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 3 December 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

26 November 2019

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PUBLIC VOICE SESSIONS

ITEM-1 PV 03/12/19 - NEWCASTLE MARITIME MUSEUM SOCIETY

REPORT BY: CHIEF EXECUTIVE OFFICE
CONTACT: CHIEF EXECUTIVE OFFICER

PURPOSE

An application for Public Voice was received on 16 October 2019 from the Newcastle Maritime Museum Society Inc. seeking an opportunity to brief the elected Council on the Society’s proposals for the use of the Newcastle Maritime Museum Society collection.

ATTACHMENTS

Nil.
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 original application was referred to the Development Applications Committee held on 25 June 2019 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.

At the time of the meeting, it was resolved to defeat the motion put forward to approve the subject application. As no alternate recommendations to refuse the application were put to the meeting, the subject application remains undetermined.

The applicant subsequently lodged a revised proposal for consideration on 11 September 2019. The revised scheme has been reduced in scale and proposes a 7% variation to the Floor Space Ratio (FSR) development standard of NLEP 2012.

The original proposal was considered at a meeting of the Public Voice Committee held on 21 May 2019.

The concerns of the objector that were discussed at the Public Voice Committee meeting in relation to the original plans were FSR exceedance, impact on heritage character of the area, amenity impacts, overshadowing impacts, view impacts, privacy impacts, bulk and scale, inadequate landscaping area and stormwater management.
The amended application was publicly notified on 13 September 2019 in accordance with the Newcastle Development Control Plan 2012 (NDCP 2012). One submission has been received.

It is noted that the previous objector did not lodge a submission in respect of the revised proposal.

The submission in respect of the revised proposal raised concerns regarding:

i) Bulk and scale

ii) Building envelope exceedance on side boundaries

iii) Overshadowing impacts due to wall height

iv) Inadequate landscaping area

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 $69m^2$. 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 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) Extend the existing two storey dwelling by 1.395m and construction a single storey rear 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 two new skylights (operable skylight) into the existing gable roof.

A copy of the amended 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 amended application was publicly notified on 13 September 2019 for a period of 14 days in accordance with the NDCP 2012 and one submission was received in response.

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

a) Amenity Issues

i) Solar access impacts on neighbouring area of private open space.

b) Design and Aesthetic Issues

i) The proposed length of the single storey rear addition located on the side boundary exceeds the numerical requirements as stated in the DCP.

ii) The height of the proposed single storey rear addition is not in keeping with the existing built form (single storey) of the area.

c) Miscellaneous

i) Inadequate landscaping area.

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 controls. FSR and solar access are consistent with surrounding properties in this area.

Landscaping area proposed is greater than existing landscaped area.

ATTACHMENTS

Item 2 Attachment A: Submitted Plans - 37 Alfred Street Newcastle East Distributed Under Separate Cover

Item 2 Attachment B: Processing Chronology - 37 Alfred Street Newcastle East – Distributed Under Separate Cover

Attachments A and B are distributed under separate cover
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 2 DA2018/00968 - 37 ALFRED STREET NEWCASTLE EAST

Attachment A - Submitted Plans
Attachment B - Processing Chronology
PUBLIC VOICE COMMITTEE MEETING

3 December 2019

PV

DA2018/00968 - 37 Alfred Street Newcastle East

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER
The builder shall check and verify all dimensions, and verify all errors and omissions with the Architect. Do not scale drawings prior to undertaking any work onsite and that further issues of this drawing include a copy of the Safe Design Report.

www BourneBlue.com.au
PO Box 295, Newcastle, NSW 2300
T 02 4929 1450
F 02 4927 1623
ABN 95 114 746 897

ELEVATIONS

8,650 Level 1 Floor
11,965 Level 2 Floor
16,900 Existing Ridge

2-1
37 ALFRED STREET
35 ALFRED STREET
39 ALFRED STREET

8,650 Level 1 Floor
11,965 Level 2 Floor
16,900 Existing Ridge

2-2
HALF-ROUND GUTTER AT EDGE OF PROPOSED ADDITION ROOF, CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM
INSERT NEW OPERABLE SKYLIGHT INTO EXISTING ROOF PLANE
NEW TIMBER FRAMED REAR WALL OF 2-STORY ADDITION, SELECTED LIGHT-WEIGHT CLADDING
ALUMINIUM FRAMED WINDOW AS SCHEDULED

1-4
EXISTING VERANDAH ROOF AND STRUCTURE TO BE RETAINED
EXISTING ROOF & PARAPET WALL TO BE RETAINED
EXISTING RIDGE: ROOF AND STRUCTURE TO BE RETAINED

NOTE TWO SLIDING PANELS SLIDE PAST ADJACENT WALL SURFACE INTO GAP BETWEEN OUTHOUSE & NEW ADDITION
EXISTING OUTHOUSE TO BE PROTECTED & RETAINED
PROPOSED DECK AT LEVEL OF OUTHOUSE SLAB, REFER DA-01 FOR SETOUT

1 ALFRED STREET ELEVATION 1:50
2 SOUTH ELEVATION 1:50

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ARCHITECTURE

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ELEVATIONS

DA-04

8,650 Level 1 Floor
11,965 Level 2 Floor
16,900 Existing Ridge

2-1
37 ALFRED STREET
35 ALFRED STREET
39 ALFRED STREET

8,650 Level 1 Floor
11,965 Level 2 Floor
16,900 Existing Ridge

2-2
HALF-ROUND GUTTER AT EDGE OF PROPOSED ADDITION ROOF, CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM
INSERT NEW OPERABLE SKYLIGHT INTO EXISTING ROOF PLANE
NEW TIMBER FRAMED REAR WALL OF 2-STORY ADDITION, SELECTED LIGHT-WEIGHT CLADDING
ALUMINIUM FRAMED WINDOW AS SCHEDULED

1-4
EXISTING VERANDAH ROOF AND STRUCTURE TO BE RETAINED
EXISTING ROOF & PARAPET WALL TO BE RETAINED
EXISTING RIDGE: ROOF AND STRUCTURE TO BE RETAINED

NOTE TWO SLIDING PANELS SLIDE PAST ADJACENT WALL SURFACE INTO GAP BETWEEN OUTHOUSE & NEW ADDITION
EXISTING OUTHOUSE TO BE PROTECTED & RETAINED
PROPOSED DECK AT LEVEL OF OUTHOUSE SLAB, REFER DA-01 FOR SETOUT

1 ALFRED STREET ELEVATION 1:50
2 SOUTH ELEVATION 1:50

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ABN 95 114 746 897
NOMINATED NSW REGISTERED ARCHITECT SHANE BLUE REGISTRATION NO. 5689

8,650 LEVEL 1 FLOOR
11,965 LEVEL 2 FLOOR
16,900 EXISTING RIDGE
2.00° SLAB & FOOTINGS TO ENGINEER'S DETAILS, NOTE CLASS 2 FINISH ON EXPOSED EDGE OF FOOTING
ALUMINIUM FRAMED SLIDING DOOR AS SCHEDULED
PROPOSED ADDITION, SELECTED LIGHT-WEIGHT CLADDING
BLOCK VENEER WALL SET 10-35mm INSIDE BOUNDARY, FACE FINISH
HALF-ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO ALFRED ST. KERB, REFER STORMWATER PLAN
EXISTING SIDE WALL OF SUNROOM/VERANDAH TO BE RETAINED
EXISTING ROOF TO BE RETAINED
EXISTING ROOF TO BE RETAINED

NEW BLOCK VENEER WALL SET INSIDE BOUNDARY (NOTE CONTINUES LINE OF EXISTING PARTY WALL)
HALF-ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO ALFRED ST. KERB, REFER STORMWATER PLAN
NEW BLOCK VENEER WALL SET 10-35mm INSIDE BOUNDARY, FACE FINISH
HALF-ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO ALFRED ST. KERB, REFER STORMWATER PLAN
EXISTING SIDE WALL OF SUNROOM/VERANDAH TO BE RETAINED
EXISTING ROOF TO BE RETAINED
Drawing Title: SCARBOROUGH

37 ALFRED STREET
NEWCASTLE EAST

ISSUE AMENDMENT DATE
The builder shall check and verify all dimensions, and verify all errors and omissions with the Architect. Do not scale... prior to undertaking any work onsite and that further issues of this drawing include a copy of the Safe Design Report.

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ABN 95 114 746 897 NOMINATED NSW REGISTERED ARCHITECT SHANE BLUE REGISTRATION NO. 5689

8,650 LEVEL 1 FLOOR
11,965 LEVEL 2 FLOOR
16,900 EXISTING RIDGE

2.00° SLAB & FOOTINGS TO ENGINEER'S DETAILS, NOTE CLASS 2 FINISH ON EXPOSED EDGE OF FOOTING

BLOCK VENEER WALL SET 15mm INSIDE BOUNDARY, FACE FINISH

HALF-ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO ALFRED ST.
KERB, REFER STORMWATER PLAN

EXISTING OUTHOUSE TO BE PROTECTED & RETAINED

NOTE: ALUMINIUM FRAMED SLIDING DOOR PANELS SLIDE INTO GAP BETWEEN OUT-HOUSE & NEW ADDITION WHEN OPEN

HALF-ROUND GUTTER AS SPECIFIED, NOTE CONNECT NEW DOWNPIPE TO ALFRED ST.
KERB, REFER STORMWATER PLAN
NEW BALUSTRADE TO MATCH NEIGHBOURS
EXISTING ROOF TO BE RETAINED

1EAST ELEVATION 1:50

A ISSUE TO CLIENT 26/09/17
B ISSUE FOR CLIENT APPROVAL 03/07/18
C DA ISSUE 13/08/18
D AMENDED DA ISSUE 10/09/19
INSERT NEW OPERABLE SKYLIGHTS IN EXISTING ROOF OVER STAIR & BATH. MODIFY EXISTING ROOF STRUCTURE AS REQUIRED TO ALLOW FOR RIGID SKYLIGHT SHAFTS.

EXISTING WALLS TO BE REMOVED. SHOWN DASHED.

NEW BALUSTRADE DETAIL TO MATCH NEIGHBOURS.

INSERT NEW FRENCH DOOR IN EXISTING WALLS.

REMOVE FLOOR COVERINGS TO EXPOSE ORIGINAL DECKING.

EXISTING WALLS TO BE RETAINED.

EXISTING FLOOR TO BE RETAINED, SAND & POLISH EXISTING FLOORBOARDS.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

EXISTING WALLS TO BE RETAINED.

NEW FLOOR FRAMING TO ENGINEER'S DETAILS.

INSERT NEW STAIR.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW KITCHEN JOINERY TO FUTURE DETAIL.

6m REAR SETBACK LINE FOR HEIGHTS GREATER THAN 4.5m AS DESCRIBED IN THE DCP.

METAL ROOF SHEETING OVER EXISTING ROOF STRUCTURE TO ENGINEER'S DETAILS. NOTE: ROOF TUCKS IN BELOW EXISTING EAVES.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

HALF-ROUND GUTTER AS SPEC. NOTE: CONNECT NEW DOWNPIPES TO ALFRED STREET KERB, REFER STORMWATER PLAN.

NEW TIMBER FRAMED WALL, LIGHT-WEIGHT CLADDING.

NEW BALUSTRADE TO COMPLY WITH NCC.

NEW CONCRETE SLAB & FOOTINGS TO ENGINEER'S DETAILS.

NEW TIMBER FLOOR FRAMING TO ENGINEER'S DETAILS.

NEW STAIR.
Drawing No.:
DEVELOPMENT APPLICATION
Status:
DA-08
Project No:
SECTIONS BB & CC

Drawing Title:
Project Name
SCARBOROUGH
37 ALFRED STREET NEWCASTLE EAST

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The builder shall check and verify all dimensions, and verify all errors and omissions with the Architect. Do not scale ... prior to undertaking any work onsite and that further issues of this drawing include a copy of the Safe Design Report.

NOTE: NO PERVIOUS AREA

NOTE: THERE DO NOT APPEAR TO BE ANY STORMWATER PITS LOCATED IN THE EXISTING REAR PAVED AREA OR IN THE ADJACENT REAR LANE.

EXISTING STORMWATER ARRANGEMENTS

NOTE: 100% OF STORMWATER IS CURRENTLY UN-MANAGED.

73.7m² UN-MANAGED STORMWATER: REAR LEAN-TO ROOFS (32.14m²) & (OUTHOUSE ROOF 2.66m²) AS SHOWN HATCHED LIGHT BLUE + PAVING AREA (19.52m²) AS SHOWN HATCHED ORANGE

NOTE: NO PERVIOUS AREA

NOTE: THERE DO NOT APPEAR TO BE ANY STORMWATER PITS LOCATED IN THE EXISTING REAR PAVED AREA OR IN THE ADJACENT REAR LANE.

STORMWATER PLAN - EXISTING

STORMWATER PLAN - PROPOSED

PROPOSED STORMWATER ARRANGEMENTS

59.52m² STORMWATER PIPED TO COUNCIL STORMWATER SYSTEM AT ALFRED STREET KERB: FRONT ROOF (19.38m²) + REAR ROOFS (40.14m²) AS SHOWN HATCHED DARK BLUE

2.66m² UN-MANAGED STORMWATER: OUTHOUSE ROOF AS SHOWN HATCHED LIGHT BLUE - NOTE THIS NOW DISCHARGES INTO PERVIOUS AREA RATHER THAN PAVING.

11.38m² PERVIOUS AREA: SIDE COURTYARD (2.07m²) + REAR YARD AREA (9.31m²) AS SHOWN HATCHED GREEN.

NOTE: NEW CHARGED & SEALED STORMWATER LINE TO BE 100mm SEWER GAUGE UPVC PIPE
PUBLIC VOICE COMMITTEE MEETING

3 December 2019

PV

DA2018/00968 - 37 Alfred Street Newcastle East

Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER
# PROCESSING CHRONOLOGY

**DA2018/00968 – 37 Alfred Street Newcastle East**

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<th>Date</th>
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<tr>
<td>29/08/2018</td>
<td>Application lodged</td>
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<tr>
<td>10/09/2018</td>
<td>Public notification</td>
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<tr>
<td>21/05/2019</td>
<td>Application presented to Public Voice Committee meeting</td>
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<tr>
<td>25/06/2019</td>
<td>Application presented to Extraordinary Development Applications Committee meeting (resolved to defeat motion put forward to approve, no alternative motion put forward to determine application)</td>
</tr>
<tr>
<td>11/09/2019</td>
<td>Amended plans received</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>Public notification of amended proposal</td>
</tr>
</tbody>
</table>