

07 May 2019

Kristi Jorgensen
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Via email –
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PROJECT: LEE 5, 45 HONEYSUCKLE DRIVE, NEWCASTLE

RE: SDRP3 – Third Review – 11.04.19

Dear Kristi,

Thank you for the opportunity to review the design for Lee 5, 45 Honeysuckle Drive, Newcastle at the State Design Review Panel on 11 April 2019. Please find below a summary of the panel advice and recommendations.

0 - Overview

The panel acknowledges the efforts of the design team to respond to previous advice in a short time frame. The recommendations from the second SDRP that are in progress include:

- 1) public domain strategy
- 2) landscape strategy
- 3) façade and materials

The amendments to the scheme since the previous review are generally supported. The generosity to the public domain and integration of landscape, the proposed expression of plinth and brick materiality, and the modulation of the skyline created by the additional height at the western end are supported. The following advice provides recommendations for the project.

1 – Site strategy and public domain

As per previous advice, the success of this scheme hinges on its relationship to the public domain. The panel welcomes assurances of ongoing discussions between the design team and HCCDC's public domain consultants.

2 – Landscape

The overall proposed landscape approach is supported, with further detail requested to illustrate the integration of landscape with the architecture and public domain.

Further resolution and additional details are requested for the courtyard areas and the planter boxes along the foreshore. As currently illustrated the courtyard areas present as overly rigid in relation to the articulation of the building at the ground plane.

Illustrate proposed strategies to maximise the long-term viability and maintenance of proposed plantings.

3 – Security and Services

The secure line to the foreshore promenade is overly rigid in its expression and does not allow the ground floor of the building to read as three separate parts. Further resolution of this boundary element is requested. Opportunity exists for a more undulating and nuanced fence line in this location.

The inclusion of commercial spaces at the ground level is supported. Further detail is requested regarding the accommodation of deliveries, waste removal and separation between residential and commercial tenancies.

Note that previous advice supported concealing the building services within the ground floor foyer, rather than on Honeysuckle Drive. Resolution of building services should be illustrated.

4 – Built Form and Materials

The articulated concrete structure is a successful strategy overall but requires further resolution at the main entry off Honeysuckle Drive. Provide elevations and 3D views to illustrate.

The design detailing and material resolution of this scheme are significant to its success and a commitment to delivering a high construction standard must be maintained throughout the life of the project. Further details of the materials palette and finishes should be included with particular regard given to longevity and weathering noting the seaside location of the project.

5 – Recommendations

The panel recommends that the items above are addressed through the EIS submission and does not require a further meeting with SDRP.

Sincerely,



Rory Toomey

SDRP Chair, Government Architect NSW

CC NSW SDRP Panel members

Newcastle Council representative
DPE
HCCDC
Design Team

Horizon

Matthew Bennett, Richard Nugent, Rory Toomey (Chair – GA NSW)
Peter Webber [apologies]
David Glasgow
Kristi Jorgensen
Phillip Thalys [Hill Thalys]; James Booth, Stuart Campbell [CKDS]; Jane Irwin [JILA]
Andrew Redwin; Warwick Miller