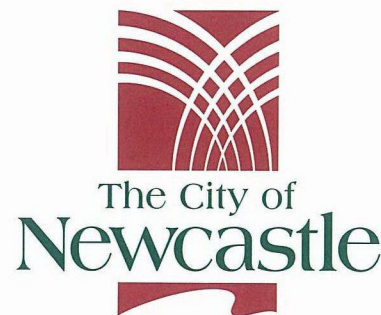


Future City.JJaeger/SMasia
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25 July 2012

Ms Megan Fu
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Dear Ms Fu

**EXHIBITION OF MODIFICATION REQUEST FOR ROYAL NEWCASTLE
HOSPITAL REDEVELOPMENT (MP05_0062 MOD 2)**

Thank you for the opportunity to provide a submission on the proposed modification of Concept Plan MP05_0062 and also an extension in which to make the submission until Monday 30 July 2012.

Council is currently assessing development application DA 2012/0549 - Demolition of part multi level carpark and erection of a 17 storey commercial / residential building including hotel and basement carpark to be completed in two stages on Lot: 5 DP: 1145847, Lot: 4 DP: 1029006 - 1 King Street, Newcastle. The subject DA is one for which the approved concept plan MP05_0062 applies.

A preliminary assessment of the development application before Council is currently being undertaken, including consideration by Council's constituted SEPP 65 panel. It is noted that the panel has requested additional information to assist with assessing the proposal, including a physical model and additional detailed photomontage diagrams. The following comments are made in the absence of this additional information being made available to Council.

Height

The modification request proposes to increase the allowable height limit for the full extent of the southern building along Shortland Esplanade from RL49.1 to RL49.75.

Council encourages clarification of the height controls in this section of the 'Support Control Drawings' associated with the concept plan. The current drawings are difficult to interpret with seemingly inconsistent reduced levels and number of stories above ground level.

The proposed amended heights are consistent with the development application before Council. Council's SEPP 65 Panel has not raised concerns with this in terms of general urban form. However, Council does request the Department to consider any impacts upon views from surrounding sites and overshadowing, especially to adjoining public spaces.



Envelope

The modification request seeks to move the envelope (footprint) further to the south. The eight-storey section is to be aligned with Shortland Esplanade and the 18-storey section is to be moved 6.7m further south.

From a general urban form perspective Council does not raise objection to aligning the southern eight-storey section to Shortland Esplanade. Council has raised concerns with the applicant in terms of achieving adequate residential amenity for ground level apartments adjacent to Shortland Esplanade. This issue is exacerbated by a reduced front setback. It is acknowledged that this issue may perhaps be best managed at the Development Application stage as opposed to the Concept Plan, however that is a matter for the Department to consider.

In relation to the amended envelope for the 18-storey section Council does not raise objection in terms of general urban form.

Again, in relation to the proposed amended envelopes it is requested that the Department consider how this may impact upon views from surrounding properties and overshadowing impacts, particularly upon Newcastle beach.

Gross Floor Area

Council wants to confirm that no Gross Floor Area (GFA) from the David Maddison Site (that is proposed to be excised from the concept plan) should be transferred to remaining portions of the site. This would be contrary to the intent of the original concept plan proposal and would undoubtedly lead to over development of the recipient sites. Council does not support the transfer of GFA.

Open Space

The modification request proposes to excise the David Maddison Site from the Concept Plan. Council does not raise objection to this in principle however a proportion of the open space envisaged under the concept plan will be lost. Consideration should be given as to whether this should be compensated for elsewhere on the site and how this can be applied if the Department forms the view that open space should be maintained as originally provided in the concept plan.

Public Notification

During public notification of the current DA (2012/0549) before Council, 28 objections were received, predominantly from residents of surrounding properties. It is noted that concerns were raised in relation to view loss from the adjoining Arvia apartments at 67 Watt Street (former Wirraway site). Relocation of the envelope (footprint) and amended height limit could affect view sharing.

Accordingly Council recommends that the Department notify adjoining properties of the Concept Plan modification request.

Should you have any enquires in relation to this matter please contact Senior Development Officer, Steven Masia, on 4974 2731.

Yours faithfully



Judy Jaeger
DIRECTOR FUTURE CITY