ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 12  DAC 17/09/19 - DA2018/00609 - 147 BEAUMONT STREET
HAMILTON - DEMOLITION OF DWELLING AND OUTBUILDING,
ERECTION OF THREE STOREY, SIXTEEN ROOM BOARDING
HOUSE AND ASSOCIATED FENCING

Attachment A - Submitted Plans - 147 Beaumont Street, Hamilton

ITEM 13  DAC 17/09/19 - DA2019/00506 - 50 HONEYSUCKLE DRIVE
NEWCASTLE - TORRENS SUBDIVISION ONE LOT INTO TWO LOT

Attachment A - Submitted Plans - 50 Honeysuckle Drive, Newcastle

ITEM 14  DAC 17/09/19 - DA2019/00247 - 352 HUNTER STREET, NEWCASTLE
- COMMERCIAL PREMISES (EIGHT STOREY INCLUDING
CARPARKING) AND OUTDOOR KIOSK

Attachment A - Submitted Plans - 352 Hunter Street, Newcastle
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

17 September 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Item 12
Attachment A - Plans DA2018/00609 - 147 Beaumont Street Hamilton
Demolition of dwelling and outbuilding erection of three storey sixteen room boarding house and associated fencing
1. **NORTH WEST ELEVATION**

2. **SOUTH EAST ELEVATION**

3. **SECTION 1**

4. **SECTION 2**

**MATERIALS LEGEND**

1. KINGSPAN PANEL - WHITE
2. KINGSPAN PANEL - ORANGE
3. KINGSPAN PANEL - DARK GREY
4. TIMBER WALL PANEL
5. CORRUGATED METAL SHEET
6. CORRUGATED ROOF SHEETING
7. 1500MM HIGH SLATED PRIVACY SCREEN
8. ALUMINIUM PRIVACY LOUVRES

**Dimensions**

1:150

**Units**

- **UNIT 1**
- **UNIT 2**
- **UNIT 3**
- **UNIT 4**
- **UNIT 5**
- **UNIT 6**
- **UNIT 7**
- **UNIT 8**
- **UNIT 9**
- **UNIT 10**
- **UNIT 11**
- **UNIT 12**
- **UNIT 13**
- **UNIT 14**
- **UNIT 15**
- **UNIT 16**

**Additional Information**

- **1st FLOOR**
  - 9.60
- **2nd FLOOR**
  - 12.45
- **GROUND FLOOR**
  - 6.75

- **Screen**
  - 1500mm high slatted privacy screen

**Architects**

- SARM Architects
  - Stephen Arlom
  - Robert McNamara

**Contact Information**

- ABN 26 000 663 623
- e architects@sarm.com.au
- f +61 2 9922 2755
- p +61 2 9922 2799
- North Sydney NSW 2060
- Suite 4, 7 Ridge Street

**Drawing Details**

- Drawing No. 2
- Scale 1:150
- Job No. 28/03/18
- Date 13/04/18
- Authorised
- Plot by SARM Architects
- Reg. No. 7271
- Robert McNamara Reg. No. 7645
- Stephen Arlom
- nominated architects

**Amendments**

- Preliminary Issue (SA) 12/05/18
- Preliminary Issue (SA) 14/02/19
- Revised DA Issue (SA) 11/01/19
- Revised DA Issue (SA) 14/02/19
- Revised DA Issue (SA) 18/02/19
- Revised DA Issue (SA) 25/03/19
- Revised DA Issue (SA) 27/03/19
- Revised DA Issue (SA) 07/05/19
- Revised DA Issue (SA) 14/02/19
- Revised DA Issue (SA) 22/08/19
- Revised DA Issue (SA) 11/01/19
- Revised DA Issue (SA) 14/02/19
- Revised DA Issue (SA) 18/02/19
- Revised DA Issue (SA) 25/03/19
- Revised DA Issue (SA) 27/03/19
- Revised DA Issue (SA) 07/05/19
SHADOW DIAGRAM | WINTER SOLSTICE | JUNE 21st

LEGEND:
- 147 BEAUMONT STREET (PROPOSED) - Extent of Proposed New Building
- 149 BEAUMONT STREET (EXISTING) - Extent of Existing Building
- EXISTING PRIVATE OPEN SPACE ON 149 BEAUMONT STREET

MORE THAN 20% OF AREA IS AFFECTED
LESS THAN 20% OF AREA IS AFFECTED

PERCENTAGE OF ADDITIONAL SHADOW CAST BY PROPOSED BUILDING ON 149 BEAUMONT STREET

0% 1% 2% 3% 4% 5% 6% 7% 8% 9% 10% 11% 12%
ELEVATIONS

SITE PLAN

EXISTING NEIGHBOURING BUILDING

PROPOSED NEW BUILDING

SITE SETBACK 1.5M

SITE SETBACK 3.0M

PRIVATE OPEN SPACE

CARPARK ON GROUND LEVEL

LINE OF BUILDING OVER

SITE SETBACK 4.5M

SITE BOUNDARY

LANDSCAPE

WALKWAY

DRIVEWAY

NOTIFICATION PLAN

SITE PLAN

EXISTING NEIGHBOURING BUILDING

PROPOSED NEW BUILDING
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

17 September 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Item 13
Attachment A - Plans  DA2019/00506 - 50 Honeysuckle Drive Newcastle
Torrens subdivision one into two lot

DISTRIBUTED UNDER SEPARATE COVER
PROPERTY REFERENCE:

PROPOSED SUBDIVISION OF PART LOT 40
D.P.1251908

NORTH
PROPERTY REFERENCE:

PROPOSED SUBDIVISION OF PART LOT 40
D.P.1251908

PART PROPOSED LOT 5

PROPOSED LOT 4
DEVELOPMENT APPLICATIONS COMMITTEE MEETING
17 September 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Item 14
Attachment A - Plans DA2019/00247 - 352 Hunter Street, Newcastle
Commercial Premises (eight storey
including carparking) and outdoor Kiosk
### Concept Images

- Oft-Paved Areas for Pedestrian Linkages
- Gaps to be Drawn into Plaza from Hunter Street
- Monze Perimeter Lawn

### Plant Materials

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Height</th>
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</thead>
<tbody>
<tr>
<td>Pyrus calleryana “Caspari”</td>
<td>Capital Pear</td>
<td>10 x 4</td>
</tr>
<tr>
<td>Prunus aequalis</td>
<td>London Plane Tree</td>
<td>20 x 10</td>
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### Shrub Planting

<table>
<thead>
<tr>
<th>Shrub</th>
<th>Height</th>
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</thead>
<tbody>
<tr>
<td>Syriacum pericarpium “Beach Ball”</td>
<td>1.5 x 1.5</td>
</tr>
<tr>
<td>Walthinga fruticosa “Narinco”</td>
<td>1.2 x 1.2</td>
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### Shrubs and Groundcovers

<table>
<thead>
<tr>
<th>Plant</th>
<th>Height</th>
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<tbody>
<tr>
<td>Lomandra “Tanika”</td>
<td>0.7 x 0.7</td>
</tr>
<tr>
<td>Gardenia radicans “Oso Fine”</td>
<td>0.5 x 1</td>
</tr>
<tr>
<td>Poa trivialis “Eskdale”</td>
<td>0.6 x 0.6</td>
</tr>
<tr>
<td>Pennisetum “Wimn”</td>
<td>0.4 x 1.5</td>
</tr>
<tr>
<td>Festuca glauca</td>
<td>0.4 x 0.4</td>
</tr>
<tr>
<td>Hordenbergia violacea</td>
<td>0.5 x 0.2</td>
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</tbody>
</table>

### Cumbler

<table>
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<th>Plant</th>
<th>Height</th>
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<tbody>
<tr>
<td>Trachelospermum Jasminoides</td>
<td>0.5 x 1.5</td>
</tr>
<tr>
<td>Nertera densa</td>
<td>Ivy</td>
</tr>
<tr>
<td>Thunbergia grandiflora</td>
<td>Blue Thunbergia</td>
</tr>
</tbody>
</table>

### Project Details

**Darby Plaza**

- 770 Hunter Street, Newcastle West
- Completed: 2006
The following objectives and performance criteria specifically relate to views and connections through the planning DCP 2012.01 City Centre:

**1. DARBY PLAZA Objectives**
- Provide new open space and improve pedestrian amenity.
- Promote a permeable street network and enhance pedestrian connections from Darby Street to the foreshore.

**Performance criteria**
1. Pedestrian permeability and amenity is improved with the capacity to generate safe public movement from Darby Street and Argyle Street to the waterfront.
2. Significant views are strengthened (refer to section 9 view and vistas).

**Two key views have been identified as relevant within the DCP which are applicable to this site:**
- From Darby Street to Darby Street Plaza.
- From Argyle Street to Hunter Street.

Both views have been recognised and strengthened by the design and layout of the Plaza and by the selection of materials within the site. The planting of Pyrus within the Plaza space helps to provide a visual link to Darby Street. The string of the Café kiosk, garden areas and substations have been located to reinforce the pedestrian and visual corridors relevant to the site.

**Fig.3: Image of Proposed Site**
- **REQUESTED CHANGES INCORPORATED INTO THE LANDSCAPE PLAN AT THE REQUEST OF CITY OF NEWCASTLE INFRASTRUCTURE AND PROPERTY**
  - Additional street trees to be included in the garden bed adjacent to the Plaza.
  - Garden beds to 2m wide, with increased trees increase to allow unrestricted tree growth. This will also slightly reduce hardstand and increase the visual buffer to the substations.

**COMMENTS FROM THE CITY OF NEWCASTLE INFRASTRUCTURE AND PROPERTY TEAM**
- The revised location of the substation and re-orientation of the kiosk works well with the site and potential flow of pedestrians.

**Plant Materials Used**
- Mass Planting of low grasses, ground cover, and scattered shrubs will soften and screen views of Substation 2 from the southern and northern approaches. Mass planting is proposed to the north of Substation 3 and 4 to provide screening while a climber is proposed to the west of these substations to provide a green screen. Canopy planting of Platycodi Orientals will provide vertical accent within the space providing a line through to Darby Street.

**Additional Screening**
- Vertical screening has been proposed for Substation 2 and 4, located behind the Café kiosk. A 1.50m high mesh panel is proposed to support a climber providing a green screen. This will provide a green edge to the main pedestrian line between Hunter and Argyle streets while effectively screening views of the substations from the southern approach.

**Fig.4: Image of Proposed Site**
- **Top: Landscape Design**
  - **Bottom: Plant Materials**

**Fig.5: Image of Proposed Site**
- **Top: Landscape Design**
  - **Bottom: Plant Materials**