DEVELOPMENT APPLICATIONS COMMITTEE MEETING

20 March 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2016/01401 - 21 Parnell Place, Newcastle East

Alterations to building for adaptive re-use to residential flat building (23 units) and associated car parking

DISTRIBUTED UNDER SEPARATE COVER
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**Architects Impression - Corner of Beach St and Parnell Place**

**Architects Impression - Parnell Place Entry**

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**Schedule of Materials**

**Newcastle Beach Apartments**

21 Parnell Place, Newcastle East, 2300

Client: Glen Greedy + Alan Tonks

Architects Impression - Corner of Beach St and Parnell Place

Architects Impression - Parnell Place Entry

NJH Sep 2016

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LANDSCAPE PLAN

SITE - GENERAL INFORMATION

THE SITE IS LOCATED AT 21 PARNELL PLACE, NEWCASTLE EAST. IT HAS A TOTAL SITE AREA OF 1119m2.

THE LAND USE IN THE IMMEDIATE AREA IS RESIDENTIAL. FRONT SETBACKS ARE SMALL TO ZERO RESULTING IN LANDSCAPE CHARACTER BEING DOMINATED BY THE BUILT FORM. ACROSS PARNELL PLACE IS A LARGE GREEN SPACE CONSISTING OF LARGE PINE TREES.

THE SITE IS ZONED R3 MEDIUM DENSITY RESIDENTIAL.

THE TOPOGRAPHY OF THE SITE IS GENERALLY FLAT GIVEN ITS LOCATION. THERE IS A SLIGHT FALL FROM NORTH TO SOUTH ACROSS THE SITE.

GIVEN ITS LOCATION ON THE CORNER OF BEACH STREET AND PARNELL PLACE THE BUILDING CAN BE VIEWED FROM A NUMBER OF ANGLES. CURRENTLY THE BUILDING FACADE IS DOMINATED BY THE BUILT FORM. THE ADDITION OF LANDSCAPING ON LEVEL 4 WILL CONTRIBUTE VISUALLY FROM SOME OF THESE VIEW POINTS ENHANCING THE BUILDING FACADE.

THE PROPOSED REDEVELOPMENT IS RESIDENTIAL IN NATURE CONSISTING OF A MIX OF 1 AND 2 BEDROOM UNITS ON LEVEL 1, 2 AND 3 WITH 2 PENTHOUSE APARTMENTS ON LEVEL 4.

PROPOSED DETAILS OMISSION

THE DEVELOPMENT IS COMPRISING OF A MIX OF 1 AND 2 BEDROOM UNITS ON LEVEL 1, 2 AND 3 WITH 2 PENTHOUSE APARTMENTS ON LEVEL 4.