

42 HONEYSUCKLE DRIVE COTTAGE CREEK PRECINCT NEWCASTLE

STATE SIGNIFICANT DEVELOPMENT (SSD-10378)
DEVELOPMENT MODIFICATION 2

ARCHITECTURAL DESIGN STATEMENT

NOVEMBER 2021

BATESSMART™

CLIENT

Doma Group

DOMA

PROJECT NUMBER

s12109

CONSULTANTS

Acoustic	Acoustic Logic
Construction Management	BUILT
Flood	Northrop
Geotechnical	Douglas
Landscape	MOIR
Planning	SLR Planning
Services	S4B Studio
Survey	de Witt Consulting
Waste Management	Elephant's Foot
Traffic	SLR Traffic

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STRATEGY**

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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 to approval planning application SSD-10378 for 42 Honeysuckle Drive, Newcastle. This document is to be read in conjunction with the accompanying planning report by SLR.

The statement includes the following sections:

Introduction & Summary

- 0.1 – Design Changes L00
- 1.0 - Design Changes L01
- 2.0 - Design Changes L02
- 3.0 - Design Changes L03
- 4.0 - Design Changes L04-07
- 5.0 - Design Changes L08
- 6.0 - Design Changes Roof
- 7.0 - Design Changes - North Elevation
- 8.0 - Design Changes - West Elevation
- 9.0 - Design Changes - East Elevation
- 10.0 - Design Changes - South Elevation
- 11.0 - Design Changes - East Section
- 12.0 - Design Changes - West Elevation
- 13.0 - Design Changes - Shadow Studies
- 14.0 - Design Changes - Areas

Appendix A – Architectural Drawings

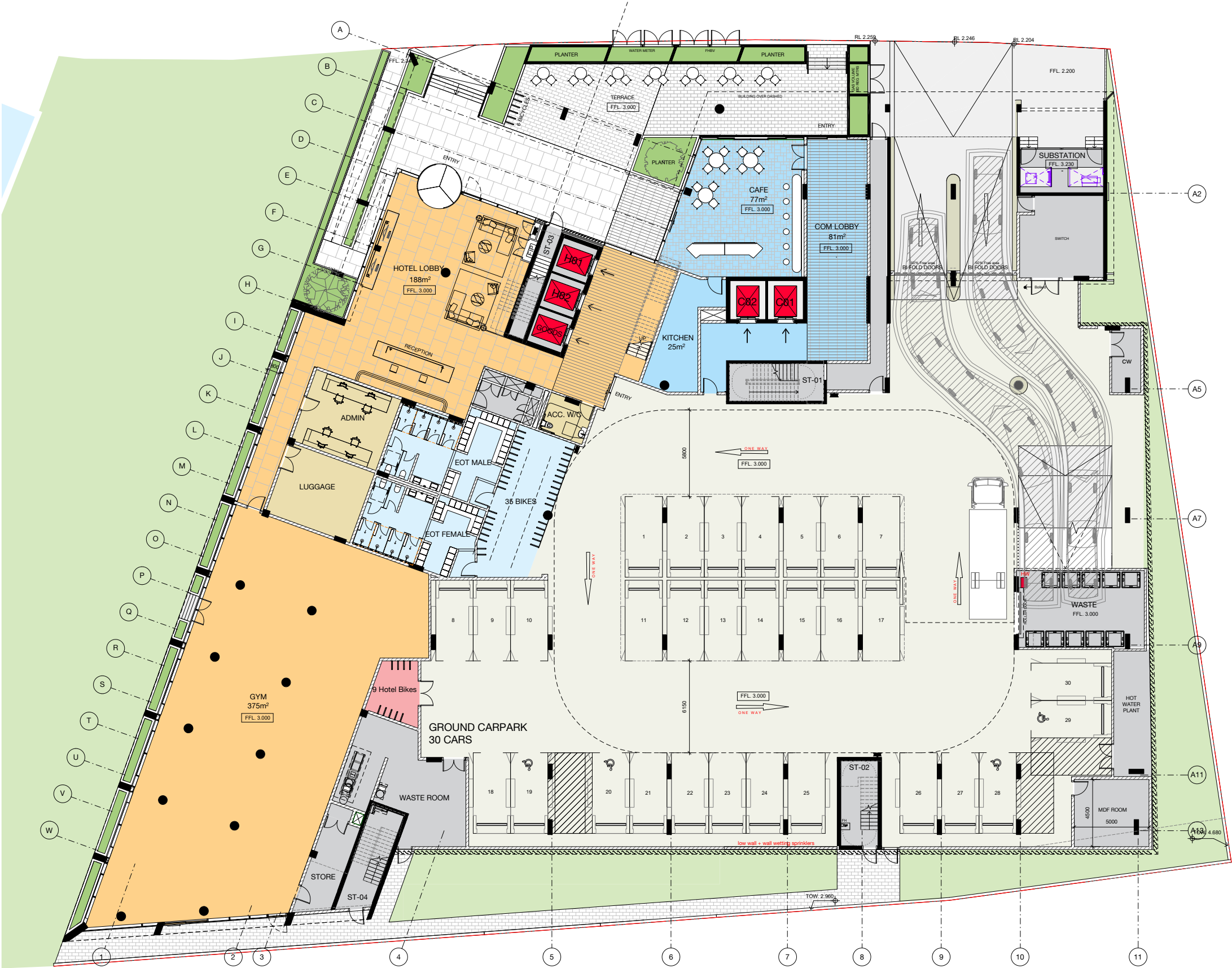
- 1 / South west end of the building at levels L00/ L01/L02 set back from south boundary line.
- 2/ End of trip facility/ meeting rooms/ BOH configuration amended to accommodate a deeper reception space and visibility to carpark/ entry and lift lobby.
- 3 / Hotel entry location shifted including external stair access.
- 4 / Substation location shifted 450mm to the west to align with structural columns above.
- 5 / Commercial entry and location of stair access shifted 450mm to the west.
- 6 / Amenities to commercial floor area shifted and combined with the hotel facilities.
- 7 / Feature stair relocated to the western side of the communal space. Stair links from ground floor to level L02.
- 8 / External western terrace to level L02 off the hotel communal space omitted.
- 9 / Planter between building forms along the Northern elevation at levels L01 and L02 omitted.
- 10 / South west end of the hotel - 1 room from every level omitted.
- 11 / Western hotel facade sunshading design amended
- 12 / Skylight over feature stairs below omitted.
- 13 / Landscaped area to the northern terrace increased.
- 14 / Hotel modular construction methodology amended to a traditional built form.
- 15 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.
- 16 / Commercial tower external plant space increased in size
- 17 / Fire stair from commercial tower and hotel extended to roof access.
- 18 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction..
- 19 / Commercial tower height increased by 600mm to allow for additional plant height
- 20 / L01 and L02 North/west corner amended. External terrace omitted and sunshading added to level L02
- 21 / Arbor structure has been pulled back at the south boundary.
- 22 / Loss of 2 parking bays, commensurate with the reduction of GA and increase in motorbike spaces
- 22 / External fire tank to south elevation

0.0 APPROVED GROUND FLOOR

PREVIOUS DA

General Arrangement Plan
Ground Floor Plan

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



0.1 DESIGN CHANGES GROUND FLOOR

PROPOSED DA AMENDMENTS

1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.

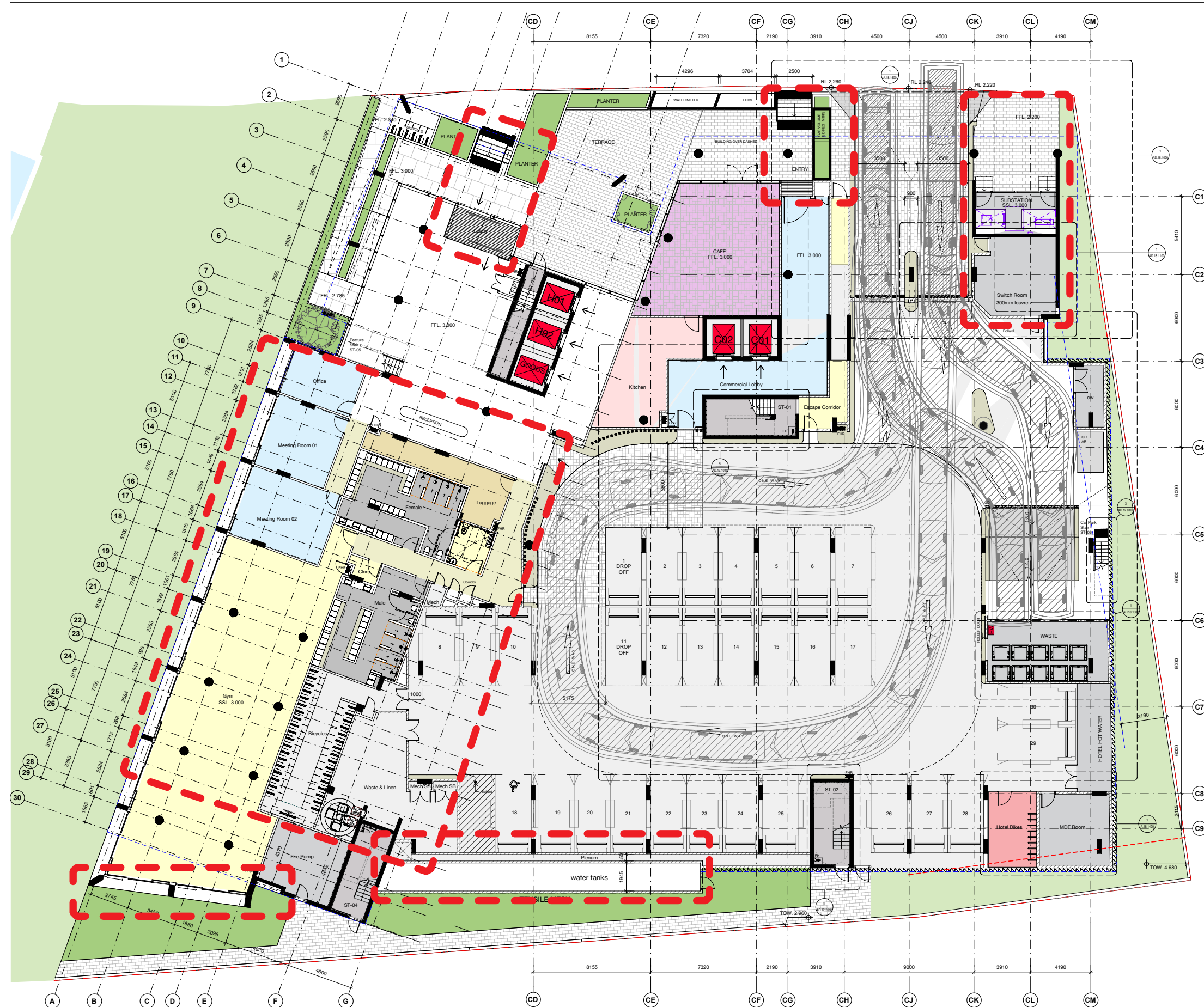
2/ End of trip facility/ meeting rooms/ BOH configuration amended to accommodate a deeper reception space and visibility to carpark/ entry and lift lobby.

3 / Hotel entry location shifted including external stair access.

4 / Substation location shifted 450mm to the west to align with structural columns above.

5 / Commercial entry and location of stair access shifted 450mm to the west.

6 / Fire tank projection to the south face of the building at 1 storey high

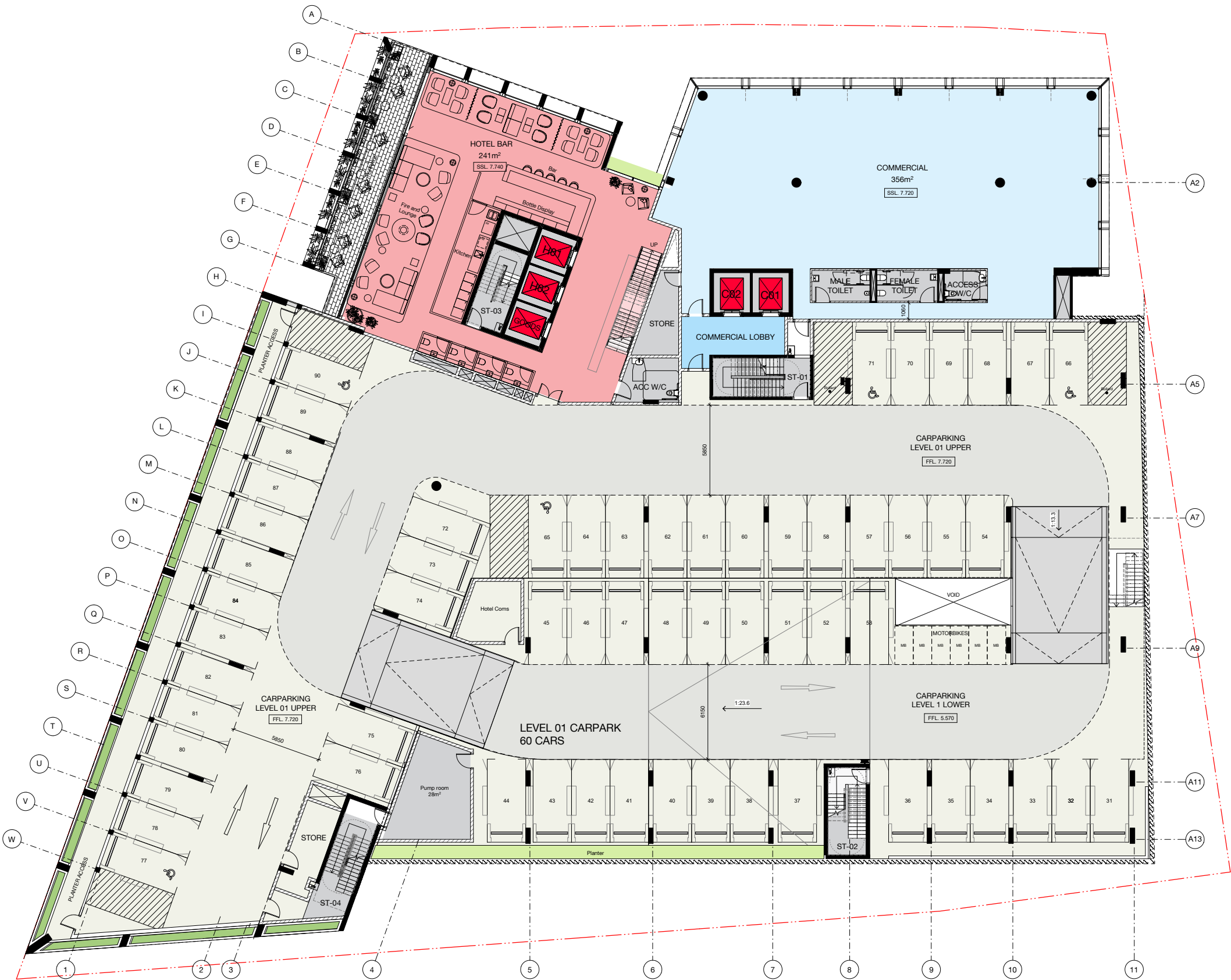


1.0 APPROVED FIRST FLOOR

PREVIOUS DA

General Arrangement Plan
Level L01

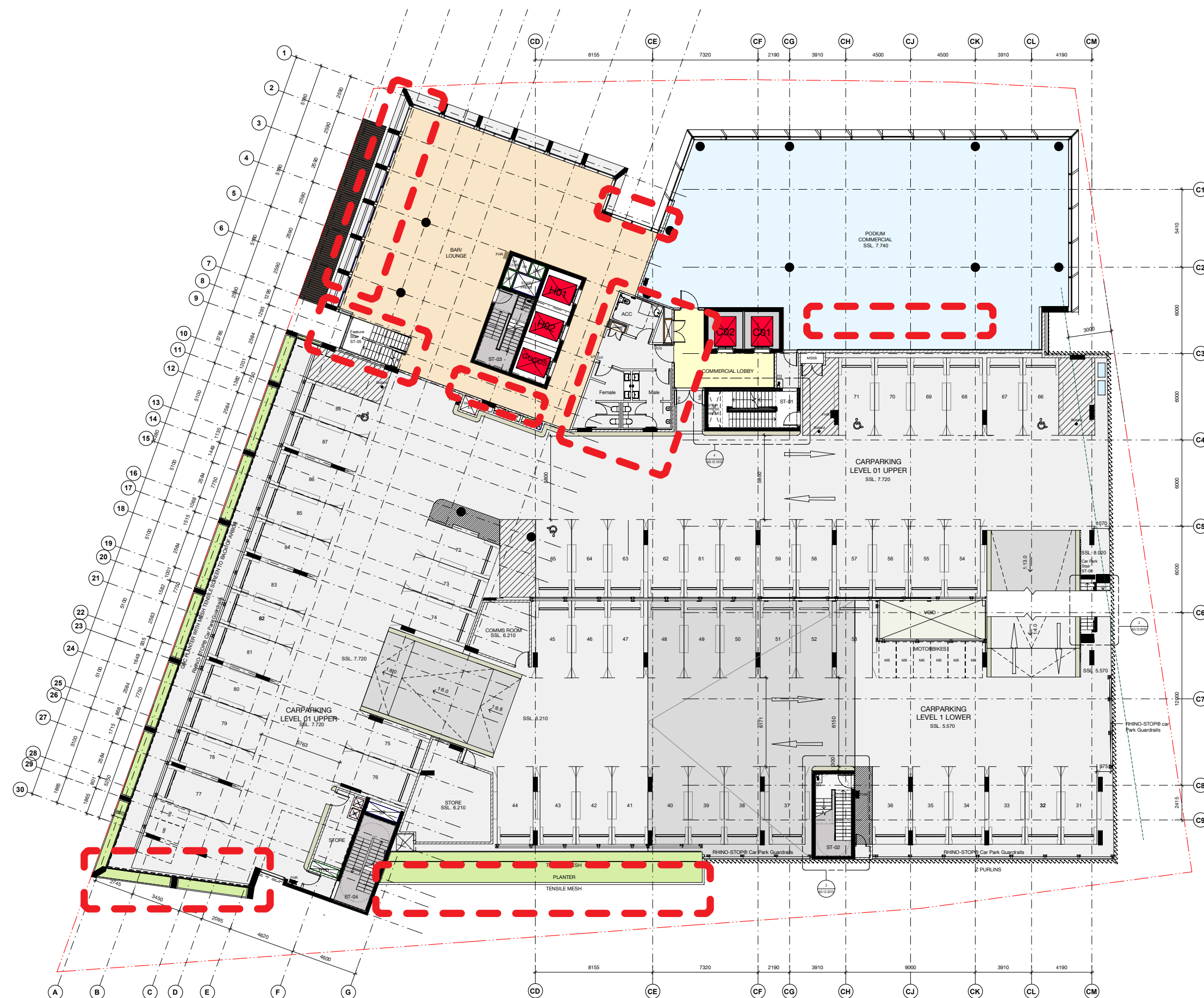
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



1.1 DESIGN CHANGES FIRST FLOOR

PROPOSED DA AMENDMENTS

- 1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.
- 2/ Amenities to commercial floor area shifted and combined with the hotel facilities.
- 3 / Feature stair relocated to the western side of the communal space. Stair links from ground floor to level L02.
- 4 / External western terrace off the hotel communal space omitted.
- 5 / Planter between building forms along the Northern elevation at levels L01 and L02 omitted.
- 6 / Loss of 1 parking space due to a reduction in the western elevation length

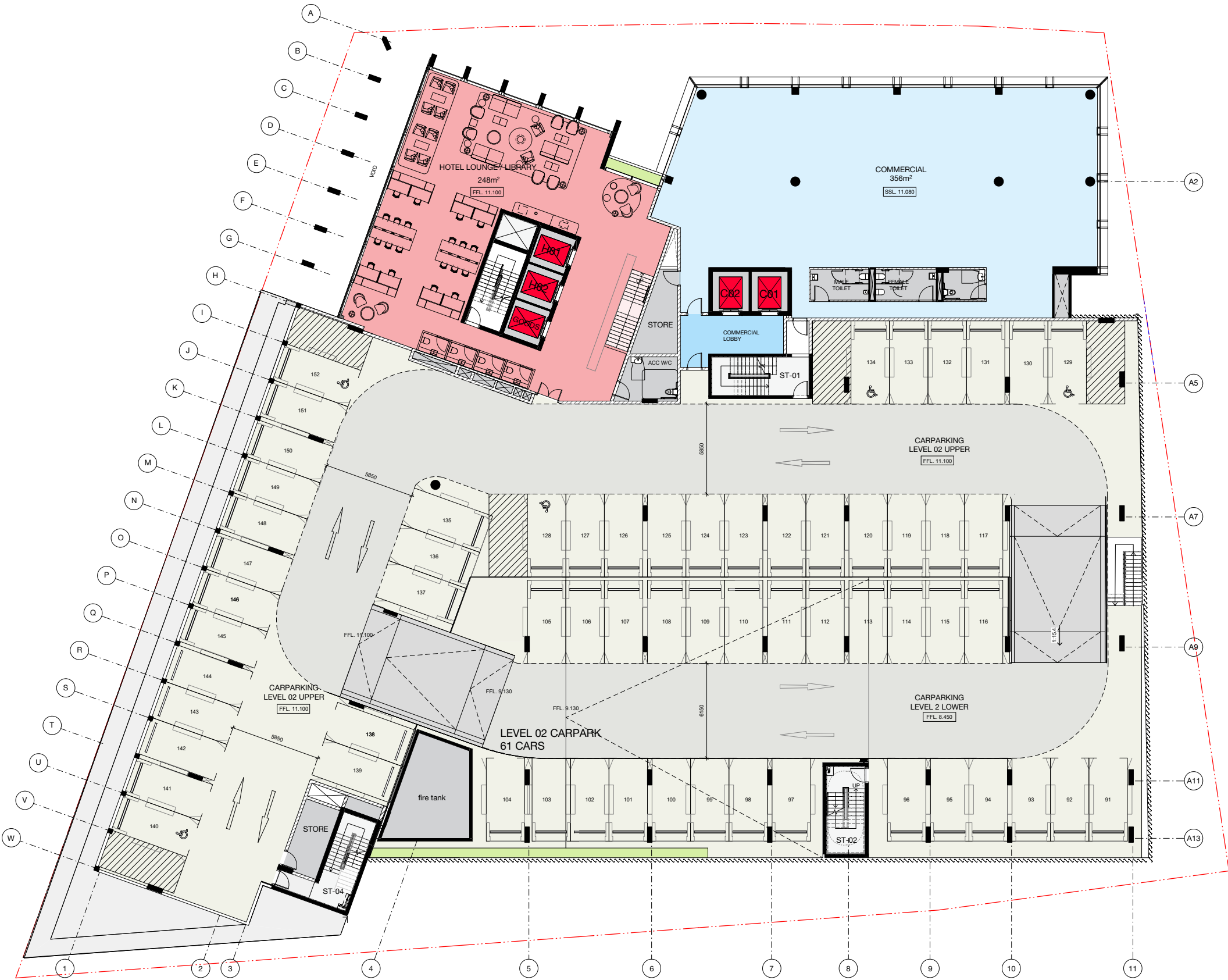


2.0 APPROVED SECOND FLOOR

PREVIOUS DA

General Arrangement Plan
Level L02

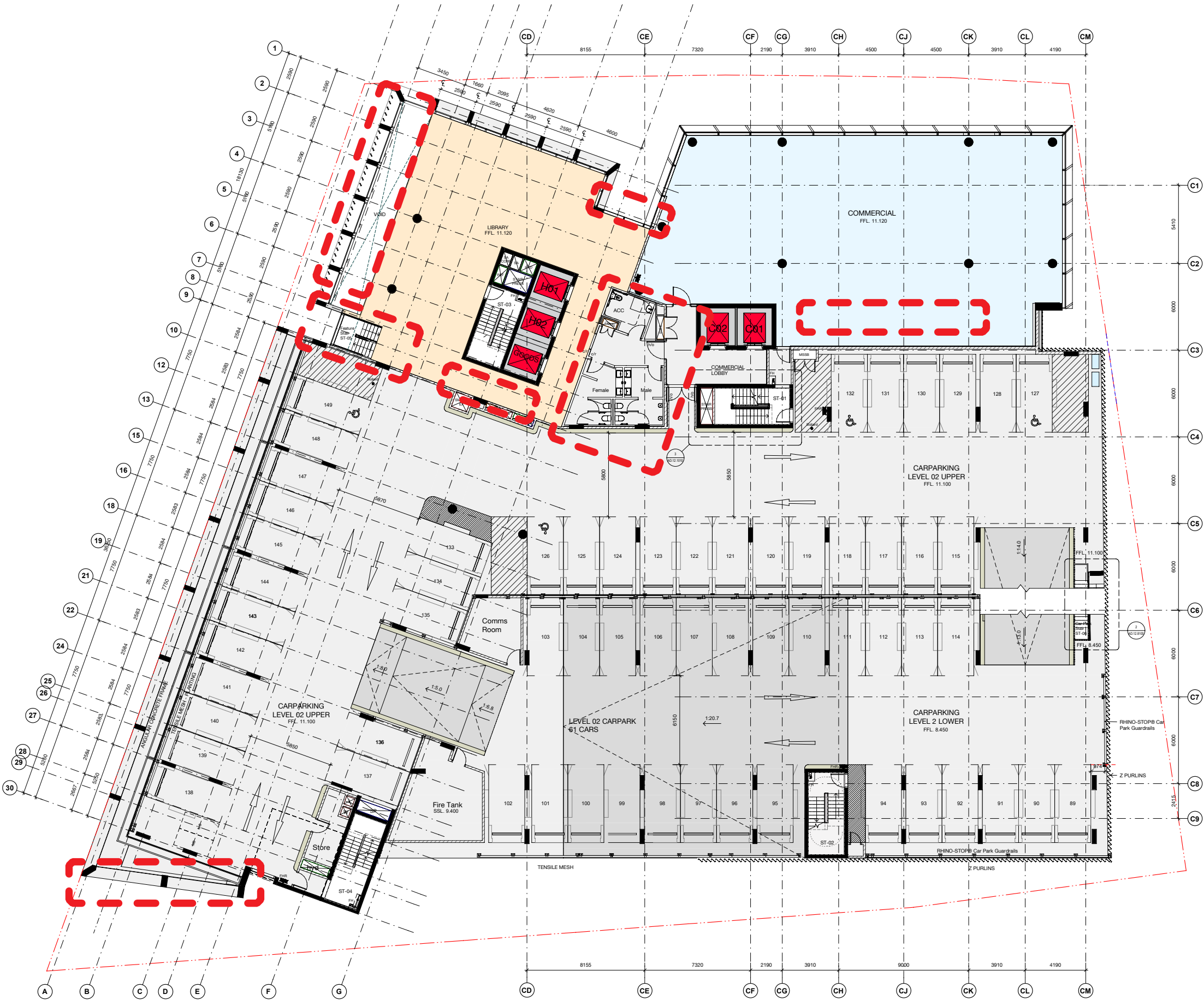
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



2.1 DESIGN CHANGES SECOND FLOOR

PROPOSED DA AMENDMENTS

- 1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.
- 2/ Amenities to commercial floor area shifted and combined with the hotel facilities.
- 3 / Feature stair relocated to the western side of the communal space. Stair links from ground floor to level L02.
- 4 / External western terrace off the hotel communal space omitted.
- 5 / Planter between building forms along the Northern elevation at levels L01 and L02 omitted.
- 6 / Loss of 1 parking space due to a reduction in the western elevation length

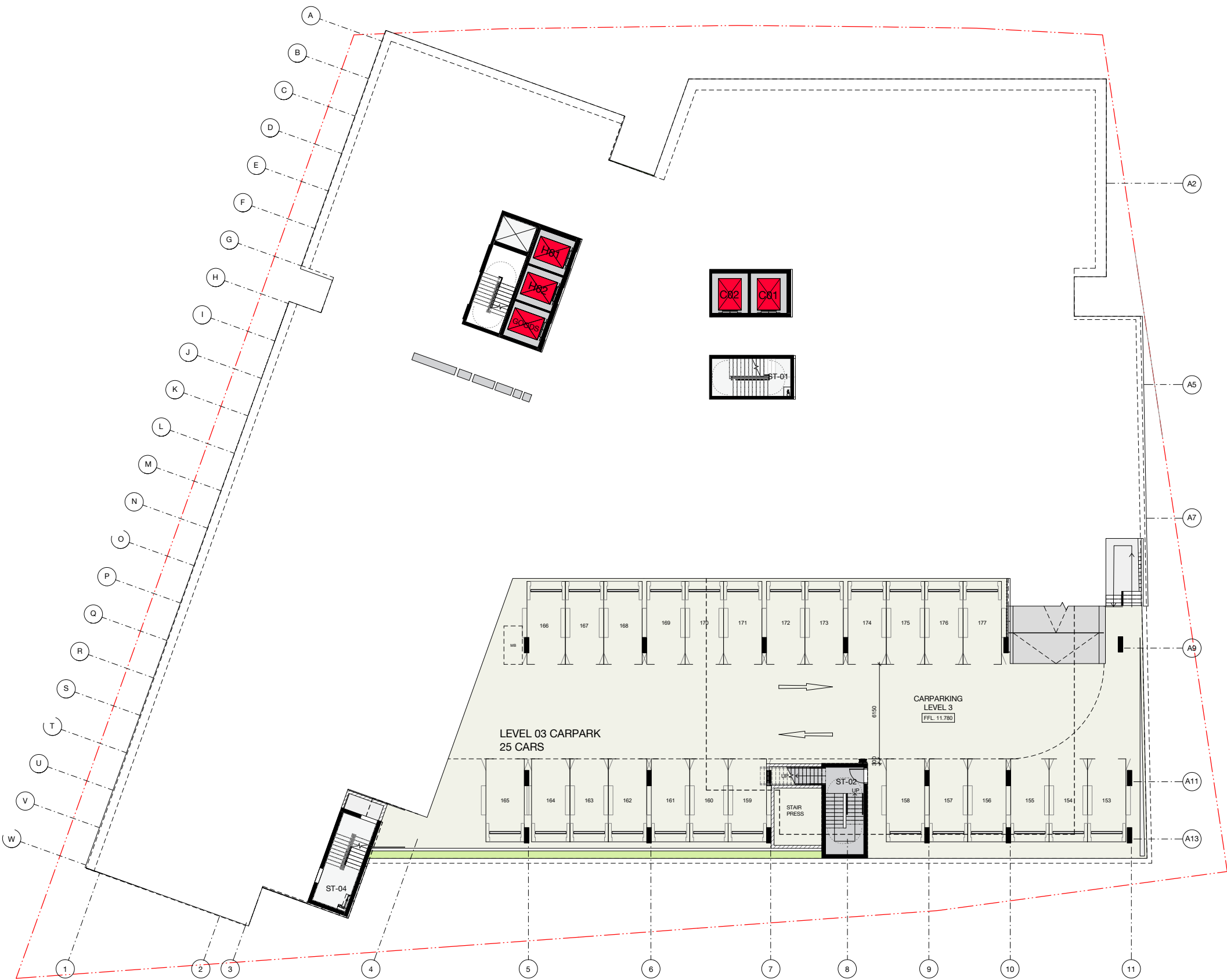


3.0 APPROVED THIRD FLOOR PARKING

PREVIOUS DA

General Arrangement Plan
Level L03

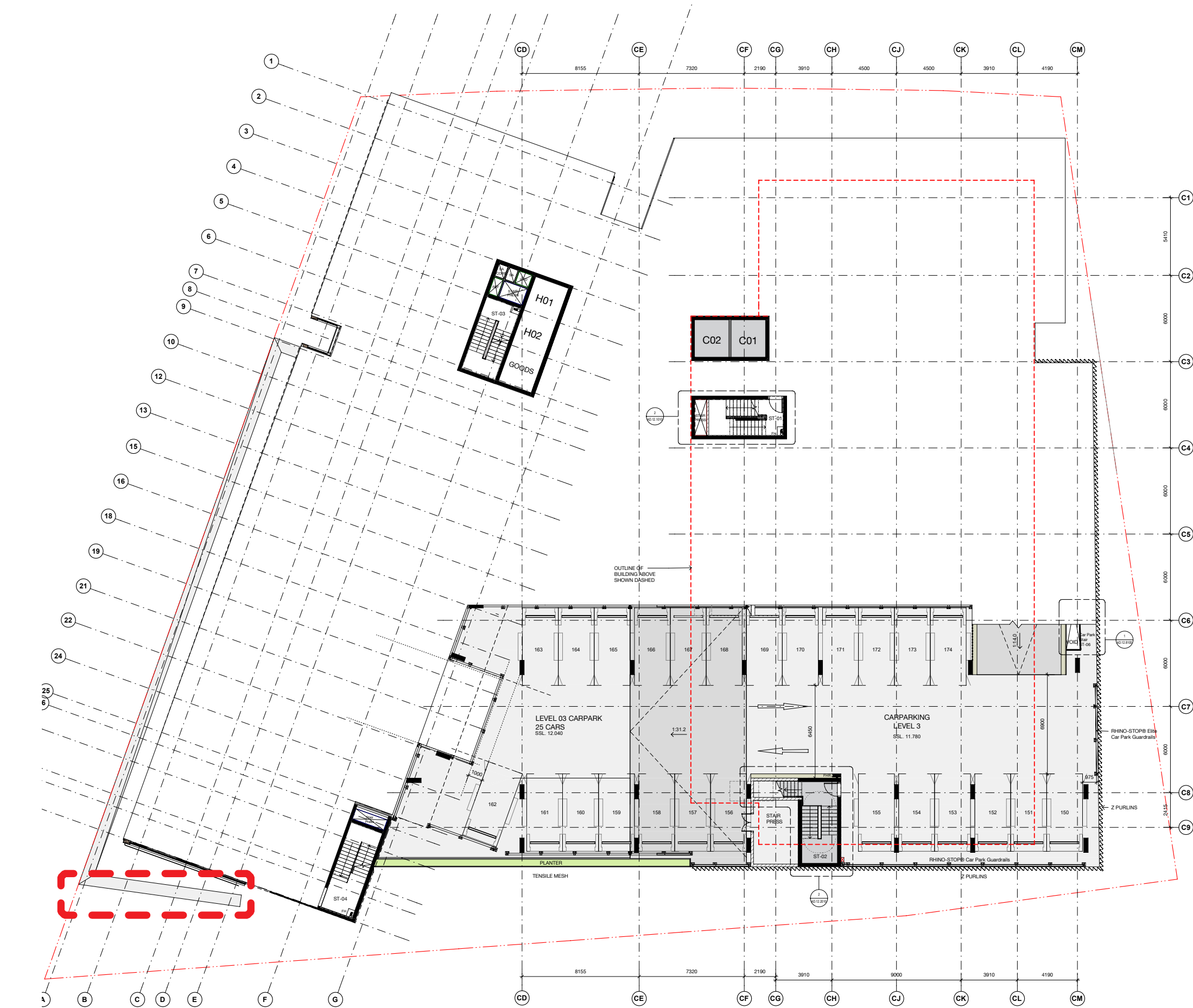
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



3.1 DESIGN CHANGES THIRD FLOOR PARKING

PROPOSED DA AMENDMENTS

1 / South west end of the building at levels L00/L01/L02 set back from south boundary line.

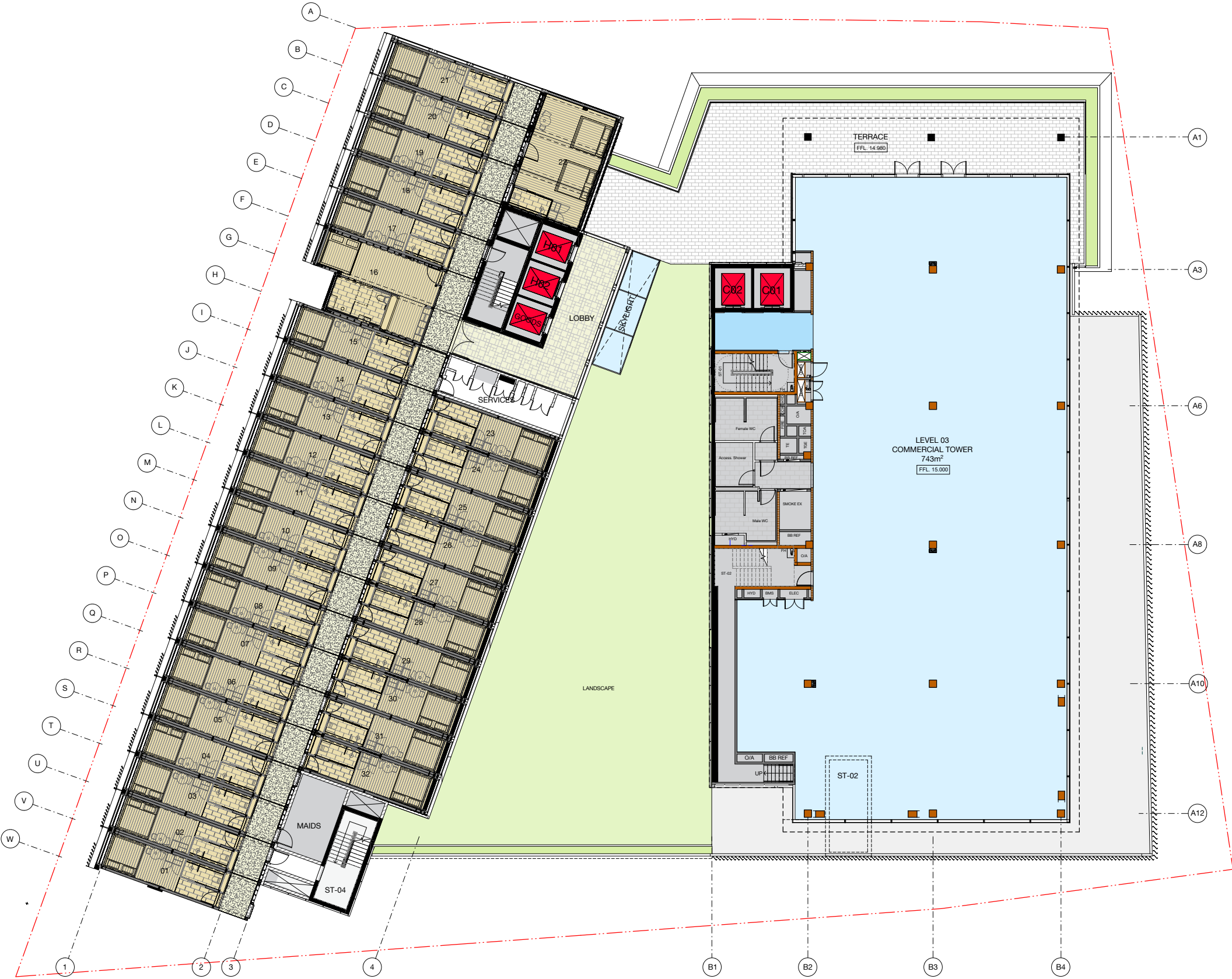


3.2 APPROVED THIRD FLOOR COMMERCIAL & HOTEL

PREVIOUS DA

General Arrangement Plan
Level L03 Commercial & Hotel

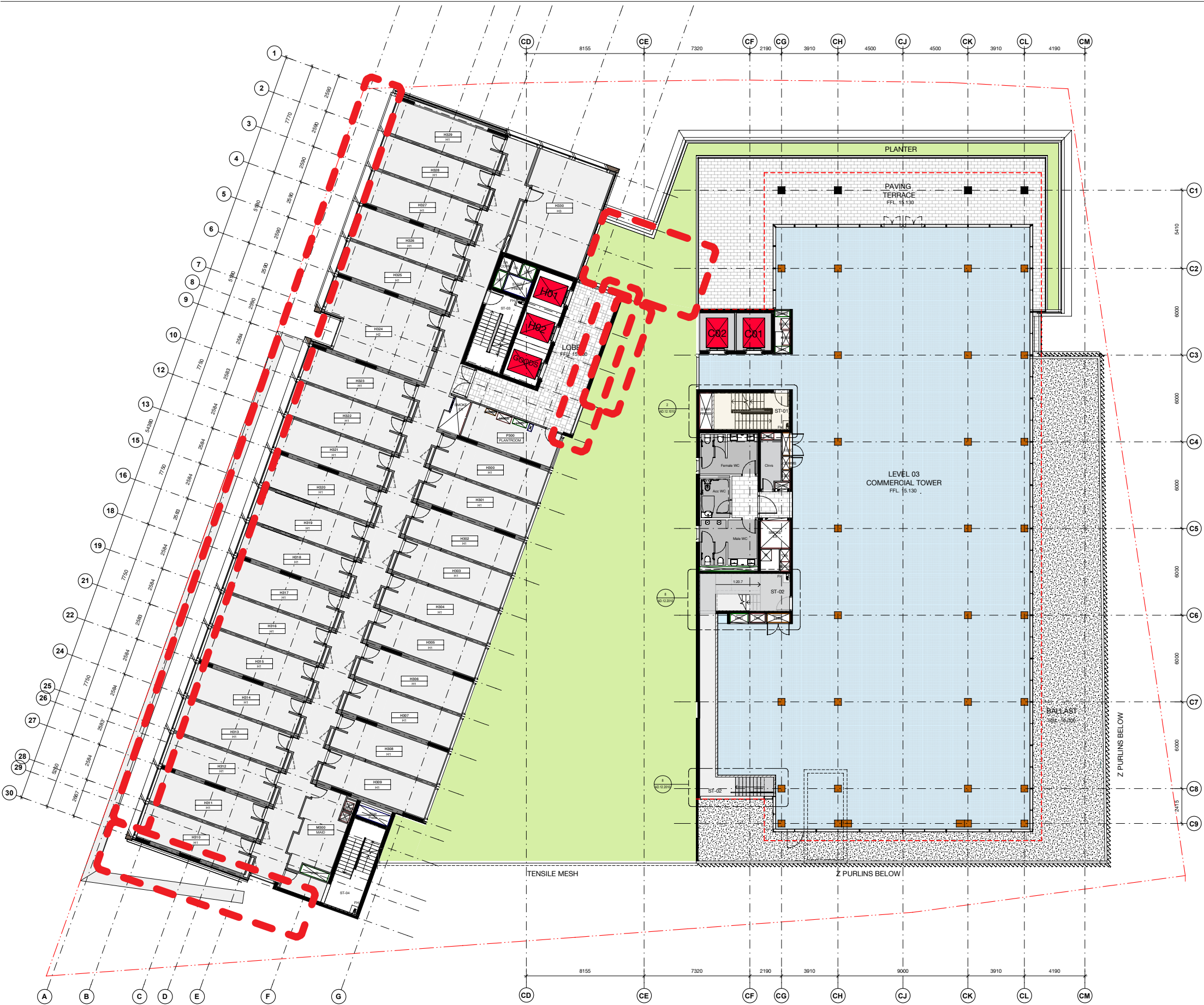
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



3.3 DESIGN CHANGES THIRD FLOOR COMMERCIAL & HOTEL

PROPOSED DA AMENDMENTS

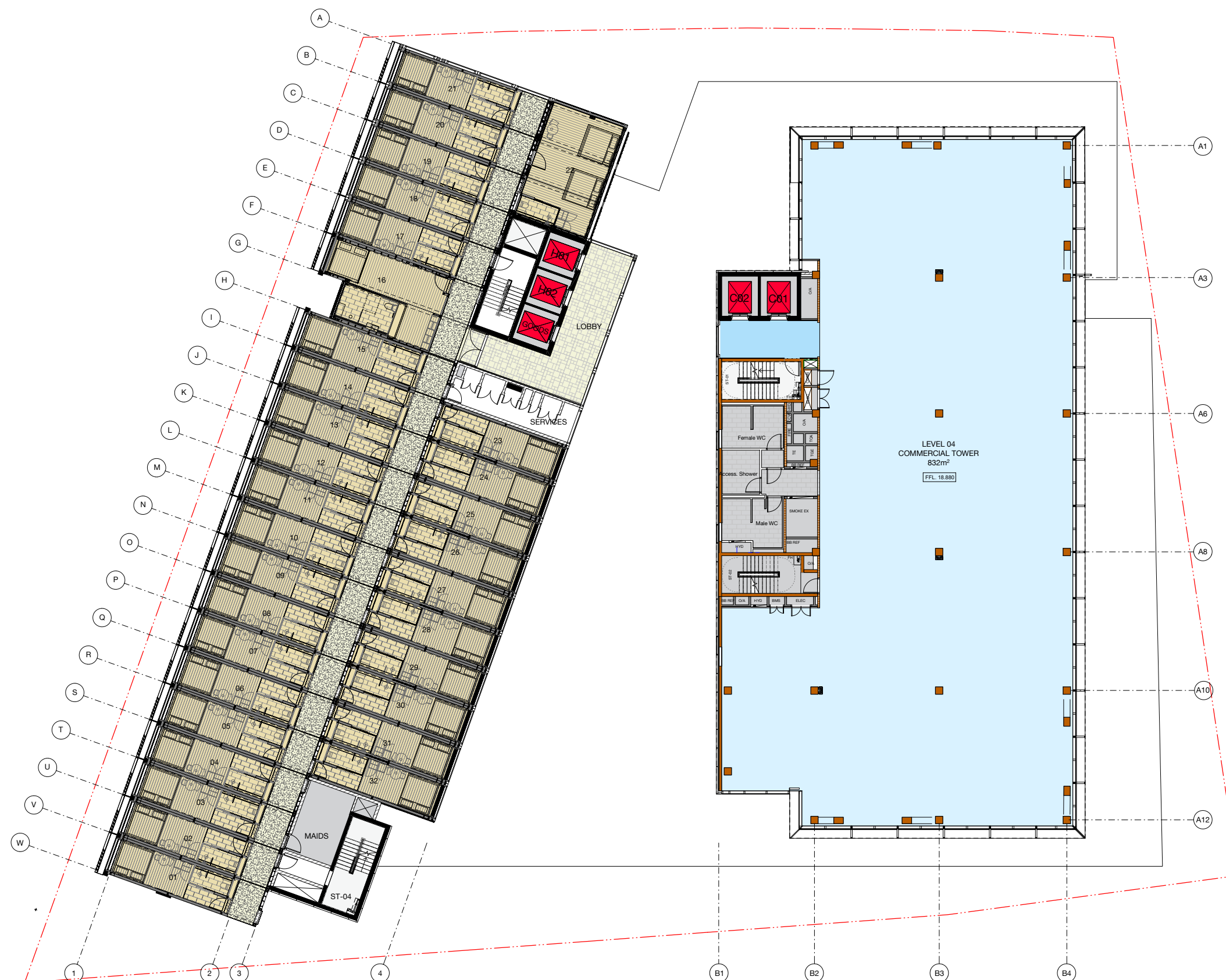
- 1 / South west end of the hotel - 1 room from every level omitted.
- 2 / Western hotel facade sunshading design amended
- 3 / Skylight over feature stairs below omitted.
- 4 / Landscaped area to the northern terrace increased.
- 5 / Hotel modular construction methodology amended to a traditional built form.
- 6 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.



4.0
APPROVED
FOURTH - SEVENTH
FLOOR TYPICAL

General Arrangement Plan
Level L04-07 Commercial & Hotel

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



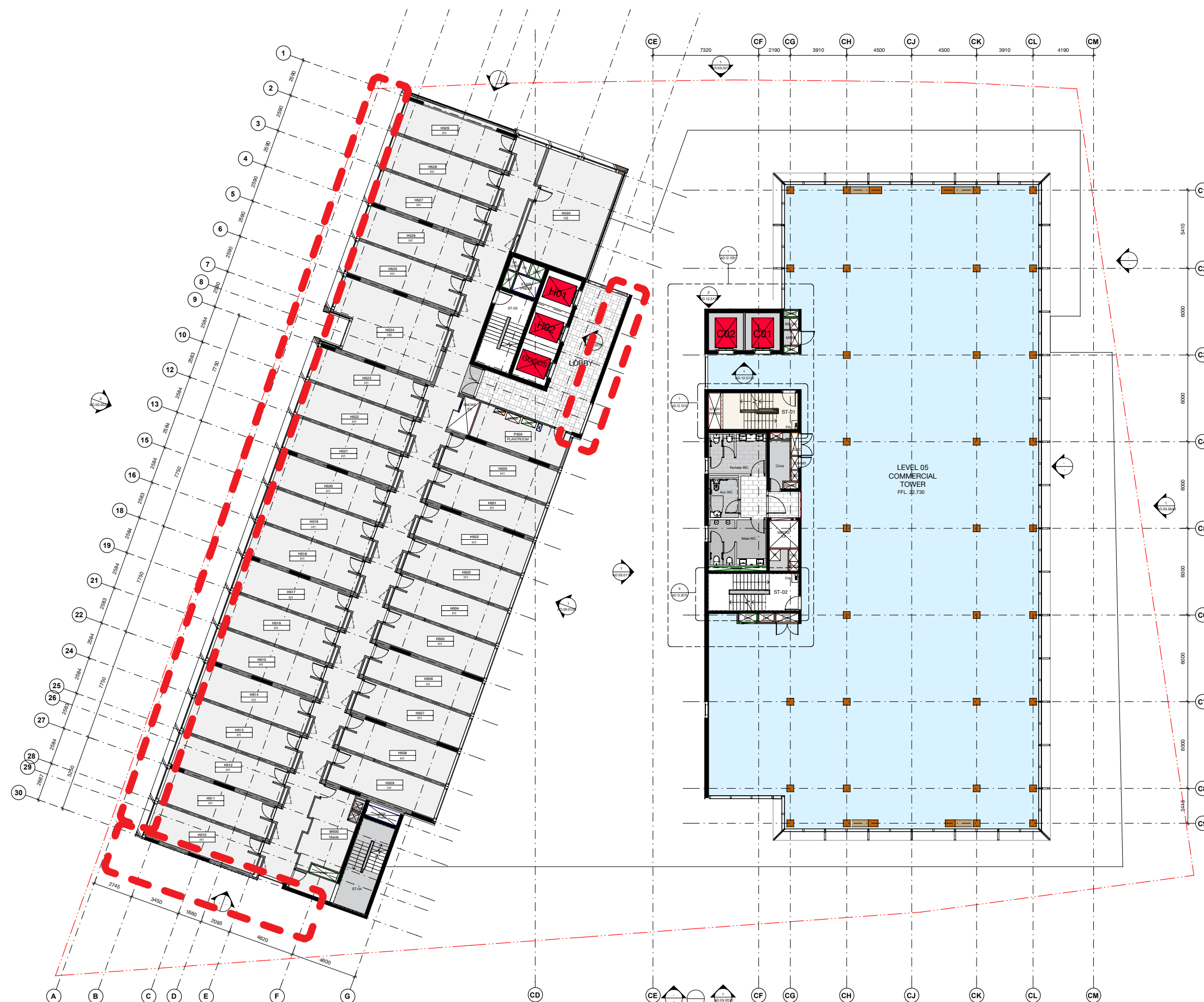
4.1 DESIGN CHANGES FIFTH - SEVENTH FLOOR TYPICAL

1 / South west end of the hotel - 1 room from every level omitted.

2 / Western hotel facade sunshading design amended

3 / Hotel modular construction methodology amended to a traditional built form.

4 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.

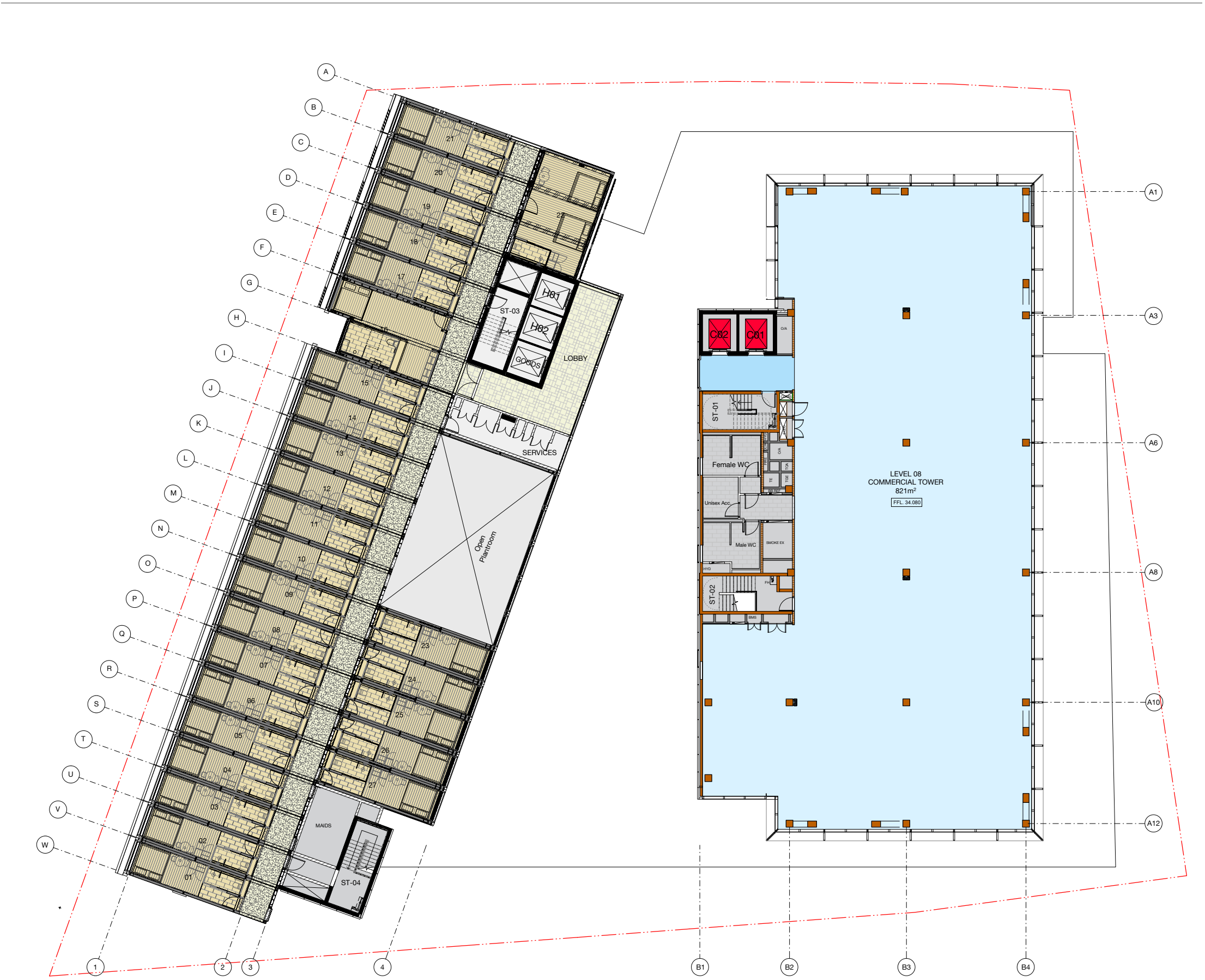


5.0
APPROVED
EIGHT FLOOR

PREVIOUS DA

General Arrangement Plan
Level L08 Commercial & Hotel

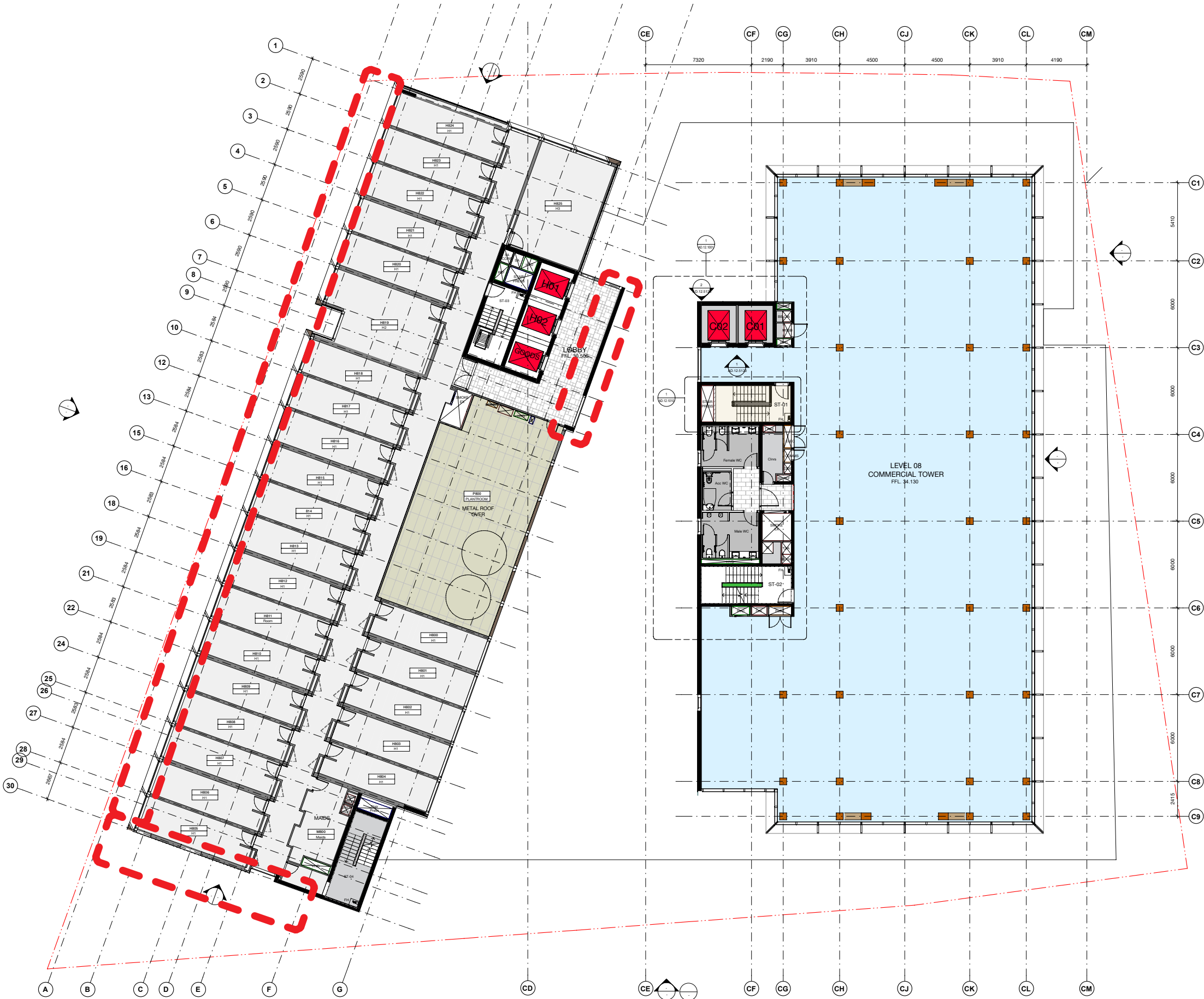
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



5.1 DESIGN CHANGES EIGHT FLOOR

PROPOSED DA AMENDMENTS

- 1 / South west end of the hotel - 1 room from every level omitted.
- 2 / Western hotel facade sunshading design amended
- 3 / Hotel modular construction methodology amended to a traditional built form.
- 4 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.

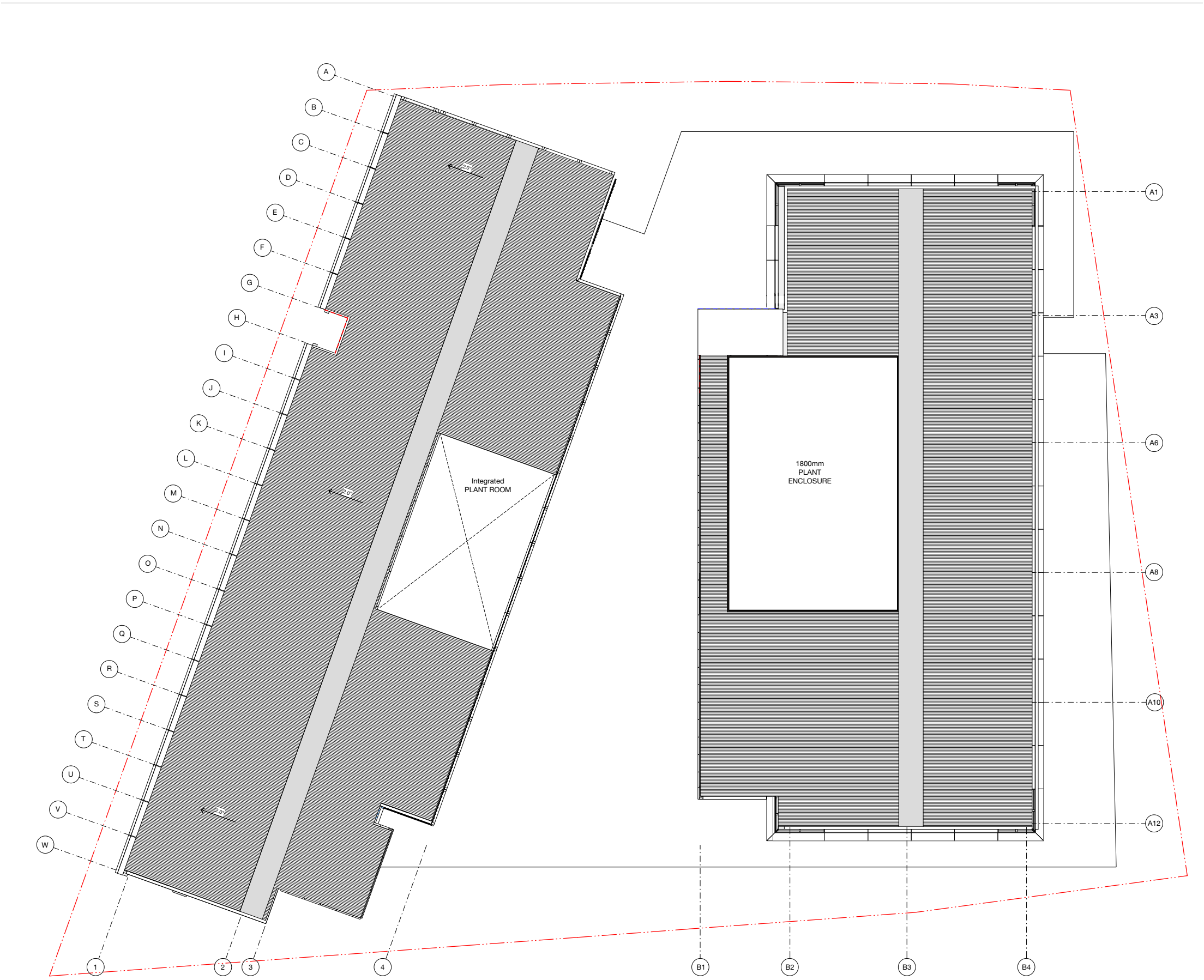


6.0 APPROVED ROOF

PREVIOUS DA

General Arrangement Plan
Level Roof Commercial & Hotel

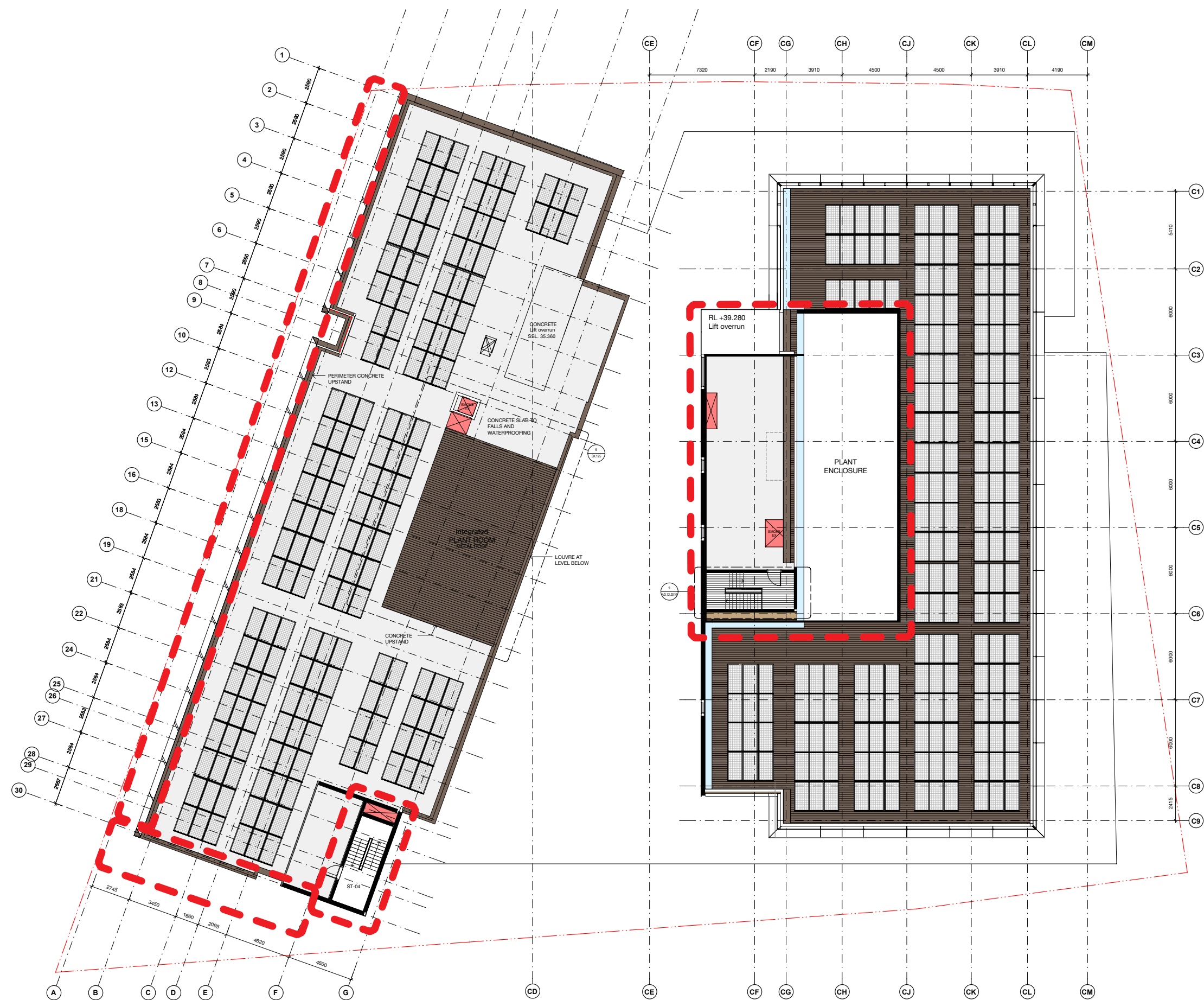
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



6.1 DESIGN CHANGES ROOF

PROPOSED DA AMENDMENTS

- 1 / South west end of the hotel - 1 room from every level omitted.
- 2 / Western hotel facade sunshading design amended
- 3 / Commercial tower external plant space increased in size
- 4 / Fire stair from commercial tower and hotel extended to roof access.

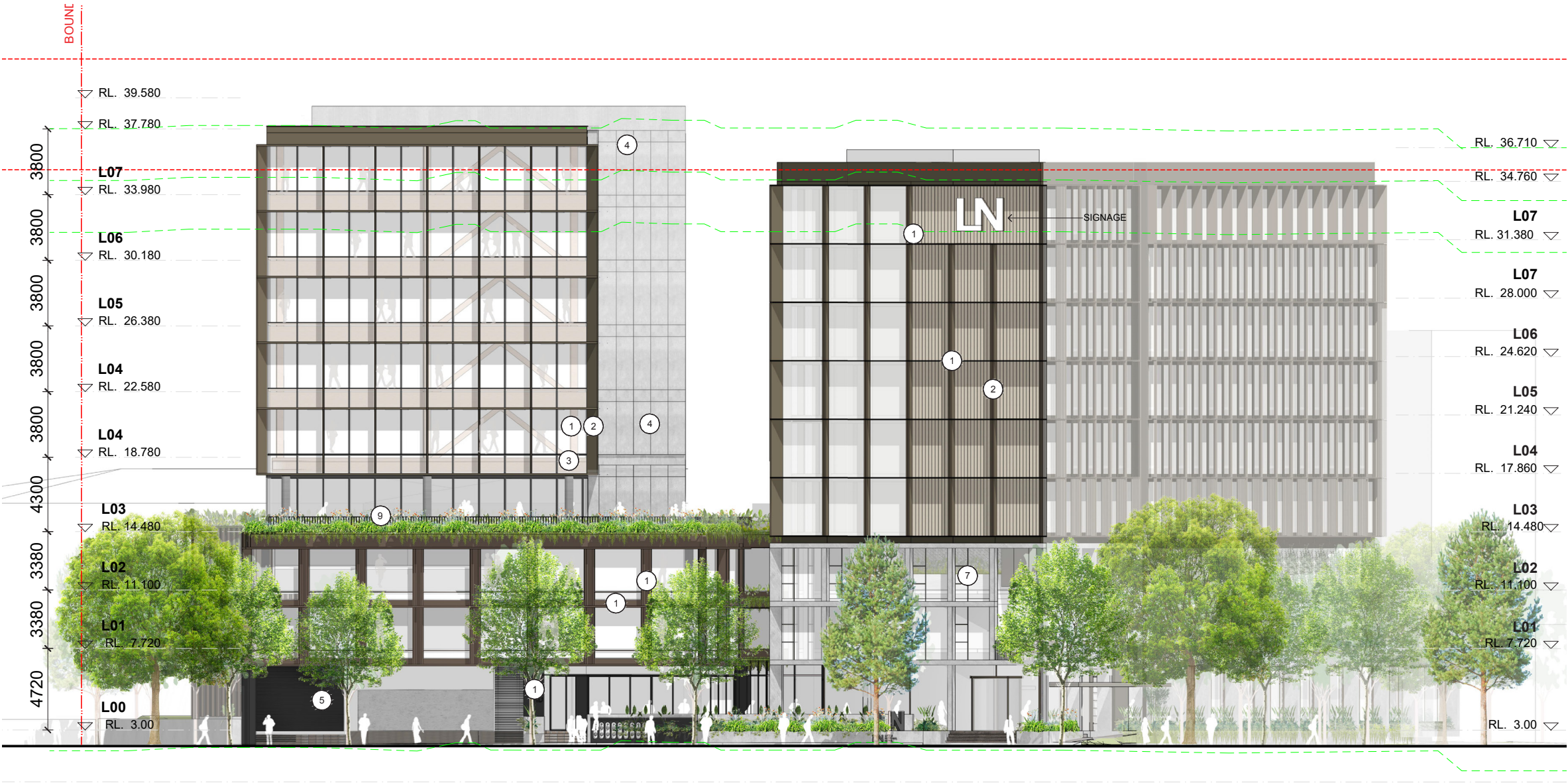


7.0 APPROVED NORTH ELEVATION

PREVIOUS DA

General Arrangement Plan
North Elevation

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission

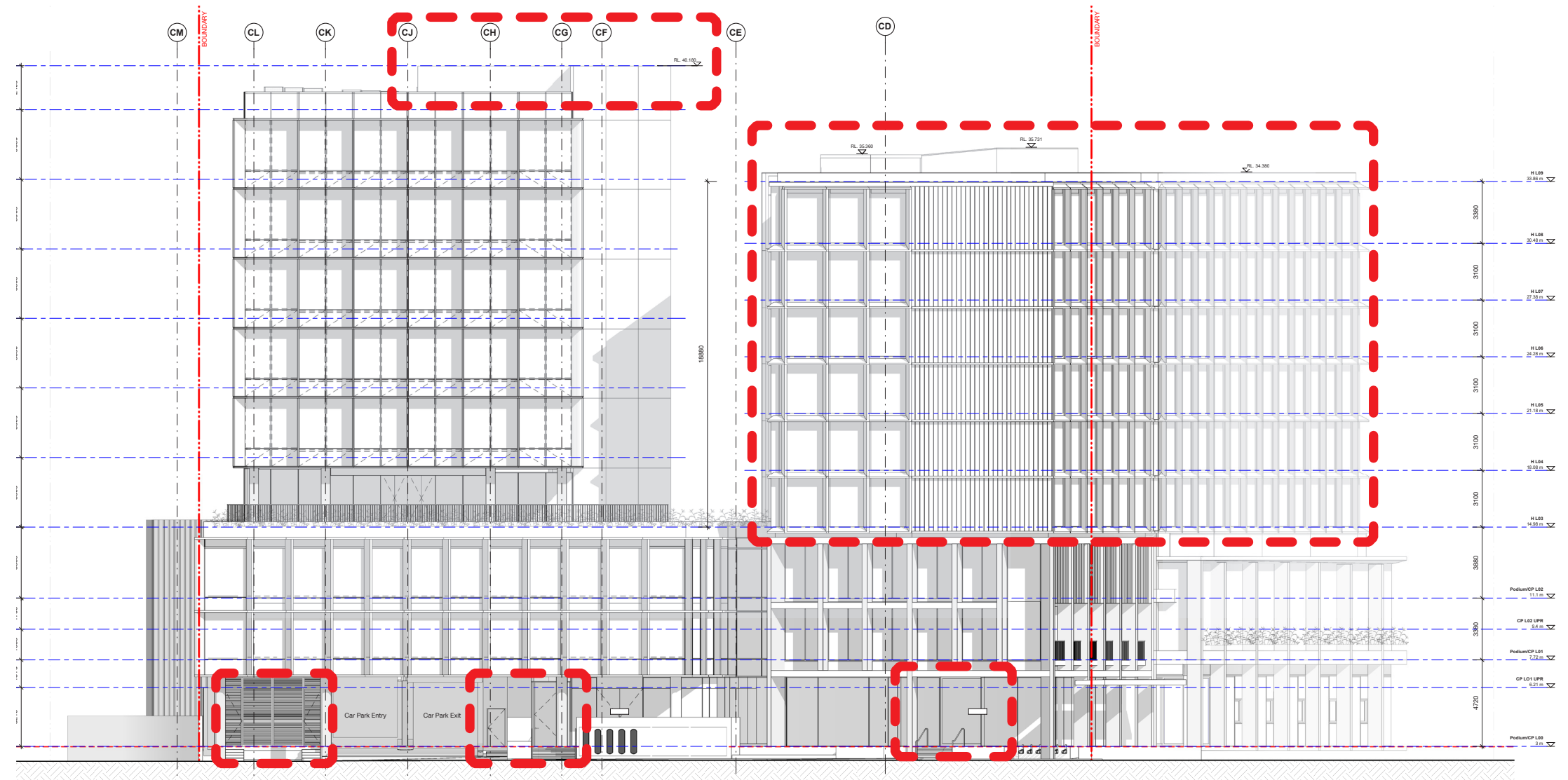


7.1

DESIGN CHANGES

NORTH ELEVATION

- 1 / Substation location shifted to align with structure over
- 2 / Commercial lobby and associated external access stairs shifted
- 3 / Hotel entry and associated external access stairs shifted
- 4 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction..
- 5 / Commercial tower height increased by 600mm to allow for additional plant height

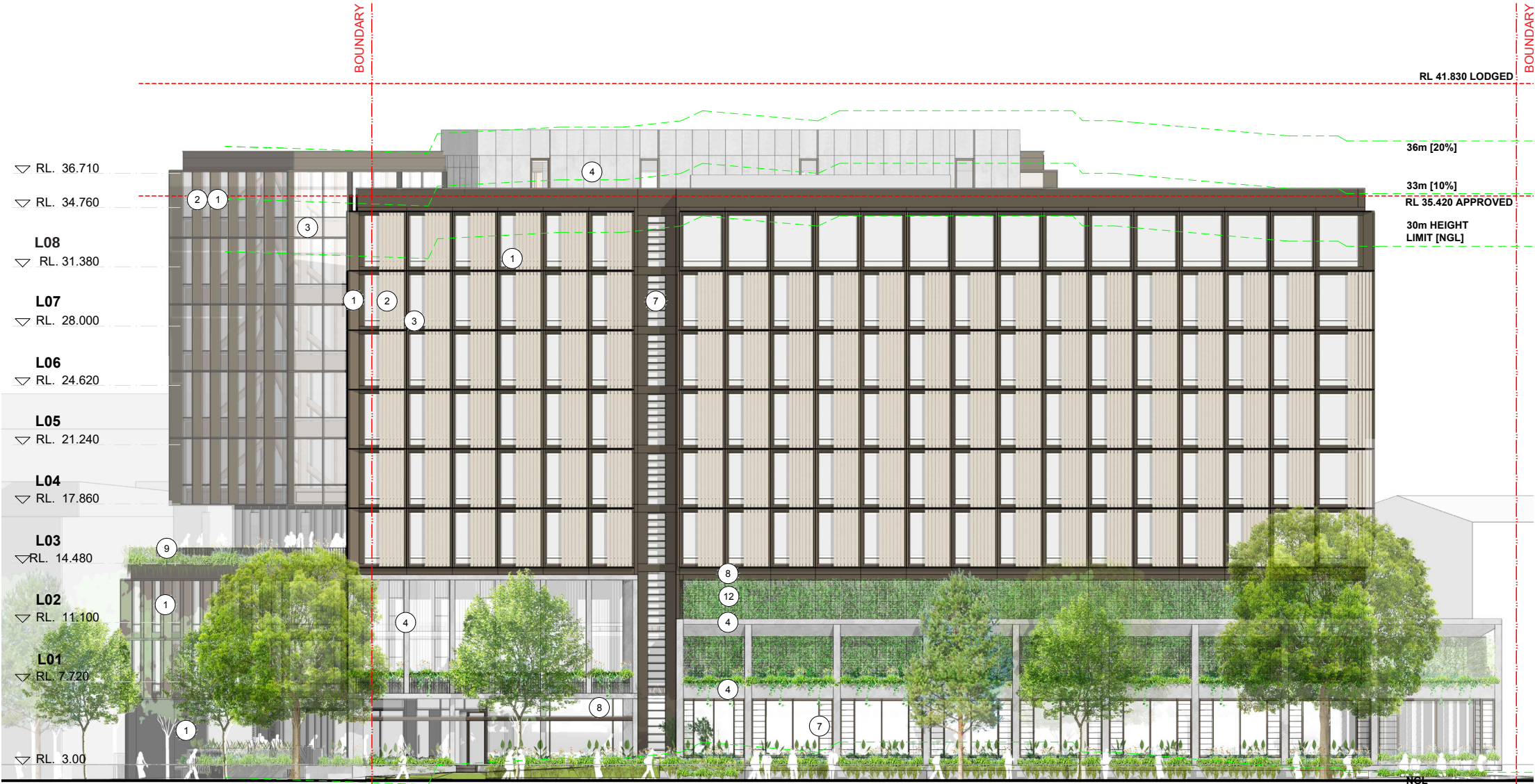


8.0 APPROVED WEST ELEVATION

PREVIOUS DA

General Arrangement Plan
West Elevation

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



8.1

DESIGN CHANGES

WEST ELEVATION

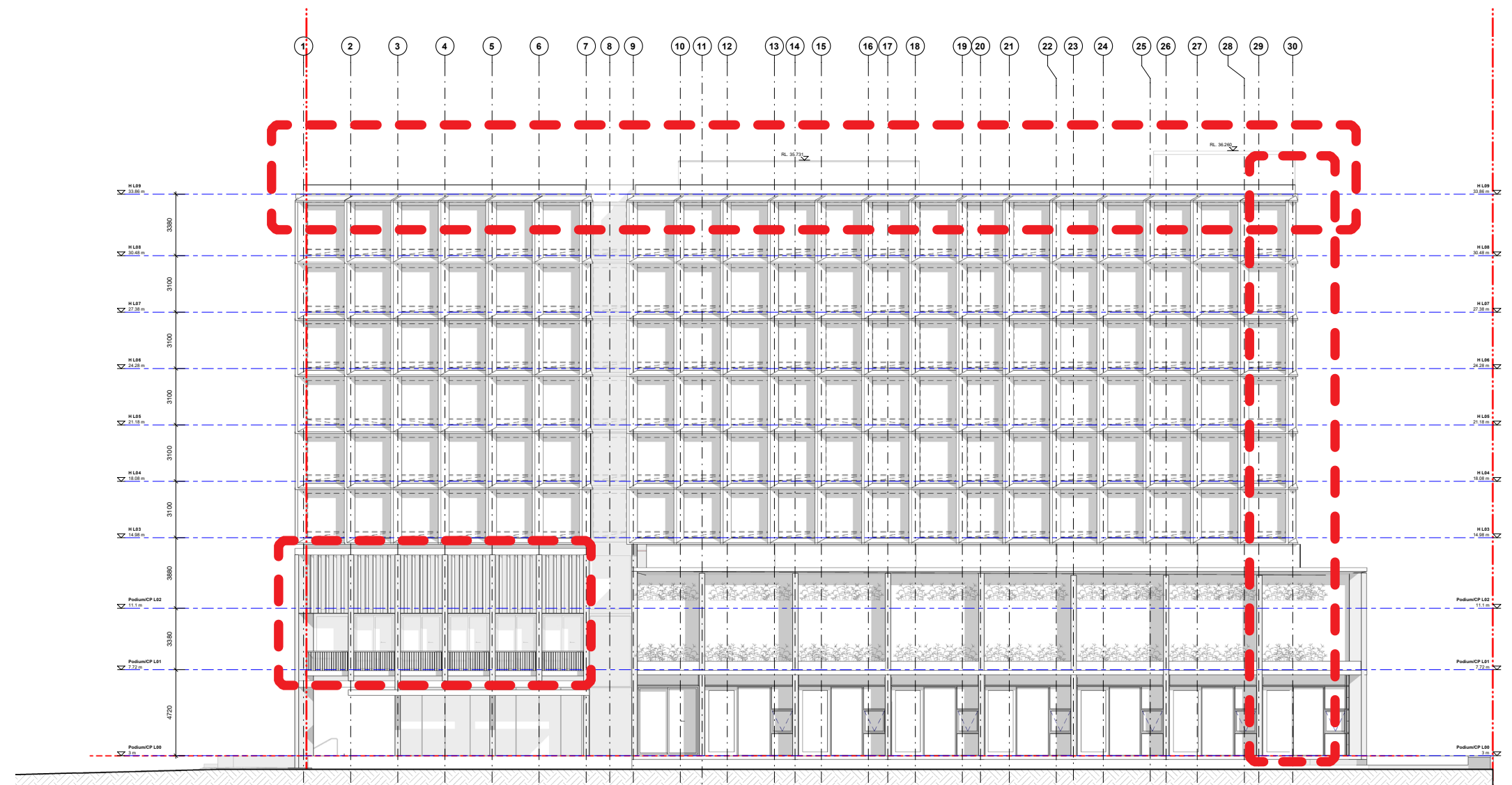
PROPOSED DA AMENDMENTS

1 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction.

2 / L01 and L02 North/west corner amended. External terrace omitted and sunshading added to level L02

3 / Hotel south end of building has been reduce in length by 1 hotel room width.

4 / Arbor structure has been pulled back at the south boundary.

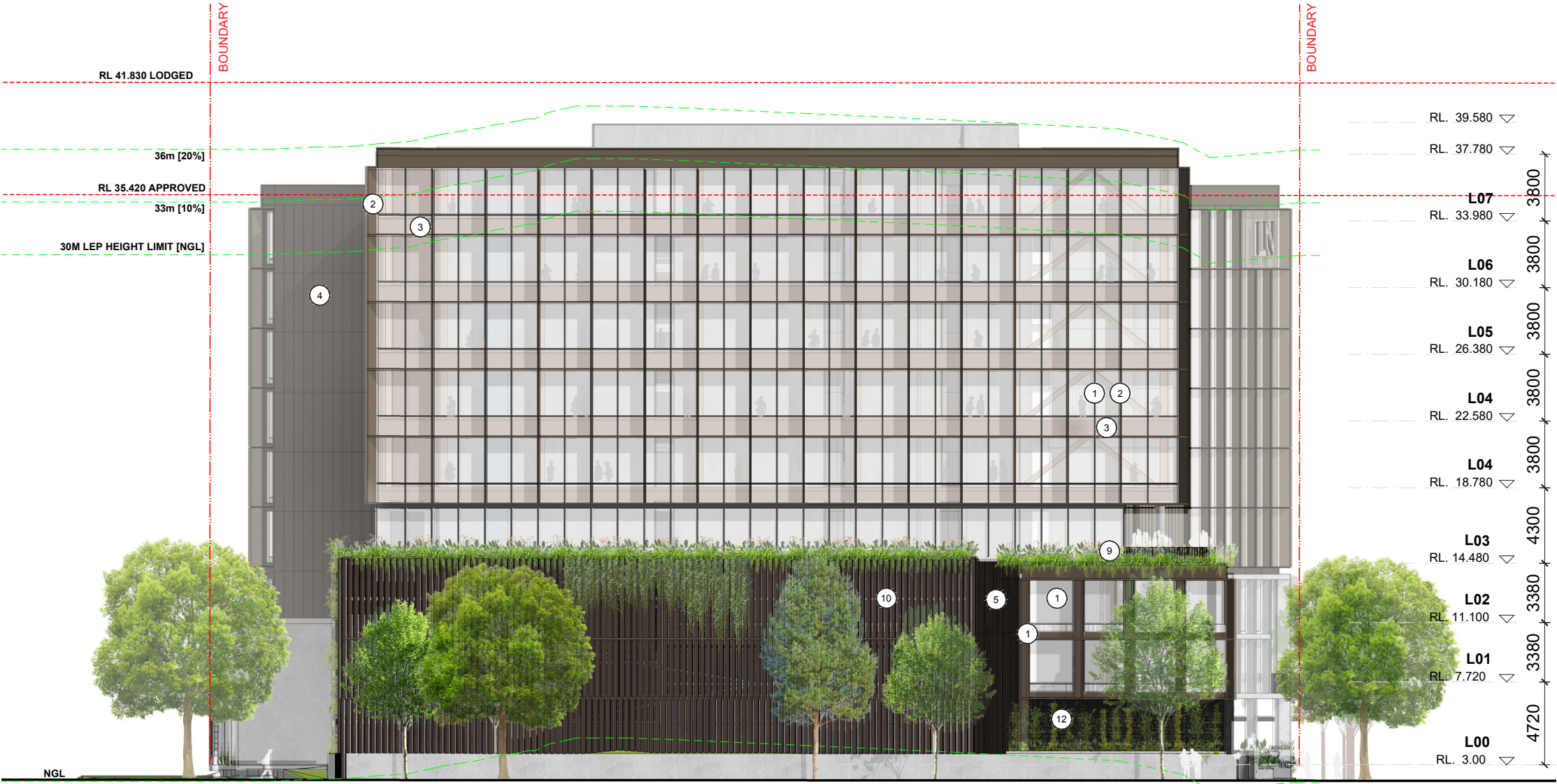


9.0
APPROVED
EAST ELEVATION

PREVIOUS DA

General Arrangement Plan
East Elevation

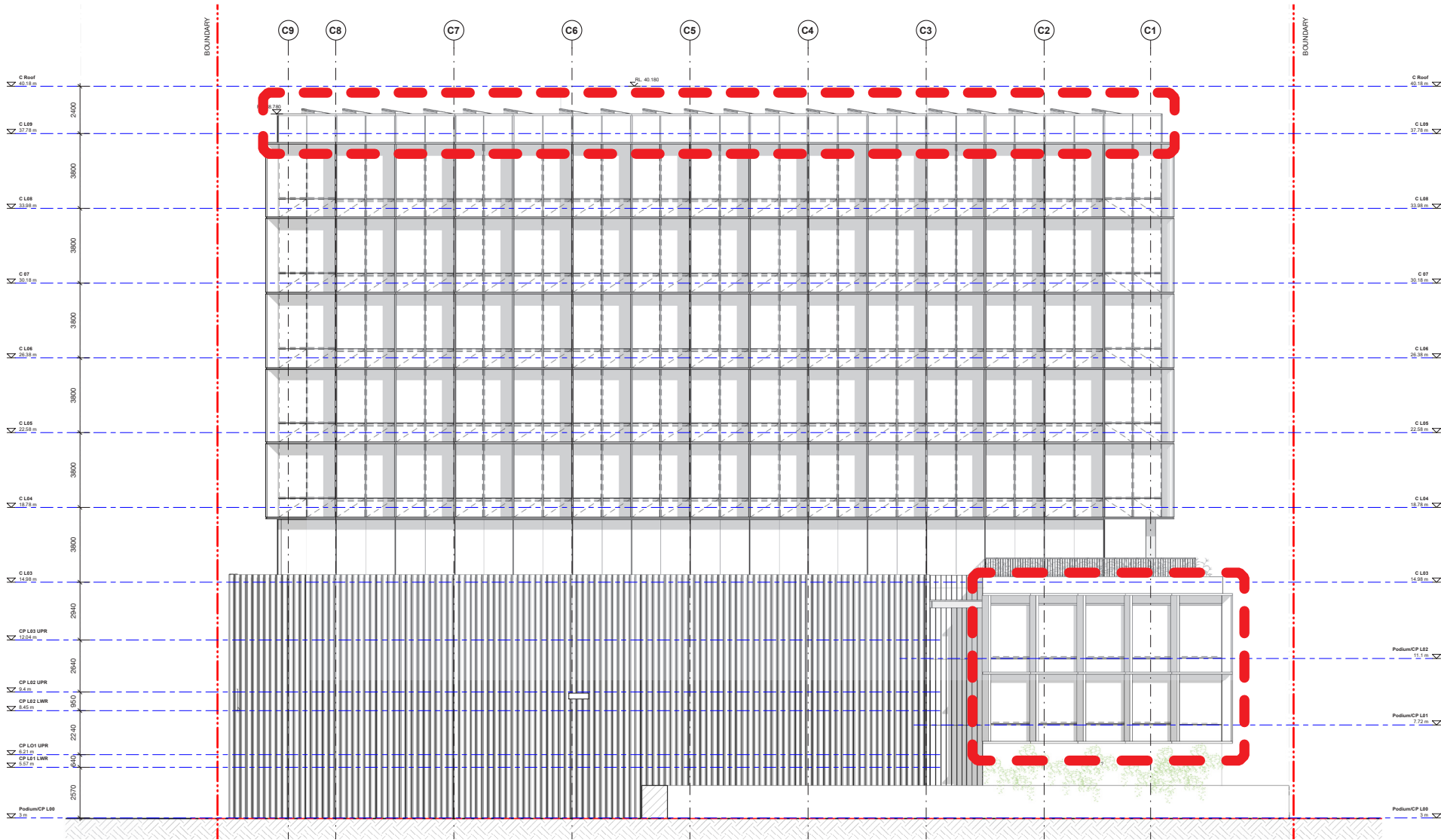
Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



9.1 DESIGN CHANGES EAST ELEVATION

PROPOSED DA AMENDMENTS

- 1 / Commercial podium levels L01 and L02 facade amended with a singular vertical sunshade expression
- 2 / Commercial tower height increased by 600mm to allow for additional plant height.
- 3 / Perimeter edge planters to Level L03 omitted

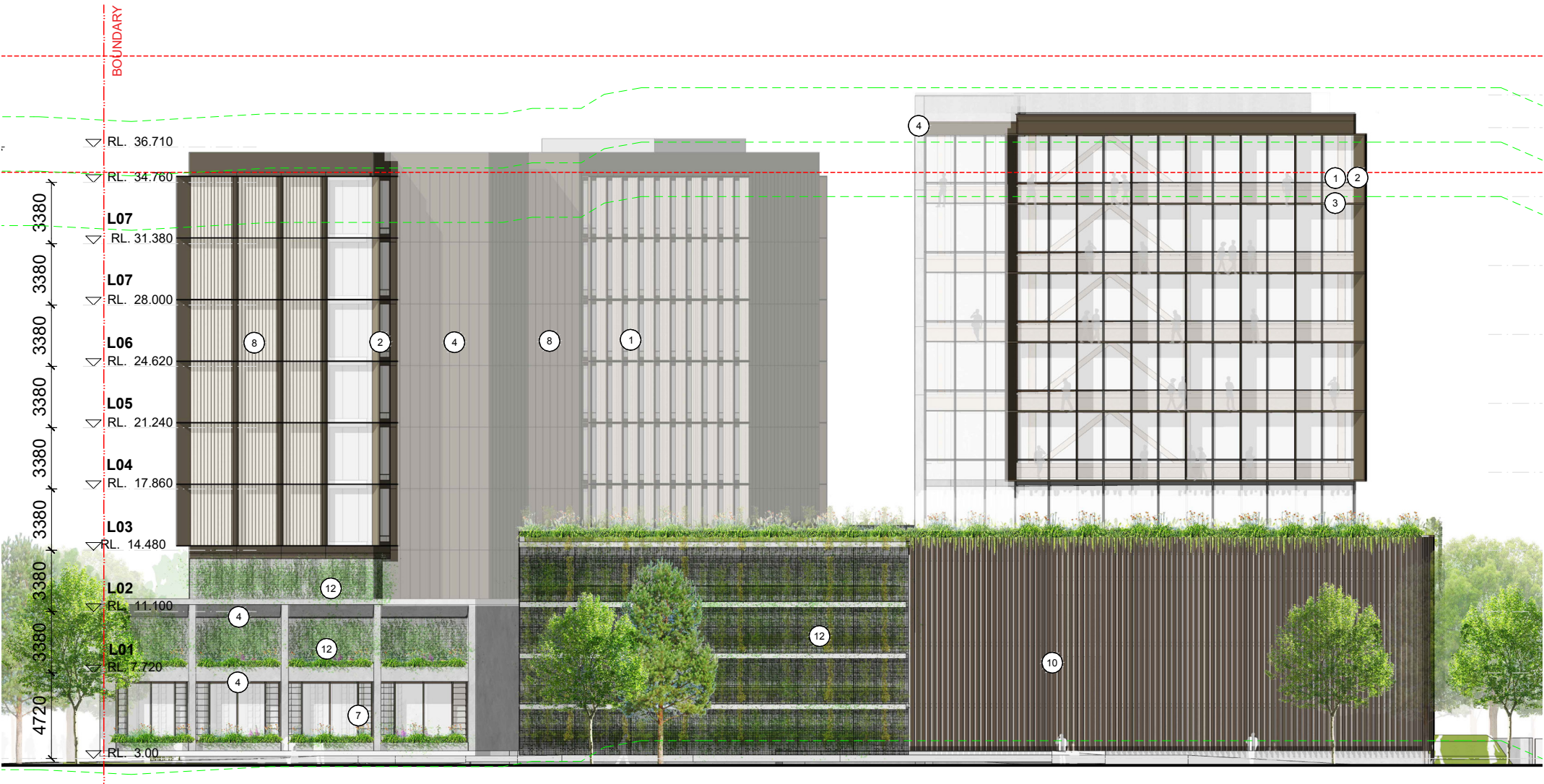


10.0 APPROVED SOUTH ELEVATION

PREVIOUS DA

General Arrangement Plan
South Elevation

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



10.1 DESIGN CHANGES SOUTH ELEVATION

PROPOSED DA AMENDMENTS

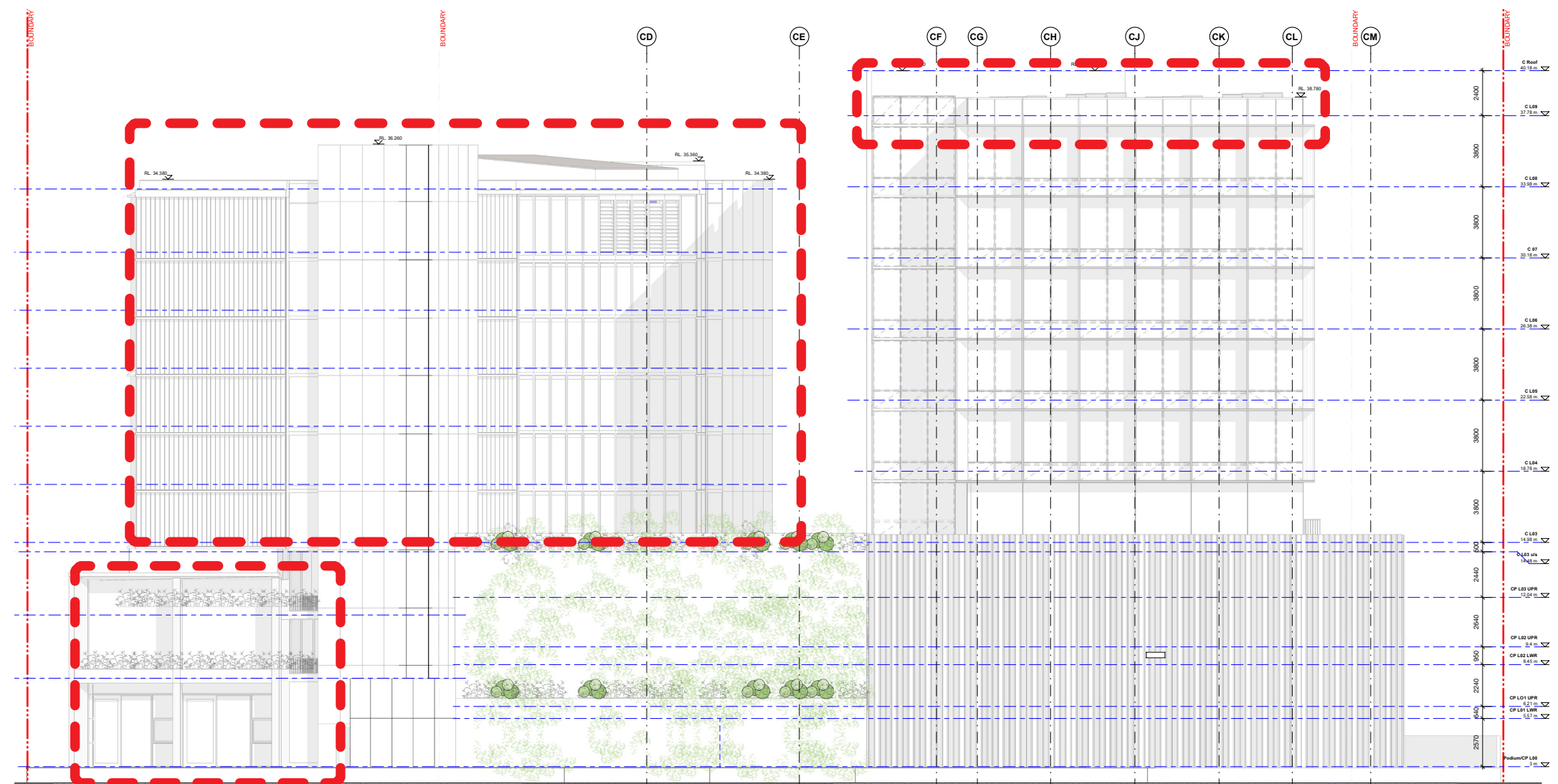
1 / Commercial tower height increased by 600mm to allow for additional plant height.

2 / Perimeter edge planters to Level L03 omitted

3 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction.

4 / Hotel south end of building has been reduce in length by 1 hotel room width.

5 / Arbor structure has been pulled back at the south boundary.

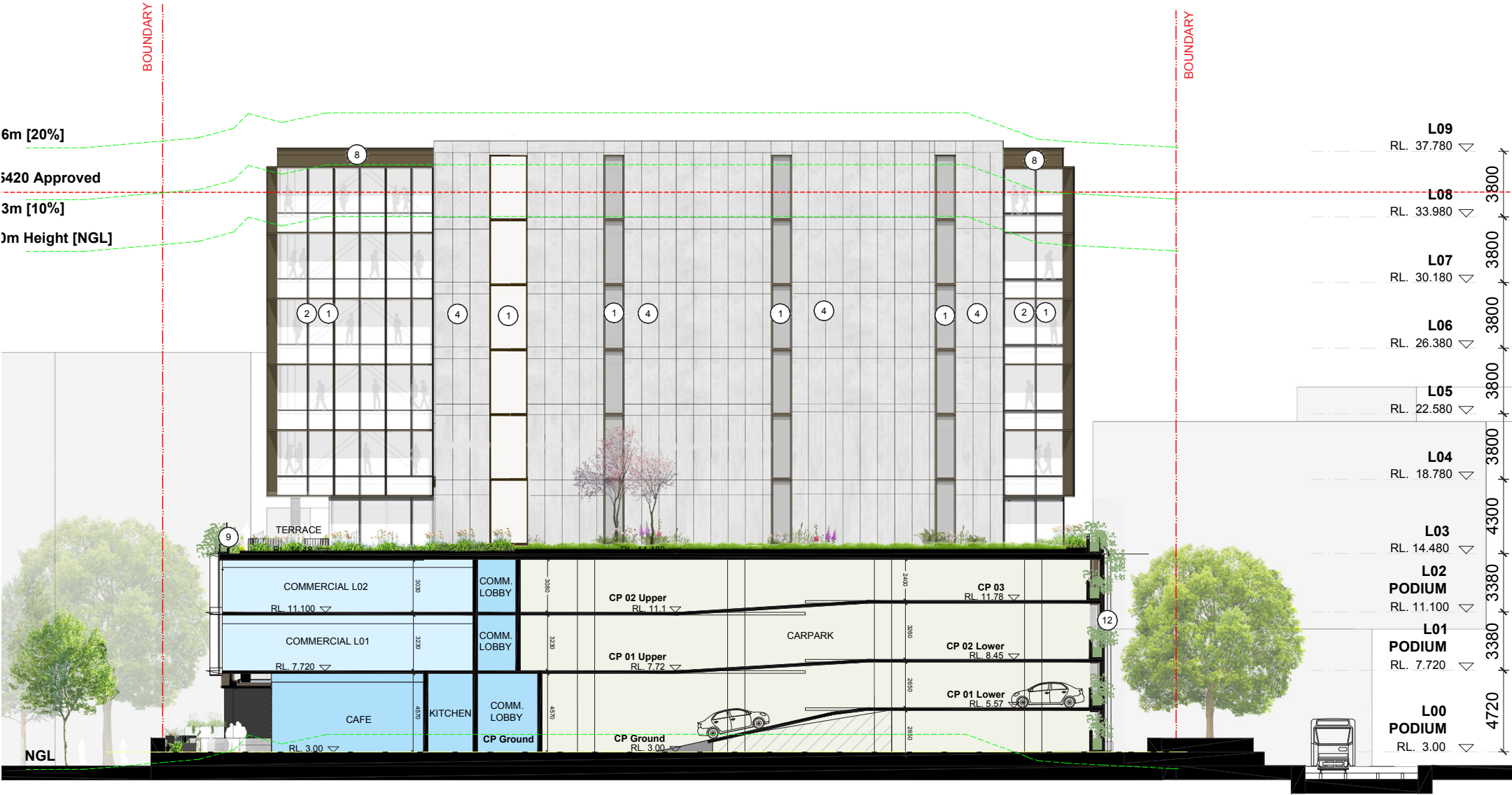


11.0 APPROVED EAST SECTION

PREVIOUS DA

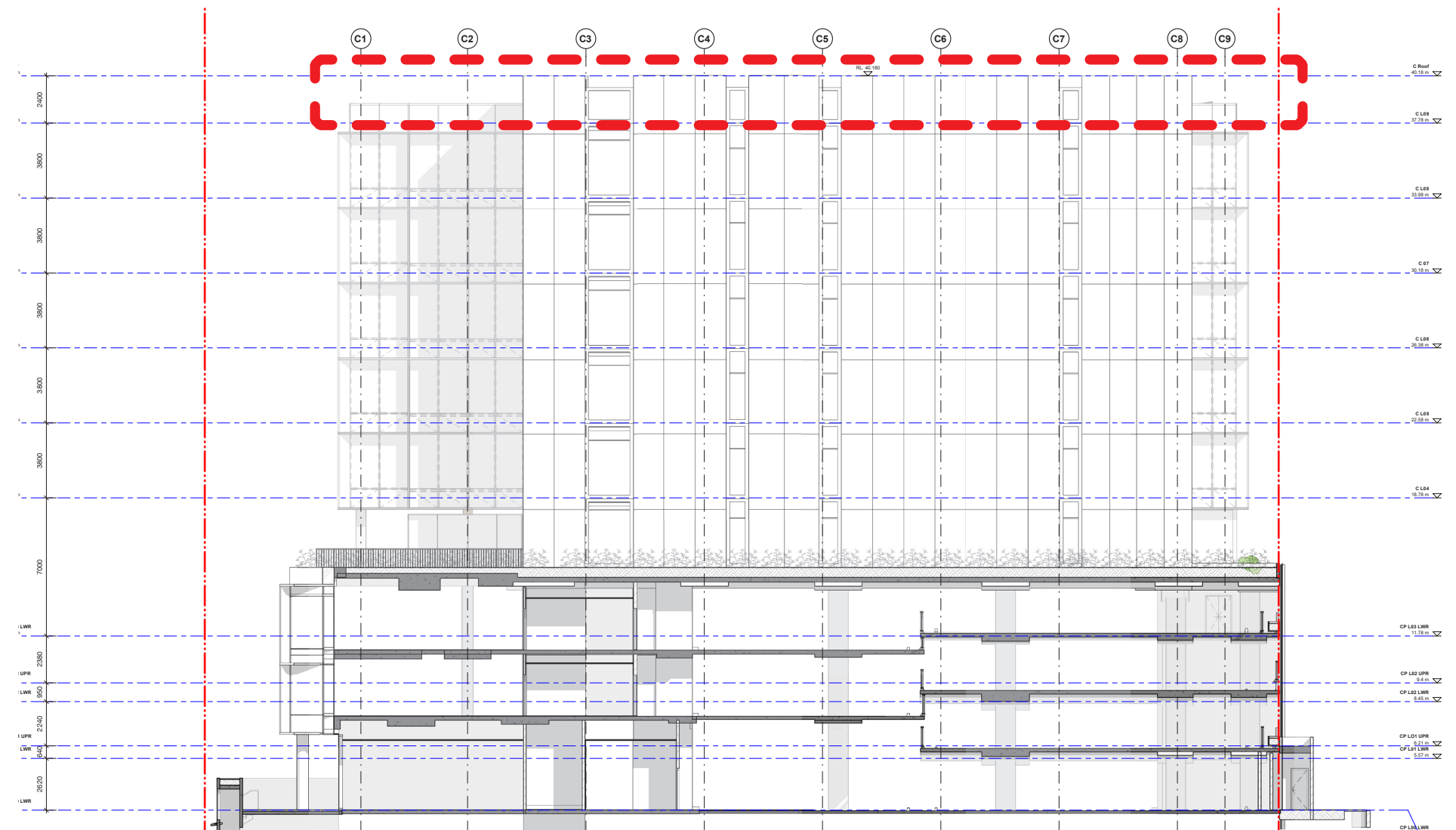
General Arrangement Plan
East section - Commercial courtyard elevation

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission



11.1 DESIGN CHANGES EAST SECTION

1 / Commercial tower height increased by 600mm to allow for additional plant height.

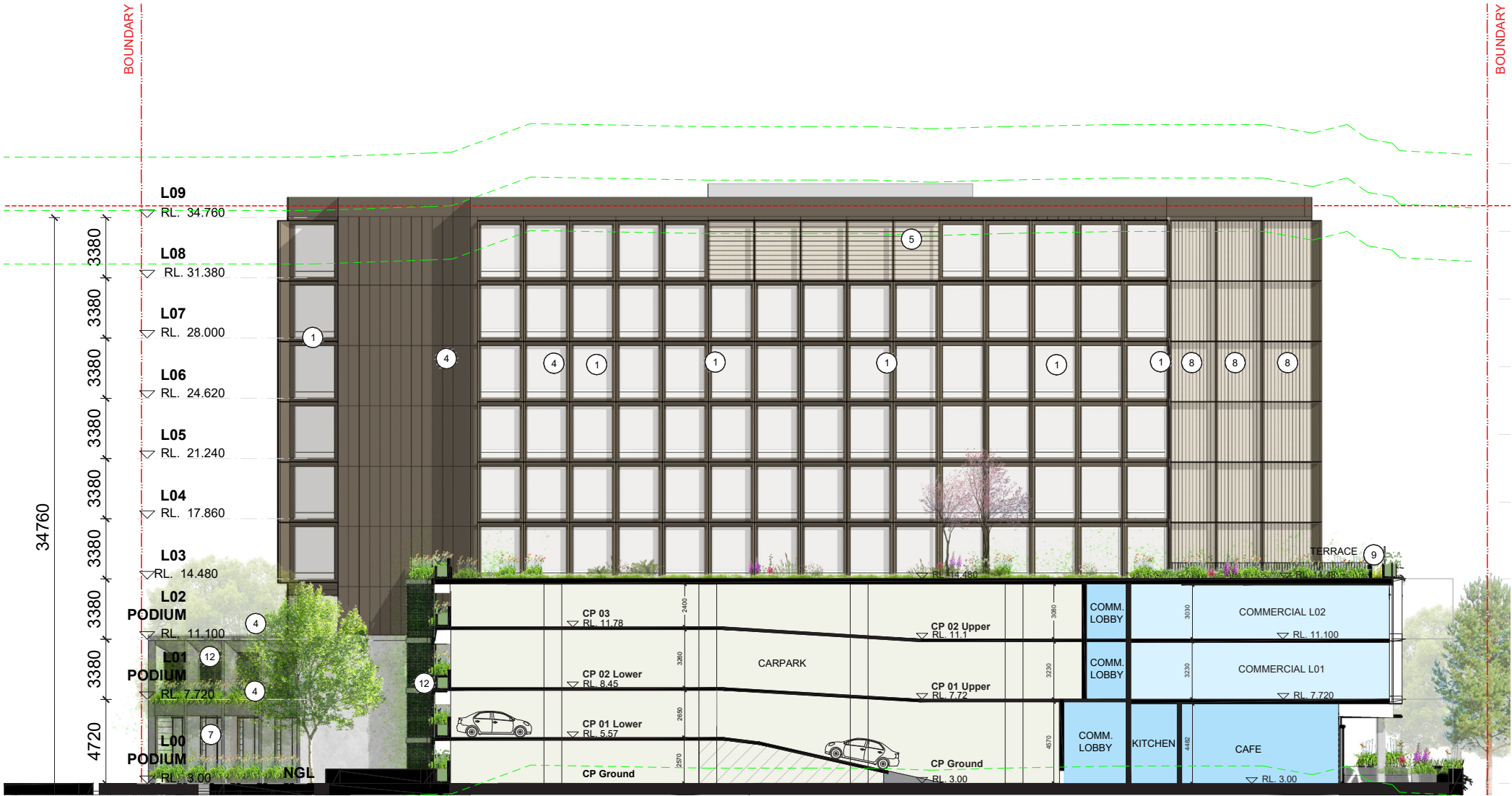


12.0 APPROVED WEST SECTION

PREVIOUS DA

General Arrangement Plan
West section - Hotel courtyard elevation

Revision: 5
Date: 18/09/2020
Description: Issued for DA submission

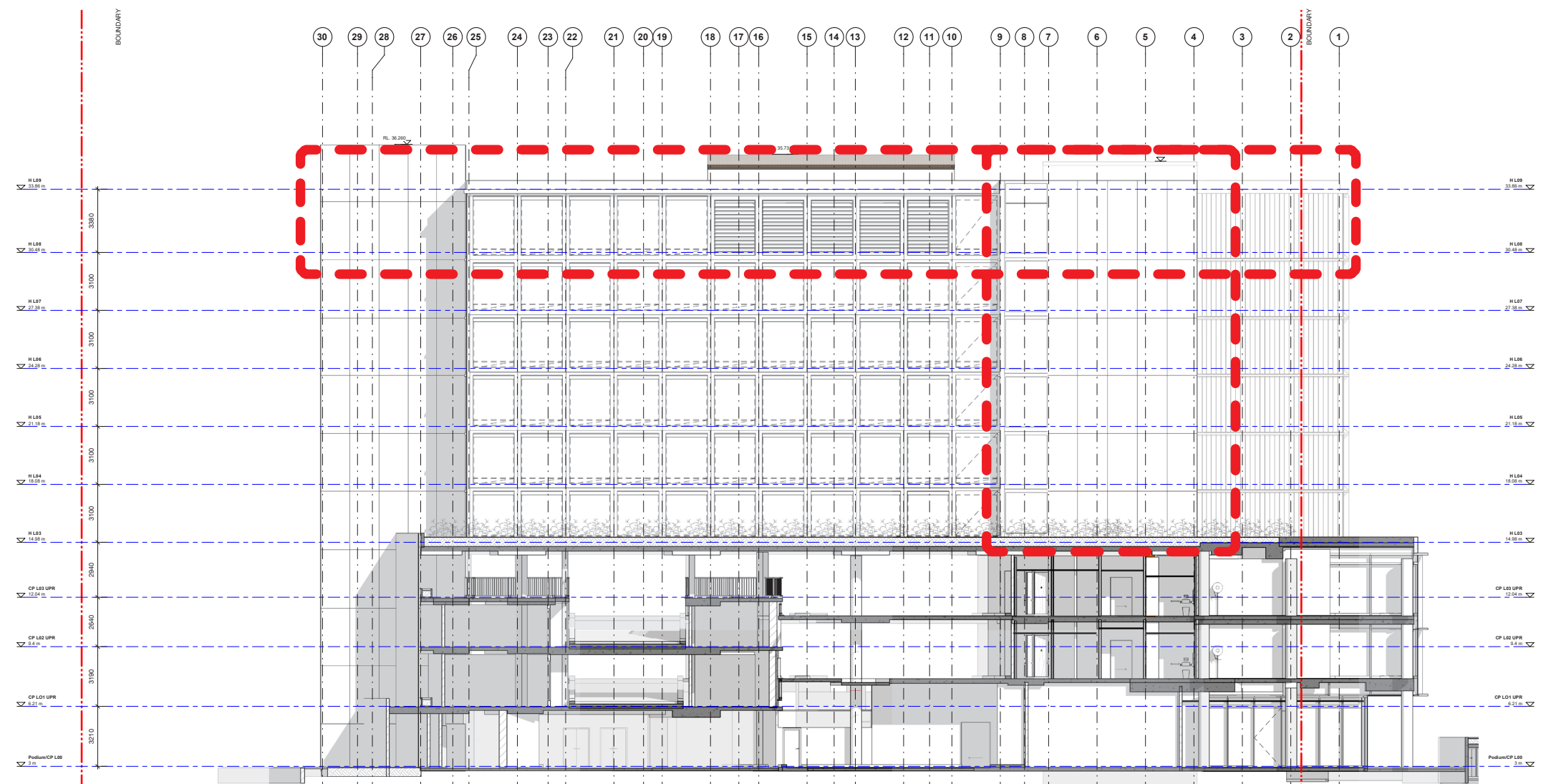


12.1 DESIGN CHANGES WEST SECTION

PROPOSED DA AMENDMENTS

1 / Hotel slab to slab levels reduced from 3380mm down to 3100mm. This has resulted in an overall hotel building height reduction.

2 / Facade amended outside lift lobby. This is now concrete construction rather than glazing to increase privacy between the hotel and commercial tower.



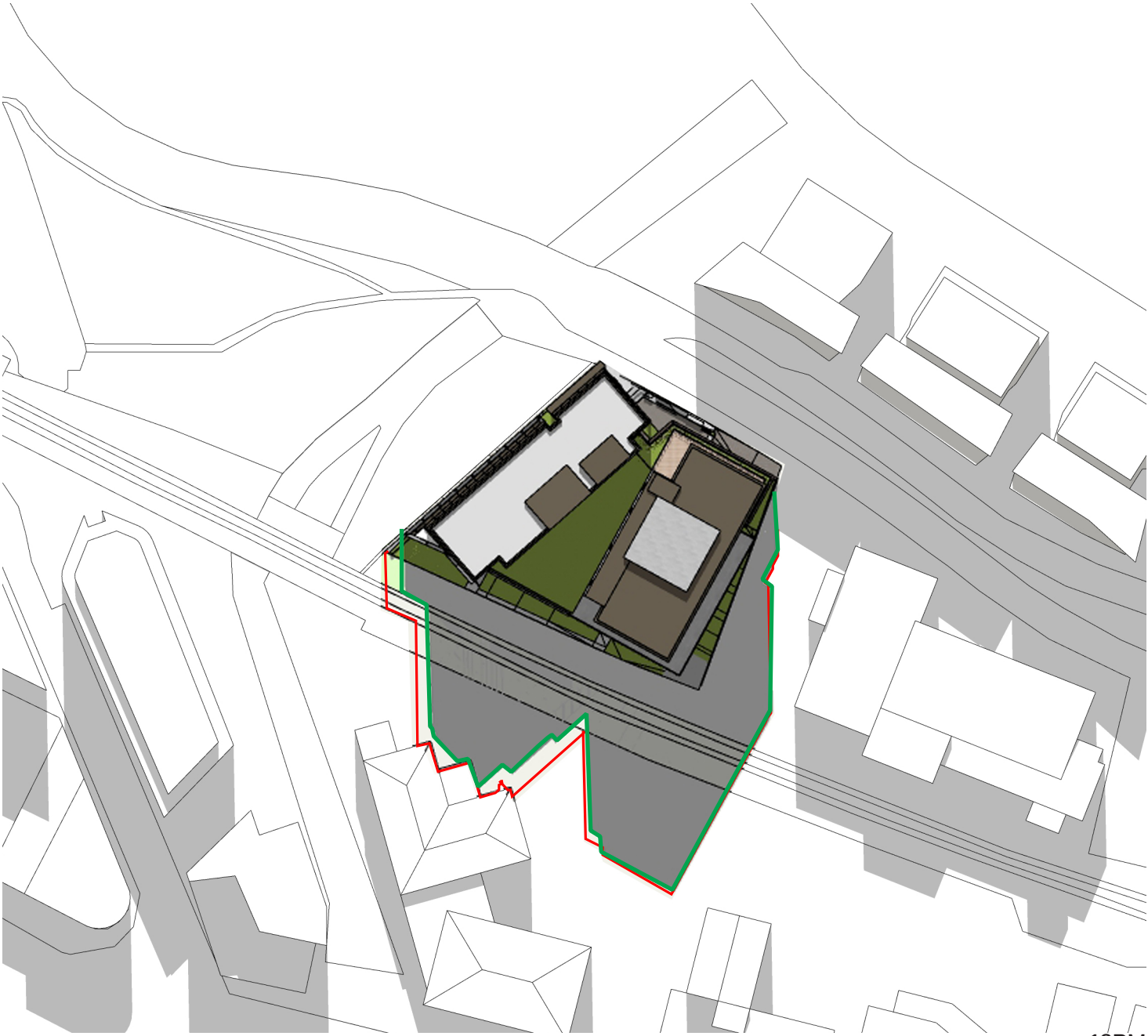
13.0 DESIGN CHANGES SHADOW STUDIES

WINTER SOLSTICE JUNE 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



9AM



12PM

WINTER SOLSTICE JUNE 21

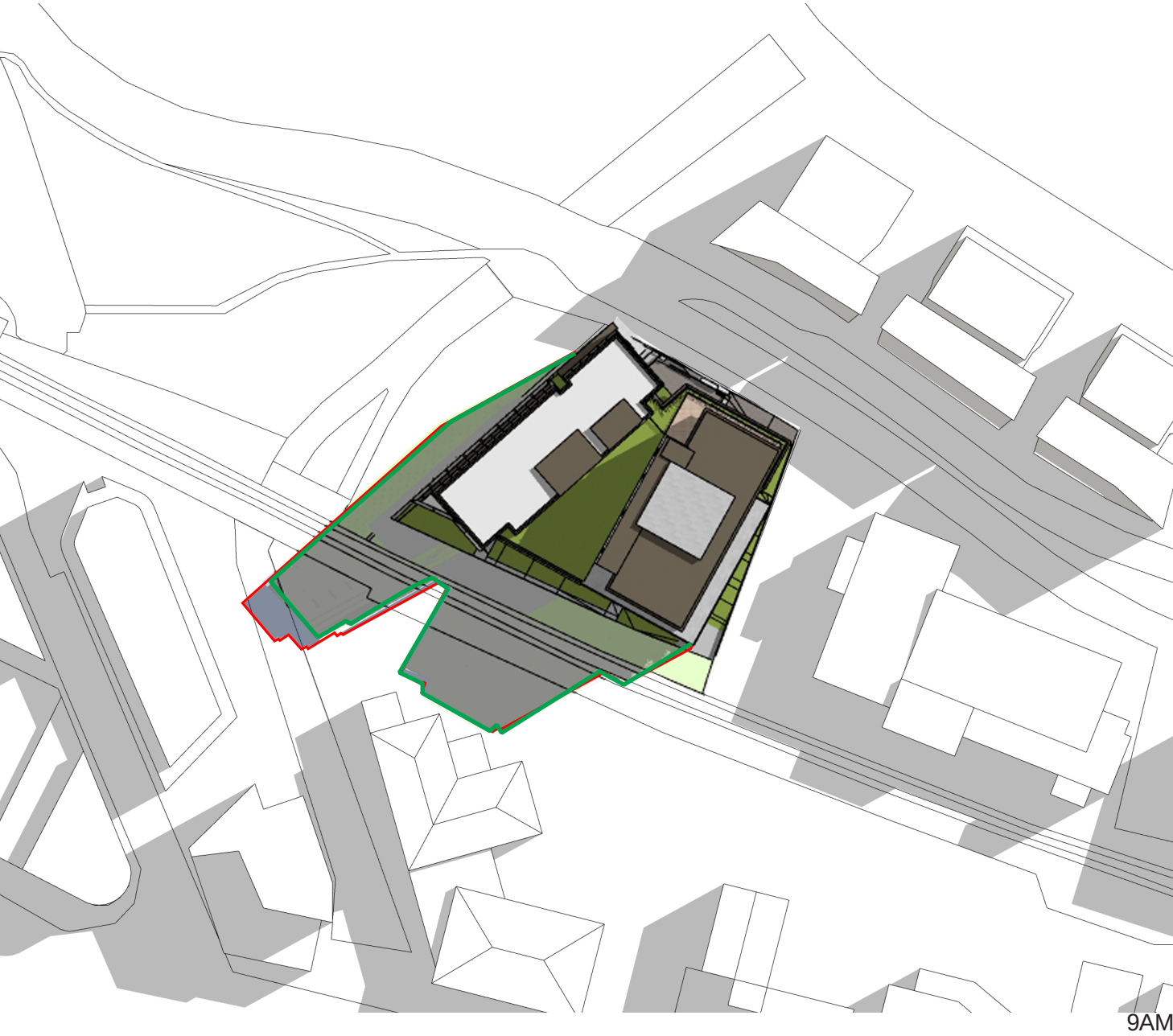
Shadow cast by Proposed DA scheme

Shadow cast by Approved DA scheme

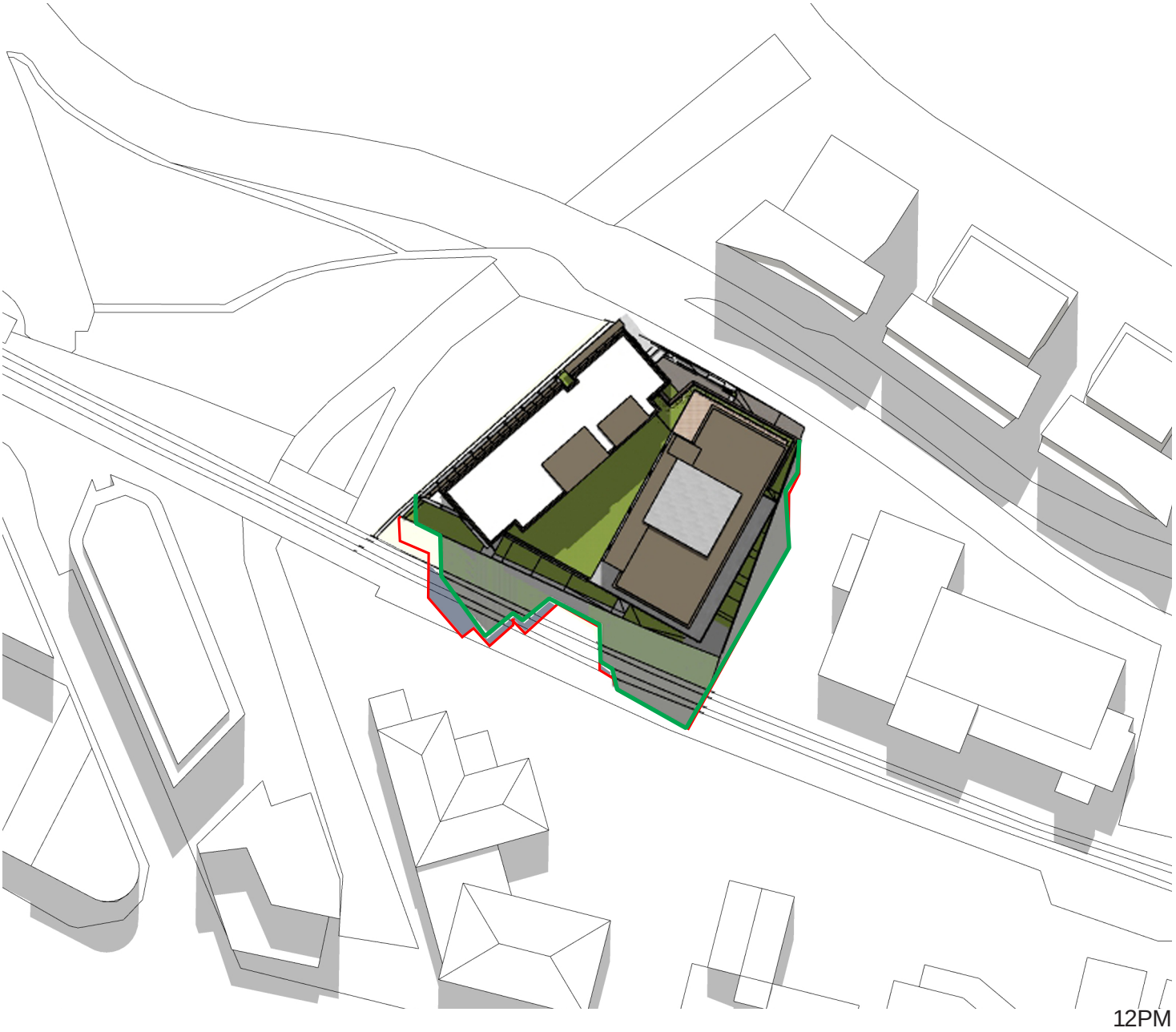


EQUINOX MARCH 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



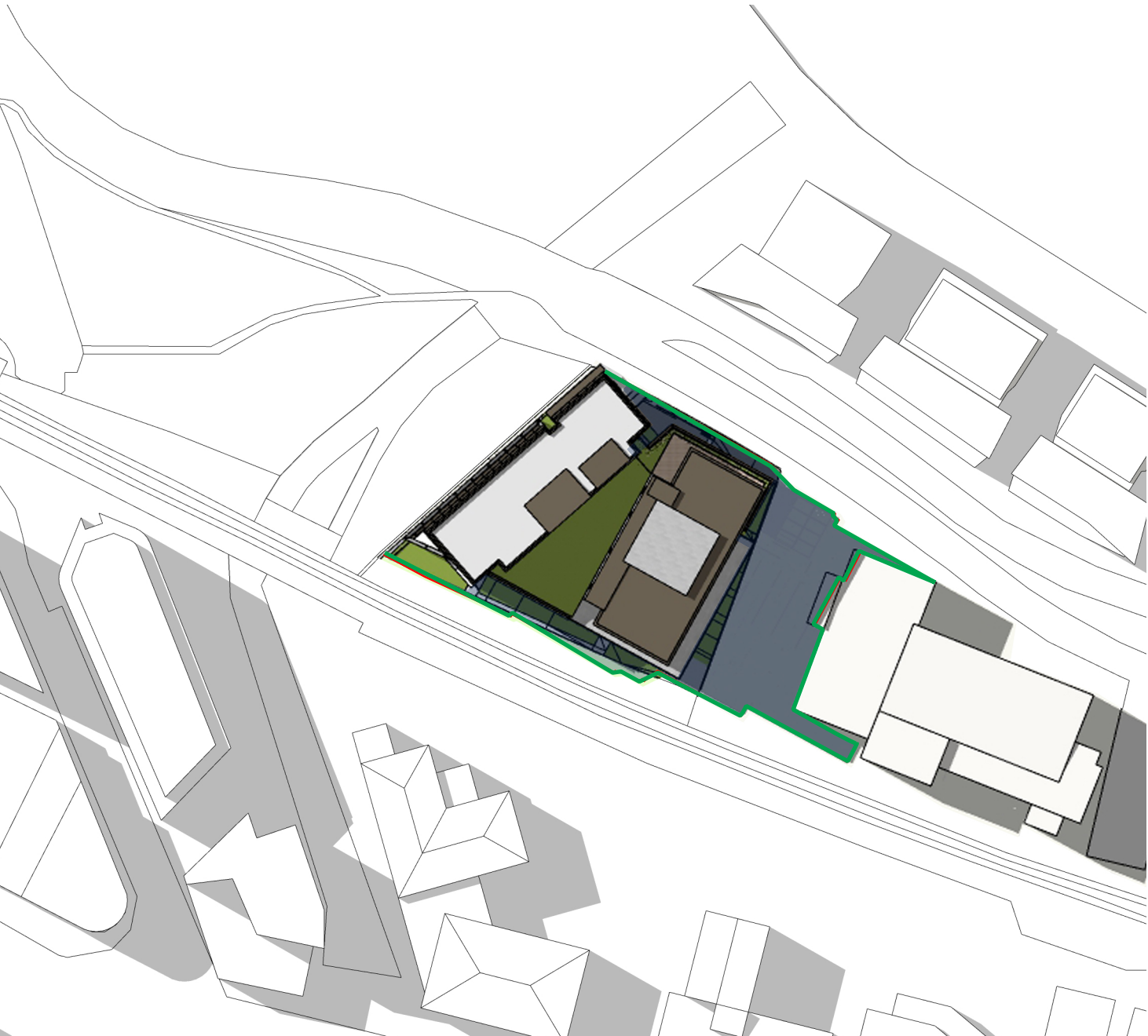
9AM



12PM

EQUINOX MARCH 21

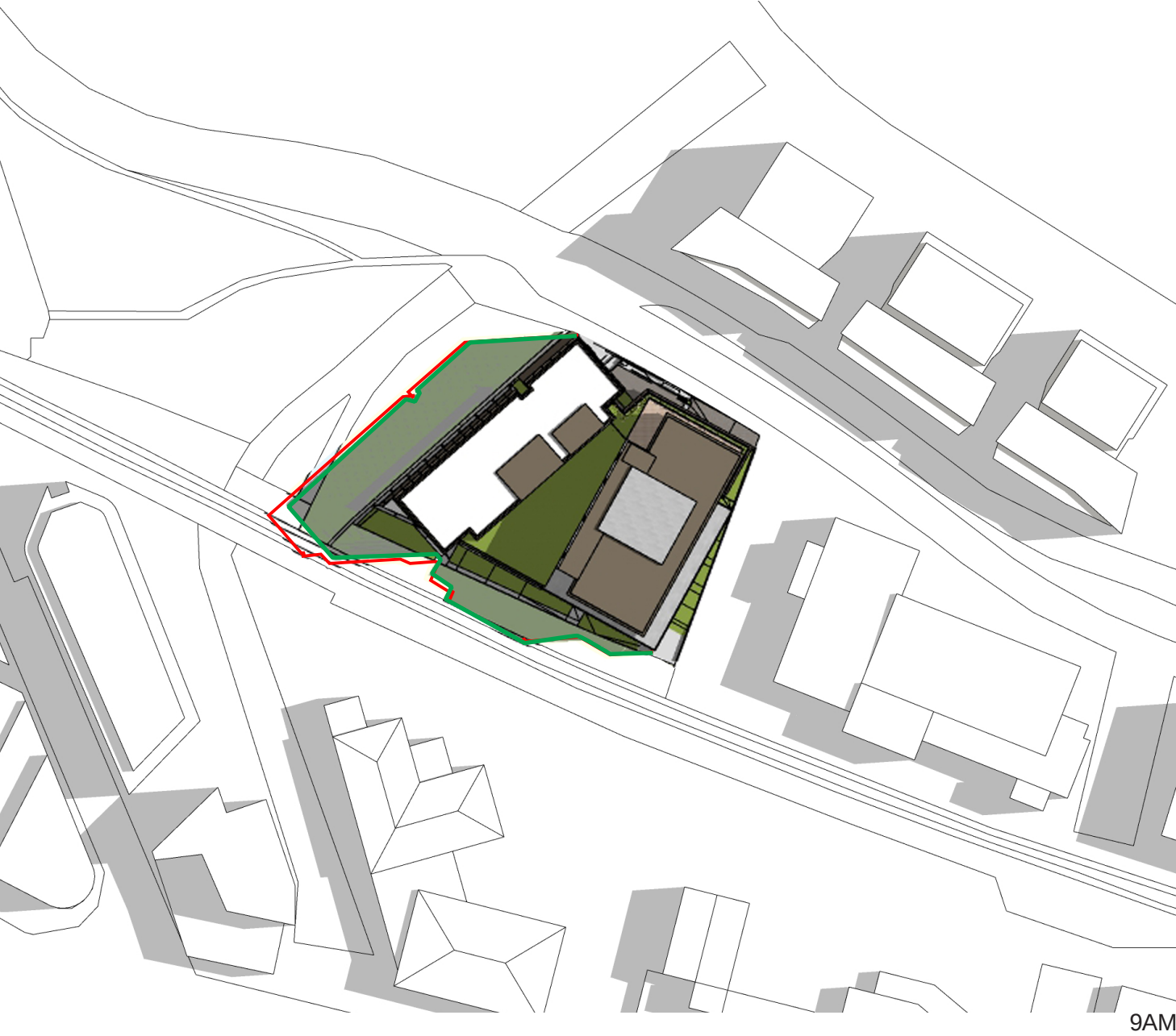
- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



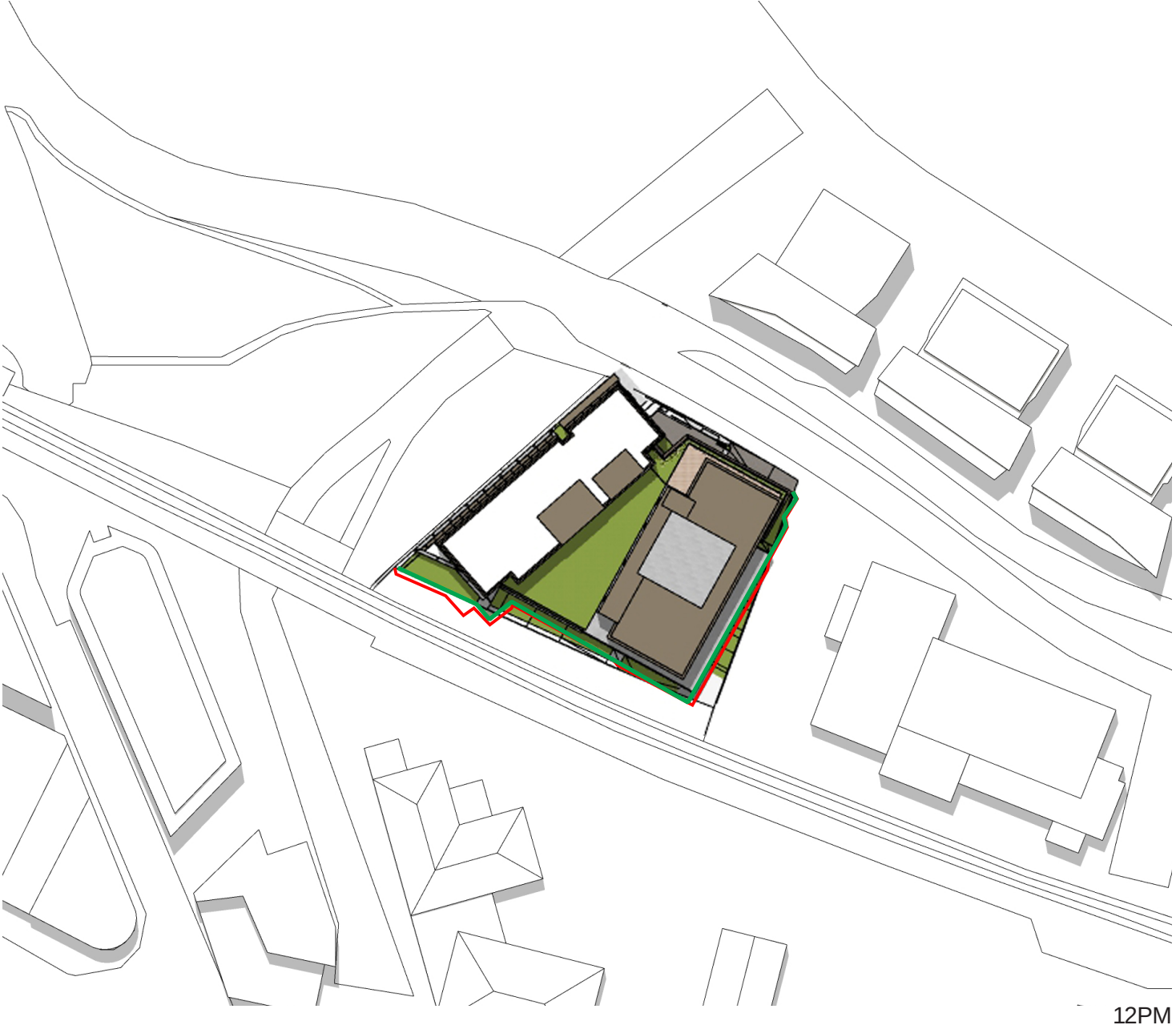
3PM

SUMMER SOLSTICE DECEMBER 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



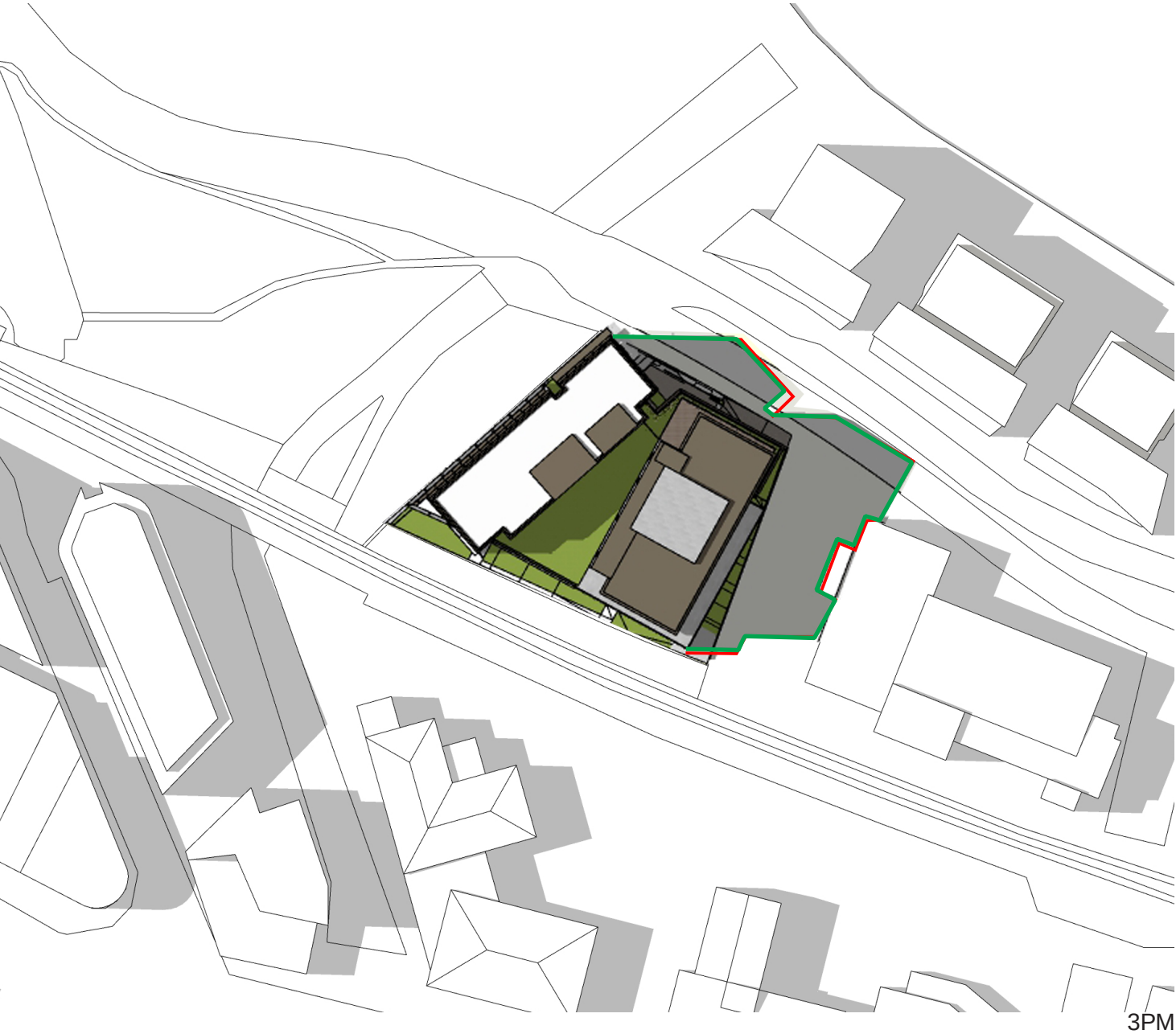
9AM



12PM

SUMMER SOLSTICE DECEMBER 21

- Shadow cast by Proposed DA scheme
- Shadow cast by Approved DA scheme



3PM

14.0 APPROVED
GFA

42 Honeysuckle Drive- DOMA GROUP

18.09.2020

AREA SCHEDULE -

Job No: s12109

Site area	3728 sqm
Permissible FSR	4.00 :1
Total Permissible GFA	14,912 sqm

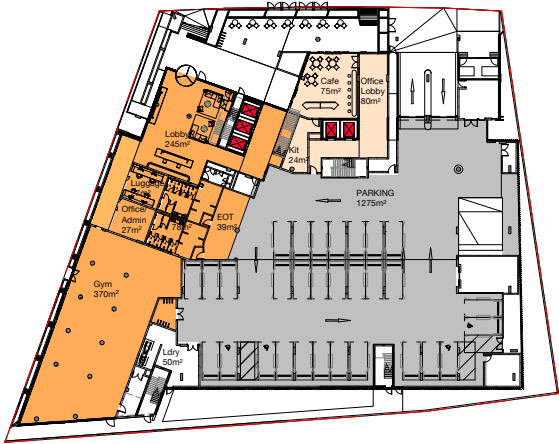
Hotel				
Level	Function	Height	GFA	Rooms
Ground Floor	Entrance Lobby	4.72	245	
Ground Floor	Luggage	4.72	27	
Ground Floor	Office/Admin	4.72	27	
Ground Floor	Gym	4.72	370	
Ground Floor	Laundry	4.72	50	
Hotel Level 1	Communal exc Terrace	3.38	240	
Hotel Level 2	Communal	3.38	240	
Hotel Level 3	Hotel	3.38	840	32
Hotel Level 3	Maids		15	
Hotel Level 4	Hotel	3.38	840	32
Hotel Level 4	Maids		15	
Hotel Level 5	Hotel	3.38	840	32
Hotel Level 5	Maids		15	
Hotel Level 6	Hotel	3.38	840	32
Hotel Level 6	Maids		15	
Hotel Level 7	Hotel	3.38	840	32
Hotel Level 7	Maids		15	
Hotel Level 8	Hotel	3.38	700	27
Hotel Level 8	Maids		15	
Hotel Level 8	Lift Over run	1.20	110	
Total		32.96	6299	187

Office			
Level	Use	Height	GFA
Ground Floor	Café + WC	4.72	75
Ground Floor	Commercial Lobby	4.72	80
Ground Floor	Kitchen	4.72	24
Ground Floor	EOT/ Change	4.72	79
Ground Floor	Bicycles	4.72	79
Office Level 1	Office	3.38	400
Office Level 2	Office	3.38	400
Office Level 4	Office	3.88	800
Office Level 5	Office	3.80	895
Office Level 6	Office	3.80	895
Office Level 7	Office	3.80	895
Office Level 8	Office	3.80	895
Office Level 9	Office	4.31	895
Plant	Office	1.80	
Total		36.67	5517

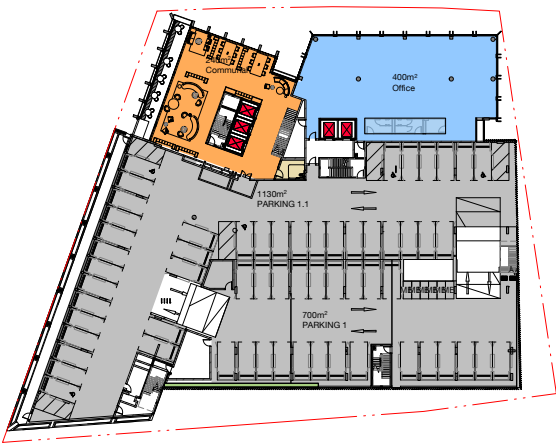
Total	0.0	11816
FSR:	3.17	

CarPark					
Level	Use	GFA	Parking	DDA	MB
Parking GF	Parking	1275	26	4	
Parking Level 1	Parking	2.57	700		6
Parking Level 1.1	Parking	2.15	1130	5	
Parking Level 2	Parking	0.73	720		
Parking Level 2.1	Parking	2.65	1105	5	
Parking Level 3	Parking	0.68	740		1
Total		8.78	5670	163	7

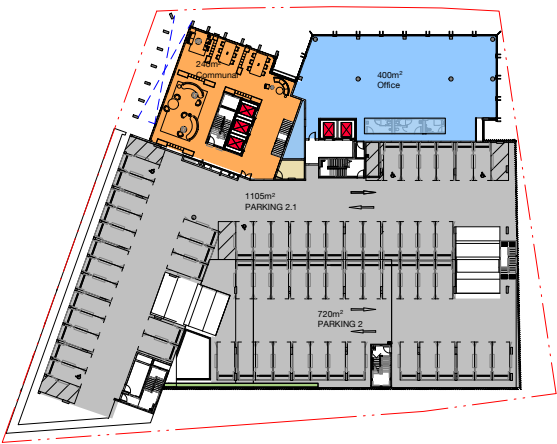
177



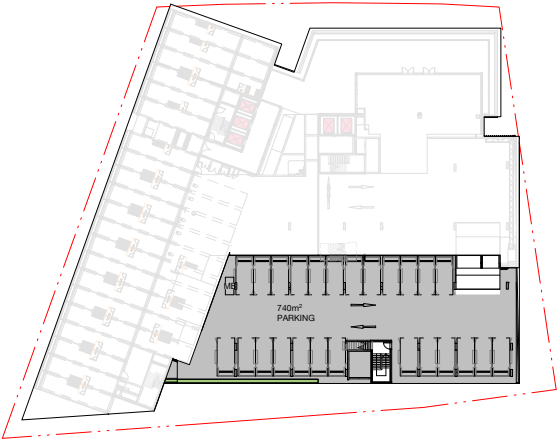
1 Ground Floor 1 : 500



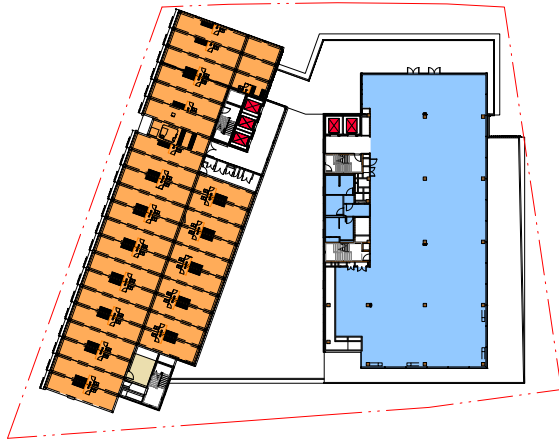
2 Level 01 1 : 500



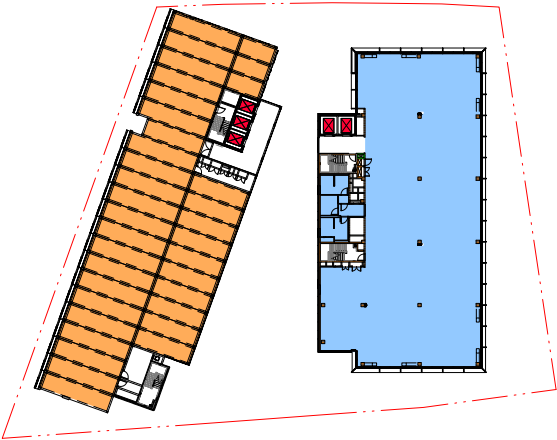
3 Level 02 1 : 500



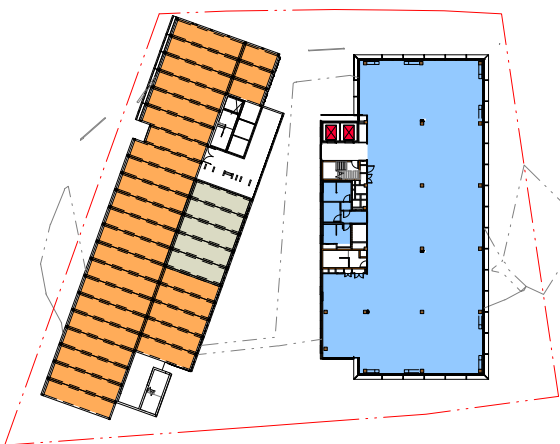
4 Level 03 1 : 500



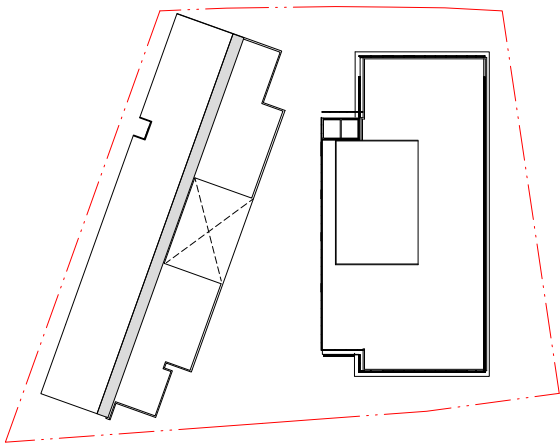
5 Level 04 1 : 500



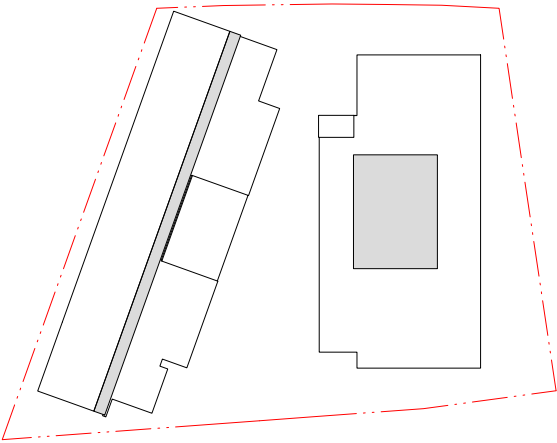
6 Level 05 - 07 1 : 500



7 Level 08 1 : 500



8 Level 09 1 : 500



9 Roof 1 : 500

14.1 DESIGN CHANGES

GFA

42 Honeysuckle Drive- DOMA GROUP	19.11.2021
AREA SCHEDULE -	
Job No: s12109.B	

Site area	3728 sqm
Permissible FSR	4.00 :1
Total Permissible GFA	14,912 sqm

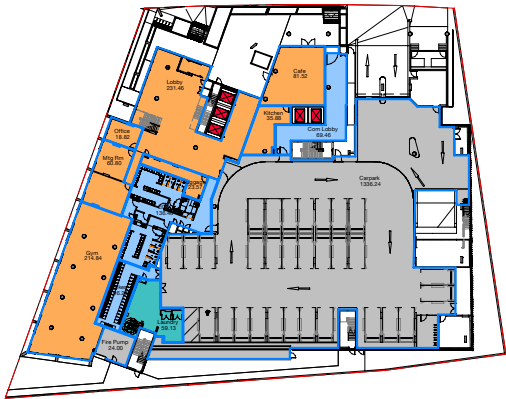
Hotel						
Level	Function	Height	GFA	Rooms	ACC	
Ground Floor	Entrance Lobby	4.72	231			
Ground Floor	Luggage	4.72	23			
Ground Floor	Office/Admin	4.72	60			
Ground Floor	Meeting rooms	4.72	27			
Ground Floor	Gym	4.72	218			
Ground Floor	Waste/ Laundry	4.72	65			
Level 1	Bar	3.38	255			
Level 2	Library	3.38	222			
Hotel Level 3	Hotel	3.10	807	29	2	31
Hotel Level 3	Maids		17			
Hotel Level 4	Hotel	3.10	807	29	2	31
Hotel Level 4	Maids		17			
Hotel Level 5	Hotel	3.10	807	29	2	31
Hotel Level 5	Maids		17			
Hotel Level 6	Hotel	3.10	807	29	2	31
Hotel Level 6	Maids		17			
Hotel Level 7	Hotel	3.10	807	29	2	31
Hotel Level 7	Maids		17			
Hotel Level 8	Hotel	3.38	701	24	2	26
Hotel Level 8	Maids		17			
Total		30.36	5939	169	12	181

Café			
Level	Use	Height	GFA
Ground Floor	Café	4.72	81
Ground Floor	Kitchen	4.72	35

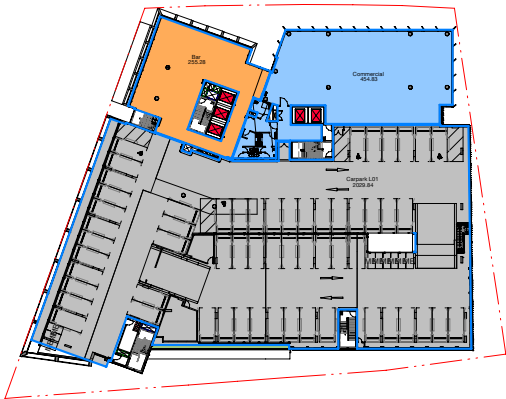
Office				
Level	Use	Height	GFA	GBA
Ground Floor	Commercial Lobby	4.72	69	
Ground Floor	EOT/ Change	4.72	136	
Ground Floor	Bicycles	4.72	46	
Office Level 1	Office	3.38	454	514
Office Level 2	Office	3.38	454	514
Office Level 3	Office	3.80	820	993
Office Level 4	Office	3.80	895	993
Office Level 5	Office	3.80	895	993
Office Level 6	Office	3.80	895	993
Office Level 7	Office	3.80	895	993
Office Level 8	Office	3.80	895	993
Roof	Plant			260
Total		34.28	6454	7246

Total	0.0	12393
FSR:	3.32	

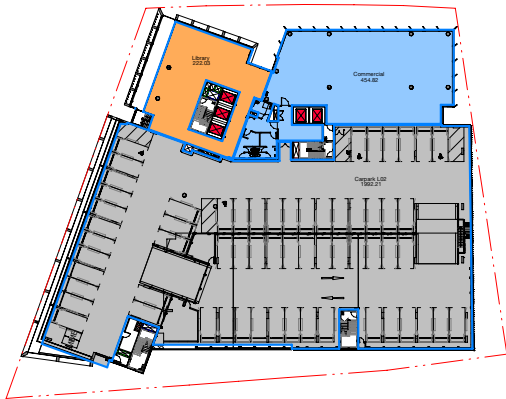
CarPark						
Level	Use	GFA	Parking	DDA	TOTAL	MB
Parking GF	Parking	1292	29	1	30	
Parking Level 1	Parking	2029	54	4	58	9
Parking Level 2	Parking	1992	58	4	62	2
Parking Level 3	Parking	764	25		25	
Total		0.00	6077	166	9	175



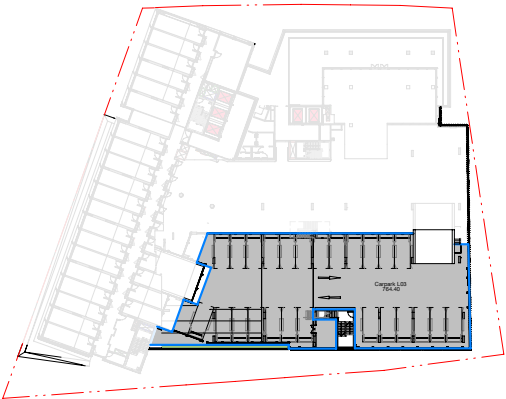
1 Ground Floor 1 : 500



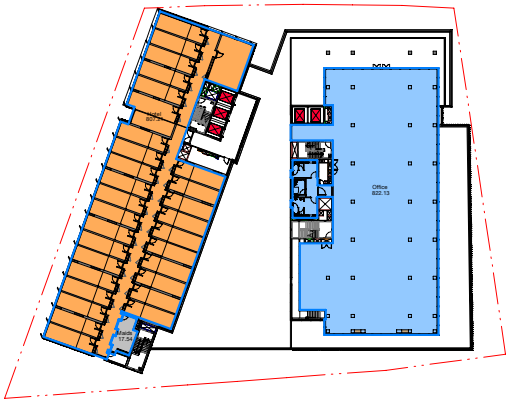
2 Level 01 1 : 500



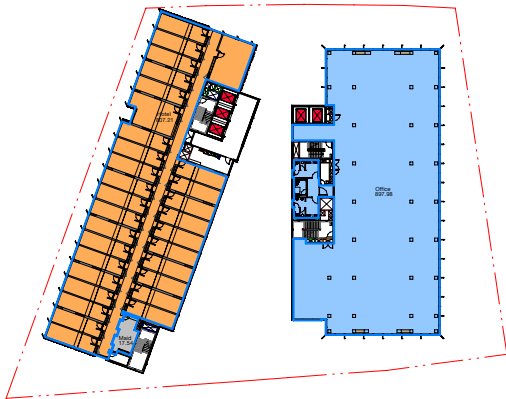
3 Level 02 1 : 500



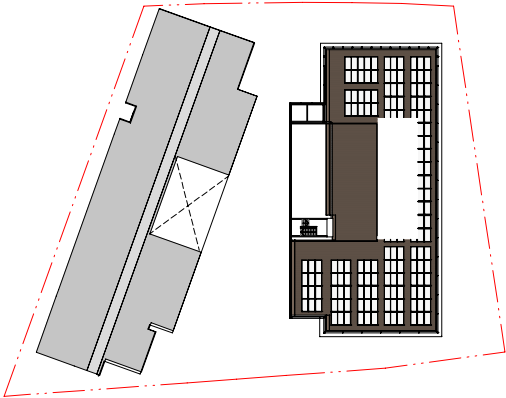
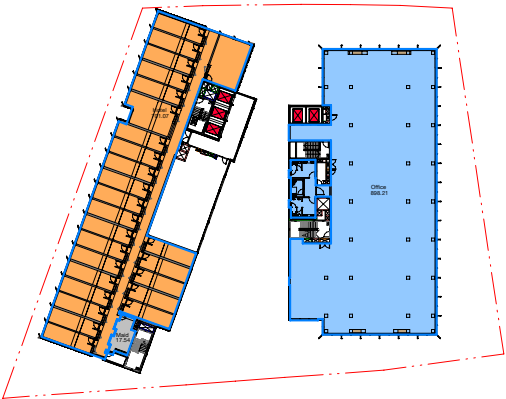
4 Level 03 - Carpark 1 : 500



5 Level 03 - Hotel & Commercial 1 : 500



6 Level 04 - 07 - Hotel & Commercial 1 : 500





APPENDIX A

ARCHITECTURAL DRAWINGS