

**Response to Submissions - DA2017-01338, 'Wickham Woolstores', 33-57 Annie St, Wickham - 5 November 2020**

Issue	Response
<b><i>Caltex Submission (Incentives Clause)</i></b>	
<ul style="list-style-type: none"> <li>The proposal does not comply with the objectives and permissible uses of IN2 'Light industrial' zone. If approved, the development would represent a trade-off of heritage conservation to an unacceptable community risk of fatality.</li> <li>A significant portion of the proposed development does not comply with the pre-requisites for any Heritage exemption that may be sought</li> </ul>	<p>The DA seeks to utilise the heritage conservation incentive provisions under Clause 5.10(10) of Newcastle LEP 2012. These provisions effectively set aside the zoning provisions applying to the site, subject to certain matters the consent authority is to be satisfied under Clause 5.10(10).</p> <p>The legal advice prepared by Allens (see Attachment 2) confirms that, subject to the consolidation of Lot 13 DP 830026 into Lot 3 DP 346352, which is to be completed mid-November, and the application of the heritage listing to the entirety of the consolidated lot, the entirety of the proposed development will be located on land upon which heritage items are located. This means the proposed development is located on land to which the Clause applies and it will be open to Council to assess the DA with the benefit of Clause 5.10(10).</p> <p>The advice also confirms that the criteria in subsections (a) to (e) have been satisfied such that it is open to the Panel to grant consent to the DA in reliance upon the Incentives Clause.</p> <p>An amended Conservation Management Document has been prepared addressing the consolidated allotment (Attachment 3).</p>
<b><i>Community Submissions</i></b>	
<p><u>Traffic, Parking and Access</u></p> <ul style="list-style-type: none"> <li>Concerned that construction traffic management will be inadequate</li> <li>Inadequate parking provision for residents and visitors, particularly given that the enhanced amenity/community facilities will attract more visitors</li> <li>Basement parking should be considered</li> </ul>	<ul style="list-style-type: none"> <li>A site-specific Construction Traffic Management Plan will be prepared and implemented for the development. The Plan will detail the implementation of appropriate measures to ensure that the impact on surrounding residents and businesses is minimised. This will include prior notice being given to surrounding landholders about intended heavy vehicle movements, proposed temporary road closures and alternative arrangements to be put in place to ensure on-going parking access, pedestrian and cycle access and the management of construction workers' parking.</li> <li>Overall, the proposed development provides 8 more on-site car parking spaces than required to meet the provisions of the Newcastle DCP for both residents and visitors.</li> </ul>

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<ul style="list-style-type: none"> <li>Concerned that development will exacerbate congestion / on-street parking issues in the area</li> <li>Inadequate parking may deter visitors to the proposed retail areas</li> <li>Concerned about safety to pedestrians / park users due to proximity of vehicular access</li> </ul>	<p>Accordingly, no additional on-street car parking demand will be created by the development, with all required spaces accommodated on-site. The proposal also includes an additional 45 motorbike parking spaces and 4 bicycle spaces in excess of DCP requirements, encouraging a variety of transport options for future residents and visitors.</p> <ul style="list-style-type: none"> <li>The Public Domain Works will provide a consistent footpath and improvements to the quality of on-street parking. The plan was prepared in consultation with Council and adopts the requirements of Council Public Domain Technical Manual.</li> <li>Pedestrian access and connectivity throughout the locality will be improved by the provision of new footpaths traversing through the development, as well as along the three street alignments that border the development site. The CPTED Report assessing the proposed development's design and layout, noted that the site-wide pedestrian network takes precedence over vehicular movement, highlighted by the provision of a series of dedicated footpaths and shared zones.</li> </ul>
<p><u>Social and Economic</u></p> <ul style="list-style-type: none"> <li>Support proposed housing diversity</li> <li>Support regeneration / investment in the area</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
<p><u>Streetscape and External Amenity</u></p> <ul style="list-style-type: none"> <li>Support improved streetscape outcome and maintenance of historic façade elements</li> <li>The height of Building No. 5. should be reduced from 6 to 3 storeys.</li> <li>Building No. 5's height is not in keeping with nearby development on Milford St</li> <li>Concerned about overshadowing and impact on breezes to development on Milford St from Building No. 5</li> </ul>	<ul style="list-style-type: none"> <li>Building 5 will be the subject of further design refinement, environmental assessment and consultation in later stages of the development. The current proposal seeks concept approval for the whole development, and detailed approval for Stage 1 only.</li> <li>Building 5, at the corner of Milford St and The Avenue, will be of a similar height to the existing Woolstores building on the corner of Milford St and Annie St.</li> <li>Surrounding development in The Avenue, Annie and Milford Streets comprise a mixture of building uses, massing and scale generally reflective of their age and function. Their heights range from single storey detached dwellings to multi-level residential and industrial buildings, and a number of the larger former industrial and commercial buildings have been repurposed for residential use.</li> <li>Additional trees will be planted along the verges to Milford and Annie Streets in front of the proposed development to enhance the visual and environmental amenity of the locality and integrate with the established public domain landscaping of the area.</li> </ul>

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	<ul style="list-style-type: none"> <li>Both Milford and Annie Streets have generous road reserve widths (approximately 20m) providing good separation between building facades along these alignments. This spatial separation combined with the existing and proposed new street trees, and the additional enhancement areas of mass plantings along the verges, will positively assist in improving the streetscape and minimising adverse amenity impacts upon neighbouring properties.</li> <li>Shadow diagrams prepared for the proposal by TZG Architects demonstrate that no significant overshadowing of adjoining residential properties on Milford Street or Annie Street would occur as a result of the proposed building envelopes.</li> </ul>
<p><u>Community Space</u></p> <ul style="list-style-type: none"> <li>Appears to be inadequate shade / amenity</li> <li>Does not appear to be well thought out or meet end user needs - should include separate clearly defined zones</li> <li>Suggest barbeque / picnic area with covered seating, stage for community events, recreational equipment, dog park</li> <li>Does not respond to historic Woolstore façade or provide references to Wickham's history</li> <li>Further details regarding the use of the laneway 'stalls' is required</li> <li>Interim screening should be proposed to the acoustic wall until climbers/plantings are established</li> <li>Requests more detail regarding public facilities e.g. toilets</li> <li>Unclear who will be responsible for maintenance</li> <li>Requests more details of art installation / art space</li> </ul>	<ul style="list-style-type: none"> <li>The proposed park has been designed by the renowned Landscape Architectural firm of JMD Design. They are a practice committed to, and have a track record of, designing sustainable, creative and liveable outdoor environments that contribute to the social, cultural and environmental wellbeing of all. Whilst the park is specifically designed for use and enjoyment of the future residents of the subject development, it will be accessible to the wider public.</li> <li>The proposed park located in the development adjacent to Stage 4 and accessible directly off The Avenue is for the recreational use of the residents and the surrounding general public. The park is a part of Stage 1 of the development and designed to be operational while the remainder of the development occurs. The high-quality landscaping, picnic and play facilities will serve the community's recreational and social needs better than a temporary park on a vacant lot.</li> </ul>

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<p><u>Environment</u></p> <ul style="list-style-type: none"> <li>More details required regarding the construction timetable and how noise, dust, waste and hazards will be managed</li> <li>Existing drainage issues caused by leaf litter from street trees in Milford St will be exacerbated by the increased burden on drainage from the new development</li> <li>The plans do not appear to address the need to augment water drainage</li> <li>New development anticipated to further decrease water pressure in the area</li> </ul>	<ul style="list-style-type: none"> <li>Due to the adaptive re-use nature of the proposed development, there is likely to be limited adverse impacts on the surrounding natural and built environment, and the overall levels of construction waste, noise and dust generation will be minimal. The majority of works associated with the Stage 1 adaptive re-use will be internal, whilst the external works will largely encompass infrastructure and utility enhancement.</li> <li>The environmental and amenity impacts arising during the construction phase, and appropriate mitigation measures to be implemented will be detailed in a site-specific Waste Management Plan (Construction) prepared at Construction Certificate stage. The appointed construction contractor will be responsible for managing the site, shift workers, work hours, noise levels and expected time of completion of project and will be in accordance with the City of Newcastle's mandated construction work hours and EPA requirements.</li> <li>Stormwater and drainage issues have been comprehensively addressed in the civil and environmental documentation accompanying the DA.</li> <li>The applicant has consulted with utility providers and the development will be undertaken without impacting on utility provision in the area.</li> </ul>
<p><u>General</u></p> <ul style="list-style-type: none"> <li>More detail required regarding the use and size of the proposed retail spaces</li> <li>More detail required regarding the services available to residents and members of the community (e.g. gym, storage, etc), including during stage 1</li> <li>More detail required regarding proposed art installation and how it will be commissioned. Suggest community input into the final design.</li> </ul>	<ul style="list-style-type: none"> <li>Additional details regarding retail spaces, available services, art installations and the like will be included in subsequent DAs for each stage.</li> </ul>