



30th September 2024

Major Projects
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

ATTENTION: RYAN LENNOX - PLANNER

**OBJECTION
UNIVERSITY OF NEWCASTLE CITY CAMPUS STUDENT ACCOMMODATION
STATE SIGNIFICANT DEVELOPMENT
SSD-61618229**

On behalf of the Strata Committee for 522 Hunter Street Newcastle, Resolve Urban Planning hereby objects to the proposal sought for the University of Newcastle City Campus Student Accommodation proposal. The objection is formed following review of the documentation available from the Department of Planning and Environment Major Projects register.

Objection to the proposal is made on the basis of both visual privacy and view loss.

Visual Privacy

In accordance with the concept plan conditions the proposal is required to undertake the following:

C12. All future development applications for new built form must include an assessment of amenity impacts including visual privacy, view loss and light spill.

The concept plan compliance table indicates that this condition is addressed within the architectural plans, design report and Section 6.2 of the EIS.

Review of these various documents does not identify any specific address of the privacy impacts of the student rooms and living areas at the most eastern portion of the building. See **Figure 1**.

[illegible]

Accordingly the proposed plans are required to be amended to remove this privacy conflict and ensure compliance with the ADG. The onus is on the applicant to develop a suitable response via either additional building separation or a reconfigured layout for the rooms and windows.

View Loss

As also required in accordance with condition C12 applied to the concept plan, the application has failed to suitably address view sharing/loss between the proposed and existing development.

View loss information within the documentation is limited to a comparison of view loss between the approved concept plan building envelope and the proposed development form. This is not a suitable measure of view loss which would be relevant to all existing views from 522-526 Hunter Street.

The concept envelope is provided as a general guide only to the possible extent of the building. The proposal as sought under this application is required to be both within the concept plan envelope and address Condition C12 (along with any and all planning guidelines for view sharing) thus requiring the applicant to undertake a detailed view sharing analysis for the units at 522-526 Hunter Street.

The view loss analysis within the documentation confirms that existing views provided to units on the western side of 522-526 Hunter Street will lose views towards the Hunter River/Working Harbour. This highlights how the application has failed to properly consider view loss/view sharing for the most significant views provided from units within the immediate adjoining building.

Accordingly the objection is made to the plans of the proposal on the basis of view loss with the applicant to detail how existing significant views can be retained for adjoining units.

Conclusion

Analysis of the proposal relative to the amenity provided to occupants of 522 Hunter Street identifies fundamental issues in respect of visual privacy and view loss resulting from the proposed student accommodation.

The applicant must address these concerns via an amended scheme that is to be made available for further review prior to the application being determined. The applicant is requested to consult directly with the Strata Committee of 522 Hunter Street on how this objection has been taken into account and addressed.

Should you have any enquiries in respect of this objection please do not hesitate to contact the writer via email paul@resolveurbanplanning.com.au or mobile 0401 348 204.

Yours faithfully,



Paul McLean
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