



THE 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 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

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PUBLIC VOICE COMMITTEE
10 April 2018

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PUBLIC VOICE SESSIONS

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

Attachment B

PROCESSING CHRONOLOGY

DA 2017/01610 – 115 Everton Street, Hamilton

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