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 November 2017

TIME: 5.30pm

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

J Bath
Interim Chief Executive Officer

City Administration Centre
282 King Street
NEWCASTLE NSW 2300

10 November 2017

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PUBLIC VOICE SESSIONS

ITEM-1  PV 21/11/17 - DA2017/00720 - 10 WALFORD STREET WALLSEND - DEMOLITION OF OUTBUILDING, ALTERATIONS AND ADDITIONS TO DWELLING, ERECTION OF FOUR DWELLINGS AND ONE INTO TWO LOT SUBDIVISION

APPLICANT: KUBUSH BORZESTOWSKI
OWNER: POLAK 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 an outbuilding, alterations and additions to a dwelling, erection of four 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 to neighboring properties for 14 days in accordance with Council's Public Notification policy and one submission was received in response.

The submission raised concerns regarding subdivision lot size/permissibility, amenity, character and non-compliance with Newcastle Development Control Plan 2012.

The application has been 'called in' by two Councillors to be determined by the Development Applications Committee.
1.0 THE SITE

The subject site is generally rectangular in shape, apart from a splayed rear boundary, and has an overall area of 999m². It currently contains a single-storey dwelling and two detached storage sheds. The site fronts Walford Street to the east and has vehicular access from a single driveway located on the north-east corner of the site. Adjoining the subject site to the rear is a public reserve, known as Upper Reserve Fields.

The site slopes approximately 3m down from the street frontage to the rear boundary. The general form of development in the immediate area consists of a mixture of single-storey and two-storey detached dwellings, with similar types of developments evident throughout Wallsend.

2.0 THE PROPOSAL

The proposed development includes demolition of the detached sheds on the site, alterations to the existing dwelling (carport and deck), the erection of four X two-storey dwellings (two buildings that each contain two attached dwellings) with integrated single garages and one lot into two lot torrens title subdivision.

As the site falls to the rear, the developer intends to create an easement over a strip of Council owned operational land that adjoins the rear of the site and links with Lewis Street, to dispose of stormwater into existing drainage infrastructure. In principle, the creation of the proposed easement is suitable for the proposed development.

The plans have been amended during the assessment period, to address concerns raised in the submission and by Council's assessment officer. The amendments include:

a) The submission of shadow diagrams showing the impacts on the principle private open space of adjoining properties; and

b) The removal of strata subdivision from the proposal.

A copy of the amended plans is appended at Attachment A. The various steps in the processing of the application 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 Council's Public Notification Policy. One submission has been received.

The concerns raised in the submission are summarised below:

a) Statutory and Policy Issues:
I. Minimum subdivision lot size
II. Non-compliance with Clause 4.1A of the LEP
III. Non-compliance with the objectives of the zone
IV. Non-compliance with DCP requirements

b) Amenity Issues:

I. Overshadowing - including unacceptable shadowing of solar panels
II. Privacy - overlooking of neighbouring properties
III. View Loss
IV. Traffic Noise - increase in vehicles using the site

c) Design and Aesthetic Issues:

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

d) Traffic and Infrastructure Issues

I. Traffic - insufficient parking on-site

ATTACHMENTS

Attachment A: Submitted Plans - Under Separate Cover - 10 Walford Street Wallsend

Attachment B: Processing Chronology - 10 Walford Street Wallsend

Attachment A - Submitted Plans - Under Separate Cover - 10 Walford Street Wallsend
### PROCESSING CHRONOLOGY

**DA 2017/00720 – 10 Walford Street Wallsend**

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<tr>
<td>21 June 2017</td>
<td>Application lodged</td>
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<tr>
<td>27 June 2017</td>
<td>Public exhibition commences</td>
</tr>
<tr>
<td>17 August 2017</td>
<td>Strata subdivision withdrawn from application</td>
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<tr>
<td>25 August 2017</td>
<td>Additional Information requested</td>
</tr>
<tr>
<td>4 September 2017</td>
<td>Application called-in by two Councillors</td>
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<tr>
<td>5 September 2017</td>
<td>Amended plans received</td>
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<td>19 September 2017</td>
<td>Further clarification requested regarding vehicle maneuvering on site</td>
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ITEM-2 PV 21/11/17 - DA2017/00426 - 54 BAR BEACH AVENUE
BAR BEACH - DEMOLITION OF DWELLING AND GAZEBO
AND ERECTION OF DUAL OCCUPANCY AND TWO
SWIMMING POOLS

APPLICANT: A Z BAILEY & J J BAILEY
OWNER: A Z BAILEY & J J BAILEY
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 gazebo and for the erection of dual occupancy dwellings and two swimming pools.

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

The proposed development was notified to neighbouring properties for 14 days in accordance with Council's Public Notification policy and 24 submissions were received.

Amendments were made to the development after the notification period, to address the concerns raised in the submissions. The amended development was re-notified for 14 days and 14 submissions were received.

The submissions received during both notification periods raised the following concerns:

a). floor space ratio
b). building height, bulk and scale
c). streetscape and character
d). front, side and rear setbacks
e). view loss
f). privacy
g). building design
h). excavation
i). landscaping and open space
j). relocation of bus stop
k). parking, traffic and associated safety concerns
l). overdevelopment
Six of the submissions received during the second round of notification were in support of the application.

The application has been 'called in' by two Councillors to be determined by the Development Applications Committee.

1.0 THE SITE

The subject site comprises Lot 1, DP1082036 and has an area of 417.3m². The lot is irregular in shape and is a corner lot located on the northern side of Bar Beach Avenue. The site has a primary frontage to Bar Beach Avenue (35.28m) and a secondary frontage to Darby Street (21.88m). The site has a varying depth with a minimum width of 4.965m on the eastern boundary of the site.

The site contains a single-storey dwelling, attached garage and a separate gazebo structure. The site is bounded by residential lots to the north and east, with a mix of single-storey and two-storey dwellings.

The site is located within the vicinity of two heritage items to the south, namely Empire Park and Reid Park Tennis Clubhouse.

2.0 THE PROPOSAL

The applicant seeks consent for demolition of the dwelling and gazebo on the site and the erection of a three-storey attached dual occupancy with basement car parking and two swimming pools.

A copy of the amended plans is included at Attachment A. The various steps in the processing of the application 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 Council’s Public Notification Policy. In response, 24 submissions were received objecting to the development.

The proposal was subsequently amended to address the concerns raised in the submissions. The amended plans were re-notified for a period of 14 days and 14 submissions were received, with eight submissions objecting to the development and six submissions in support of the development. One public voice application was also received.

The concerns raised in the submissions are summarised as follows:

a) Statutory and Policy Issues:
   I. Floor space ratio exceedance
II. Building height exceedance  
III. Setbacks to property boundaries and building envelope  
IV. Compatibility with character of area  

b) Amenity Issues:  
I. View loss  
II. Visual amenity impacts  
III. Privacy impacts  
IV. Insufficient landscaped area  
V. Insufficient private open space area  
VI. Bulk and scale  

c) Design and Aesthetic Issues:  
I. Streetscape setting  
II. Building appearance  

d) Traffic and Infrastructure Issues  
I. Parking  
II. Traffic and pedestrian safety  
III. Relocation of bus stop  

e) Miscellaneous  
I. Excavation and subsurface construction and the impact on adjoining properties  

ATTACHMENTS  
Attachment A: Submitted Plans - Under Separate Cover - 54 Bar Beach Avenue Bar Beach  
Attachment B: Processing Chronology - 54 Bar Beach Avenue Bar Beach  
Attachment C: View Sharing Analysis - 54 Bar Beach Avenue Bar Beach  

Attachment A - Submitted Plans - Under Separate Cover
CITY OF NEWCASTLE

Public Voice Committee Meeting 21 November 2017

Attachment B

**PROCESSING CHRONOLOGY**

**DA2017/00426 - 54 Bar Beach Avenue Bar Beach**

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<th>Event</th>
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<td>24 April 2017</td>
<td>Application lodged</td>
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<tr>
<td>28 April - 15 May 2017</td>
<td>Public notification - 24 submissions received</td>
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<tr>
<td>03 July 2017</td>
<td>Further information requested</td>
</tr>
<tr>
<td>09 Sept 2017</td>
<td>Additional information submitted (amended architectural plans)</td>
</tr>
<tr>
<td>25 Sept 2017</td>
<td>Additional information submitted (further documentation)</td>
</tr>
<tr>
<td>29 Sept - 16 Oct 2017</td>
<td>Public re-notification - 14 submissions received - eight objections and six in support of proposal</td>
</tr>
<tr>
<td>12 Oct 2017</td>
<td>Application called-in by two Councillors</td>
</tr>
</tbody>
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07 September 2017

View Sharing Analysis

RE: Proposed new Dual Occupancy located at 54 Bar Beach Avenue, Bar Beach.

Introduction

This View Sharing Analysis has been prepared in response to Newcastle Council’s Request for Further Information letter dated 03 July 2017 for the proposed dual occupancy development at 54 Bar Beach Avenue, Bar Beach (DA2017/00426).

Accompanying documents prepared to support this View Sharing Analysis include:

- An additional detailed registered survey ‘CCS-1413DETAIL-1B’; and
- Amended plans - View Analysis.

The image Figure 1, taken from the addition survey, identifies the location of each window referred to within this analysis.

Figure 1 – Window Locations

The analysis has been carried out against Council’s Development Control Plan (DCP) objectives for view sharing and the established planning principles outlined within Tenacity Consulting v Warringah [2004] NSWLEC 140.
The site is situated within the suburb of Bar Beach, being located on the corner of Bar Beach Avenue and Darby Street. Within the vicinity of the site includes Bar Beach approximately 380m to the east and Empire Park to the south-west, opposite Bar Beach Avenue. It is highlighted that Empire Park has been listed as a local heritage item (123). Within Empire Park contains Reid Park Tennis Clubhouse and Tennis Courts, which has also been listed as a local heritage item (125). Refer to Figure 2 for reference of the site’s location and nearby heritage items.

In accordance with the Office of Environment & Heritage (OEH) the significance of each heritage item is outlined below.

Reid Park Tennis Clubhouse and Tennis Courts

Reid Park Tennis Club is one of the oldest municipal recreational facilities in Newcastle, and has been in continuous use in that role since its inception c.1918. It is a typical example of such buildings from the Federation era, and is prominent with Empire Park and the surrounding streetscapes. The tennis complex plays an important ongoing role in the social and recreational life of the city.

Empire Park

Empire park is a representative example of an inner-city park, developed by the Council of the City of Greater Newcastle, in the early 20th century. As such it has the potential to reveal, through its remnant structures and layout, the Council’s approach to park development during the period. The park today contains several sporting facilities, including Bowling Club, tennis courts, and sporting fields, and it is well regarded by park users. The park has the potential to contribute to an understanding of the history of Bar Beach and surrounding area, and provide insights into the use of public space by a variety of organisations.

Council DCP

At the time of lodgement, Council’s DCP objectives relating to view sharing included:

7.01.09 Views and Privacy

1. Encourage the sharing of views while not restricting the reasonable development potential of a site.

2. Ensure adequate visual and acoustic privacy for the proposed and existing dwellings.

With regards to Council’s DCP objectives for Views, the primary concerns relate to views from the adjacent properties at 344-346 Darby Street to Empire Park (refer to Figure 3 below). It is noted, Bar Beach is not visible from the subject site nor will the proposed development result in any view loss for adjacent properties to Bar Beach. With this said, the proposed development has been designed appropriately, acknowledging the constraints presented by the irregular site shape and corner location. A resulting factor of the sites irregular shape and corner location is the buildings height and bulk on the corner element. Notwithstanding, a view analysis assessment against the four-step assessment outlined under the view sharing Planning Principles is provide below to demonstrate that the proposed development will result in a view sharing arrangement which is reasonable and that does not impact the visual privacy of surrounding dwellings.
Planning Principle

A Planning Principle for view sharing has been established under Tenacity Consulting v Waringah [2004] NSWLEC 140. Tenacity Consulting v Waringah [2004] NSWLEC 140 sets out a four (4) step assessment process when considering the view sharing impact on neighbours.

The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.
The second step is to consider from what part of the property the views are obtained. For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

Assessment of Planning Principle

This section of the View Sharing Analysis assesses the current views from the adjacent properties, being 56 Bar Beach Avenue and 344-346 Darby Street, against the future views upon completion of the proposed Dual Occupancy development on the subject site. The following provides an assessment against each of the four (4) steps established under Tenacity Consulting v Warringah [2004] NSWLEC 140:

Step 1 – The first step is to establish the value of the views, noting that water views and iconic views are more highly valued compared to land views and whole views more highly than partial views.

The enclosed View Analysis plans demonstrate the existing view, proposed view and potential view if a fully compliant development was to be proposed in regard to the building envelope. The perspective has been taken from the mid height of the window from the first floor as this is believed to be the dwellings which have the highest potential for views.

In accordance with the Planning Principle none of the windows assessed benefit from water or iconic views (keeping in mind the examples within the Planning Principle is the Opera House and the Harbour Bridge).

Window C and D currently experience complete views to the Empire Park. This will remain unchanged to window C with Window D’s view to be partially obscured. It minor obstruction is from elements of the building compliant with the DCP setback controls and, given its minor nature is considered acceptable in this instance.

Windows E to I currently experience partial views to Empire Park. Partial views will remain as a result of the proposed. Noting that Step 2 below addresses the minor weight to be placed on views across property boundaries, of which these windows all rely upon, the impact on the value of each view is considered minor and acceptable.

A full comparison of all existing view from the windows on the first floor at 344-346 Darby Street against the development is provided within the enclosed amended plans.

Step 2 – This step is to consider from what part of the adjacent properties the views are obtained and whether the views are enjoyed via sitting or standing.

The views to Empire Park and Reid Park Tennis Clubhouse are obtained from the front boundary. The views are generally obtained by both sitting and standing. It is noted these views are obtained from generally habitable rooms, being bedrooms/office spaces. It was noted by Senior Commissioner Roseth SC during the
four-step assessment that it is unrealistic to expect sitting views to be retained, furthermore, the protection of standing views is difficult to protect, both of which apply in this instance.

Additionally, it was noted the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries.

In this instance windows C & D experience a direct line of site to Empire Park. As detailed above these views will remain generally unaffected.

The remaining windows direct line of site to access such a view must travel through the subject site, thereby making their view from the front boundary more difficult to protect. Notwithstanding, the attached analysis plans demonstrate the current and proposed views and show minor impacts in relation to standing views.

Given the topography of the land which rises gently towards Empire Park it is believed sitting views from each of these dwellings would currently be minor and insignificant. As such the anticipated impact on sitting views is considered negligible.

Step 3 – The third step is to assess the extent of the impact for the whole property and to determine the types of rooms affected (e.g. kitchen area, living room, bedroom).

The following table provides an indication of the types of rooms affected.

<table>
<thead>
<tr>
<th>Window Ref.</th>
<th>Type of Room</th>
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<tbody>
<tr>
<td>C</td>
<td>Bedroom</td>
</tr>
<tr>
<td>D</td>
<td>Study</td>
</tr>
<tr>
<td>E</td>
<td>Living Area</td>
</tr>
<tr>
<td>F</td>
<td>Common Area</td>
</tr>
<tr>
<td>G</td>
<td>Living Area</td>
</tr>
<tr>
<td>H</td>
<td>Study</td>
</tr>
<tr>
<td>I</td>
<td>Bedroom</td>
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Senior Commissioner Roseth SC considers views from kitchens to be highly valued because people spend so much time in them. It is not believed that any kitchen windows are subject to his assessment. Behind kitchens, living areas are considered more significant than bedrooms and service areas. Window E is considered a living room with the most advantaged rooms contained to Window C & D being a bedroom and study respectively. Figure 4 details the existing view from Window E against the proposed view.

Figure 4 – Window ‘E’ First Floor Living Area Existing and Proposed View

![Existing View](image1.png)  ![Proposed View](image2.png)
An assessment of the overall impact on views has determined the proposal to be moderate. This view is a partial view that will remain a partial view. As shown above proposed impediment allows over 75% of the window to still take advantage of the view, thereby being deemed acceptable.

**Step 4 – The fourth step is to assess the reasonableness of the proposal, taking note of compliance with planning controls and non-compliances.**

The proposed development has been carefully designed to the best capacity acknowledging council’s planning controls, the irregular shape of the site and its corner location. The proposed design is compliant with the required building height limit and FSR controls as referenced in Council’s LEP and whilst the proposed development departs moderately from the allowable building envelope it is compliant with all other aspects of the DCP. This presents overall general compliance with controls listed in Council’s LEP and DCP with further consideration made toward the building envelope as follows:

- It is highlighted that the predominant area of concern is the building bulk contained within the western corner (the proposed Unit 02 stair case). The ground floor and first floor are proposed within the allowable building envelope with the second floor element encroaching the allowable envelope 2m. It is evidenced by the view snapshots from all windows, that this second-floor element does not alter the view of Empire Park or Reid Park Tennis Club.
- The Bar Beach Ave setback has been articulated, as recommended by Council, stepping in and out of the allowable envelope. This articulation is not visible from the adjacent properties of concern.
- The north-easter corner of the proposed development contains the proposed driveway and progressive setback of the proposed first and second levels with an upper deck strategically placed to the second floor. This has been designed to provide relief to the existing building on the neighbouring lot.
- There remains an encroachment to the building envelope at the western end of the north-eastern side setback with the ground and first floor wall proposed to be built to the boundary for approximately 5m. The remaining extent of the north-eastern boundary setback for the ground and first floor is compliant with the allowable building envelope with the second level setback being setback 3m from the boundary limiting potential impact to the privacy of the neighbouring dwelling at 321 Darby Street, which has its living / habitable areas located to the rear (east) end of the site.

Given the numerous constraints faced by the site and the fact that the proposed development has been designed to be consistent with the existing site layout and setback encroachments, alongside compliance with Council’s height and FSR limits, the proposed development is considered reasonable in relation to view loss.

**Conclusion**

The assessment against the four (4) steps established under Tenacity Consulting v Waringah [2004] NSWLEC 140, as well as Council DCP objectives, revealed that the overall proposed development will have a moderate and acceptable impact to existing views from 344-346 Darby Street.
ITEM-3 PV 21/11/17 - DA2017/01079 - 118 CHURCH STREET THE HILL - DEMOLITION OF DWELLING AND OUTBUILDING, ALTERATIONS AND ADDITIONS TO TWO DWELLINGS, ERECTION OF SWIMMING POOL AND ASSOCIATED RETAINING WALLS

APPLICANT: NATHAN ROBINSON
OWNER: NATHAN & FIONA ROBINSON
NOTE BY: PLANNING & REGULATORY GROUP
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT AND BUILDING

PURPOSE

An application has been received seeking consent for demolition of a dwelling and outbuilding, alterations and additions to two dwellings and erection of a swimming pool and associated retaining walls.

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

The proposed development was advertised and notified to neighbouring properties in accordance with relevant legislation and Council's Public Notification policy. Eight submissions and one Public Voice request were received in response to the public notification of the application.

The submissions included a range of issues of concern including compliance with statutory and policy requirements, amenity impacts, and heritage matters.

1.0 THE SITE

The site is comprised of Lots 1 to 7 (inclusive) of DP 1077117, known as 118 Church Street The Hill. Parts of the site are burdened and benefited by rights of way that restrict the use of the land. Six of the seven lots that make up the site are rectangular in shape, though the overall shape of the site is irregular.

The land falls away from Church Street, with a moderate slope, to the rear northern boundary, which adjoins an access way serving numerous properties that are
physically located between Church Street and King Street, including 'The Boltons' (four heritage listed dwellings).

The site is located in The Hill Heritage Conservation Area under the Newcastle Local Environmental Plan 2012 (NLEP 2012). Heritage items listed in NLEP 2012 that are located in proximity to the site include:

a). *The Boltons'* residences at 1, 2, 3 & 4 off Church Street, for which access is gained from 108A Church Street - local heritage significance 
b). *'Cliff Towers'* residential units at 124 Church Street - local heritage significance
c). *'Marlborough House'* at 49 Church Street - local heritage significance
d). *'Woodlands'* residence at 51 Church Street - State heritage significance

The 'Woodlands' residence is also listed on the State Heritage Register.

The main building on the site, presenting to Church Street, is a three-storey dwelling originally known as 'Wyrallah', constructed circa 1884. Also standing on the site is a former stables building (circa 1895) and a dwelling known as *'Dollys Cottage'* (circa 1955). The submitted Statement of Heritage Impact indicates that the former stables building was modified for residential use following a change in ownership in 1969.

The application identifies nine trees on the site.

2.0 THE PROPOSAL

The applicant has summarised the proposal as follows:

a). *The demolition of the dwelling known as "Dolly's Cottage"*

b). *The construction of a 2 storey rear extension consisting of a garage on the ground level, lounge/dining area on the middle level with terrace roof area over*

c). *The construction of a pool and associated landscaping of the backyard*

d). *Retaining walls as shown*

e). *Renovation of the existing dwelling known as "The Stables", and formalization of its existing use as a dwelling*

The application also provides for the removal of the trees on the site, with compensatory planting proposed.

A copy of the submitted site plan and architectural plans for the Signal Box are included at Attachment A.

The steps in the processing of the application to date are outlined in the Processing Chronology included at Attachment B.
3.0 PUBLIC NOTIFICATION

The submitted application was advertised and publicly notified in accordance with relevant legislation and Council's Public Notification Policy. Eight submissions and one Public Voice request were received during the public notification period.

The concerns raised in the submission are summarised below:

a) **Statutory and Policy Issues:**
   I. Heritage impacts
   II. Existing encroachment of Stables building
   III. Historic use and current status of Stables building
   IV. Concern regarding documentation submitted
   V. Concern that the proposal may include subdivision

b) **Amenity Issues:**
   I. Overshadowing - including unacceptable shadowing of solar panels
   II. Privacy - overlooking of neighbouring properties
   III. View Loss
   IV. Access to the site

c) **Design and Aesthetic Issues:**
   I. Overbearing nature of the proposal
   II. Loss of vegetation and impact on flora and fauna

d) **Traffic and Infrastructure Issues**
   I. Provision of parking for the Stables building

**ATTACHMENTS**

**Attachment A:** Submitted Plans - Under Separate Cover - 118 Church Street The Hill

**Attachment B:** Processing Chronology - 118 Church Street The Hill

**Attachment A - Submitted Plans - Under Separate Cover**
**PROCESSING CHRONOLOGY**

**DA 2017/01079 - 118 Church Street The Hill**

<table>
<thead>
<tr>
<th>Date Range</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 September 2017</td>
<td>DA lodged</td>
</tr>
<tr>
<td>18 September to 3 October 2017</td>
<td>Public exhibition period</td>
</tr>
</tbody>
</table>
PUBLIC VOICE COMMITTEE MEETING

21st November 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2017/00720 - 10 Walford Street Wallsend

Demolition of outbuilding, alterations and additions to dwelling, erection of four two storey dwellings, associated site works and one lot into two lot subdivision
I hereby declare that I am a BDAV BASIX accredited assessor as at the date of signature.

Declared by: Phillip Couch
Certificate No.: VIC/BDAV/12/1474
Issued: 15/6/2017

**Summary of BASIX Commitments**

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.

**Water Commitments**
- **Fixtures**
  - 3 Star Shower Heads
  - 4 Star Toilet
  - 4 Star Kitchen Taps
  - 4 Star Basin Taps

**Thermal Commitments**
- **Hot Water**
  - Gas instantaneous 5 star

**Cooling System**
- Living: 1 phase A/C 3 star
- Bedrooms: None

**Heating System**
- Living: 1 phase A/C 3 star
- Bedrooms: None

**Ventilation**
- 3 x Bathrooms: Fan ducted to outside/Not ducted
- Kitchen: Not ducted
- Laundry: Natural ventilation

**Natural Lighting**
- Window/Skylight on Kitchen
- Window/Skylight on Bathrooms/Tiles

**Artificial Lighting**
- **Number of bed rooms**
  - All: Dedicated
- **Number of living/Dining rooms**
  - All: Dedicated

**Kitchen**
- All Bathrooms/Toilets: Yes
- Laundry: Yes
- Other: No

**Hallways**
- All: Yes

**Other Commitments**
- Outdoor Clothes Line: Yes
- Gas Cooktop: Electric

**Survey by Others**

Polak Developments
Urban Housing
10 Walford Street
Wallsend

Schedule of Drawings
Architectural
DA000 COVER PAGE
DA001 PERSPECTIVES
DA002 SITE ANALYSIS PLAN
DA003 SITE PLAN
DA004 SITE COVERAGE PLAN
DA005 SHADOW DIAGRAMS
DA006 SHADOW DIAGRAMS
DA100 GROUND FLOOR PLAN
DA102 FIRST FLOOR PLAN
DA103 ROOF PLAN
DA300 ELEVATIONS
DA301 ELEVATIONS
DA302 ELEVATIONS
DA303 ELEVATIONS
DA304 EXTERNAL FINISHES ELEVATION
DA400 SECTIONS
DA401 SECTIONS
DA900 SEDIMENTATION
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FOR AUTHORITY APPROVAL ONLY  
NOT FOR CONSTRUCTION

Client: Polak Developments  
Location: 10 Walford Street, Wallsend  
Project: Urban Housing

Issue: Description | Date
--- | ---
01 | Sketch Concept | 11-06-17
01 | Preliminary | 06-06-17
A | FOR DA SUBMISSION | 06-06-17
B | RFI AMENDMENTS | 26-10-17

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Notes:

- Sketch Concept
- Preliminary
- For DA Submission
- RFI Amendments

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---

**Notes**

**Description**

**Issue**

01 Sketch Concept

11-05-17

P1 Preliminary

06-06-17

A FOR SUBMISSION

09-06-17

B RFI AMENDMENTS

26-10-17

---

**Units 1 & 2 Ground Floor**

**Dimensions:**

255°48’55" 50.55

4

DP 12250

999m²

---

**Dates:**

06-12

06-18

21-06

18-18

06-09

---

**Areas:**

UNIT 01

GROUND FLOOR

A: 46 m²

UNIT 02

GROUND FLOOR

A: 46 m²

UNIT 03

GROUND FLOOR

A: 52 m²

UNIT 04

GROUND FLOOR

A: 50 m²

---

**Flooring:**

- **GATE**
- **BIN**
- **VISITOR**

---

**Wall Heights:**

- **2,400**
- **720**
- **06-12**
- **06-18**
- **21-06**
- **18-18**
- **06-09**

---

**Other Details:**

- **AWNING TYPE**
- **CLOTHES LINE**

---

**Scale:**

1:100 AS SHOWN

---

**Date:**

25-05-17

**Location:**

10 Walford Street

Wallsend

Urban Housing

Polak Developments

PO Box 601 Kotara

NSW 2289 Ph 49524425

---

**Author:**

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---

**Elk:**

UNITS 1 & 2 GROUND FLOOR
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**Notes**

- The drawing contains the proposed layout and dimensions for the project. It is for Authority Approval Only and Not For Construction. All dimensions displayed on the drawing are approximate and should be verified by professional surveyors. The provisions of the contract documents shall govern over this drawing. Although every attempt will be made to ensure accuracy, the architect, engineer, and client shall be responsible for errors and omissions.

**Description**

- **Issue 01** Sketch Concept
- **Issue 06** Preliminary
  - A FOR DA SUBMISSION
  - B RFI AMENDMENTS

**Dates**

- 11/06/17
- 06/06/17
- 29/10/17

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**Date**

- 11/06/17
- 06/06/17
- 29/10/17

**Client**

Polak Developments

**Location**

10 Walford Street
Wallsend

**Project**

Urban Housing

**Drawing**

ELEVATIONS

**Drawing Number**

DA301

**Issue**

B

**Project Number**

1050
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Notes

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Client
Polak Developments

Location
10 Walford Street

Type
Urban Housing

Drawing
ELEVATIONS

Drawing Number
DA302

Issue
B

Project Number
10560
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### Notes
- PROPOSED GROUNDLINE SHOWN DASHED
- EXISTING GROUNDLINE SHOWN DASHED
- BUILDING ENVELOPE SHOWN DASHED
- EXISTING TIMBER DECK FOR EXISTING RESIDENCE
- PROPOSED TIMBER DECK FOR EXISTING RESIDENCE
- PROPOSED GROUNDLINE FOR EXISTING RESIDENCE

### Elevations
- 17050
- DA303
- AS SHOWN

## Measurements
- 12,100
- 14,540
- 14,840
- 17,280
- 11,650
- 14,090
- 14,390
- 16,830
- 2,440
- 300
- 2,440
- 300
- 2,440
- 13,680
- 16,380
- 2,700
- EXISTING GROUNDLINE SHOWN DASHED
- EXTENT OF FILL SHOWN HATCHED
- BUILDING ENVELOPE SHOWN DASHED
- EXISTING RESIDENCE

## Units
- UNIT 1
- UNIT 2

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Notes:

- 1300 HIGH COLOURBOND FENCE - SHALE GREY FINISH
- BRICKWORK AUSTRAL - METROPOLIS ALABASTER
- LIGHTWEIGHT CLADDING PAINT FINISH - DULUX VIVID WHITE
- LIGHTWEIGHT CLADDING PAINT FINISH - DULUX MILTON MOON
- GARAGE DOOR - COLORBOND SHALE GREY FINISH
- COLORBOND CUSTOM ORB ROOF SHEETING - SHALE GREY FINISH

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Notes

**Description**

- **Issue 01**: Sketch Concept
- **Date**: 11/05/17
- **Issue 02**: Preliminary
- **Date**: 06/06/17
- **Issue A**: FOR DA SUBMISSION
- **Date**: 26/06/17
- **Issue B**: REV AMENDMENTS
- **Date**: 28/10/17

**FOR AUTHORITY APPROVAL ONLY**

**NOT FOR CONSTRUCTION**

**Client**

Polak Developments
10 Wallford Street
Wallsend
Newcastle
Urban Housing

**Drawing**

SECTIONS
DA401

**Issue**

B

**Scale**

1:90

**Location**

10 Walford Street
Wallsend

**Project Number**

1D50
NOTES - SEDIMENTATION CONTROL

- Site works are not to start until the erosion and sedimentation control measures are installed and functional.
- Entry and departure of vehicles is to be confined to the nominated existing vehicle access or stabilised site access.
- Topsoil is to be stripped from building site and stockpiled for later use in landscaping. The site, topsoil is to be respread and all disturbed areas rehabilitated (surfaced) within 20 working days of completion of works.
- The footpath, other than stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg drainage) are required, the footpath is to be rehabilitated (surfaced) as soon as possible.
- Waste bins are to be provided for building waste or waste enclosure minimum 1500*1500*1200mm high constructed using star picks and 1200mm high weed control mat. Arrangements are to be made for regular collection and disposal or recycling of construction waste.
- Roof downpipes are to be connected to street kerb or other stormwater disposal system on completion of roof and guttering.
- All sedimentation controls are to be checked daily (at a minimum weekly) and after all rain events. All structures to be cleaned on reaching 50% storage capacity to ensure they are maintained in full functional condition.

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PUBLIC VOICE COMMITTEE MEETING
21st November 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans  DA2017/00426 - 54 Bar Beach Avenue Bar Beach
Demolition buildings, erection of dual occupancy, two swimming pools and basement parking

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© DA

1. Master Suite
2. Dressing Room
3. Ensuite
4. Terrace
5. Kitchen
6. BTR's
7. LDRY
8. Planter
9. Fence
10. Mailbox
11. Swimming Pool
12. Garden
13. Drive
14. Courtyard
15. Lift
16. Outdoor Shower
17. Bus Doors

NOTES:
- MECHANICAL EXHAUST FROM BASEMENT CAR PARK SET APPROXIMATELY 600mm FROM GROUND LEVEL
- WINDOW CONSTRUCTION IN ACCORDANCE WITH BASIX AND BCA REQUIREMENTS
- PARTY WALL CONSTRUCTION TO BE IN ACCORDANCE WITH BCA REQUIREMENTS
- REFER TO LANDSCAPE ARCHITECT'S PLAN FOR LANDSCAPE DESIGN DETAIL
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ABN 98 591 678 044

DATE
VER.
ISSUE
DESCRIPTION
NORTH
PROJECT TITLE
A
29.03.17
MH
CLIENT REVIEW
CONSULTANTS
STRUCTURAL/CIVIL
ELECTRICAL
ENERGY
HYDRAULIC
TOWN PLANNER
- 
PCA
- 
KDC
- 
NEWCASTLE BUILDING CERTIFIERS
- 
B
DEVELOPMENT APPLICATION
19.04.17
MH
C
CLIENT REVIEW
07.08.17
MH
D
CLIENT REVIEW
11.08.17
MH
E
INFORMATION
04.09.17
MH
F
INFORMATION
06.09.17
MH

NOTES:
PARTY WALL CONSTRUCTION TO BE IN ACCORDANCE WITH BCA REQUIREMENTS
NOTES:
WINDOW CONSTRUCTION IN ACCORDANCE WITH BASIX AND
BCA REQUIREMENTS.
POOLS OVER LAND. SETBACK TO BE IN ACCORDANCE WITH
BCA REQUIREMENTS.

REAR SETBACK 2.1m
(OVER 3m)

SETBACK 3.155m
NOTE:
- WINDOW CONSTRUCTION IN ACCORDANCE WITH BASIX AND BCA REQUIREMENTS
- PARTY WALL CONSTRUCTION TO BE IN ACCORDANCE WITH BCA REQUIREMENTS

SECOND FLOOR PLAN
1:100 @ A3

NOTES:
- WINDOW CONSTRUCTION IN ACCORDANCE WITH BASIX AND BCA REQUIREMENTS
- PARTY WALL CONSTRUCTION TO BE IN ACCORDANCE WITH BCA REQUIREMENTS
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ABN 98 591 678 044

Date

Issue

Description

NORTH PROJECT TITLE

A

29.03.17

MH

CLIENT REVIEW

CONSULTANTS

STRUCTURAL/CIVIL

ELECTRICAL

ENERGY

HYDRAULIC

TOWN PLANNER

- PCA

EVERGREEN

- KDC

NEWCASTLE BUILDING CERTIFIERS

- 

DATE

VER.

ISSUE

DESCRIPTION

B

DEVELOPMENT APPLICATION

19.04.17

MH

C

CLIENT REVIEW

07.08.17

MH

D

CLIENT REVIEW

11.08.17

MH

E

INFORMATION

04.09.17

MH

F

INFORMATION

06.09.17

MH

MH

Z1623

JULIAN AND ANNA BAILEY

DA-105

MH

AS NOTED

PLANS

ROOF PLAN

1:100 @ A3

PITCH

PITCH

PITCH
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TOTAL GFA: 373m²  (MAX 375.93)

NOTE: THE DEFINITION IS DEFINED BY THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4M ABOVE THE FLOOR, AND INCLUDES:

(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
BUT EXCLUDES:
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT,
(I) STORAGE, AND
(J) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(K) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(C) ANY BUILDINGS TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT),
(I) ANY SPACE ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

GFA: 1417m²
GFA: 131m²
GFA: 94.5m²
TOTAL GFA: 373m²
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ZIEL DESIGN

ABN 98 591 678 044

DATE
VER.
ISSUE
DESCRIPTION
PROJECT TITLE
CONSULTANTS
- STRUCTURAL
- ELECTRICAL
- TOWN PLANNING
- HYDRAULIC
- DESIGN
- EXISTING GROUND LINE

CLIENT
GREG CATTARIN BE, MIEAust, CPEng, NER

DEVELOPMENT APPLICATION
INFORMATION

INFORMATION

LOT 1506
1/DP1082036
BAR BEACH NSW 2290
54 BAR BEACH AVENUE, BAILEY BAR BEACH DEVELOPMENT

PRELIMINARY

SOUTH ELEVATION (BAR BEACH AVENUE)
1:100 @ A3

MEASURE
DESCRIPTION
REMARKS
WEST ELEVATION (DARBY STREET)

1200 @ A1
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ABN 98 591 678 044

DATE
ISSUE
DESCRIPTION
PROJECT TITLE
CONSULTANTS
STRUCTURAL/CIVIL
ELECTRICAL
ENERGY
HYDRAULIC
TOWN PLANNER
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EVERGREEN
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NEWCASTLE BUILDING CERTIFIERS
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GREG CATTARIN BE, MIEAust, CPEng, NER

B

DEVELOPMENT APPLICATION

INFORMATION

MH

06.09.17

MH

19.04.17

MH

29.03.17

MH

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ABN 98 591 678 044

DATE DESCRIPTION PROJECT TITLE
29.03.17 CLIENT REVIEW GREG CATTARIN BE, MIEAust, CPEng, NER
19.04.17 DEVELOPMENT APPLICATION -
06.09.17 INFORMATION -

Z1623 JULIAN AND ANNA BAILEY
DA-405 BAR BEACH NSW 2290
54 BAR BEACH AVENUE, BAILEY BAR BEACH DEVELOPMENT

ZIEL DESIGN

PCD LEAD DESIGN

ENERGY

TOWN PLANNER

HYDRAULIC

DRAWS

- PCA

- KDC

- NEWCASTLE BUILDING CERTIFIERS

- A

- B

- C

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NTS

CORNER PERSPECTIVE

PRELIMINARY

IMPRESSIONS

CORNER PERSPECTIVE

PRELIMINARY
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DATE

VER.

ISSUE

DESCRIPTION

PROJECT TITLE

CONSULTANTS

STRUCTURAL/CIVIL

ELECTRICAL

ENERGY

HYDRAULIC

TOWN PLANNER

- PCA

BCA/ACCESS SURVEYOR

- NEWCASTLE BUILDING CERTIFIERS

GREG CATTARIN BE, MIEAust, CPEng, NER

DEVELOPMENT APPLICATION 19.04.17

INFORMATION 06.09.17

CLIENT REVIEW 29.03.17

BAR BEACH AVENUE PERSPECTIVE 2

PRELIMINARY 54 BAR BEACH AVENUE, BAILEY BAR BEACH DEVELOPMENT

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BAR BEACH AVENUE PERSPECTIVE 2

Preliminary 1/DP1082036

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DRAWING SUBSET

DOCUMENT

STATUS

PROJECT

PHASE

LOT/DP

DRAWING TITLE

DRAWING NO.

ISSUE

DRAWN

DATE

VERIFIED

CLIENT

DATE

VER.

ISSUE

DESCRIPTION

PROJECT NO.
NOTE:
VIEW ANALYSIS TO BE READ IN CONJUNCTION WITH SURVEY PLAN 'CCS-1417' COMPLETED BY CCS DATED 08.08.17.
WINDOW LOCATIONS HAVE BEEN PLOTTED IN ACCORDANCE WITH RL's NOMINATED ON THE SURVEY PLAN.

WINDOW 'C' FIRST FLOOR (BEDROOM) - PROPOSED

VIEW ANALYSIS: 344-346 DARBY STREET TOWARD EMPIRE PARK

WINDOW 'C' KEY PLAN
1:1500 @ A3

WINDOW 'C' FIRST FLOOR (BEDROOM) - EXISTING

WINDOW 'C' FIRST FLOOR (BEDROOM) - BUILDING ENVELOPE

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CONSULTANTS
- STRUCTURAL
- HYDRAULIC
- TOWN PLANNER
- ZIEL DESIGN

NOTE:
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VIEW ANALYSIS: 344-346 DARBY STREET TOWARD EMPIRE PARK

NOTE:
VIEW ANALYSIS TO BE READ IN CONJUNCTION WITH SURVEY PLAN 'CCS-1413' COMPLETED BY CCS DATED 08.08.17. WINDOW LOCATIONS HAVE BEEN PLOTTED IN ACCORDANCE WITH RL's NOMINATED ON THE SURVEY PLAN.
VIEW ANALYSIS: 344-346 DARBY STREET TOWARD EMPIRE PARK

NOTE:
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WINDOW 'E' FIRST FLOOR (LIVING ROOM) - EXISTING
NTS

WINDOW 'E' FIRST FLOOR (LIVING ROOM) - BUILDING ENvelope
NTS

WINDOW 'E' KEY PLAN
1:1500 @ A3

WINDOW 'E' FIRST FLOOR (LIVING ROOM) - PROPOSED
NTS

NOTE:
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VIEW ANALYSIS: 344-346 DARBY STREET TOWARD EMPIRE PARK

NOTE:
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WINDOW 'G' FIRST FLOOR (LIVING) - EXISTING

WINDOW 'G' FIRST FLOOR (LIVING) - BUILDING ENVELOPE

WINDOW 'G' FIRST FLOOR (LIVING) - PROPOSED

WINDOW 'G' KEY PLAN

1:1500 @ A3
NOTE:
VIEW ANALYSIS TO BE READ IN CONJUNCTION WITH SURVEY PLAN 'CCS-1413' COMPLETED BY CCS DATED 08.08.17. WINDOW LOCATIONS HAVE BEEN PLOTTED IN ACCORDANCE WITH RL'S NOMINATED ON THE SURVEY PLAN.

WINDOW 'H' KEY PLAN

WINDOW 'H' FIRST FLOOR (STUDY) - EXISTING

WINDOW 'H' FIRST FLOOR (STUDY) - BUILDING ENVELOPE

WINDOW 'H' FIRST FLOOR (STUDY) - PROPOSED

VIEW ANALYSIS: 344-346 DARBY STREET TOWARD EMPIRE PARK

VIEW ANALYSIS - WINDOW 'H' FIRST FLOOR (STUDY) - PROPOSED

NOTE:
VIEW ANALYSIS TO BE READ IN CONJUNCTION WITH SURVEY PLAN 'CCS-1413' COMPLETED BY CCS DATED 08.08.17. WINDOW LOCATIONS HAVE BEEN PLOTTED IN ACCORDANCE WITH RL'S NOMINATED ON THE SURVEY PLAN.
VIEW ANALYSIS: 344-346 DARBY STREET TOWARD EMPIRE PARK

NOTE:

VIEW ANALYSIS TO BE READ IN CONJUNCTION WITH SURVEY PLAN 'CCS-1413' COMPLETED BY CCS DATED 08.08.17.

WINDOW LOCATIONS HAVE BEEN PLOTTED IN ACCORDANCE WITH RL's NOMINATED ON THE SURVEY PLAN.

WINDOW 'I' FIRST FLOOR (BEDROOM) - EXISTING

WINDOW 'I' FIRST FLOOR (BEDROOM) - BUILDING ENVELOPE

WINDOW 'I' FIRST FLOOR (BEDROOM) - PROPOSED

NOTE:

VIEW ANALYSIS TO BE READ IN CONJUNCTION WITH SURVEY PLAN 'CCS-1413' COMPLETED BY CCS DATED 08.08.17.

WINDOW LOCATIONS HAVE BEEN PLOTTED IN ACCORDANCE WITH RL's NOMINATED ON THE SURVEY PLAN.

WINDOW 'I' KEY PLAN

1:1500 @ A3
PUBLIC VOICE COMMITTEE MEETING
21st November 2017

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans
DA2017/01079 - 118 Church Street The Hill
Demolition of dwelling and outbuilding, alterations and additions to dwelling and detached unit, erection of swimming pool and associated retaining walls

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