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 15 November 2016

**TIME:** 5.30pm

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

Peter Chrystal
Interim Chief Executive Officer

City Administration Centre
282 King Street
NEWCASTLE NSW 2300

4 November 2016

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PUBLIC VOICE SESSIONS

ITEM-1PV REPORT DA 2016/00893 - 122 PARRY STREET
NEWCASTLE - DEMOLITION OF BUILDINGS, ERECTION
OF EIGHT STOREY MIXED USE DEVELOPMENT

APPLICANT: KDC PTY LTD
OWNER: ENGINEERS AUSTRALIA
NOTE BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER
DEVELOPMENT AND BUILDING SERVICES

PURPOSE

An application has been received seeking consent to demolish two existing single-storey commercial buildings at 122 and 124 Parry Street, Newcastle West and to erect an 8-storey mixed commercial / residential building, comprising a commercial unit at ground floor level, with 31 residential apartments on the upper levels and 45 car parking spaces over two levels.

A copy of the submitted plans for the proposed development is appended to this report (refer to Attachment A).

The application has been notified to neighbouring properties in accordance with Council's Public Notification Policy.

Four objections were received in response to the notification. The objectors' concerns include traffic/congestion especially along Ravenshaw Street and Parry Street, noise, privacy, power lines, property values, construction impacts and concern about the removal of the existing building located on the corner of Parry Street and Ravenshaw Street.
1.0 THE SITE

The subject property comprises Lot 124, Sec J DP 978906 and Lot 1250 DP 1067914 and is a rectangular shaped block located on the northern side of Parry Street, Newcastle West, about midway between Union and Ravenshaw Streets. It has a frontage of 29.5m to Parry Street and 40.3m to Ravenshaw Street with a total site area of 1,254.6m². The site is relatively flat, with a slight fall to the rear, and is occupied by two single-storey commercial buildings.

Existing development on adjoining sites comprises low scale, single-storey commercial/industrial type buildings that extend to the common side and rear boundaries. The general form of development in the immediate vicinity is made up of a variety of low scale warehousing and industrial buildings with associated carparking and servicing areas. Land on the southern side of Parry Street, directly opposite the site, is occupied by the No.1 Sportsground behind a row of fig trees that extend generally along the length of Parry Street, west of the Union Street intersection.

A shop top housing development at 118 Parry Street, Newcastle West has been recently completed and approval issued for a similar style of shop top housing for 15 residential units at 116 Parry Street, Newcastle West.

2.0 THE PROPOSAL

The application proposes an eight storey commercial and residential shop top housing development consisting of:

- 31 Residential Units
- 120m² Retail/Commercial area, and
- 45 parking spaces.

The proposal is for a total of nine levels (ie 8 storeys above ground and a basement parking level). The ground floor consists of a commercial unit at the corner of Parry and Ravenshaw Streets and ground level parking via Ravenshaw Street. In addition, the ground floor includes access to the basement parking via the Parry Street frontage.

The 1st to 7th proposed levels contain a mixture of residential accommodation including 1, 2 and 3 bedroom dwellings. The 1st level also includes a proposed communal landscape area.

A copy of the current amended 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 has been notified to neighbouring properties in accordance with Council’s Public Notification Policy. Four objections were received in response to the notification.

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

i. **Traffic and Congestion** – The surrounding street, especially Ravenshaw Street, is already experiencing problems with the construction of a large number of units at Marketown and service vehicles entering Ravenshaw Street for Woolworth.

ii. **Noise Impact** – On adjacent properties.

iii. **Residential Amenity - Privacy and Overlooking impacts** – The windows overlook surrounding properties.

iv. **Power Lines** - The existing power lines should be removed given the proposal will be in close proximity to these wires.

v. **Property values and construction impacts** – The proposal would have a detrimental impact on surrounding property prices and concerns about potential structural damage during the construction process.

vi. **Preservation of corner building on Parry and Ravenshaw Street** - The existing building located on the corner of Parry and Ravenshaw Street should be preserved.

ATTACHMENTS

**Attachment A:** Copy of submitted plans – DA 2016/00893 - 122 and 124 Parry Street, Newcastle West

**Attachment B:** Processing Chronology - DA 2016/00893 - 122 and 124 Parry Street, Newcastle West
122 - 124 PARRY STREET NEWCASTLE
BASEMENT FLOOR PLAN
122 - 124 PARRY STREET NEWCASTLE
LEVEL 1 FLOOR PLAN

CITY OF NEWCASTLE
Public Voice Committee Meeting 15 November 2016
122 - 124 PARRY STREET NEWCASTLE
COLOUR ELEVATIONS 3

LOT 1226 DP 1097344 & LOT 124, SEC J, DP 379905

E/E architecture
### ATTACHMENT B - PROCESSING CHRONOLOGY

**DA 2016/00893 – 122 - 124 PARRY STREET, NEWCASTLE**

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<td>Development application lodged with Council.</td>
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<tr>
<td>23 August 2016</td>
<td>Public exhibition (14 days).</td>
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<td>21 September 2016</td>
<td>Referred to Council's Urban Design Consultative Group for comments.</td>
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<tr>
<td>26 September 2016</td>
<td>Applicant advised of issues raised after technical assessment of the application and in public submissions.</td>
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<td>12 October 2016</td>
<td>Response received from applicant regarding public submissions and internal assessment.</td>
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