
PRESENT

Members:

Paul Drake
David Crofts
Clinton Tink

Other Attendees:

Ben Roberts
Patrick Galbraith-Robertson
Warren Wisemantel
David Troemel

The meeting opened at 2:00pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

CONSENSUS:

That the apology received from Robert Hussey be accepted.

03 CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 14 February 2018 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2017 - 721.1 MANUFACTURED HOUSING ESTATE, MANAGER'S RESIDENCE AND ASSOCIATED INFRASTRUCTURE - LOT 2 DP 1224314, LOT 2 DP 1172154 THRUMSTER STREET, THRUMSTER

Speakers:

Tim Smead (o)

Geraldine Haigh (applicant)

CONSENSUS:

That DA 2017 – 721.1 for a Manufactured Housing Estate, Manager's Residence and Associated Infrastructure at Lot 2, DP 1224314 and Lot 2, DP 1172154 Thrumster Street, Thrumster, be determined by granting consent subject to the recommended conditions as amended below:

Replace condition F(2) with the following:

- F2 (E008) Payment to Council of the Section 94 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent, based upon the number of bedrooms in the individual manufactured home/s, unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Area 13 Environmental Land Management Planning Agreement and Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans:
- Hastings S94 Administration Building Contributions Plan
 - Hastings Administration Levy Contributions Plan
 - Hastings S94 Major Roads Contributions Plan
 - Hastings S94 Open Space Contributions Plan
 - Community Cultural and Emergency Services Contributions Plan 2005
 - S94 Local Roads Contributions Plan - Areas 13, 14 and 15

The plans may be viewed during office hours at the Council Chambers located on the corner of Burrawan and Lord Streets, Port Macquarie, 9 Laurie Street, Laurieton, and High Street, Wauchope.

The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the relevant plans. Payments can only be made using a current "Notice of Payment" form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council.

Delete condition B(6).

Add condition F20 to state:

F20 (F195) Prior to occupation or the issue of any certificate of completion of a manufactured home within the estate, a stop sign is to be installed at the intersection of the access road and Thrumster Street.

06 DA2017 - 871.1 SERVICE STATION AND SIGNAGE - LOT 20 DP 1191370 NO. 16 SANCROX ROAD, SANCROX

Speakers:
Tony Thorne (applicant)

CONSENSUS:

That DA 2017 – 871.1 for a service station and signage at Lot 20, DP 1191370, No. 16 Sancrox Road, Sancrox, be determined by granting consent subject to recommended conditions as amended below:

Amend condition B9 to state:

B9 (A195) The provision, at no cost to Council, of a minimum 1.2m wide concrete foot path for the Sancrox Road frontage of Lot 1, between the proposed eastern driveway and the existing concrete footpath on the north-eastern leg of the Orleans Drive roundabout. Design details in accordance with AUSPEC and Council Standard drawing ASD 100 series. The design plans must be approved by Council pursuant to Section 138 of the Roads Act.

Amend condition B2 (10) to state:

B2(10) Provision of a 1.2m concrete footpath along Sancrox Road for the road frontage of approved Lot 1, between the proposed eastern driveway and the existing concrete footpath on the north-eastern leg of the Orleans Drive roundabout.

07 DA2017 - 1007.1 EIGHT SEMI-DETACHED DWELLINGS WITH TORRENS TITLE SUBDIVISION LOTS 114,115,116 AND 117 DP 1229250, 43 SEASIDE DRIVE AND 4-6 WATERSIDE WAY LAKE CATHIE

Speakers:

Eric Ding (o)

James Collins (applicant)

CONSENSUS:

That DA 2017 - 1007 for eight (8) semi-detached dwellings with torrens title subdivision at Lot 114,115,116 & 117, DP 1229250, No. 43 Seaside Drive & 4-6 Waterside Way, Lake Cathie, be determined by granting consent subject to the recommended conditions as amended below:

Add condition A11 to state:

A11 (A195) Sewer manholes shall remain in a single lot and shall maintain clearance requirements. Any boundary adjustment shall maintain one metre (1m) clearance from any sewer manhole.

Add condition B16 to state:

B16 (B195) Prior to release of the Construction Certificate, the front fence for the courtyard to proposed Unit 4 is to be minimised in size so as to create an open space area compliant with the requirements of 3.2.2.6 of Port Macquarie Hastings Development Control Plan 2013 but no greater. The fence is also not to exceed a height of 1.8m above the finished ground level and be consistent with the requirements of 3.2.2.7 of Port Macquarie Hastings Development Control Plan 2013. Plans showing the changes are to be submitted to the Principal Certifying Authority, prior to release of the Construction Certificate.

Amend condition A10 to state:

- (10) (A007) The development must only proceed in accordance with the approved stages as set out below:
- Stage 1- Units 1 & 2
 - Stage 2- Units 3 & 4 and boundary adjustment between Lots 115 & 116 DP 1229250
 - Stage 3- Units 5 & 6 and boundary adjustment between Lots 115 & 116 DP 1229250
 - Stage 4 -Units 7 & 8

Unless specified, the conditions of this consent will apply to all stages, with any decision on any discrepancy with conditions and associated staging resting with Council. Any decision to allow a change to staging will rest with Council along with applicable conditions and any contributions payable.

**08 DA2017 - 780.1 SHOP TOP HOUSING - LOT 1 DP 536032, NO. 4 HASTINGS
RIVER DRIVE, PORT MACQUARIE**

Speakers:

Tony McVeigh (o)
Bill Vogel (o)
Wayne Ellis (applicant)
David Pensini (applicant)

CONSENSUS:

That DA2017 – 780.1 be deferred to allow the applicant to address the deficiency in parking and how it can be accommodated either onsite or in the area.

**09 DA2017 - 981.1 ANCILLARY BUILDING (SHED) LOT 2 DP 244961, NO 8
AZALEA AVENUE, WAUCHOPE**

Speakers:

Victoria Sheringham (o)
Alex Van Oirschot (applicant)

CONSENSUS:

That DA 2017 – 981.1 for an ancillary building (shed) at Lot 2, DP 244961, No. 8 Azalea Avenue, Wauchope be determined by granting consent subject to the recommended conditions as amended below:

Add condition B1 to state:

B1 (B195) Prior to the release of the Construction Certificate, the plan on page 3 of the Best Sheds plans is to be mirror reversed.

Add condition B2 to state:

B2 (B196) Prior to release of the Construction Certificate, the shed is to be located 1.5m from the eastern boundary and the area between the shed and fence planted with lilly pilly plant species at 1.5m spacings and allowed to grow to a minimum 2m in height to screen the shed. Plans showing the changes are to be submitted to the Principal Certifying Authority, prior to release of the Construction Certificate and the landscaping put in place prior to release of the Occupation Certificate and maintained at all times.

10 GENERAL BUSINESS

Nil.

The meeting closed at 4:00pm.