

CITY OF NEWCASTLE

Minutes of the Development Applications Committee Meeting held in the Council Chambers, Level 1, City Administration Centre, 12 Stewart Avenue, Newcastle West on Tuesday 17 May 2022 at 6.44pm.

PRESENT

The Deputy Lord Mayor (Councillor D Clausen), Councillors E Adamczyk, J Barrie, J Church, D Clausen, C Duncan, J Mackenzie, C McCabe, C Pull, D Richardson, P Winney-Baartz and M Wood.

IN ATTENDANCE

J Bath (Chief Executive Officer), D Clarke (Director Governance and Chief Financial Officer), F Leatham (Director People and Culture), K Hyland (Interim Director Strategy and Engagement), L Duffy (Acting Director City Wide Services), M Bisson (Manager Regulatory, Planning and Assessment), E Kolatchew (Manager Legal), S Moore (Manager Finance), K Sullivan (Councillor Services/Minutes), E Horder (Councillor Services/Meetings Support), R Garcia (Information Technology Support) and I Lockwood (Information Technology Support).

REQUEST TO ATTEND BY AUDIO VISUAL LINK / APOLOGIES

MOTION

Moved by Cr Richardson, seconded by Cr Duncan

The request submitted by Councillor Winney-Baartz to attend by audio visual link be received and leave granted.

The apologies submitted on behalf of Lord Mayor, Cr Nelmes and Councillor Wark be received and leave of absence granted.

**Carried
unanimously**

DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

Councillor McCabe

Councillor McCabe declared a non-significant, non-pecuniary interest in Item 6 - 11 Bryant Street, Tighes Hill - DA2021/01547 - Dwelling House - Alterations and Additions, stating that she lived in the area and that she did not know anyone who lived at the property or in adjoining properties. Councillor McCabe indicated that she would remain in the Chamber for discussion on the item.

CONFIRMATION OF PREVIOUS MINUTES

MINUTES - DEVELOPMENT APPLICATIONS COMMITTEE 12 APRIL 2022

MOTION

Moved by Cr Mackenzie, seconded by Cr Barrie

The draft minutes as circulated be taken as read and confirmed.

Carried

DEVELOPMENT APPLICATIONS

ITEM-6 DAC 17/05/22 - 11 BRYANT STREET, TIGHES HILL - DA2021/01547 - DWELLING HOUSE - ALTERATIONS AND ADDITIONS

MOTION

Moved by Cr Mackenzie, seconded by Cr McCabe

- A. That the DAC note the objection under Clause 4.6 Exceptions to Development Standards of the NLEP 2012, against the development standard at Clause 4.4 Floor Space Ratio, and considers the objection to be justified; and
- B. That the Development Applications Committee (DAC) note the objection under Clause 4.6 Exceptions to Development Standards of the Newcastle Local Environmental Plan 2012 (NLEP 2012), against the development standard at Clause 4.3 Height of Buildings, and considers the objection to be justified; and
- C. That the dwelling house alterations and additions be approved, and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at **Attachment B**; and
- D. That those persons who made submissions be advised of CN's determination.

For the Motion:

Deputy Lord Mayor, Cr Clausen and Councillors Adamczyk, Barrie, Church, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion:

Nil.

**Carried
unanimously**

- C That MA2021/00497 to modify the approved mixed-use development at 32-38 Georgetown Road, and 2 Turner Street Georgetown be approved, and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at **Attachment B** and Condition 24 as circulated by memo 17 May 2022:

Condition 24:

'Prior to the issue of the relevant construction certificate, the following must be demonstrated to the satisfaction of the certifying authority:

- (a) The car park must provide EV Ready Connections to 5% of allocated residential car parking spaces.*
- (b) EV Distribution Board(s) shall be of sufficient size to allow for future EV connections to all residential parking spaces*
- (c) Locate EV Distribution board(s) so that no future EV Ready Connection will require a cable of more than 50m from the parking bay to connect.*
- (d) Each EV Ready Connection is served from a cable tray and a dedicated spare electrical circuit provided in an EV Distribution Board to enable easy future installation of cabling from an EV charger to the EV Distribution Board and a circuit breaker to feed the circuit.*
- (e) EV Load Management System is to be capable of:*
 - Reading real time current and energy from the electric vehicle chargers under management.*
 - Determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged.*
 - Scale to include additional chargers as they are added to the site over time.*
- (f) The above EV electrical design is to be done by an appropriately qualified and licenced electrician and is to be done to the relevant Australian Standards and BCA requirements.*

Full details are to be included in documentation for a Construction Certificate application'.

- D That those persons who made submissions be advised of CN's determination.

For the Motion:

Deputy Lord Mayor, Cr Clausen and Councillors Adamczyk, Barrie, Church, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion:

Nil.

**Carried
unanimously**

The meeting concluded at 7.03pm.