



## THE CITY OF NEWCASTLE



# PUBLIC VOICE COMMITTEE

Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Public Voice Committee will be held on:

**DATE:** Tuesday 21 June 2016

**TIME:** 5.30pm

**VENUE:** Council Chambers  
2nd Floor  
City Hall  
290 King Street  
Newcastle NSW 2300

Frank Cordingley  
Interim Chief Executive Officer

**City Administration Centre  
282 King Street  
NEWCASTLE NSW 2300**

10 June 2016

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**PUBLIC VOICE COMMITTEE**  
**21 June 2016**

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**PUBLIC VOICE SESSIONS**

**ITEM-1**                    **PVC - DA 2015/0876 - 77 MAITLAND ROAD, MAYFIELD - DEMOLITION OF DWELLINGS AND OUTBUILDINGS, SUBDIVISION OF LAND (29 INTO 5 LOTS) ERECTION OF TWO STOREY RETAIL COMPLEX, ASSOCIATED CAR PARKING, SITE WORKS AND SIGNAGE**

**APPLICANT:**            **EJE ARCHITECTURE**  
**OWNER:**                **COLES GROUP PROPERTY DEVELOPMENTS**  
**NOTE BY:**              **PLANNING & REGULATORY GROUP**  
**CONTACT:**             **DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT AND BUILDING**  
**TELEPHONE:**         **4974 2709 / 4974 2793**

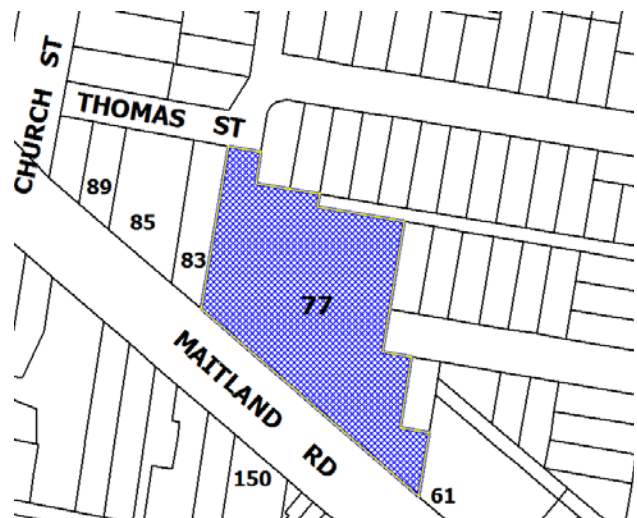
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**PURPOSE**

An application has been received seeking consent for the demolition of existing dwellings, re-subdivision of the land into 5 allotments and the construction of a two - storey retail complex comprising a supermarket with specialty retail and associated parking for 249 cars.

A copy of the submitted plans for the proposed development is attached at **Attachment A**.

The proposal was notified to neighbouring properties for 14 days in accordance with the provisions of Newcastle DCP 2012 from 20 October - 4 November 2015. The notification period was extended to 11 November 2015. Twenty-six (26) public submissions were received objecting to the proposal including one (1) Public Voice request.



**Subject Land:** 77 Maitland Road, Mayfield

Generally, objectors raised concerns with regards to traffic / parking impacts and amenity impacts to surrounding properties.

The application will now be referred to Council's Development Application Committee for determination under their delegations due to the value of the development which is \$15,614,558 and the total number of objections received, being twenty-six (26).

## **1.0 THE SITE**

The site for Coles "Mayfield East Village" comprises multiple allotments and occupies most of the street block bounded by Maitland Road, Havelock and Thomas Streets.

The site comprises the consolidation of the following properties:

- Nos. 61, 77 and 83 Maitland Road;
- Nos. 2, 4, 6, 8, 10, 12 and 14 Havelock Street;
- Nos. 1, 3, 5, 7, 2, 4, 6, 8, 10 and 12 Hewson Street; and
- Nos. 1 and 3 Thomas Street.
- The site also includes:

Part of an un-named laneway at the rear of 61 Maitland Road; Hewson Street road reserve; and part of the un-named laneway at the rear of Nos. 1 and 3 Thomas Street.

A number of other commercial premises are located on Maitland Road including Woolworths, McDonalds, specialty stores and services such as Australia Post and Centrelink. Development to the north and east of the site, across Thomas and Havelock Streets, is residential, primarily single dwellings but with some higher density development.

## **2.0 PRIOR APPROVALS**

The subject site has been focus of a number of previous development proposals, including:

DA 2009/1229 (approved 20 December 2010) - Demolition of existing structures, earthworks, re-subdivision of 27 lots into 2 lots. New retail centre with underground car parking, including Coles and Aldi supermarkets, 24 specialty shops and five kiosks. A two storey residential building including twenty 2-bedroom apartments with basement car park

DA 2012/811 (approved 8 February 2013) - Demolition of existing buildings, remediation of the site and site preparation works.

DA2012/1002 (approved 9 January 2014) - Supermarket, liquor shop, 16 specialty shops, kiosk, parking and associated lot consolidation / boundary adjustment.

### 3.0 THE PROPOSAL

The proposed scope of works associated with the current proposal comprises:

- Demolition of dwellings at Nos. 20-14 Havelock Street, Nos. 1, 2 and 4 Hewson Street;
- Demolition of outbuilding at rear of No. 1 Thomas Street;
- Removal of trees;
- Re-subdivision of the land to create 5 new allotments;
- Retention of existing dwellings at Nos. 1 and 3 Thomas Street (on proposed Lots 1 and 2);

Proposed Lots 3 and 4 are to remain vacant (for future residential development).

- A two-storey retail complex on proposed Lot 5 comprising:
- Specialty retail premises at ground floor;
- A Coles supermarket and retail liquor outlet at first floor;
- 242 customer parking spaces accommodated within a 2 level parking area with access from both Maitland Road and Havelock Street; and
- A separate service area at the western edge of the site, accessed only from Maitland Road, providing 7 staff parking spaces and loading docks.

Associated ancillary works comprising:

- Stormwater infrastructure;
- Site landscaping;
- Embellishment of public domain to Maitland Road ; and
- Signage.

This application seeks approval for the first use of supermarket tenancy, the operating details of which are provided below:

Store trading hours:	6.00am - 12 midnight, Mondays to Saturdays; and 7.00am - 10.00pm Sundays
Servicing:	Semi-trailer deliveries: 7.00am - 10.00pm, daily.

	Small vehicles: 6.00am - 10.00pm, daily Compactor: 7.00am - 10.00pm, daily
Staff numbers:	110 staff (of which only 15-25 would be on site at any one time).

The hours of operations for the first use of the retail liquor tenancy will be the same as the supermarket. Separate development applications will be submitted to establish the first use of the specialty retail tenancy on the ground floor.

A copy of the submitted plans is appended at **Attachment A**. The various steps in the processing of the application to date are outlined in the Processing Chronology appended at **Attachment B**

#### **4.0 COMMUNITY CONSULTATION UNDERTAKEN BY APPLICANT**

Prior to lodgment of the application, the applicant sought to inform and receive the views of the local community. Letter box drops to surrounding properties and two separate public meetings were held in August 2015

#### **5.0 PUBLIC NOTIFICATION**

The application was publicly notified for a period of fourteen (14) days in accordance with Council's Public Notification Policy from 20 October - 4 November 2015. The notification period was extended to 11 November 2015. Twenty six (26) public submissions were received objecting to the proposal including one (1) Public Voice request.

The concerns raised by the objectors in respect of the proposed development are summarised as follows:

##### **1. Traffic and Infrastructure Issues:**

###### Traffic

- i) The development will increase traffic congestion to Havelock Street.
- ii) The Havelock Street Entry is too close to the lane between Havelock and Fawcett Streets and will create unsafe conditions.
- iii) The proximity of the Havelock Street Entry point to the Maitland Road intersection will create a bottleneck on Havelock Street.
- iv) Proposed development will result in increased traffic to Corona and Myola Streets.
- v) No traffic study has been conducted by Council.



Safety

- i) Vehicle movements into and out of Havelock Street entry will create unsafe conditions for cars reversing out of driveways opposite the carpark entry.
- ii) Increased traffic flows on Havelock Street will create dangerous conditions for children attending schools on Havelock Street.
- iii) Increased traffic to Myola Street will pose danger for pedestrians as there are no footpaths
- iv) Lack of pedestrian crossing in front of Coles Maitland Road pedestrian entry would be dangerous with location of bus stop on opposite side.
- v) High traffic volume on Havelock Street requires appropriate traffic calming measures to reduce speed and increase safety.

Parking

- i) Loss of on-street parking on Maitland Road will have detrimental impact on trade to Maitland Road businesses, in particular the 5 minute parking spaces in front of the Newsagent.
- ii) The proposed development will increase demand for on-street parking in Havelock Street, affecting resident's use of these spaces
- iii) Staff parking will fill up the side streets.
- iv) Provision of 5 minute parking on Havelock Street is not suitable.

**2. Amenity issues:**

Noise

- i) Noise associated with delivery hours (7am - 10pm), especially on Sundays.
- ii) Noise associated with operation of the compactor.

Odours

- i) Potential odours associated with grease arrestor located in loading dock.

**3. Social and economic issues:**

Social impacts

- i) Havelock Street carpark could increase anti-social behaviour including graffiti.

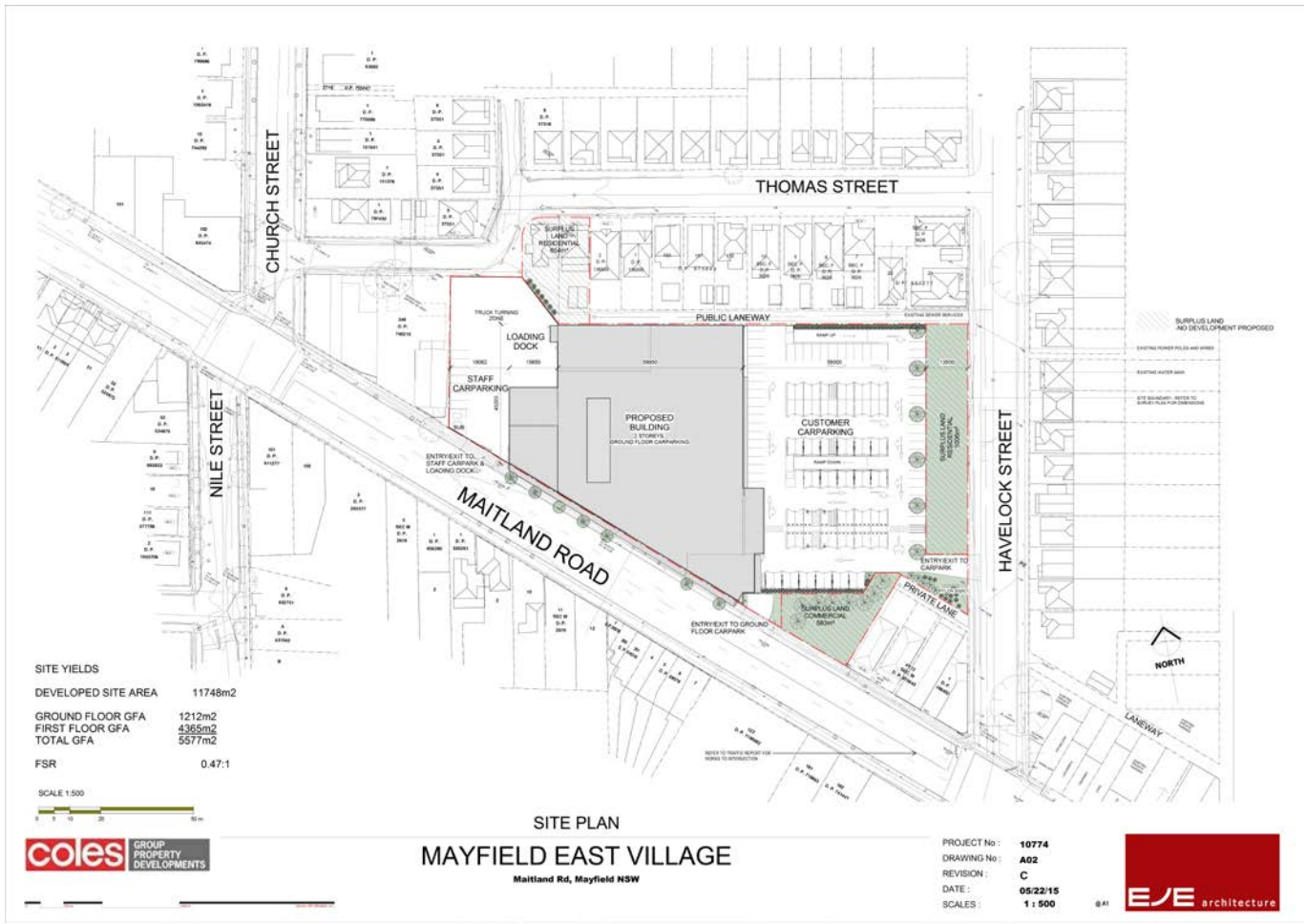
Economic impacts

- i) Coles development will reduce trade to small businesses in the area.

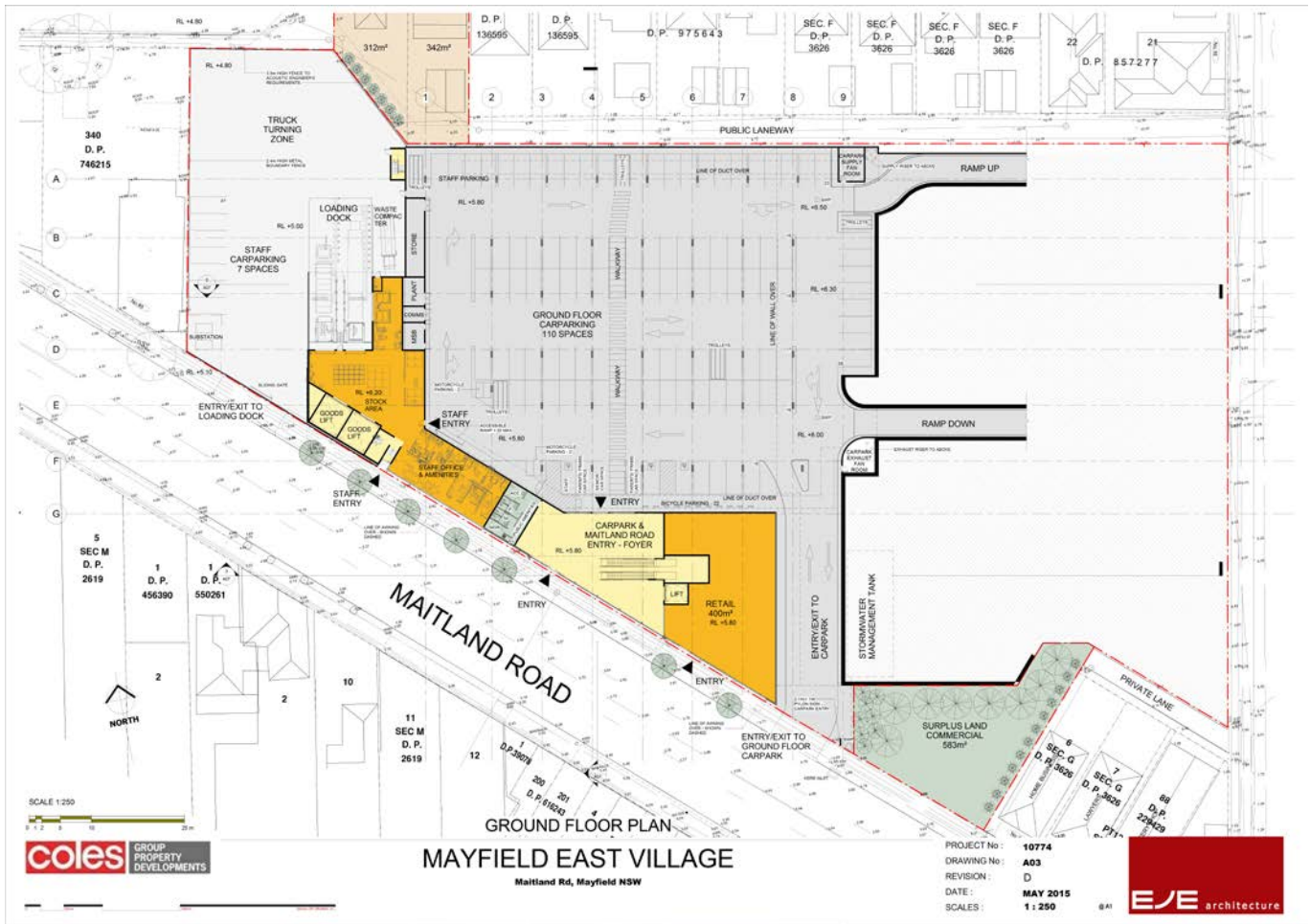
**ATTACHMENTS**

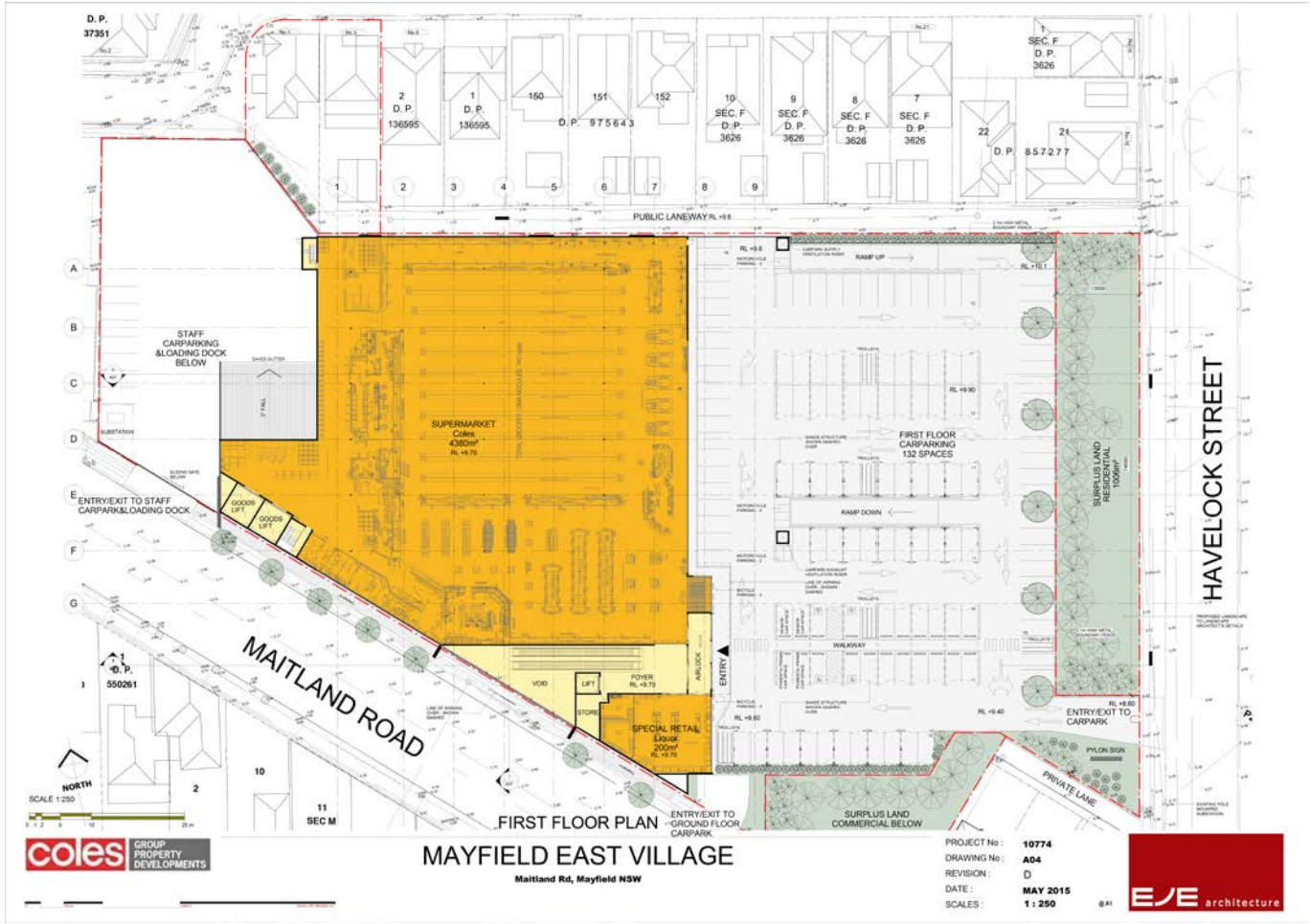
Attachment A: Copy of submitted plans - 77 Maitland Road, Mayfield - DA  
2015/10005

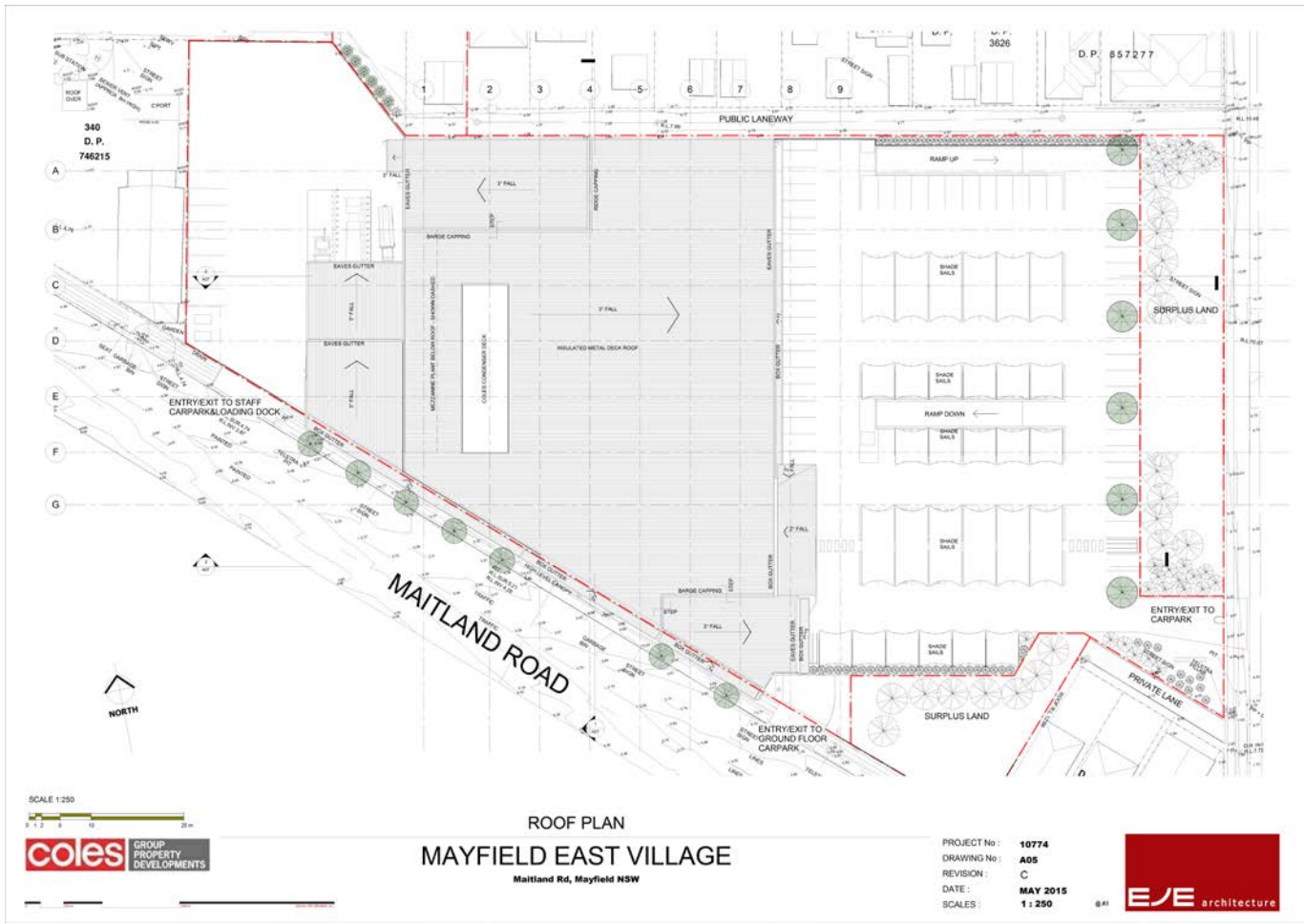
Attachment B: Processing Chronology - 77 Maitland Road, Mayfield - DA  
2015/10005

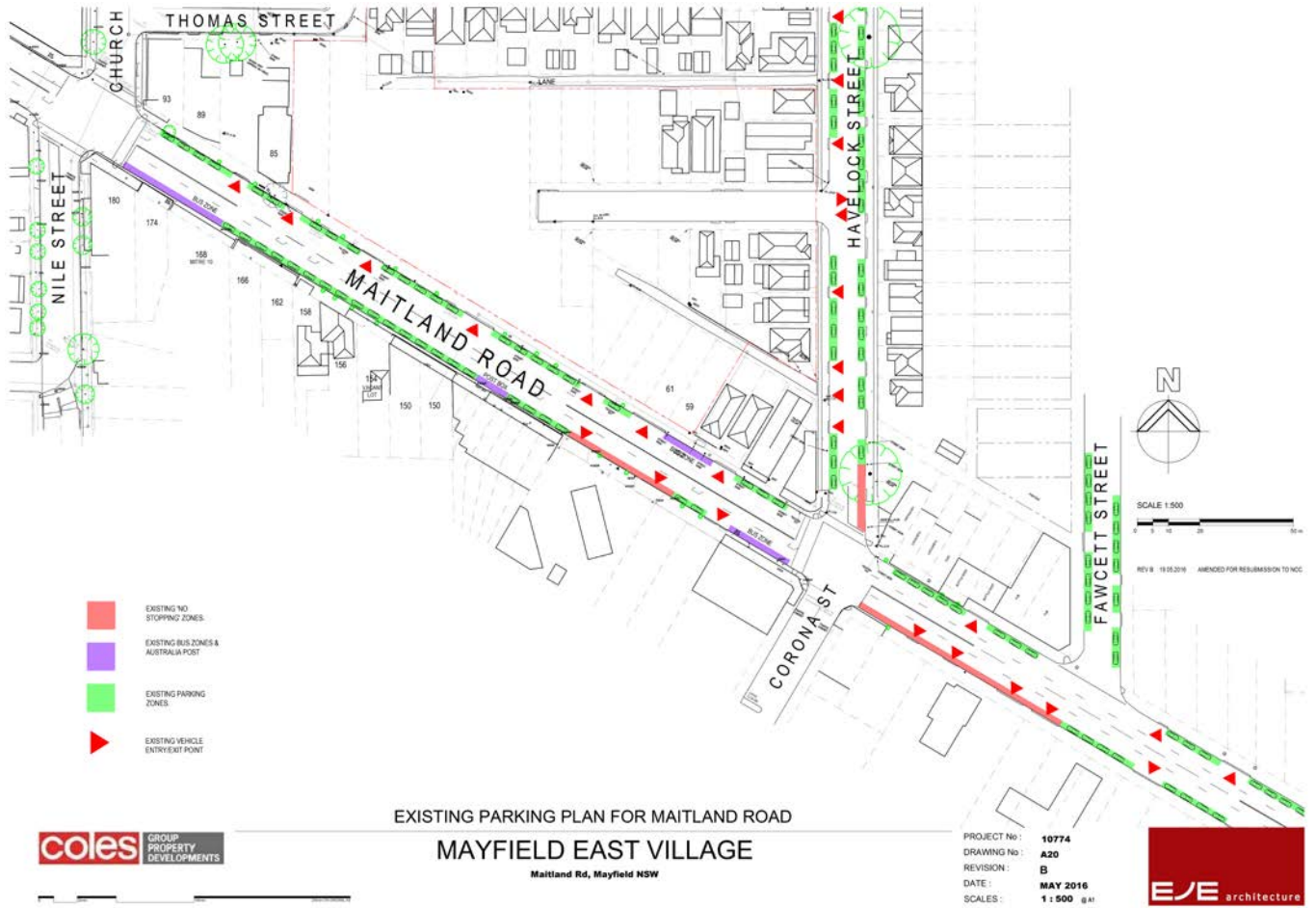


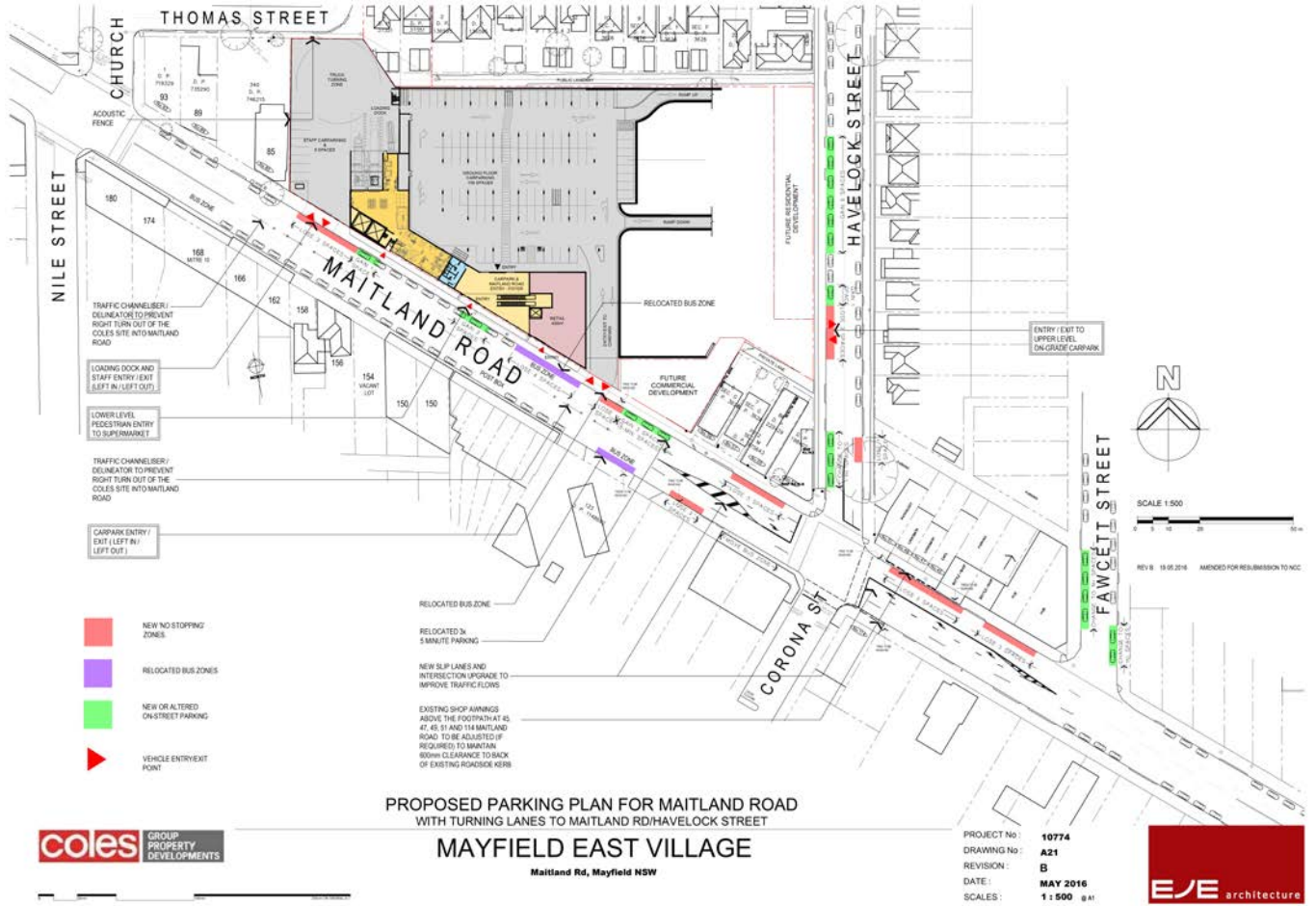
Attachment A













**Attachment B**

**PROCESSING CHRONOLOGY**

**DA 2015/10005 - 77 MAITLAND ROAD, MAYFIELD**

- 22 July 2015 - Application presented to Urban Design Consultative Group (Pre DA)
- 12 October 2015 - Development Application lodged at Council
- 20 October -  
11 November 2015 - Application notified to public
- 27 October 2015 - Application for Public Voice George Webb