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 16 July 2019

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

9 July 2019

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<td>PV 16/07/19 - DA2018/00609 - 147 BEAUMONT STREET, HAMILTON - DEMOLITION OF DWELLING AND OUTBUILDING, ERECTION OF THREE STOREY, 16 ROOM BOARDING HOUSE AND ASSOCIATED FENCING</td>
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<td>PV 16/07/19 - DA2017/01376 - 495-501 HUNTER STREET &amp; 364 KING STREET NEWCASTLE - DEMOLITION OF BUILDINGS, ERECTION OF 15 STOREY MIXED USE DEVELOPMENT INCL. THREE COMMERCIAL/RETAIL TENANCIES &amp; 87 RESIDENTIAL UNITS, ASSOC. CARPARKING &amp; SITE WORK</td>
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An application has been received seeking consent for the demolition of a dwelling and outbuilding and erection of a three-storey, 16 room boarding house and associated fencing.

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

The application is to be referred to the Development Applications Committee for determination, due to the number of submissions received being in excess of the staff delegation limit.

The application was publicly notified in accordance with the City of Newcastle’s (CN) public participation policy and a total of 34 submissions were received in response, with 33 containing objections and one being in support of the proposal.

The objectors’ concerns include:

i) Bulk and scale
ii) Visual privacy
iii) Overshadowing
iv) Character
v) Car parking
vi) Traffic generation
vii) Suitability of the development
viii) Over development of the site
ix) Communal rooms
x) Impact on heritage items
1.0 THE SITE

The subject site comprises Lot 1 DP 164986, being rectangular in shape and located on the eastern side of Beaumont Street. The lot has a frontage of 12.47m, a maximum depth of 40.74m and an area of 499.5m². The site is relatively flat, with a minor slope towards Beaumont Street.

The property is occupied by a single-storey masonry dwelling house and associated outbuildings. The site is bounded by a mixture of commercial and residential uses. The general built form of the surrounding area predominantly consists of dwelling houses, car parking, residential flat buildings, commercial buildings and food and drink premises.

2.0 THE PROPOSAL

The applicant seeks consent for the demolition of the dwelling and outbuilding and erection of a three-storey, 16 room boarding house and associated fencing.

The plans were amended in response to issues raised by submissions and CN officers in regard to privacy, shadow impacts and the carport. This included the removal of the carport structure and additional privacy screens being added to the development.

A copy of the amended 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 CN's public participation policy. A total of 34 submissions were received in response, with 33 containing objections and one being in support of the proposal.

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

a) Statutory and Policy Issues
   i) Frontage requirement of the Newcastle Development Control Plan 2012 (NDCP 2012)
   ii) NDCP 2012 building envelope and front setback requirements

b) Amenity Issues
i) Visual privacy impacts

ii) Over shadowing

iii) The suitability of a boarding house in the R3 Medium Density Residential zone

c) Design and Aesthetic Issues

i) Character

ii) Bulk and Scale

iii) Proximity to a heritage item

iv) Over development of the site

v) Communal room

d) Traffic and Parking Issues

i) Car parking

ii) Traffic generation

e) Miscellaneous

i) Upgrade of sewer services

ii) No live-in manager

iii) Crime Prevention Through Environmental Design assessment

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The submitted application has been assigned to Development Officer Holly Hutchens for assessment.

The proposed Boarding House is a permissible land use within the R3 Medium Density Housing zone.

The proposal complies with State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP), prescribed standards listed, including floor space ratio, building height, landscaped area, solar access, private open space, car parking, accommodation room size, kitchen and bathroom facilities and provision of a communal living room.
Under the NDCP 2012, Section 3.03 Residential Development, the proposal does not comply with the prescribed frontage width, which is 2.53m less than the required 15m. The second floor of the proposed building encroaches on the northern side setback of the NDCP 2012 building envelope.

The development proposes to utilise CN's waste management services with kerbside collection to the street. The bins will be stored to the rear of the site in the carpark.

The above issues along with issues raised by submissions will be addressed in an assessment report to the Development Applications Committee.

ATTACHMENTS

Attachment A: Submitted Plans - Under Separate Cover - 47 Beaumont Street Hamilton

Attachment B: Processing Chronology - 47 Beaumont Street Hamilton

Attachment A - Submitted Plans - Under Separate Cover - 147 Beaumont Street Hamilton
### PROCESSING CHRONOLOGY

**DA2018/00609 – 147 Beaumont Street Hamilton**

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<td>16 July 2019</td>
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BACKGROUND

An application has been received seeking consent for the demolition of buildings and construction of a mixed-use development, consisting of three retail/commercial tenancies and 87 residential apartments, associated carparking, landscaping and site works.

The application will be referred to the Development Applications Committee for determination, due to the construction value of the proposed development (ie. $19,862,513) being in excess of the staff delegation limit of $10M.

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

The original proposal was advertised and publicly notified in accordance with the City of Newcastle’s (CN) public participation policy and total of 23 submissions (inclusive of eight late submissions) objecting to the proposal were received.

The proposal was subsequently amended and re-notified. The amended proposal generated 13 submissions (inclusive of two late submissions) objecting to the proposal.

The key issues arising from the submissions include:

i) Building form and scale
ii) Building height

iii) Building setbacks and separation distances

iv) Traffic, parking and access

v) Visual and acoustic amenity

vi) Anti-social behavior

vii) Consistent street wall heights

viii) Solar access

1.0 THE SITE

The subject site comprises four allotments including Lot 851 DP 578844, Lot 1 DP 67823, Lot 1 DP 87872, known as No.495-501 Hunter Street and Lot 1 DP 1010094, known as No.364 King Street. The property is irregular in shape, with frontages to Hunter Street (20m), King Street (19m) and Lauers Lane (off King Street). The site is located in the Civic precinct of the Newcastle City Centre, which is part of the Newcastle City Centre Heritage Conservation Area.

The site area is 1,821.11m², with current uses primarily being small scale commercial premises, apart from Lot 851 (No.501 Hunter Street), which is vacant land. The site is bounded by forms of development that include newer tower blocks and older mid-level development, with mixed commercial / residential land uses.

The site is relatively flat, with a minor fall of approximately 1m from King Street towards Hunter Street.

2.0 THE PROPOSAL

The applicant seeks consent for the demolition of buildings, erection of a 15-storey mixed used building, comprising:

a) Three commercial premises at ground level (one x 42m², one x 63m² and one x 177m²);

b) Three levels of car parking, including ground floor accessible parking and loading bay, providing a total of 101 car parking spaces and 6 motorbike spaces;

c) 87 residential units (levels 1 – 14) including 10 x one-bedroom units, 51 x two-bedroom units and 26 x three-bedroom units; and

d) Landscaping works.
The plans were amended in response to issues raised by CN’s Urban Design Consultative Group. The amendments included the addition of awnings to King St facade, additional lift and communal open space to the King St building, revised landscaping and removal of the through site link connecting Hunter and King St via Lauer Lane.

The Waste Management Plan proposes the use of a private contractor for residential and retail / commercial waste. A waste room is located on the ground level, with bins being transferred to the street for collection.

A copy of the amended 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 original proposal was advertised and notified in accordance with CN's Public Notification Policy. A total of 23 submissions were received objecting to the proposal (including eight received after the closing of the exhibition period).

During the assessment of the application, the proposal was amended and then re-notified. A total of 13 submissions were received during the re-notification period (including two received after the closing of the exhibition period).

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

a) Statutory and Policy Issues
   i) Height of building – Non-compliance with the height of buildings development standard of the Newcastle Local Environmental Plan 2012 (NLEP 2012)
   ii) Objectives of the zone – scale / character of development
   iii) Non-compliance with Development Control Plan (NDCP 2012) requirements

b) Amenity Issues
   i) Acoustic
   ii) Amenity / views
   iii) Building setbacks
   iv) Solar access
   v) Visual impact
vi) Wind

vii) Security / safety

c) Design and Aesthetic Issues

i) Building setbacks

ii) Building height

iii) Hunter Street façade

iv) Heritage

d) Traffic and Parking Issues

i) Traffic and vehicular access – width of Lauers Lane

ii) Parking

e) Miscellaneous

i) Economic and property values

ii) Authority of Joint Regional Planning Panel (JRPP)

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The submitted application has been assigned to Senior Development Officer Amanda Gale for assessment.

The proposed mixed-use development is a permissible land use within the B4 Mixed Use zone.

The proposal does not comply with the height of buildings development standard of 45m (proposed 47.48m, equating to a 2.48m or 5.51% variation) under NLEP 2012. The proposal does not comply with required building separation distances within the Newcastle City Centre, namely the 24m setback for buildings above 45m (proposed setback / separation above 45m is 12.157m). A variation to development standards request has been lodged in relation to these two aspects.

In relation to traffic, access and parking the proposal is generally consistent with relevant requirements. Upgrading of Lauers Lane will be a requirement as part of the proposed development, if the application is recommended for approval.
Concerns raised in relation to amenity, design and aesthetics have resulted in changes to the development proposal. UDCG advised in February 2019 that even though the majority of design issues have been resolved, a number of issues remain including the separation distance across Lauers Lane, cohesion of the Hunter St frontage with adjacent frontages, widening and screening of the lightwell on the northeast corner of the King St block, view impacts from the height exceedance and landscaping.

A submission raised the need for the application to be determined by the JRPP. The application was accompanied by a Capital Investment Value Report, with an estimated value of less than $20 million. CN’s Development Applications Committee is the delegated authority for determining the application.

The above issues, along with issues raised in submissions will be addressed in an assessment report to the Development Applications Committee.

ATTACHMENTS

Attachment A: Submitted Plans - Under Separate Cover - 495-501 Hunter Street & 364 King Street Newcastle

Attachment B: Processing Chronology - 495-501 Hunter Street & 364 King Street Newcastle

Attachment A - Submitted Plans - Under Separate Cover - 495-501 Hunter Street & 364 King Street Newcastle
THE CITY OF NEWCASTLE

Briefing Note to Public Voice Committee Meeting on 16 July 2019

PROCESSING CHRONOLOGY

DA2017/01376 – 495-501 Hunter Street and 364 King Street Newcastle

2 November 2017 - Development application lodged
3 November 2017 - Referral to NSW Roads & Maritime Service (RMS)
11 November 2017 - Public notification
18 December 2017 - Advice received from Subsidence Advisory NSW
21 February 2018 - Advice from Urban Design Consultative Group Meeting
17 April 2018 - Advice received from RMS
30 April 2018 – Request for additional information
May and June 2018 - Advice from Urban Design Consultative Group Meeting
26 June 2018 - Amended plans submitted
June and November 2018 - Request for additional information
15 January 2019 - Amended plans submitted
24 January 2019 - Request for additional information
7 February 2019 - Referral to Ausgrid
12 February 2019 - Public notification of amended plans
20 February 2019 - Advice from Urban Design Consultative Group Meeting
28 February 2019 - Additional information submitted
6 March 2019 - Advice received from Ausgrid
March-April 2019 - Additional information submitted
16 July 2019 - Application scheduled for Public Voice Committee