

ACTION ITEM

Ordinary Council Meeting
Tuesday, 25 October 2022

**SUBJECT: CCL 25/10/22 - EXHIBITION OF DRAFT RENEWAL
CORRIDORS SECTION OF NEWCASTLE DCP 2012**

RESOLVED: (Councillors Adamczyk/Wood)

That Council:

- 1 Place the draft Renewal Corridors section of Newcastle Development Control Plan 2012, excluding Section 6.12 – Minmi, on exhibition for a minimum of 28 days and receive a report following the formal exhibition period.
- 2 Repeal the following sections:
 - i) Section 3.09 - Tourist and Visitor Accommodation
 - ii) Section 6.11 - Royal Newcastle Hospital Site
 - iii) Section 6.14 - 11 Mosbri Crescent, The Hill

SUBJECT: CCL 25/10/22 – EXHIBITION OF DRAFT RENEWAL CORRIDORS SECTION OF NEWCASTLE DCP 2012

REPORT BY: PLANNING & ENVIRONMENT
CONTACT: INTERIM EXECUTIVE DIRECTOR - PLANNING & ENVIRONMENT
ACTING MANAGER - PLANNING, TRANSPORT & REGULATION

PURPOSE

To place the renewal corridor sections of Newcastle Development Control Plan 2012 (NDCP 2012) for Islington, Mayfield, Hamilton, Broadmeadow and Adamstown on exhibition and repeal redundant sections of the NDCP 2012.

RECOMMENDATION

That Council:

- 1 Place the draft Renewal Corridors section of Newcastle Development Control Plan 2012 on exhibition for a minimum of 28 days and receive a report following the formal exhibition period.
- 2 Repeal the following sections:
 - i) Section 3.09 - Tourist and Visitor Accommodation
 - ii) Section 6.11 - Royal Newcastle Hospital Site
 - iii) Section 6.12 - Minmi
 - iv) Section 6.14 - 11 Mosbri Crescent, The Hill.

KEY ISSUES

- 3 The renewal corridors' planning and development controls were revised to improve development outcomes and ensure alignment with the updated Apartment Design Guide (ADG).
- 4 In consultation with Mecone (external planning consultant) and subconsultant LFA (urban design specialist), the review considered development activity, constraints to redevelopment, urban design opportunities, feasibility, relevant literature, and comparable council controls. Opportunities were identified to improve and simplify planning controls and align better with state-wide strategies.
Proposed Approach – Renewal corridors
- 5 The proposed changes consolidate five NDCP sections for Mayfield, Islington, Hamilton, Broadmeadow, and Adamstown, into one section with common, overarching objectives and controls. Each of the renewal corridors contains a

commercial centre, which falls within the scope of the Local Centres Program. The amended DCP offers an opportunity for improved and consistent outcomes when private development is undertaken in these local centres. The proposed refinements to the draft Renewal Corridors section is supported by the Urban Design Review Panel (UDRP).

- 6 Development controls for the corridors are simplified and split into five 'Character Typologies'. Each with an updated statement, objectives and controls for building setbacks, active street frontages, façade/design elements, fencing, lot size, frontage, landscaping, and deep soil.
- 7 The character typologies are Village Centre, Active Residential, Apartments, Auto-business, and Transition Residential which apply to different areas of each corridor depending on the desired future character. For clarity, the typology names differ to land use zone names.
- 8 The Auto-business Character Typology is a non-residential transitional area. It is currently occupied by businesses such as car yards, petrol stations, vehicle repair shops and the like, which are unlikely to change, in the near future. To help concentrate residential development and minimise land use conflict, the current uses and building typologies in these areas will continue until significant changes in local character or transport infrastructure dictate a need for these areas to transition to other uses.
- 9 The proposed controls focus on public realm outcomes with each corridor element including controls for building setback, awnings and street trees, traffic and transport and site-specific provisions.
- 10 The proposed front setback controls are based on character typology / area rather than development types to better manage consistent front setbacks for a block or precinct.
- 11 A key change is the controls proposed for awnings and street trees to increase tree canopy cover. These are mapped relative to footpath widths and existing trees.
- 12 Changes are proposed to the corridor boundaries in parts to promote site consolidation and rear lane / secondary road access. Minimum lot size and frontage controls to apply to boarding houses, hostels, multi dwelling housing, residential flat buildings and shop top housing for site consolidation. It is not to apply to the Village Centre.
- 13 Ground floor space and active frontage provisions are introduced to improve pedestrian urban amenity and concentrate commercial activity.

- 14 The following sections are obsolete due to sites being developed, approved and/or no longer relevant or current:
- i) Section 3.09 - Tourist and Visitor Accommodation. This type of development is guided by State Environmental Planning Policy (Housing) 2021.
 - ii) Section 6.11 - Royal Newcastle Hospital Site. Redevelopment of the former Royal Newcastle Hospital is now complete.
 - iii) Section 6.12 – Minmi. Urban Design Guidelines have been approved by the Planning Secretary and general DCP controls can guide infill development in Minmi village.
 - iv) Section 6.14 - 11 Mosbri Crescent, The Hill. Redevelopment of the Mosbri Crescent site has been approved.

FINANCIAL IMPACT

- 15 The costs to exhibit draft NDCP 2012 are met under the operational budget.

COMMUNITY STRATEGIC PLAN ALIGNMENT

- 16 Amendments to NDCP 2012 are consistent with Newcastle 2040 Community Strategic Plan and will contribute to the implementation of the following priority:

1. Liveable

1.1 Enriched neighbourhoods and places

1.1.1 Great spaces

1.1.2 Well-designed places

1.1.3 Protected heritage places

IMPLEMENTATION PLAN/IMPLICATIONS

- 17 The DCP amendment process is guided by the EP&A Act 1979 and Regulation 2021. The update implements the Local Strategic Planning Statement (LSPS).

No amendments are required to the Local Environmental Plan 2012 (NLEP 2012).

Local Strategic Planning Statement

- 18 The LSPS identifies actions to review and update planning controls for the Stage 1 Urban Renewal Corridors to ensure they support desired development outcomes.

- 19 To achieve this the controls are specific and prescriptive, using numerical measures for robust design guidance.

RISK ASSESSMENT AND MITIGATION

- 20 The legislative process will guide the amendment process.

RELATED PREVIOUS DECISIONS

- 21 The renewal corridors' controls were supported by Council in November 2011 (operational from 2012) via NDCP 2012.

CONSULTATION

- 22 Advice has been considered from UDRP.
- 23 The proposed amendments have been presented to the DCP Working Party (DCPWP) established under the Liveable Cities Advisory Committee (LCAC).
- 24 The DCPWP was established to help progress the NDCP review and prioritise planning actions relating to development controls.
- 25 Subject to Council's endorsement, Draft NDCP will be exhibited for 28 days as per CN's Community Participation Plan. Feedback received during the exhibition, including community engagement sessions, will be considered and reported to Council.

BACKGROUND

- 26 This project forms part of the second stage of updates to modernise NDCP 2012.

The existing urban renewal corridors were identified by CN in the Newcastle Urban Strategy, which underpinned the preparation of NLEP 2003. Design Guidelines for the renewal corridors were developed in 2006 for some of the corridors and 2009 for the remainder of the corridors.

The guidelines have been reviewed and updated over time and inform the relevant sections of NDCP. Notable changes have been made to the study areas since the adoption of the NDCP in 2012.

OPTIONS

Option 1

- 27 The recommendation as at Paragraph 1 – 2. This is the recommended option.

Option 2

- 28 The recommendation that Council does not support exhibition of amendments to NDCP 2012. This is not the recommended option.

ATTACHMENTS

Item xx Attachment A: Draft Renewal Corridors Section – Newcastle Development Control Plan 2012

Item xx – Attachment A – Distributed under separate cover

