
PRESENT

Members:

Paul Drake
Dan Croft
David Troemel

Other Attendees:

Ben Roberts
Chris Gardiner

The meeting opened at 2:00pm.

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 28 September 2016 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

**05 DA2015 - 694.1 ADDITIONS TO DWELLING AT LOT 392 DP 208523, NO. 8
PARTRIDGE STREET, PORT MACQUARIE**

CONSENSUS:

That DA 2015 - 694.1 for additions to dwelling at Lot 392, DP 208523, No. 8 Partridge Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

**06 DA2016 - 673.1 ALTERATIONS AND ADDITIONS TO DWELLING - LOT 116 DP
801596, 9 LADY ELLIOT COURT, PORT MACQUARIE**

Speaker:
Peter Klein (applicant)

CONSENSUS:

That DA2016 - 673 for a alterations and additions to dwelling at Lot 116, DP 801596, No. 9 Lady Elliot Court, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section A of the consent to read:

‘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.'

- Additional condition in Section B of the consent to read:

'An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate.

Such works include, but not be limited to:

- Temporary construction access to Kwinana Lane for construction
- Reinstatement of construction access upon completion of construction

The Road Authority shall require access to be created to enable all construction vehicles to enter and exit Kwinana Lane in a forward manner.'

- Additional condition in Section E of the consent to read:

'Prior to occupation or the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.'

07 GENERAL BUSINESS

Nil.

The meeting closed at 2:11pm.