

PRESENT

Members:

Paul Drake
Dan Croft
David Troemel

Other Attendees:

Clinton Tink

The meeting opened at 2.02pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

Nil.

03 CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 12 August 2015 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

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- 05 DA 2015 - 0230 - DEMOLITION OF DWELLINGS, LOT CONSOLIDATION, BOUNDARY ADJUSTMENT, COMMERCIAL PREMISES AND CONSTRUCTION OF RESIDENTIAL FLAT BUILDING FOR THE PURPOSES OF SENIOR HOUSING - LOT 4 DP 347796, LOT 1 DP 1053812, LOT 1 DP 151300, LOT 3 DP 347796, LOT 1 DP 795534, LOT: 1 DP 390610, LOT 1 DP 121189, LOT 1 DP 393967, LOT 1 DP 782560, LOT 1 DP 995637, LOT 1 DP 709967, LOT 13 DP 861177, LOT 12 DP 861177, LOT 11 DP 861177, LOT 10 DP 861177. YOUNG, CAMERON AND HASTINGS STREETS, WAUCHOPE**
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CONSENSUS:

That it be recommended to Council that DA 2015 - 0230 for a demolition of dwellings, lot consolidation, boundary adjustment, commercial premises and construction of residential flat building for the purposes of Senior Housing, at Lot 3 DP 347796, Lot 4 DP 347796, Lot 1 DP 1053812, Lot 1 DP 151300, Lot 1 DP 795534, Lot: 1 DP 390610, Lot 1 DP 121189, Lot 1 DP 393967, Lot 1 DP 782560, Lot 1 DP 995637, Lot 1 DP 709967, Lot 10 DP 861177, Lot 11 DP 861177, Lot 12 DP 861177 & Lot 13 DP 861177 Young, Hastings, and Cameron Streets, Wauchope, be determined by granting consent subject to the recommended conditions and as amended below:

- Delete condition A(15)
 - Delete condition B(22)
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- 06 DA 2015 - 0439 - DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION - LOT 119 DP 709409, NO 29 LAGUNA PLACE, PORT MACQUARIE**
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Speakers:

Jo Lock (o)

James Collins (applicant).

CONSENSUS:

That DA 2015/439 for a Dual Occupancy and Torrens Title subdivision at Lot 119, DP 709409, No. 29 Laguna Place, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below.

- Add condition is section A of the consent to read:
(A033) The applicant shall provide security to the Council for the payment of the cost of the following:
 - a. making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,
 - b. completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,
 - c. remedying any defects in any such public work that arise within twelve (12) months after the work is completed.

Such security is to be provided to Council prior to the issue of the

Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.

The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:

- i. deposit with the Council, or
- ii. an unconditional bank guarantee in favour of the Council.

The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.

- Add the following condition to section E of the consent:
(E005) Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.

**07 DA2015 - 0030 - ADDITIONS TO DWELLING INCLUDING CLAUSE 4.6
OBJECTION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) OF PORT MACQUARIE
HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 AT LOT 377 DP 236950, 31
VENDUL CRESCENT, PORT MACQUARIE**

The Chair tabled several submissions from Philip and Robina Laing that were received by Council post finalising the assessment report.

Speakers:

Philip Laing (o)

Robina Laing (o)

Wayne Ellis (applicant)

CONSENSUS:

That it be recommended to Council that DA2015 - 0030 for additions to dwelling including Clause 4.6 variation to Clause 4.3 (height of buildings) of Port Macquarie-Hastings Local Environmental Plan 2011, at Lot 377, DP 236950, 31 Vendul Crescent, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Delete condition B(8)
- Additional condition in section B of the consent to read: ' The balustrade on the second floor deck is to be constructed of opaque glass panels/walls joining floor and railing.'

08 GENERAL BUSINESS

Nil.

The meeting closed at 3.08pm.