

OBJECTION TO THE DRAFT DCP (6.01) NEWCASTLE CITY CENTRE

Page 7: Use of this Guide states "this guide replaces 3 existing Newcastle City centre DCP sections" without nominating which 3 sections to which it is referring.

F. East End:

The statement at (d) "significant views to and from the Christ Church Cathedral are protected,....is highly questionable given the removal of clause **7.9(4)** of the Newcastle LEP (2012) as this clause specifically protects view corridors to and from the Cathedral, an iconic building in Newcastle. The deletion of this clause removes all legal protection of views to and from the Cathedral. How does this draft DCP in conjunction with the changes to the LEP protect this valuable city asset from development eventually overpowering this small section of the city?

The statement at (h) "Heritage items and their settings are protected. New buildings respect the setting of heritage buildings". This did not happen under the current DCP where Dept of Housing prepared a Conservation Management Strategy (CMS) for the Boatman's Row terrace housing group in the East End precinct that were to be individually sold. The strategy prepared guidelines and sketches as well as policies for alterations and additions in an effort to preserve the symmetry of the row and to assist new owners. One new owner submitted a DA that didn't comply with the CMS, leaving council in a difficult position regarding approval or non approval of the application. The DCP does require strengthening in the heritage sections in order to assist both the community and council for controversial applications.

The statement at (i) "in-fill buildings, additions and alterations to respond to the height, massing and predominant horizontal and vertical proportions of existing buildings". This statement when read in conjunction with the 2012 DCP does not provide adequate protection for heritage items and contributing items in this area. Additional development of the DCP sections 5.05 and 5.07 is required to ensure council officers can assess applications based on measurable outcomes for heritage items and contributing items to survive.

6.01.03 General Controls:

A1 Street Wall Heights:

It is not clear in the description and diagrams as to wall heights and setbacks for heritage buildings and contributory buildings if the existing facade does not reach to the nominated street front height (minimum 16 m). Is a roof top addition to a heritage building of say 10 m in height at the street frontage, required to set back a minimum of 6 m to help educe the impact of the additional storeys? How hard will the alternative solution of a deeper setback to an addition to a heritage building be for council to impose?

B.02 Views & Vistas:

Again the issues associated with Christ Church Cathedral appear to ignore the growing importance of vies of the city and cathedral from the harbour. More and more tourist ships are berthing in Newcastle growing our tourist industry and improving employment. Public feedback from visitors comment enthusiastically about the aspect of the city and cathedral when entering the port. Removal of clause **7.9(4)** of the Newcastle LEP (2012) and adoption of proposed heights to some areas of the East End has the potential to ruin the aesthetics of this old (in Australian terms) city.

Generally more effort to improve and add to the Newcastle DCP (2012) in combination with modification to proposed heights in the Draft Revised DCP Clause 6.01 is required, along with more public consultation.
