



THE 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 20 June 2017

TIME: 5.30pm

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

J Bath
Interim Chief Executive Officer

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

Tuesday 13 June 2017

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PUBLIC VOICE COMMITTEE
20 June 2017

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PUBLIC VOICE SESSIONS

**ITEM-1 PV 20/06/17 - FRIENDS OF KING EDWARD PARK - 1
ORDNANCE STREET, NEWCASTLE**

**REPORT BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER
STRATEGIC PLANNING**

PURPOSE

Dr Kim Ostringa and Dr John Lewer (on behalf of Friends of King Edward Park) will address Councillors in regard to a request to amend the Newcastle LEP 2012 to remove "function centre and kiosk and associated car parking and landscaping" from Schedule 1 - Additional Permitted Uses for land at 1 Ordnance Street, Newcastle (former bowling club site, King Edward Park).

BACKGROUND

The use of the land for a function centre was included on Schedule 1 of the LEP when Council transitioned from Newcastle LEP 2003 to the standard instrument LEP in 2012. The site is shown in figure 1.

Council resolved to prepare a planning proposal to remove the item from Schedule 1 at its Ordinary Council Meeting held on 23 May 2017. The planning proposal will be reported to Council after the Council elections in September 2017 for endorsement to send to the Department of Planning and Environment for a gateway determination.

Figure 1 - Site map



ATTACHMENTS

Nil.

**ITEM-2 PV 20/06/2017 - DA2017/00019 - 23 ALFRED STREET
NEWCASTLE EAST - ALTERATIONS AND ADDITIONS TO
DWELLING**

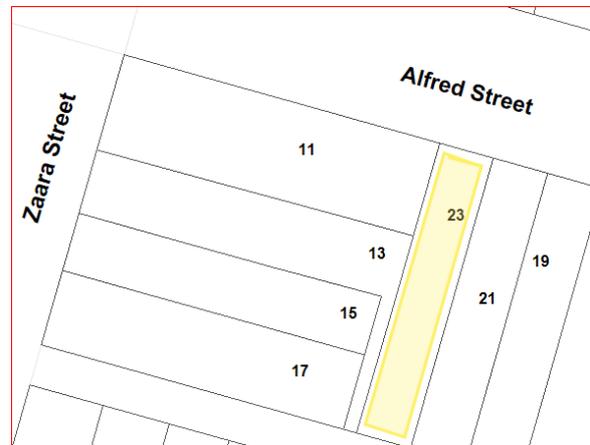
APPLICANT: ZIEL DESIGN
OWNER: A J PHILLIPS & Z J FRANKS
REPORT BY: PLANNING & REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER
 DEVELOPMENT & BUILDING

PURPOSE

An application has been received seeking consent to alterations and additions to a dwelling at 23 Alfred Street Newcastle East.

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

The proposed development was notified to neighboring properties for 14 days in accordance with Council's Public Notification policy and three submissions were received in response.



Subject Land: 23 Alfred Street Newcastle East

The objectors' concerns include the size of the rear addition, the impact of the rear addition on visual amenity, overshadowing and a lack of landscaped area on site.

The proposal was presented to the Development Applications Committee on 16 May 2017 and the following was resolved:

The matter lay on the table pending an invitation for a Public Voice Briefing for objectors and the applicant. If timing allows, the DA can return to council following this Public Voice at an Extraordinary Development Applications Committee Meeting.

1.0 THE SITE

The subject property comprises Lot 1, DP 445072 and is a narrow, generally flat and rectangular shaped allotment located on the southern side of Alfred Street. The lot has a frontage of 3.92m, a depth of 20.11m and a total land area of 78.83m².

The site has a road frontage to Alfred Street and a rear frontage to a laneway that connects with Zaara Street and Parnell Place. The site contains a two-storey, two-bedroom terrace style dwelling that directly adjoins both side boundaries of the site.

The dwelling is at the western end of a row of eight connected terrace houses. The general built form of the subject property and surrounding townhouses comprises of painted brick construction with elevated timber balconies and metal roof sheeting.

The typology of development in the immediate area predominantly consists of two-storey attached terraced dwellings, mostly in a similar style to the subject property.

The subject allotment is located within the Newcastle East Heritage Conservation Area.

2.0 THE PROPOSAL

The applicant seeks consent to carry out alterations and additions to the dwelling on the site, including the following works:

- a) Demolition of a single storey rear addition that includes the kitchen and bathroom.
- b) Alteration of the ground floor window on the southern (rear) elevation.
- c) Alteration to the ground floor of the dwelling, from the dining room to the bathroom and laundry.
- d) Creation of a two-storey rear addition encompassing a kitchen/dining room at ground level and a master bedroom with ensuite on the upper floor.
- e) An increase in Gross Floor Area (GFA) in respect to the ground floor (7.64 m²) and first floor (24.55m²). The total additional GFA proposed is 32.19m²;
- f) Addition of a 9.04m² ground floor deck at the rear of the property.

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

3.0 PUBLIC NOTIFICATION

The original application was publicly notified in accordance with Council's Public Notification policy for a period of 14 days and three submissions were received in response.

The proposal has been subsequently amended in response to concerns raised by Council officers.

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

- a) **Statutory and Policy Issues:**
 - i. Floor space ratio exceedance
 - ii Landscaping shortfall
-

b) Amenity Issues:

- I Visual amenity impacts
- ii Privacy impacts from the proposed new window in the rear addition
- iii Impact on breezes

c) Design and Aesthetic Issues:

- i Bulk and scale
- ii Overshadowing

In response to concerns raised by Council officers and objectors regarding potential adverse privacy, outlook and building scale impacts, the original proposal has been amended as follows:

1. A reduction in the depth of the first-floor master bedroom. Both the ground and first floor align with the established rear building setback.
2. A reduction in the height of the proposed addition by between 0.49m and 0.88m and the creation of a lower link between the existing building and the proposed addition. This link structure accords with Council's heritage controls by ensuring a separation between the existing building and the proposed addition.
3. Changes to the construction of the proposed addition, with traditional brick used as the ground floor cladding and light weight fibre cement cladding used on the first floor, to create a more varied presentation.

The current amended plans have not been publicly notified due to the minor nature of the amendments and as it was considered that the amendments address concerns raised by neighbors.

ATTACHMENTS

Attachment A: Submitted plans - Under Separate Cover

Attachment B: Processing Chronology - 23 Alfred Street Newcastle East

Attachment A - Submitted Plans - Under Separate Cover - 23 Alfred Street Newcastle East

Attachment B

PROCESSING CHRONOLOGY

DA 2017/00019 – 23 Alfred Street Newcastle East

- | | | |
|------------------|---|---|
| 10 January 2017 | - | Development Application lodged |
| 27 January 2017 | - | Notification period closes, with three submissions received |
| 7 February 2017 | - | Request for additional information sent to applicant |
| 14 February 2017 | - | Response from applicant to additional information request, including the provision of amended plans |

