DEVELOPMENT APPLICATIONS COMMITTEE MEETING
20 June 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans DA2017/00052 - 176 Hunter Street Newcastle

Adaptive re-use of existing commercial building involving change of use, fitout and two storey additions for mixed-use development comprising retail, commercial, residential and small bar
Iris Hunter Development
176 Hunter Street, Newcastle
NSW 2300

Development Application
Regulatory Requirements

Council Requirements

SITE AREA  = APPROX 143 sqm (SURVEYED REQUIRED FOR EXACT AREA)
ZONING    = B4 Mixed Use
FSR       = 37 (420 sqm of allowable GFA)
HOB       = 20m
ACID SULPHATE = CLASS 4

LEP Definitions (note development may need to be classified as 'Shop Top Housing', Ground Floor to remain commercial retail uses)

Zone B4 Mixed Use

1. Objectives of zone
   - To provide a mixture of compatible land uses.
   - To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
   - To support nearby or adjacent commercial centres without adversely impacting on the viability of those centres.
   - To provide a mixture of compatible land uses.

2. Permitted without consent
   - Agricultural; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Dual centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

3. Permitted with consent
   - Retail and wholesale commercial and service facilities; Water supply systems; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recycling facilities; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Open cut mining; Resource recovery facilities; Rural industries; Accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4. Prohibited
   - Townhouses; Townhouse or semi-detached housing; Other multiple dwelling residential occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Farm buildings; Exhibition villages; Extractive industries; Forestry; Freight transport; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Dual centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

Basix

Basix Requirements Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Items</th>
<th>Simulation Based on the Following Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>External Walls (Medium)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cavity Brick</td>
<td>Not permitted</td>
</tr>
<tr>
<td></td>
<td>Light weight construction</td>
<td>Not permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sandy plus R2.0 bulk insulation</td>
</tr>
<tr>
<td>Internal Walls</td>
<td>Plasterboard on slabs</td>
<td>Nil</td>
</tr>
<tr>
<td>Cellings Internal</td>
<td>Timber above plasterboard</td>
<td>R4.00 bulk insulation</td>
</tr>
<tr>
<td>Cellings External</td>
<td>Timber above plasterboard</td>
<td>R4.00 bulk insulation</td>
</tr>
<tr>
<td>Floors</td>
<td></td>
<td>suspended timber</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R4.00 bulk insulation</td>
</tr>
<tr>
<td>Floor Coverings</td>
<td></td>
<td>To all wet areas</td>
</tr>
<tr>
<td></td>
<td></td>
<td>To the remainder</td>
</tr>
<tr>
<td>Roof (Medium)</td>
<td>Metal roof cladding at 3 degrees</td>
<td>55mm Roof blanket</td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Group ‘E’ TIM-002-04 (Double Hung, Fixed, Louvre, Sliding):</td>
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<tr>
<td></td>
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<td>U-Value 3.70 or less and SHGC 0.18 +/- 10%</td>
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<td></td>
<td>Group ‘E’ ATB-004-04 (Double Hung, Fixed, Louvre, Sliding):</td>
</tr>
<tr>
<td></td>
<td></td>
<td>U-Value 3.10 or less and SHGC 0.27 +/- 10%</td>
</tr>
</tbody>
</table>

Note: All values must be verified with self-closing dampers.

Site Photographs

- View from corner of Hunter Street Mall & Thorn Street
- Typical upper floor plate
- Existing roof conditions

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**Basix Certificate No:** 786128M
**Universal Certificate No:** 0001158939-01
**Average Star Rating:** 5.2/10
**Average Cooling Load:** 37.0kW
**Average Heating Load:** 76.0kW
Physical Context

01: VIEW FROM WOLFE STREET
02: VIEW FROM THORN STREET
03: VIEW FROM HUNTER STREET
04: VIEW FROM HUNTER STREET
Heritage Significance

The building known as No.176 Hunter Street was built in 1907 on land owned by A.A Danger to house a piano warehouse, known as "The Centre". In 1918 the building was altered and extended by another storey to house Breckenridge's Drapery Store. Designed by Frederick Menkens, one of the city's most prominent and prolific architects, the original face brick building incorporated a so-called 'pepper-pot turret' complete with cupola roof. The addition of another storey by local architect F.G Castleden in 1918, removed the cupola while retaining the turret. The current street facades of detailed brickwork, a hierarchy of window design, and uncommon corner turret give the building landmark qualities and aesthetic significance.

The proposed works will improve the streetscape character of the Hunter Street Mall. The reconstruction of the shopfront and awning will substantially enhance the aesthetic of the building and its context.

The material palette of the proposed new levels is respectful of the original building and will reinforce the distinction of existing materials of face brick and render, while harmonising with the character of the immediate context.

The proposal retains the original window layout where appropriate and reconstructs openings where they have been previously amended.

The setback of the proposed new levels is respectful of the original building and will reinforce the distinction of existing and new, minimising visual impact on the streetscape and respecting the scale of the existing building.

The proposed reconstruction of glass panels in the new awning is based on the original Menkens design for the verandah.
The corner turret element of 176 Hunter Street, despite losing its domical roof in conjunction with the 1918 addition is a notable aesthetic within the CBD. The hierarchy and additional detail devoted to the corner gives the building landmark status within the Hunter Street Mall.

The original building was designed with the main entrance on the corner, the Hunter-street window curving round towards it, enhancing the appearance of the front. The strong vertical emphasis of the building is balanced by horizontal brick detailing at the sill level of the first and second levels. This horizontal detailing was largely focused on a symmetrical facade presentation to the street corner.

The proposed design respects and builds upon the original design intent of a symmetrical corner treatment and allowance for future additional levels. The interpretation in reconstruction of the original shopfront details including curved entry, corner column and glass shop windows will greatly enhance the significance of the place and context.

The setback, material palette and form of the new levels are respectful of the original building and reinforce the distinction between existing and new, minimising the visual impact on the streetscape and respecting the scale of the existing building.
Facade Analysis and Rhythm - Eastern Facade

EXISTING

The hierarchy of facade detail on the original building is evident with each level having its own distinct window head style topping a vertical, triple-light timber window.

RHYTHM

The strong vertical emphasis of the building is balanced by horizontal brick detailing at sill level of the first and second levels.

PROPOSED

The proposed scale and facade articulation of the additional levels reflects the strong horizontal rhythm of the existing building through repetition of window banding and lightweight eave lines. Vertical lines within the existing building have been used to inform the break-up of the upper level and minimise impact along the eastern facade.
Facade Analysis and Rhythm - Southern Facade

EXISTING

The hierarchy of facade detail on the original building is evident with each level having its own distinct window head style topping a vertical, triple-light timber window.

RHYTHM

The strong vertical emphasis of the building is balanced by horizontal brick detailing at sill level of the first and second levels.

PROPOSED

The proposed scale and facade articulation of the additional levels reflects the strong horizontal and vertical emphasis of the southern elevation. Horizontal lines within the existing building have been used to inform the break-up of the upper level and minimise impact along the southern facade.
STANDING SEAM ZINC ROOF

FERRODOR ‘NATURAL GREY’ PLATE STEEL

STEPNEY PAINT FINISH TO WINDOW HEADS AND HORIZONTAL BANDING

PLATE STEEL WINDOW INSERTS NORTH-EASTERN OPENINGS

NATURAL WHITE PAINT FINISH TO WINDOW FRAMES

CURVED GLASS RETAIL ENTRY
Visual Impact Assessment

View to proposed development from corner of King and Wolfe Street
Note proposed development obscured by Newcastle East End approved envelope.

View to proposed development from Cathedral Park
Note proposed development obscured by Newcastle LEP building envelope.
Revised Comparison

Original Proposal

Revised
UDCG Meeting Recommendations

THE TWO STOREY ADDITION HAS BEEN ADJUSTED TO BE SET LOWER WITHIN THE EXISTING ROOFLINE. FURTHER TO THIS, THE FLOOR TO FLOOR HEIGHTS HAVE BEEN REDUCED TO DROP THE OVERALL HEIGHT BY 750mm.

SETBACKS HAVE BEEN INCREASED AT LEVEL FIVE, IN CONJUNCTION WITH A REDUCTION OF THE SOUTH FACING DECK AWNING IN ORDER TO MINIMISE VISUAL IMPACT ON THE HISTORIC FACADE.

A SIMPLIFICATION OF CLADDING MATERIALS, COUPLED WITH A REDUCTION IN HEIGHT, ALLOWS THE ADDITION TO PRESENT AS A SINGULAR ELEMENT.
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ACN 129 231 269

1673 DA-101

1:100

31.10.2016

176 Hunter Street, NSW

DEVELOPMENT APPLICATION

Iris Hunter Development

NO. 176 PROPOSED DEVELOPMENT

NO. 179 HUNTER STREET

BAGGAS PHARMACY

NO. 175 SCOTT STREET

HUNTER BUSINESS CHAMBERS (6 STOREYS)

NO. 113 - 145 HUNTER STREET

NO. 147 - 149 HUNTER STREET

NO. 151 HUNTER STREET

NO. 153 HUNTER STREET

THORN STREET

HUNTER STREET MALL

EXISTING MARKET AWNING

TO BE DEMOLISHED

PROPOSED NEW AWNING

PROPOSED

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

HUNTER STREET

MALL

NO. 164 HUNTER STREET

NO. 186 - 188 HUNTER STREET

Site Plan

SCALE 1:200 @ A3

Site Plan

1673

176 Hunter Street, NSW

DEVELOPMENT APPLICATION

Iris Hunter Development
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DEVELOPMENT APPLICATION

Iris Hunter Development

2170 Hunter Street, NSW

PROPOSED
EXISTING
TO BE DEMOLISHED

Proposed Basement

SCALE 1:100 @ A3
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31.10.2016

176 Hunter Street, NSW

DEVELOPMENT APPLICATION

Iris Hunter Development

Proposed Ground Floor

Ground Floor Retail

58 m² + 71.5 m² Basement

Total Retail Area = 129.5 m²

R.L 3.980

R.L 3.340

R.L 3.340

Secure after hours access to basement tenancy

Proposed New Steel Posts

Proposed

Existing

To be Demolished

SP

PROPOSED NEW STEEL POSTS

BINS AND GARBAGE CHUTE TO COMMUNAL AND RESIDENTIAL

660L Bin for Retail Tenancies

3 X Gas Meters

Main Switchboard with roller shutter front panel to allow min. 1000mm Clearance

Existing water meter location to be retained

Glass Smoke Door, on hold open catch

New Entry Doors to original arched opening

Proposed Raised Landing to Entry Doors. Detail to be agreed with Council as required by S138 Roads Act.

Reinstate Brick Pier and Original Window Proportions

Reinstate Copper Shroud to existing column

1:8 Threshold Ramp to AS1428.1

Reinstate Shopfront to original location

Remove existing handrails in consultation with Council

Secure after hours access to basement tenancy

Proposed Ground Floor

Scale 1:100 @ A3

EXISTING

EXISTING

EXISTING

BAGGAS PHARMACY

EXISTING

LIFT

FIP

VOID

BAGGAS

ophage

PHARMACY

ADJOINING AWNING OVER

THORN STREET

NEWCASTLE DIGGERS CLUB

FOYER

BIN STORE

NEWCASTLE DIGGERS CLUB

HUNTER STREET MALL

1:40 Max. to future public domain levels

REGRADE ENTRY

Remove existing shopfront and internal stair. Demolished items shown dashed

REGRADE SHOPFRONT TO ORIGINAL LOCATION

REPLACE EXISTING HANDRAILS IN CONSULTATION WITH COUNCIL

PROPOSED NEW STEEL POSTS

SP

176 Hunter Street, NSW

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Ph 02 4929 1843

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ARCHITECTURE

CKDS

58 m²

58 m² + 71.5 m² Basement

Total Retail Area = 129.5 m²

R.L 3.980

R.L 3.340

PROPOSED AFTER HOURS SHUTTER

660L BIN FOR RETAIL TENANCIES

3 X GAS METERS

MAIN SWITCHBOARD WITH ROLLER SHUTTER FRONT PANEL TO ALLOW MIN. 1000MM CLEARANCE

EXISTING WATER METER LOCATION TO BE RETAINED

GLASS SMOKE DOOR, ON HOLD OPEN CATCH

NEW ENTRY DOORS TO ORIGINAL ARCHED OPENING

PROPOSED RAISED LANDING TO ENTRY DOORS. DETAIL TO BE AGREED WITH COUNCIL AS REQUIRED BY S138 ROADS ACT.

REINSTATE BRICK PIER AND ORIGINAL WINDOW PROPORTIONS

REINSTATE COPPER SHROUD TO EXISTING COLUMN

1:8 THRESHOLD RAMP TO AS1428.1

REINSTATE SHOPFRONT TO ORIGINAL LOCATION

REMOVE EXISTING HANDRAILS IN CONSULTATION WITH COUNCIL

REGRADE ENTRY 1:40 MAX. TO FUTURE PUBLIC DOMAIN LEVELS

REPLACE EXISTING SHOPFRONT AND INTERNAL STAIR. DEMOLISHED ITEMS SHOWN DASHED
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1673

DA-104

1:100

31.10.2016

176 Hunter Street, NSW

DEVELOPMENT APPLICATION

Iris Hunter Development

Proposed Commercial Tenancy 1

BB

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Newcastle NSW Australia

Ph 02 4929 1843

ARCHITECTURE

CKDS

Proposed First Floor (Commercial)

SCALE 1:100 @ A3

PROPOSED

EXISTING

TO BE DEMOLISHED

Proposed Commercial Tenancy 1

DEVELOPMENT APPLICATION

Iris Hunter Development

1673

176 Hunter Street, NSW
**Proposed Second Floor (Commercial)**

- **EXISTING**
  - Baggas Pharmacy
  - Existing Stair Well and Shaft
  - New Fire Stair
  - Existing Tenancy 2
  - Existing Mains

- **PROPOSED**
  - Proposed Suspended A/C Plant Deck
  - Proposed Suspended A/C Plant Deck
  - Plate Steel Window Frame
  - Plate Steel Window Frame
  - Fire Rated Door to Access A/C Unit
  - Fire Rated Door to Access A/C Unit
  - New Fire Rated Wall
  - New Fire Rated Wall
  - New Fire Rated Wall
  - New Pier to Allow for Accessible WC
  - New Pier to Allow for Accessible WC
  - New Pier to Allow for Accessible WC
  - New Pier to Allow for Accessible WC
  - New Pier to Allow for Accessible WC

- **SCALE 1:100 @ A3**

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Proposed South Elevation

- Proposed South Elevation
- New Metal Entry Awning with Glazed Skylights
- New Shop Front Glazing with Curved Glass
- Thorn Street

**EXISTING**

- +28.760 Previous Lift Overrun
- +28.010 Lowered Lift Overrun
- +27.680 Top of Adjacent Parapet
- +24.460 Lowered Proposed Fifth Floor
- 20m Height Limit
- +21.610 Proposed Fourth Floor
- +17.070 (Existing) Third Floor
- +13.020 (Existing) Second Floor
- +8.750 (Existing) First Floor
- +4.030 Proposed Ground Floor
- +1.380 (Existing) Basement

**PROPOSED**

- +24.460 Lowered Proposed Fifth Floor

**SCALES**

- 1:200 @ A3

**DEVELOPMENT APPLICATION**

Iris Hunter Development

1673

176 Hunter Street, NSW
24m Height Limit

PROPOSED EAST ELEVATION

SCALE 1:200 @ A3

NEW METAL SHROUD TO EX. COLUMN
NEW SHOPFRONT GLAZING
NEW MARBLE SKIRTING PANEL TO U/S OF SHOPFRONT GLAZING TO REFERENCE ORIGINAL BUILDING

HUNTER STREET MALL

NEW MARBLE SKIRTING PANEL TO SHOPFRONT GLAZING TO REFERENCE ORIGINAL BUILDING

PROPOSED FOURTH FLOOR

EXISTING THIRD FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

EXISTING GROUND FLOOR

PROPOSED GROUND FLOOR

THROUGH TO SCOTT STREET

EXISTING BASEMENT

EXISTING BASEMENT

HUNTER STREET MALL

NEW MARBLE SKIRTING PANEL TO SHOPFRONT GLAZING TO REFERENCE ORIGINAL BUILDING

PROPOSED FOURTH FLOOR

EXISTING THIRD FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

EXISTING GROUND FLOOR

PROPOSED GROUND FLOOR

THROUGH TO SCOTT STREET

EXISTING BASEMENT

EXISTING BASEMENT
The document contains architectural plans for Iris Hunter Development, 1673 Hunter Street, NSW, with details of the proposed west elevation. The plans include measurements for various floors and levels, such as:

- **Existing Basement**: +1.380
- **Existing First Floor**: +8.750
- **Existing Second Floor**: +13.020
- **Existing Third Floor**: +17.070
- **Proposed Ground Floor**: +4.030
- **Proposed Fourth Floor**: +21.610
- **Proposed Fifth Floor**: +24.460
- **Proposed Lift Overrun**: +28.010
- **Previous Lift Overrun**: +28.760
- **Height Limit 20m**: +24.460
- **Height Limit 24m**: +27.680

The plans also indicate the use of materials such as FOLDED ZINC CLADDING, FIRE RATED WINDOWS, ZINC ROOF, and STANDING SEAM. The document is the copyright of CKDS Architecture PTY LTD and includes contact information for admin@ckds.com.au and www.ckds.com.au.

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1673
DA-204
1:100
31.10.2016

176 Hunter Street, NSW

DEVELOPMENT APPLICATION
Iris Hunter Development

SCALE 1:50 @ A3

Awning - South Elevation

"Emerald Hill" Lacework

DORIC COLUMN CAPITAL
CIRCULAR PLAIN SHAFT COLUMN WITH LONG BASE
"EMERALD HILL' KEY FRIEZE IRON LACEWORK DETAIL
"EMERALD HILL' DROP CENTRE IRON LACEWORK DETAIL
"EMERALD HILL' MANDREL IRON LACEWORK DETAIL

EMERALD HILL

Emerald Hill Key Frieze 810 x 215mm
Weight – 2.85kg

Emerald Hill Corner 560 x 560mm
Weight – 2.70kg

Emerald Hill Spandrill 245 x 550mm
Weight – 2.30kg

FERN

Fern Corner 820 x 610mm
Weight – 4.40kg

Fern Frieze 820 x 315mm
Weight – 3.80kg

EMERALD HILL

Emerald Hill Key Frieze 810 x 215mm
Weight – 2.85kg

Emerald Hill Corner 560 x 560mm
Weight – 2.70kg

Emerald Hill Spandrill 245 x 550mm
Weight – 2.30kg

FERN

Fern Corner 820 x 610mm
Weight – 4.40kg

Fern Frieze 820 x 315mm
Weight – 3.80kg
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