



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 21 May 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 14 May 2019

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PUBLIC VOICE COMMITTEE
21 May 2019

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PUBLIC VOICE SESSIONS

ITEM-1 **PV 21/05/19 - DA2018/00968 - 37 ALFRED STREET, NEWCASTLE EAST - DWELLING ALTERATIONS AND ADDITIONS**

APPLICANT: **SALLY SCARBOROUGH**
OWNER: **SALLY SCARBOROUGH**
REPORT BY: **GOVERNANCE**
CONTACT: **DIRECTOR GOVERNANCE/ MANAGER REGULATORY, PLANNING AND ASSESSMENT**

BACKGROUND

An application has been submitted seeking consent for alterations and additions to a dwelling house.

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

The application is to be referred to the Development Applications Committee for determination, due to a proposed variation to the Floor Space Ratio (FSR) development standard of the Newcastle Local Environmental Plan 2012 (NLEP 2012), being a 28% variation.



Subject Land: 37 Alfred Street Newcastle East

The application was publicly notified in accordance with the Newcastle Development Control Plan 2012 (NDCP 2012). One submission has been received.

The submission raised concerns regarding:

- i) Floor Space Ratio exceedance
- ii) Impact on heritage character of the area
- iii) Amenity impacts
- iv) Overshadowing impacts
- v) View impacts
- vi) Privacy impacts

- vii) Bulk and scale
- viii) Inadequate landscaping area
- ix) Stormwater management

1.0 THE SITE

The subject property comprises Lot 1 in DP 303507 and is a small rectangular allotment located on the southern side of Alfred Street. The site has a frontage of 3.426m to Alfred Street, an average depth of 20.118m and a total area of 69m². The site is relatively flat, with road frontage to Alfred Street and a rear boundary to a laneway that is connected to Telford Street and Zaara Street.

The subject property is occupied by a two-storey, painted weatherboard clad, metal roofed terrace-style dwelling house that is part of a row of seven connected terrace-style dwelling houses. The general built form of the subject property and the surrounding terrace-style dwelling houses comprises of painted brick and weatherboard construction, with elevated timber balconies and metal roof sheeting.

Development in the immediate area predominantly consists of dwelling houses that are mostly of a similar scale and style to that of the subject property.

The site is located within the Newcastle East Heritage Conservation Area.

2.0 THE PROPOSAL

The applicant seeks consent for alterations and additions to a dwelling house, consisting of:

- i) Demolition of the rear single-storey structures (existing kitchen, laundry and bathroom).
- ii) Demolition of the internal stair and chimney structure.
- iii) Construction of a two-storey addition as detailed on the accompanying plans.
- iv) Reinstatement of the open verandah overhanging the Alfred Street footpath (verandah in this location is currently enclosed), with detail to match 33 Alfred Street (at the end of the row of terraces).
- v) Construction of ground level deck to the rear of the proposed addition.
- vi) Kitchen and bathroom fit-outs.
- vii) Installation of three new skylights (one operable skylight, two sky-tubes) into the gable roof.

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 publicly notified for a period of 14 days in accordance with the NDCP 2012 and one submission was received in response.

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

a) Statutory and Policy Issues

- i) Floor Space Ratio exceedance of 28% is excessive and out of character with the heritage of the area.

b) Amenity Issues

- i) Overshadowing to south and east facing windows.
- ii) Reduced solar access to backyard.
- iii) Reduction of views of rear backyards from a second storey bedroom window.
- iv) Privacy impacts from upper floor bedroom window.
- v) Privacy concerns from ground floor rear deck.

c) Design and Aesthetic Issues

- i) The proposed two storey brick wall located on the common side boundary is not in keeping with the heritage look of the area towards the rear yards.
- ii) Increasing the two-storey footprint will add excessive bulk and scale at the rear of the site when viewed from the lane and from the rear of Scott Street terraces.
- iii) The proposed rear additions are not in keeping with the existing built form (single storey) of the area, towards the rear of sites.

d) Miscellaneous

- i) Inadequate landscaping area.
- ii) Stormwater management.

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The submitted application has been assigned to Development Officer Mark McMellon for assessment.

The proposal generally complies with City of Newcastle's (CN) controls. Floor Space Ratio and solar access are consistent with the surrounding properties.

ATTACHMENTS

Attachment A: Submitted Plans - Under Separate Cover - 37 Alfred Street Newcastle East

Attachment B: Processing Chronology - 37 Alfred Street Newcastle East

Attachment A

Attachment A - Submitted Plans - Under Separate Cover - 37 Alfred Street Newcastle East

Attachment B

THE CITY OF NEWCASTLE
Briefing Note to Public Voice Committee Meeting on 21 May 2019

PROCESSING CHRONOLOGY

DA2018/00968 - 37 Alfred Street Newcastle East

29/08/2018	Application lodged
10/09/2018	Public notification
02/01/2019	Site inspection of 37 Alfred Street Newcastle East
02/01/2019	Site inspection of 39 Alfred Street Newcastle East
08/04/2019	Application scheduled for Public Voice Committee meeting



ITEM-2 PV 21/05/19 - NEWCASTLE BIA REVIEW - STAGE 2 - PUBLIC EXHIBITION

REPORT BY: CEO OFFICE
CONTACT: CHIEF EXECUTIVE OFFICER / EXECUTIVE OFFICER

PURPOSE

In December 2018 Council considered a report by AECOM and adopted a number of recommendations. Subsequently AECOM was engaged to undertake a further review to progress opportunities identified in the 2018 report. At its meeting on 16 April 2019 Council considered AECOM's report regarding the opportunities and suggested course of action to implement a revised BIA framework for City of Newcastle and resolved to place the report on public exhibition for a period of 28 days and to invite presentations from members of the community to the public voice meeting on 21 May 2019. Emails were forwarded to various BIA Chairs on 24 April 2019 advising them that the report was to be placed on public exhibition and inviting them to participate in the public voice to be held on 14 May to enable time for finalisation of potential submissions. An advertisement appeared in the Newcastle Herald advising of the public exhibition of the report on 27 April 2019. A follow up email was also forwarded extending the period to register for the public voice to Tuesday 7 May 2019.

As at close of business Tuesday 7 May 2019 there had been no formal applications to present at public voice on the BIA Review. Accordingly no public voice session on the BIA Review will be held.

ATTACHMENTS

Nil