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 10 April 2018
TIME: 5.30pm
VENUE: Council Chambers
2nd Floor
City Hall
290 King Street
Newcastle NSW 2300

Jeremy Bath
Chief Executive Officer

City Administration Centre
282 King Street
NEWCASTLE NSW 2300

Tuesday 3 April 2018

Please note:

The City of Newcastle Council meetings are webcast. Council accepts no liability for any defamatory, discriminatory or offensive remarks or gestures that are made during the course of the meeting. Opinions expressed or statements made by participants or third parties during the webcast, or included in any presentation, are the opinions or statements of those individuals and do not imply any form of endorsement by the City of Newcastle. Confidential meetings of Council will not be webcast.

The electronic transmission is protected by copyright and owned by the City of Newcastle. No part may be copied or recorded or made available to others without the prior written consent of the City of Newcastle. This transmission is not, and shall not, be taken to be an official record of the City of Newcastle or of any meeting or discussion depicted therein.

Council meetings are recorded for the purposes of verifying the accuracy of minutes taken. Only the official minutes may be relied upon as an official record of the meeting. Council may be required to disclose recordings pursuant to the Government Information (Public Access) Act 2009, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.
## CONTENTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Business</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>PUBLIC VOICE SESSIONS</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>ITEM-1</td>
<td>PV 10/04/18 - DA2017/01610 - 115 EVERTON STREET HAMILTON - DEMOLITION OF DWELLING AND OUTBUILDING AND ERECTION OF TWO ATTACHED DWELLINGS AND ONE LOT INTO TWO LOT SUBDIVISION</td>
<td>4</td>
</tr>
</tbody>
</table>
ITEM-1 PV 10/04/18 - DA2017/01610 - 115 EVERTON STREET HAMILTON - DEMOLITION OF DWELLING AND OUTBUILDING AND ERECTION OF TWO ATTACHED DWELLINGS AND ONE LOT INTO TWO LOT SUBDIVISION

APPLICANT: VERCON PROPERTY DEVELOPMENTS PTY LTD
OWNER: VERCON PROPERTY DEVELOPMENTS PTY LTD
NOTE BY: PLANNING & REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT AND BUILDING

PURPOSE

An application has been received seeking consent for the demolition of a dwelling and outbuilding, erection of two attached dwellings and one lot into two lot subdivision.

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

The proposed development was notified in accordance with Council’s Public Notification policy and 16 submissions were received in response.

The submissions raise concerns regarding overshadowing, privacy impacts, bulk and scale of development, design, impact on views, parking concerns and the suitability of the site for the development.

1.0 THE SITE

The subject site comprises Lot 145, Section F, and DP 979101, being rectangular in shape and with an area of 502.8m². The site is generally flat, with drainage achieved to Everton Street, at the northern side of the site.
The site contains a single-storey dwelling (117m² in area), and a detached garage/shed. Vehicular access to the site is currently from a single driveway crossover on Everton Street, located adjacent to the north-western corner of the property.

The site is adjoined by a number of similarly sized single-storey dwellings, with a two-storey dual occupancy development located directly to the east at 28/28A Steel Street.

The surrounding area is experiencing increased re-development, with a number of dual occupancies and multi-dwelling developments in relatively close proximity to the site.

2.0 THE PROPOSAL

The proposed development includes the demolition of the existing dwelling and detached garage/shed on the site, the subsequent erection of two attached two-storey dwellings with integrated single garages, and a one lot into two lot Torrens Title subdivision.

Each proposed dwelling will consist of three bedrooms with ground floor living, dining and kitchen areas. Covered alfresco areas are included to the rear of the dwellings, adjoining the living areas.

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, appended at Attachment B.

3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with Council’s Public Notification Policy. Sixteen submissions were received.

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

a) Statutory and Policy Issues:

   I.) Non-compliance with the objectives of the zone

   II.) Non-compliance with DCP requirements

   III.) Suitability of the site for the development
b) **Amenity Issues:**

I.) Overshadowing

II.) Privacy - overlooking of neighbouring properties

III.) View loss

IV.) Bulk and scale

V.) Impact on natural light and ventilation

c) **Design and Aesthetic Issues:**

I.) Building appearance - not consistent with scale, massing and character of area

d) **Traffic and Infrastructure Issues:**

I.) Insufficient parking on-site

**ATTACHMENTS**

Attachment A: Submitted plans - Under Separate Cover - 115 Everton Street Hamilton

Attachment B: Processing Chronology - 115 Everton Street Hamilton

Attachment A
Submitted Plans - Under Separate Cover - 115 Everton Street Hamilton
**PROCESSING CHRONOLOGY**

**DA 2017/01610 – 115 Everton Street, Hamilton**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>20/12/2017</td>
<td>Application lodged</td>
</tr>
<tr>
<td>3/1/2018</td>
<td>Notification period starts</td>
</tr>
<tr>
<td>22/1/2018</td>
<td>Submissions received/ Notification period ends</td>
</tr>
<tr>
<td>22/1/2018</td>
<td>Engineering comments received</td>
</tr>
<tr>
<td>31/1/2018</td>
<td>Application called in to DAC by Cr. Clausen and Cr. Winney-Baartz</td>
</tr>
<tr>
<td>13/2/2018</td>
<td>Late submission received</td>
</tr>
<tr>
<td>6/3/2017</td>
<td>Additional Information Requested- Updated shadow diagrams, further privacy assessment, further design assessment</td>
</tr>
</tbody>
</table>