



## 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 20 November 2018

**TIME:** 5.30pm

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

J Bath  
Chief Executive Officer

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

13 November 2018

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**PUBLIC VOICE COMMITTEE  
20 November 2018**

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**PUBLIC VOICE SESSIONS**

**ITEM-1 PV 20/11/18 - DA2018/00879 - 854 HUNTER STREET  
NEWCASTLE WEST - ERECTION OF MULTI STOREY CAR  
PARK**

**APPLICANT: DOMA INTERCHANGE DEVELOPMENT PTY LTD  
OWNER: HUNTER DEVELOPMENT CORPORATION  
REPORT BY: GOVERNANCE  
CONTACT: DIRECTOR GOVERNANCE/ MANAGER REGULATORY,  
PLANNING AND ASSESSMENT**

**BACKGROUND**

An application has been received seeking consent to the erection of a multi-storey car park at 854 Hunter Street Newcastle West.

The application will be referred to the Development Applications Committee for determination, due to the construction value of the proposed development (\$20.6M) exceeding the staff delegation limit of \$10M.

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

The proposed development was publicly notified and advertised in accordance with the Newcastle Development Control Plan 2012 and two submissions have been received in response, with one of those submissions being in support of the proposed development.

The objector's concerns included:

- i Insufficient pedestrian connections to the west of the site, with reference to provisions in the Newcastle Urban Renewal Strategy 2012.
- ii Noise impacts.



**Subject Land: 854 Hunter Street  
Newcastle West**

## **1.0 THE SITE**

The subject site comprises of Lot 100 DP 1245750. The property is irregular in shape (ie. generally L shaped), located on the northern side of Hunter Street and the Western side of Stewart Avenue.

The site also has frontages to Cooper Street and Beresford Lane. The northern boundary of the site adjoins the Newcastle Interchange and the related heavy rail and light rail corridors.

The lengths of the lot frontages are as follows:

- a) 108.94m to Hunter Street
- b) 39.94m to Stewart Avenue
- c) 38.7m to Cooper Street
- d) 63.99m to Beresford Lane
- e) 184.78 to the Newcastle Interchange

The lot also has a length of 92.28m at its western boundary and a total area of 12,030m<sup>2</sup>. The site slopes away from Hunter Street toward the northern boundary, to a moderate degree.

Aside from the Newcastle Interchange, the site is bounded by various forms of commercial development, mostly two storeys in scale. A submission received in respect of the proposed development indicates that the building located immediately west of the site contains a dwelling.

The area is undergoing significant transformation, with larger scale commercial premises under construction on the southern side of Hunter Street and numerous mixed use developments completed, under construction or proposed nearby.

Structures on the site, including the former Store building and a related car park, are being demolished in connection with the construction of the Newcastle Bus Interchange on the site, which was self-approved by Transport for NSW.

The site is located in the Newcastle City Centre Heritage Conservation Area.

## 2.0 THE PROPOSAL

The applicant seeks consent to erect a multi-storey car park, with five stories of car parking located above the separately approved Newcastle Bus Interchange. The structure is proposed to accommodate a total of 678 parking spaces. Of the proposed 678 parking spaces, it is proposed that the spaces will be allocated to a future mixed-use development of the site, as follows:

- a) Residential use - 500 spaces
- b) Office use - 158 spaces
- c) Retail use - 20 spaces

The application states that the proposed car park has been designed to integrate with the future mixed-use development of the site, alongside and above the Newcastle Bus Interchange. It is understood that the application to construct the proposed car park was lodged before other applications for the mixed-use development of the site, due to the need to integrate the construction of the proposed car park with the construction of the Newcastle Bus Interchange.

Following the lodgement of this application for the proposed car park, other applications have been lodged for '*Concept - Staged development, comprising of retail, commercial, residential and car parking*' (DA2018/01109) and '*Erection of 12 storey commercial building with ground floor retail and basement car park*' (DA2018/01107). Due to the capital investment value of these two applications, the applications will be determined by the Hunter and Central Coast Joint Regional Planning Panel.

While the proposed car park is intended to serve a future mixed-use development, in an interim period, identified in the application as 12 to 18 months from completion of the car park, the application provides for the car park to be used for private paid parking under commercial arrangements. With respect to the proposed interim use, the application states that:

*"In the interim between completion of the car park and construction of subsequent development the carpark will have controlled access, pre-registration and a pricing structure using licence plate recognition to ensure that the carpark is utilised for all-day parking rather than short-stay parking so as to appropriately and reasonably limit the amount of vehicle movements."*

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**.

### **3.0 PUBLIC NOTIFICATION**

The application was publicly notified and advertised in accordance with Newcastle Development Control Plan 2012. Two submissions have been received, with one of those submissions being in support of the proposed development.

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

**a) Statutory and Policy Issues:**

- i) Insufficient pedestrian connections to the west of the site, with reference to provisions in the Newcastle Urban Renewal Strategy 2012.

**b) Amenity Issues:**

- i) Noise impacts.

### **ATTACHMENTS**

**Attachment A:** Submitted Plans - 854 Hunter Street Newcastle West  
**Distributed under separate cover**

**Attachment B:** Processing Chronology - 854 Hunter Street Newcastle West

**Attachment B**

THE CITY OF NEWCASTLE  
Briefing Note to Public Voice Committee Meeting on 20/11/2018

**PROCESSING CHRONOLOGY**

**DA2018/00879 – 854 HUNTER STREET NEWCASTLE WEST**

- |                   |   |  |
|-------------------|---|--|
| 15 August 2018    | - | Application lodged   |
| 21 August 2018    | - | Application referred to Roads & Maritime Services and Sydney Trains  |
| 23 August 2018    | - | Application referred to Department of Primary Industries (Water)     |
| 27 August 2018    | - | Public notification of application                                   |
| 27 September 2018 | - | Additional information requested                                     |
| 15 October 2018   | - | Request from Sydney Trains to refer application to Transport for NSW |
| 16 October 2018   | - | Application referred to Transport for NSW                            |
| 20 November 2018  | - | Presentation to Public Voice Committee                               |



**ITEM-2 PV 20/11/18 - DA2018/00709 - 21 ALMA ROAD NEW LAMBTON - DEMOLITION OF DWELLING AND OUTBUILDING, ALTERATIONS AND ADDITIONS TO SHOPS, ERECTION OF FOUR STOREY MIXED USE DEVELOPMENT AND 21 LOT STRATA SUBDIVISION**

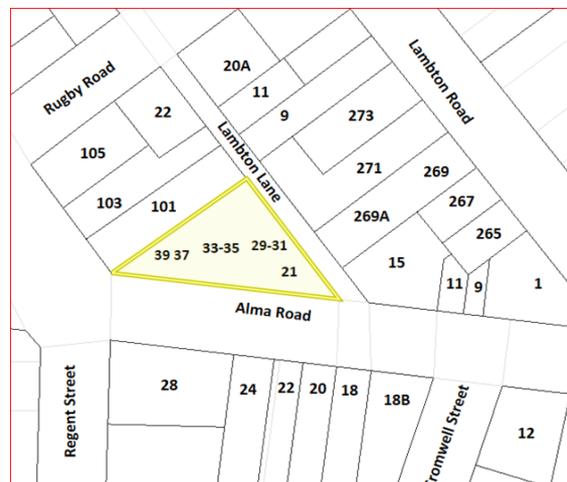
**APPLICANT: KRIK PTY LTD  
 OWNER: KRIK PTY LTD  
 REPORT BY: GOVERNANCE  
 CONTACT: DIRECTOR GOVERNANCE/ MANAGER REGULATORY, PLANNING AND ASSESSMENT**

**BACKGROUND**

An application has been received seeking consent for the demolition of a dwelling and outbuilding, alterations and additions to shops, erection of a four-storey mixed use development and 21 lot strata subdivision.

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

The application will be referred to the Development Applications Committee for determination, due to a proposed variation to the height of buildings development standard of Newcastle Local Environmental Plan 2012 being more than a 10% variation.



**Subject Land:** 21 Alma Road New Lambton

The proposed development was notified in accordance with the Newcastle Development Control Plan 2012 and three submissions were received in response. Two of the three submissions are in support of the application.

The submission objecting to the proposed development raises concerns regarding the loss of village character, height, parking, traffic impacts and overshadowing.

**1.0 THE SITE**

The subject site is a triangular shaped parcel of land with an area of 1112m<sup>2</sup>; and Zoned B2 - Local Centre.

The site is identified as Lot 1273 DP 755247, 21-39 Alma Road New Lambton. The primary frontage of the site is to Alma Road (67.53m) and the site has a secondary

frontage to Lambton Lane (45.52m). The land slopes towards Lambton Lane in an easterly direction, with a cross fall of 4m.

The site currently accommodates a row of six individual retail tenancies with frontage to Alma Road and no formal vehicular access or car parking. The remaining portion of the site accommodates a single storey weatherboard dwelling house and landscaped yard.

## 2.0 THE PROPOSAL

The applicant seeks consent for the demolition of a dwelling and outbuilding, alterations and additions to shops, erection of a four-storey mixed use development and 21 lot strata subdivision. The key features of the development include:

- i. Minor external works and upgrades to the six retail premises fronting part of Alma Road, including the addition of accessible amenities.
- ii. Site preparation work, including earthworks and clearing of all vegetation from the site.
- iii. Construction of a four-storey building accommodating:
  - a. 82m<sup>2</sup> of commercial floor space (retail or business), fronting Alma Road at ground level; and
  - b. 20 x car parking spaces at basement level, servicing the proposed development; and
  - c. 17 x one-bedroom, two-bedroom and three-bedroom residential units over four storeys, from ground floor to level 3; and
  - d. associated vehicular access and service areas; and
  - e. landscaping of the development, and the provision of private and communal open space.

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**.

## 3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with the Newcastle Development Control Plan 2012. Three submissions were received, however, two of the submissions were in support of the application.

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

**a) Statutory and Policy Issues:**

- i. Non-compliance with the height controls for the site.
- ii. Non-compliance with the objectives of the zone.
- iii. Suitability of the site for the development.

**b) Amenity Issues:**

- i. Overshadowing
- ii. Bulk and scale

**c) Design and Aesthetic Issues:**

- i. Building appearance - not consistent with scale, massing and character of the area.

**d) Traffic and Infrastructure Issues:**

- i. Insufficient parking on the site.
- ii. Impact on local traffic and parking conditions.
- iii. Impact on parking in laneway.

**ATTACHMENTS**

**Attachment A:** Submitted Plans 21 Alma Road New Lambton  
**Distributed under separate cover**

**Attachment B:** Processing Chronology - 21 Alma Road New Lambton

**Attachment B**

**PROCESSING CHRONOLOGY**

**DA 2018/00709 – 21-39 Alma Road New Lambton**

- |                   |   |
|-------------------|---|
| 6 July 2018       | - Application lodged                      |
| 12 July 2018      | - Public notification of application      |
| 15 August 2018    | - Urban Design Consultative Group Meeting |
| 17 September 2018 | - Request for additional information      |
| 8 October 2018    | - Additional information received         |



**ITEM-3**                    **PV 20/11/18 - DA2018/00580 - 158 NATIONAL PARK STREET MEREWETHER - DEMOLITION OF DWELLING, OUTBUILDING AND POOL, ERECTION OF SINGLE STOREY DWELLING, ASSOCIATED SWIMMING POOL AND FRONT FENCE**

**APPLICANT:**            **SDA**  
**OWNER:**                **J R ORTON**  
**REPORT BY:**           **GOVERNANCE**  
**CONTACT:**            **DIRECTOR GOVERNANCE/ MANAGER REGULATORY, PLANNING AND ASSESSMENT**

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**BACKGROUND**

An application has been received seeking consent for demolition of a dwelling, outbuilding and pool, erection of a single-storey dwelling, associated swimming pool and front fence.

The application will be referred to the Development Applications Committee for determination, due to it being called in by two Councillors.

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



**Subject Land:** 158 National Park Street Merewether

The proposed development was publicly notified and advertised in accordance with the Newcastle Development Control Plan 2012. Seven submissions were received in response.

The objections raised concerns regarding:

- i. Demolition of the existing dwelling in the heritage conservation area.
- ii. The suitability of the proposed infill dwelling in the heritage conservation area.
- iii. Proposed materiality and detailing.
- iv. Setbacks to property boundaries.
- v. Acoustic amenity.

- vi. Privacy impacts.
- vii. Scale.
- viii. Character.
- ix. Loss of property value.

## **1.0 THE SITE**

The subject site comprises Lot 46 Section 6 DP 978693, being rectangular in shape and located on the north-western side of National Park Street. The lot has a frontage of 12.912m, a maximum depth of 57.3m and a total area of 698.1m<sup>2</sup>.

The land is currently occupied by a single-storey dwelling, carport, garage and pool. The site has a gentle slope toward the rear boundary.

The site, which is located in the Hamilton South Garden Suburb Heritage Conservation Area, is bounded by low-density residential development.

## **2.0 THE PROPOSAL**

The applicant seeks consent for demolition of a dwelling, outbuilding and pool, erection of a single-storey dwelling, associated swimming pool and front fence.

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**.

## **3.0 PUBLIC NOTIFICATION**

The application was publicly notified and advertised for a period of 14 days in accordance with the Newcastle Development Control Plan 2012. Seven submissions were received.

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

### **a) Statutory and Policy Issues:**

- i) Demolition of a dwelling in the heritage conservation area.
- ii) The suitability of the proposed infill dwelling in the heritage conservation area.
- iii) Setbacks to property boundaries.

**b) Amenity Issues:**

- i) Acoustic amenity
- ii) Privacy impacts

**c) Design and Aesthetic Issues:**

- i) Scale
- ii) Character
- iii) Proposed materiality and detailing

**d) Miscellaneous:**

- i) Loss of property value

**ATTACHMENTS**

**Attachment A:** Submitted Plans - Under Separate Cover - 158 National Park Street Merewether

**Distributed under separate cover**

**Attachment B:** Processing Chronology - 158 National Park Street Merewether

**Attachment B**

THE CITY OF NEWCASTLE  
Briefing Note to Public Voice Committee Meeting on 20/11/2018

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**PROCESSING CHRONOLOGY**

**DA2018/00580 - 158 National Park Street Merewether**

7 June 2018	Application lodged
18 June 2018	Application publicly notified and advertised
25 June 2018	Preliminary request for additional information
9 July 2018	Application called in by two Councillors for determination by the Development Applications Committee
7 August 2018	Additional information received from applicant
11 October 2018	Request for additional information
16 October 2018	Additional information received from applicant
20 November 2018	Application scheduled for Public Voice Committee meeting



**ITEM-4 PV 20/11/18 - DA2017/01624 - 144-148 BRUNKER ROAD ADAMSTOWN - DEMOLITION OF BUILDINGS AND ERECTION OF FIVE STOREY MIXED USE DEVELOPMENT**

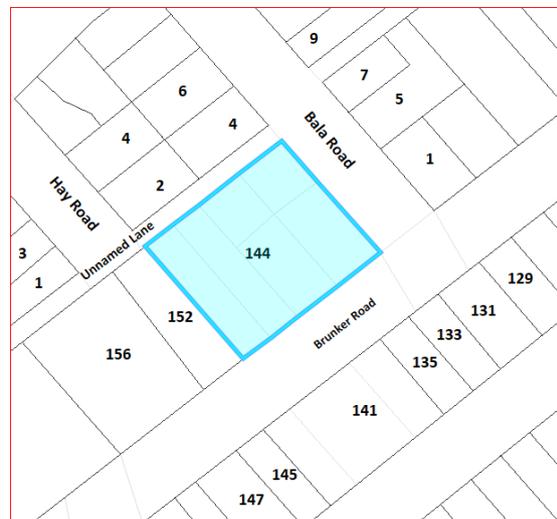
**APPLICANT:** CKDS ARCHITECTURE  
**OWNER:** RANDOM INVESTMENTS PTY LIMITED  
**REPORT BY:** GOVERNANCE  
**CONTACT:** DIRECTOR GOVERNANCE/ MANAGER REGULATORY, PLANNING AND ASSESSMENT

**BACKGROUND**

An application has been received seeking consent for the demolition of buildings and the erection of a five-storey mixed use development at 144-148 Brunker Road Adamstown.

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

The application will be referred to the Development Applications Committee for determination, due to the construction value of the proposed development (\$11,323,846) being in excess of the staff delegation limit of \$10M.



**Subject Land:** 144-148 Brunker Road Adamstown

The application was publicly notified in accordance with the Newcastle Development Control Plan 2012. Two submissions have been received objecting to the proposal on the grounds of traffic, parking, privacy, and impacts during demolition and construction.

**1.0 THE SITE**

The subject site is located at 144-148 Brunker Road Adamstown and is legally described as Lots A & B in DP 313061, Lots A & B in DP 439641 and Lots 1 & 2 in DP 310418.

The site comprises of six allotments which form a rectangular-shaped parcel of land with a total area of approximately 2258m<sup>2</sup>. It has a primary frontage to Brunker Road of 51m and a secondary frontage to Bala Road of 44m.

The site is currently used as the 'Adamstown Motel' and contains a number of buildings, as well as a swimming pool and car parking area. Vegetation on the site is limited to small trees and shrubs.

An unnamed lane adjoins the northern boundary of the site.

## 2.0 THE PROPOSAL

The application seeks consent for the demolition of buildings and the erection of a five-storey mixed use development. Specifically, the proposal includes:

- a) 313.5m<sup>2</sup> of commercial floor space (retail or business) at ground level; and
- b) 52 car parking spaces at ground level; and
- c) 40 residential units over levels 1-4 (13 x one-bedroom units, 18 x two-bedroom units and 9 x three-bedroom units); and
- d) Associated vehicular access and service areas; and
- e) Minor earthworks.

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**.

## 3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with the Newcastle Development Control Plan 2012. Two submissions have been received, objecting to the proposal on the grounds of traffic, parking, privacy, and impacts during demolition and construction.

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

- a) **Amenity Issues:**
  - i) **Privacy** - Overlooking of properties located opposite the laneway.
- b) **Design and Aesthetic Issues:**
  - i) **Building separation** - Distance between the proposed development and residences located opposite the laneway.

**c) Traffic and Parking Issues:**

- i) **Lack of parking** - Increased pressure for on-street parking, particularly during demolition and construction.
- ii) **Traffic generation** - Increased vehicle movements around the site.
- iii) **Laneway parking** - restrictions within laneway.

**d) Miscellaneous:**

- i) **Trees** - Protection of Jacaranda Tree (located on property opposite the laneway) during demolition and construction.
- ii) **Noise and vibration** - Impacts to neighbours during construction and demolition.
- iii) **Dust and debris** - Impacts to neighbours during construction and demolition.

**ATTACHMENTS**

**Attachment A:** Submitted Plans 144-148 Brunner Road Adamstown  
**Distributed under separate cover**

**Attachment B:** Processing Chronology - 144-148 Brunner Road Adamstown

**Attachment B**

THE CITY OF NEWCASTLE  
Briefing Note to Public Voice Committee Meeting on 20 November 2018

**PROCESSING CHRONOLOGY**

**DA2017/01624 - 144-148 Brunner Road Adamstown**

- 21 December 2017 - Development application lodged
  - 05 January 2018 - Public notification of application
  - 20 March 2018 - Application presented to Urban Design Consultative Group
-