

Minutes

Development Application Committee Meeting



Council Chamber, Level 1, City Administration Centre, 12 Stewart Avenue, Newcastle West, Tuesday 16 July 2024 at 6.04pm.

1. ATTENDANCE

The Lord Mayor (Councillor N Nelmes), 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.

D Clarke (Acting Chief Executive Officer), E Kolatchew (Acting Executive Director Corporate Services and CFO), A Jones (Executive Director Creative and Community Services), C Thomson (Executive Director City Infrastructure), M Bisson (Executive Director Planning and Environment), B Harvey (Acting Executive Manager Legal and Governance), P Emmett (Interim Executive Manager Planning and Development), J Baker (Governance Manager), K Sullivan (Councillor Services/Minutes/Meetings Support), R Williams (AV Support), A Clarke (Information Technology Support) and A Ingle (Information Technology Support).

2. ACKNOWLEDGEMENT OF COUNTRY

The Lord Mayor read the message of acknowledgement to the Awabakal and Worimi peoples.

3. PRAYER

The Lord Mayor read a prayer and a period of silence was observed in memory of those who served and died so that Council might meet in peace.

4. APOLOGIES / LEAVE OF ABSENCE / REQUEST TO ATTEND BY AUDIO VISUAL LINK

MOTION

Moved by Cr Barrie, seconded by Cr Mackenzie

The apology submitted on behalf of Councillor Wark be received and leave of absence granted.

Carried

MOTION

Moved by Cr Barrie, seconded by Cr Duncan

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

Carried

This is page 1 of the Minutes of the Development Application Committee Meeting held Council Chamber, Level 1, City Administration Centre, 12 Stewart Avenue, Newcastle West on Tuesday, 16 July 2024 at 6.04pm.

5. DISCLOSURES OF INTEREST

Councillor Clausen

Councillor Clausen declared a less than significant, non-pecuniary interest in Item 7.5 - 91-115 Turton Road, Waratah - Telecommunications Facility - DA2023/01079 stating that he lived in the vicinity of the development, was not a party to the proposal and would manage the interest by remaining in the Chamber for discussion on the item.

Councillor Clausen

Councillor Clausen declared a significant interest in Item 7.6 - 2 Gregory Crescent, Merewether - Alterations / Additions to Dwelling - DA2022/01081 stating that his partner's family were associated with objections to the development and would manage the interest by leaving the Chamber for discussion on the item.

Councillor Duncan

Councillor Duncan declared a non-significant, non-pecuniary interest in Item 7.6 - 2 Gregory Crescent, Merewether - Alterations / Additions to Dwelling - DA2022/01081 stating that she and the proponent were on a charity foundation many years ago and would manage the interest by remaining in the Chamber for discussion on the item.

6. CONFIRMATION OF PREVIOUS MINUTES

6.1. MINUTES - DEVELOPMENT APPLICATIONS COMMITTEE 18 JUNE 2024

MOTION

Moved by Cr Mackenzie, seconded by Cr McCabe

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

Carried

7. DEVELOPMENT APPLICATIONS

7.1. 11 CHARLOTTE STREET MEREWETHER - DWELLING HOUSE - ALTERATIONS AND ADDITIONS - DA2023/00589

MOTION

Moved by Cr McCabe, seconded by Cr Barrie

- A. That DAC note the objection under Clause 4.6 Exceptions to Development Standards of the NLEP 2012, against the development standard at Clause 4.3 HOBs, and considers the objection to be justified in the circumstances and to be consistent with the objectives of Clause 4.3; and the objectives of the R2 Low Density Residential zone: and

- B. That DAC note the objection under Clause 4.6 Exceptions to Development Standards of the NLEP 2012, against the development standard at Clause 4.4 FSR, and considers the objection to be justified in the circumstances and to be consistent with the objectives of Clause 4.4; and the objectives of the R2 Low Density residential zone; and
- C. That DA2023/00589 for dwelling house - alterations and additions including demolition at 11 Charlotte Street Merewether be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at (**Attachment B**).

For the Motion: The Lord Mayor, Cr Nelmes and Councillors Adamczyk, Barrie, Church, Clausen, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion: Nil.

Carried

7.2. 27 HARGRAVE STREET CARRINGTON - DWELLING HOUSE - ALTERATIONS AND ADDITIONS INCLUDING DEMOLITION - DA2024/00143

MOTION

Moved by Cr Mackenzie, seconded by Cr McCabe

- A. That the DAC as the consent authority note the objection under Clause 4.6 *Exceptions to Development Standards* of the NLEP 2012, against the development standard at Clause 4.4 *FSR*, and considers the objection to be justified in the circumstances and to be consistent with the objectives of Clause 4.4 and the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out; and
- B. That DA2024/00143 for alterations and additions to an existing dwelling house be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at (**Attachment B**).

For the Motion: The Lord Mayor, Cr Nelmes and Councillors Adamczyk, Barrie, Church, Clausen, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion: Nil.

Carried unanimously

7.3. 60 RIVERSIDE DRIVE MAYFIELD WEST - PROPOSED INDUSTRIAL PREMISES AT 60 RIVERSIDE DRIVE, MAYFIELD WEST - DA2022/00463

DA2022/00463 - 60 Riverside Drive, Mayfield West was withdrawn by the Applicant and the report withdrawn from the agenda.

7.4. 1 ALFRED STREET NEWCASTLE EAST - DWELLING HOUSE - ALTERATIONS AND ADDITIONS - DA2023/00692

MOTION

Moved by Cr Mackenzie, seconded by Cr Adamczyk

- A. That DAC note the objection under Clause 4.6 Exceptions to development standards of the NLEP 2012, relating to Clause 4.4 (FSR) and considers the objection to be justified and consistent with the objectives of Clause 4.6(3) of NLEP 2012 and the R3 Medium Density Residential zone in which the development is proposed to be carried out; and
- B. That DA2023/00692 for alterations and additions to a dwelling house at 1 Alfred Street Newcastle East be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at (**Attachment B**); and
- C. That those persons who made submissions be advised of CN's determination.

For the Motion: The Lord Mayor, Cr Nelmes and Councillors Adamczyk, Barrie, Church, Clausen, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion: Nil.

Carried unanimously

7.5. 91-115 TURTON ROAD WARATAH - TELECOMMUNICATIONS FACILITY - DA2023/01079

MOTION

Moved by Cr McCabe, seconded by Cr Barrie

- 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 4.3 HOBs, and considers the objection to be justified in the circumstances and to be consistent with the objectives of Clause 4.3; and
- B. That DA2023/01079 for proposed telecommunications facility - 30m monopole and installation of infrastructure for co-location and ancillary works/equipment for operational purposes at 91-115 Turton Road Waratah be approved and consent granted, subject to compliance with the conditions set out in the Draft Schedule of Conditions at (**Attachment B**); and

For the Motion: The Lord Mayor, Cr Nelmes and Councillors Adamczyk, Barrie, Church, Clausen, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion: Nil.

Carried unanimously

7.6. 2 GREGORY CRESCENT - MEREWETHER - ALTERATIONS / ADDITIONS TO DWELLING - DA2022/01081

Councillor Clausen left the Chamber for discussion on the item.

MOTION

Moved by Cr Barrie, seconded by Cr Mackenzie

- A. That the DAC note the variation under Clause 4.6 Exceptions to Development Standards of the NLEP 2012, against the development standard at Clause 4.3 HOBs, and considers the variation to be justified in the circumstances and to be consistent with the objectives of Clause 4.3 and the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out; and
- B. That the DAC note the variation under Clause 4.6 Exceptions to Development Standards of the NLEP 2012, against the development standard at Clause 4.4 FSR, and considers the variation to be justified in the circumstances and to be consistent with the objectives of Clause 4.4 and the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out; and
- C. That DA2022/01081 for alterations and additions to existing dwelling and swimming pool (including partial demolition and earthworks) at 2 Gregory Crescent Merewether 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: The Lord Mayor, Cr Nelmes and Councillors Adamczyk, Barrie, Church, Duncan, Mackenzie, McCabe, Pull, Richardson, Winney-Baartz and Wood.

Against the Motion: Nil.

Carried unanimously

Councillor Clausen returned to the meeting at the conclusion of the item.

The meeting concluded at 6.25pm.