

PRESENT

Members:

Paul Drake
Dan Croft
David Fletcher
David Troemel

Other Attendees:

Ben Roberts
Steven Ford
Caroline Horan
Pat Galbraith-Robertson

The meeting opened at 2.08pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

Nil.

03 CONFIRMATION OF MINUTES

COSNENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 10 December 2014 be confirmed.

04 DISCLOSURES OF INTEREST

Paul Drake declared a non pecuniary - less than significant interest in Item 9 on the agenda as the applicant is personal chiropractic service provider. Paul advised the meeting he would not be voting on the item.

05 DA2012 - 0003 - ADDITIONS OF 12 DWELLINGS TO EXISTING AGED CARE FACILITY (ST AGNES VILLAGE STAGE 9) - GREENMEADOWS DRIVE, PORT MACQUARIE,

Speakers:

Peter and Jodie Chapman (o)

Tony Thorne (applicant)

CONSENSUS:

1. That the 'Koala Plan of Management Residential Aged Care Facility St Agnes Village - Stage 9 (SAV 9)' be approved.
2. That DAP recommend to the General Manager to exercise the delegation granted by the Council resolution of 22 October 2008 to enter into the St Agnes Village Planning Agreement.
3. That DA 2012 - 0003 for Additions of 12 dwellings to existing Aged Care Facility (St Agnes Village Stage 9) at Lot 100, DP 1186143 and Lot 4 DP1119462, Greenmeadows Drive, Port Macquarie, be determined by granting consent subject to the recommended conditions.

The Chair brought forward item 8 on the agenda.

08 DA2014 - 0421 - PONTOON (SAILABILITY) - LOT 2 DP 535212, MCINHERNEY CLOSE, PORT MACQUARIE

A letter from the RMS received 21/1/15, a petition dated 14 January 2015 and a letter from Justin and Kaye Newberry dated 19 January 2015 was tabled at the meeting.

Speakers:

Sandra Watson (o)

John Constant (o)

Margaret Constant (o)

Kaye Newberry (o)

Stuart Simmons (neutral)

Wayne Evans (applicant)

CONSENSUS:

That it be recommended to Council that DA2014 - 421 for a pontoon at Lot 2, DP 535212, McInherney Close, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section E of the consent to read: '*E(2) - Prior to occupation or the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation a practising civil or structural engineer certifying the jetty has been constructed in accordance with approved plans and standards.*'
- Additional condition in Section E of the consent to read: '*E(3) - (E082) Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.*'

06 DA2014 - 0830 - DWELLING LOT 6 SECTION C DP 25923, 68 CHEPANA STREET LAKE CATHIE

A letter from Vicki Avery received 19 January 2015 was tabled at the meeting.

Speakers:

Vicki Avery (o)

Rob Tate (applicant)

CONSESUS:

That DA 2014-0830 for a dwelling at Lot 6, Section C, DP 25923, No. 68 Chepana Street, Lake Cathie, be determined by granting consent subject to the recommended conditions.

07 DA2014 - 0853 - CONTINUED USE AND COMPLETION OF ANCILLARY BUILDING - STUDIO - LOT 4 DP 1182810, NO 34 BOURNE STREET, PORT MACQUARIE

CONSENSUS:

That DA2014 - 0853 for continued use and completion of ancillary building - studio at Lot 4, DP1182810, No. 34 Bourne Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

09 DA2014 - 0884 - CHANGE OF USE- DWELLING TO MEDICAL CENTRE WITH ASSOCIATED CAR PARK- LOT 23 DP 253280 NO 2 BROWALLIA PLACE, PORT MACQUARIE

Paul Drake declared non pecuniary - less than significant interest in this Item and did not vote.

Speakers:

Janette Irons (o)

Laurie Sullivan

John Greenall (o)

Margaret Cameron (o)

Tom Vallentine (applicant)

COSNENSUS:

That DA 2014-0884 for a Medical centre and associated carpark at Lot 23, DP 253280, No. 2 Browallia Place, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Amend condition B(15) to read:

'A stormwater drainage design must be provided prior to the issue of a Construction Certificate and be submitted for approval pursuant to Section 68 of the Local Government Act, 1993. The design must be prepared in accordance with Council's AUSPEC Specifications and the requirements of Relevant Australian Standards and make provision for the following:

- a) *The legal point of discharge for the proposed development is defined as a direct connection to Council's piped drainage system.*

In this regard, Council's piped drainage system in Browallia Place must be extended by an appropriately sized pipeline (minimum 375mm diameter) to the frontage of the site, where a kerb inlet pit (minimum 2.4m lintel) must be installed, to allow direct piped connection from the development site into the public drainage system.

The pipeline must be designed to have the capacity to convey flows that would be collected at that section of street as generated by a 20 year Average Recurrence Interval storm event.

- b) *Alternatively, in lieu of the above public stormwater works, discharge may be directed to the kerb and gutter in Browallia Pl via a single suitably sized outlet subject to the internal drainage system incorporating on-site stormwater detention facilities designed to limit site stormwater discharge to the lesser of 55L/s (maximum permissible discharge to kerb and gutter) OR pre development flow rates for all storm events up to and including the 100 year ARI event. Note: that when determining pre-development conditions, the existing site shall be assumed to be 'green field' / un-developed as per AUSPEC D5.'*

10 GENERAL BUSINESS

Nil.

The meeting closed at 4.03pm.