

**PRESENT**

**Members:**

Paul Drake  
Robert Hussey  
Clinton Tink

**Other Attendees:**

Dan Croft  
Ben Roberts  
Chris Gardiner  
Deb McKenzie

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The meeting opened at 2:00pm.

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**01 ACKNOWLEDGEMENT OF COUNTRY**

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The Acknowledgement of Country was delivered.

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**02 APOLOGIES**

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Nil.

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**03 CONFIRMATION OF MINUTES**

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**CONSENSUS:**

That the Minutes of the Development Assessment Panel Meeting held on 13 December 2017 be confirmed.

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#### **04 DISCLOSURES OF INTEREST**

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Clinton Tink declared a Non-Pecuniary – Less than Significant Interest tabled on Item 05 being DA2017 – 355.1 and Item 06 being DA2017 – 553.. The reason being that, as per the Development Assessment Panel Charter, Clinton Tink is the author of both reports. As a result, Clinton Tink did not vote on the items but remained within the meeting to answer any questions from the Panel. Dan Croft, Acting Director of Development and Environment replaced Clinton Tink on the Panel for Item 05 and Item 06 only.

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#### **05 DA2017 - 355.1 - DEMOLITION OF DWELLING AND CONSTRUCTION OF CHILD CARE CENTRE - LOT 14 DP 262597, 17 KULAI PLACE, PORT MACQUARIE**

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Clinton Tink declared a Non-Pecuniary – Less than Significant Interest in this item, left the Panel and Dan Croft replaced him.

Dan Croft tabled copies of submissions that were not included in the agenda. Dan Croft confirmed that while the submissions were not included in the agenda, they were considered in the assessment report and copies were also provided to and reviewed by the Panel members before the meeting.

Dan Croft also tabled a request from the applicant to have the item deferred.

Speakers:  
Brad Maggs (applicant)

#### **CONSENSUS:**

That DA2017 – 355.1 be deferred to allow the applicant the opportunity to investigate alternate access arrangements and to address the reasons for refusal listed within the report.

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**06 DA2017 - 553.1 - MULTI DWELLING HOUSING AND STRATA TITLE  
SUBDIVISION - LOT 2 DP 18127, 34 CHAPMAN STREET, PORT MACQUARIE**

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Clinton Tink declared a Non-Pecuniary – Less than Significant Interest in this item, left the Panel and Dan Croft replaced him.

Speakers:

Krissa Wilkinson (o)

Michael Eddie (o)

David Pensini (applicant)

CONSENSUS:

That DA2017 – 553.1 for multi dwelling housing and strata title subdivision at Lot 2, DP 18127, No. 34 Chapman Street, Port Macquarie, be determined by granting consent subject to the recommended conditions as amended below:

Add condition B20 to state:

B20 (B199) Prior to release of any Construction Certificate, plans are to be provided to the Principal Certifying Authority providing for eastern, southern and western boundary fencing to achieve a height of a minimum 1.8m above finished ground level and be of solid construction.

Dan Croft left the Panel and Clinton Tink returned to the Panel.

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**07 DA 2017 - 914.1 ADDITIONS TO DWELLING - LOT 111, DP 246248, NO. 14  
HIBBARD DRIVE, PORT MACQUARIE**

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Speakers:

Mark & Belinda Patterson (o)

James Collins (applicant)

CONSENSUS:

That DA2017 – 914.1 for additions to dwelling at Lot 111, DP 246248, No. 14 Hibbard Drive, Port Macquarie, be determined by granting consent subject to the recommended conditions as amended below:

Delete condition B2.

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**08 DA2017 - 529.1 ALTERATIONS TO CARAVAN PARK - LOT 2 DP 598227, BELL STREET, DUNBOGAN**

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CONSENSUS:

That DA2017 – 529.1 for alterations to caravan park at Lot 2, DP 598227, Bell Street, Dunbogan, be determined by granting consent subject to the recommended conditions.

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**09 DA2017 - 979.1 CONSTRUCTION OF A NEW DWELLING (INCLUDING CLAUSE 4.6 VARIATION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) OF THE PORT MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011, SWIMMING POOL AND SPA AT LOT 143 DP 1229250, NO 62 SURFERS DRIVE, LAKE CATHIE**

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Speakers:

Graham & Karen Davis (o)  
Chris Jenkins (applicant)

CONSENSUS:

That DA2017 – 979 for the construction of a new dwelling (including clause 4.6 variation to clause 4.3 (height of buildings), of the Port Macquarie-Hastings Local Environmental Plan 2011, swimming pool and spa at Lot 143 DP 1229250, No. 62 Surfers Street, Lake Cathie, be determined by granting consent subject to the recommended conditions.

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**10 DA2017 - 632.1 MULTI DWELLING HOUSING AND STRATA SUBDIVISION - LOT 1 DP 596122, 25 HIBBARD DRIVE, PORT MACQUARIE**

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Speakers:

Andrew Lister (o)  
Victor Jackson (o)  
Ian Gowan (o)  
James Collins (applicant)

CONSENSUS:

That DA2017 – 632.1 for multi dwelling housing and strata title subdivision at Lot 2, DP 596122, No. 25 Hibbard Drive, Port Macquarie, be determined by granting consent subject to the recommended conditions as amended below:

Add condition B20 to state:

B20 (B034) Prior to release of the Construction Certificate the submission of details to Council for the disposal of any spoil gained from the site and/or details of the source of fill, heavy construction materials and proposed routes to and from the

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site, including, but not limited to:

- The pavement condition of the route/s proposed (excluding collector, sub-arterial and arterial roads) for the haulage of fill material to the site and/or haulage of excess material from the site. The condition report shall include photographs of the existing pavement and pavement deflection test results taken in the travel lanes;
- Recommended load limits for haulage vehicles and;
- A procedure for monitoring the condition of the pavement during the haulage;
- Bond to guarantee public infrastructure is not damaged as a result of construction activity,

and;

Council shall determine the need for and extent of any rectification work on the haulage route/s considered attributable by the haulage of materials to and/or from the site.

Add condition E21 to state:

E21 (E007) The owner/applicant is responsible for ensuring that any imported fill is either Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM). Prior to the issue of an Occupation Certificate, certification is to be provided to Council demonstrating that the fill is either VENM or ENM.

Add condition E22 to state:

E22 (E195) Prior to release of the Occupation Certificate or occupation (whichever occurs first), the flood evacuation process is to be displayed within each unit and maintained at all times.

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## **11 GENERAL BUSINESS**

Nil.

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The meeting closed at 4:00pm.