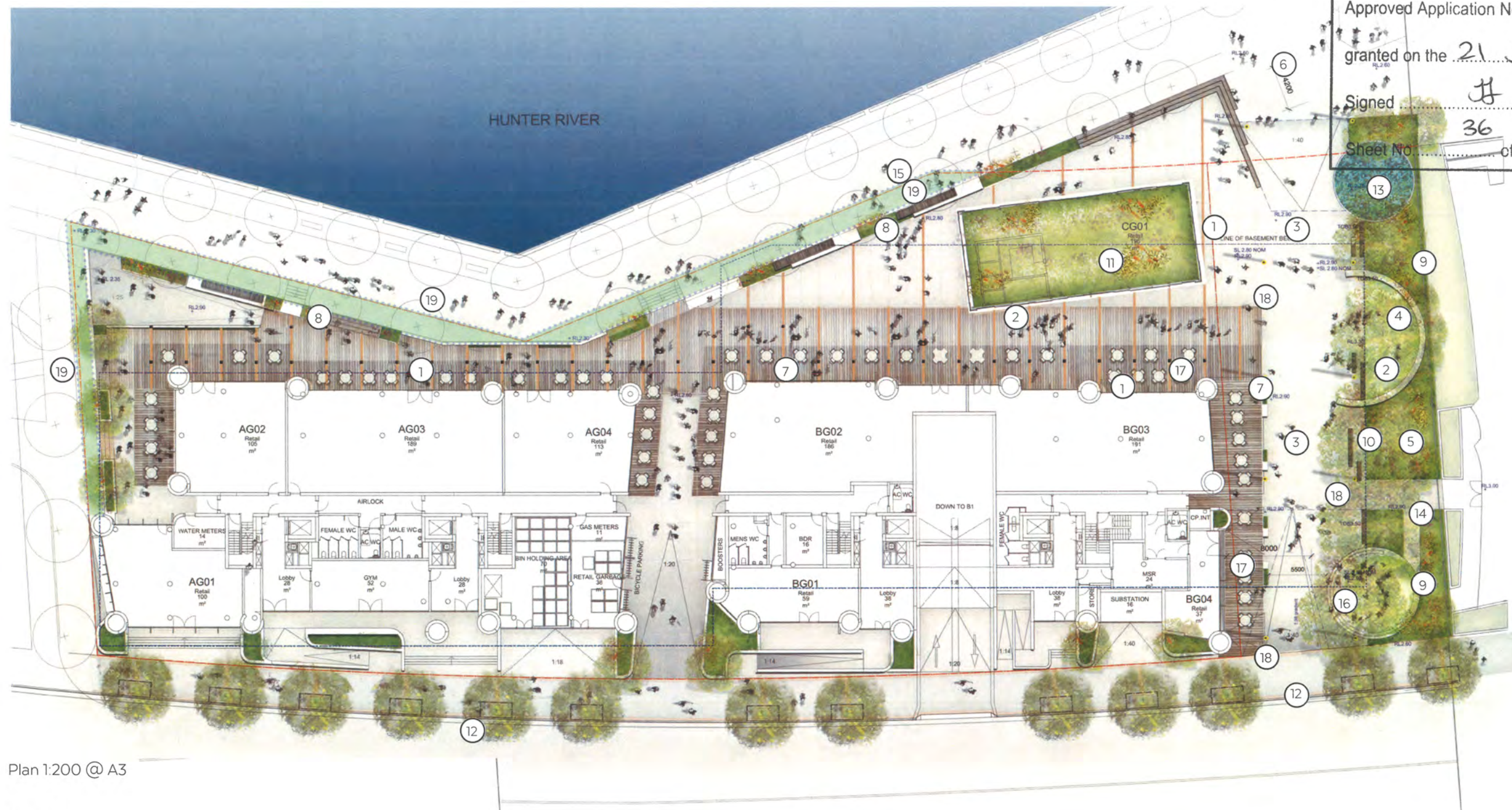
Materials

- Clay brick soldier course along the back of kerb and along the boundary line.
- Single clay brick paving tree surrounds and ramps.
- Double soldier course band at tree pits.
- Off white concrete infill between bands with full width broom finish.



Landscape Plan | Ground Floor and Public Domain Design


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Plan 1:200 @ A3

Legend

1. High quality timber decking with varied alignment to differentiate the different publicly accessible zones.
2. Insitu concrete paving with timber inlay detail.
3. Paving over basement zone. Paving materials to match footpath on Honeysuckle Drive to future detail (i.e. concrete/concrete pavers/brick).
4. Seats and planters combined to give a relaxed character to the through site link. Trees are located within deep soil zones, massed planting is maximised within this area.
5. Trees to include small groups of palms and larger shade trees. Planting should be consistent with proposed along waterfront.
6. Potential for an 'attractor' with multiple functions such as informal water play within the promenade by HDC consultant.
7. Arbor /colonnade and floor treatment shown as a continuation of a timber treatment to denote the strong retail focus of the ground floor and the outdoor dining for the restaurant.
8. Landscape terrace edge with planting and seating of different forms to be coordinated with HDC consultant for the promenade.
9. Clusters of tall palms and larger shade trees throughout civic connector.
10. Generous planting and turfed zone to form a linear park edge with 21HSD to maximise greenery to the civic connector, and still provide clear access and sightlines.
11. Low coastal planting to retail green roof. Shallow lightweight soil profile.
12. Streetscape treatment to be confirmed by HDC/NCC.
13. Biofiltration rain garden 30msq as directed by civil engineer.
14. Access to 21HSD Gym from civic connector as well as all access to turf zone.
15. Nominal preliminary design for promenade being developed by HDC.
16. Turf spaces with feature tree.
17. Food and beverage zone delineated.
18. Post top lighting to Council standard. P2 Lighting shown nominally 10-15m max spacing.
19. Extent of promenade to be delivered by DOMA.

Landscape Sections | Ground Floor




Cross Section- Civic Connector: 150 @ A3



Long Section- Civic Connector: 200 @ A3

Legend

1. Food and beverage zone adjacent to building.
2. Clear paved zone for view corridor and connection to laneway across Honeysuckle Drive, consistent with master plan objectives.
3. Paving over basement zone. Paving materials to match footpath on Honeysuckle Drive to future detail (i.e. concrete/concrete pavers/brick).
4. Seats and planters combined to give a relaxed character to the through site link. Trees are located within deep soil zones, massed planting is maximised within this area.
5. Trees to include small groups of palms and larger shade trees. Planting should be consistent with proposed along waterfront.
6. Potential for an 'attractor' with multiple functions such as informal water play within the promenade by HDC consultant.
7. Arbor /colonnade and floor treatment shown as a continuation of a timber treatment to denote the strong retail focus of the ground floor and the outdoor dining for the restaurant.
8. Landscape terrace edge with planting and seating of different forms to be coordinated with HDC consultant for the promenade.
9. Proposed landscape for promenade by HDC shown notionally.
10. Generous planting and turfed zone to form a linear park edge with 21HSD to maximise greenery to the civic connector, and still provide clear access and sightlines.
11. Low coastal planting to retail green roof. Shallow lightweight soil profile.
12. Streetscape treatment to be confirmed by HDC/NCC.
13. Biofiltration rain garden 30msq as directed by civil engineer.
14. Access to 21HSD Gym from civic connector.
15. Turf spaces with feature tree.
16. Landscape buffer within 21 HSD.
17. Post top lighting shown nominally at 10-15m spacing maximum subject to lighting engineer input.



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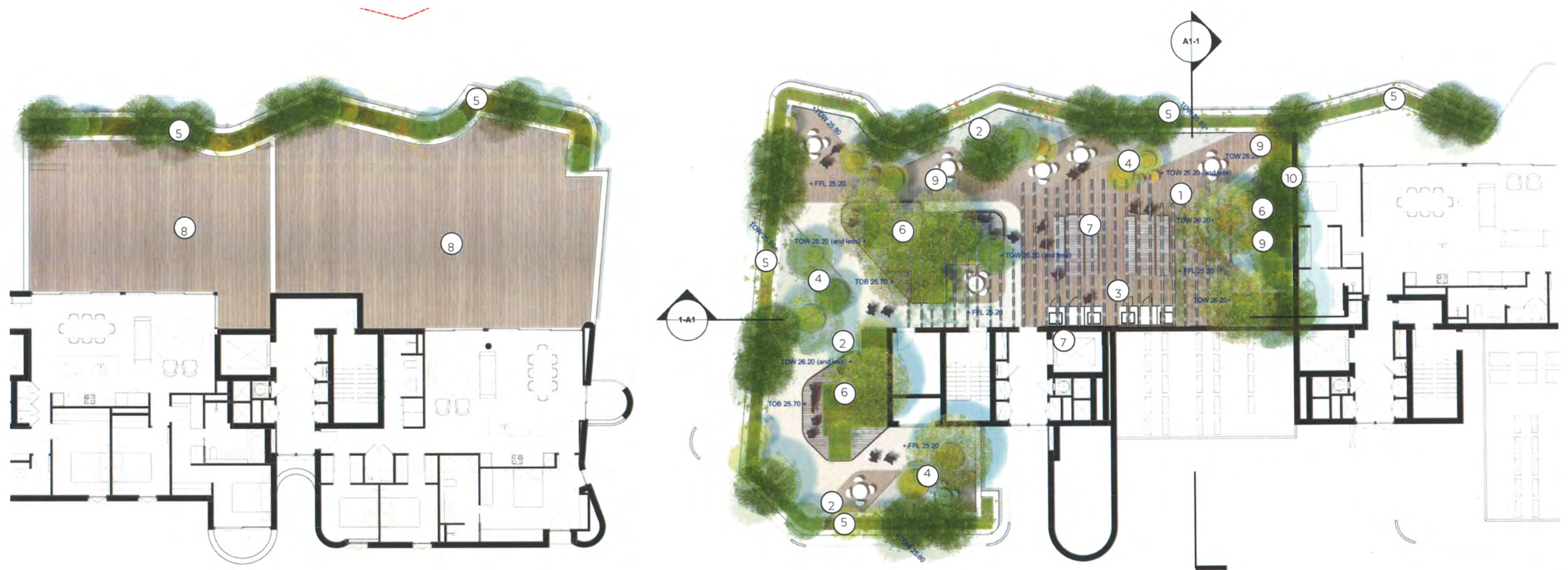
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Landscape Roof Plan



Plan 1:200 @ A3

Legend

1. High quality timber decking with varied alignment to differentiate different types of gathering spaces.
2. Two types of gravel will provide interest and break up spaces.
3. Timber arbor referencing ground floor outdoor dining colonnade design.
4. Seats and planters are combined to create spaces in various sizes and functions.
5. Low palisade edge perimeter planter with massed planting and small shrubs (outside the balustrade) within the strata title for consistent maintenance.
6. Larger trees and shrubs in spacious planters to maximize greenery and to provide shade and intimacy
7. Useable space for larger gatherings near the foyer including dining areas for two groups with two BBQ s.
8. Large private terrace. Paving decking to be confirmed with furnishing by owner/tenant.
9. Loose furniture to all decking areas.
10. Screen planting to private terrace and creating separation with communal space.



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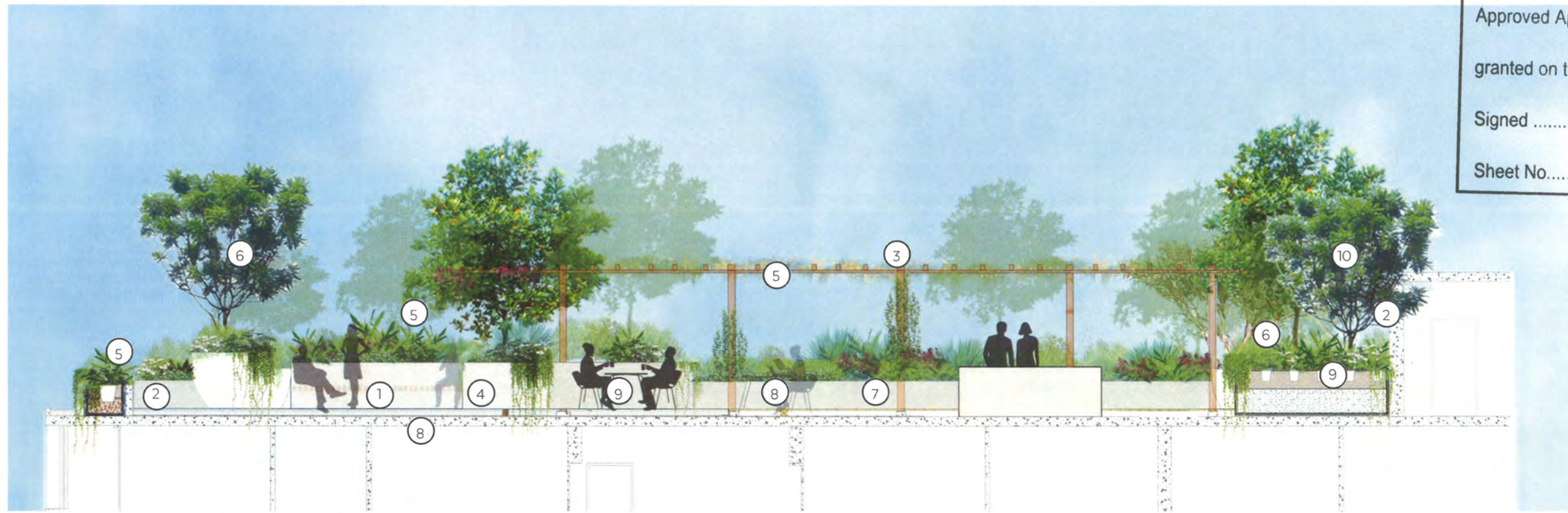
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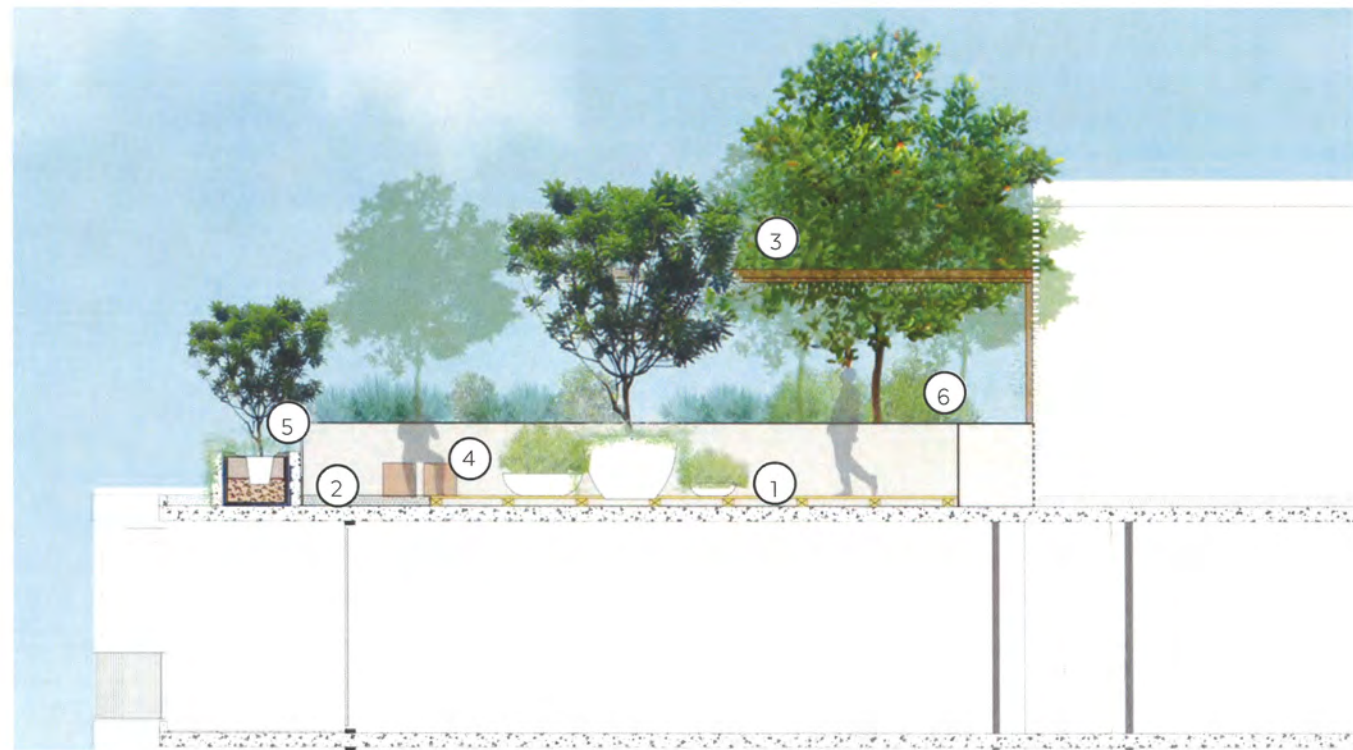
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Landscape Roof Sections |


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Long Section- Rooftop Communal Courtyard 1:200 @ A3



Cross Section- Rooftop Communal Courtyard 1:200 @ A3

Legend

1. High quality timber decking with varied alignment to differentiate different types of gathering spaces.
2. Two types of gravel will provide interest and break up spaces.
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