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.*
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<td><strong>PUBLIC VOICE SESSIONS</strong></td>
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<tr>
<td>ITEM-1</td>
<td><strong>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</strong></td>
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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.
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 929.5m\(^2\). The site presents a frontage of 30.1m wide to Corriston 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 Corriston 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
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
PV 19/05/2020

DA2019/01284 - 16 Northwood Street Adamstown Heights

Attachment A: Submitted Plans
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ACN 129 231 269

19000 DA-201

Refer to Drawing

27/11/2019

16 Northwood Street Adamstown Heights NSW 2289

Development Application

Firean Northwood

19000

16 Northwood Street Adamstown Heights NSW 2289
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ACN 129 231 269

19000 DA-202

Refer to Drawing

27/11/2019

16 Northwood Street Adamstown Heights NSW 2289

Development Application

Firean Northwood

19000

16 Northwood Street Adamstown Heights NSW 2289
TH3 & 4 Rear Elevation

SCALE 1:100 4 A3
Section C: TH3 & TH4

SCALE 1:100 @ A3
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**ACN 129 231 269**

16 Northwood Street Adamstown Heights NSW 2289

Development Application

Firean Northwood

16 Northwood Street Adamstown Heights NSW 2289

**Material Schedule**

- **FUNCTIONAL GREY**
- **AGREEABLE GREY**
- **VERTICAL PANELLING**
- **MEDIUM-BRONZE ALUMINIUM**
- **WHITE BRICK**
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ACN 129 231 269

16 Northwood Street Adamstown Heights NSW 2289

Development Application

Firean Northwood

Material Schedule

Certificate no.: ZZZ.natKers.JoY.aX
Assessor Name: Terry Chapman
Accreditation no.: 20920
Certificate date: 31 October 2019

16 Northwood Street Adamstown Heights NSW 2289

WHITE BRICK

FUNCTIONAL GREY

MEDIUM-BRONZE ALUMINIUM

AGREEABLE GREY

VERTICAL PANELLING
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Drawing shall not be used for construction until issued for construction by designer.

ACN 129 231 269

19000

DA-704

Material Schedule

FUNCTIONAL GREY

AGREEABLE GREY

VERTICAL PANELLING

MEDIUM-BRONZE ALUMINIUM

WHITE BRICK

Firean Northwood

19000

16 Northwood Street Adamstown Heights NSW 2289

Development Application
NORTHWOOD ST TOWNHOUSES
16 NORTHWOOD ST ADAMSTOWN HEIGHTS NSW

PERMEABLE PAVING TO SIDE BOUNDARIES
WATER TANKS

LAWN OR TURF SUBSTITUTE (DICHDONRA REPENS)
CLOTHESLINE

DECK TO PRIVATE OPEN SPACE TERRACE
1.8m H. SOLID PANEL FENCE TO SIDE & REAR BOUNDARIES
TALL SCREEN SHRUBS

LOT 1
LOT 2
LOT 3
LOT 4

COASTAL CREST

BIN STORE

SMALL FEATURE TREES REFER SCHEDULE
LARGE FORMAT STEPPING PAVERS TO FRONT ENTRY

0 1 2 3 4 5m

EXISTING FOOTPATH TO BE RETAINED & PROTECTED
STREET TREES REFER SCHEDULE
1.2m H. OPEN PANEL FENCE TO FRONT BOUNDARIES
EXISTING CONIFER SPECIES TO BE REMOVED

1.8m H. BLADE WALL TO PRIVATE OPEN SPACE TERRACE

EXISTING CONIFER SPECIES TO BE REMOVED

1.8m H. SOLID PANEL FENCE TO SIDE & REAR BOUNDARIES
1.2m H. OPEN PANEL FENCE TO FRONT BOUNDARIES

WATER TANKS
PERMEABLE PAVING TO SIDE BOUNDARIES

LAWN OR TURF SUBSTITUTE (DICHDONRA REPENS)
CLOTHESLINE

DECK TO PRIVATE OPEN SPACE TERRACE
1.8m H. SOLID PANEL FENCE TO SIDE & REAR BOUNDARIES
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LOT 2
LOT 3
LOT 4

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EXISTING CONIFER SPECIES TO BE REMOVED

1.8m H. SOLID PANEL FENCE TO SIDE & REAR BOUNDARIES
1.2m H. OPEN PANEL FENCE TO FRONT BOUNDARIES
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**Small Feature Trees**

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**Tall Screen Shrubs > 1.5m**

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**Shrubs < 1.5m**

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**Mass Planted Groundcovers**

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**Shade Tolerant Planting**

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**Climbers**

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PUBLIC VOICE COMMITTEE MEETING

19 MAY 2020

PV 19/05/2020

DA2019/01284 - 16 Northwood Street Adamstown Heights

Attachment B: Processing Chronology
# PROCESSING CHRONOLOGY

**DA2029/01248 - 16 Northwood Street Adamstown Heights**

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