

Urban Design Review Panel

Annual Report

2022



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City of
Newcastle

Acknowledgment of Country

City of Newcastle (CN) acknowledges its Local Government Area (LGA) sits within the Country of the Awabakal and Worimi peoples. We acknowledge that Country for Aboriginal peoples is an interconnected set of ancient relationships. We acknowledge the custodianship of the Awabakal and Worimi peoples and the care and stewardship they have performed in this place since time immemorial. We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal and Torres Strait Islander people and how this still resonates today.

Enquiries

For information contact
Urban Design Review Panel (UDRP)
Phone 4974 2000

Published by
City of Newcastle
PO Box 489, Newcastle NSW 2300
Phone 4974 2000 Fax 4974 2222
planning@ncc.nsw.gov.au
newcastle.nsw.gov.au

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Render of 924 Hunter Street, Newcastle West (Dairy Farmers)



Foreword from the Chair

The City of Newcastle Urban Design Review Panel (UDRP) is reputedly the oldest continuously serving urban design and architectural advisory body in the state of New South Wales.

The Panel was first established under Professor Barry Maitland's leadership as the Urban Design Consultative Group in the 1980s, and ably followed in the chair's role by Emeritus Professor Peter Webber, the former NSW Government Architect and NSW Planning Commissioner, who served some thirty years in the role.

The UDRP's charter was updated in late 2020 to its current format, and the Panel has greatly enjoyed the opportunity to contribute to the City's remarkable metamorphosis, while always aiming at providing the high standards of design guidance established by the former Consultative Group.

Design excellence has been a particular focus of the UDRP, while maintaining an insight into the challenges to applicants of managing costs in an environment in which construction costs in the city are comparable to those of Sydney. But good design does not necessarily mean high construction costs – in fact, good design can save costs and assist in ensuring that good value is achieved and the built outcome will be more enduring and sustainable.

Newcastle has been recognised in recent years with a range of urban design and architectural awards, including the Premier's Award, that acknowledge the City's outstanding built environment outcomes and places.

A remarkable number of new developments have been considered by the UDRP in the three years since its establishment, which range from major urban renewal projects, to places of worship, to the revision of the Master Plan for Stages 3 and 4 of the East End development in the historic centre of the City of Newcastle.

Good design is not merely creating good looking public spaces and buildings. It is anchored in an understanding of city making, and in creating enduring, functional and uplifting environments, for work, recreation and living. Good design recognises and celebrates our heritage and culture – both Indigenous and post-colonial. Meaningful recognition of place and Country are key to informing a design response to a site or an area, and the UDRP has particularly enjoyed joining with project proponents and their expert consultants in exploring how this informative inheritance can be better integrated into the built environment, landscape and artistic expression.

Dr Philip Pollard

Chair

Urban Design Review Panel

Objectives of the Urban Design Review Panel

The Urban Design Review Panel independent, expert advice to City of Newcastle (CN) and applicants about the quality of the urban design and amenity of developments.

In 2002, the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) was introduced, which included provisions for the creation of Design Review Panels. The City of Newcastle has a rich tradition of establishing and maintaining a Design Review Panel, previously referred to as the Urban Design Consultative Group. However, in 2020, an updated Urban Design Charter was adopted, leading to the formation of a new Urban Design Review Panel.



Render of Design Excellence Competition – Cambridge Hotel

Since the adoption of the revised Urban Design Review Charter in 2020 and the establishment of the Urban Design Review Panel in 2021, the key objectives have been to:

- Examine, evaluate and critique the urban design aspects of major commercial, industrial, residential, community and civic developments.
- Assess the design quality of development proposals and identify how development proposals could be improved by design changes.
- Critique plans for proposed developments and provide comments to applicants and their consultants on recommended modifications to improve the design quality of development proposals.
- Identify and recommend improvements to development proposals necessary to achieve consistency with the design quality principles and the Apartment Design Guide.
- Advise CN Officers on the design quality of development proposals, to assist with assessment of whether such applications warrant support because they contribute to an improvement in the built fabric of the local area.

Membership

UDRP membership and meeting attendance during the period is shown below. The panel met 15 times during 2022.



Dr Philip Pollard

Chair

Meetings attended: **14**



Colin Brady

Member

Meetings attended: **8**



Kristy Cianci

Member

Meetings attended: **10**



Kerry Hunter

Member

Meetings attended: **6**



Justin Hamilton

Member

Meetings attended: **3**



David Moir

Member

Meetings attended: **1**

At the end of 2020 Expressions of Interest were called for panel members to join UDRP for a period of three years. A selection panel was convened by the CEO and selected the UDRP Chairperson and Members having regard to the relevant selection criteria which included prioritising candidates with strong ties to Newcastle.

The UDRP panel members were also selected having regards to ensuring an expertise balance within the panel and the following criteria:

- Appropriate qualification and demonstrated experience in the design of apartment developments in relation to architecture, landscape architecture or urban design.
- Demonstrated highly developed skills and experience in urban analysis of local planning strategies and policies. Knowledge or understanding of local Council policies and development controls.
- Knowledge of the design issues of the Newcastle Local Government Area.
- Ability to analyse, evaluate and report on complex design quality issues for development applications and strategic planning.
- Ability to develop design options and / or recommendations to ensure appropriate application of SEPP 65 design quality principles and the Apartment Design Guide. Ability to work in a multi-disciplinary team.
- Ability to liaise / negotiate with Local Government as well as the private sector.
- Written and verbal communication skills including the ability to translate technical information into plain English.
- Knowledge, commitment and ability to implement CN standards, including those that relate to integrity, ethics, safety, antidiscrimination and equity.

After a successful and competitive selection process, the Chair and five panel members were selected at the end of June 2021. The new members attended their first UDRP meeting on 28 July 2021. Since this time the Panel has considered 150 applications and their expertise has assisted CN in ensure the delivery of high-quality built outcomes across the City.

Applications considered by the panel

During 2022, the UDRP considered 71 applications as well as providing input on strategic planning projects such as the revised Development Control Plan and the renewal corridor review. The UDRP Chairperson also acted as CNS Jury Member two on the City's first Design Competition. Key examples of significant proposals considered during 2022 are illustrated in this report.



DA2021/01459

924 Hunter Street, Newcastle West (Dairy Farmers)

\$100.1 million

Mixed-use development - commercial premises and two residential towers containing 182 units

Approved by the Hunter Central Coast Regional Planning Panel in July 2022.



DA2021/01530

854 Hunter Street, Newcastle West (The Store)

Mixed use development – commercial and retail premises and two residential towers containing 365 dwellings.

\$117.78 million

Approved by the Hunter Central Coast Regional Planning Panel in July 2022.



DA2021/01338

292 Maitland Road, Mayfield

Shop top housing – ground floor retail and commercial and 58 residential units.

\$26.6 million

Approved by the Development Applications Committee in November 2022.



DA2022/00448

10 Dangar Street, Wickham (Bowline)

Alterations and additions to an approved mixed-use development (commercial, retail and shop top housing) comprising alterations to approved floor plans and three additional floors of shop top housing above the approved structure

\$67.4 million

Approved by the Development Applications Committee in December 2022.



DA2019/00061

11-17 Mosbri Crescent, The Hill

\$67.3 million

Residential accommodation, strata subdivision, earthworks and demolition – 161 units and 11 two-storey multi-dwellings

Approved by the Hunter Central Coast Regional Planning Panel in July 2022.

Design Excellence Competitions

Design competitions are an independent jury process which is to be run under the governance of both City of Newcastle and the NSW Government Architect's Office. City of Newcastle's Jury Representative is UDRP Chairperson Dr. Philip Pollard



DEC2022/00001 Design Excellence Competition East End Stage 3 & 4

Competition held in August 2022 and included four architectural firms including EJE Architecture, Plus Architecture, PTW and SJB Architecture.

The winner of the design competition was decided by the Competition Jury consisting of three members, including CNs Jury Representative UDRP Chairperson Dr. Philip Pollard. Ultimately, the Jury awarded SJB Architecture the design competition winner, in collaboration with Durbach Block Jaggars and Curious Practice.



DEC2022/00002 Design Excellence Competition Cambridge Hotel

Competition held in December 2022 - Proposal - 538 Bed student housing complex under the Co-living provisions of State Environmental Planning Policy (Housing).
Approximate cost - \$81 Million.

The winner of the design competition was decided by the Competition Jury consisting of three members, including CNs Jury Representative UDRP Chairperson Dr. Philip Pollard. Ultimately, the Jury awarded Group GSA Architecture the design competition winners.



Attachment

Determined applications considered by the UDRP in 2022

| Application ID | Property | Description Details |
|-----------------|---|--|
| UD2015/0008.01 | 32 Georgetown Road, Georgetown NSW 2298 | Sec 4.55(1A) modification to DA2015/0546 - shop top housing - changes to use incorporating seniors housing, floor plan, elevations and site plan. |
| UD2019/00003.02 | 11-17 Mosbri Crescent, The Hill NSW 2300 | Residential Accommodation comprising three residential flat buildings multi dwelling housing, strata subdivision, car parking, landscaping demolition and site works |
| UD2019/00004.02 | 1 National Park Street, Newcastle West NSW 2302 | Proposed amendment to approved development application DA2019/00711 for the following: 1. Changes to External Building Materials 2. Reconfigure Building Lift/Stair Cores 3. Reconfigure basement ramp location and parking layout 4. Updated Unit Mix to provide wider range of typologies 5. Additional Level to North Tower 6. Minor Internal Updates |
| UD2019/00004.03 | 1 National Park Street, Newcastle West NSW 2302 | Proposed amendment to DA2019/00711 - changes to external finishes, changes to ground floor entrance area, recon car park, update unit mix, additional level, additional communal space, minor internal updates, staging. |
| UD2019/00005.01 | 20 Denison Street, Newcastle West NSW 2302 | Modification seeks to relocate the communal open space, re-arrange the car parking configuration, slightly increase the number of dwellings by splitting dual key apartments, and rationalising the floor plans for better use of space. |
| UD2019/00016.02 | 291 King Street, Newcastle NSW 2300 | Extension to existing car park, serviced apartments, commercial premises. |
| UD2020/00018.02 | 40 King Street, Adamstown NSW 2289 | A series of minor design amendments, attributed to both external and internal elements, as a result of the detailed design process and market feedback. |
| UD2021/00008.01 | 297 Sandgate Road, Shortland NSW 2307 | Boarding house - construction of two storey 25 room boarding house including managers accommodation, associated car parking, landscaping and site works including demolition of existing dwelling, garage, swimming pool and ancillary structures |
| UD2021/01108.01 | 50 Heaton Street, Jesmond NSW 2299 | Boarding house - includes demolition of single storey dwelling house and erection of 3 storey boarding house (22 rooms) |
| UD2021/01109.01 | 204 Union Street, The Junction NSW 2291 | Centre-Based Child Care Facility |
| UD2021/01370.01 | 182 Hunter Street, Newcastle NSW 2300 | Mixed-use development (commercial and shop top housing) - involving alterations and additions to locally listed heritage building |
| UD2021/01373.01 | 9 Wentworth Street, Wallsend NSW 2287 | Centre-Based Child Care Facility - includes demolition of existing structures & construction of business identification signage |
| UD2021/01374 | 12 Pacific Street, Newcastle NSW 2300 | Proposed retail tenancy and parking with 6 levels of apartments over. |
| UD2021/01375 | 24 Kokera Street, Wallsend NSW 2287 | Centre Based Child Care Centre and Retail Premises - includes business identification signage |
| UD2022/00002 | 43 Date Street, Adamstown NSW 2289 | Health services facility |
| UD2022/00005 | 12 Crest Road, Wallsend NSW 2287 | Co-living housing - including demolition of existing structures |
| UD2022/00008 | 4 Tighe Street, Newcastle West NSW 2302 | Commercial Car park & retail premises - including demolition of existing structures |

| Application ID | Property | Description Details |
|-----------------|--|---|
| UD2022/00010 | 194 Michael Street, Jesmond NSW 2299 | Sec 4.55(2) modification to DA2017/01586 - residential flat building - changes to site plan, floor plan and elevations |
| UD2022/00012 | 42 Georgetown Road, Georgetown NSW 2298 | Demolition of existing structures, site remediation including removal of underground fuel storage tanks, construction of a four storey shop top housing development with related earthworks, landscaping and connection of utility services. |
| UD2022/00012.01 | 42 Georgetown Road, Georgetown NSW 2298 | Site remediation shop top housing including 25 lot strata subdivision and demolition of existing structures |
| UD2022/00012.02 | 42 Georgetown Road, Georgetown NSW 2298 | Site remediation shop top housing including 25 lot strata subdivision and demolition of existing structures |
| UD2022/00013 | 1A Karaola Road, Lambton NSW 2299 | Demolition of existing dwelling, erection of 14 semi-detached dwellings; 1 into 15 lot subdivision |
| UD2022/00015 | 29 Moate Street, Georgetown NSW 2298 | Mixed use development featuring ground floor commercial unit, parking for 22 vehicles, resident bike storage and foyer, and 16 x 2-bedroom and 1 x 3-bedroom units over three storeys plus communal roof top terrace. |
| UD2022/00015.01 | 29 Moate Street, Georgetown NSW 2298 | Mixed use - commercial premises and shop-top housing, includes demolition - DA2022/01233 and 1 into 19 lots strata subdivision. |
| UD2022/00016 | 28 Denison Street, Newcastle West NSW 2302 | Co-living development |
| UD2022/00017 | 301/28 Bolton Street, Newcastle NSW 2300 | Shop top housing - alterations and additions |
| UD2022/00018 | 134 King Street, Newcastle NSW 2300 | Renovation and Additions to existing 5 story Commercial building, including expansion of existing top floor and one additional level. The proposed uses of the building are Basement Car-parking, Ground Floor Retail, Levels 1-3 renovation of existing Commercial including Co-Working spaces, Level 4 expansion of existing Commercial, Level 5 new Commercial. |
| UD2022/00019 | 154 Maitland Road, Mayfield NSW 2304 | Demolition of existing commercial buildings and construction of a mixed used multi storey building |
| UD2022/00021 | 57 Station Street, Waratah NSW 2298 | Demolition of existing commercial building and construction of shoptop housing |
| UD2022/00023 | 970 Hunter Street, Newcastle West NSW 2302 | 13 storey mixed use development |
| UD2022/00024 | 132 Brunner Road, Adamstown NSW 2289 | Mixed use development - demolition of existing structures and erection of a five storey building comprising 39 apartments, four business premises and associated carparking (47 spaces) |
| UD2022/00031 | 60 Patrick Street, Merewether NSW 2291 | Mixed use development consisting of residential accommodation and a health service facility |
| UD2022/00033 | 49 Hunter Street, Newcastle NSW 2300 | Proposed Alterations and Additions to existing office building to create a residential flat building. |
| UD2022/00034 | 2 Milford Street, Islington NSW 2296 | A storage premises with ancillary facilities (spaces suitable for limited light industrial and recreational activities including a gymnasium) and 3 multi-dwelling houses. |
| UD2022/00035 | 113-125 Darby Street, Cooks Hill NSW 2300 | 4 Storey Mixed Use Development Comprising of 29 Apartments, 491msq of Ground Floor Commercial Space. |
| UD2022/00036 | 237 Wharf Road, Newcastle NSW 2300 | A seven storey mixed use (commercial and residential) development including the following: - Basement: Carparking for 34 spaces, 4 visitor spaces and 1 accessible space - Podium level: Foyer and lobby area, amenities, sauna, store room, gym, commercial space, 2 residential units (3 bedroom), terraces and landscaping and communal pool - High end 3 bedroom apartments (Levels 1 - 4) and penthouse apartments on the top floor |
| UD2022/00038 | 199 Corlette Street, The Junction NSW 2291 | Commercial Premises - includes demolition |

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