



City of
Newcastle



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 19 May 2020

TIME: 6.00pm

VENUE: Video conferencing platform Zoom

J Bath
Chief Executive Officer

**City Administration Centre
12 Stewart Avenue
NEWCASTLE WEST NSW 2302**

12 May 2020

Please note:

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The location of all meetings will be determined by the CEO in consultation with the Lord Mayor, having regard to any applicable Public Health Orders regarding COVID-19, and will be either via video conferencing platform or at an appropriate CN facility in accordance with the requirements of the Local Government Act 1993.

PUBLIC VOICE COMMITTEE
19 May 2020

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PUBLIC VOICE SESSIONS

ITEM-1 PV 19/05/20 - DA2019/01284 - 16 NORTHWOOD STREET ADAMSTOWN HEIGHTS - MULTI DWELLING HOUSING - DEMOLITION OF DWELLING, ERECTION OF FOUR TWO STOREY DWELLINGS, AND ONE LOT INTO FOUR LOT TORRENS TITLE SUBDIVISION

**APPLICANT: FIREAN PTY LTD
OWNER: FIREAN PTY LTD
REPORT BY: GOVERNANCE
CONTACT: DIRECTOR GOVERNANCE/ MANAGER REGULATORY, PLANNING AND ASSESSMENT**

BACKGROUND

An application has been received seeking consent for multi dwelling housing, including the demolition of the existing dwelling house, erection of four, two-storey townhouses, associated retaining walls, landscaping and one lot into four lot Torrens Title subdivision.

The application was publicly notified in accordance with City of Newcastle’s (CN) Public Participation Policy, with 15 submissions being received.

The application is referred to the Development Applications Committee for determination, due to the application being called in by Councillor Clausen and Councillor Winney-Baartz.

The concerns raised by the objectors in respect of the proposed development include streetscape and character, setbacks, density, building height, traffic and parking.

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



Subject Land: 16 Northwood Street Adamstown Heights

THE SITE

The site is known as 16 Northwood Street, Adamstown Heights and has a legal description of Lot 42 in Deposited Plan 229217. The site is a corner allotment and has a total site area of 929.5m². The site presents a frontage of 30.1m wide to Corrison Crescent to the east and a frontage of 27.895m to Northwood Street to the south. The subject site is identified as being flood affected and bush fire prone, the site is also located in a mine subsidence district.

The subject site slightly falls from the west of the site towards the frontage to Corrison Crescent (east). The site contains one large tree approved for removal under TA2019/00160.

2.0 THE PROPOSAL

The applicant seeks consent for:

- i) Demolition of the existing dwelling
- ii) Construction of 4 dwellings (two x attached two storey dwellings and two x detached two storey dwellings)
- iii) Associated retaining walls, landscaping and stormwater works
- iv) One into four lot Torrens Title subdivision

A copy of the submitted plans is included at **Attachment A**. The various steps in the processing of the application to date are outlined in the Processing Chronology included at **Attachment B**.

3.0 PUBLIC NOTIFICATION

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

a) Statutory and Policy Issues

- i) Density – number of dwellings resulting in overdevelopment of the site and inappropriate use of Clause 4.1A.
- ii) Building height – excessive and inappropriate building height for the area.
- iii) Zoning objectives – not meet objectives of the R2 Low Density Residential.

b) Amenity Issues

- i) Lack of open space and landscaping provided within the development.
- ii) Loss of trees and limited opportunity for compensatory planting.

- iii) Overshadowing of adjoining properties.
- iv) Loss of outlook to neighbouring properties.
- v) Loss of natural ventilation to adjoining properties.

c) Design and Aesthetic Issues

- i) Character – not compatible with the residential context of the neighbourhood which largely consists of detached one-storey and two-storey dwellings.
- ii) Bulk and scale – visual dominance of the development is unsympathetic with the streetscape.
- iv) Streetscape – impact on surrounding streetscapes and incompatible roof form.
- v) Setbacks – minimal front setbacks and loss of open space presenting to the corner of Northwood Street and Corriston Crescent.

d) Traffic and Parking Issues

- i) Traffic congestion – increased traffic generated and the current width of the road.
- ii) Increased demand for on-street parking – in competition with students, visitors and pick-up / drop-off from nearby school.
- iii) Obscuring view of traffic – obscure sightlines of drivers turning the corner of Northwood Street and Corriston Crescent.
- iv) No proposed bicycle parking.

e) Miscellaneous

- i) Construction impacts – impacts on neighbours and the safety of children arising from the construction process.
- ii) Waste collection – increase the need for waste collection and creating difficulties with on-street parking.
- iii) Negative social impact – the proposed development is unlikely to attract families to the area.
- iv) Positioning of rainwater tanks obscures side access to the proposed dwellings.
- v) Inappropriate development over the sewer mains.

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The submitted application has been assigned to Development Officer, Thomas Howell, for assessment.

The site is located in the R2 Low Density Residential zone under Newcastle Local Environmental Plan 2012 (NLEP 2012) and the proposed development is permissible with development consent as '*multi-dwelling housing*'.

The Floor Space Ratio (FSR) Map provides for a maximum FSR of 0.6:1. The proposed development has a total of 568m² of combined floor space. The proposal results in an FSR of 0.61:1 (based on a site area of 929.5m²), which exceeds the maximum FSR for the site by 1.6%.

The proposed development complies with the height of buildings development standard of 8.5m under NLEP 2012, with a maximum height of 7.7m.

The proposed development provides twelve off-street parking spaces which exceeds the numerical requirements of Newcastle Development Control Plan 2012 (NDCP 2012).

The proposed front setback to Corriston Crescent is consistent with the established building line. The proposed setback to Northwood Street is set forward than the existing building line, however, maintaining a compliant 5.5m setback.

The proposed setbacks to the northern and western side boundaries are compliant. The first-floor rear setback does not comply with the required 6.0m being 5.4m.

The required landscaped area under NDCP 2012 is 30% of the site area. The proposed development provides 288.5m² of landscaping, which equates to 31% of the total site area.

The submitted overshadowing analysis indicates that neighbouring properties will receive solar access to living room windows and private open space, in excess of the minimum requirements of NDCP 2012.

The above issues along with issues raised in submissions will be addressed in an assessment report to the Development Applications Committee.

ATTACHMENTS

Item 1 Attachment A: Submitted Plans - 16 Northwood Street, Adamstown Heights

Item 1 Attachment B: Processing Chronology - 16 Northwood Street, Adamstown Heights

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 1 DA2019/01284 - 16 Northwood Street Adamstown

Multi dwelling housing – demolition of dwelling, erection of four two story dwellings, and one lot into four lot torrens title subdivision

Attachment A - Submitted Plans

Attachment B - Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PUBLIC VOICE COMMITTEE MEETING

19 MAY 2020

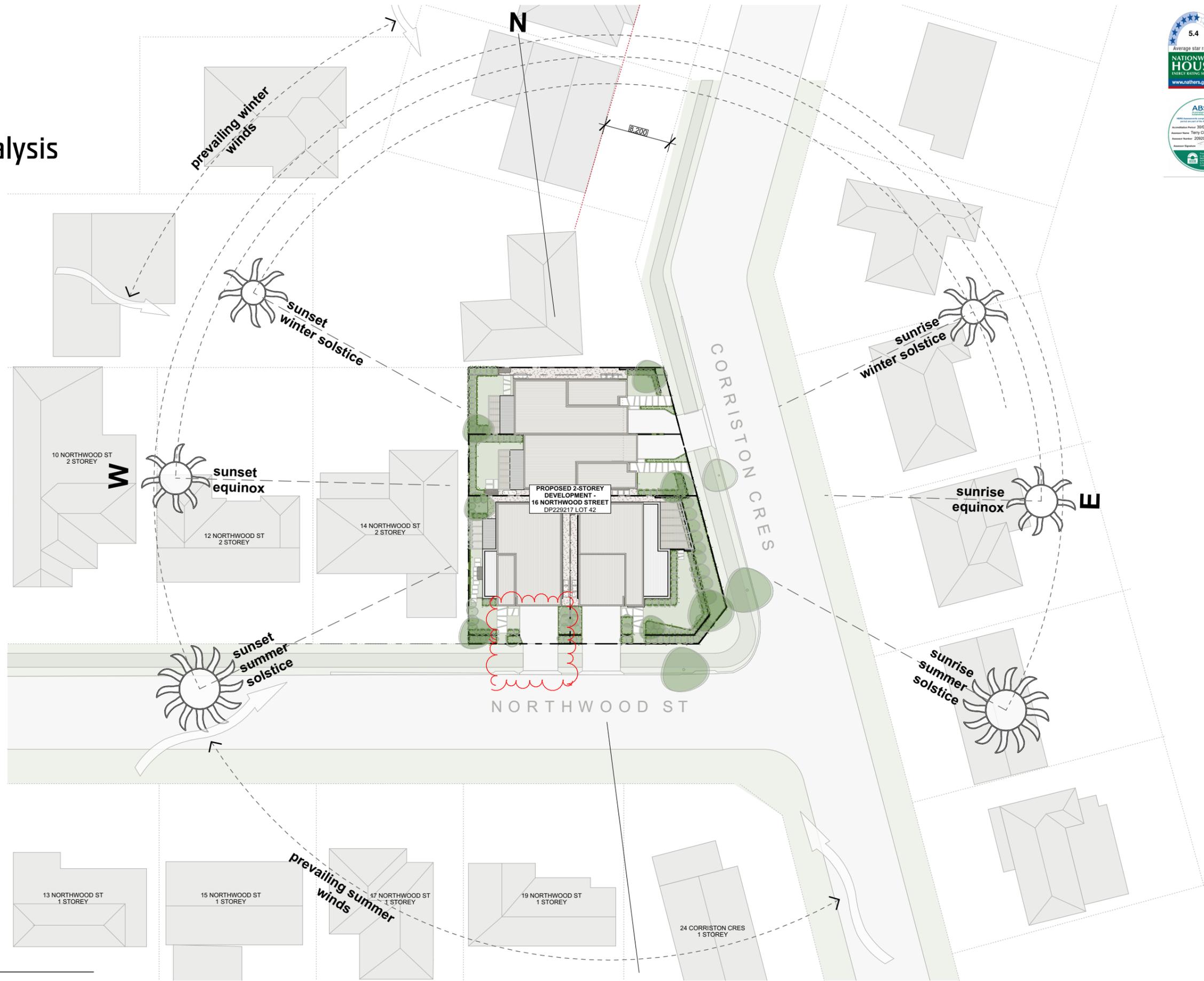
PV 19/05/2020

DA2019/01284 - 16 Northwood Street Adamstown Heights

Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER

Site Analysis



Site Analysis
SCALE 1:457.87 @ A3

CKDS ARCHITECTURE

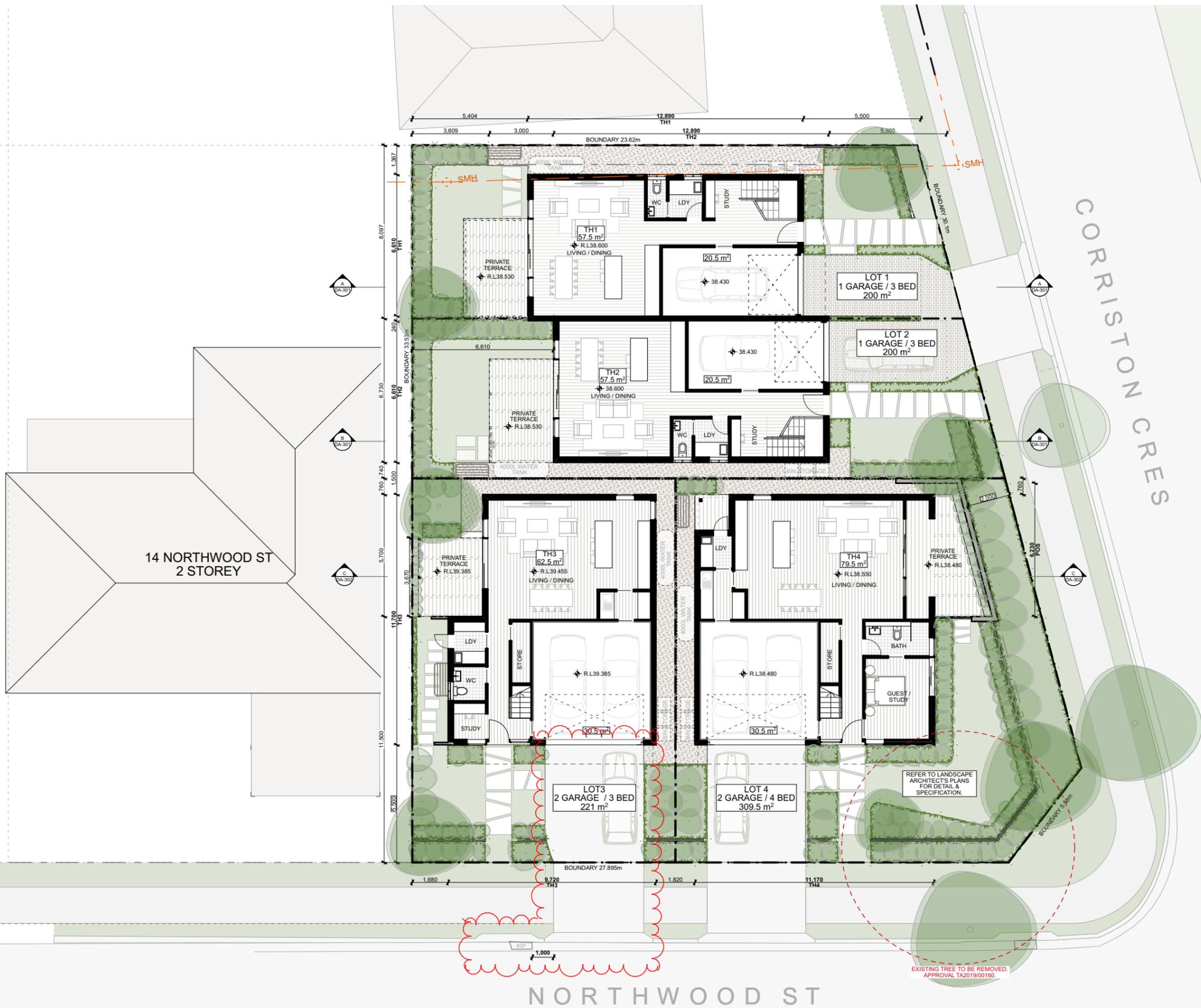
PO Box 958 Newcastle NSW Australia Ph 02 4321 0503 admin@ckds.com.au www.ckds.com.au

Firean Northwood
project # 19000
16 Northwood Street Adamstown Heights NSW 2289



Site Analysis Plan
drawing # DA-004 issue E
Refer to Drawing 6/02/2020
This document is the copyright of CKDS Architecture PTY LTD check and verify all dimensions on site, refer any discrepancies to the issuing before proceeding with the work, do not scale drawings manually or electronically, drawing shall not be used for construction until issued for construction by designer.

Development Application



14 NORTHWOOD ST
2 STOREY

CORRISTON CRES

NORTHWOOD ST

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DETAIL & SPECIFICATION.

EXISTING TREE TO BE REMOVED. APPROVAL TA2019/00160.

Ground Floor
SCALE 1:200 @ A3

	BEDS	BATH	CAR
TOWNHOUSE 1	3	2	1
TOWNHOUSE 2	3	2	1
TOWNHOUSE 3	3	2	2
TOWNHOUSE 4	4	2	2

	LOT SIZE M ²	GROUND NSA M ²	LEVEL 1 NSA M ²	TOTAL NSA M ²	GARAGE M ²
TOWNHOUSE 1	200	57.5	71	128.5	20.5
TOWNHOUSE 2	200	57.5	71	128.5	20.5
TOWNHOUSE 3	221	62.5	74.5	137	30.5
TOWNHOUSE 4	309.5	79.5	74.5	154	30.5

Certificate no.: 0004325680
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019

Average star rating: 5.4

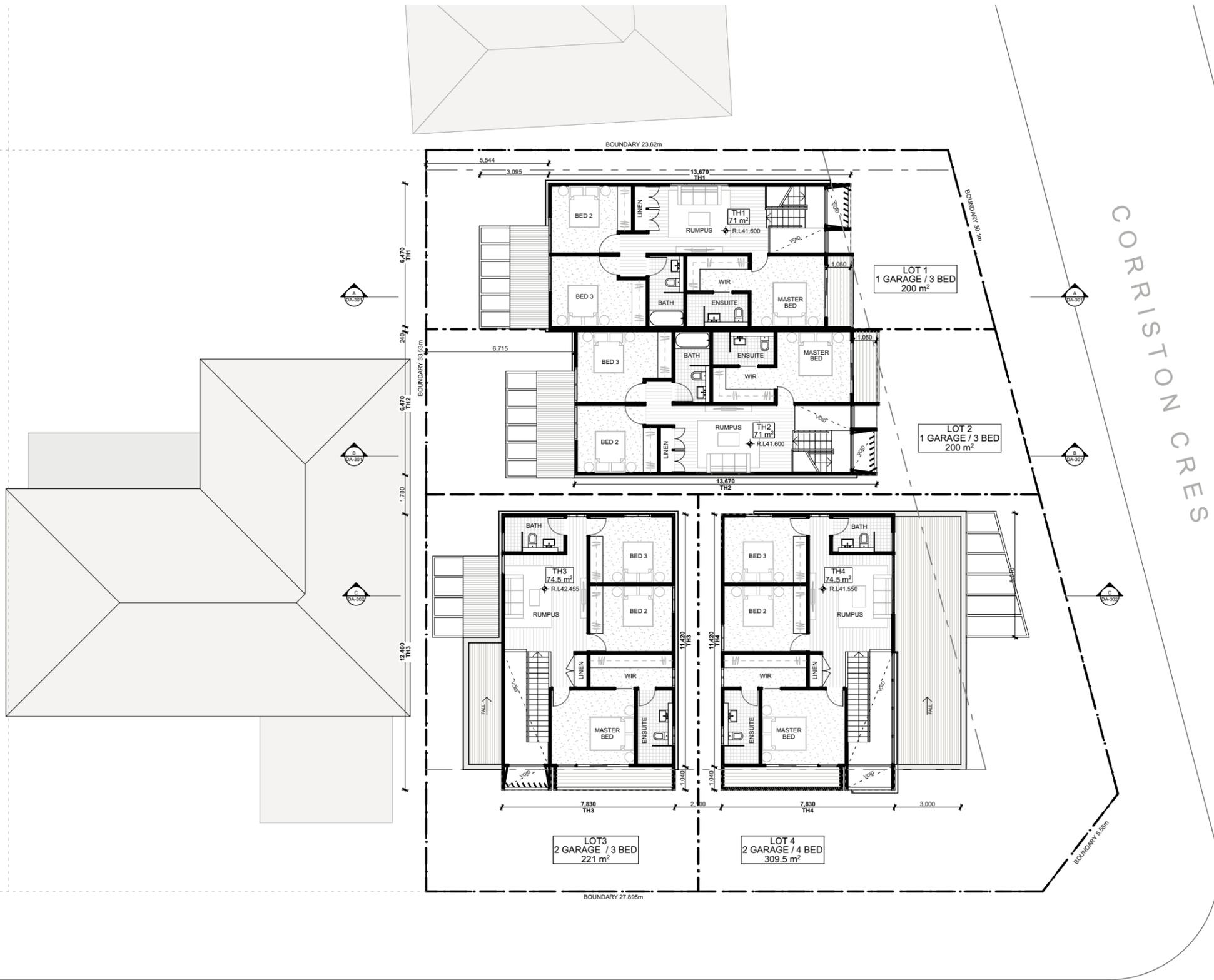
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

16 Northwood Street
ADAMSTOWN HEIGHTS, NSW
2289

ABSA
Architectural Board of South Australia

ABSA Accredited Architect
Registration No. 200418-31/03/2020
Assessor Name: Terry Chapman
Assessor Number: 20920





CORRISTON CRES

NORTHWOOD ST

Certificate no.: 0004325680
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
www.nathers.gov.au

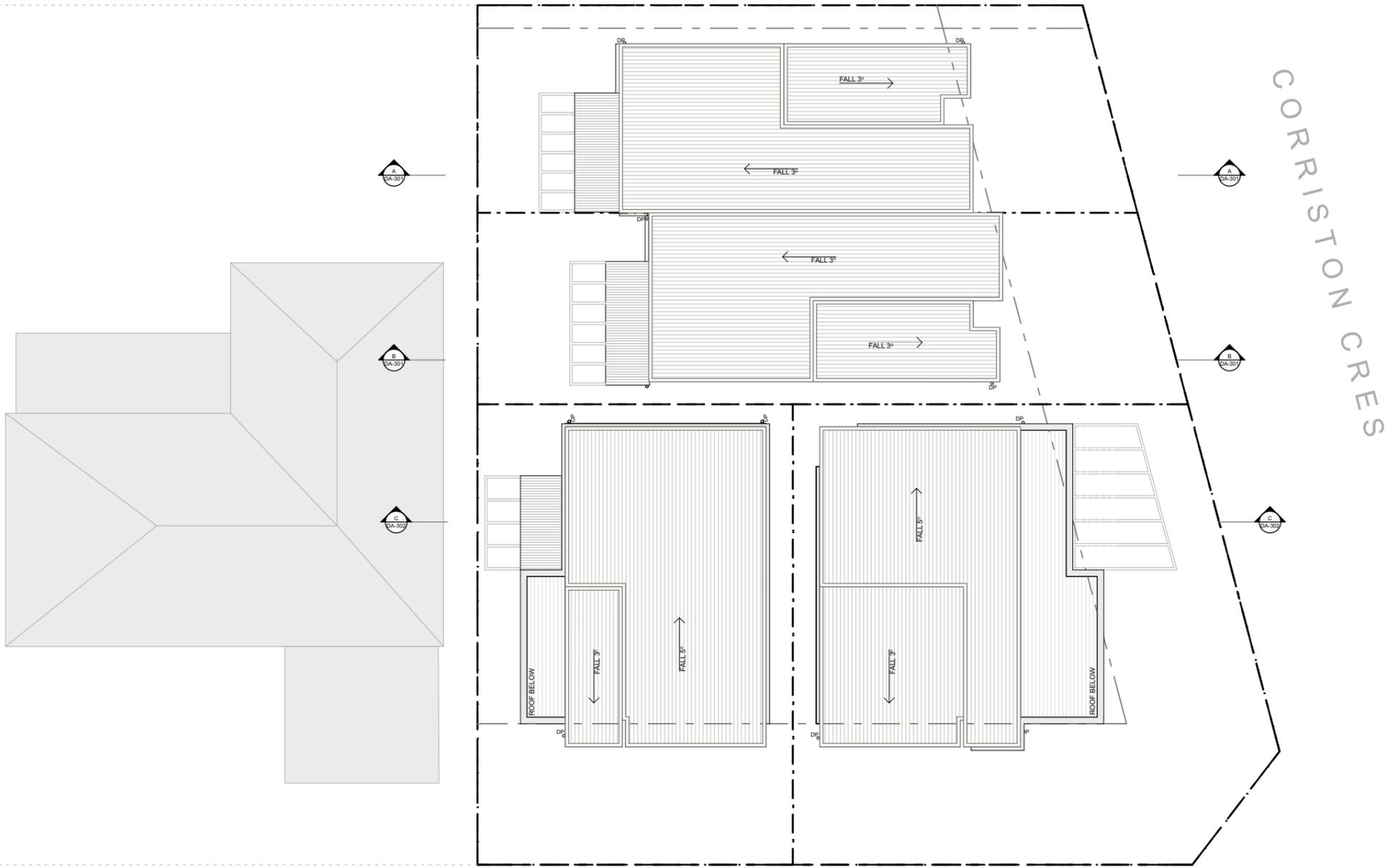


First Floor
 SCALE 1:200 @ A3

	BEDS	BATH	CAR
TOWNHOUSE 1	3	2	1
TOWNHOUSE 2	3	2	1
TOWNHOUSE 3	3	2	2
TOWNHOUSE 4	4	2	2

	LOT SIZE M ²	GROUND NSA M ²	LEVEL 1 NSA M ²	TOTAL NSA M ²	GARAGE M ²
TOWNHOUSE 1	200	57.5	71	128.5	20.5
TOWNHOUSE 2	200	57.5	71	128.5	20.5
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TOWNHOUSE 4	309.5	79.5	74.5	154	30.5





CORRISTON CRES

NORTHWOOD ST

Roof Plan
SCALE 1:200 @ A3

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 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
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ABSA
 Accreditation No. 20920
 Assessor Name: Terry Chapman
 Assessor Number: 22600

Development Application





Corriston St. Elevation
SCALE 1:100 @ A3

Certificate no.: 0004325580
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019
Dwelling Address: 16 Northwood Street ADAMSTOWN HEIGHTS, NSW 2289
www.nathers.gov.au

5.4
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au



Northwood St. Elevation
SCALE 1:100 @ A3

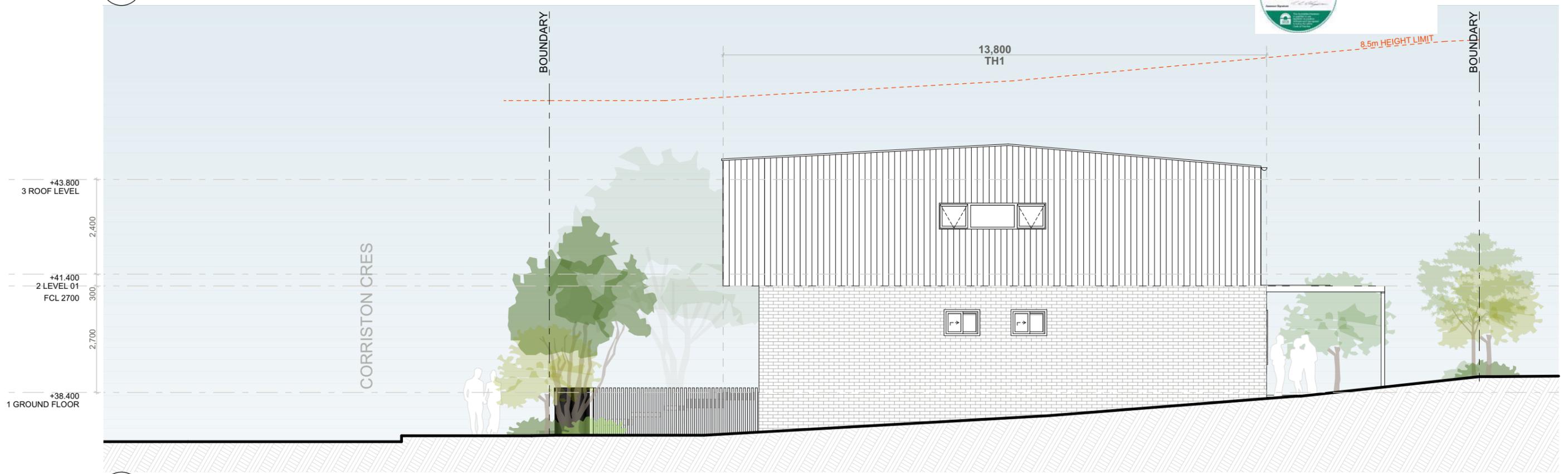
Development Application



Certificate no.: 0004325580
 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
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West Elevation
 SCALE 1:100 @ A3



North Elevation
 SCALE 1:100 @ A3

Development Application



TH3 & 4 Rear Elevation
SCALE 1:100 @ A3

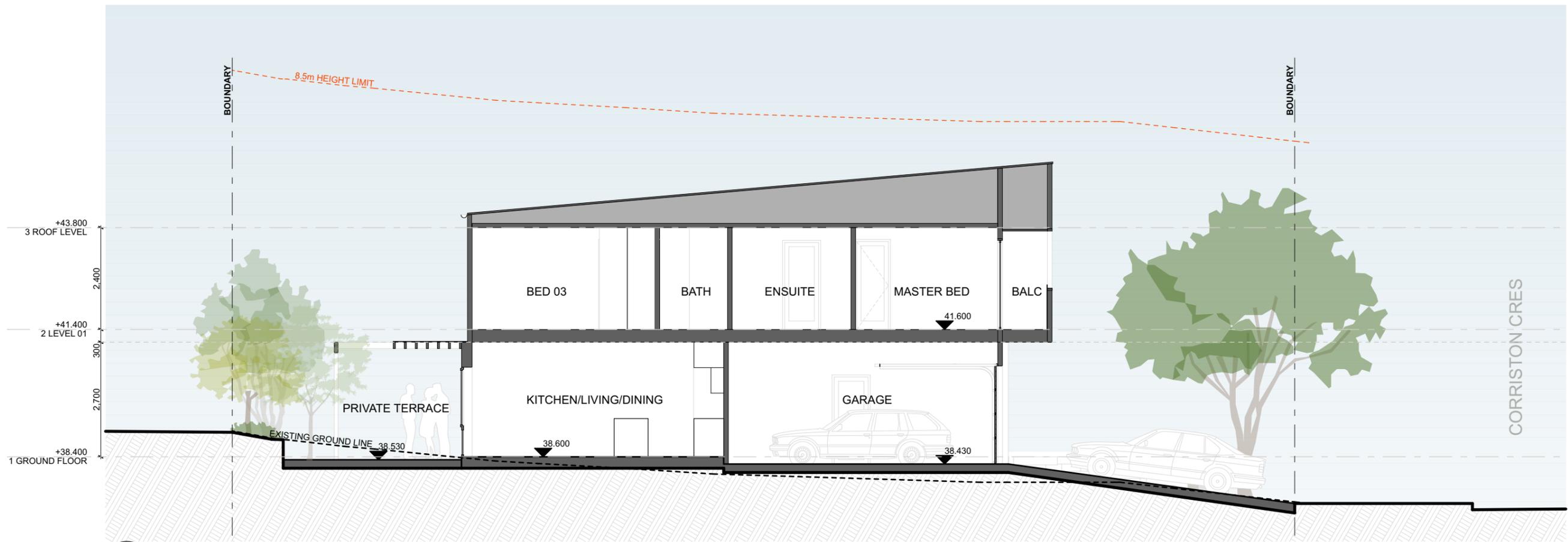
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 Assessor Name: Terry Chapman
 Accreditation no.: 20920
 Certificate date: 31 October 2019
 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
 2289
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ABSA
 Accreditation No: 20920
 Assessor Name: Terry Chapman
 Assessor Number: 22600
 Member Since: 2019

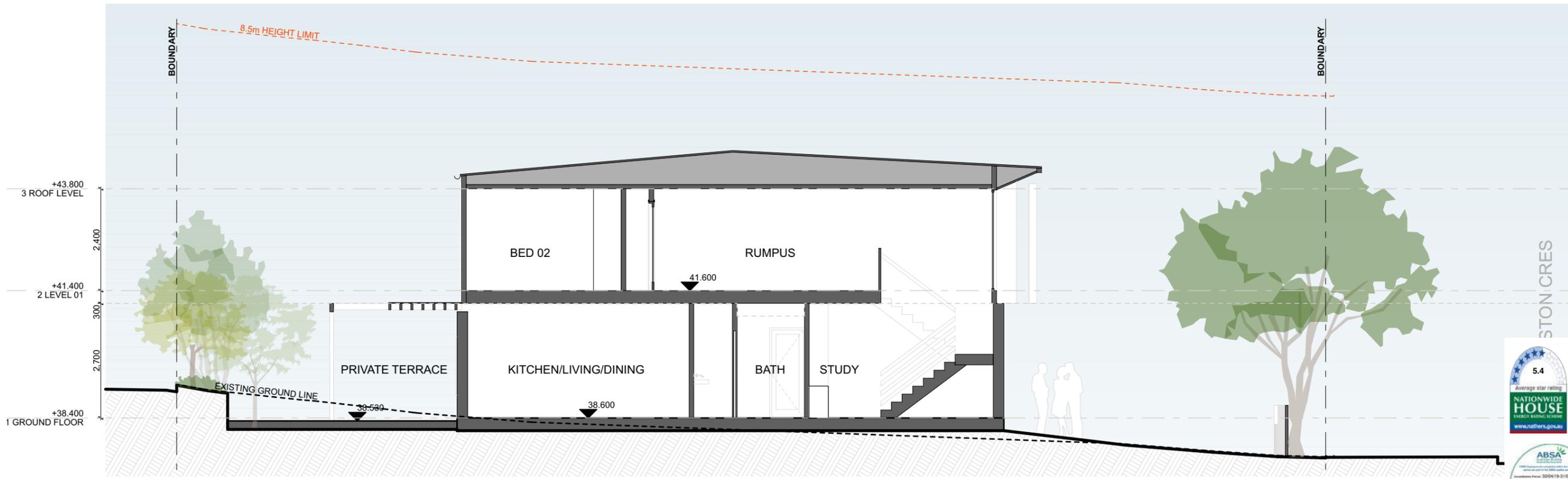


Development Application





Section A - TH1
SCALE 1:100 @ A3



Section B - TH2
SCALE 1:100 @ A3

Certificate no.: 0004325580
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019
Dwelling Address:
16 Northwood Street
ADAMSTOWN HEIGHTS, NSW
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Development Application





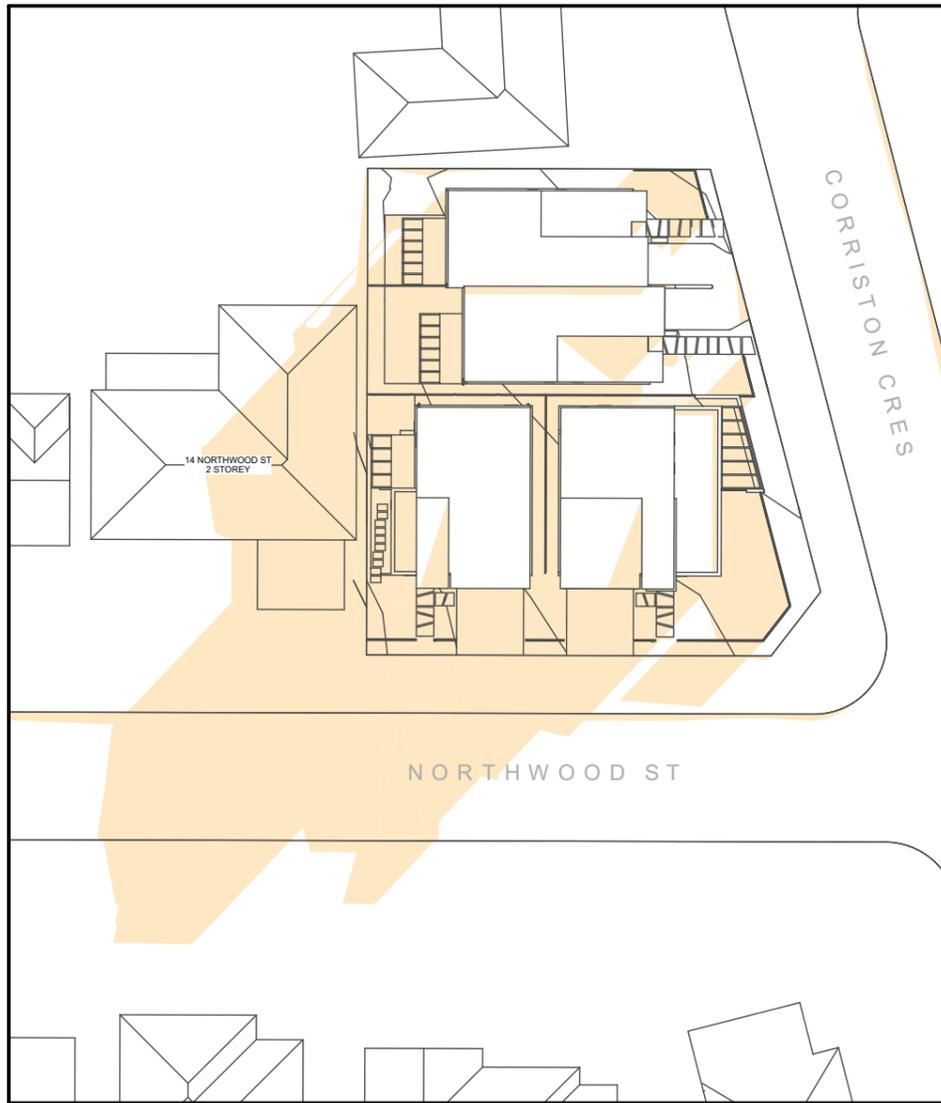
Section C- TH3 & TH4
SCALE 1:100 @ A3

Certificate no.: 0004325680
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 Dwelling Address:
 16 Northwood Street
 ADAMSTOWN HEIGHTS, NSW
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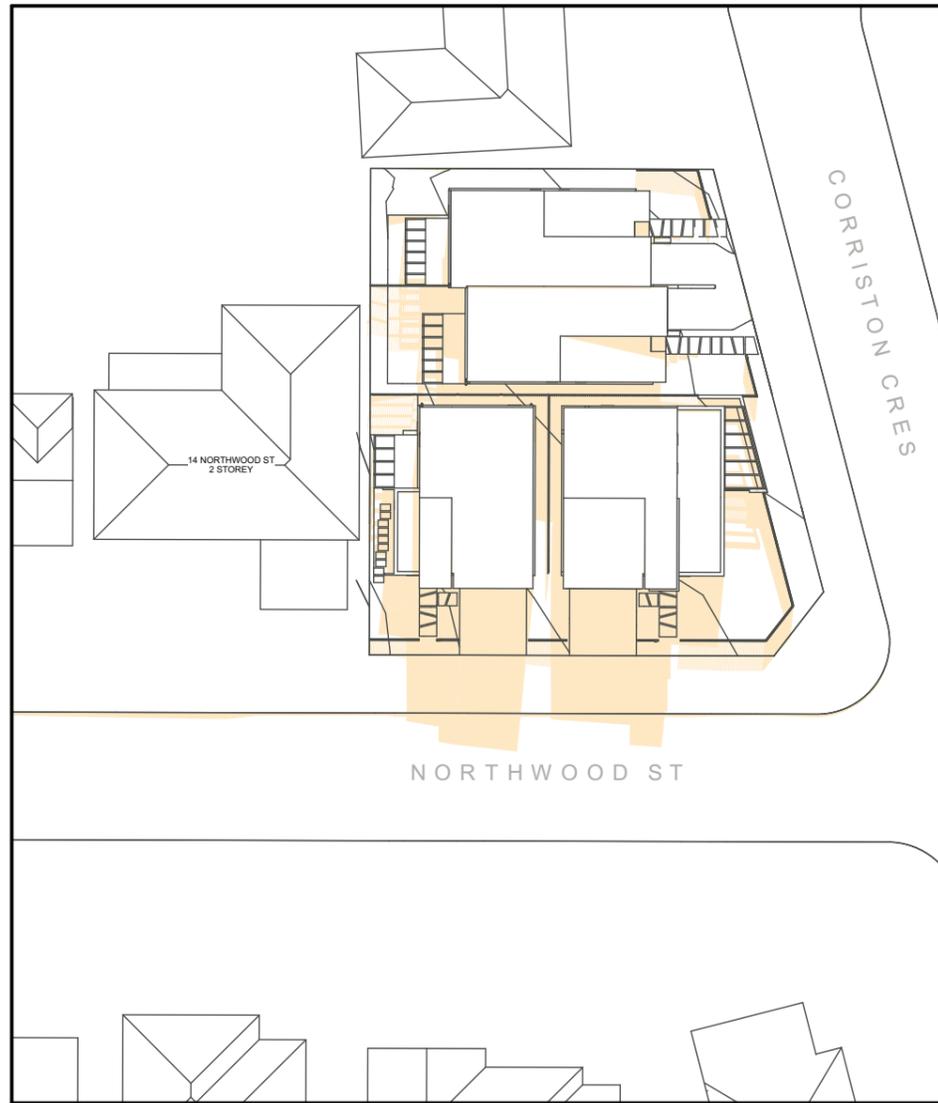


Development Application

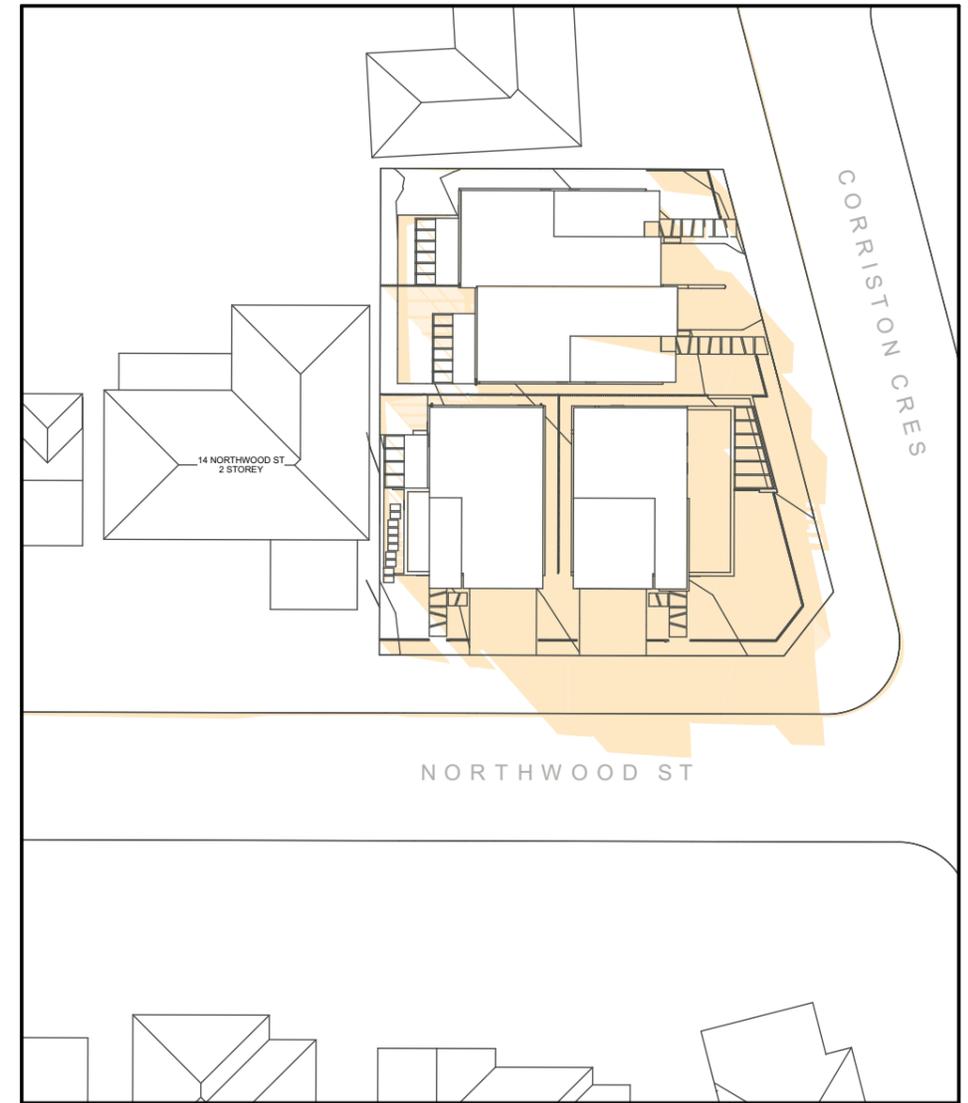




JUNE 21 | 9am



JUNE 21 | 12noon



JUNE 21 | 3pm



Certificate no.: 0004325680
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019
Dwelling Address:
16 Northwood Street
ADAMSTOWN HEIGHTS, NSW
2289
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ABSA
Accreditation No: 3050419-21-03-2020
Assessor Name: Terry Chapman
Assessor Number: 22600



FUNCTIONAL GREY



AGREEABLE GREY
VERTICAL PANNELLING



MEDIUM-BRONZE ALUMINIUM



WHITE BRICK

Development Application





FUNCTIONAL GREY



AGREEABLE GREY
VERTICAL PANNELLING



MEDIUM-BRONZE ALUMINIUM



WHITE BRICK

Development Application





FUNCTIONAL GREY



AGREEABLE GREY
VERTICAL PANNELLING



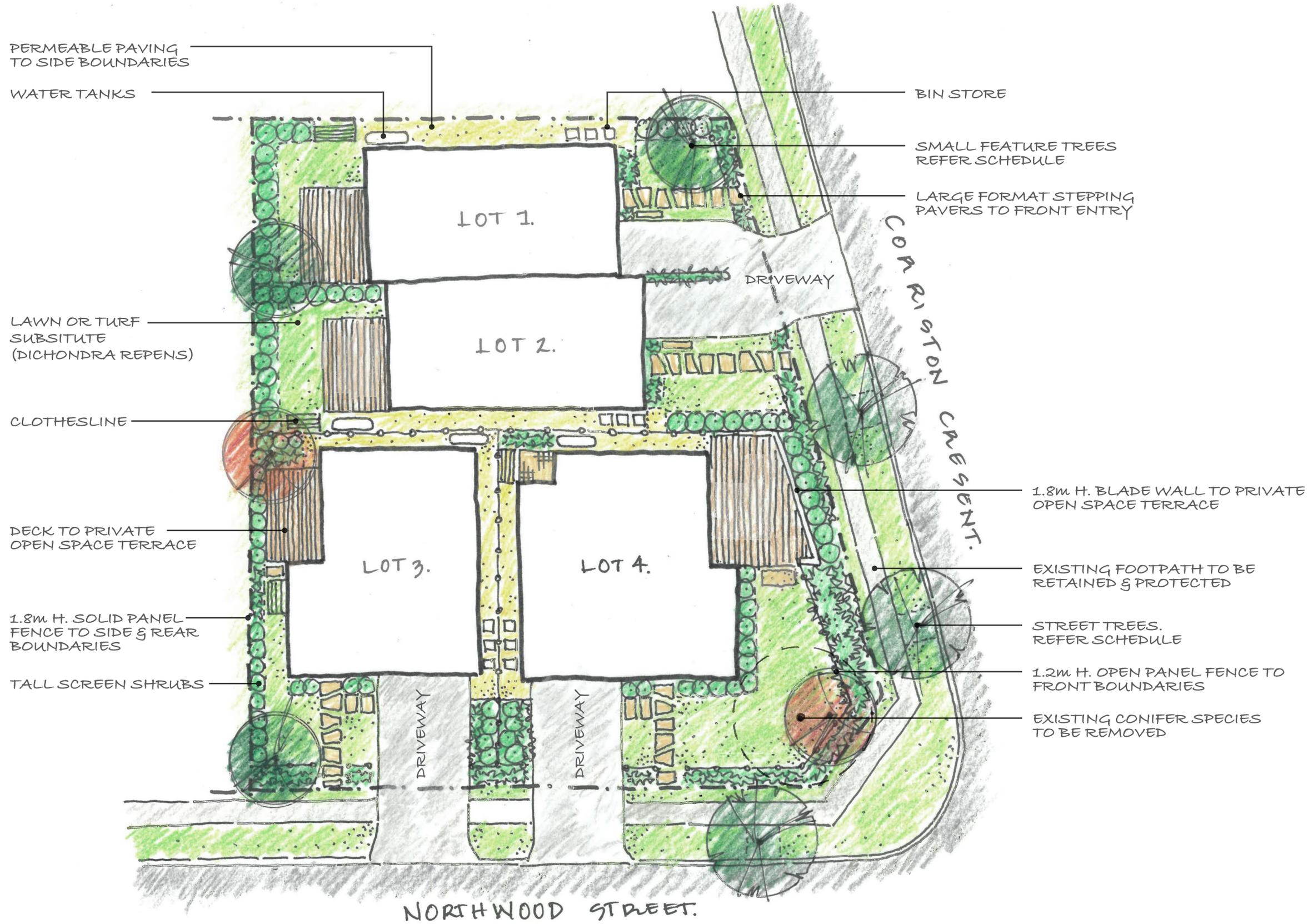
MEDIUM-BRONZE ALUMINIUM



WHITE BRICK

Development Application





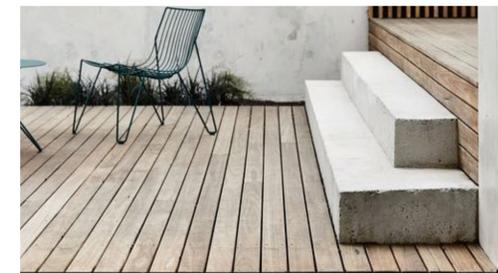
LAWN



STEPPING PAVERS



LAYERED PLANTING



DECKING



CLOTHESLINE



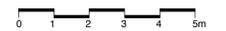
NORTHWOOD ST TOWNHOUSES
 16 NORTHWOOD ST ADAMSTOWN HEIGHTS NSW

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

DRAWING NAME
LANDSCAPE PLAN



CLIENT FIREAN
 PROJECT NO 19113
 DRAWING NO L101
 SCALE 1:250 @ A3
 1:100 @ A1



REVISION D
 DATE 25.10.19

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Street Trees						
01	<i>Waterhousia 'Sweeper'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
Small Feature Trees						
02	<i>Corymbia ficifolia 'Orange Splendour'</i>	Dwarf Flowering Gum	6	4-6	45L	Stakes and ties
03	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	5	45L	Stakes and ties
04	<i>Hymenosporum flavum</i>	Native Frangipani	6	5	45L	Stakes and ties
05	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	45L	Stakes and ties
Tall Screen Shrubs > 1.5m						
06	<i>Banksia robur</i>	Swamp Banksia	2	2	300mm	
07	<i>Breynia cernua 'Ironstone Range'</i>	Coffee Bush	2	1.5	300mm	
	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	
08	<i>Leucospermum cordifolium 'Scarlet Ribbon'</i>	Scarlet Ribbon	2	1.5	300mm	
09	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
Shrubs < 1.5m						
10	<i>Beschorneria yuccoides</i>	Mexican Lily	1.5	1	200mm	
11	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm	
12	<i>Raphiolepis indica 'Apple Blossom'</i>	Apple Blossom Hawthorn	1	1	200mm	
13	<i>Westringia fruticosa 'Zena'</i>	Westringia 'Zena'	1.2	1.2	200mm	
Mass Planted Groundcovers						
14	<i>Alternanthera dentata 'Little Ruby'</i>	Littly Ruby	0.5	0.5	140mm	
15	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm	
16	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm	
17	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	<i>Myoporum parvifolium Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm	
18	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
	<i>Poa labillardieri 'Kingsdale'</i>	Blue Tussock Grass	0.45	0.45	140mm	
19	<i>Stachys byzantina</i>	Lambs Ears	0.5	0.5	140mm	
20	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	
Low Border Planting						
	<i>Carex albula 'Frosted Curls'</i>	New Zealand Hair Sedge	0.6	0.6	140mm	
21	<i>Chrysocephalum apiculatum 'Desert Flame'</i>	Yellow Buttons	0.5	0.3	140mm	
22	<i>Lomandra confertifolia 'Wingarra'</i>	Lomandra Wingarra	0.4	0.6	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	Tubestock	
Shade Tolerant Planting						
23	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
24	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
Climbers						
25	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm	
	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm	



NORTHWOOD ST TOWNHOUSES

16 NORTHWOOD ST ADAMSTOWN HEIGHTS NSW

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DRAWING NAME
INDICATIVE PLANT SCHEDULE

CLIENT FIREAN
PROJECT NO 19113
DRAWING NO L301
SCALE NA

REVISION B
DATE 25.10.19

PUBLIC VOICE COMMITTEE MEETING

19 MAY 2020

PV 19/05/2020

DA2019/01284 - 16 Northwood Street Adamstown Heights

Attachment B: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2029/01248 - 16 Northwood Street Adamstown Heights

3 December 2019	Application lodged
21 October 2019 – 18 November 2019	Public notification
6 February 2020	Amended plans submitted in accordance with engineering request
23 March 2020	Request to vary floor space ratio standard submitted
19 May 2020	Public Voice Committee Meeting