



07 March 2018

Amy Watson
Team Leader,
Key Sites Assessments
320 Pitt St
SYDNEY NSW 2000

Dear Amy,

On 2 February 2018, the Department of Planning & Environment requested the Government Architect NSW (GANSW) to provide independent design review advice on application SSD 8440 a Mixed Use development located at 42 Honeysuckle Drive, Cottage Creek Precinct, Newcastle in the Newcastle local government area. In conducting the review, GANSW has considered the architectural drawings, landscape architectural drawings, the EIS and its appendices.

In general, GANSW supports the proposal. Our recommendations are as follows:

- Provide the opportunity for natural ventilation to the hotel rooms and communal hotel spaces including lounge, gym and food and beverage areas.
- The proposed Sustainable travel guide should be developed within the operational strategy for the site.
- 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.
- 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.
- 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.
- Provide a design verification statement from a green wall expert to ensure suitability of the system proposed.

Sincerely,

Olivia Hyde
Director Design Excellence
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**COMMENTS IN RESPONSE TO STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 8440
42 HONEYSUCKLE DRIVE, NEWCASTLE**

BACKGROUND

The application is for construction of a nine-storey mixed use building with gross floor area of 10,311 m² comprising ground floor commercial space, 147 room hotel, 7 serviced apartments, 52 residential apartments, 245 above ground car parking spaces (including 25 spaces for public use), ground level loading dock and landscaping and associated works. The site is currently vacant land in a foreshore area along Honeysuckle Drive with land reserved for the Newcastle light rail corridor to the south.

REVIEW

This review was undertaken with reference to GANSW's Better Placed: An integrated design policy for the built environment of NSW.

Better fit: Contextual, local and of its place

The proposal provides an activated corner and ground plane facing Honeysuckle Drive and the adjacent park. Passive surveillance of surrounding public spaces including the light rail corridor is provided from commercial, communal and residential areas within the building. The stepped form effectively addresses the dual frontage of Honeysuckle Drive and the proposed public park, with a planting zone effectively providing a buffer between the development and the light rail corridor.

Proposed planting includes local native species that effectively build on the surrounding landscape.

Better performance: sustainable, adaptable and durable

The site is well connected to pedestrian, cycle and public transport infrastructure in a walkable location to Newcastle town center. Ample bike parking is proposed within the carpark and adjacent to the hotel lobby and commercial space which is commended.

Passive thermal design strategies are acceptable including proposed natural ventilation to all carparking areas and residential apartments however further consideration should be given to providing natural ventilation to the hotel rooms and communal hotel spaces including lobby, lounge, gym and food and

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beverage areas. This is consistent with comments from Newcastle Council's Urban Design Consultative Group (UBCG).

The proposed Sustainable travel guide is commended and should be developed within the operational strategy for the site.

Better for Community: inclusive, connected and diverse

The proposal provides a mix of rooms and serviced apartments, with a number of communal spaces provided within the hotel, along with a mix of apartment types within the residential development above. The hotel use provides a complimentary activation within the commercial precinct.

A clear entry to the site is provided at the North West corner of the building with a defined frontage to Honeysuckle Drive and the public park adjacent.

Better for people: safe, comfortable and liveable

Generally a high level of amenity is proposed throughout. Some improvements could be made to internal layout of Apartment type 2C to improve functionality of the ground floor living space including consideration of kitchen layout and adequacy of circulation.

In addition, consideration should be given to introducing natural ventilation to hotel rooms and communal hotel spaces as per comments above.

Further detail is required to demonstrate the relationship between ground floor serviced apartments and the public park adjacent. Activation and surveillance of the public domain needs to be carefully balanced with privacy to individual units through the consideration of landscaping including trees and understory planting. Some screening of apartment living areas may be required. The proposed design for this interface should be confirmed and detailed. The GANSW request a section at 1:50 or 1:20 to show a typical treatment.

Better Working: functional, efficient and fit for purpose

The efficiency and logic of hotel and apartment planning is commended.

The use of transparent balustrades is supported however consideration should be given to screening of external drying areas and storage zones from the public domain. Alternative communal facilities could also be considered including communal drying areas or drying rooms.

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Better Value: creating and adding value

The robust material palette and detailed landscaping including vertical green walls is supported. GANSW request a design verification statement from green wall expert to ensure suitability of the system proposed.

Proposed buffer planting at the perimeter of the site including indigenous trees is commended.

Better look and feel: engaging, inviting and attractive

The built form, scale and proportion of the proposal including small deviation from the height control is considered appropriate and is supported in line with comments provided by UDCG. Improvements to the composition of facade from the initial proposal following design review are commended.

DESIGN EXCELLENCE PROCESS

As per GANSW letter dated 19th January 2018 the Government Architect is satisfied that the design excellence process undertaken meets the objectives of the Newcastle LEP.

A process of design integrity is to be established to ensure the scheme retains design excellence through to construction. This should be provided as part of the SSDA and should include continuing review through design development by the existing DRP established for this project.

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