

This document is intended to support the public exhibition period by capturing frequently asked questions and information on the project. It will be updated to reflect questions asked during the exhibition period.

There are five identified urban renewal corridors planned for in Adamstown, Broadmeadow, Hamilton, Mayfield and Islington. These areas have been identified for many years in our local land use planning documents due to their capacity for growth and transformation in the right location (near centres, employment or transport nodes). They are also reflected in State land use plans such as regional and metro plans.

Currently, there are five stand-alone sections in the Newcastle Development Control Plan 2012(DCP) guiding development in the renewal corridors. The draft section 6.04 renewal corridors DCP simplifies and consolidates these sections into one section. There are some common, overarching objectives and controls across the corridors and then more numeric/mapped controls where required to guide specific development outcomes.

### ***Why have the development controls been reviewed?***

It is important to periodically review development controls to ensure they are achieving their intended outcome. For example, are there constraints or limitations for redevelopment?

The controls have been reviewed for the corridors, and opportunities are identified to improve and simplify the controls while better aligning with state-wide strategies/guidelines such as the Apartment Design Guide.

The renewal corridors are revised to enable improved and consistent development outcomes. The revised controls consider our Community Strategic Plan – Newcastle 2040 for enriched neighbourhoods and well-designed places that make our City liveable and sustainable. The project is identified as an action in our Local Strategic Planning Statement.

### ***Where are the most noticeable enhancements being sought to the controls?***

- Development controls for the corridors are simplified and split into five ‘Character Typologies’. Each with an updated character statement, objectives and controls for building setbacks, active street frontages (where relevant), façade/design elements, fencing, lot size, frontage, landscaping, and deep soil. Two transitional typologies have been created to concentrate residential development and minimise land use conflict.
- A key improvement includes controls proposed for awnings and street trees to increase tree canopy cover and guide how they interact. They are mapped relative to footpath widths and existing trees.
- The corridor boundaries have been adjusted in parts to promote site consolidation and rear lane / secondary road access.
- Minimum lot size and frontage controls are proposed to apply to boarding houses, hostels, multi dwelling housing, residential flat buildings and shop top housing for

site consolidation. This control will not apply to the 'Village Centre' (commercial core) due to fine nature of existing development.

- Additional controls to guide planning and designing of ground floor space and active frontages are introduced to improve pedestrian urban amenity, passive surveillance of the street and concentrate commercial activity. These controls are accompanied by guidelines to minimise blank walls.

### ***What are the character typologies?***

Character typologies categorise places based on the intended use and desired future character outcome. Five-character typologies are identified for the renewal corridors. They are the Village Centre, Active Residential, Apartments, Auto-business, and Transition Residential. For clarity, the typology names differ to land use zone names.

### ***What are the benefits of these changes?***

The proposed refinements align with City of Newcastle's planning priorities. The Local Strategic Planning Statement identifies actions to review and update planning controls for the renewal corridors to ensure they support desired development outcomes. They have a strong focus on improving the public realm with appropriate built form to guide desired character.

A review of development activity in the corridors determined the number and types of housing being delivered for ongoing monitoring.

Controls are specific in part to provide for robust design guidance. The draft controls will deliver greater certainty of land use, which is a key focus of the Regional Plan for the Hunter.

Lastly, usability (for developers, designers, and assessment officers) has been a key matter to improve in an updated development control plan. This has been thoroughly explored and we encourage you to review the document and provide feedback to inform any necessary refinements.