



Australia's property industry

**Creating for Generations**

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City of Newcastle  
Planning and Assessment  
Email: [scross@ncc.nsw.gov.au](mailto:scross@ncc.nsw.gov.au)

**RE: PROPERTY COUNCIL OF AUSTRALIA – CITY OF NEWCASTLE DRAFT DCP CHANGES**

The Property Council of Australia welcomes the opportunity to provide comments to the Draft Development Control Plan (DCP) Changes (draft changes) as opened for comment by the City of Newcastle (CN).

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. It champions the interest of more than 2200-member companies that represent the full spectrum of the industry, including those who invest, own, manage and develop in all sectors of property.

Property is the nation's biggest industry – representing 13% of Australia's GDP and employing more than 1.4 million Australians. Our members are the nation's major investors, owners, managers and developers of properties of all asset classes. They create landmark projects, environments, and communities where people can live, work, shop and play. The property industry shapes the future of our cities and has a deep long-term interest in seeing them prosper as productive and sustainable places.

The Property Council acknowledges the important role a DCP plays in providing detailed planning and design guidelines for those proposing to carry out development in the Newcastle area under a development or modification application. It is therefore crucial that these controls promote healthy, sustainable development that enables investment attraction while considering the current environment.

Should you have any questions, please do not hesitate to contact Hunter Regional Director, Anita Hugo on email at [ahugo@propertycouncil.com.au](mailto:ahugo@propertycouncil.com.au)

Yours sincerely

A handwritten signature in black ink that reads 'Anita Hugo'.

Anita Hugo  
Hunter/Central Coast Regional Director  
**Property Council of Australia**

The Property Council welcomes council's attention to the DCP and the opportunity to provide the following comments.

This submission does not attempt to address every element of the draft changes but focuses on specific elements contained therein.

#### **4.02 Bushfire Protection**

- P6 *'the bush fire assessment report is required regardless of the extent to which the hazard projects into the property, even if only partially.'*

This gives no consideration to the size of the site or the distance from the bushfire encroachment into the site. Sites can be very large and therefore the development proposed can be located a considerable distance from any bushfire hazard. We suggest that there should be a prescribed distance from the bushfire map hazard for which development is allowed without requiring a bushfire assessment report.

#### **4.03 Mines Subsidence**

- No issues

#### **4.04 Safety and Security**

- Section 2 Design and Layout

Section 2.(i) Proscribes to maximise glazed shopfront on the ground level for views in and out of the shops.

While we appreciate what is trying to be achieved here we caution about specifically listing this requirement as applying to all development as there are a number of retail developments that were listed in the current dcp where this should not apply, such as retail medical clinics, adult shops, etc.

- Section 2.(v) asks to ensure shop fronts are not obscured by planting, signage, awnings or roller shutter.

Again, we appreciate the principle of providing greater security but this specific requirement does limit design options that could otherwise incorporate biophilic design elements that add to the appeal and connectiveness of a development. There are many examples of where shop fronts incorporate the use of plants very effectively.

#### **7.03 Traffic, Parking and Access**

##### **7.03.02 Parking provision controls**

- We question the need to restrict a development from providing additional car spaces. This can be an incentive to occupation of units. FSR and height limits will provide restrictions on development and while there is a move to remove more car movements in the city this cannot be done in the absence of a regular and reliable public transport system to other LGAs.
- We believe Council should be developing a strategy for parking in the city which accommodates visitors to the increasing numbers of people living in the city as well as visitors to the city who want to access all the city's attractions. While the city now has light rail, the installation of the light rail, safe bicycle pathways and tree lined streets are all desirable, however, they have cumulatively reduced existing on street parking. Council need to create a suitable public carparking solution to allow visitors to the city to park and then access the city via the light rail. This is needed for the city to reach its full potential.

- Electric Vehicle Parking.  
The provision for electric charging stations is welcomed as we move to more sustainable transport modes and increased number of electric vehicles are moving about. This has potential to add to the saleability of new developments.

**-END-**