

42 HONEYSUCKLE DRIVE COTTAGE CREEK PRECINCT NEWCASTLE

NEWCASTLE CITY COUNCIL
DEVELOPMENT APPLICATION

ARCHITECTURAL DESIGN STATEMENT

MAY 2019

BATESSMART™

CLIENT

Doma Group
THE DOMA GROUP



PROJECT NUMBER

s12109

CONSULTANTS

Access	Indesign Access
Acoustic	Acoustic Logic
Construction Management	BLOC
ESD	David Gradwell
Flood	Northrop
Geotechnical	Douglas
Landscape	Sydney Design Collective
Planning	KDC Planning
Services	S4B
Survey	de Witt Consulting
Waste Management	Elephant's Foot
Traffic	Intersect

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Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

INTRODUCTION & SUMMARY

INTRODUCTION

This design statement has been prepared to outline the changes proposed by a new Development Application for 42 Honeysuckle Drive, Newcastle. This document is to be read in conjunction with the accompanying planning report by KDC.

The statement includes the following sections:

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SUMMARY OF PROPOSED AMENDMENTS

- / Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
- / Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
- / Adjustments to the facade design from Level 05-08 in response to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
- / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
- / Storage cage arrangements updated.
- / Modifications to the landscaped courtyard design on Level 05 to suit the revised envelope and orientation of serviced apartments
- / Adjustments to the extent of landscaped planters to Level 05.
- / Deletion of the residential building entrance and lobby with floorspace incorporated into the restaurant tenancy
- / Addition of serviced apartment lift lobby at Ground Floor, accessed via the main hotel lobby. BOH and loading dock area revised as required.
- / Re-planning of loading dock, waste rooms, services rooms and bike stores at ground floor. Reduction in width of loading dock.
- / Addition of signage zones to the external building facade
- / Adjustments to the extents of rooftop plant enclosure
- / Fixed skylights to 2-storey apartments facing into central courtyard

APPROVED DA

DENSITY AND UNIT MIX

Residential Apartments:

1 Bed	6
2 Bed	33
3 Bed	13
Total:	52

CAR PARKING PROVISION

Hotel	128
Residential Apartments	93
Visitors	11
Retail	2
Total Provided:	234

BICYCLE PARKING PROVISION

Hotel/Retail	14
Residential/Visitors	33
Total Provided:	47

PROPOSED DA

DENSITY AND UNIT MIX

Serviced Apartments:

1 Bed	17
2 Bed	35
3 Bed	8
Total:	60

CAR PARKING PROVISION

Hotel	129
Serviced Apartments	94
Visitors	12
Retail	2
Total Provided:	237

BICYCLE PARKING PROVISION

Hotel/Retail	10
Serviced Apartments/Visitors	21
Total Provided:	31

SITE ANALYSIS

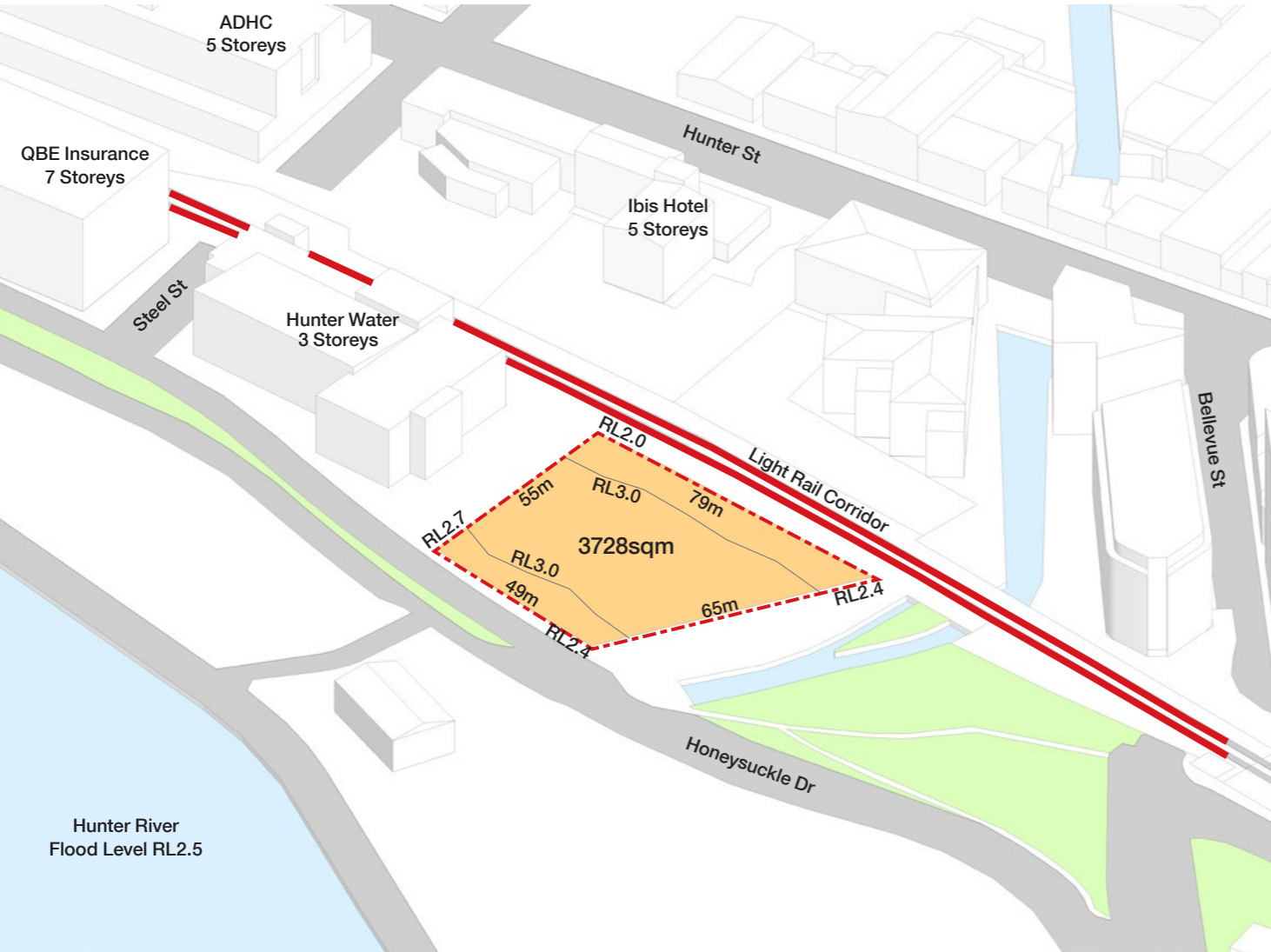
SITE CONSTRAINTS AND EXISTING CONTEXT

The site is a truncated rectangle configuration with a frontage to Honeysuckle Drive of approximately 50 meters.

The site is bounded by:

- Hunter Water site to the east
- Railway reservation to the south
- Honeysuckle Drive to the north.
- Public Domain area to the west

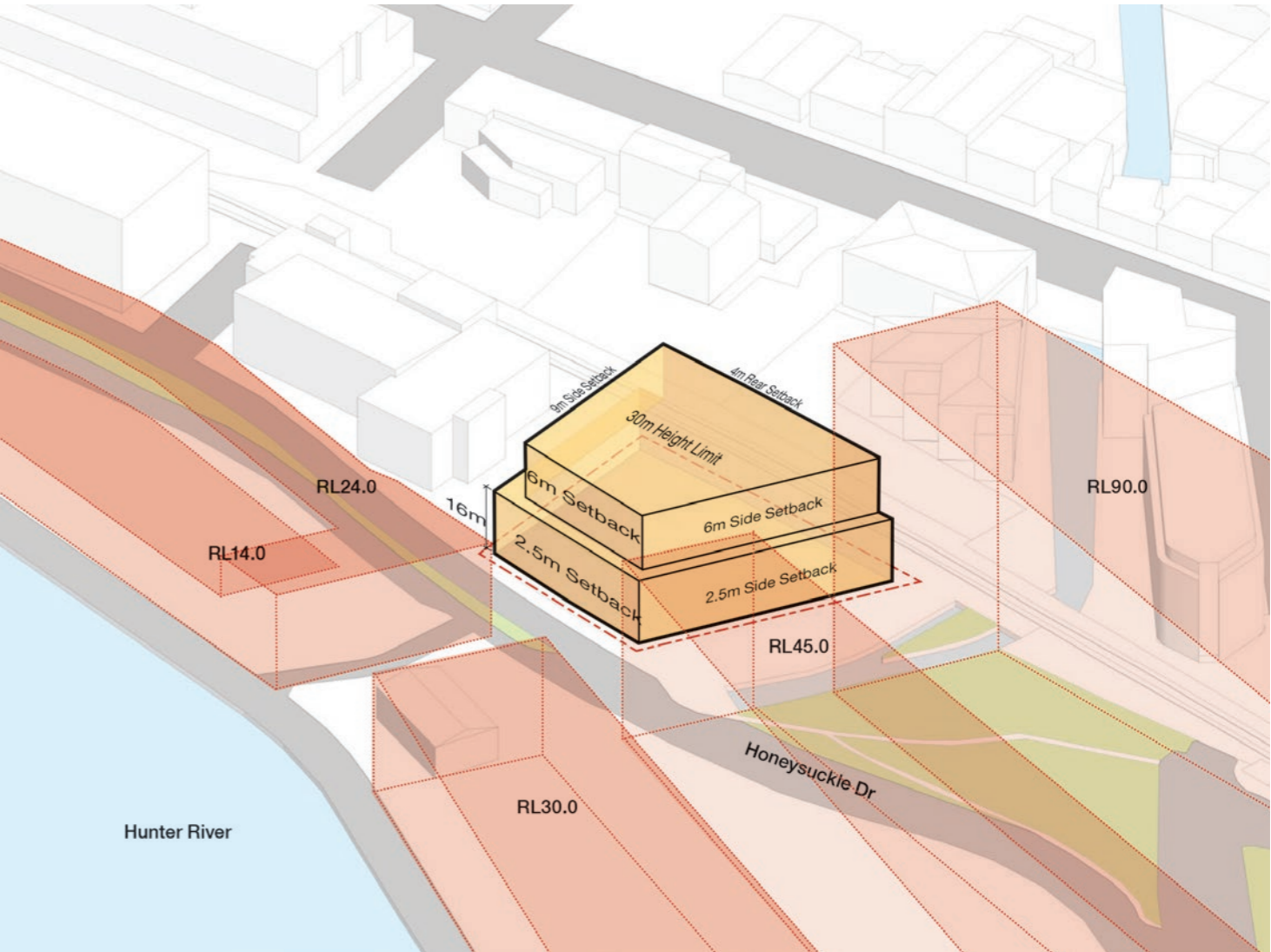
Basement and lift shaft openings are at the 1% AEP level of 2.5m AHD



SITE 42 NEIGHBOURHOOD DCP CONTEXT & CONSTRAINTS

The LEP 2012 guide allows for a mixed use development comprising of commercial premises (retail) at ground level, with tourist and visitor accommodation and RFB and can be designed to achieve the intended outcomes and objectives of SEPP 65 and the Apartment Design Guide.

The LEP allows for a maximum height of 30m for the building from ground level, and allows different future developments for the surrounding sites.

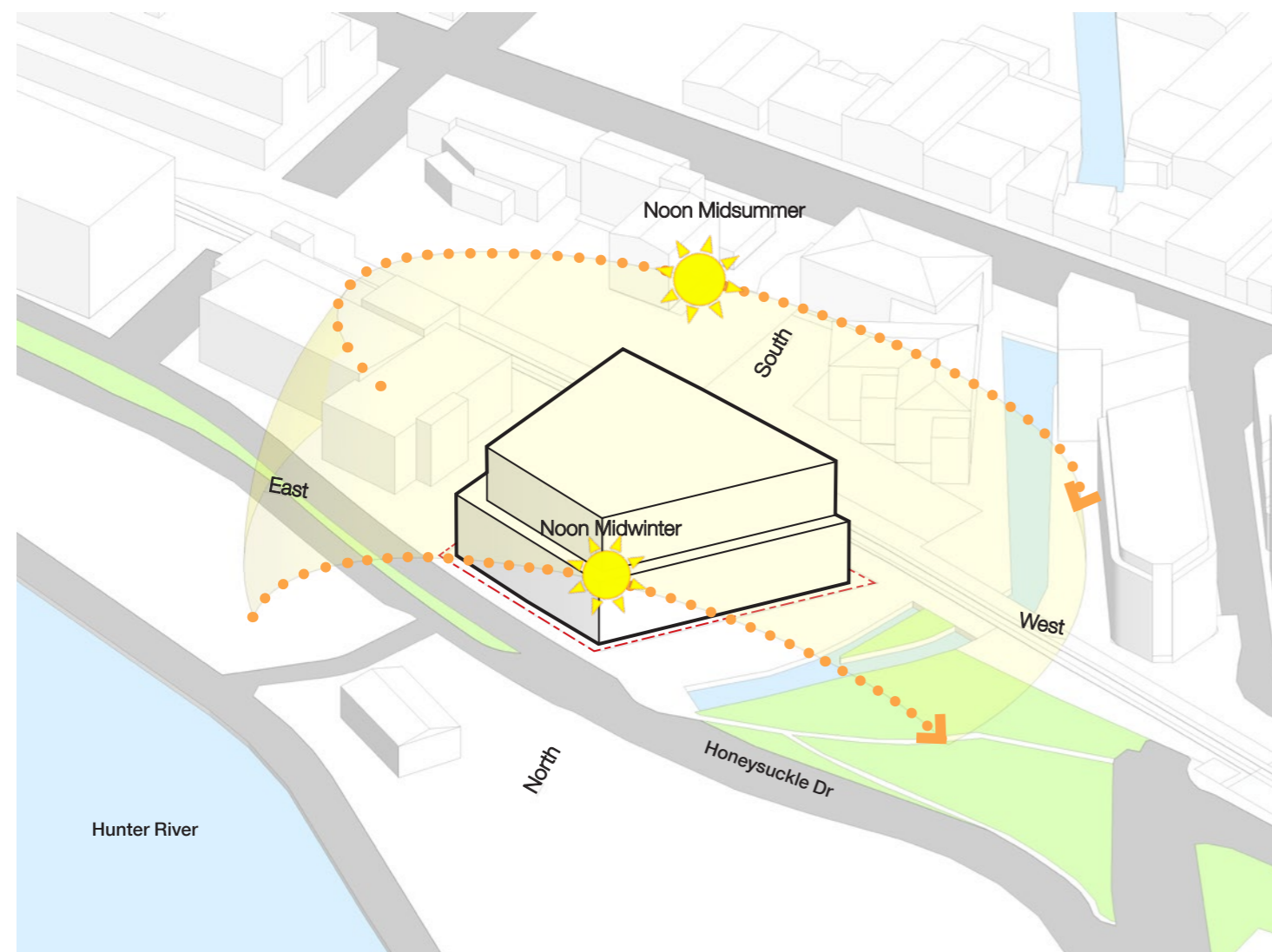


SOLAR ACCESS

The street frontage of Honeysuckle Drive facing predominantly to the north provides the opportunity for the project accommodation to be arranged in a U shape. The serviced apartments to the upper levels are arranged around a central courtyard with their frontages oriented to the north, east and west in order to maximise the number of apartments receiving direct solar access.

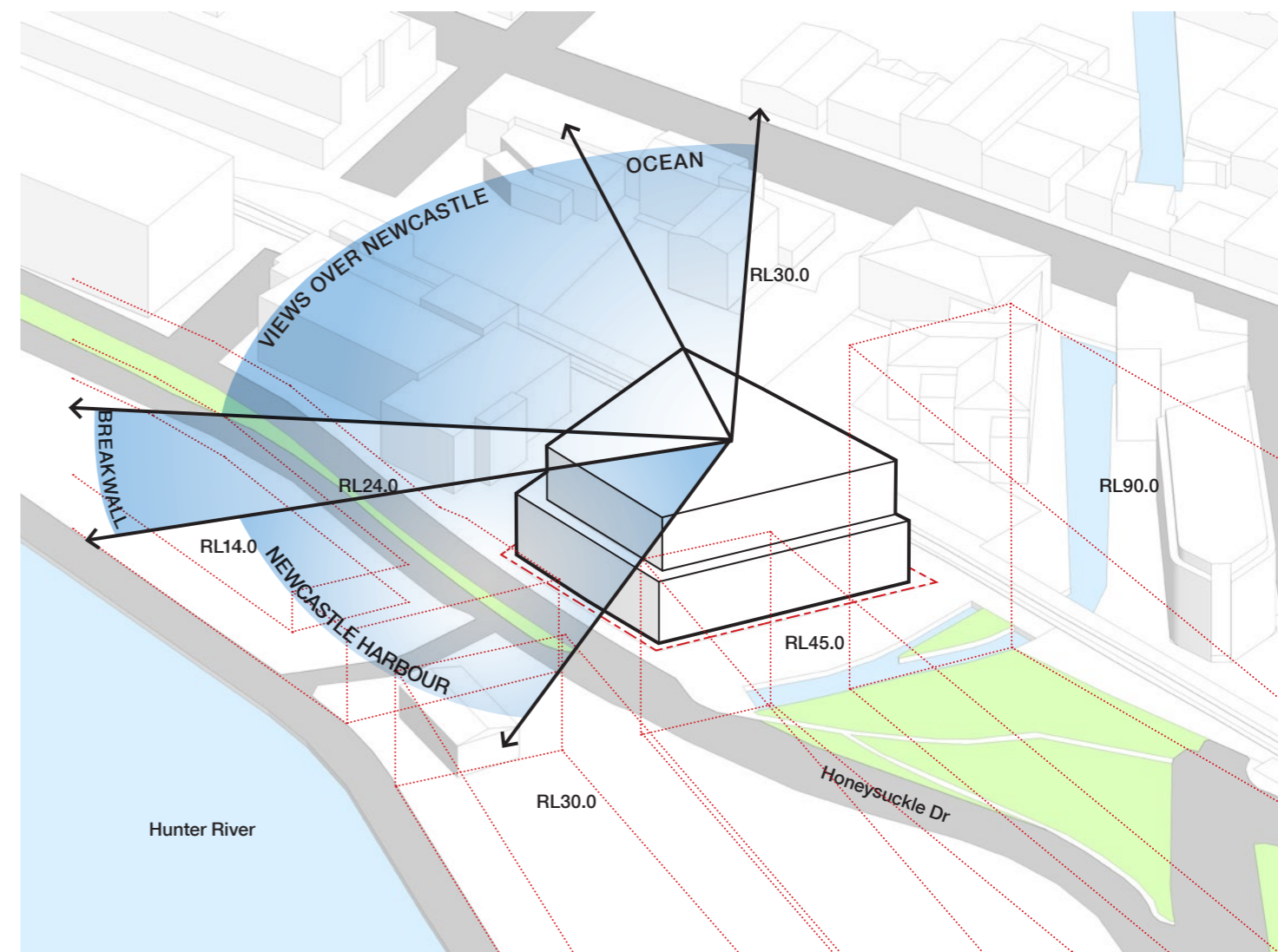
The hotel rooms to the lower levels are oriented to the north, east and west which also provides for direct solar access.

A minimum of 70% of the apartments achieve at least 2 hours of direct sunlight to living rooms and balconies between 9am and 3pm in Mid Winter.



VIEW CORRIDORS

The U shaped configuration of the building is also advantageous when analysing the access to views from the serviced apartments and hotel rooms. The apartments facing to the East will achieve views across the Newcastle CBD to the ocean beyond while the North and West facing apartments and hotel rooms access views of the Hunter River, Harbour and foreshore.



0.0
DESIGN CHANGES
GROUND FLOOR

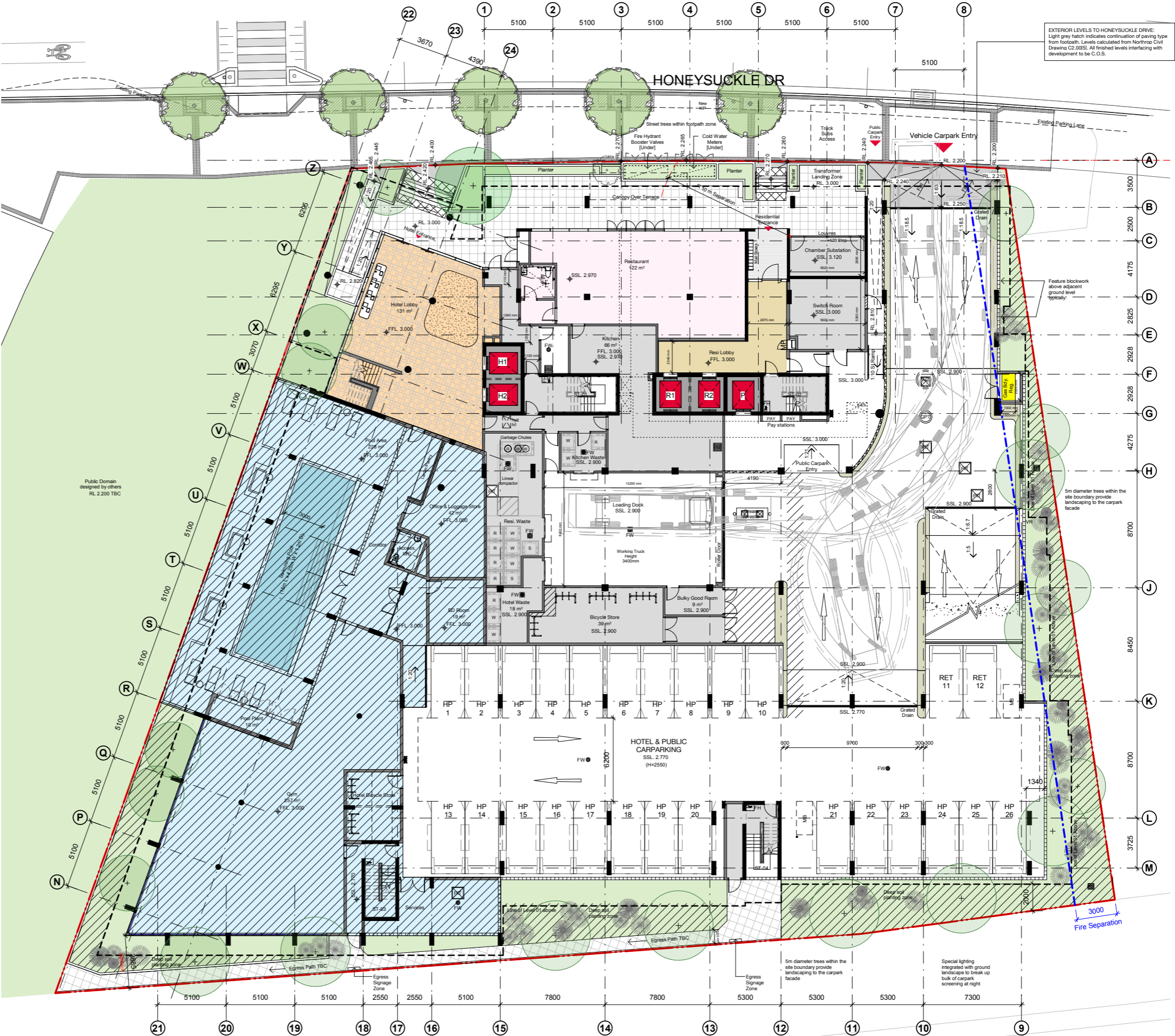
PREVIOUS DA MODIFICATION

General Arrangement Plan
Ground Floor Plan
Revision: 13
Date: 04/03/19
Description: Issued for DA Modification

KEY

Under Approval

Changes between proposed and current approved

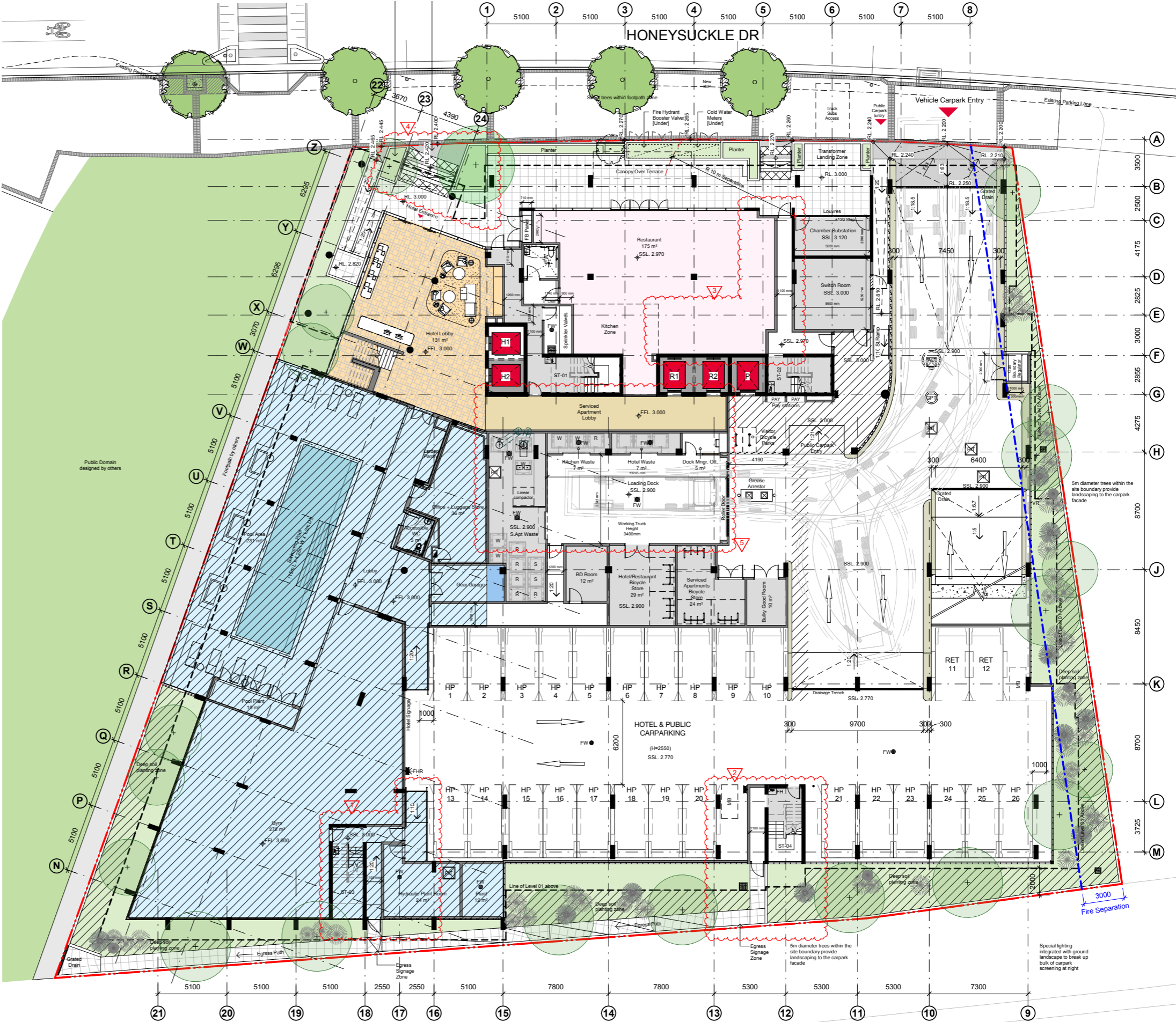


0.1 DESIGN CHANGES GROUND FLOOR

PROPOSED DA

Proposed amendments:

- 1 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 2 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
- 3 / Deletion of the residential building entrance with floorspace incorporated into the restaurant tenancy.
- 4 / Addition of signage zones to the external building facade.
- 5/ Addition of serviced apartment lift lobby at Ground Floor, accessed via the main hotel lobby. BOH and loading dock area revised as required.



General Arrangement Plan
Level 01

This detailed architectural floor plan represents Level 01 of a building, which includes hotel rooms and public carparking. The plan is oriented with North at the top and is bounded by a red dashed line indicating a fire separation zone.

Room Layout and Details:

- Hotel Rooms:** The plan shows a series of hotel rooms, including:
 - Rooms 01.01 to 01.15 (17 m² each) along the top edge.
 - Rooms 01.16 to 01.36 (various sizes) along the left and bottom edges.
 - Rooms 01.37 and 01.38 (17 m² each) on the right side.
- Public Carparking:** The central area is designated as "HOTEL & PUBLIC CARPARKING Level 01 Carpark (Upper)" with a level of SSL 6.920 (H=2655). It contains numerous parking spaces labeled HP 48 through HP 69.
- Service and Utility Areas:**
 - Corridors:** Multiple corridors are shown, including a "Corridor FFL 6.940" and "15 Corridors/sets" at the bottom.
 - Staircases:** Staircases are located at various points, including "ST-03" and "ST-04".
 - Other Rooms:** Includes a "Lounge FFL 6.940", "Pump Room", "Hotel Comms Rm", "Airlock", "Unisex WC", "Store", and "Hotel Carpark Lift Entry SSL 6.920".
- Structural and Safety Features:**
 - Fire Separation:** Indicated by a red dashed line with a 3000mm width.
 - Setbacks:** Various setbacks are marked, such as "Setback 3000", "Setback 1263", and "Setback 824".
 - Planters:** "Planters on facade" and "Planters on roof" are indicated.
 - Special Lighting:** A note specifies "Special lighting including up lighting to break up bulk of carpark screening at night".

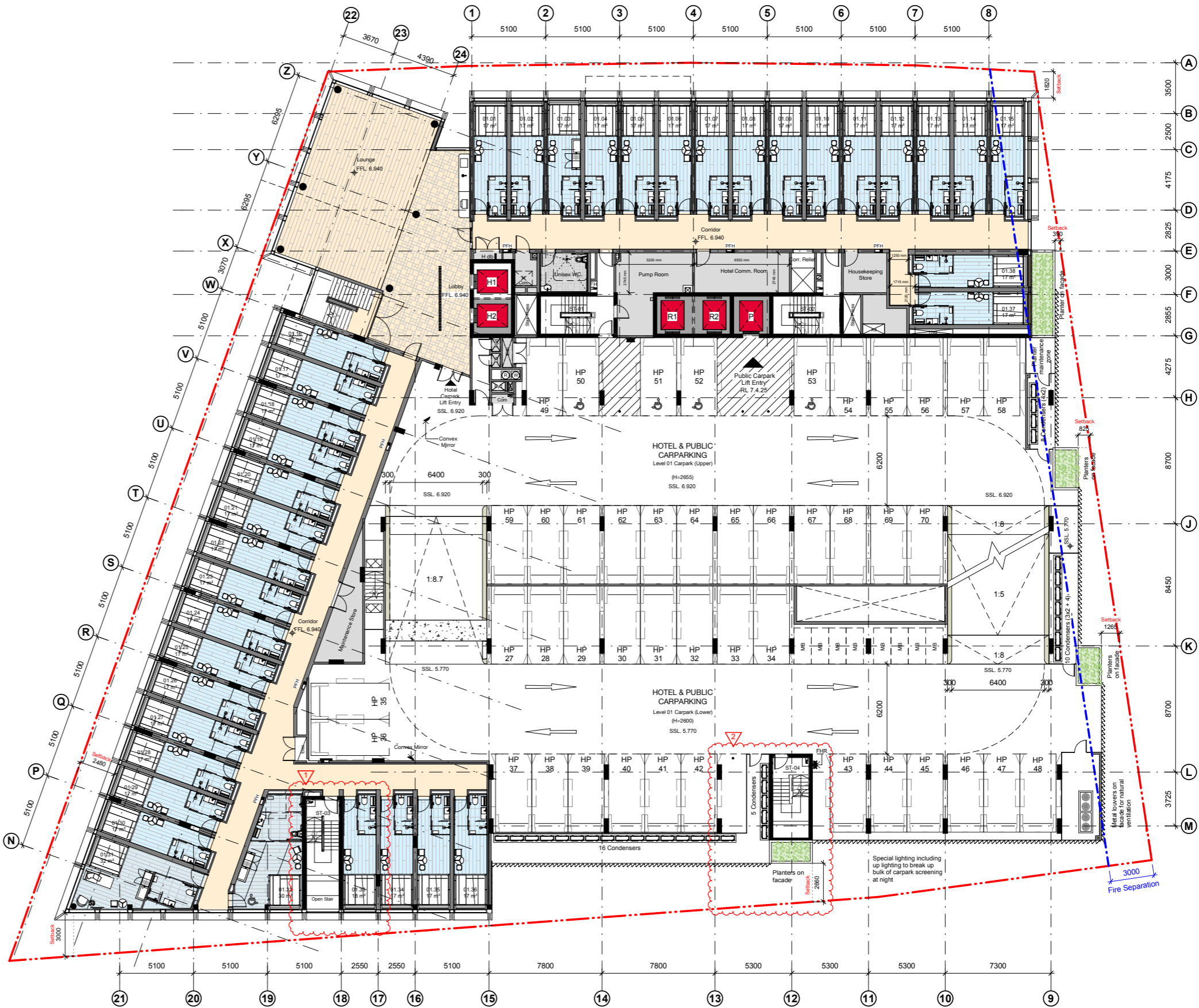
The plan also includes a grid system with letters A through M and numbers 1 through 21 for reference.

1.1 DESIGN CHANGES FIRST FLOOR

PROPOSED DA

Proposed amendments:

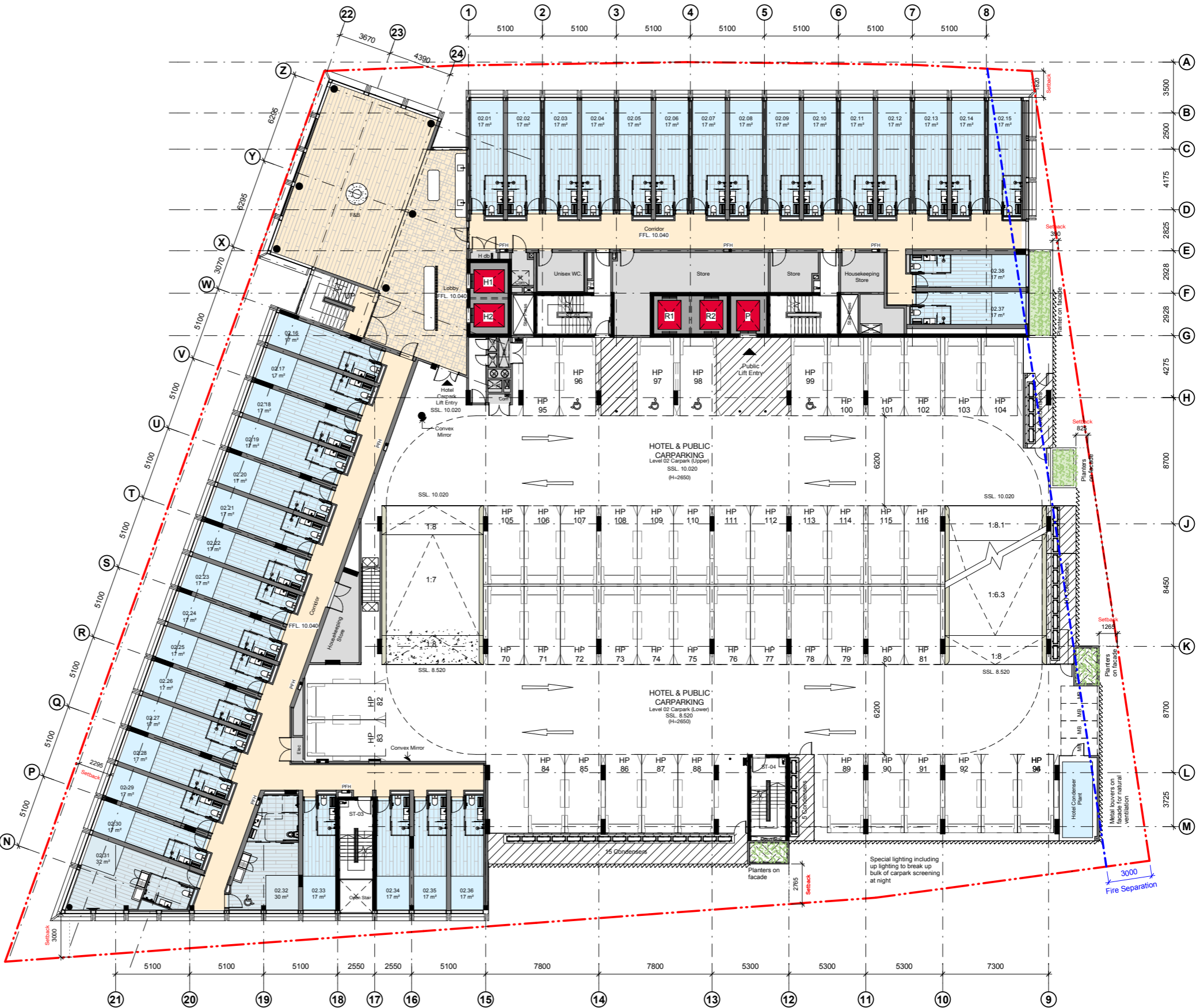
- 1 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 2 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.



2.0
DESIGN CHANGES
SECOND FLOOR

PREVIOUS DA MODIFICATION

General Arrangement Plan
Level 02
Revision: 11
Date: 04/03/19
Description: Issued for DA Modification

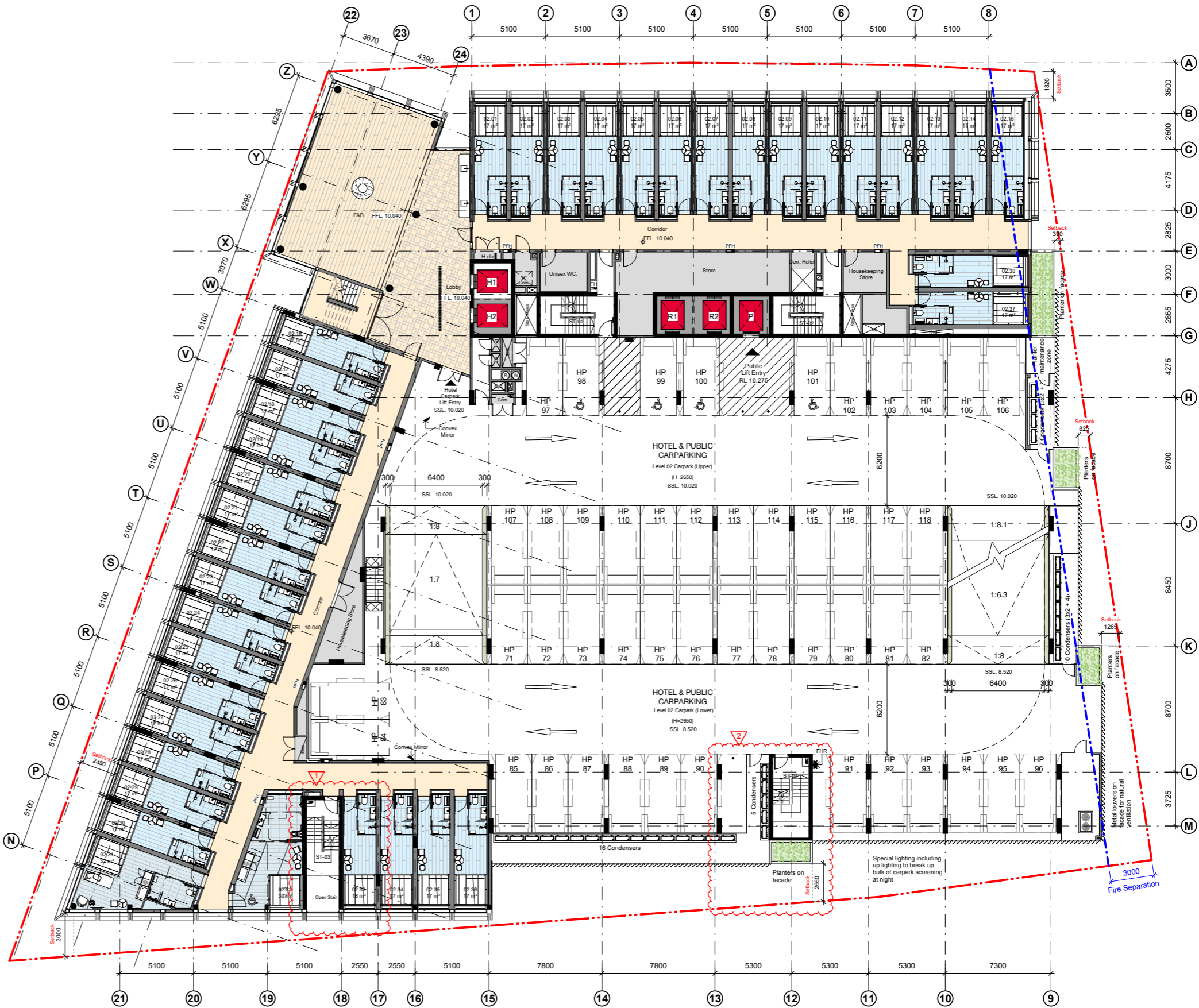


2.1 DESIGN CHANGES SECOND FLOOR

PROPOSED DA

Proposed amendments:

- 1 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 2 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.



3.0 DESIGN CHANGES THIRD FLOOR

PREVIOUS DA MODIFICATION

General Arrangement Plan
Level 03
Revision: 11
Date: 04/03/19
Description: Issued for DA Modification



3.1 DESIGN CHANGES THIRD FLOOR

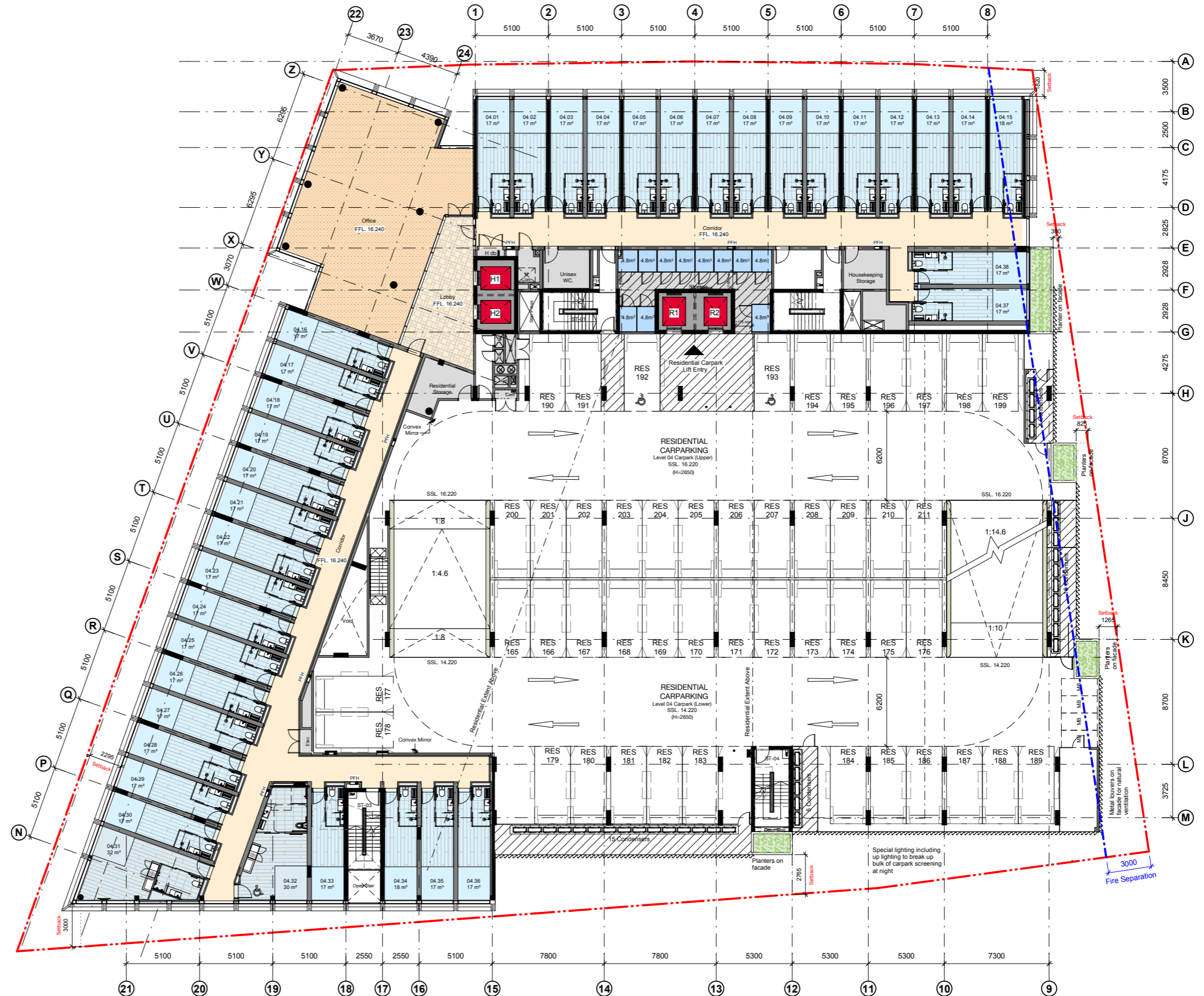
PROPOSED DA

Proposed amendments:

- 1 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 2 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.



Revision: 11
Date: 04/03/19
Description: Issued for DA Modification



4.1

DESIGN CHANGES

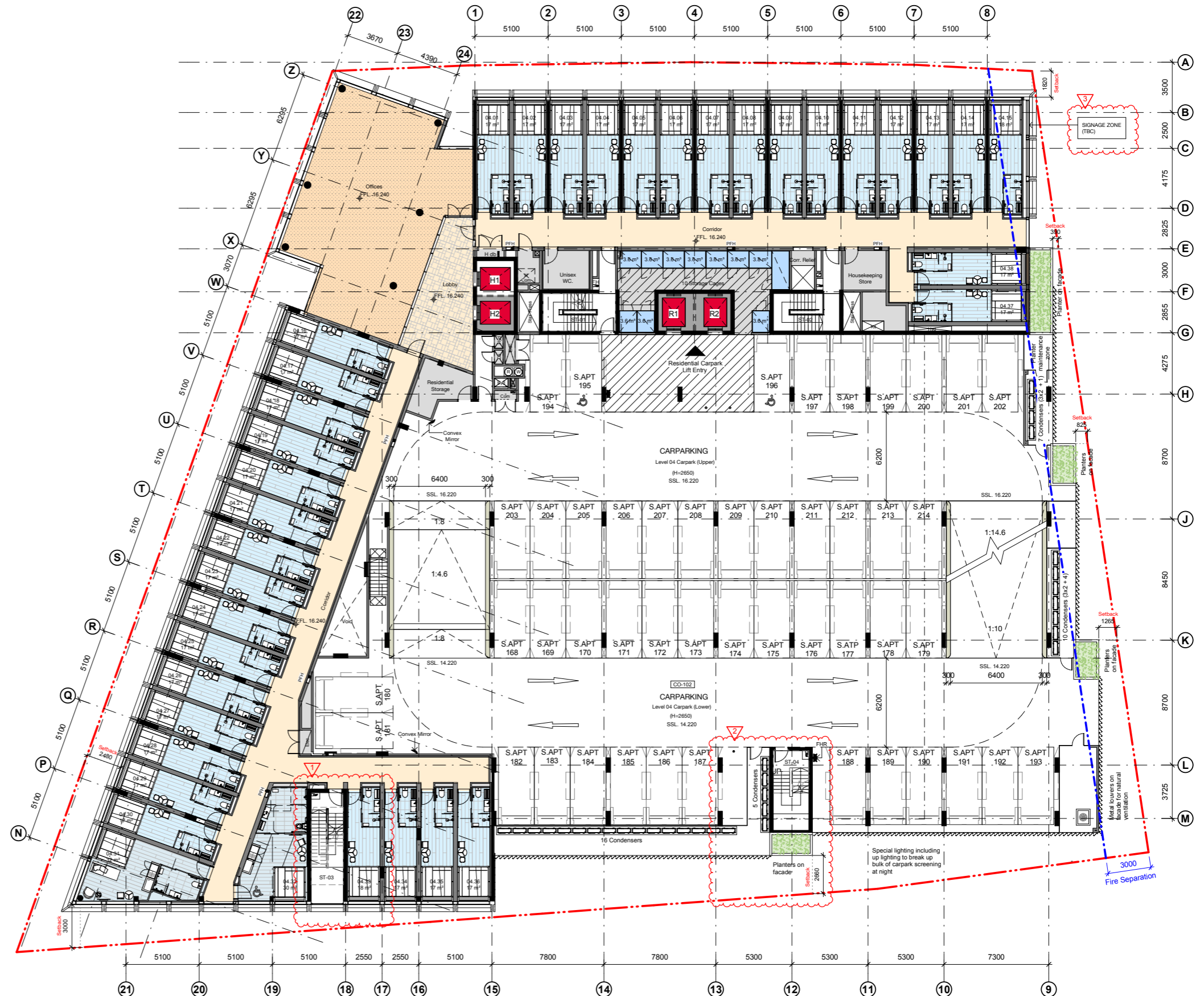
FOURTH FLOOR

Proposed amendments:

1 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.

2 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.

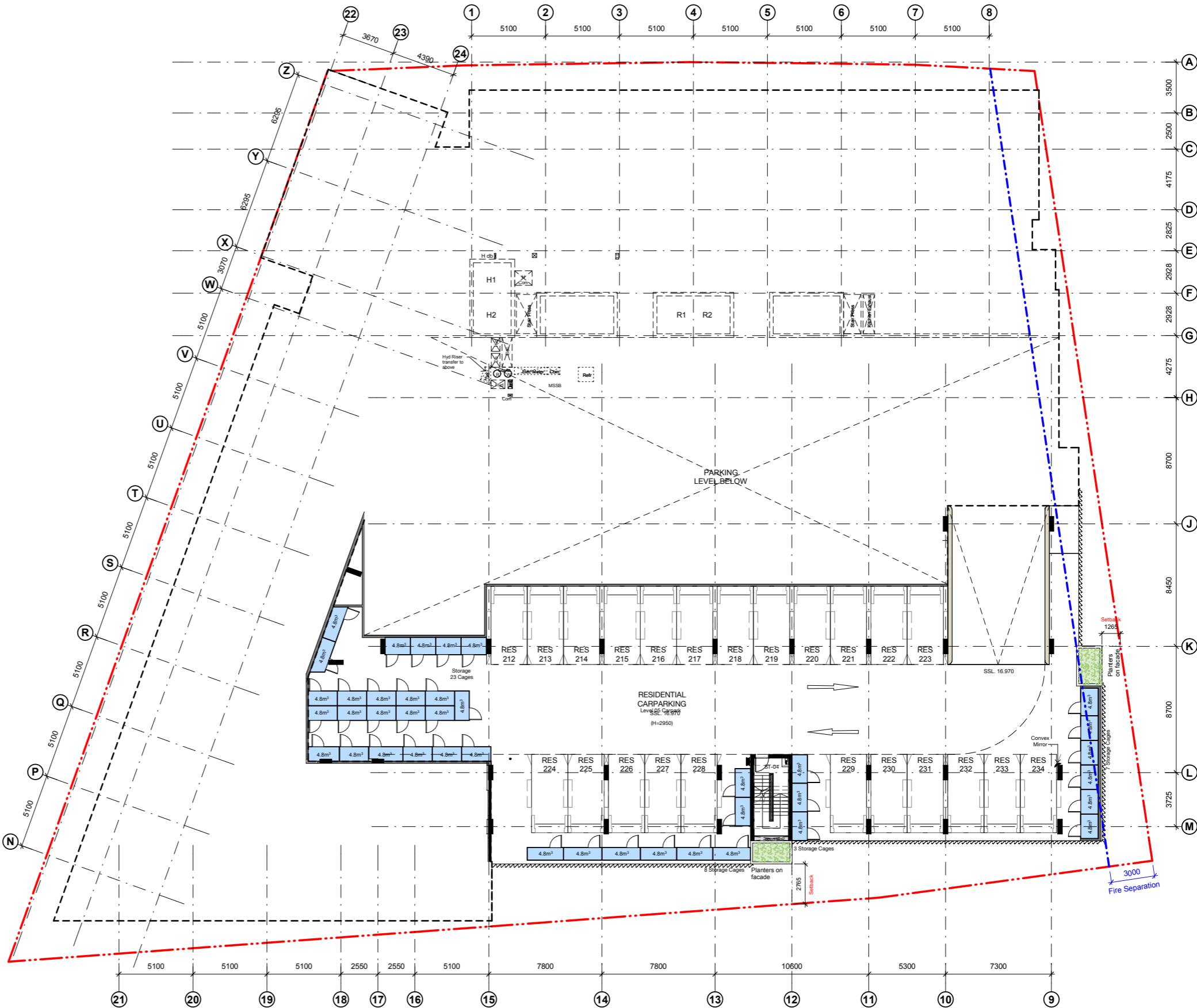
3 / Addition of signage zones to the external building facade.



5.0 DESIGN CHANGES FIFTH FLOOR PARKING

PREVIOUS DA MODIFICATION

General Arrangement Plan
Level 05 Parking
Revision: 10
Date: 04/03/19
Description: Issued for DA Modification

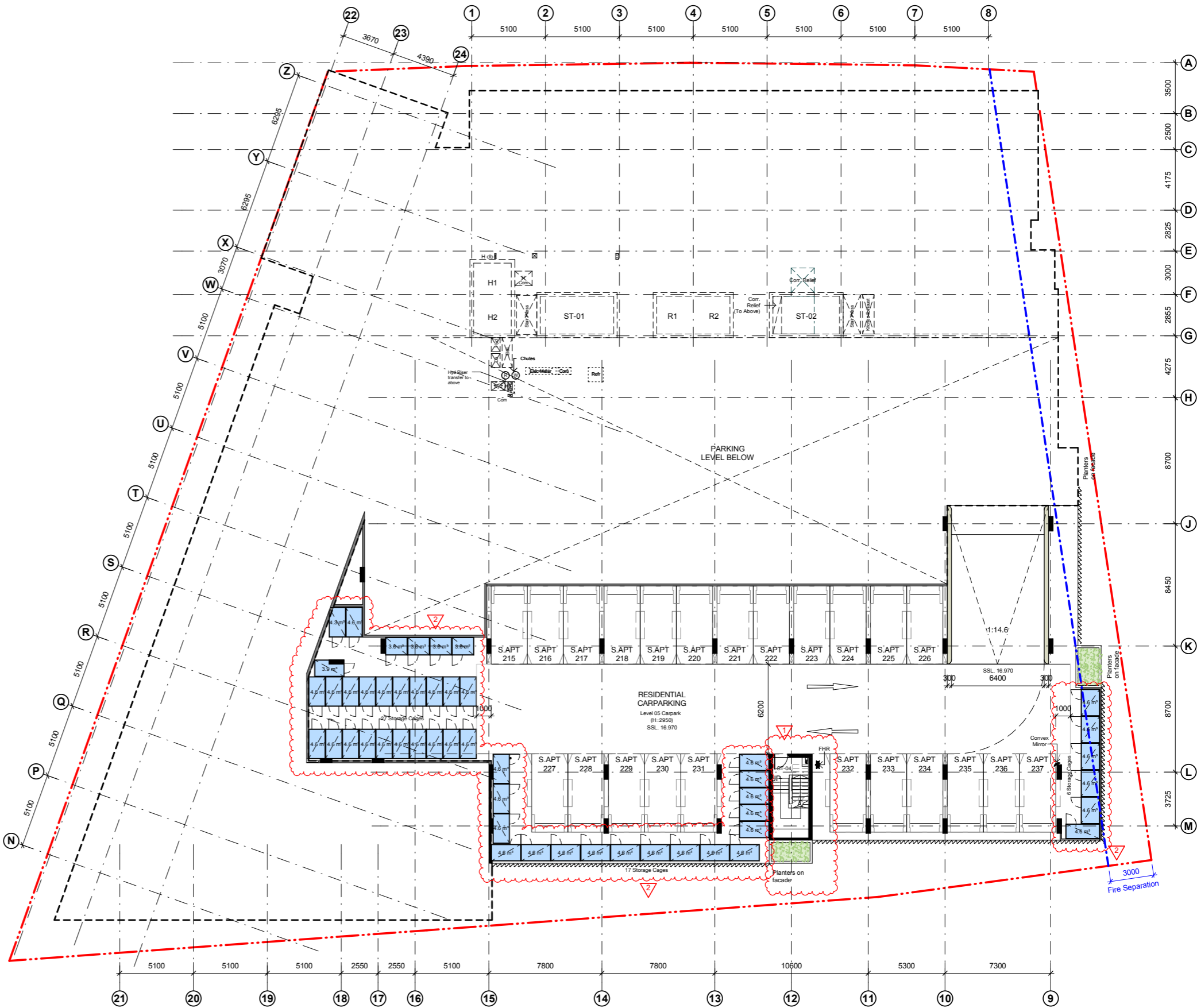


5.1 DESIGN CHANGES FIFTH FLOOR PARKING

PROPOSED DA

Proposed amendments:

- 1 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
- 2 / Storage cage arrangements updated.

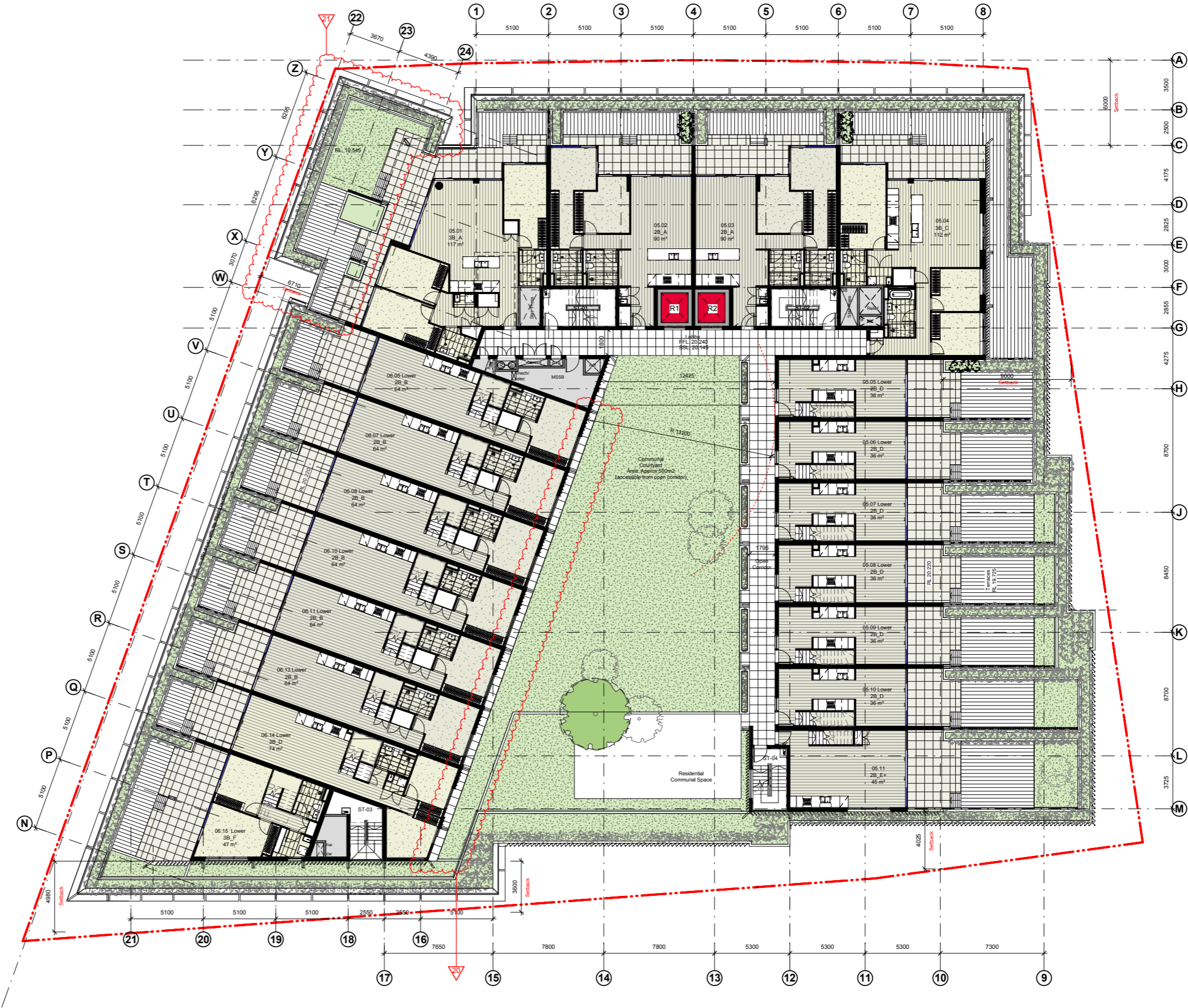


5.2 DESIGN CHANGES FIFTH FLOOR

APPROVED DA

General Arrangement Plan
Level 05

Revision: 2
Date: 24/04/18
Description: Issue for DA Comments



5.3 DESIGN CHANGES FIFTH FLOOR

PROPOSED DA

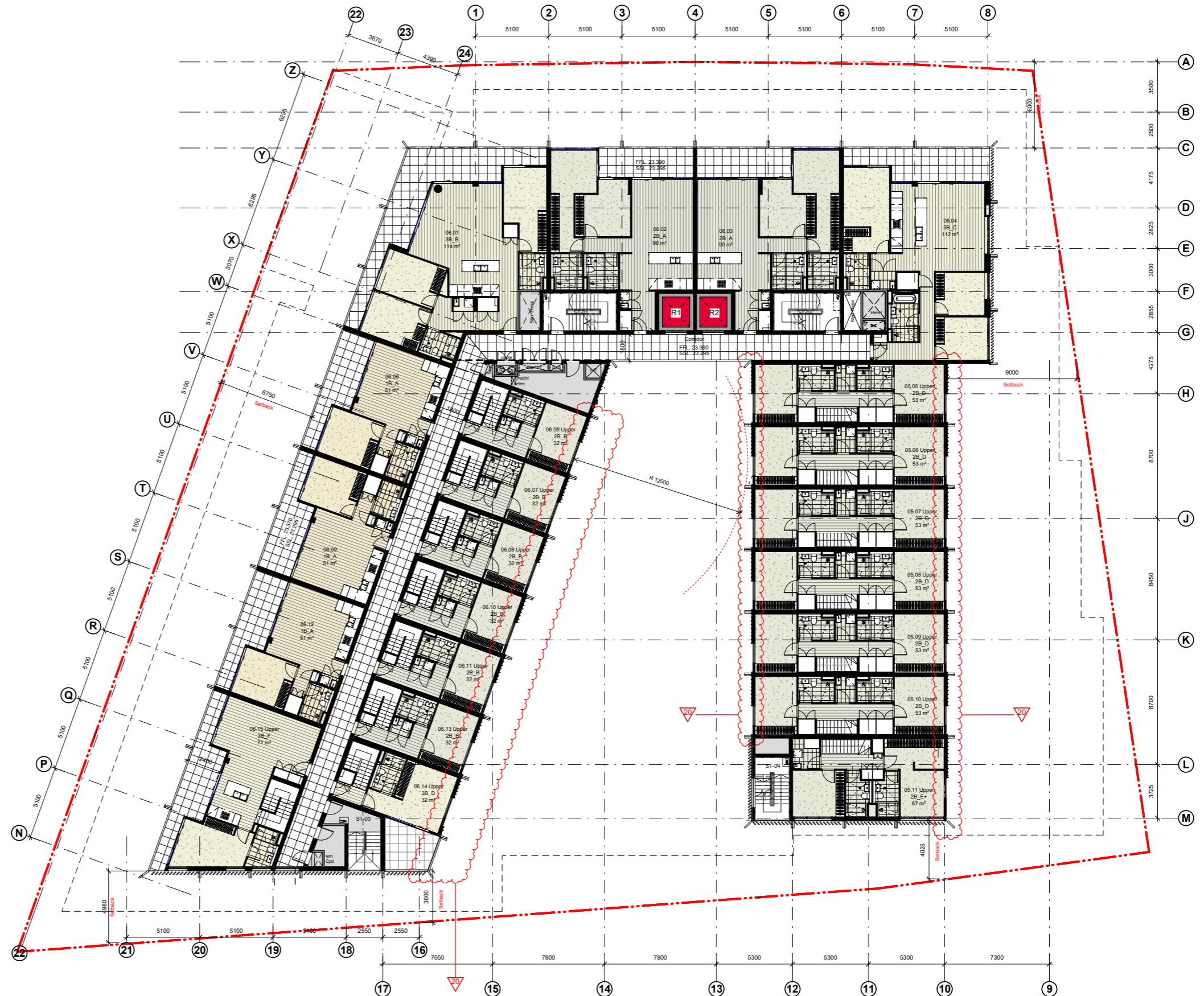
Proposed amendments:

- 1 / Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
- Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
- Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
- Modifications to the landscaped courtyard design on Level 05 to suit the revised envelope and orientation of serviced apartments.
- Adjustments to the extent of landscaped planters to Level 05.
- 2 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 3 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.



6.0 DESIGN CHANGES SIXTH FLOOR

General Arrangement Plan
Level 06
Revision: 2
Date: 24/04/18
Description: Issue for DA Comments

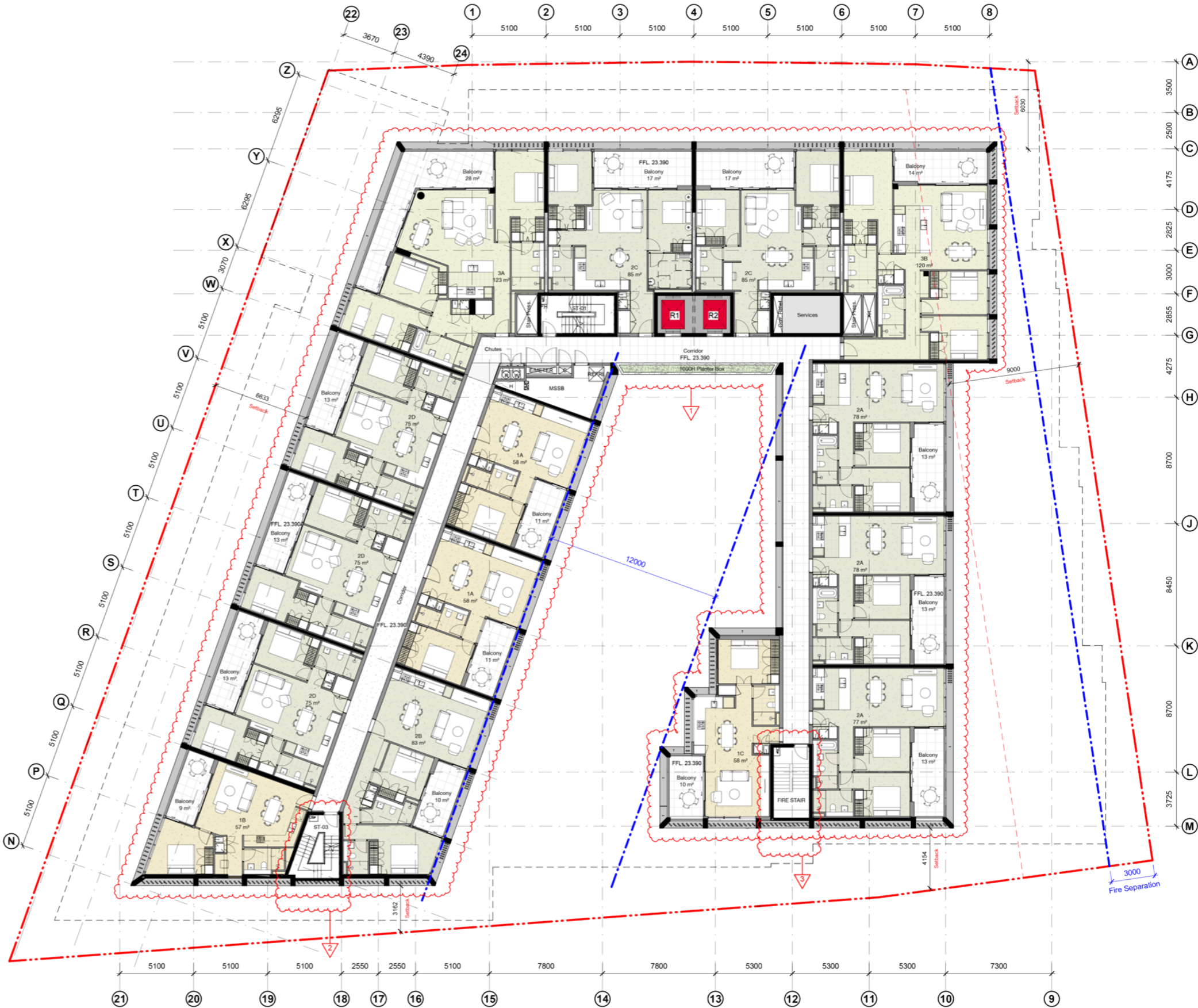


6.1 DESIGN CHANGES SIXTH FLOOR

PROPOSED DA

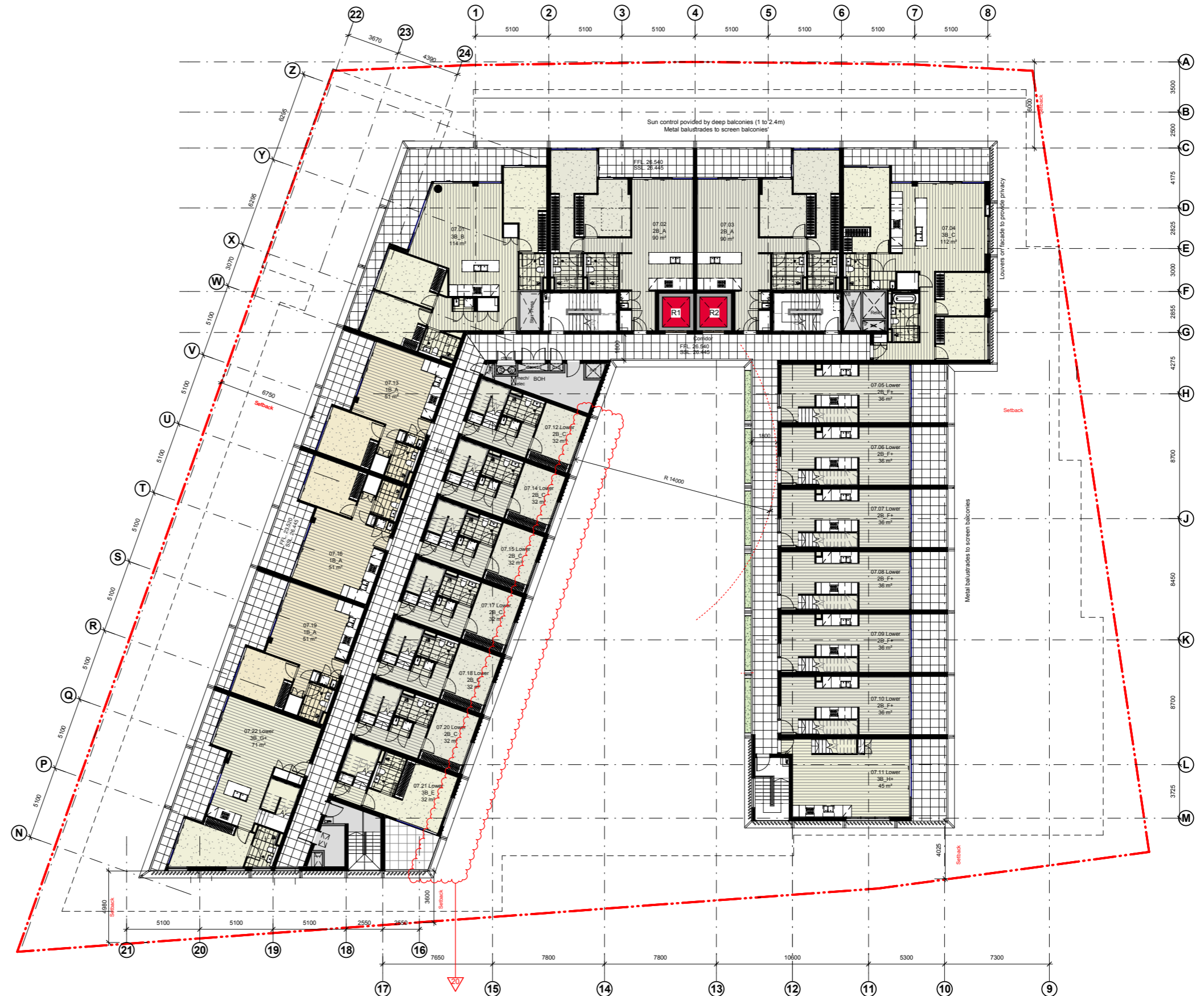
Proposed amendments:

- 1 / Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
- Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
- Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
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7.0 DESIGN CHANGES SEVENTH FLOOR

General Arrangement Plan
Level 07
Revision: 2
Date: 24/04/18
Description: Issue for DA Comments

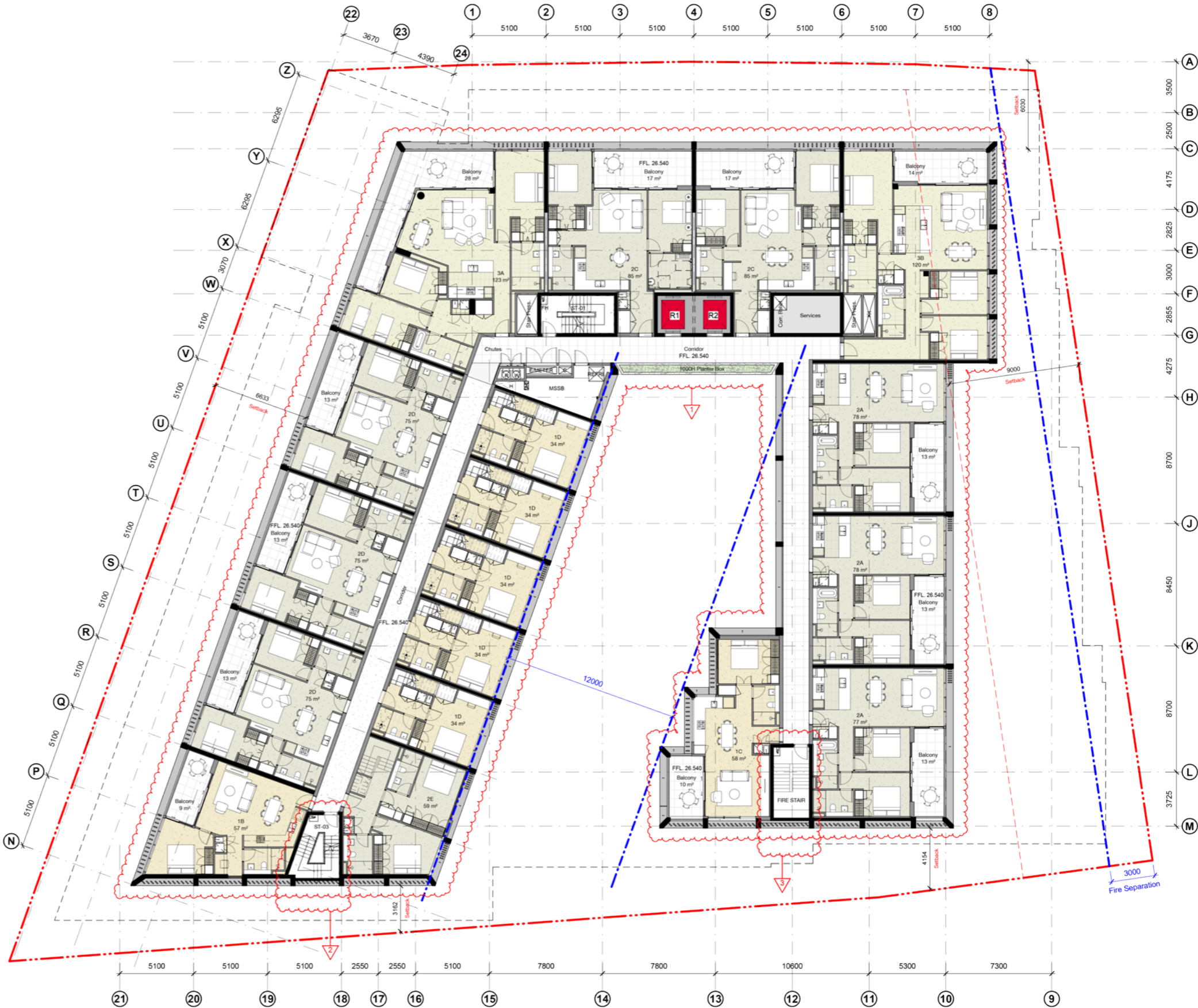


7.1 DESIGN CHANGES SEVENTH FLOOR

PROPOSED DA

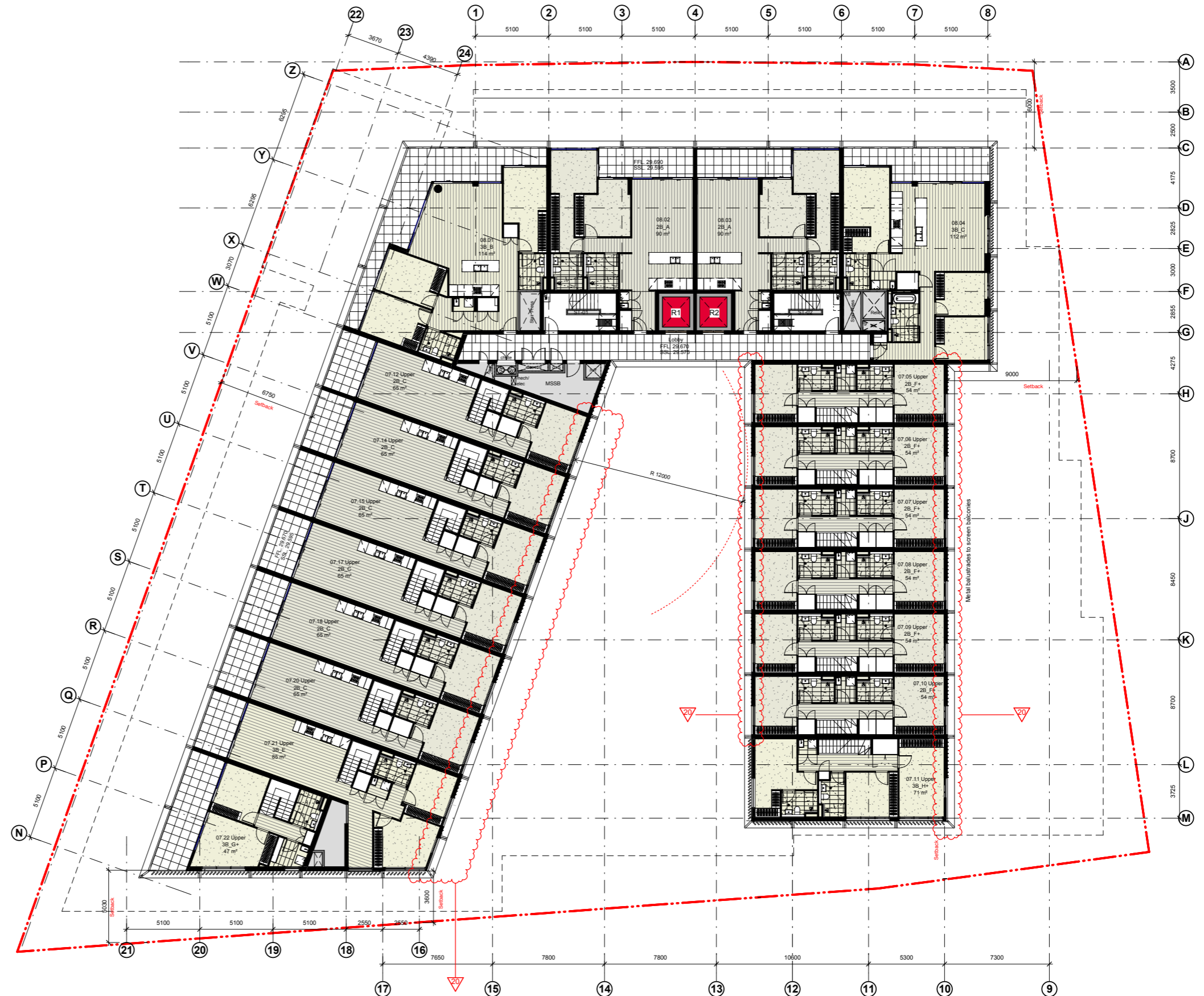
Proposed amendments:

- 1 / Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
- Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
- Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
- 2 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 3 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.



8.0 DESIGN CHANGES EIGHTH FLOOR

General Arrangement Plan
Level 08
Revision: 2
Date: 24/04/18
Description: Issue for DA Comments

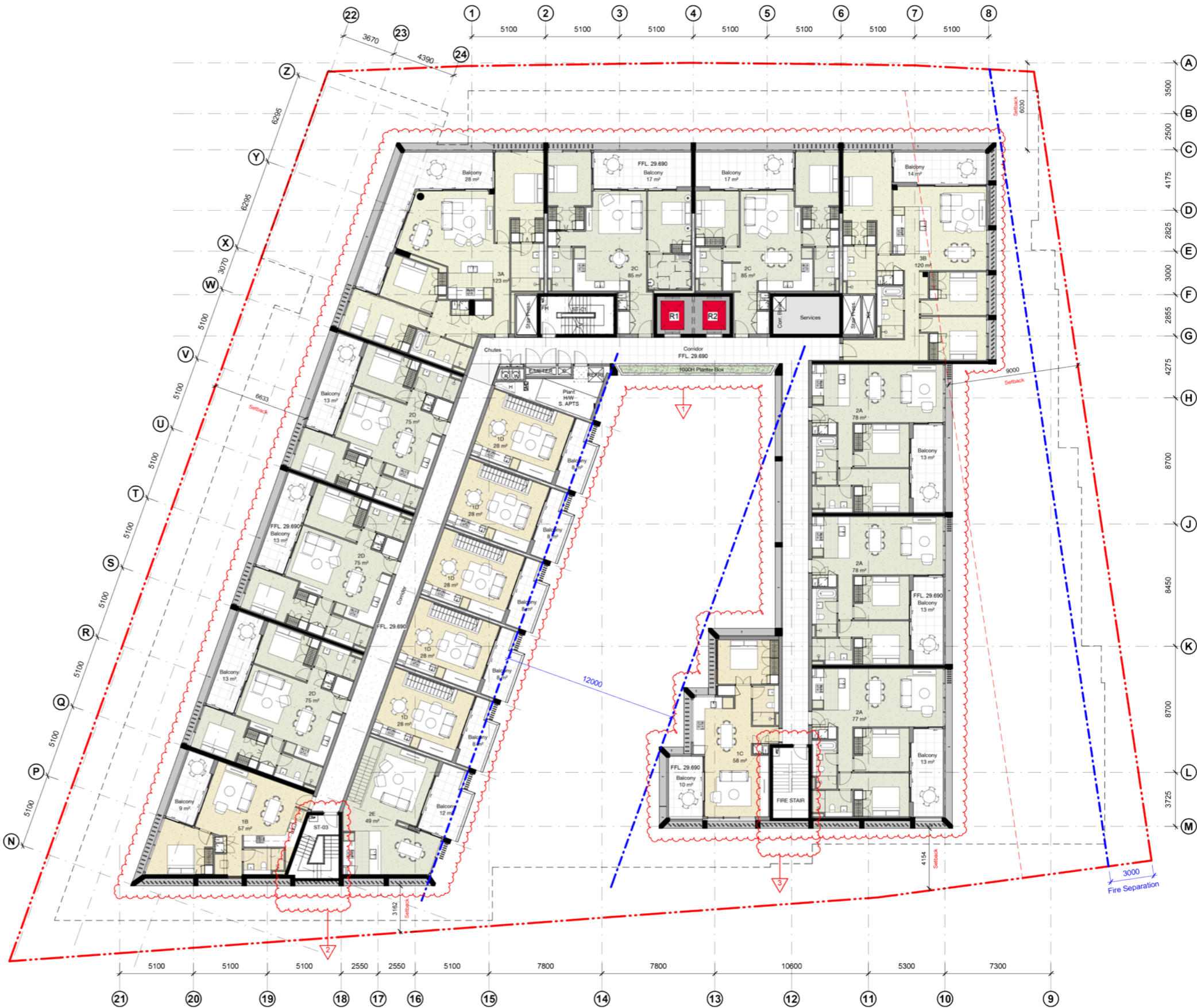


8.1 DESIGN CHANGES EIGHTH FLOOR

PROPOSED DA

Proposed amendments:

- 1 / Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
- Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
- Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
- 2 / Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
- 3 / Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.

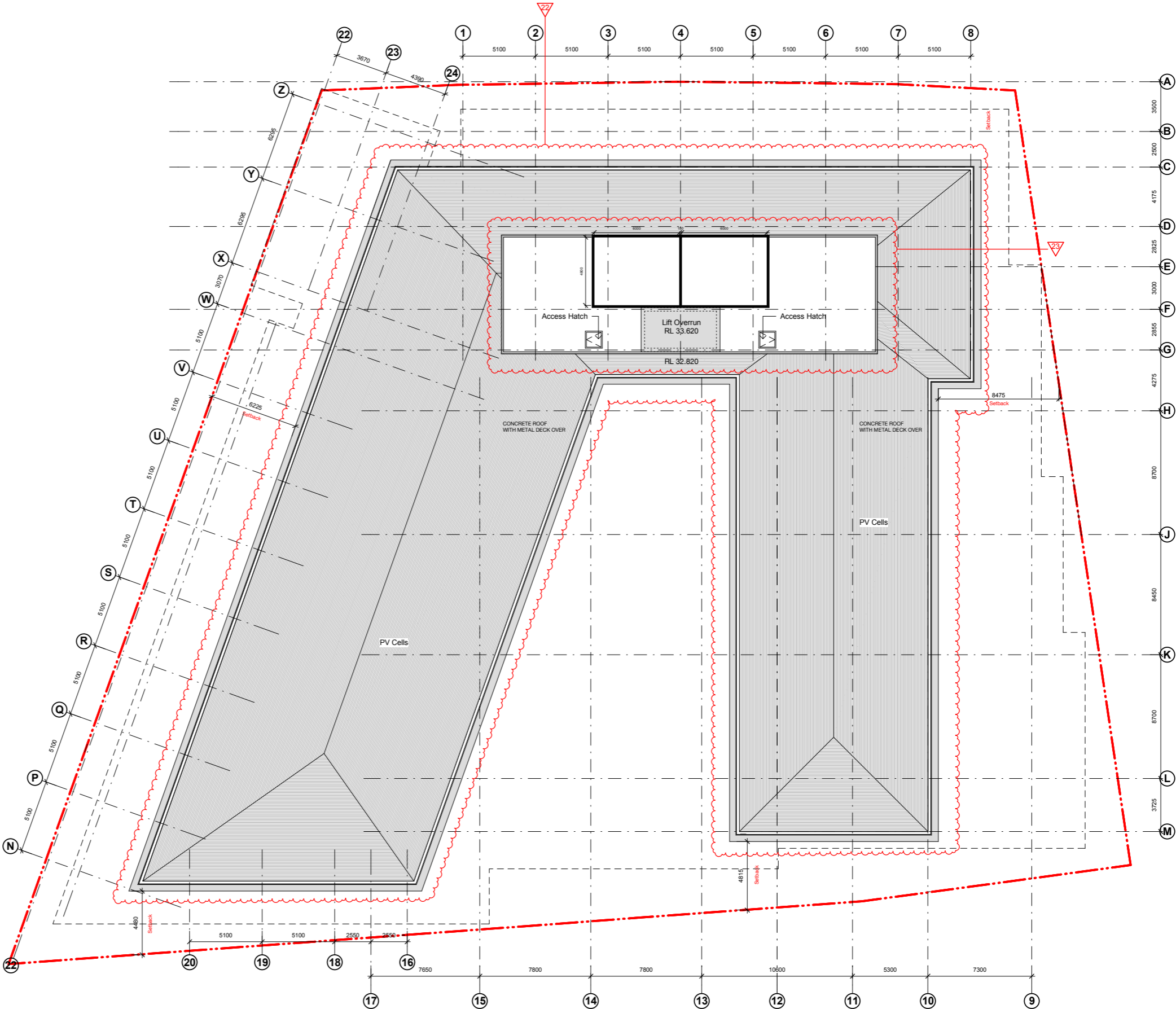


9.0 DESIGN CHANGES ROOF

APPROVED DA

General Arrangement Plan
Level 09 Roof

Revision: 2
Date: 24/04/18
Description: Issue for DA Comments

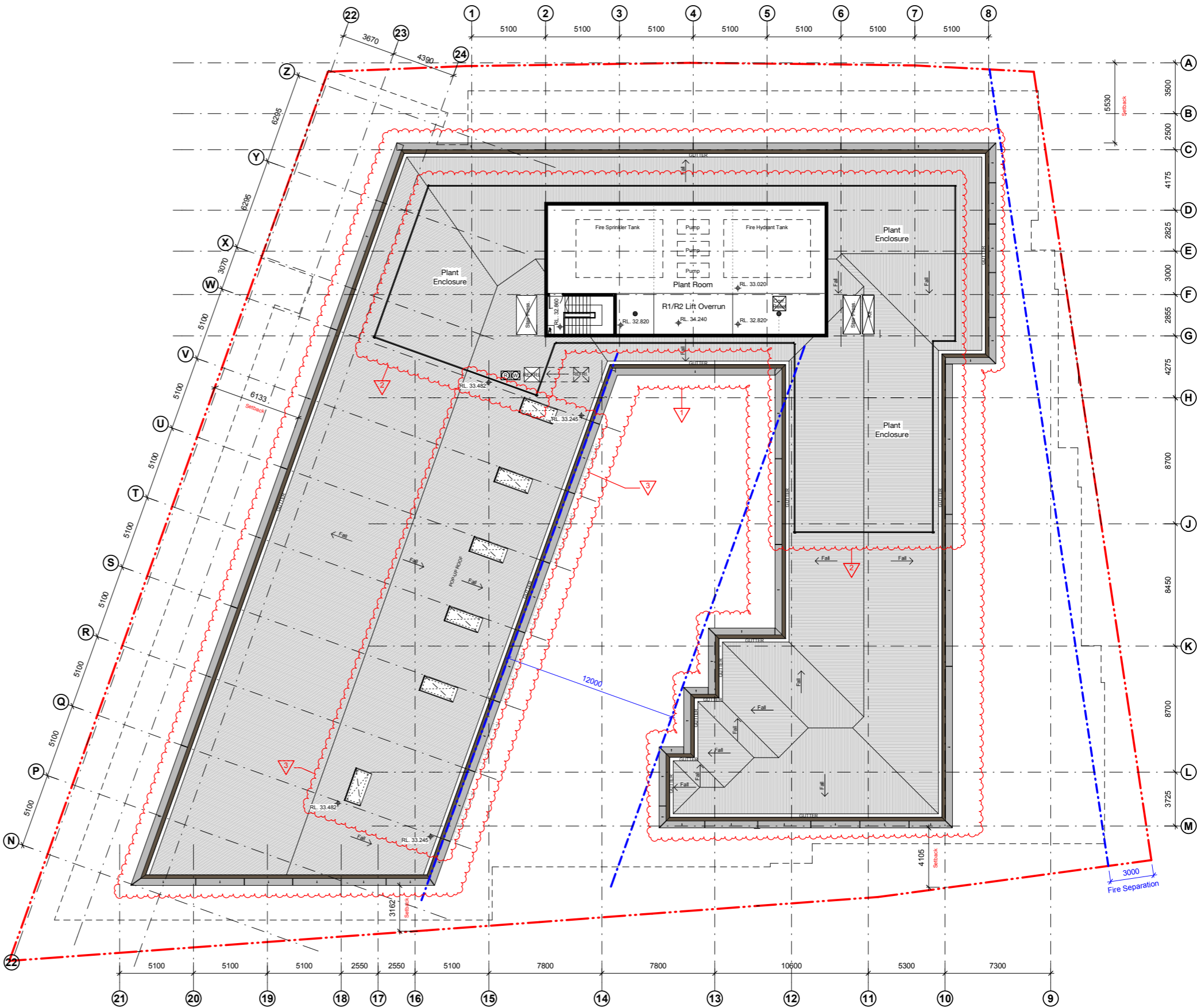


9.1 DESIGN CHANGES ROOF

PROPOSED DA

Proposed amendments:

- 1 / Roof extent modified to match new envelope below
- 2 / Adjustments to the extents of rooftop plant enclosure
- 3 / Fixed skylights to 2-storey apartments facing into central courtyard



10.0

DESIGN CHANGES

SCHEDULE OF CHANGES

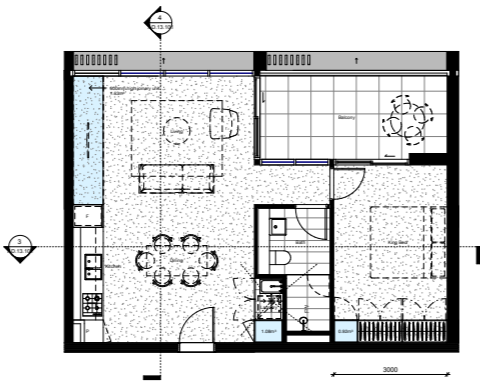
Level	No.	Description
Ground Floor	1	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	2	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
	3	Deletion of the residential building entrance with floorspace incorporated into the restaurant tenancy
	4	Addition of signage zones to the external building facade
	5	Addition of serviced apartment lift lobby at Ground Floor, accessed via the main hotel lobby. BOH and loading dock area revised as required.
Level	No.	Description
Level 01	1	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	2	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
Level	No.	Description
Level 02	1	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	2	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
Level	No.	Description
Level 03	1	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	2	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
Level	No.	Description
Level 04	1	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	2	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
	3	Addition of signage zones to the external building facade
Level	No.	Description
Level 05 Parking	1	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
	2	Storage Cage arrangements updated.
Level	No.	Description
Level 05	1	Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
		Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
		Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
		Modifications to the landscaped courtyard design on Level 05 to suit the revised envelope and orientation of serviced apartments
		Adjustments to the extent of landscaped planters to Level 05.

Level 05 cont.	2	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	3	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
Level	No.	Description
Level 06	1	Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
		Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
		Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
	2	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
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Level	No.	Description
Level 07	1	Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
		Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
		Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
	2	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	3	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
Level	No.	Description
Level 08	1	Accommodation on Levels 05-08 amended from 52 residential apartments to 60 serviced apartments.
		Modifications to the south eastern building volume from Level 05 to 08 in response to the revised apartment typology
		Adjustments to the facade design from Level 05-08 in reponse to the revised apartment typologies. General materiality and facade components have been retained from the previously approved design.
	2	Adjustments to the location of the south western fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the west by one hotel bay. Facade treatment from Ground to Level 04 are adjusted to suit.
	3	Adjustments to the location of the south eastern fire stair. To accommodate the revised serviced apartment floorplate, the fire stair shifts to the east. Facade treatment from Ground to Level 05 Parking are adjusted to suit.
Level	No.	Description
Level 09 Roof	1	Roof extent modified to match new envelope below.
	2	Adjustments to the extents of rooftop plant enclosure
	3	Fixed skylights to 2-storey apartments facing into central courtyard

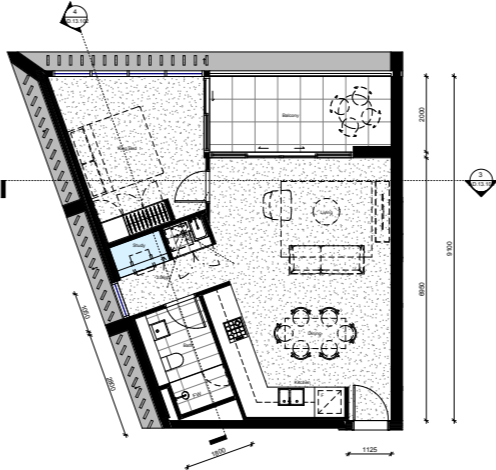
11.0 SERVICED APARTMENT TYPES

SERVICED APARTMENT TYPES

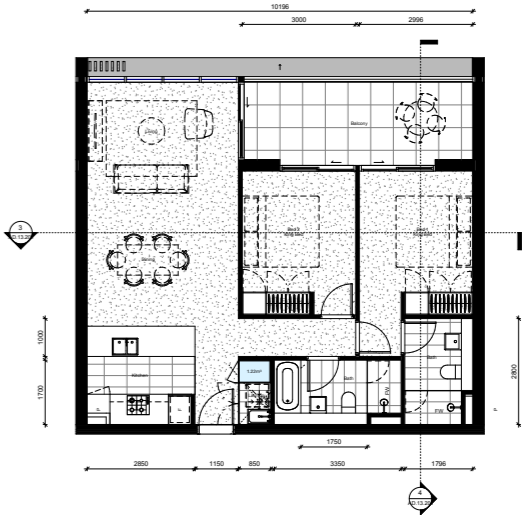
The serviced apartments are designed to provide a variety of sizes and typologies. There is a mixture of one, two and three bedroom apartments, as well as single storey and double storey types. Each apartment has either a balcony or terrace and a landscaped communal courtyard is located on Level 05, providing each apartment with a connection to nature and a healthy living environment.



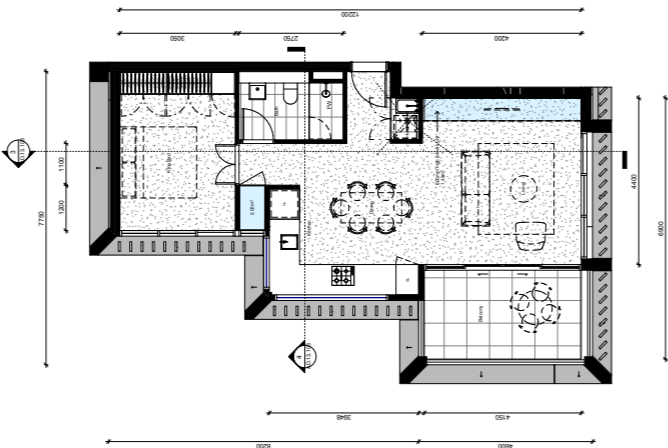
TYPE 1A



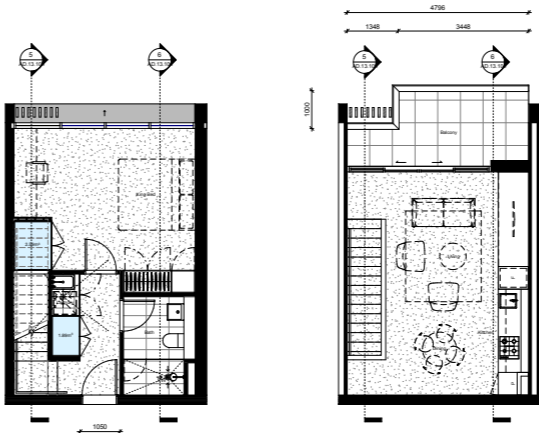
TYPE 1B



TYPE 2A



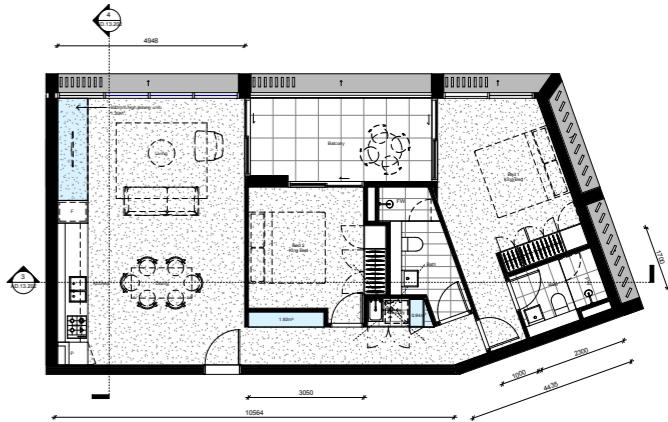
TYPE 1C



Lower Floor

Upper Floor

TYPE 1D



TYPE 2B



12.0
VISUALISATION
APPROVED DA



12.1 VISUALISATION PROPOSED DA



13.0 FACADE

FACADE DESIGN

The facade design of Levels 1 to 4 and the carpark facades have not changed from the previous development application.

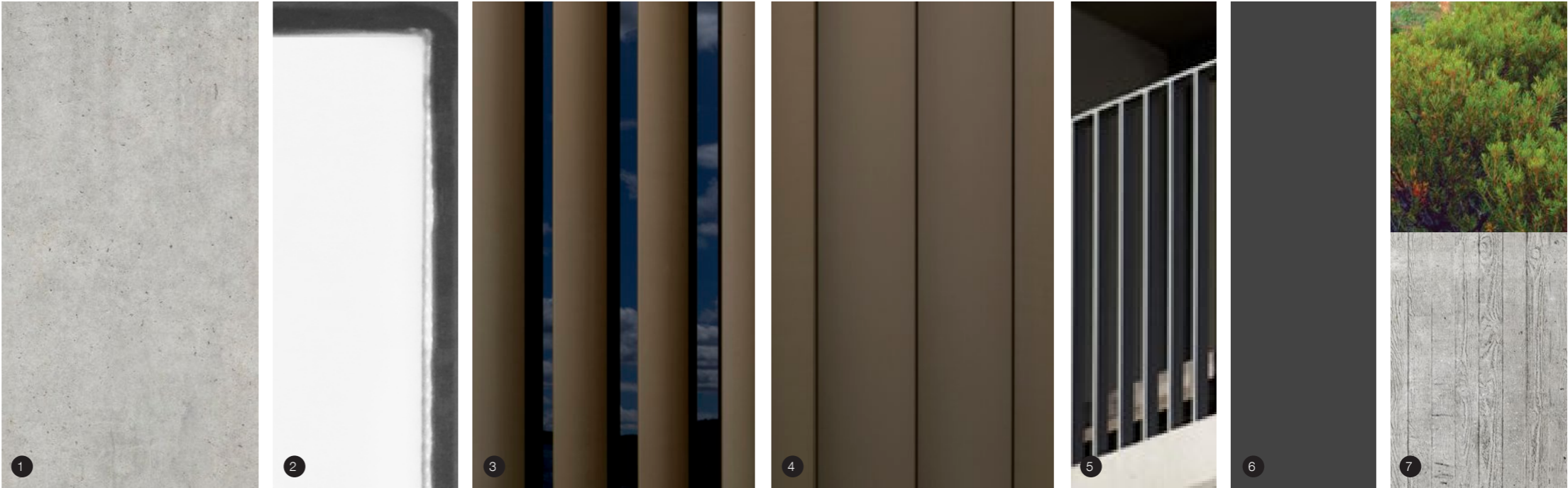
The serviced apartment component is set back at Level 5 from the volume below to provide a distinctive secondary element from Levels 5 to 8. The facade design of these upper levels consists of an expressed, dominant concrete frame infilled with projected and recessed glazing and metal palisade balustrades, creating a distinct rhythm along the length of each facade. Projected glazing elements are coupled with aluminium vertical louvres to provide shading and privacy. The metal elements of the upper levels are to be of a similar material to the hotel below however the tones are bronze and charcoal in order to differentiate this volume.

The perimeter of the setback at level 5 is articulated by dense low height planting that contributes to the delineation between the podium volume of the hotel to the setback serviced apartment levels over.



MATERIALS PALETTE

- 1/ Concrete frame
- 2/ Double Glazed Units w/ Aluminium Frames - Powdercoated
Colour: Charcoal
- 3/ Aluminium Vertical Louvres - Powdercoated
Colour: Bronze
- 4/ Profiled Aluminium Cladding - Powdercoated
Colour: Bronze
- 5/ Aluminium Palisade Balustrade - Powdercoated
Colour: Charcoal
- 6/ Profiled Aluminium Cladding - Powdercoated
Colour: Charcoal
- 7/ Boardmarked Concrete Planters

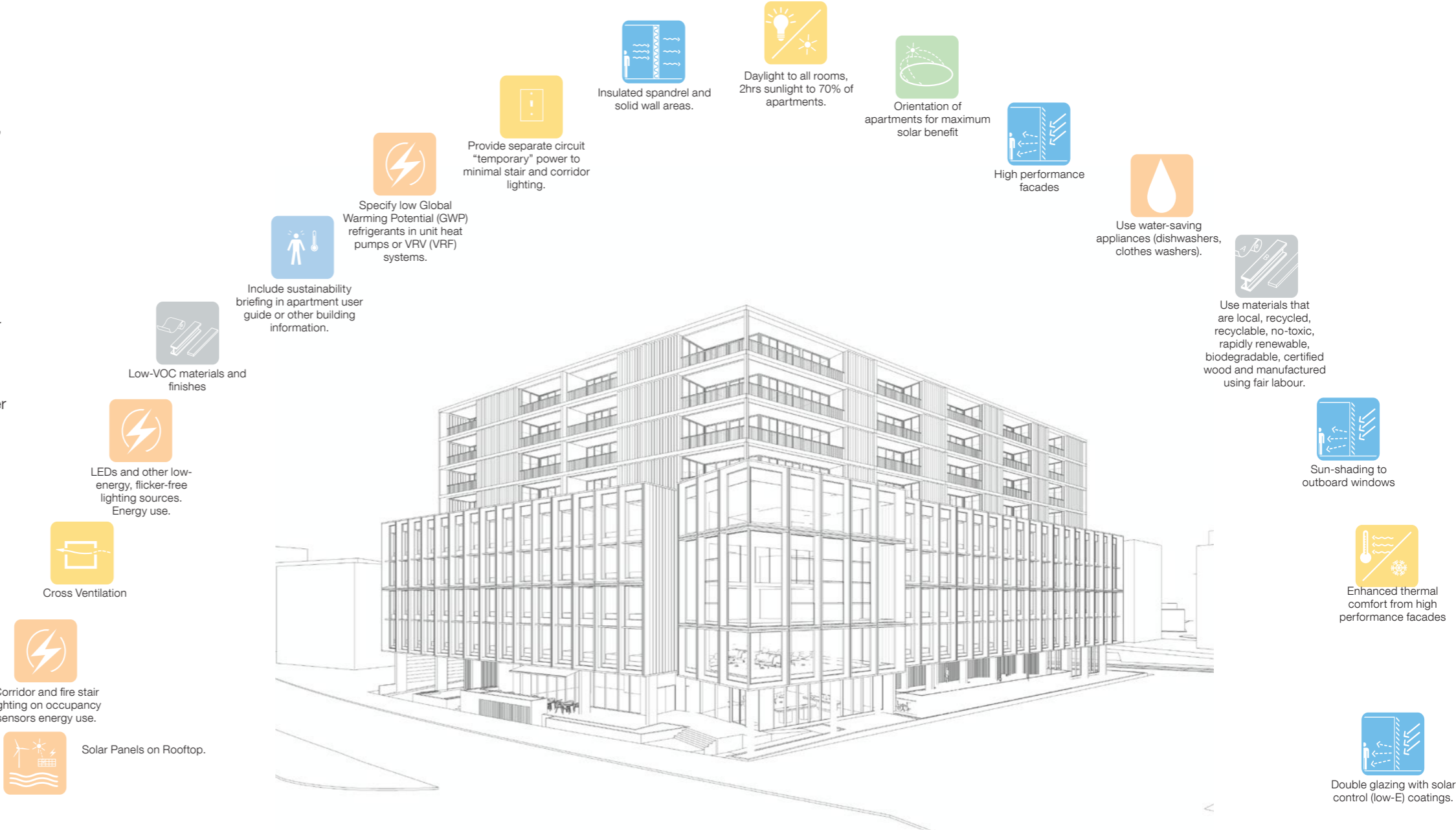


14.0

SUSTAINABILITY

The proposed design has focused on reducing the demand on resources via the use of simple passive strategies, which also offer excellent amenity to future guests. These passive strategies are supplemented with building systems to further reduce ongoing resource use. There is a detailed description in separate ESD reports, however a summary of these strategies follows:

- / The hotel rooms and serviced apartments have been oriented to provide a good level of solar access in mid winter, providing passive heating and improving daylight penetration in the winter months
- / Material selection is intentionally robust, reducing ongoing maintenance requirements
- / Building fabric is to be specified with higher than industry standard insulation values to reduce heat transfer, improving thermal comfort
- / Wide eaves and horizontal projections are proposed to reduce solar gains
- / Rainwater reuse tanks are to be installed to reduce water consumption
- / High efficiency appliances will be specified to reduce on-going water and power consumption
- / Indigenous planting is generally proposed to reduce water consumption in landscape areas



15.0 SOLAR ACCESS

SEPP 65
Although service apartments are not required to comply with SEPP65 and ADG the apartments have all been designed with these requirements in mind. Both the solar access and cross ventilation targets have been met.

Level	Apartments	2 hrs+	0 hrs
8	12	9	0
7	18	15	1
6	15	9	4
5	15	9	4
Total	60	42	9
		70%	15%

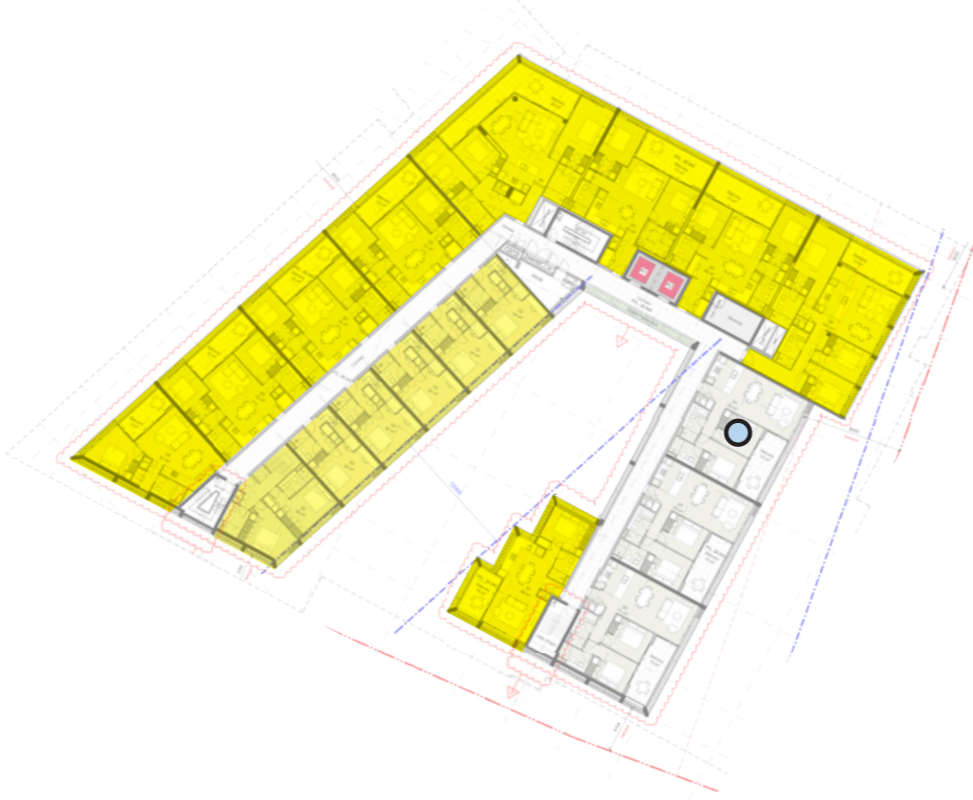
- KEY**
- = 0 hrs direct sunlight on 21st June. ADG requires a maximum 15%
 - = 2+ hours direct sunlight on 21st June
 - = 2+ hours direct sunlight on 21st June (with skylights)



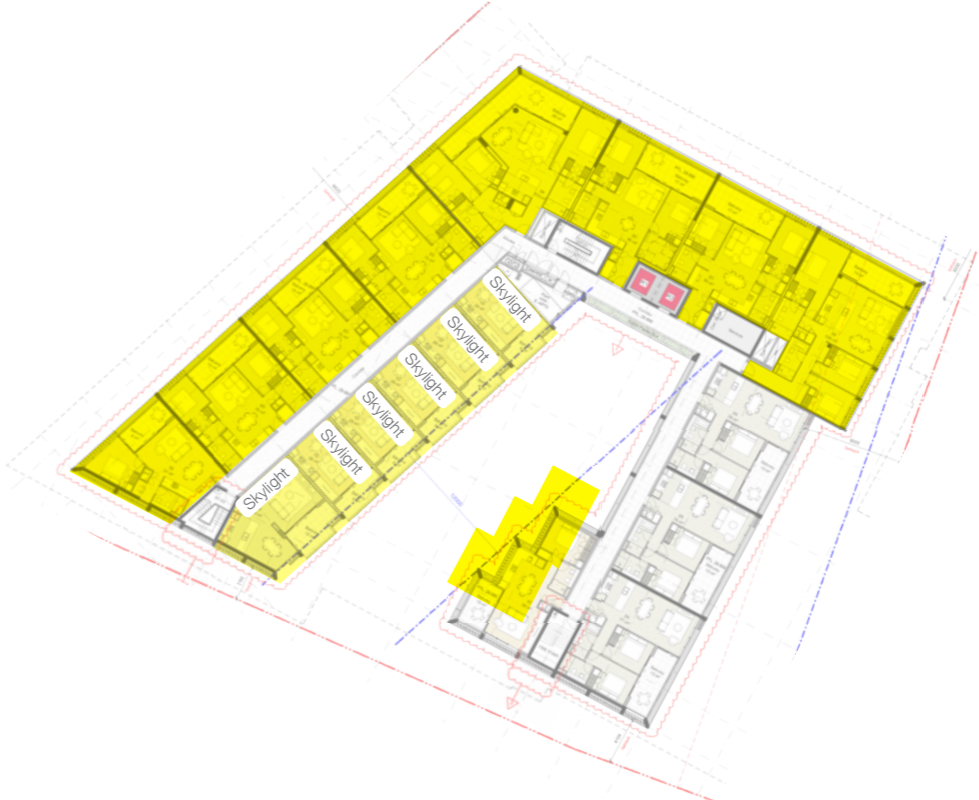
LEVEL 05



LEVEL 06



LEVEL 07

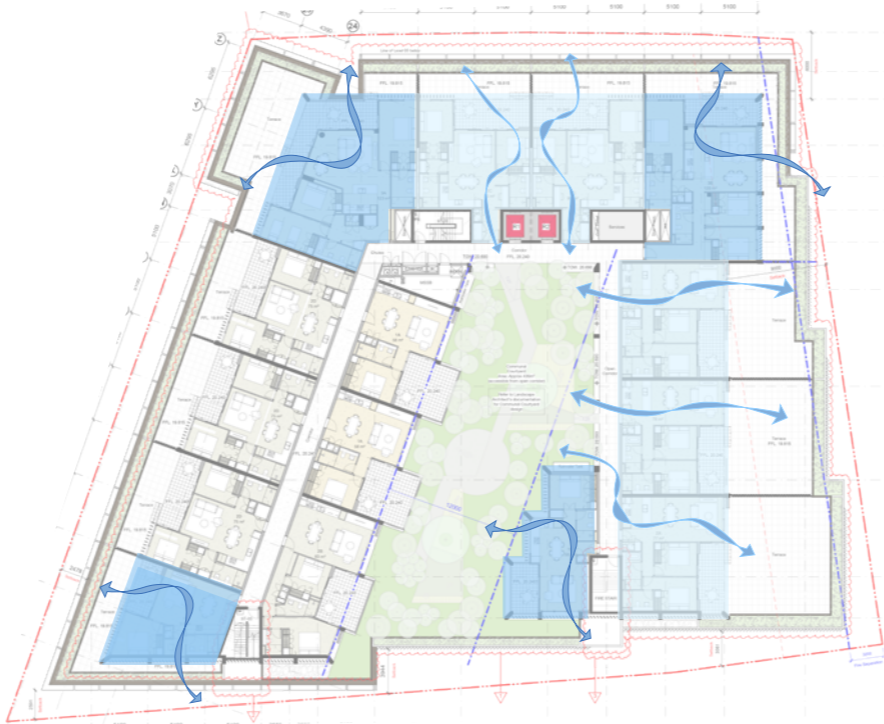


LEVEL 08

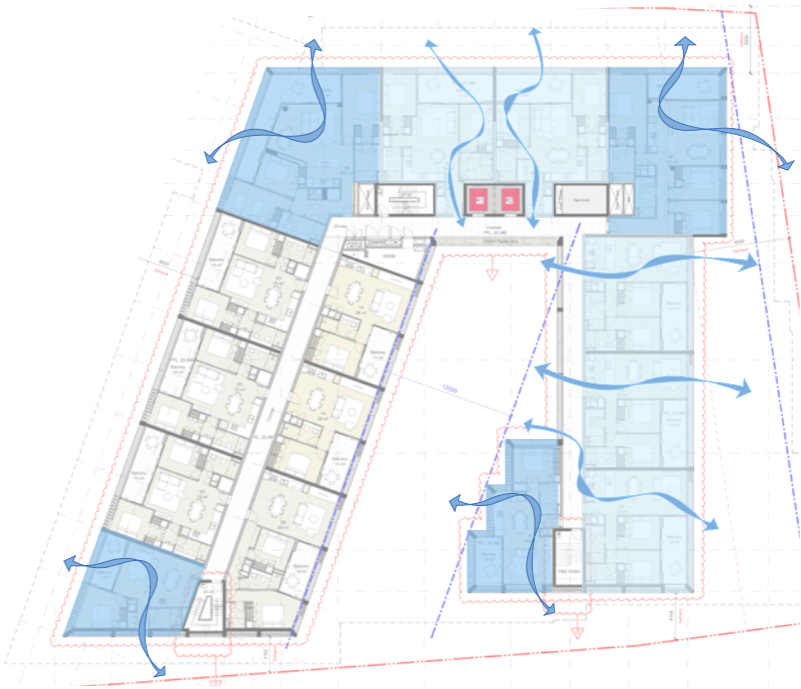
16.0 CROSS VENTILATION

Level	Apartments	Cross Ventilation
8	12	9
7	18	15
6	15	9
5	15	9
Total	60	42
		70%

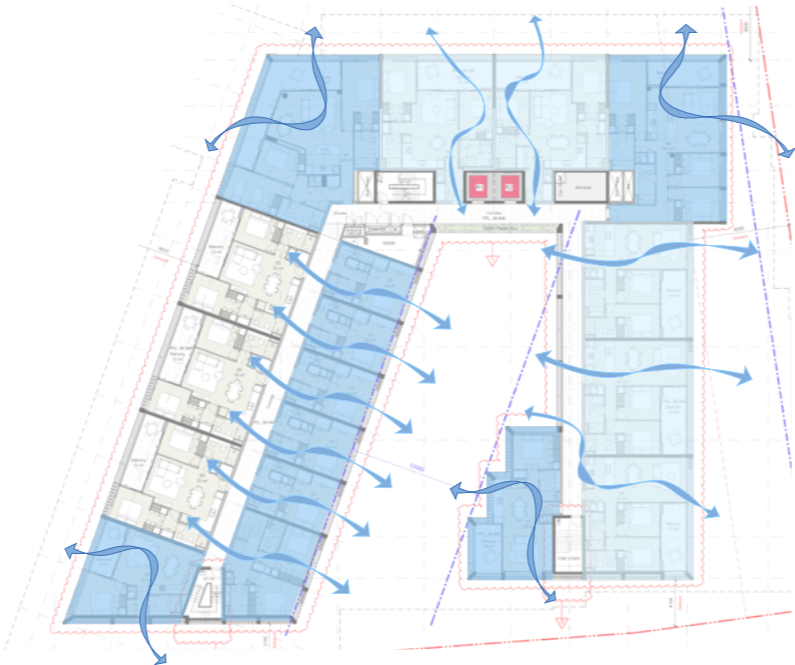
- KEY**
-  = Openings and/or ventilation grille required on corridor side
 -  = Cross ventilation achieved within apartment



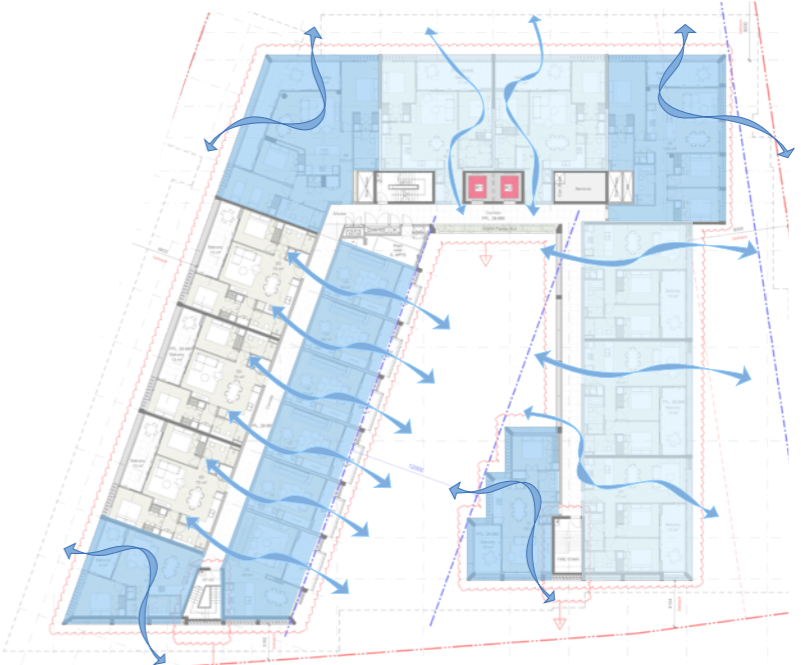
LEVEL 05



LEVEL 06



LEVEL 07



LEVEL 08

17.0 SHADOW DIAGRAMS

WINTER SOLSTICE
JUNE 21ST



9 AM Winter Solstice



10 AM Winter Solstice



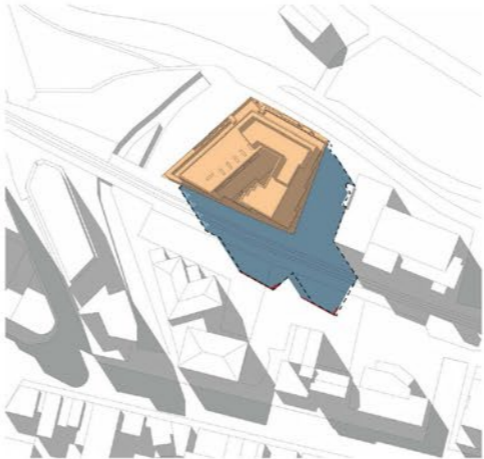
11 AM Winter Solstice



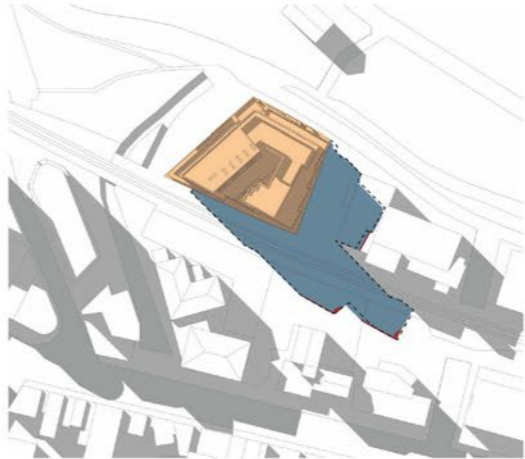
12 PM Winter Solstice



1 PM Winter Solstice



2 PM Winter Solstice

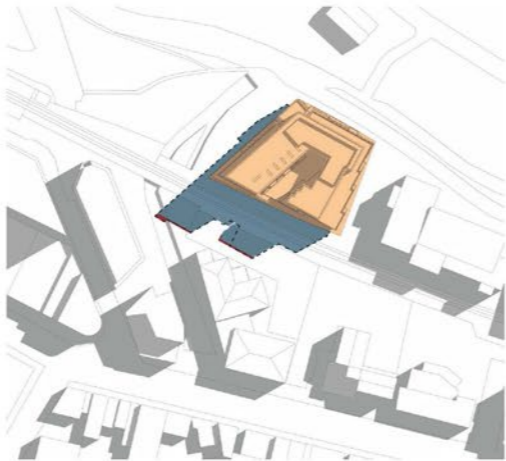


3 PM Winter Solstice

Legend:

- 30 Meter Zone
- Over 30 Meter Zone
- Previous DA

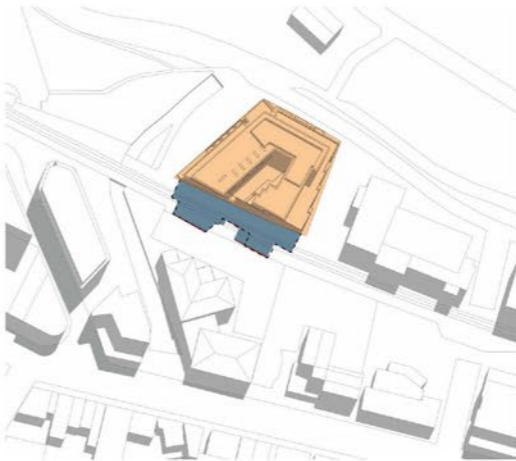
EQUINOX
MARCH 21ST / SEPTEMBER 22ND



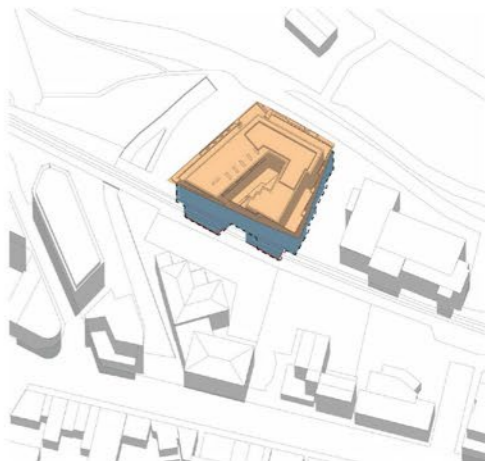
9 AM Equinox



10 AM Equinox



11 AM Equinox



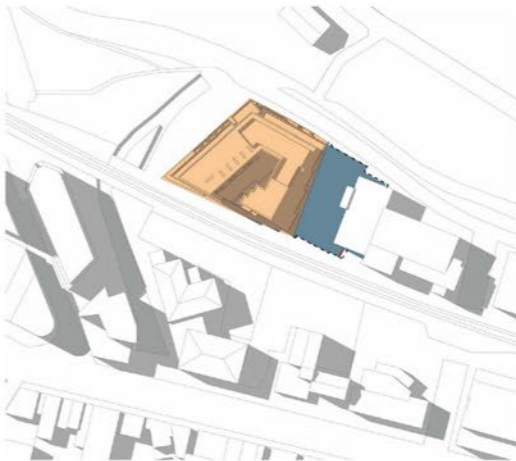
12 PM Equinox



1 PM Equinox



2 PM Equinox



3 PM Equinox

- Legend:
- 30 Meter Zone
 - Over 30 Meter Zone
 - Previous DA

18.0 STREET VIEWS



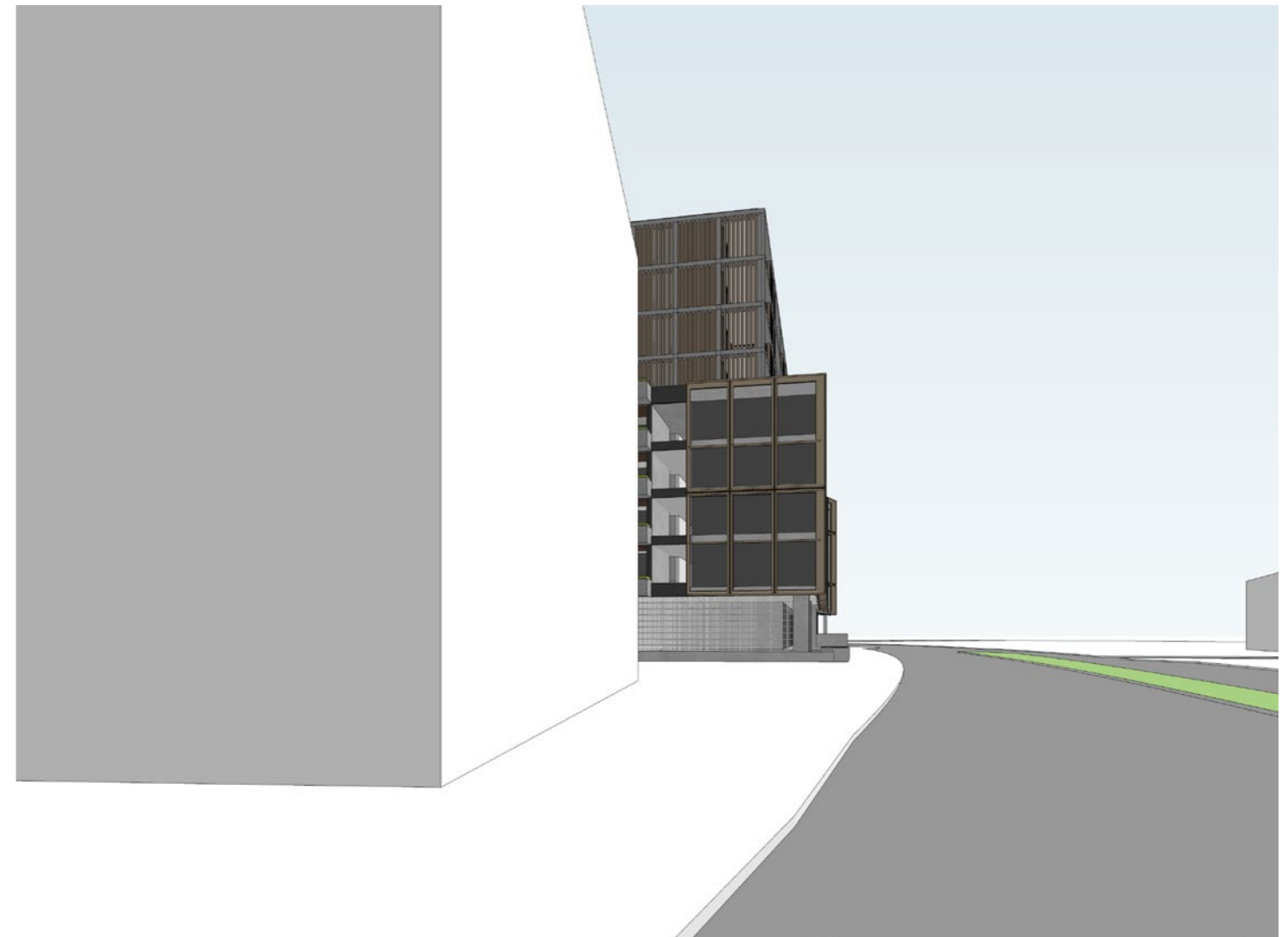
WESTERN APPROACH (NORTHERN SIDE OF HONEYSUCKLE DRIVE)



WESTERN APPROACH (SOUTHERN SIDE OF HONEYSUCKLE DRIVE)



EASTERN APPROACH (NORTHERN SIDE OF HONEYSUCKLE DRIVE)



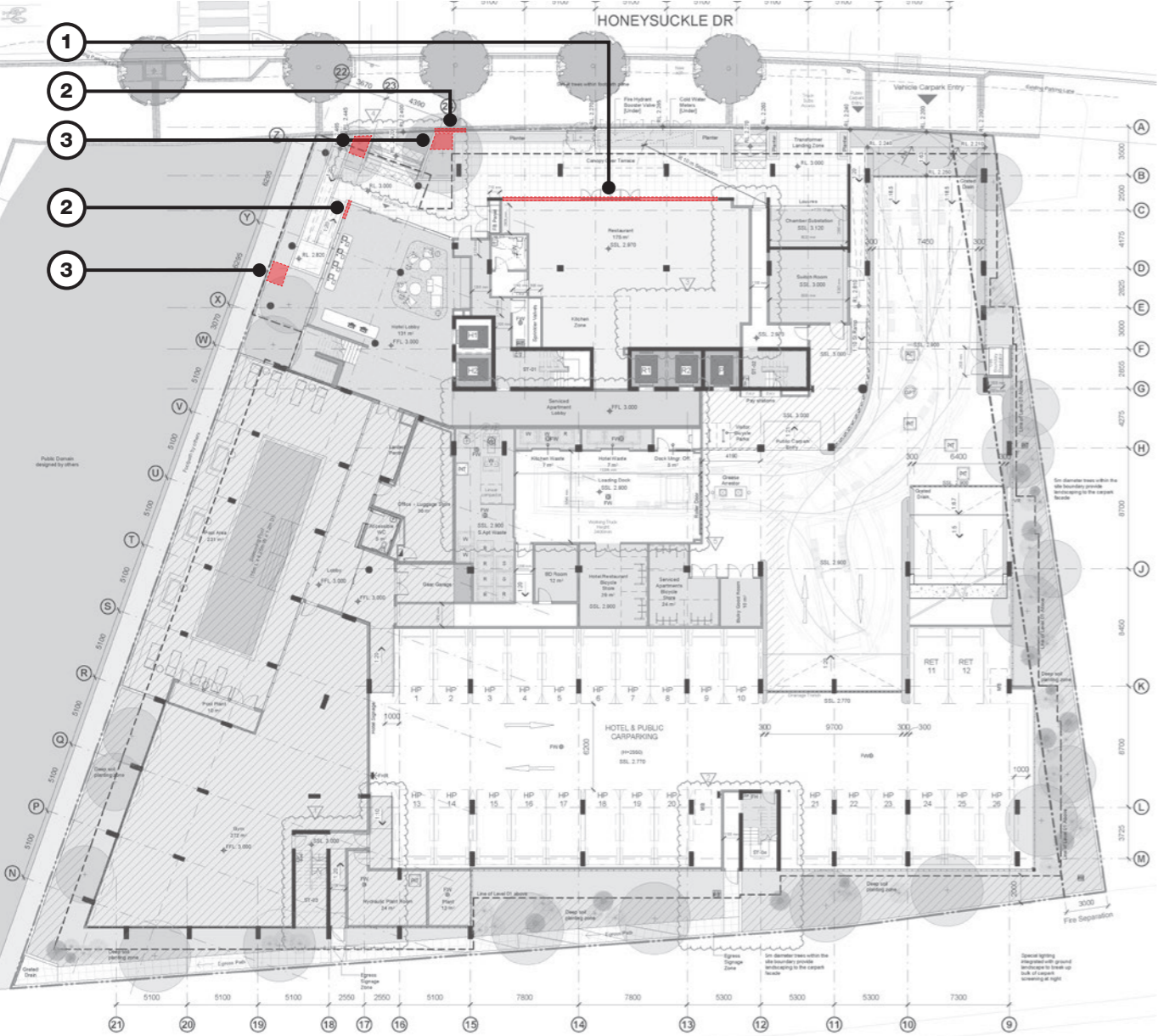
EASTERN APPROACH (SOUTHERN SIDE OF HONEYSUCKLE DRIVE)

19.0 EXTERNAL SIGNAGE

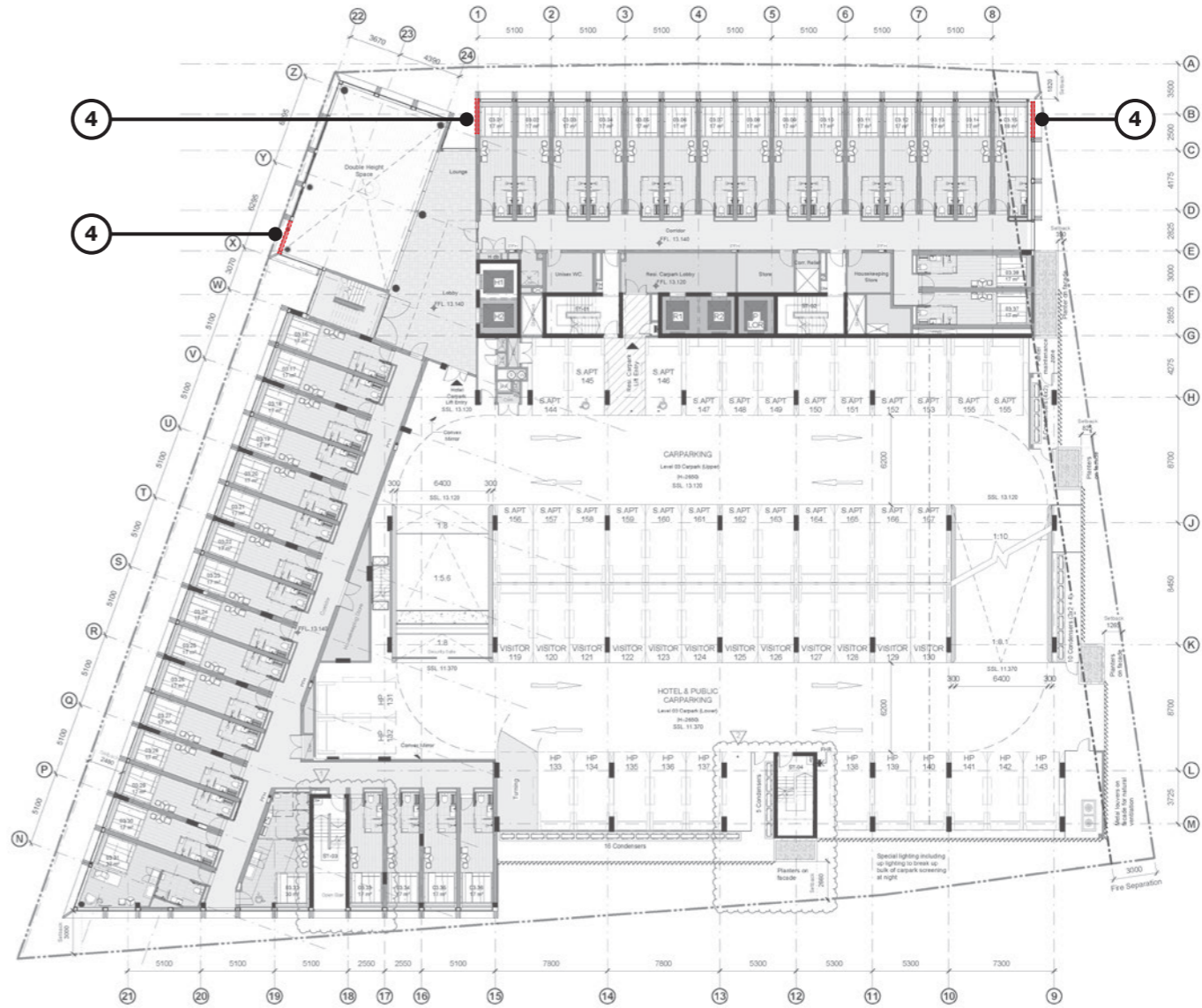
BUILDING SIGNAGE
We believe that signage is an integrated part of the overall building design. We have identified the key approaches to the development and positioned signage accordingly. Indicative sizes and/or areas have been provided for consideration.

- 1 Retail Signage
- 2 Lobby Entry Signage
- 3 3D Hotel Signage
- 4 Building Facade Signage

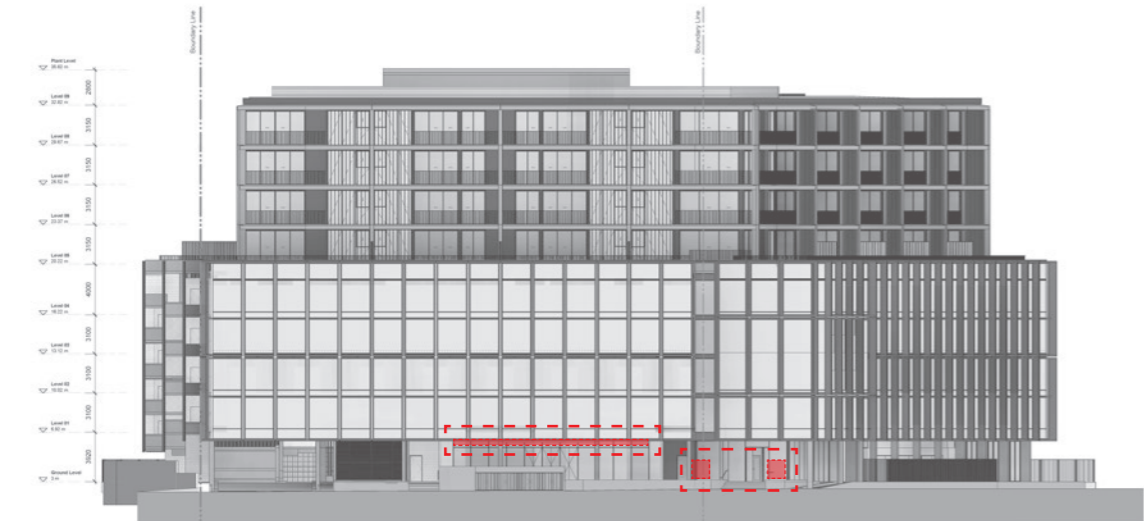
Final signage and locations to be confirmed by DOMA.



GROUND FLOOR PLAN



LEVEL 04 PLAN



NORTH ELEVATION



WEST ELEVATION



ENTRY UNDERCROFT



APPROACH FROM DROP OFF



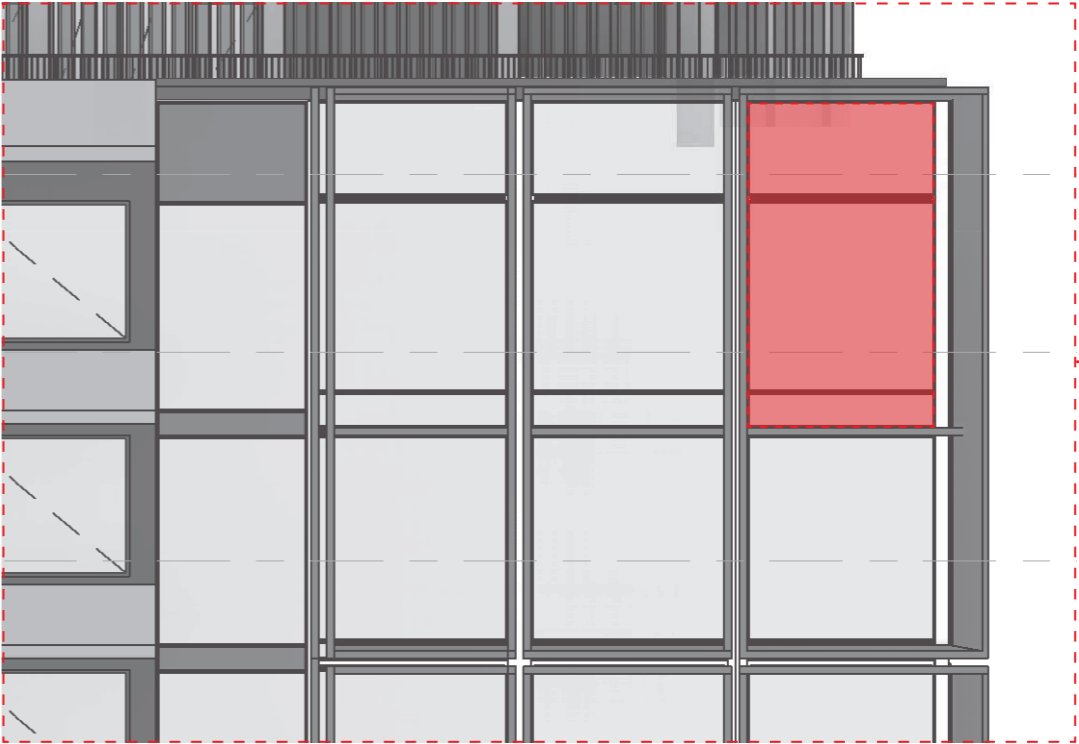
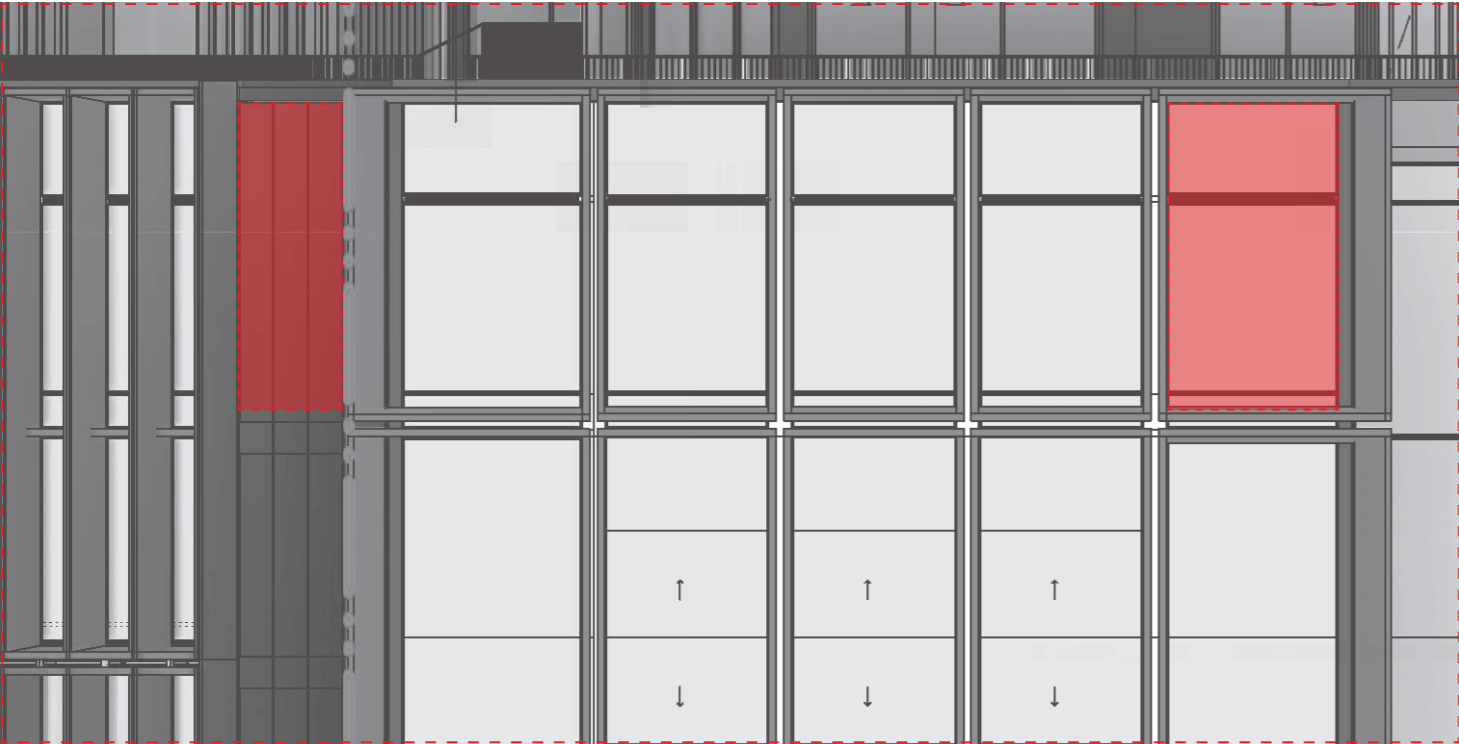
WESTERN APPROACH TO ENTRY



ALTERNATIVE 3D SIGNAGE LOCATION (EAST)



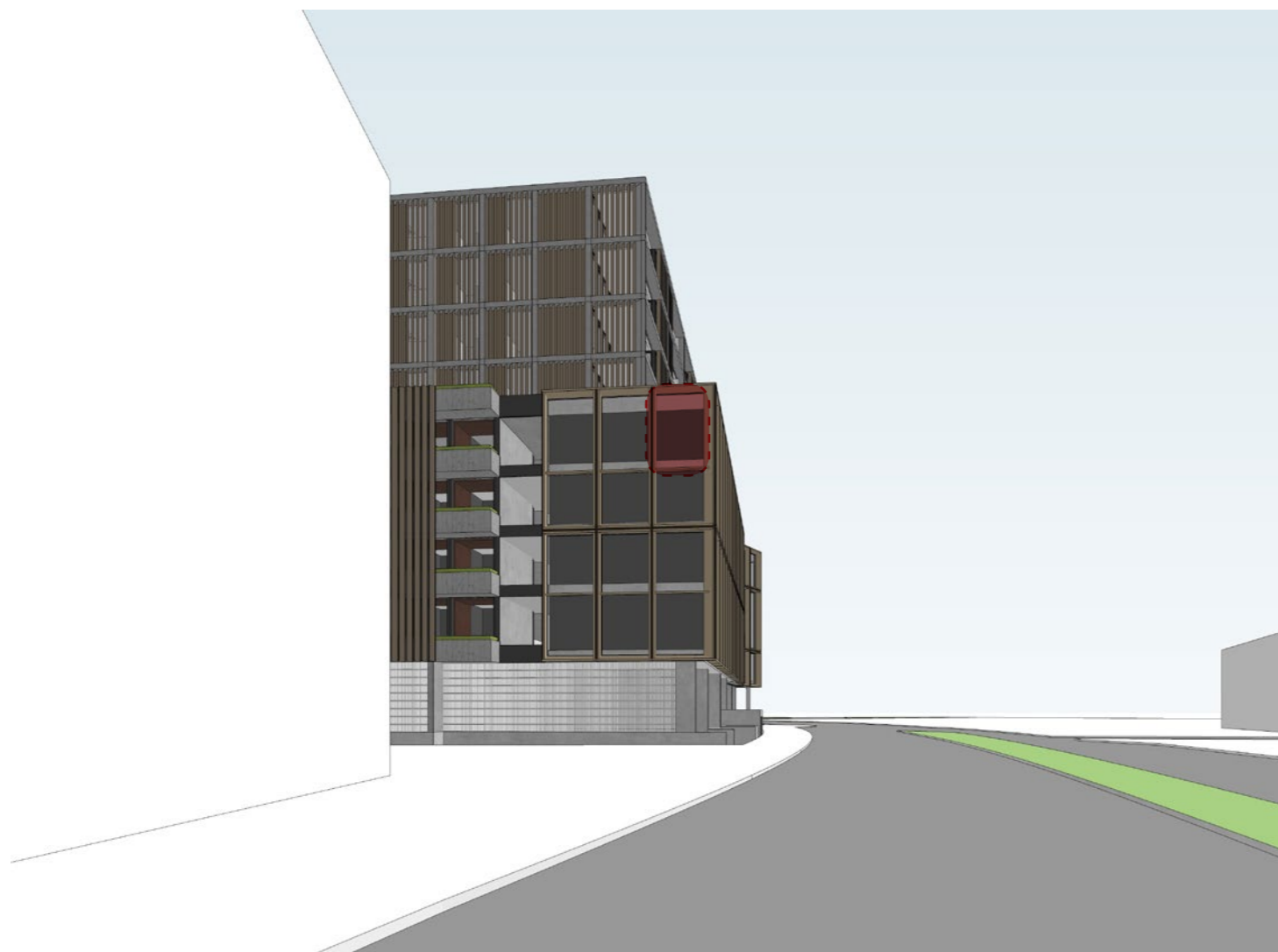
ALTERNATIVE 3D SIGNAGE LOCATION (WEST)



WEST ELEVATION



EAST ELEVATION



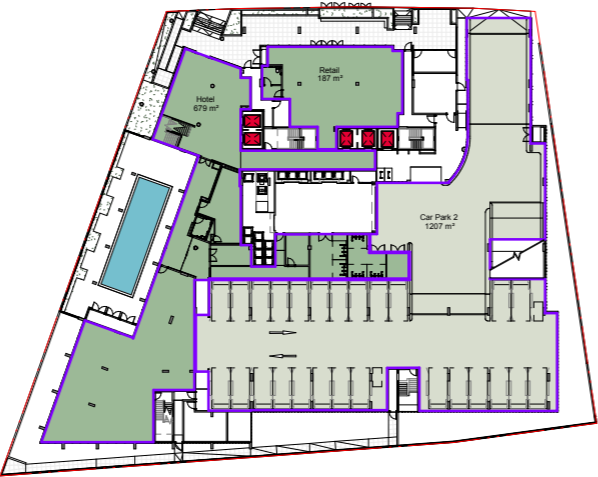
EASTERN APPROACH ALONG HONEYSUCKLE DRIVE



WESTERN APPROACH ALONG HONEYSUCKLE DRIVE

20.0 AREA SUMMARY

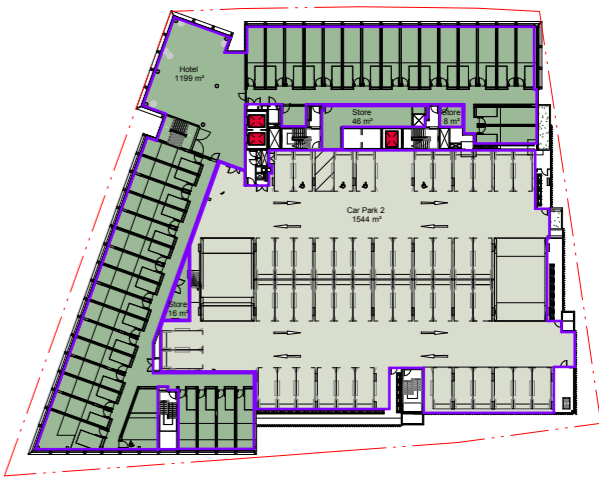
GFA PLANS



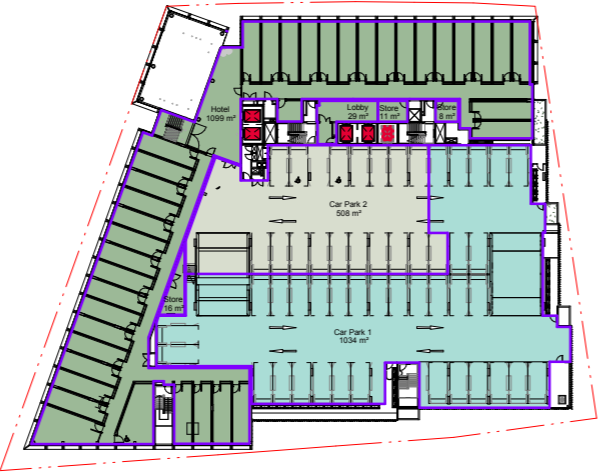
1 Ground Level 1 : 500



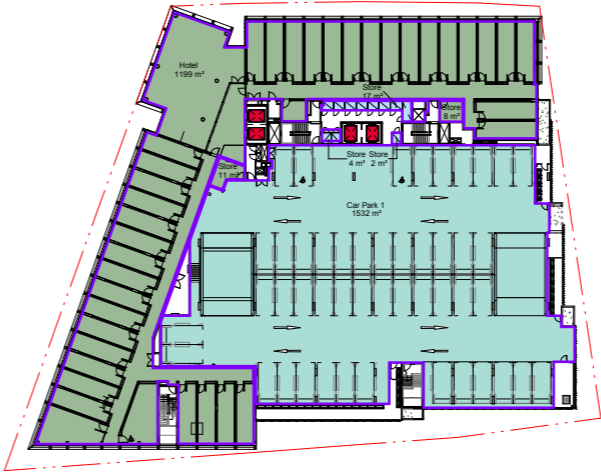
2 Level 01 1 : 500



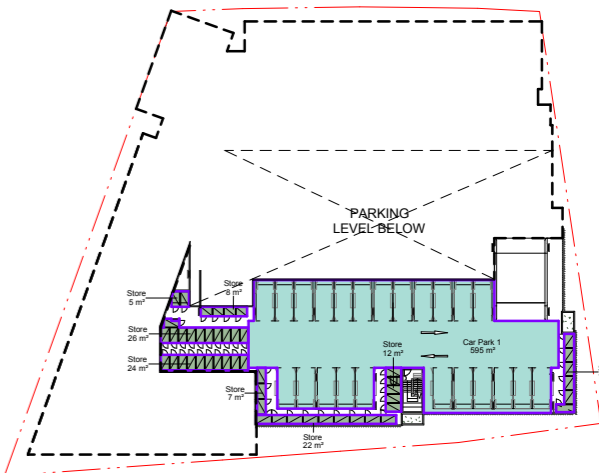
3 Level 02 1 : 500



4 Level 03 1 : 500



5 Level 04 1 : 500



6 Parking 05 1 : 500



7 Level 05 1 : 500



8 Level 06 1 : 500



9 Level 07 1 : 500



10 Level 08 1 : 500

AREA SCHEDULE

		Serviced Apartments (60 Total)					
Summary				Unit Types			
	GFA (sqm)	NSA	Efficiency	1 Bed (57-62sqm NSA)	2 Bed (75-108sqm NSA)	3 Bed (114-116sqm NSA)	Total
L08 Corridor	130						
Level 8	1,206	971		2	8	2	12
L07 Corridor	130						
Level 7	1,246	1,389		7	9	2	18
L06 Corridor	130						
Level 6	1,208	1,172		4	9	2	15
Level 5 Storage	119						
L05 Corridor	130						
Level 5	1,208	1,172		4	9	2	15
Total	5,507	4,704	85%	17	35	8	60
Summary	Communal Landscape						
	GFA (sqm)						
Level 5	436						
Hotel (152 Rooms)							
Summary	Room Types			Communal Areas			
	GFA (sqm)	Standard Room (18sqm)	Suite Room (30-32sqm)	Total	Lobby (sqm GFA)	Lounge (sqm GFA)	F&B (sqm GFA)
Carpark L05	595						
Carpark L04	1,532						
L04 - Store	42						
Level 4	1,199	36	2	38			
Carpark L03	1,542						
L03 - Resi Lobby	29						
L03 - Store	35						
Level 3	1,099	36	2	38	37	50	
Carpark L02	1,544						
L02 - Store	70						
Level 2	1,199	36	2	38			147
Carpark L01	1,515						
L01 - Store	24						
Level 1	1,199	36	2	38		137	
Carpark L00	1,207						
Total	12,831	108	6	114	37	50	147
Summary	Ground Floor						
	GFA (sqm)						
Ground Floor	187	Retail + Kitchen					
	679	Hotel					
Total	866						
Site Area		3,726 sqm					
Yield 4:1 FSR		14,904 sqm					
Proposed Scheme Total Area		19,205 sqm GFA					
FSR		5.15 :1					



APPENDIX A

ARCHITECTURAL

DRAWINGS