Councillors,

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

**DATE:** Tuesday 17 October 2017

**TIME:** 5.30pm

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

J Bath
Interim Chief Executive Officer

City Administration Centre
282 King Street
NEWCASTLE NSW 2300

10 October 2017

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CONFIRMATION OF PREVIOUS MINUTES

MINUTES - DEVELOPMENT APPLICATIONS COMMITTEE 15 AUGUST 2017

RECOMMENDATION

The draft minutes as circulated be taken as read and confirmed.

ATTACHMENTS

Attachment A: 170815 Development Applications Committee

Note: The attached minutes are a record of the decisions made by Council at the meeting and are draft until adopted by Council. They may be viewed at www.newcastle.nsw.gov.au
Minutes of the Development Applications Committee Meeting held in the Council Chambers, 2nd Floor City Hall, 290 King Street, Newcastle on Tuesday 15 August 2017 at 7.45pm.

PRESENT
The Lord Mayor (Councillor N Nelmes), Councillors D Clausen, T Doyle, J Dunn, B Luke, M Osborne, S Posniak, A Robinson and A Rufo.

IN ATTENDANCE
J Bath (Interim Chief Executive Officer), A Glauser (Interim Director Corporate Services), K Liddell (Interim Director Infrastructure), M Blackburn-Smith (Manager Development and Building), E Kolatchew (Interim Manager Legal and Governance), J Gaynor (Manager Strategic Planning), B Johnson (Communications), A Knowles and K Sullivan (Council Services/Minutes/Webcasting)

APOLOGIES
MOTION
Moved by Cr Luke, seconded by Cr Robinson

The apologies submitted on behalf of Councillor Compton and Councillor Waterhouse be received and leave of absence granted. Carried

DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS
The Lord Mayor called for declarations of pecuniary and non-pecuniary interests.

Councillor Luke
Councillor Luke declared a significant non-pecuniary conflict of interest in Item 11 - DA2017/00185 - 85 Carrington Street Mayfield as he had a relative that lived close to this area and stated that he would remove himself from the Chamber for discussion on the item.

Councillor Dunn
Councillor Dunn declared a non-pecuniary possibly significant conflict of interest in Item 13 - DA2016/01478 - 4 Beach Street Newcastle East as he was acquainted with an owner of an adjoining neighboring property and stated that he would remove himself from the Chamber for discussion on the item.

Councillor Clausen
Councillor Clausen declared a less than significant non-pecuniary interest for Item 11 - DA2017/00185 - 85 Carrington Street Mayfield as one of the people supporting an objector at the public voice on the matter is a member of an organisation that Councillor Clausen is also a member of. The declaration was less than significant due to the nature of the organisation.
CONFIRMATION OF PREVIOUS MINUTES

MINUTES - DEVELOPMENT APPLICATIONS COMMITTEE 18 JULY 2017

MOTION
Moved by Cr Clausen, seconded by Cr Dunn

The draft minutes as circulated be taken as read and confirmed. Carried

DEVELOPMENT APPLICATIONS

Councillor Luke left the Chamber at 7.46pm.

ITEM-11 DAC 15/08/17 - DA2017/00185 - 84 CARRINGTON STREET MAYFIELD
- ALTERATIONS TO EXISTING DWELLING, ERECTION OF TWO ATTACHED TWO STOREY DWELLINGS, CARPORT AND ASSOCIATED SITE WORKS

MOTION
Moved by Cr Osborne, seconded by Cr Posniak

A. That the application at 84 Carrington Street, Mayfield be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions (refer to Attachment B); and

B. That those persons who made submissions be advised of Council's determination.

For the Motion: Lord Mayor Councillor Nelmes, Councillors Clausen, Doyle, Dunn, Osborne, Posniak, Robinson and Rufo.

Against the Motion: Nil Carried

Councillor Luke returned to the Chamber at the conclusion of the item.

ITEM-12 DAC 15/08/17 - DA2017/00005 - 62 FLEMING STREET WICKHAM - DEMOLITION OF OUTBUILDING AND ERECTION OF THREE STOREY DWELLING

MOTION
Moved by Cr Clausen, seconded by Cr Osborne

A. That Development Applications Committee note the objection under Clause 4.6 Exceptions to Development Standards of Newcastle Local Environmental Plan 2012 (LEP), against the development standards at Clause 4.4 Floor Space Ratio, and considers the objection to be justified in the circumstances and to be consistent with the aims of the relevant NLEP 2012 clause; and
B. That DA2017/00005 for demolition and construction of a dwelling at 62 Fleming Street Wickham be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at Attachment B; and

C. That those persons who made submissions be advised of the Council’s determination.

For the Motion: Lord Mayor Councillor Nelmes, Councillors Clausen, Doyle, Dunn, Osborne, Posniak, Robinson and Rufo.

Against the Motion: Nil

Carried

ITEM-13 DAC 15/08/17 - DA2016/01478 - 4 BEACH STREET NEWCASTLE EAST - DEMOLITION OF DWELLING, ERECTION OF THREE STOREY DWELLING AND ASSOCIATED SITE WORKS

Councillor Dunn left the Chamber at 7.54pm

MOTION
Moved by Cr Doyle, seconded by Cr Osborne

Reject the application on the grounds of 'Inconsistency with the objectives of the R3 Medium Density Residential zone'.

The proposed development is inconsistent with the zone objectives, demonstrated by the following points:

1. The proposal is not compatible with the character of the locality;

2. There will be significant adverse impact on the amenity of adjoining and surrounding development with respect to character of the Newcastle East Heritage Conservation Area, view-sharing, bulk and scale, privacy, visual amenity and overshadowing.

Councillor Robinson foreshadowed the motion contained in the Officers report.

The motion moved by Councillor Doyle and seconded by Councillor Osborne was put to the meeting.

For the Motion: Councillors Doyle and Osborne.

Against the Motion: Lord Mayor Councillor Nelmes, Councillors Clausen, Luke, Posniak, Robinson and Rufo.

Defeated
MOTION
Moved by Cr Robinson, seconded by Cr Rufo

A. That Council, as the consent authority, note the objection under clause 4.6 Exceptions to Development Standards of Newcastle Local Environmental Plan 2012, against the Principal Development Standard at Clause 4.4 Floor space Ratio, and Council considers the objection to be justified in the circumstances and is consistent with the aims of the relevant Clause of NLEP 2012; and

B. That DA2016/01478 to demolish the existing dwelling, erect a three-storey dwelling and associated site works at 4 Beach Street Newcastle be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions appended at Attachment B; and

C. That those persons who made submissions be advised of Council's determination.

For the Motion: Lord Mayor Councillor Nelmes, Councillors Clausen, Luke, Posniak, Robinson and Rufo.

Against the Motion: Councillors Doyle and Osborne.

Carried

ITEM-14 DAC 15/08/17 - DA2016/01341 - 20 DENISON STREET NEWCASTLE WEST - DEMOLITION OF BUILDING, ERECTION OF 15 STOREY MIXED USE DEVELOPMENT WITH 3 RETAIL/COMMERCIAL TENANCIES, 58 RESIDENTIAL UNITS, 109 PARKING BAYS, ASSOCIATED SITE WORKS AND SIGNAGE

MOTION
Moved by Cr Osborne, seconded by Cr Rufo

A. That the application to demolish the existing building and construct a mixed use development, consisting of commercial/retail premises, 58 residential apartments and associated site works be approved, subject to compliance with the conditions set out in the Draft Schedule of Conditions (refer to Attachment B); and

B. That those persons who made submissions be advised of Council's determination.

For the Motion: Lord Mayor Councillor Nelmes, Councillors Clausen, Doyle, Luke, Osborne, Posniak, Robinson and Rufo.

Against the Motion: Nil.

Carried
Councillor Dunn was absent from the vote and did not return to the Chamber until the meeting's conclusion.

The meeting concluded at 8.10pm
DEVELOPMENT APPLICATIONS

ITEM-15 DAC 17/10/2017 - DA2017/00299 - 150 SCOTT STREET NEWCASTLE - ADAPTIVE REUSE OF SIGNAL BOX FOR COMMERCIAL USE AND ASSOCIATED BUILDING AND LANDSCAPING WORKS, INCLUDING THE CREATION OF A PLAZA ASSOCIATED WITH THE SIGNAL BOX TO BE USED FOR MARKETS

APPLICANT: URBAN GROWTH NSW
OWNER: RAIL CORPORATION NSW
REPORT BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT AND BUILDING

PART I

PURPOSE

The purpose of the report is to present a development application for determination, due to the application being ‘called in’ by Councillors on 14 July 2017. The proposal was subsequently considered at a meeting of the Public Voice Committee on 15 August 2017.

The application seeks consent for adaptive reuse of a railway Signal Box for commercial use and associated building and landscaping works, including the creation of a plaza associated with the Signal Box to be used as a recreation area and for markets.

The signal box is a state heritage item under the Heritage Act 1977.

A copy of the submitted plans for the proposed development is included in Attachment A.

The proposed development was advertised and notified to neighbouring properties for 30 days in accordance with relevant legislation and Council’s Public Notification policy. One submission was received in response. An additional late submission has also been received.
The submissions raised the following issues:

a). Ownership of the land
b). The relationship between the development application and a separate rezoning proposal for the land
c). The potential consequences for the proposed development if the zoning of the land remains unchanged
d) Realignment of a property boundary
e). Removal of a 'heritage fence'
f). Request for the retention of part of the fence adjoining the southern boundary of the site
g). Relocation of heritage fittings from the Signal Box

Issues

1) Permissibility of the proposed development under the Newcastle Local Environmental Plan 2012.

2). Heritage impact of the proposed development.

Conclusion

The proposed development has been assessed having regard to the relevant heads of consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979*.

The development is considered to be acceptable and is recommended for approval, subject to suitable conditions of consent being resolved with the applicant, as is required in respect of Crown development.

RECOMMENDATION

A. THAT development application DA2017/00299 for adaptive reuse of a railway Signal Box for commercial use and associated building and landscaping works, including the creation of a plaza associated with the Signal Box to be used as a recreation area and for markets, at 150 Scott Street Newcastle, be approved and consent granted, subject to conditions of consent being resolved with the applicant (the Crown), generally as set out in the draft schedule of conditions (refer to Attachment B); and

B. THAT those persons who made submissions be advised of Council's determination.

Political Donation / Gift Declaration

Under Section 147 of the *Environmental Planning and Assessment Act 1979*, the applicant, and any person related to this Development Application must report any political donation and/or gift to a Councillor and/or any gift to a Council employee within a two year period before the date of this application.
The applicant has answered NO to the following question on the application form: *Have you, or are you aware of any person having a financial interest in the application, made a ‘reportable donation’ or ‘gift’ to a Councillor or Council employee within a two year period before the date of this application?*

1.0 THE SUBJECT SITE

The site is comprised of part of Lots 3 and 4, DP 1226551, being an eastern portion of a property known as 150 Scott Street Newcastle. The site is part of the former railway corridor, with the proposed development extending from a lot boundary located to the west of the platform of Newcastle Railway Station to a point that is near the western side of the former Signal Box (generally aligned with Market Street).

The former Signal Box is part of a listing on the State Heritage Register, as follows:

   i) Newcastle Railway Station Additional Group (SHR01212)

The site is located in the Newcastle City Centre Heritage Conservation Area under the Newcastle Local Environmental Plan 2012 (NLEP) and is in proximity to:

   ii) Newcastle Railway Station - listed on the State Heritage Register (SHR00236) and listed as an item of State Heritage significance in the NLEP (ref: I455)

The site has been partly remediated/turfed and is partly subject to a separate approval (ref: DA2016/01081) for ‘temporary use of land for public events and activities’. The separate approval includes land that extends further west of the subject site, to the alignment of Wolfe Street.

Based on the site area as defined on the site plan submitted with the application, the structures contained within the site are the Signal Box and, to the west of the Signal Box, a vacant small storage building and a building containing toilet facilities. The site does not contain any significant vegetation.

2.0 THE PROPOSAL

The application seeks approval on the basis of the heritage incentive provisions of the Newcastle Local Environmental Plan 2012.

The applicant has summarised the proposal as follows:

*Change of Use*

   a). *Change of use of the Signal Box to a ‘commercial premises’ with the specific uses limited to those uses which would normally be permissible (with or without consent) in Zone RE1 (Public Recreation)*
   b). *Occasional ongoing use of new plaza associated with the Signal Box for markets*
Building works to Signal Box
   a). Internal works and basic fit-out
   b). Minor external works

Ancillary landscaping and public domain works
   a) Site landscaping within the curtilage of the Signal box including:
   b). Adjustment to levels in the vicinity of the toilet building
   c). Construction of new pedestrian footpaths connecting Scott Street to Wharf Road and through the DA site to connect into future open space areas within and adjoining the site
   d). Provision of paving around the Signal Box to provide a plaza
   e). Installation of infrastructure i.e. water fountain, seating, lighting
   f). Tree planting

Associated works external to the site
   a). Relocation of associated pedestrian crossing along Wharf Road from its existing alignment with Wolfe Street to a proposed alignment with Market Street

The proposed hours of operation or trading of the proposed markets or commercial use of the site are proposed to be not more than from 7:00am to 10:00pm each day.

A copy of the submitted site plan and architectural plans for the Signal Box are included at Attachment A.

The steps in the processing of the application to date are outlined in the Processing Chronology included at Attachment C.

3.0 PUBLIC NOTIFICATION

The submitted application was advertised and publicly notified for a period of 30 days in accordance with relevant legislation and Council's Public Notification Policy. One submission was received during the public notification period and an additional late submission was received outside of the public notification period.

The submissions included the following comments and issues:

1). 'I understand that the applicant is Railcorp, but I also understand that Hunter Development Corporation now owns the land. If this is the case the Application may have to be resubmitted under the correct name.'
2). 'This land is the subject of a rezoning proposal which should be resolved before any DA is approved.'
3). 'The land is currently still zoned SP2 (railway) and if by chance the rezoning is not changed to RE1 the improvements which are part of this DA may have to be removed. The land is currently still zoned SP2 (railway) and if by chance the rezoning is not changed to RE1 the improvements which are part of this DA may have to be removed.'
4). 'This DA requires realignment of the property boundary which should also be deferred until rezoning is resolved.'
5) 'This DA also involves the removal of a heritage fence, part of which is the AA Company fence.'
6) Request for the retention of part of the fence adjoining the southern boundary of the site.
7) Concern about the relocation of heritage fittings from the Signal Box.

Given the application is categorised as 'nominated integrated development', due to the need for separate approval to be obtained under the Heritage Act 1977, both submissions were forwarded to NSW Office of Environment and Heritage (OEH) for their consideration.

4.0 ENVIRONMENTAL PLANNING ASSESSMENT

The application has been assessed having regard to the relevant matters for consideration under the provisions of Section 79C(1) of the Environmental Planning and Assessment Act 1979 (the Act), as detailed hereunder.

4.1 Integrated development

The proposal is integrated development pursuant to Section 91 of the Act, as approval is required from the NSW Office of Environment and Heritage under the Heritage Act 1977, due to the presence of an item (i.e. the Signal Box) that is listed on the State Heritage Register. The NSW Office of Environment and Heritage granted their 'General Terms of Approval', initially on 22 August 2017 and, subsequently, in a modified form, on 21 September 2017 (copy included at Attachment D).

4.2 Provisions of any environmental planning instrument

State Environmental Planning Policy 55 – Remediation of Land (SEPP55)

SEPP55 requires that where land is contaminated, Council must be satisfied that the land is suitable in its contaminated state or will be suitable after remediation for the purpose for which the development is proposed.

It is understood that the land is being remediated in connection with the decommissioning of the use of the rail corridor for rail transport purposes, subject to a separate Part 5 Environmental Planning and Assessment Act 1979 assessment by Transport for NSW/Urban Growth. It is recommended that a condition be included in any consent that is issued to require verification of the suitability of the remediation of the site.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The proposed development may involve the installation of temporary structures as per this SEPP, in connection with the proposed use of the land for markets.

It is considered that the land is suitable for the installation of temporary structures.
Newcastle Local Environmental Plan 2012 (NLEP)

The site is zoned SP2 Infrastructure - Railway under the NLEP.

The site is subject to a Planning Proposal that was exhibited for public comment on 11 September 2017, with the exhibition period extending to 23 October 2017. The Planning Proposal involves proposed changes to the NLEP with respect to the zoning of the former railway corridor.

With respect to the part of the former railway corridor that contains the site of the proposed development, the Planning Proposal involves a change from the current SP2 Infrastructure - Railway zone to a RE1 Public Recreation zone.

The proposed development is permissible with consent in the RE1 Public Recreation zone that is foreshadowed by the exhibited Planning Proposal, but the basis on which the application for the proposed development was lodged is not dependent on the outcome of the separate Planning Proposal process to change the current SP2 Infrastructure - Railway zone to a RE1 Public Recreation zone.

The applicant has sought consent for a range of potential uses, including information and education facility, a kiosk, a market, a restaurant or a café. The proposed uses are prohibited in the current SP2 Infrastructure - Railway zone, to the extent that they are not ordinarily incidental or ancillary to development for the purpose of a railway.

However, the application seeks to rely on the heritage incentive provisions of clause 5.10(10) of the NLEP to validate the permissibility of the proposed development.

The Signal Box, that is the focus of this application, is listed on the State Heritage Register and is otherwise visually associated with Newcastle Railway Station, which is also listed on the State Heritage Register. Newcastle Railway Station is also listed as an item of State heritage significance in the NLEP.

The applicant has submitted legal advice to the effect that clause 5.10(10) of the NLEP can be relevant to the Signal Box, as well as an extended curtilage that links back to the former Newcastle Railway Station. This legal argument is supported by a draft Conservation Management Plan that identifies the extent of land that is relevant to the heritage significance of the group of buildings associated with Newcastle Railway Station, including the Signal Box and land that is generally located to the south and east of the Signal Box and connects back to Newcastle Railway Station. The identified development site is generally consistent with the land of heritage significance associated with Newcastle Railway Station, as identified by the draft Conservation Management Plan.

It is considered that the permissibility of the proposed development can be established via an assessment against the heritage incentive provisions of clause 5.10(10) of the NLEP.
An assessment of the relevant clauses of the NLEP follows:

Development within the Coastal Zone (clause 5.5)

The proposal involves development within the coastal zone. The proposed development is considered to be satisfactory in respect of the matters identified in clause 5.5 of the NLEP.

Heritage conservation (clause 5.10)

The Signal Box on the site is part of:

1). Newcastle Railway Station Additional Group - listed on the State Heritage Register (SHR01212)

The site is located in the Newcastle City Centre Heritage Conservation Area under the NLEP and in proximity to:

1) Newcastle Railway Station - listed as an item of State Heritage significance in the LEP (ref: I455)  
2) Newcastle Railway Station - listed on the State Heritage Register (SHR00236)

Approval is required under the Heritage Act 1977 due to the presence of an item (the Signal Box) that is listed on the State Heritage Register. In this respect, the application has been processed as 'nominated integrated development' under the Environmental Planning and Assessment Act 1979 and 'General Terms of Approval' have been received from the NSW Office of Environment and Heritage.

Section 92 of the Environmental Planning and Assessment Act 1979 provides that Council must not refuse development consent on heritage grounds if the same development has been the subject of an approval arising from integrated development for which a heritage approval is required. It is considered that the granting of 'General Terms of Approval' for the proposed development by the NSW Office of Environment and Heritage effectively makes an assessment under clause 5.10 of the NLEP mostly redundant. However, it is considered that an assessment of Clause 5.10(10) of the NLEP remains relevant to the extent that it relates to the permissibility of the proposed development.

Clause 5.10(10) of the NLEP allows consent to be granted for any purpose of a building that is a heritage item or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by the NLEP, if Council is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Having regard for the applicant's submission in relation to Clause 5.10(10) of the NLEP, it is considered that:

(a) the proposed works to enable the adaptive re-use of the Signal Box and the proposed landscaping works adjacent to the Signal Box will support the conservation of the Signal Box, and

(b) the proposed development is in accordance with a submitted Heritage Impact Statement that is considered suitable for its purpose and the proposal is also supported by a draft Conservation Management Plan that is understood to have been conditionally endorsed by the NSW Office of Environment and Heritage, and

(c) the consent to the proposed development can be conditioned to require that all conservation works subject to development consent are carried out in accordance with the identified heritage management documents, subject to any overriding requirements of the NSW Office of Environment and Heritage, and

(d) the proposed development will not adversely affect the heritage significance of the Signal Box, its curtilage or the Newcastle Railway Station, including the setting, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area, particularly as it would facilitate public access and outdoor recreation activities.

It is considered that the permissibility function of Clause 5.10(10) of the NLEP is relevant to the proposed development.

*Infrastructure development and use of existing buildings of the Crown (clause 5.12)*

Clause 5.12 of the NLEP provides that the NLEP does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown. Given that the application is a Crown application, this clause is relevant to the use of the Signal Box.

*Acid Sulfate Soils (clause 6.1)*

The site is affected by Class 3, 4 and 5 acid sulfate soils. The proposal involves relatively minor works that are considered to be outside the scope of the NLEP in respect of the management of acid sulfate soils.
Additional Local Provisions - Newcastle City Centre (Part 7)

While the proposal is considered to be consistent with the objectives of Part 7 of the NLEP, the specific requirements of the clauses in Part 7 of the NLEP have minimal bearing on the subject development proposal.

4.3 Any draft environmental planning instrument that is or has been placed on public exhibition

Draft State Environmental Planning Policy (Coastal Management) 2016 was exhibited between 11 November 2016 and 20 January 2017. If the draft SEPP is made it will supersede the coastal zone considerations of the Newcastle Local Environmental Plan 2012.

It is considered that the proposed development is satisfactory in respect of the provisions of Draft State Environmental Planning Policy (Coastal Management) 2016.

There is no other exhibited draft environmental planning instrument relevant to the application.

4.4 Any development control plan

Newcastle Development Control Plan 2012 (DCP)

The proposed development is considered to be consistent with the DCP. It is considered that the most relevant considerations arising from the DCP in respect of the proposed development are as follows:

Safety and Security (section 4.04)

The applicant has submitted a Crime Prevention Through Environmental Design assessment statement. It is considered that the proposal is consistent with this section of the DCP.

Land Contamination (section 5.02)

It is understood that the land is being remediated in connection with the decommissioning of the use of the rail corridor for rail transport purposes, subject to a separate Part 5 EP&A Act assessment by Transport for NSW/Urban Growth. The site is subject to a Remediation Action Plan that has been reviewed by a Site Auditor, certifying that the remediation strategy is appropriate for the intended land use.

Heritage Items (section 5.05) and Heritage Conservation Areas (section 5.07)

The Signal Box on the site is part of:

i). Newcastle Railway Station Additional Group - listed on the State Heritage Register (SHR01212)
The site is located in the Newcastle City Centre Heritage Conservation Area under the NLEP and in proximity to:

i) Newcastle Railway Station - listed as an item of State Heritage significance in the NLEP (ref: I455)

ii) Newcastle Railway Station - listed on the State Heritage Register (SHR00236)

Approval is required under the Heritage Act 1977 due to the presence of an item (i.e. the Signal Box) that is listed on the State Heritage Register. In this respect, the application has been processed as 'nominated integrated development' under the Environmental Planning and Assessment Act 1979 and 'General Terms of Approval' have been received from the NSW Office of Environment and Heritage.

Section 92 of the Environmental Planning and Assessment Act 1979 provides that Council must not refuse development consent on heritage grounds if the same development has been the subject of an approval arising from integrated development for which a heritage approval is required. It is considered that the granting of 'General Terms of Approval' for the proposed development by the NSW Office of Environment and Heritage effectively makes an assessment under sections 5.05 and 5.07 of the DCP redundant.

Newcastle City Centre (section 6.01)

Given the nature of the proposal, primarily relating to the adaptive re-use of a heritage item and the landscaping and use of land adjacent to the heritage item, all within the land formerly used as a rail corridor, it is considered that the provisions of this section of the DCP have limited direct relevance to the proposal. The site is located in the 'foreshore' character area, as identified in this section of the DCP, and the proposal is considered to be consistent with the character statements for the foreshore area.

Landscape, Open Space and Visual Amenity (section 7.02)

The proposed development has been reviewed by Council's Public Domain Planner, who has advised:

‘Council has had ongoing discussions regarding the outcomes of the proposed Market Street Public Domain Plan. Council will continue to work with Urban Growth on public domain outcomes. There are no comments for this DA because UGNSW will be referring to Council standard details, Street Tree Selection Manual and City Centre Public Domain Technical Manual.

- Further discussion surrounding Toilet Facilities, Water Features and tree placement will be conducted.

- FYI - Future Public Domain Plan for Wharf Road will be developed in the next financial year pending approval from management.’
Council's Public Domain Planner has subsequently advised of a concern regarding the inclusion of a *Ficus rubiginosa* (Port Jackson Fig) in the landscaping plans, due to potential impacts on services, footpaths and buildings.

It is considered that the proposed landscaping scheme is satisfactory, subject to a recommended condition of consent (subject to acceptance of the condition by the Crown) relating to species selection of proposed trees and their planting location, plus any overriding requirements of the NSW Office of Environment and Heritage.

It is noted that the landscape plans are required to be further refined to meet a separate condition in the *'General Terms of Approval'* provided by the NSW Office of Environment and Heritage, including a requirement to restrict tree planting along a direct view corridor from the signal box to the buildings at the former Newcastle Railway Station.

**Public Participation (section 8.0)**

The proposal has been notified in accordance with this section. One submission was received during the notification period and another submission was received outside of the notification period.

The proposal has been notified in accordance with this section. One submission was received during the notification period and another submission was received outside of the notification period.

The submissions are addressed under Part 4.9 of this assessment report.

**4.5 Planning agreements**

No planning agreements are relevant to the proposal.

**4.6 The regulations (and other plans and policies)**

The application has been considered pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

There are no other plans or policies that are directly relevant to the proposal.

**4.7 The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The proposal will not adversely impact any public or private views. The proposed development is considered to have no unreasonable impact on the amenity and character of the area.
The development will have minimal impact on the natural environment. The site is devoid of significant vegetation and trees and the proposal will not impact on plant communities, fauna or natural ecosystems.

It is considered that the public nature of the proposed use of the land should have positive social and economic impacts in the locality.

4.8 The suitability of the site for the development

The site is suitable for the proposed development as it is located in the City Centre, which is well serviced by public transport and community facilities. It is considered that adequate services and waste facilities are available to the development.

The proposed use of open space in the foreshore area is consistent with similar uses of nearby foreshore areas in terms of traffic and parking arrangements. At-grade access to the site will be available for pedestrians, from adjacent roads and public transport. Having regard for the City Centre location and the availability of public transport services, it is considered that the proposed use is satisfactory in respect of its accessibility.

Council's information currently indicates that the property contains flood prone land, as defined in the *Floodplain Development Manual: the management of flood liable land* of April 2005, published by the NSW Government. Given the nature of the proposed development, involving the occasional use of land that would generally be expected to occur in favourable weather conditions, it is considered that the proposal is satisfactory in respect of flooding risk.

With respect to contamination, it is understood that the land is being remediated in connection with the decommissioning of the use of the rail corridor for rail transport purposes, subject to a separate Part 5 assessment under the *Environmental Planning and Assessment Act 1979* by Transport for NSW/Urban Growth. The site is subject to a Remediation Action Plan that has been reviewed by a Site Auditor, certifying that the remediation strategy is appropriate for the intended land use.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. It is considered that the proposed development does not generate any undue risk in respect of mine subsidence.

No other hazards are known to impact on the property.

4.9 Any submissions made in accordance with the Act or the Regulations

The application was notified in accordance with Council's Public Participation policy. The residents/property owners in the vicinity of the subject property were notified of the proposed development and the application was advertised, with a 30 day notification period.
One submission was received during the public notification period, raising the follow points:

1. I understand that the applicant is Railcorp, but I also understand that Hunter Development Corporation now owns the land. If this is the case the Application may have to be resubmitted under the correct name.

Comment: Council's records indicate that the land is owned by Rail Corporation New South Wales. It is considered that valid owner's consent for the lodgement of the application has been provided.

2. This land is the subject of a rezoning proposal which should be resolved before any DA is approved.

Comment: The separate Planning Proposal that has been lodged in respect of the land does not affect Council's obligation to process this Development Application.

3. The land is currently still zoned SP2 (railway) and if by chance the rezoning is not changed to RE1 the improvements which are part of this DA may have to be removed.

Comment: The basis of the application, in terms of permissibility, is not dependent on the rezoning of the land.

4. This DA requires realignment of the property boundary which should also be deferred until rezoning is resolved.

Comment: No realignment of the property boundary is required as a consequence of this Development Application.

5. This DA also involves the removal of a heritage fence, part of which is the AA Company fence.

Comment: The NLEP lists 'Remains of AA Co., bridge and fence' as a local heritage item, but that item is located in a part of the former rail corridor that is west of the subject site and is not affected by the proposed development. A masonry fence adjoining the southern boundary of the site is outside of the development site as defined by the site plan submitted with the Development Application and, as such, the status of the fence is not directly relevant to the proposed development. It is also noted that the construction materials of the masonry fence adjoining the southern boundary of the site appear to include extruded bricks that are bonded together with cementitious mortar, being indicative of a relatively modern form of construction.

A further late submission was lodged outside of the public notification period, raising concerns about the relocation of heritage fittings from the Signal Box and seeking the retention of part of the fence adjoining the southern boundary of the site.
Both submissions were forwarded to the NSW Office of Environment and Heritage, with the first submission having a bearing on the formal timeframe that the *Environmental Planning and Assessment Act 1979* provides for the NSW Office of Environment and Heritage to respond to the integrated development referral. It is understood that the NSW Office of Environment and Heritage has considered both of the submissions in the process of granting their ‘General Terms of Approval’, initially on 22 August 2017 and, subsequently, in a modified form, on 21 September 2017 (copy included at Attachment D).

The ‘General Terms of Approval’ issued by the NSW Office of Environment and Heritage includes conditions that relate to the management of the heritage fittings of the Signal Box, as raised in the late submission.

The original version of the ‘General Terms of Approval’, issued by the NSW Office of Environment and Heritage on 22 August 2017, also sought to explore options for the whole or partial retention of the masonry fence adjoining the southern boundary of the site, however, this requirement was removed from the modified version of the ‘General Terms of Approval’ that was issued on 21 September 2017. It is understood that the applicant made submissions directly to the NSW Office of Environment and Heritage regarding the masonry fence, resulting in the deletion of the original requirement regarding the retention of the fence.

4.10 The public interest

The proposed development is in the public interest and will allow for the orderly development of the site, principally for public purposes. The proposal will allow for the ongoing viability of a heritage building and the creation of public recreation opportunities in an accessible location that is well serviced by public transport.

5. CONCLUSION

The proposal is considered to be acceptable against the relevant heads of considerations under section 79C of the *Environmental Planning and Assessment Act 1979*, subject to conditions of consent being resolved with the applicant (the Crown), generally as set out in the draft schedule of conditions (refer to Attachment B).

**ATTACHMENTS**

- **Attachment A:** Submitted Plans - Under Separate Cover - 150 Scott Street Newcastle
- **Attachment B:** Draft Schedule of Conditions - 150 Scott Street Newcastle
- **Attachment C:** Processing Chronology - 150 Scott Street Newcastle
- **Attachment D:** General terms of approval issued by the NSW Office of Environment and Heritage - 150 Scott Street Newcastle
Attachment B

THE CITY OF NEWCASTLE
Attachment B of report to Development Applications Committee - 17 October 2017

DRAFT SCHEDULE OF CONDITIONS
DA 2017/00299 - 150 Scott Street Newcastle

REASONS FOR CONDITIONS

1. The conditions of this consent have been imposed in accordance with Section 80A of the *Environmental Planning and Assessment Act 1979* (NSW). The conditions relate to any matter referred to in Section 79C(1) of relevance to the development the subject of the consent and are imposed to ensure that the development is undertaken in an orderly manner, with acceptable impacts on the natural and built environment.

APPROVED DOCUMENTATION

2. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

<table>
<thead>
<tr>
<th>Plan No / Supporting Document</th>
<th>Reference / Version</th>
<th>Prepared by</th>
<th>Dated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan</td>
<td>Project: Market Street Public Domain Drawing Number: L02 Issue D</td>
<td>JMD Design</td>
<td>03.05.2017</td>
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<tr>
<td>Statement of Environmental Effects, including the following appendices, A to O inclusive:</td>
<td>Final 28.4.2017</td>
<td>Elton Consulting</td>
<td>28.04.2017</td>
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<tr>
<td>A - DCP compliance assessment</td>
<td>N/A</td>
<td>Elton Consulting</td>
<td>N/A</td>
</tr>
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</table>
Attachment C

THE CITY OF NEWCASTLE
Attachment C of report to Development Applications Committee - 17 October 2017

PROCESSING CHRONOLOGY

DA 2017/00299 - 150 Scott Street Newcastle

24 March 2017 - DA lodged
31 March 2017 - Request for additional information
3 May 2017 - Amended application submitted
5 May 2017 - Referral of application to NSW Office of Environment and Heritage
8 May to 7 June 2017 - Public exhibition period
14 July 2017 - Application called-in by two Councillors
15 August 2017 - Application considered at meeting of Public Voice Committee
22 August 2017 - ‘General Terms of Approval’ issued by NSW Office of Environment and Heritage
21 September 2017 - Modified ‘General Terms of Approval’ issued by NSW Office of Environment and Heritage
Mr Geoffrey Douglass  
Senior Development Officer (Projects)  
Newcastle City Council  
PO Box 488  
NEWCASTLE NSW 2300  

Email <gdouglass@ncc.nsw.gov.au>

Dear Mr Douglass

HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL  
INTEGRATED DEVELOPMENT APPLICATION IDA/2017/65

Site: Newcastle Railway Station Additional group SHR 01212  
Proposal: Adaptive reuse enabling works and public domain/ landscaping works  
Additional Information Requested: Yes received.  
11 June 2017, 8 September 2017, 15 September 2017

I refer to our letter issued 30 August 2017 recommending general terms of approval for the above integrated development application. We have since received additional information and have modified our general terms of approval, and provide them in accordance with Section 91A of the Environmental Planning and Assessment Act 1979.

1. APPROVED DEVELOPMENT

Development must be in accordance with:

a) Architectural/ Landscape drawings, prepared by EJE Architects & JMD Design as listed below.

<table>
<thead>
<tr>
<th>Dwg No</th>
<th>Dwg Title</th>
<th>Date</th>
<th>Rev</th>
</tr>
</thead>
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<tr>
<td>A00</td>
<td>Cover Sheet</td>
<td>14.03.17</td>
<td>F</td>
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<tr>
<td>A01</td>
<td>Site Plan</td>
<td>14.03.17</td>
<td>E</td>
</tr>
<tr>
<td>A02</td>
<td>Existing/ Demolition Plans</td>
<td>14.03.17</td>
<td>D</td>
</tr>
<tr>
<td>A03</td>
<td>Proposed Floor Plan</td>
<td>14.03.17</td>
<td>G</td>
</tr>
<tr>
<td>A04</td>
<td>Roof Plan</td>
<td>14.03.17</td>
<td>F</td>
</tr>
<tr>
<td>A05</td>
<td>North and East Elevations</td>
<td>14.03.17</td>
<td>F</td>
</tr>
<tr>
<td>A06</td>
<td>South and West Elevations</td>
<td>14.03.17</td>
<td>G</td>
</tr>
<tr>
<td>A07</td>
<td>Sections</td>
<td>14.03.17</td>
<td>F</td>
</tr>
</tbody>
</table>
EXCEPT AS AMENDED by the following conditions of this approval

2. CONSERVATION SCHEDULE
A detailed schedule of conservation works is to be prepared by a heritage specialist and moveable heritage specialist with experience in conservation of similar structures, materials and methods. The schedule must
   a) outline the proposed conservation works to be undertaken to the Signal Box building;
   b) outline the methodology to be employed;
   c) detail how moveable heritage items will be repaired/protected including how the switch gear and cabinetry will be protected from direct sunlight following the removal of all window coverings
The schedule is to be submitted as part of the s60 application.

Reason: To ensure the appropriate conservation of significant fabric

3. The existing timber joinery and benches within the compressor room are to be transferred to TNSW for appropriate storage.

Reason: To ensure moveable elements are retained.
4. An appropriate storage location must be identified for items proposed to be stored off-site. Details are to be submitted as part of the s.80 application.

Reason: To ensure moveable elements are retained in context on site

5. ADAPTIVE REUSE WORKS
   The Heritage Division provides in principal approval for the adaptive reuse of the Signal Box. A functional plan (future use/s plan) to be submitted as part of the s.80 application must be prepared to the satisfaction of the Heritage Division which:
   a) Addresses how the switch gear will be maintained/ cleaned once first floor is removed;
   b) Addresses implications for heating/ cooling the space once first floor is removed;
   c) Provides detail of how switch gear levers will be experienced by the public;
   d) Provides details of interpretive measures to represent the original layout of the building following removal of internal walls;

Reason: To ensure that any removal of original fabric does not result in additional or unnecessary adverse heritage impacts to the remaining significant fabric, form and fittings.

6. The proposed replacement of the existing door on the western elevation of the signal box, and new openings on the eastern elevation is not approved at this stage.

Reason: New compliant access doors are part of the proposed works which negates the need for intervention in these areas.

7. Two of the three frameless glazed door openings within the southern elevation proposed as part of the works are not approved. Only one new door opening (eastern end of the southern façade, currently containing a louvre vent) is approved.

Reason: The works are seen as non-essential at this time.

8. LANDSCAPE AND PUBLIC DOMAIN WORKS/ INTERPRETATION PLAN
   The landscape plans are to be further refined and developed as part of an integrated landscape/ interpretation plan. These plans are to be submitted to the Heritage Division for approval prior to the commencement of landscape works. The plans must:
   a) Restrict tree planting along a direct view corridor from the signal box to the station buildings;
   b) Provide further detail of proposed street furniture proposed, in particular the proposed ‘large bespoke’ furniture items and street lighting;
   c) Identify the types and locations of interpretive devices that will be installed as part of this project. It must also address themes identified within the Conservation Management Plan for interpretation.

Reason: To ensure the industrial character of the site is retained and significant views are retained.

9. SPECIALIST TRADESPERSONS
   All work shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar structures, materials and methods.

Reason: To ensure significant fabric is not impacted during the works

10. HERITAGE CONSULTANT
    A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design and supervise the works to minimise impacts to heritage values. The nominated heritage must be consulted prior to the selection of appropriate tradespersons, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: To ensure significant fabric is not impacted during the works.
11. SITE PROTECTION
Significant elements are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.

Reason: To ensure significant fabric is not impacted during the works.

12. PHOTOGRAHIC ARCHIVAL RECORDING
A photographic archival recording of Signal Box must be prepared prior to the commencement of, and during the proposed works, in accordance with the NSW Heritage Division publications: How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture. The original copy of the archival record must be deposited with the Heritage Division, Office of Environment and Heritage, and an additional copy provided to Newcastle City Council.

Reason: To ensure any changes to the site is appropriately documented.

13. UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS
The Applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

14. ABORIGINAL OBJECTS
Must any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.

15. COMPLIANCE
a) Officers of the Office of Environment and Heritage, Heritage Division are to be permitted entry to the site at any time as a condition of this approval and may photograph, take samples or request records in relation to any aspects of the approved activity.
b) The Applicant and the nominated Heritage Consultant may be required to participate in random audits of Heritage Council approvals to confirm compliance with conditions of consent at any time.

16. SECTION 60 APPLICATION
An application under section 60 of the Heritage Act 1977 must be submitted to and approved by the Delegate of the Heritage Council of NSW prior to work commencing.

17. RIGHT OF APPEAL
If you are dissatisfied with this determination, section 70 of the Heritage Act 1977 gives you the right of appeal to the Minister for Heritage or, in the case of the determination of an application for approval, or application for modification of an approval, in respect of integrated development, to the Land and Environment Court.
If you have any questions regarding the above matter please contact David Nix, Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage, on 9895 6523 or david.nix@environment.nsw.gov.au.

Yours sincerely

TIM SMITH OAM
Director Heritage Operations
Heritage Division
Office of Environment and Heritage
DATE: 21 September 2017

As Delegate of the Heritage Council of NSW
Attachment A - Plans  
DA2017/00299 - 150 Scott Street Newcastle
Adaptive Reuse of Signal Box for Commercial Use and Associated Building and Landscaping Works, Including the Creation of a Plaza Associated with the Signal Box to be used as a Recreation Area and for Markets
Market Street

Development Application for landscaping and public domain works

April 2017

Design Statement

The Market Street public domain site is located between Scott Street and Wharf Rd in the former heavy rail corridor and includes the state heritage listed Newcastle Signal Box. It is proposed as part of the State Government’s Newcastle Urban Transformation and Transport Program (NUTP) that the area from Newcomen to Perkins Streets will form a large public open space creating significant connections between the CBD and the harbour foreshore and a transition between urban and recreational spaces. While the works to be assessed under the Development Application includes the Newcastle signal box and associated public domain the full site area between Perkins and Newcomen Street has been considered as part of the site analysis and concept design.

It is proposed that the site become an outdoor entertainment precinct centred on the adaptive reuse of the heritage listed Signal Box with the public domain transferred to Newcastle City Council. The large areas of paving and turf create a flexibility of use allowing the space to hold a variety of community events. A water feature is proposed to sit within the plaza space adjoining the Signal Box building. During periods of non-events, the water fountain incorporated within the pavement design will activate the plaza by illuminating and animating the space and will provide an incidental play element. In order to allow flexibility of activity and accessibility, the fountain is proposed to have no permanent presence, no level changes or standing water in ponds, pools, troughs or channels. This is to ensure that when the fountain is switched off the plaza appears as a flat paved space able to accommodate a range of events.

To strengthen the connection of the waterfront with the CBD, generous north south pathways have been created with the largest aligned with Market Street. This connection (which forms part of the Development Application scope of works) will activate the Signal Box building and to connect the CBD, light rail and the waterfront. A secondary connection is proposed to be aligned with Perkins Street, to cater for the predicted pedestrian movement between the ferry terminal and Perkins Street providing a pedestrian connection between the Hunter Street mall and the foreshore restoring the historic Market Square feel. The Perkins Street pedestrian path has been designed for operational flexibility so that it has the potential to accommodate traffic during large community events that may require temporary closure of Wharf Road. This will be subject to separate council approval.

Reflecting on the site’s former use as a heavy rail corridor the landscape design seeks to interpret the linearity of the tracks and movement of the train cars that once defined the space. This is to be achieved by the overlaying of elements in an east west pattern with the final destination being the Newcastle station site (future use to be determined). The main east west pedestrian spine moves through the new open space forking similarly to the original train tracks to create different pathways and seating areas. The east west spine will form part of the Scott Street streetscape creating a seamless transition from street to public open space. The design of the Market Street open space site has considered the design of the surrounding public domain.

The paving material proposed is in accordance with the City Centre Public Domain Technical Manual and is a mix of concrete, bluestone and Sesame Grey granite used to delineate areas of pedestrian movement, special use or seating. The concrete path relates to the Hunter and Scott Street palettes while the bluestone and granite define distinctive spaces. It is proposed that different textures and paving types be used in lengths to create a sense of the train cars on the horizontal plane. This has been repeated in the patterning of the trees providing a variety to the space.

All areas of paving including pathways will be lit to a P2 category lighting in accordance with AS/NZS1558.3.1. This is proposed to be achieved by spot lighting along the pathways and area lights within the plaza space. Decorative ambient lighting is proposed in the form of uplighting along the signal box building facade and ornamental lighting onto the water feature (to be developed in later stages of the design process), this lighting will assist in activating the space for night time use.
Landscape Plan

1. Plaza
2. Main pedestrian promenade
3. Heritage listed Signal Box
4. Signal Box extension
5. Buffer planting
7. Unisex accessible toilets
8. Staff amenities
9. Raised wall to assist with level change + access

- Site Boundary
- Extent of works west of DA site to proposed back of future kerb
- Extent of DA works to proposed back of future kerb

Lawn
- Mass Planting
- Bluestone paving (alternating pattern)
- Honed concrete (alternating finishes)
- Sesame granite (alternating pattern)

Water feature
- Long Bench Seat
- Picnic Setting
- Electrical switchboard
- Post top lighting
- Inground lighting to uplight building
- Mast light
- Event bollard location
- Proposed bin locations
- Proposed levels (refer civil engineer details)
- Feature tree planting
- Large Feature Tree

Note: Refer to civil engineer's details for indicative stormwater pit locations.
Events Comparison

Large Market Event

The Rocks Markets

The Rocks Markets, Sydney overlaid onto site - 991m² - ~30 Stalls

Small Market Event

Double Bay Farmers Markets - Guilfoyle Park

Double Bay Farmers Markets, Guilfoyle Park Double Bay overlaid onto site - 335m² - ~15 Stalls

Market sites with maximum capacity of stalls
740m² - 45 Stalls

NB: To be subject to a separate Development Application for temporary use of the lawn space for markets under Clause 2.8 of the Newcastle LUP

144m² - 9 Stalls

NB: Use of plaza for markets forms part of the Development Application for adaptive reuse of the Signal Box and its curtilage
### Indicative Plant Schedule

<table>
<thead>
<tr>
<th>Botanical name</th>
<th>Common name</th>
<th>Mature Height (m)</th>
<th>Pot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acmena hemilampra</td>
<td>Broad-leaved Lily Pity</td>
<td>6m</td>
<td>400L</td>
</tr>
<tr>
<td>Cupanopsis anacardioides</td>
<td>Tuckeroo</td>
<td>8</td>
<td>100L</td>
</tr>
<tr>
<td>Lepistemon confertus</td>
<td>Brush Box</td>
<td>15</td>
<td>400L</td>
</tr>
<tr>
<td>Tristaniopsis laurina</td>
<td>Water Gum</td>
<td>20</td>
<td>400L</td>
</tr>
<tr>
<td>Ficus rubiginosa</td>
<td>Port Jackson Fig</td>
<td>20</td>
<td>2000L</td>
</tr>
<tr>
<td>Ulmus parvifolium</td>
<td>Chinese Elm</td>
<td>13</td>
<td>1000L</td>
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</tbody>
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Client: Urban Growth
Consultant: EJE Architecture

Revisions:
- Issue A: 12.09.17
- Issue B: 26.10.17
- Issue C: 26.10.17

JMD design

190 James Street
Redfern NSW 2016
T (02) 9330 5644
info@jmdesign.com.au

Project: [Market Street Public Domain](#)

Drawing No.: L013
Drawing Title: [Plating Palette](#)
Issue No.: C

Scale: NA