



City of
Newcastle



CITY OF NEWCASTLE

PUBLIC VOICE COMMITTEE

Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Public Voice Committee will be held on:

DATE: Tuesday 19 February 2019

TIME: 5.30pm

VENUE: Council Chambers
2nd Floor
City Hall
290 King Street
Newcastle NSW 2300

J Bath
Chief Executive Officer

**City Administration Centre
282 King Street
NEWCASTLE NSW 2300**

Tuesday 12 February 2019

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**PUBLIC VOICE COMMITTEE
19 February 2019**

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PUBLIC VOICE SESSIONS

**ITEM-1 PV 19/02/19 - DA2018/01097 - 2 & 4A ROSE STREET
TIGHES HILL - THREE LOT INTO TWO LOT SUBDIVISION**

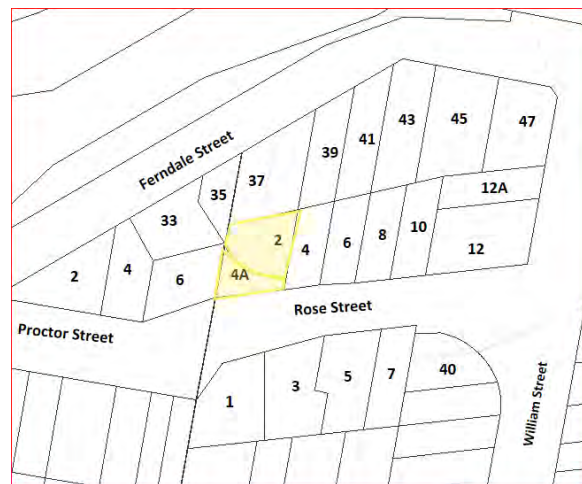
**APPLICANT: PIPER PLANNING
OWNER: STRAWBERRY JAM PTY LTD
REPORT BY: GOVERNANCE
CONTACT: DIRECTOR GOVERNANCE / MANAGER REGULATORY,
PLANNING AND ASSESSMENT**

PURPOSE

An application has been received seeking consent for subdivision of three lots into two lots at 2 and 4A Rose Street Tighes Hill.

A copy of the submitted plans for the proposed development is included at **Attachment A**.

The application is to be referred to the Development Applications Committee for determination, due to the proposed variation to the minimum subdivision lot size development standard of the Newcastle Local Environmental Plan 2012 being more than a 10% variation.



Subject Land: 2 & 4A Rose Street Tighes Hill

The application was publicly notified in accordance with the Newcastle Development Control Plan 2012. One submission has been received, objecting to the proposal with respect to the size of the proposed lots, consistency with zone objectives, local character, potential character and amenity impacts from future development.

1.0 THE SITE

The subject site is located at No.2 and No.4A Rose Street Tighes Hill and is legally described as Lots 16 & 17 DP456376 (ie No.2 Rose Street) and Lot 1 DP957027 (ie No.4A Rose Street).

No.4A Rose Street is irregular in shape, originally created for infrastructure purposes in the 1880s, with direct access to Rose Street. No.2 Rose Street is also irregular in shape and is land locked, having no direct road access. No.2 Rose Street consists of two lots that would follow the typical subdivision pattern of the area, if it were not for the land at No.4A having been excised from them in the past.

The site is currently vacant of structures, with vegetation limited to small shrubs. The site is adjoined by land that contains dwellings.

2.0 THE PROPOSAL

The applicant seeks consent for a three lot into two lot subdivision. The proposed subdivision would create street frontages for the two lots of No.2 Rose Street. Street access is currently prevented by the location of the land known as No.4A Rose Street (a redundant former infrastructure development lot). The subdivision will provide for two regular shaped lots that match the subdivision pattern of the area and will allow for the future development of these lots.

Concurrent development applications for dwellings on each of the proposed new lots have been separately lodged.

A copy of the submitted plans is included at **Attachment A**. The various steps in the processing of the application to date are outlined in the Processing Chronology appended at **Attachment B**.

3.0 PUBLIC NOTIFICATION

The application was publicly notified for a period of 14 days in accordance with City of Newcastle's (CN) Public Notification Policy. One submission has been received.

The concerns raised by the objector in respect of the proposed development are summarised as follows:

a) Statutory and Policy Issues:

- i) Minimum Lot Size – the proposed subdivision does not comply with Clause 4.1 minimum subdivision lot size under the Newcastle Local Environmental Plan 2012.
- ii) Zone Objectives – the proposed subdivision will provide for future development not consistent with R2 zone objectives.

b) Amenity Issues:

- i) Overshadowing – the proposed subdivision will provide for future development which will result in a loss of solar access to adjoining properties.
- ii) Privacy – the proposed subdivision will provide for future development which will result in a loss of privacy to adjoining properties.

c) Design and Aesthetic Issues:

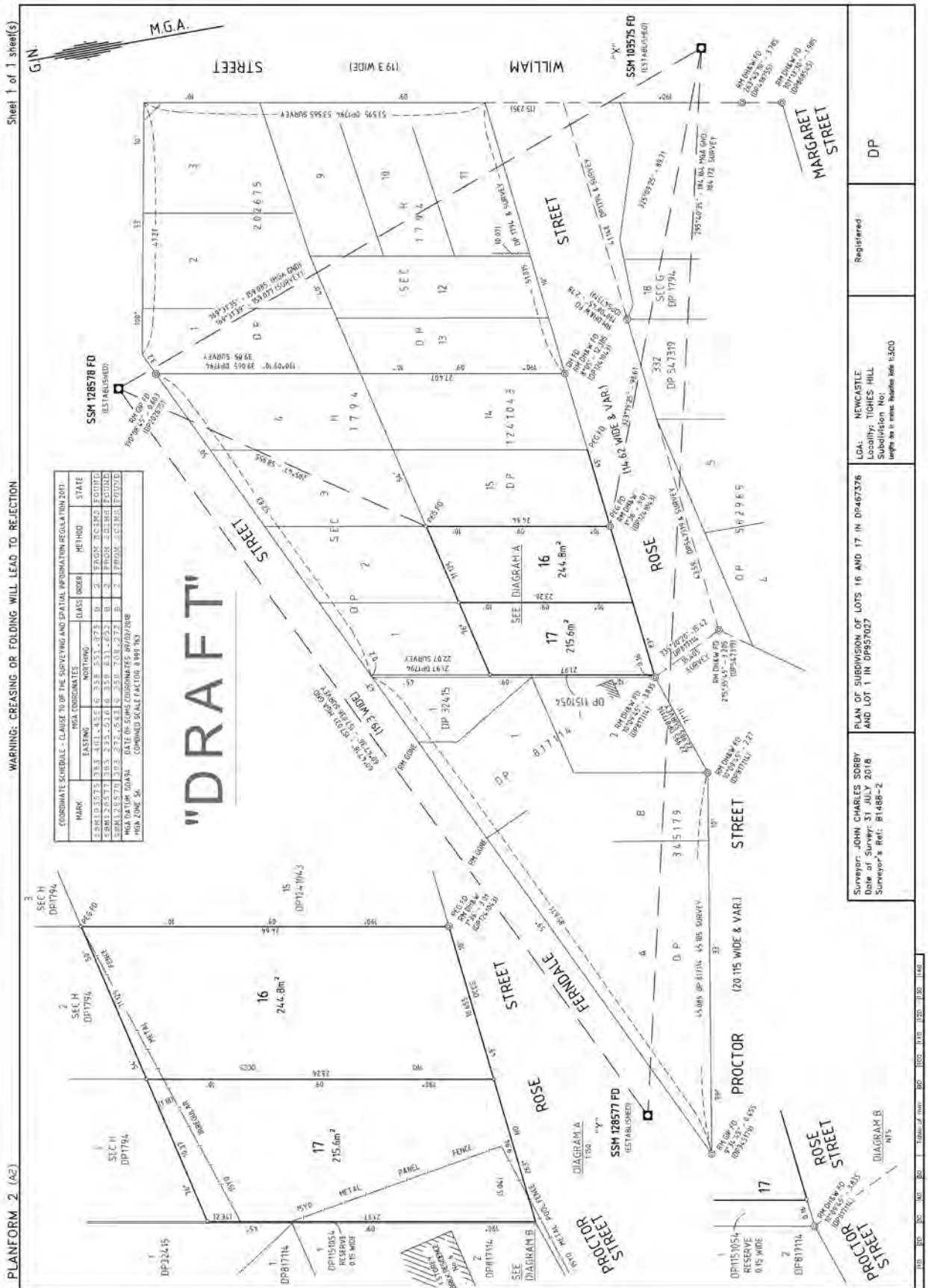
- i) Character – the proposed subdivision will provide for future development that is inconsistent with the existing local character of the area.

ATTACHMENTS

Attachment A: Submitted Plans – Under Separate Cover – 2 & 4A Rose Street Tighes Hill

Attachment B: Processing Chronology – 2 & 4A Rose Street Tighes Hill

Attachment A



Attachment B

THE CITY OF NEWCASTLE
Briefing Note to Public Voice Committee Meeting on 19 February 2019

PROCESSING CHRONOLOGY

DA 2018/01097 – 2 & 4A Rose Street Tighes Hill

3 October 2018	Application lodged
4 October 2018	Public notification
23 October 2018	Request to applicant for additional information
24 October 2018	Response from applicant
