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 16 October 2018
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

9 October 2018

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<td>ITEM-1</td>
<td>PV 16/10/18 - DA2017/01459 - ERECTION OF TWO STOREY DWELLING ATTACHED</td>
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<td>SECONDARY DWELLING AND ASSOCIATED SITE WORKS - LOT 1 DP 232961 - 57 LOOKOUT</td>
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<td>ROAD NEW LAMBTON HEIGHTS</td>
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An application has been received seeking consent for the erection of a two-storey dwelling, with an attached secondary dwelling and associated site works.

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

The original application proposed the ‘erection of two storey dwelling attached secondary dwelling, associated retaining walls and front fence’ the proposed development was notified to neighbouring properties and no submissions were received.

Concerns were raised during the initial assessment regarding the proposed floor plan and use of the dwelling.

The application was amended to ‘Erection of two-storey mixed use development consisting of a boarding house and medical centre’.

The application was re-notified and 26 submissions were received. The application has been called in by three Councillors to be determined by the Development Applications Committee.
In response to concerns raised, the application was amended again to ‘Erection of two-storey dwelling, with an attached secondary dwelling and associated site works’.

This is the current application. It was notified to neighbours and those who made submissions and one submission was received in response, which primarily relates to the previous proposed use as a boarding house and medical centre.

1.0 THE SITE

The subject site is Lot 1 in DP 1232961. The lot is rectangular in shape and is located along Lookout Road, New Lambton, directly opposite John Hunter Hospital. The lot is a corner lot with street frontages to Lookout Road and Bushlands Close.

The allotment is 22.43m wide along the western (Lookout Road) boundary, 19.08m wide along the northern (Bushlands Close) boundary and has a total area of 559m². Access is proposed from the Bushlands Close frontage.

The site has a minor fall towards Bushlands Close and is currently vacant and is bounded by low density residential development. The land is bushfire prone and is located within a proclaimed mine subsidence district.

2.0 THE PROPOSAL

The applicant seeks consent for the erection of a four bedroom two-storey dwelling, with an attached one bedroom secondary dwelling within the lower level of the building and associated site works.

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, including two amended proposals, was notified three times, with one submission being received in respect of the latest amended proposal. One public voice application was received from the owner of the site.

The concerns raised by the objector in respect of the latest amended proposal are summarised as follows:

i) **Amenity Issues**

   a) View sharing, including the impact on views to an adjoining park.

ii) **Traffic and Infrastructure Issues**

   b) Increase in vehicular and pedestrian traffic.
iii) Concerns relating to the superseded proposal for a boarding house and medical centre

a) The development will change the demographics of the area and will not be a family home.

b) The development could be used as a methadone clinic or rehabilitation centre, with associated anti-social behaviour.

ATTACHMENTS

Attachment A: Submitted Plans - Under Separate Cover - 57 Lookout Road New Lambton Heights

Attachment B: Processing Chronology - 57 Lookout Road New Lambton Heights
DEVELOPMENT APPLICATIONS COMMITTEE MEETING

16 October 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2017/01459 - 57 Lookout Road New Lambton Heights

Erection of two storey dwelling, attached secondary dwelling and associated site works.

DISTRIBUTED UNDER SEPARATE COVER
### GROUND FLOOR

**Area:** 1,079.2 sqm  
**Length:** 20.37 m  
**Width:** 16.93 m

### FLOOR LEVELS MAY VARY + OR - 100mm

#### 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. For definitions refer to basix.nsw.gov.au

#### WATER COMMITMENTS

- **Fixtures:**
  - 3 Star Shower Heads
  - 3 Star Kitchen / Basin Taps
  - 3 Star Toilet
- **Alternative Water**
- **Minimum Tank Size (L):**
  - 1,000

#### THERMAL COMFORT COMMITMENTS

- **Refer to TPA Specification on plans**

#### ENERGY COMMITMENTS

- **Hot Water**
  - Solar (Gas Boost Flat Plate) 20-30 STCs
  - Solar (Gas Boost Flat Plate) 26-30 STCs
- **Cooling System**
  - 3 Phase A/C Zoned
  - EER 3.0 - 3.5
  - EER 3.0 - 3.5
  - EER 3.0 - 3.5
- **Heating System**
  - 3 Phase A/C Zoned
- **Ventilation**
  - 1 x Bathroom Fan ducted to exterior Manual on/off
  - 1 x Bathroom Fan ducted to exterior Manual on/off
  - 1 x Bathroom Fan ducted to exterior Manual on/off
- **Natural Lighting**
  - Window/Skylight in Kitchen Yes
  - Window/Skylight in Bathrooms/Toilets Yes
  - Number of Bathrooms / Study 6
  - Dedicated
  - Dedicated
  - Dedicated
- **Artificial Lighting**
  - Number of Living / Dining 6
  - 1 Dedicated
  - 1 Dedicated
  - 1 Dedicated
- **Kitchen**
  - Yes
  - Dedicated
  - No
  - Yes
- **Laundry**
  - Yes
  - Dedicated
  - No
  - Yes
- **All Hallways**
  - Yes
  - Dedicated
  - No
  - Yes
- **Other**
  - Yes
  - Ventilated refrigerator space
  - Yes
  - Gas cooktop & electric oven

#### PROPOSED DWELLING HOUSE (INCORPORATING ATTACHED SECONDARY DWELLING)

#### DESIGN TYPE: CUSTOM

#### JOB ADDRESS: 57 Lookout Road New Lambton Heights

#### DRAWN BY: DR. R & J Mozer

#### COPYRIGHT 2018 TO HOTONDO HOMES

#### ALL DESIGNS BY HOTONDO HOMES AND MUST BE SUBJECT TO COPYRIGHT LAWS.
NORTH ELEVATION

EAST ELEVATION

CONCRETE ROOF TILES
ALUMINIUM FRAMED SLIDING WINDOWS & DOORS
SELECTED FACE BRICK WORK
350SQ BRICK PIERS
RETAINING WALL TO ENG. DESIGN

PRIMELINE SUMMIT CLADDING
GLASS HANDRAIL TO BCA REQUIREMENTS
5000L RWT
PRIMELINE SUMMIT CLADDING
POWER SOLAR PANEL LOCATION
DEB TO DRIVEWAY

6000mm PAINTED TIMBER POSTS
ALUMINIUM FRAMED SLIDING WINDOWS & DOORS
SELECTED FACE BRICK WORK
350SQ BRICK PIERS
RETAINING WALL TO ENG. DESIGN

CONCRETE ROOF TILES
ALUMINIUM FRAMED SLIDING WINDOWS & DOORS
SELECTED FACE BRICK WORK
350SQ BRICK PIERS
RETAINING WALL TO ENG. DESIGN

22.50°

CLIENT: Dr. R & J Mozer
DESIGN TYPE: CUSTOM
DRAWING NO:

03

ELEVATIONS
SCALE 1:100 @ A3

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB SITE & VERIFY ANY WORK OR MAKING ANY SHOP DRAWINGS.

All designs by Hotondo Homes and thus subject to copyright laws.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS

JOB ADDRESS: Lt 31 Dg 578150
22 LOOKOUT ROAD, NEW LAMBERT HEIGHTS

02.08.2018
SCALE: 1:100
SHEET:
DRAWING NO:

03

57 LOOKOUT ROAD, NEW LAMBERT HEIGHTS

HOTONDO HOMES
CHERRY RD CONSTRUCTION

BUILDER:
HOTONDO HOMES
CHERRY RD CONSTRUCTION

03

CLIENT: Dr. R & J Mozer
DESIGN TYPE: CUSTOM
DRAWING NO:
LOOKOUT ROAD
(ACCESS ROAD)

BUILDER:
HOTONDO HOMES
CHERRY RD CONSTRUCTION

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS

REVISION
DESCRIPTION:
INITIAL
DATE
JOB ADDRESS: Lot 31 DP 578150
57 LOOKOUT ROAD, NEW LAMBTON HEIGHTS

DRAWN: KC
CHECKED: SS
02.08.2018
SCALE: 1:100
SHEET:
REV:

CLIENT: Dr. R & J Mozer
DESIGN TYPE: CUSTOM
DRAWING NO: 871

All designs by Hotondo Homes and thus subject to copyright laws.

SITE PLAN
SCALE IS 1:200 @ A3

STORMWATER PLAN
SCALE IS 1:200 @ A3
# Processing Chronology

**DA2017/01459 - 57 Lookout Road New Lambton Heights**

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<td>23 November 2017</td>
<td>Application lodged</td>
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<tr>
<td>29 November to 13 December 2017</td>
<td>Public notification period</td>
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<tr>
<td>12 February 2018</td>
<td>Request for additional information</td>
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<tr>
<td>10 May 2018</td>
<td>Amended plans and statement of environmental effects received</td>
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<tr>
<td>18 May to 1 June 2018</td>
<td>Amended plans and application public notification period</td>
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<tr>
<td>30 May to 14 June 2018</td>
<td>Amended plans and application re-notified</td>
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<tr>
<td>1 June 2018</td>
<td>Application called in to DAC by three Councillors</td>
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<tr>
<td>5 July 2018</td>
<td>Request for additional information</td>
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<tr>
<td>26 July 2018</td>
<td>Applicant's response to requested information received, with request for additional time</td>
</tr>
<tr>
<td>6 August 2018</td>
<td>Amended plans and documentation received</td>
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<tr>
<td>9 August to 23 August 2018</td>
<td>Amended plans and application re-notified</td>
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