



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 1 December 2020

TIME: 6.00pm

VENUE: Council Chambers
Level 1
12 Stewart Avenue
City Administration Centre
Newcastle NSW 2302

J Bath
Chief Executive Officer

**City Administration Centre
12 Stewart Avenue
NEWCASTLE WEST NSW 2302**

Tuesday 24 November 2020

Please note:

Meetings of City of Newcastle (CN) are webcast. CN accepts no liability for any defamatory, discriminatory or offensive remarks or gestures made during the meeting. Opinions expressed or statements made by participants are the opinions or statements of those individuals and do not imply any form of endorsement by CN. Confidential matters will not be webcast.

The electronic transmission is protected by copyright and owned by CN. No part may be copied or recorded or made available to others without the prior written consent of CN. Council may be required to disclose recordings where we are compelled to do so by court order, warrant or subpoena or under any legislation. Only the official minutes constitute an official record of the meeting.

Authorised media representatives are permitted to record meetings provided written notice has been lodged. A person may be expelled from a meeting for recording without notice. Recordings may only be used for the purpose of accuracy of reporting and are not for broadcast, or to be shared publicly. No recordings of any private third party conversations or comments of anyone within the Chamber are permitted.

The location of all meetings will be determined by the CEO in consultation with the Lord Mayor, having regard to any applicable Public Health Orders regarding COVID-19, and will be either via video conferencing platform or at an appropriate CN facility in accordance with the requirements of the Local Government Act 1993.

**PUBLIC VOICE COMMITTEE
01 December 2020**

CONTENTS

Item	Business	Page
APOLOGIES/LEAVE OF ABSENCE		
DECLARATIONS OF PECUNIARY / NON-PECUNIARY INTEREST		
PUBLIC VOICE SESSIONS		
		4
ITEM-1	PV 01/12/20 - DA2015/0878.03 - 20A HILLVIEW CRESCENT THE HILL - MODIFICATION TO DA2015/0878 - INCLUDING CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS	4
ITEM-2	PV 01/12/20 - DA2020/00189 - 11 ARGYLE STREET, NEWCASTLE - MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS AND ADDITIONS AND PART CHANGE OF USE	10
ITEM-3	PV 01/12/20 - DA2018/01251.01 - 150 DARBY STREET, COOKS HILL - REVIEW OF DETERMINATION - MIXED USE DEVELOPMENT - COMMERCIAL PREMISES AND SHOP TOP HOUSING	15

FOR DOCUMENTS MARKED 'DISTRIBUTED UNDER SEPARATE COVER' REFER TO COUNCIL'S WEBSITE AT www.newcastle.nsw.gov.au

PUBLIC VOICE SESSIONS

ITEM-1 PV 01/12/20 - DA2015/0878.03 - 20A HILLVIEW CRESCENT THE HILL - MODIFICATION TO DA2015/0878 - INCLUDING CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS

APPLICANT: HILL TOP PLANNERS PTY LTD
OWNER: S KCHEVETSKAIA, E NALIVAICO, A J KORLEVIC
REPORT BY: GOVERNANCE
CONTACT: DIRECTOR GOVERNANCE / MANAGER REGULATORY, PLANNING AND ASSESSMENT

PURPOSE

A Modification Application (DA2015/0878.03) has been received seeking consent to modify development consent DA2015/0878 for a dual occupancy. The proposed modifications include changes to the floor, roof heights and roof pitch of both dwellings, re-location of water tanks and amendments to the approved internal and external wall locations.

The site is currently occupied by a partially constructed dual occupancy development which was approved under DA2015/0878. Construction ceased on 3 December 2019 as a result of the identification of unauthorised building works on site. The unauthorised building works relate to the height of the building and the construction of external walls on adjoining properties.

Following the issuing of orders by City of Newcastle (CN) to resolve the unauthorised work, the applicant submitted a Modification Application (DA2015/0878.02) on 13 December 2019, to regularise the unauthorised work. The application was refused on 5 May 2020 due to insufficient information.

A new application was submitted on 24 June 2020 (DA2015/0878.03) seeking to regularise part of the unauthorised work including the change in building height, floor levels, roof pitch and the re-siting of internal and external walls. This application is currently under assessment and is the subject of this public voice.



Subject Land: 20A Hillview Crescent, The Hill

The remaining unauthorised work not covered in this Modification Application relates to the construction of building works on two adjoining properties without the consent of the adjoining landowners. All works are subject to a Development Control Order (DCO) issued on 29 May 2020, which is still in force.

The submitted application has been assigned to Senior Development Officer (Planning), Gareth Simpson, for assessment.

The application was publicly notified in accordance with CN's Community Participation Plan (CPP) and 12 submissions were received. Two submissions were from the same household and three submissions were late, accordingly, seven submissions were received within the notification period.

The concerns raised by the objectors in respect of the proposed development include unauthorised works, impact on views, overshadowing, structural damage to surrounding structures including retaining walls, impact on existing easements and the accuracy of the submitted information.

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

The application has been called in for determination by the Development Applications Committee by Councillor Church and Councillor MacKenzie.

1.0 THE SITE

The subject site comprises Lot 202 DP 1116291. The lot is irregular in shape with a central rectangular area connected to two access handles running north to Hillview Crescent and south to Bingle Street. The lot is located to the north of Bingle Street, north-west of King Edward Park and to the south of Arcadia Park. Vehicular and pedestrian access is provided to Hillview Crescent to the north and Bingle Street to the south. The lot has a frontage to Hillview Crescent of approximately 7.8m and to Bingle Street of approximately 4.5m and a total area of 771.9sqm. The site slopes from Bingle Street to the south to Hillview Crescent to the north.

The site is currently occupied by a partially constructed attached dual occupancy development. The approved dual occupancy for the site comprises an attached three storey dwelling and two storey dwelling. Access to one dwelling is provided via Bingle Street and access to the other dwelling is provided by Hillview Crescent. The construction on site is on hold pending resolution of compliance matters.

The site is surrounded by residential properties to the north, south, east and west. To the south and west of the site are single dwellings. To the east of the site are a row of terraced dwellings and to the north of the site is an apartment block.

The site is within the R2 Low Density Residential zone under the Newcastle Local Environmental Plan 2012 (NLEP 2012) and is located within a Mine Subsidence District.

2.0 THE PROPOSAL

The applicant seeks consent to modify DA2015/0878. This application proposes the following:

- i) Amendment to the floor levels of the development.
- ii) Amendments to the roof height of the development. Unit 1 roof height is partially lowered by 70mm and partially increased by 780mm and Unit 2 roof is partially lowered by 245mm and partially increased by 155mm.
- iii) Unit 1 ensuite wall re-located to enlarge ensuite.
- iv) Unit 1 garage increased in size by 430mm.
- v) Unit 2 external wall on western side squared off on the boundary.
- vi) Modifications to the internal layout of Unit 2.
- vii) Unit 2 garage increased by 1040sqm.
- viii) Alteration to external facade material to wall cladding material.

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

3.0 PUBLIC NOTIFICATION

The application was publicly notified for a period of 14 days between 30 June 2020 and 14 July 2020 in accordance with CN's CPP. A total of 12 submissions were received. Two submissions were from the same household and three submissions were late, accordingly, seven submissions have been received within the notification period.

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

- i) **Statutory and policy issues**
 - a) The amendments are unauthorised and therefore should not be approved.
 - b) The application will result in a development that is contrary to the objectives of the land use zone ie. low-density development.
 - c) The proposed roof height exceeds the maximum height standard for the site.

- d) The floor space ratio (FSR) for the site exceeds the maximum FSR standard for the site.
- e) The development has been built on adjoining land without the consent of the adjoining landowner.
- f) The development will impact on an existing easement.

ii) Amenity issues

- a) The development will have an impact on the views from surrounding properties.
- b) The development will result in overlooking to surrounding properties.
- c) The development will result in overshadowing to surrounding properties.
- d) The development will result in an overbearing impact on surrounding properties.

iii) Miscellaneous

- a) The development is impacting on an existing retaining wall.

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The site is zoned R2 low density residential under the NLEP 2012. Dual occupancy development is permissible in this zone and the development to which this modification application relates was approved in 2016.

The Modification Application seeks to regularise building works that have taken place on site, which have not been undertaken in accordance with the applicable development consent DA2015/0878. This includes:

- i) Amendment to the floor levels of the development.
- ii) Amendments in the roof height of the development. Unit 1 roof height is part lowered by 70mm and part increased by 780mm and Unit 2 roof is part lowered by 245mm and part increased by 155mm.
- iii) Unit 1 ensuite wall re-located to enlarge ensuite.
- iv) Unit 1 garage increased in size by 430mm.
- v) Unit 2 external wall on western side squared off on the boundary.
- vi) Modifications to the internal layout of Unit 2.

- vii) Unit 2 garage increased by 1040sqm.
- viii) Alteration to external facade material to wall cladding material.

The unauthorised works are currently subject to compliance action under a DCO issued by CN on 29 May 2020. Compliance actions are not typically a relevant consideration in respect to the assessment of a development application under the *Environmental Planning and Assessment Act 1979* (EP&A Act). However, the subject modification application forms part of the applicant's response to the orders as it seeks development consent to regularise the unauthorised works outlined under section 2.0 of this report.

In addition to the works proposed under the subject modification, the DCO requires the demolition and removal of structures built on adjoining land without landowner or development consent. This current modification application does not relate to these works as they are not located within the subject site boundaries. These unauthorised works shall be separately addressed through the compliance process.

Whilst the construction of the approved development has commenced on site already, relevant case law has established that retrospective approval to works can be granted under a Section 4.55 Modification Application (see: *Windy Dropdown Pty Ltd v Warringah Council* and *Willoughby City Council v Dasco Design and Construction Pty Ltd*).

In respect of the modification works proposed, the applicant is seeking to increase the height of the approved development by 155mm to 780mm.

The development has been accompanied with details of the potential impact on the amenity of surrounding properties including overlooking, overshadowing and view loss. This proposed modification provides the same level of privacy screening that was required under the original consent.

The modification results in increased overshadowing to surrounding properties, however the level of overshadowing indicates compliance with CN's controls.

The Modification Application will result in further view loss from 16 Bingle Street, however the other surrounding properties will not suffer any further view loss than resulting from the original approved development.

The above issues along with issues raised in submissions will be addressed in an assessment report to the Development Applications Committee.

ATTACHMENTS

Item 1 Attachment A: Submitted Plans - 20A Hillview Crescent, The Hill

Item 1 Attachment B: Processing Chronology - 20A Hillview Crescent, The Hill

Item 1 Attachments A - B distributed under separate cover

ITEM-2 PV 01/12/20 - DA2020/00189 - 11 ARGYLE STREET, NEWCASTLE - MIXED-USE - STAGED DEVELOPMENT FOR ALTERATIONS AND ADDITIONS AND PART CHANGE OF USE

**APPLICANT: SENTINEL REGIONAL OFFICE PTY. LTD.
OWNER: SENTINEL REGIONAL OFFICE PTY. LTD.
REPORT BY: GOVERNANCE
CONTACT: DIRECTOR GOVERNANCE / MANAGER REGULATORY, PLANNING AND ASSESSMENT**

PURPOSE

A Development Application (DA2020/00189) has been received seeking consent for the staged change of use of the fourth floor of the existing building at 11 Argyle Street, Newcastle from a car park to office accommodation, and the erection of an additional floor of office accommodation.

The site is currently occupied by a six storey mixed-use building comprising a car park on levels 1-4 and office accommodation on levels 5-6.

The submitted application was assigned to Senior Development Officer (Planning), Gareth Simpson, for assessment.

The application was publicly notified in accordance with City of Newcastle's (CN) Community Participation Plan (CPP) and 22 submissions were received.

The concerns raised by the objectors in respect of the proposed development include building height, floor space ratio (FSR), overlooking, overshadowing, car parking, noise, building setbacks, structural damage to surrounding buildings and impact on a view corridor.

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



Subject Land: 11 Argyle Street, Newcastle

The application will be referred to the Development Applications Committee (DAC) for determination, as it proposes a variation to development standards (building height and FSR) that is more than a 10% variation.

1.0 THE SITE

The subject site is known as 11 Argyle Street, Newcastle and is legally known as Lot 100 DP 714041. The site is located on the southern side of Wharf Road and on the eastern side of Argyle Street and is generally square in shape.

The lot has a frontage of 52.58m to Wharf Road and 60.78m to Argyle Street and a total area of 2,920.63m². The site is sloping away from Wharf Road. The site is located to the north of the former Newcastle rail line which is currently vacant.

The site is occupied by a six storey building comprising a private car park on levels 1-4 and office accommodation on levels 5-6. Access to the car park is from Argyle Street. To the east of the building is a residential property located at 265 Argyle Street with further residential units located to the north. To the west of the site is a state heritage listed building (311 Wharf Road) known as Argyle House.

The site is zoned B4 Mixed-Use under the Newcastle Local Environmental Plan 2012 (NLEP 2012) and is also located within the Newcastle City Centre Heritage Conservation Area (HCA), and is subject to mine subsidence.

2.0 THE PROPOSAL

The applicant seeks consent for the staged change of use of the fourth floor of the existing building from a car park to office accommodation and the erection of an additional floor of office accommodation on the building.

The proposal involves:

- i) Alterations to the building to convert the existing parking station on Level 4 to approximately 2,400sqm of office accommodation over two stages with Stage 1 consisting of 1,107sqm and Stage 2 of 1,293sqm.
- ii) The erection of an additional level of office accommodation consisting of approximately 2,200sqm resulting in a seven storey building.
- iii) Car parking spaces in the existing building will be used by the office accommodation.

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 included at **Attachment B**.

3.0 PUBLIC NOTIFICATION

The application was publicly notified for a period of 14 days between 20 March 2020 and 3 April 2020, in accordance with CN's CPP. A total of 22 submissions were received during the notification period.

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

a) Statutory and Policy Issues

- i) The proposed building height is in excess of the maximum building height for the site.
- ii) The proposed FSR is in excess of the maximum FSR for the site.
- iii) The additional level will impact on view corridors.

b) Amenity Issues

- i) The development results in overlooking and privacy impacts to surrounding properties.
- ii) The development will result in solar access and overshadowing impacts to neighbouring properties.
- iii) The development will increase noise impacts to neighbouring properties.

c) Traffic and Parking Issues

- i) The development will reduce the number of off-street car parking spaces, resulting in additional car parking on the street.

d) Miscellaneous

The construction of the additional floor will result in structural damage to surrounding properties.

- i) The information provided in the development application submission is incorrect.

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The site is located in the B4 Mixed-Use Zone under the NLEP 2012. The proposed development is for the staged change of use of the fourth floor of the existing building from a car park to office accommodation and the erection of an additional floor of office accommodation. The use is permissible in the land use zone.

The building currently has a mix of uses with the first four floors being used as a private car park and the fifth and sixth floors being used as office accommodation.

Development consent was granted for a change of use of part of the site to a prefabricated food and drink premises (café) (DA2020/00047). The prefabricated building is located outside the building envelope on the corner of Argyle Road and Wharf Road. Car parking requirements for the cafe is five spaces. Existing car parking on site can accommodate both the subject development and the approved café.

The additional floor level on the building proposed will be in excess of the maximum building height for the site prescribed under clause 4.3 of the NLEP 2012 of 20m. The development has a proposed maximum building height of 22.760m which is 13.8% over the maximum building height development standard. The applicant has provided a clause 4.6 request to vary the building height development standard.

The development will result in a variation to the maximum FSR for the site of 1.5:1 prescribed under clause 4.4 of the NLEP 2012. The proposed development results in an FSR of 3.3:1 which is 120% over the maximum FSR development standard for the site. It is understood that the existing building was constructed prior to the implementation of the current development standards that apply to the site. In addition, the car parking in the building is included within the FSR figure as it is in excess of CN's car parking requirements for all office floor space (existing and proposed) within the building.

Objections received raised concerns regarding the impact of the proposed development upon solar access and privacy. The existing building is located within proximity to an existing residential building at 265 Wharf Road known as the Nautilus building. The residential units located within the western elevation of the Nautilus building are approximately 2.7m from the proposed development.

The majority of the eastern elevation of the additional floor is a blank wall with a small area of glazing in the north-east corner of the building. The small area of glazing relates to office accommodation and unlikely to adversely impact on the privacy of adjoining properties. The change of use of level 4 is also not considered to impact significantly on the privacy of the Nautilus residents as the floor does not contain any windows on the facade facing the apartments.

The applicant provided shadow plans demonstrating the overshadowing impacts of the development. A further overshadowing study has been requested to confirm the level of overshadowing to the western facade of the Nautilus building.

In terms of car parking, the existing building provides 241 car parking spaces. The commercial floor space within the building requires 198 car parking spaces.

The site is within a mine subsidence area. General Terms of Approval have been issued by Subsidence Advisory NSW for the development.

The above matters along with issues raised in submissions will be addressed in an assessment report to a future DAC meeting.

ATTACHMENTS

Item 2 Attachment A: Submitted Plans - 11 Argyle Street, Newcastle

Item 2 Attachment B: Processing Chronology - 11 Argyle Street, Newcastle

Item 2 Attachments A to B distributed under separate cover

ITEM-3 PV 01/12/20 - DA2018/01251.01 - 150 DARBY STREET, COOKS HILL - REVIEW OF DETERMINATION - MIXED USE DEVELOPMENT - COMMERCIAL PREMISES AND SHOP TOP HOUSING

APPLICANT: ROBERT ADRIAN DAWSON
OWNER: THE PROPRIETORS OF STRATA PLAN 88552
REPORT BY: GOVERNANCE
CONTACT: DIRECTOR GOVERNANCE / MANAGER REGULATORY, PLANNING AND ASSESSMENT

PURPOSE

Development Application 2018/01251 was refused at the Development Applications Committee (DAC) on 10 December 2019 for a mixed-use development, comprising ground floor commercial premises and shop top housing (consisting of nine apartments plus 13 car spaces) at 150 Darby Street, Cooks Hill.

An application has been received seeking a Review of Determination of DA2018/01251, with amendments being made to the proposal as part of the request. The amended proposal is for a mixed-use development, comprising ground floor commercial premises and shop top housing (consisting of eight apartments plus 13 car spaces).



Subject Land: 150 Darby Street, Cooks Hill

The application will be referred to the DAC for determination due to the previous refusal by Council and the number of submissions received.

Under the *Environmental Planning and Assessment Act 1979* (EP&A Act), the review of a determination made by Council is to be determined by the Council and not by a delegate of the Council.

The application was publicly notified in accordance with City of Newcastle’s (CN) Community Participation Plan (CPP) and 55 submissions in objection and one submission in support were received.

The objectors key concerns relate to the proposal not being consistent with the character of Darby Street and Cooks Hill Heritage Conservation Area,

overdevelopment of the site (proposed height, bulk and scale, car parking / traffic issues), mine subsidence, privacy, overshadowing and roof top open space.

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

The submitted application has been assigned to Senior Development Officer, Belinda Martin for assessment.

1.0 THE SITE

The site is known as 150 Darby Street, Cooks Hill, being part of Lot 1, 2, 3 and 4 in Strata Plan 88582. The site is rectangular in shape and is 427m² in area with a frontage of 12.24m to Darby Street and a depth of 34.78m. A local road / unnamed laneway exists along the south western side of the building leading to a public car park at the rear of the site, which is owned by CN. The site contains a two storey mixed-use building containing two dwellings on the upper level and commercial at ground level. The building has been vacant until very recently when a commercial tenant has now occupied the building on the ground level.

Surrounding land uses to the south include a two storey terrace building used for commercial offices, immediately to the north is a two storey free standing building used as a restaurant and to the north again is the Delaney Hotel. Development immediately to the west includes the CN car park and residential development beyond. Across Darby Street to the east there are several two storey terrace style buildings including Darby Chambers. Most of these buildings are used for commercial business, restaurants and shops with residential development above in many cases. Buildings within the vicinity of the site generally maintain a two storey scale along the street edge with any higher elements set back.

The development site is contained within the Cooks Hill Heritage Conservation Area.

The site is not listed as a heritage item and is not identified as an archaeological site.

2.0 THE PROPOSAL

The applicant proposes the review of determination DA2018/01251 pursuant to section.8.2 (formerly section 82A) of the EP&A Act.

The review and issue of determination is required to take place within 12 months of the original determination, dated 25 February 2020. The review period was previously six months and was extended under changes to planning legislation as part of the COVID-19 pandemic.

In response to the refusal of DA2018/01251, the applicant has proposed amendments to the development as described below:

- i) Removal of Unit 303 and the relocation of the outdoor common space (from the rooftop) to the front of level 3, thereby reducing the height of the building

under the 14m maximum permissible height limit under the Newcastle Local Environmental Plan 2012 (NLEP 2012).

- ii) Parapet changes to the Darby Street facade to increase the 'solid to void ratio' to ensure the development fits within the Heritage Conservation Area.
- iii) Addition of timber louvres to replace metal louvres.
- iv) The four storey building contains a defined step (second storey) to present as a second storey podium to the street edge with an upper level that is visually recessive to align with previous Urban Design Consultative Group (UDCG) commentary.
- v) Unit mix includes 6 x 1 bedroom units and 2 x 3 bedroom units.
- vi) Ground floor commercial space – 112m², bin holding area, stairwell and 30m² of landscaping (provides for 7% of total deep soil zone) on the ground floor.
- vii) 12 car parking spaces are provided at grade with use of stackers for 12 vehicles (residents only), vehicle crossover and driveway to be accessed via Darby Street, one accessible space is provided together with one motorcycle and bicycle space.

At CN officers request, the plans were required to be further revised to include changes to the articulation and materiality of the building to be more sympathetic to the Heritage Conservation Area of Cooks Hill. CN officers and the Architect for the applicant have worked together to ensure the final design is acceptable to CN and will be appropriate in regard to the Heritage Conservation Area requirements.

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 at **Attachment B**.

3.0 PUBLIC NOTIFICATION

The application was publicly notified for a period of 14 days in accordance with CN's CPP and 56 submissions have been received (55 objections and one support).

The key concerns raised by the objectors in respect of the proposed development, include but are not limited to the following:

a) Statutory and Policy Issues

- i) Non-compliance with the NLEP 2012 controls.
- ii) Non-compliance with the Newcastle Development Control Plan 2012 (NDCP 2012) controls, more specifically heritage requirements.

iii) Subsidence Advisory NSW approval.

b) Amenity Issues

i) Unreasonable impact on built environment in regard to character, height, bulk, scale and visual appearance.

ii) Privacy impacts.

iii) Overdevelopment of the site.

c) Design and Aesthetic Issue:

i) Development is not sympathetic to the Cooks Hill Heritage Conservation Area nor the streetscape.

ii) Development proposal does not respect the historic legacy of Darby Street and the contributory buildings in the area.

d) Traffic and Parking Issues

i) Traffic safety and car parking issues (overutilised thoroughfare / car parking not adequate).

ii) Stacker inefficiency and reduction in available parking for commercial core.

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The proposed development is defined as a mixed-use development, being commercial with shop top housing above which is permissible in the B4 mixed-use zone under the provisions of the NLEP 2012.

A number of amendments were made to the original plans submitted at the request of CN officers. These amendments were made in response to issues raised through the submissions and to further respond to the village character of Darby Street and the wider Cooks Hill Heritage Conservation Area requirements. These key revisions aim to mitigate the visual impacts of the proposed development overall by achieving a more neutral presence within the streetscape to ensure the development does not detract from the Cooks Hill Heritage Conservation Area and village character of Darby Street.

The height of the proposal has been lowered since the original proposal by 3m with the removal of the roof top terrace which has been relocated to level 3. The amended proposal now complies with building height development standard of 14m under the NLEP 2012. 3D views of the amended front façade of the design taken from Darby Street looking south / west and the rear of the design from the rear carpark looking south, are included below.



View from Darby Street looking South/West



View from Carpark looking South

The current amended plans are to be re-notified in accordance with the CPP. In this regard, the plans may still be on notification at the time of the Public Voice meeting. The DAC meeting will not take place until February 2021 and the outcomes of the public notification will be included in the assessment report.

The development complies with traffic and parking requirements and the current proposal now appears to meet privacy and overshadowing requirements.

ATTACHMENTS

Item 3 Attachment A: Submitted Plans - 150 Darby Street, Cooks Hill

Item 3 Attachment B: Processing Chronology - 150 Darby Street, Cooks Hill

Item 3 Attachment A-B distributed under separate cover