



## 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 18 April 2017

**TIME:** 5.30pm

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

Peter Chrystal  
Interim Chief Executive Officer

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

Tuesday 11 April 2017

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**PUBLIC VOICE COMMITTEE**  
**18 April 2017**

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**PUBLIC VOICE SESSIONS**

**ITEM-3**                      **PV 18/04/17 - DRAFT RESIDENTIAL ACCOMMODATION SECTION TO NEWCASTLE DCP 2012**

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

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**PURPOSE**

Adam Piper of Piper Planning will address Councillors in relation to the proposed amendments to the Newcastle Development Control Plan (DCP) 2012 - Residential Accommodation.

The Council will receive a report to consider the adoption of the draft DCP amendments for residential accommodation at its meeting on 9 May 2017.

**BACKGROUND**

At the Ordinary Council Meeting held on 13 December 2016, Council resolved to place the draft amendments to Newcastle DCP 2012 incorporating a new Section 3.03 Residential Accommodation and consequential amendments to various other parts of the DCP, on public exhibition for a minimum of 28 days.

Exhibition of the draft amended DCP was undertaken between the 16 January 2017 and 27 February 2017. Two public submissions were received during the exhibition period, one of which was from Piper Planning.

The issues raised in the submission from Piper Planning include:

1. Support the alignment of the DCP controls with the Medium Density Design Guideline.
2. Significant concern with the prescriptive 18m lot width requirements for row housing in the R2 Low Density Residential Zone as it is highly restrictive and likely to effectively prevent this form of development. In particular:
  - A lot width control in the absence of building envelope controls will not limit the scale and massing of development near boundaries.
  - Council's existing landscape, open space and car parking controls are consistently the limiting factor to development yield.
  - The lot width control is likely to focus this form of development to lower inherent land value areas, creating potential social impact issues.

- The lot width control will not facilitate efficient and affordable housing.
  - The introduction of a lot width control will have an immediate negative effect on market values and investment in the LGA.
3. The local character and context provision is vague and may be subjective to interpretation.

**ATTACHMENTS**

**Nil**