

LEE WHARF

HONEYSUCKLE
NEWCASTLE NSW



The remarkable story of the transformation of the Newcastle Harbour waterfront continues to unfold with the Lee Wharf development stage now nearing completion.

The Lee Wharf Development Project is part of the Honeysuckle project, one of Australia's largest urban renewal projects encompassing the redevelopment of 50 hectares of derelict land and buildings along Newcastle Harbour, adjacent to the CBD.

The Hunter Development Corporation (formerly Honeysuckle Development Corporation), a NSW State Government organisation, is responsible for the project which is contributing significantly to the revitalisation of the City of Newcastle with several stages of the masterplan already completed.

Lee Wharf is located in the Honeysuckle Precinct of the project, which also includes the Breakwater Apartments, Crowne Plaza Hotel and Boardwalk and when completed this \$300 million development is expected to generate 379 direct jobs and 342 indirect jobs in a range of sectors.

With a mix of shops, offices, serviced apartments, residential apartments and extensive public space with continuous access all the way through to the harbour, Lee Wharf will create a cosmopolitan hub where people can live, work and shop while enjoying Newcastle's great harbourside.

The project consists of several stages: Stage 1 is 9 storeys and includes 123 residential units and 2300 square metres of retail space. Stage 2 is 7 storeys and contains 76 residential units to be run as a Chifley Hotel and 500 square metres of retail space and the 6 storey Stage 3 will have 70 residential units, 12 office units, 1999 square metres of commercial space and 2060 square metres of retail space.

An architecturally designed landscape will be providing an uninterrupted public promenade for the entire length of the Honeysuckle project and an innovative pontoon will allow visitors to step off the promenade right down to the water.

The project has already achieved acclamation with the Honeysuckle public domain areas receiving the 2007 Australian Institute of Landscape Architects President's Award.

While the development is a modern-styled urban project, one of the main concerns was to maintain links with the site's rich history and heritage.

However, it was this history which created one of the major initial challenges for the Honeysuckle Development Corporation in the remediation of the land from decades of use as an industrial site. The land also has a relatively high water table which led to significant engineering challenges for the subfloor.

In keeping with the historic past of the site and the area, an interesting and architecturally modern use of claddings, such as rusted iron, stone cladding and weatherboard have been utilised.

Timber recycled from the original wharves has been included in features in the building awnings and sandstone excavated from the site is incorporated in the public seating.

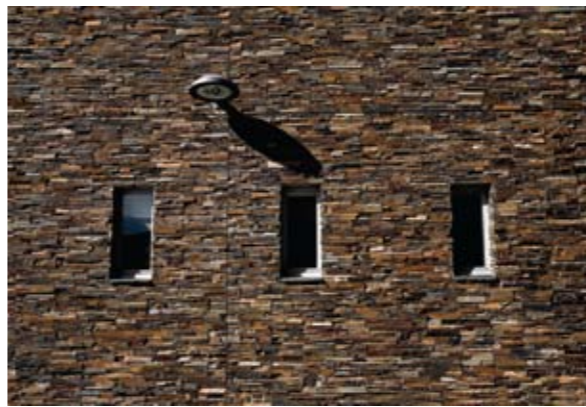
The development also pays due respect to the neighbouring historic railway buildings, including the general overseer's cottage.

The major objective of the Honeysuckle project is urban renewal for the Newcastle waterfront area and when its work is totally complete over the next five to six years, it will have generated an estimated \$2 billion in the regional economy, 8,700 short-term jobs, created home for 3,000 inner-city residents and a workplace for around 5,000 people.

As the Honeysuckle story continues to unfold, the Lee Wharf Development Project, with its mix of lifestyle-retail, cafes, restaurants and apartments, is one of the central showpieces as a centre of activity for both tourists and residents.

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CRONE MASTERPLAN

Highly acclaimed Australian architecture firm, Crone Partners Architecture Studios provides architecture to the global community with their creativity and innovative ideas extending through major projects in Australia, Asia Pacific, China, The Middle East and the Indian Sub-Continent. This international firm with a network of offices in Newcastle, Sydney, Melbourne, Perth, Brisbane and Dubai, the local Newcastle office has excelled with numerous award winning projects throughout Australia with special mention to Newcastle and Hunter Region. The local office is currently undertaking the Surf House and will see formal opening of the HQo building on Honeysuckle Drive next month.

The inspirational transformation of a derelict tract of the harbour foreshore and maritime sheds of Lee Wharf promoting a stimulating living, business and recreation environment to revitalise the city and the very fabric of the community.

The Lee Wharf Development is part of the Honeysuckle project, one of Australia's largest urban renewal projects which will fulfil 'Better Cities' vision together with Honeysuckle's vision for Newcastle and will contribute to the growth, well being and emerging identity for lifestyle, business, education and the culture of Newcastle.

Crone Partners has worked closely with the Hunter Development Corporation (formerly Honeysuckle Development Corporation), a NSW State Government organisation, to achieve their visions for the precinct through the Honeysuckle Masterplan and development of several sites within the Honeysuckle Site. The Lee Wharf project comprises of a staged construction period of 5-6 years, with a number of precincts already completed and others in various stages of development and construction.

The Lee Wharf project consists of several stages and several buildings which will, when fully completed, include 290 residential apartments, 1999m2 of commercial space and 4860m2 of retail that will activate the ground plane with landscaped areas and direct access to the harbour.

The Crone design is founded on the principles of innovative design, and environmental sustainability while maintaining high regard for the heritage of the site and the local area as well as excellence in visual form and architecture. Crone Partners has already received numerous accolades for the project including the Menken Award for Multi-Unit Residential, in the Landcom Lower Hunter Civic Design Awards 2006.

Lee Wharf is another addition to the company's considerable track record and reputation which is based on a well established ongoing ability to deliver developments exhibiting design

excellence, innovation, work place and social planning and architectural features within the constraints of ever increasing targets for environmentally sustainable design and energy efficiency.

Through the creation of the studio environment, Crone Partners has undertaken a commitment to the benefits of an interactive and open design process and value management and the synergy created by this team environment is evident in the results. The studio environment brings a collaborative perspective to the company's planning and

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design work and through this team-based process, innovative solutions are explored and excellence is produced.

Crone Partners Studios have developed a number of highly skilled teams which are dedicated to key project areas including Hospitality, Commercial, Residential, Retail and Entertainment, Master Planning and Interior Design.

Crone Partners is commissioned by clients from the Property Industry involving Developers, Property Owners, Development Trusts, Funds Managements and Government

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sectors to provide a comprehensive range of specialist skills to deliver the optimum design solution for each project.

The Studios' significant Australian projects include City Road (Southbank), Capital Square (Perth), Allianz (Sydney), Sky Vue, Ballina Gateway, Pacific Square, 275 George Street (Brisbane), The Boardwalk at Honeysuckle, Ernst & Young Centre, World Square Retail, Establishment Hotel, amongst many others.

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LOCAL KNOWLEDGE AN ADVANTAGE

Local knowledge and an in-depth understanding of local design issues, from mine subsidence to earthquake requirements, were added advantages for Newcastle-based firm, MPC Consulting Engineers, in the provision of services for the Lee Wharf Development at Honeysuckle on the Newcastle waterfront.

MPC Consulting Engineers is a civil and structural engineering consultancy firm providing specialist advice to a broad range of clients.

MPC was formed in 2001 by three Newcastle senior structural engineers and it was their extensive experience on projects in the region and their client-focused approach, which were of significant benefit in providing practical, concise and efficient engineering design and documentation services for the Lee Wharf project.

For the \$65 million Lee Wharf development, which comprised 5 towers, ranging from 5

to 8 storeys, suspended podium 'transfer' slab systems and basement car parking for approximately 250 vehicles, MPC provided the structural design services.

Structural design of the development accounted for the expected foundation movements due to mine subsidence as well as building movement under earthquake and wind actions.

The structural solution included continuously reinforced 'tanked' basement slabs, precast articulated basement walls and a concrete framed building system, providing a ductile structure for mine subsidence design.

Post tensioned concrete flat-plate floor slabs for the upper levels were considered cost effective, with their slim profile assisting in minimising foundation loads.

Extensive yet efficient structural steel and timber framing was incorporated into the design to provide durable and robust support

for creative architectural building elements.

MPC provides quality solutions for a broad range of projects and has developed an enviable reputation for their professionalism and their ability to provide the 'personal touch' which is so often not apparent with larger firms.



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WATER DAMAGE PREVENTION

Danrae Building Services competes for many of the largest waterproofing projects in NSW and can now add work on the largest urban renewal project in Australia, the Honeysuckle Development Project in Newcastle, to their impressive list of credentials.

Danrae has been providing waterproofing and building maintenance solutions to the construction and strata industries for over ten years and has maintained and participated in the waterproofing of well over 5000 units as well as balconies, podiums, platters roofs and retaining walls.

Their credits include many diverse projects including the Abbotsford Cove Development, Southpoint Residential Development, the Nortel Office Macquarie Park, Lucas Heights Nuclear Reactor, Birkenhead Quays Stage 11, Dillwynia Correctional Centre, over 1200 units for Meriton Apartments, Breakfast Point, Heritage Park at Bowral and now Lee Wharf - part of the massive Honeysuckle Project which is transforming a previously derelict section of the Newcastle Harbour waterfront

Danrae Building Services were involved in Stage 1 of the Lee Wharf Development Project and their work including internal waterproofing of wet area including bathrooms and toilets and external waterproofing of planters, decks and balconies

But the company's services are not limited to waterproofing. Danrae also provide services for water related problems, strata maintenance, joint sealing, treatment of salt attack (efflorescence) and shower repairs.

Danrae's licenced waterproofers have experience in acrylic, polyurethane, cementitious and various sheet membranes plus the application of epoxy, graffiti removal and floor coatings as well as repairs including leaking lifts, retaining walls and underground car parks.

The company implements the highest levels of quality assurance and products are researched to ensure reliability and performance on each project.

While renowned as waterproofing specialists, Danrae also provide Maintenance Services and their staff are extremely competent in dealing with real estate repair and remedial works.

Danrae Building Services is a member of the HIA and the MBA.



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