



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 July 2017

TIME: 5.30pm

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

Jeremy Bath
Interim Chief Executive Officer

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

Tuesday 11 July 2017

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PUBLIC VOICE COMMITTEE
18 July 2017

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PUBLIC VOICE SESSIONS

ITEM-1 **PV 18/07/17 - DA2016/01478 - 4 BEACH STREET
NEWCASTLE EAST - DEMOLITION OF DWELLING,
ERECTION OF THREE STOREY DWELLING AND
ASSOCIATED SITE WORKS**

APPLICANT: **D & J MORRIS**
OWNER: **J A MORRIS**
NOTE BY: **PLANNING & REGULATORY**
CONTACT: **DIRECTOR PLANNING AND REGULATORY / MANAGER
DEVELOPMENT & BUILDING**

PURPOSE

An application has been received seeking consent for the demolition of a dwelling and for the erection of a three-storey dwelling and associated site works at 4 Beach Street Newcastle East.

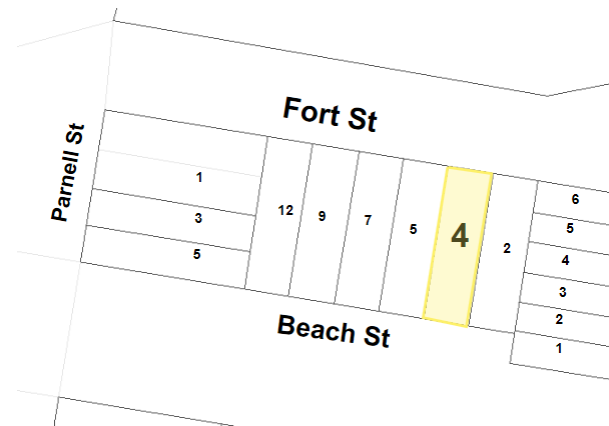
A copy of the submitted plans for the proposed development is attached at **Attachment A**.

The proposed development was notified to neighboring properties and advertised in the Newcastle Herald, in accordance with Council's Public Notification Policy.

Eleven submissions were received in response, including two submissions from the same address.

The objectors' concerns include:

- a) Demolition of a dwelling in the Newcastle East Heritage Conservation Area
- b) Archaeological significance
- c) Impact on streetscape and amenity
- d) Bulk and scale
- e) Overshadowing impact
- f) Privacy impact
- g) Impacts on view sharing
- h) Reduction of on-street car parking
- i) Proximity to property boundaries

1.0 THE SITE

Subject Land: 4 Beach Street Newcastle East

The subject site comprises Lot 9 Section A DP 2370. The lot is rectangular shaped and is located towards the eastern end of Beach Street. The lot has dual street frontages, to Fort Drive and Beach Street. The allotment is 6.705m wide at the northern and southern street frontages, side boundary dimensions of 22.590m and a total site area of 151.5m². There is currently provision for off-street parking from Fort Drive.

The site has a minor fall towards Beach Street and is currently occupied by a single-storey dwelling house. The site is bounded by low density residential development to the east and west.

The subject allotment is located opposite the Fort Drive frontage of Fort Scratchley, in the Newcastle East Heritage Conservation Area. The site is also located in the coastal zone, as per the *Coastal Protection Act 1979*.

2.0 THE PROPOSAL

The applicant seeks consent for the demolition of the dwelling on the site, the erection of a three-storey dwelling and associated site works.

A copy of the submitted plans is appended 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 notified to neighboring properties and advertised in the Newcastle Herald, in accordance with Council's Public Notification Policy. Eleven submissions were received in response, including two submissions from the same address. One public voice application has also been received.

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

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

i. Statutory and Policy Issues:

- i. Floor space ratio exceedance
- ii. Demolition of an existing dwelling in the Newcastle East Heritage Conservation Area
- iii. Suitability of the replacement dwelling in the Newcastle East Heritage Conservation Area
- iv. Archaeological significance
- v. Building height
- vi. Height of the western boundary wall
- vii. Setbacks to property boundaries

viii. Inaccuracies in the submitted documentation

ii. Amenity Issues:

- i. View sharing
- ii. Visual amenity impacts
- iii. Streetscape setting and appearance
- iv. Privacy impacts
- v. Overshadowing
- vi. Impact on breezes
- vii. Access to light
- viii. Reduction in on-street car parking
- ix. Removal of hazardous materials during demolition
- x. Location of the air-conditioning system

iii. Design and Aesthetic Issues:

- i. Bulk and scale
- ii. Character of the Newcastle East Heritage Conservation Area

In response to concerns raised by Council officers and objectors, the application has been amended as follows:

- a) A request to vary the floor space ratio development standard has been submitted by the applicant.
- b) The Beach Street elevation has been modified to interpret positive attributes of infill development in a Heritage Conservation Area, including amending the bulk, scale, mass and form of the proposed development.
- c) Reallocation of the proposed vehicular accommodation in Beach Street, resulting in the removal of only one on-street car parking space.
- d) The architectural plans have been corrected for errors and discrepancies.

The 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 - 4 Beach Street Newcastle East

Attachment B: Processing Chronology - 4 Beach Street Newcastle East

Attachment A - Plans Submitted Under Separate Cover - 4 Beach Street Newcastle East

Attachment B

PROCESSING CHRONOLOGY

DA2016/01478 - 4 Beach Street Newcastle East

- 22 December 2016 - Application lodged.
 - 16 January 2017 - Application notified as advertised development (due to proposed demolition in a heritage conservation area). Eleven submissions were received in response to the notification period.
 - 17 January 2017 - Preliminary request for additional information.
 - 7 February 2017 - Memo sent to Councillors regarding the proposed development.
 - 24 March 2017 - Additional information received from applicant.
 - 3 April 2017 - Further request for additional information.
 - 26 April 2017 - Additional information received from applicant.
 - 10 May 2017 - Further request for additional information.
 - 26 May 2017 - Additional information received from applicant.
 - 18 July 2017 - Application scheduled to proceed to Public Voice meeting.
-

ITEM-2 **PV 18/07/17 - DA2017/00185 - 84 CARRINGTON STREET MAYFIELD - ALTERATIONS TO EXISTING DWELLING, ERECTION OF TWO ATTACHED TWO STOREY DWELLINGS, CARPORT, ASSOCIATED SITE WORKS AND THREE LOT STRATA SUBDIVISION**

APPLICANT: **NAIMOOK PTY LTD**
OWNER: **NAIMOOK PTY LTD**
REPORT BY: **PLANNING AND REGULATORY**
CONTACT: **DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT & BUILDING**

PURPOSE

An application has been received seeking consent for alterations to a dwelling, erection of two attached two-storey dwellings, a carport (for the existing dwelling), associated site works and three lot strata subdivision at 84 Carrington Street Mayfield.

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



Subject Land: 84 Carrington Street Mayfield NSW 2304

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

The submissions raised concerns regarding parking, traffic, subdivision, privacy, overshadowing, boundary fencing and building appearance.

1.0 THE SITE

The site is rectangular in shape and has an area of 766m². It contains a single-storey dwelling (119m² in area), a detached single garage and a storage shed. The site fronts Carrington Street to the east and has vehicular access from a single driveway crossover located adjacent to the north-east corner of the site.

The site slopes approximately 3m from the rear to the street frontage and there are no trees on the site. The general form of development in the immediate area consists of a mixture of single-storey and two-storey detached dwellings.

2.0 THE PROPOSAL

The proposed development includes the demolition of the existing detached garage and shed on the site, alterations to the existing dwelling, including partial demolition

of the front verandah, the addition of a bedroom and a carport behind its building line, the erection of two attached two-storey dwellings with integrated single garages, and three lot strata subdivision.

The plans have been amended after lodgment, in response to concerns raised in the submissions and by Council's assessment officer. The amendments undertaken include:

- a) The proposed subdivision has been amended from Torrens subdivision (one into two lots) and Strata subdivision (two lots); to a three lot Strata subdivision only.
- b) A visitor parking bay has been provided.
- c) A separate driveway access for the existing dwelling (adjacent to the northern side boundary) has been removed. A shared driveway access for all three dwellings is now proposed on the southern side of the site. This has enabled the private open space for the existing dwelling to be relocated to the north and the existing kerb-side parking to be maintained on the street.
- d) Alterations to the existing dwelling to enable a carport to be erected behind the building line of the dwelling.
- e) The ground floor footprint of the new dwellings has been set further back from the northern and southern side boundaries to improve articulation and separation from neighbouring sites.
- f) The existing kerb inlet pit in the street has been relocated to facilitate a new double driveway crossover.

A copy of the current amended plans is included 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 two submissions were received in response.

The concerns raised in the submissions can be summarised as follows:

a) Statutory and Policy Issues:

- a) Minimum subdivision lot size

b) Amenity Issues:

- a) Overshadowing - including unacceptable shadowing of solar panels.
- b) Privacy - overlooking of neighbouring properties.
- c) Light pollution - '*good surveillance*' of the development presumed to include installation of CCTV which requires the site to be well lit.

c) Design and Aesthetic Issues:

- a) Building appearance - lack of detail on the colour scheme.
- b) Overshadowing

d) Traffic and Infrastructure Issues

- a) Parking - multi-dwelling development requires on site visitor parking.
- b) Traffic - sufficient parking must be provided on site to limit the pressure on kerb-side parking availability in Carrington Street adjacent to the property.

e) Miscellaneous

- a) Drawings – the submitted drawings label the orientation incorrectly and no subdivision plans for proposed Torrens or Strata have been provided by the applicant.
- b) Fencing - lack of detail on the boundary fencing. The boundary fence along the southern boundary of the site shared with 82 Carrington Street needs replacing.

The current amended plans have not been publicly re-notified due to the nature of the amendments.

ATTACHMENTS

Attachment A: Submitted plans- Under Separate Cover- 82 Carrington Street Mayfield

Attachment B: Processing Chronology - 82 Carrington Street Mayfield

Attachment A - Submitted Plans - Under Separate Cover

Attachment B

PROCESSING CHRONOLOGY

DA 2017/00185 – 84 Carrington Street, Mayfield

- 24 February 2017 - Application lodged
 - 01 March - 16 March 2017 - Public Notification
 - 13 March & 16 March 2017 - Submissions received
 - 11 April 2017 - Further information requested
 - 20 April 2017 - Application called-in by two Councillors
 - 01 May 2017 - Further information requested
 - 01 May 2017 - Additional information submitted (amended architectural plans)
 - 03 May 2017 - Further information requested
 - 03 May 2017 - Additional information submitted (amended architectural plans)
 - 09 May 2017 - Additional information submitted (amended architectural plans)
 - 09 May 2017 - Meeting with applicant and further information requested
 - 12 May 2017 - Additional information submitted (landscape plans and amended architectural and engineering plans)
 - 15 May 2017 - Further information requested
 - 15 May 2017 - Additional information submitted (amended architectural and landscape plans)
 - 17 May 2017 - Additional information submitted (cost summary report)
 - 24 May 2017 - Additional information submitted (amended engineering plans)
 - 15 June 2017 - Further information requested
 - 15 June 2017 - Additional information submitted (amended architectural plans)
 - 16 June 2017 - Further information requested
 - 16 June 2017 - Additional information submitted (amended architectural and engineering plans)
-

ITEM-3 PV 18/07/17 - DA2017/00005 - 62 FLEMING STREET WICKHAM - DEMOLITION OF OUTBUILDING AND ERECTION OF THREE STOREY DWELLING

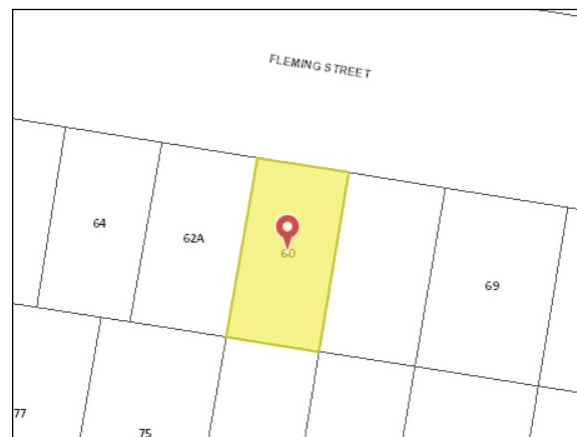
APPLICANT: PETER PRINCI ARCHITECTS
OWNER: L ANGLICAS & J T ANGLICAS
REPORT BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT & BUILDING

PURPOSE

An application has been received seeking consent for the demolition of an outbuilding and erection of a three storey dwelling at 62 Fleming Street Wickham.

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

The proposed development was publicly notified for 14 days in accordance with Council's Public Notification policy and one submission was received in response.



**Subject Land: 62 Fleming Street Wickham
NSW 2293**

The submissions raised concerns regarding overshadowing, ventilation and air flow, fencing and car parking.

1.0 THE SITE

The subject site comprises Lot 16, DP1083033 and is a relatively flat, rectangular shaped allotment located on the southern side of Fleming Street. The allotment has a frontage of 10.06m, a depth of 19.5m and a total land area of 196m².

The site contains a garage that is located near the street frontage, and a swimming pool is located near the rear of the lot. The use of the lot has been ancillary to the residential use of the adjoining parcel, being Lot 15, DP1083033, known as 60 Fleming Street.

Existing development on adjoining sites comprise of detached single storey brick, weatherboard and fibro clad dwellings of various styles and ages. Several more modern two-storey and three-storey buildings also form part of the streetscape in the locality.

2.0 THE PROPOSAL

The applicant seeks consent for demolition of an existing single-storey double garage and erection of a three-storey, three-bedroom plus study dwelling house, along with the retention of an in-ground swimming pool on the subject site. The Gross Floor Area (as defined by Newcastle Local Environmental Plan 2012) of the proposed dwelling house equates to 172.43m².

In response to concerns raised by Council officers, the original proposal has been amended by reducing the width of the proposed driveway.

A copy of the amended plans is appended at **Attachment A**.

The various steps in the processing of the application to date are outlined in the Processing Chronology (refer to **Attachment B**).

3.0 PUBLIC NOTIFICATION

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

The current amended plans have not been publicly re-notified due to the minor nature of the amendments.

The concerns raised in the submissions can be summarised as follows:

a) Statutory and Policy Issues:

- a) Nil

b) Amenity Issues:

- a) Overshadowing to south facing living area window and bedroom window
- b) Reduced ventilation and air flow to south facing living area window and bedroom window as a result of the proposed development.
- c) The boundary fencing will impact on overshadowing, ventilation and breezes

c) Design and Aesthetic Issues:

- a) Building appearance - lack of detail on the colour scheme.

d) Traffic and Infrastructure Issues

- a) Off-street car parking for No.60 Fleming Street will be taken away to allow for the proposed dwelling.

e) Miscellaneous

- a) Uncertainty regarding the height and type of fencing proposed between the two properties. Uncertainty if the boundary fence going to be utilised as the 'pool fence'

ATTACHMENTS

Attachment A: Submitted Plans and elevations - Under Separate Cover- 62 Fleming Street Wickham.

Attachment B: Processing Chronology - 62 Fleming Street Wickham

Attachment A - Submitted Plans - Under Separate Cover

Attachment B

PROCESSING CHRONOLOGY

DA 2017/00005 – 62 Fleming Street Wickham

- 23 December 2016 - Application lodged
 - 5 January 2017 - Application notified
 - 20 January 2017 - Notification period closes, with one submission received
 - 3 February 2017 - Request for additional information sent to applicant
 - 31 March 2017 - Additional information received
 - 6 April 2017 - Amended site plan received
-