



Project Name: Mixed Use Development at 8 Beaumont St Hamilton
Case ID: PDA-124809738

Proponent Details

Project Owner Info

Title	Mr
First Name	Warwick
Last name	Bowyer
Role/Position	Development Manager
Phone	0437709341
Email	warwick.bowyer@iriscapital.com.au
Address	Level 11 131 Macquarie Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	PJS EMPLOYMENT PTY LIMITED
ABN	20128978245

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Michael	Beale
Phone	Email	Role/Position
0282337617	mbeale@urbis.com.au	Senior Consultant

Address

123
Pitt Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Mixed Use Development at 8 Beaumont St Hamilton
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD149,600,000.00
Indicative Operation Jobs	34
Indicative Construction Jobs	450
Number of Occupants	944
Number of Dwellings	272
Gross Floor Area (GFA) sqm	27,665
% of In-fill Affordable Housing	1
Number of In-fill Affordable Dwellings	5

Description of the Development/Infrastructure

As per the HDA Declaration - The proposal seeks a concurrent Planning Proposal and Detailed DA for 272 apartments, retention of the heritage façade, ground floor pub and retail shops, 18 levels of residential, affordable housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	8 Beaumont Street & 2 Hudson Street, Hamilton
Site Address (Street number and name)	8 Beaumont Street & 2 Hudson Street, Hamilton
Site Co-ordinates - Latitude	-32.918330
Site Co-ordinates - Longitude	151.748

Local Government Area

Local Government	District Name	Region Name	Primary Region
Newcastle City		Hunter	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 1 /DP86246

Lot 11/DP89305

Lot 241/DP792289

Site Area

What is the total site area for your development?

Site Area sqm

2,420

Statutory Context

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Shop top housing is permitted with consent

HDA EOI Number

275184

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- Environmental Planning and Assessment Act 1979
- Environmental Planning Assessment Regulation 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Newcastle LEP 2012

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

None relevant

Would the project vary any development standard?

Yes

Describe the nature of variation.

Clause 4.3 Height of building and Clause 4.4 FSR are to be varied

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967?](#)

No

Attachments

File Name	Site Location Plan
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