
PRESENT

Members:

Paul Drake
Robert Hussey
Clinton Tink

Other Attendees:

Dan Croft
Ben Roberts
Chris Gardiner
Grant Burge

The meeting opened at 2.10pm.

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 11 April 2018 be confirmed, subject to an amendment to the Consensus on Item 06, as tabled by Robert Hussey and seconded by Paul Drake as follows:

The panel was unable to reach a consensus.

For: Paul Drake and Clinton Tink

That DA2018 – 48.1 for demolition of existing structures and erection of emergency services facility (ambulance station) and lot consolidation at Lot 26 & 27, DP 37531, No. 94 - 96 High Street, Wauchope, be determined by granting consent subject to the recommended conditions as amended in accordance with the agreement of the applicant:

Add Condition D(10) to state:

D(10) Prior to occupation, a 1.5m high solid screen is to be erected along the outer edge kerb of the western exit driveway, commencing at the edge of the building and ceasing at the point, where the driveway changes and starts to narrow. The screen is to minimise vehicle headlight glare impacting on the adjoining neighbour to the west.

Robert Hussey disagreed with the majority decision for the following reasons:

- 1. The application should be approved subject to a Deferred Commencement condition requiring the provision of a gravity disposal system for the stormwater, via a downstream easement, instead of the proposed mechanical pump-out system, particularly considering the lack of any Council Policy on mechanical pump outs.*
- 2. The visual impact of the bulk and scale of the skillion roof, which could be reduced on the southern elevation.*

The above amended minutes are to clarify that while a consensus was still not reached, Robert Hussey did not recommend refusal but rather disagreed with the majority decision.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2017 - 1023.1 AGRICULTURAL PRODUCE INDUSTRY LOT 4 DP 738164, NO 511 FERNBANK CREEK ROAD, FERNBANK CREEK

Speakers:

Debra King (objector)

Gary Cuttell (applicant)

CONSENSUS:

That DA 2017 – 1023.1 for agricultural produce industry (apple cider) at Lot 4 DP 738164 No. 511 Fernbank Creek Road, Fernbank Creek, be determined by granting consent subject to the recommended conditions as amended:

Add condition B(5) to state:

B(5) Prior to release of the Construction Certificate, a waste management plan dealing with waste water and solid waste, is to be submitted to Council for approval.

06 SECTION 4.55 MODIFICATION DA2010 - 577.4 - MODIFICATION TO SUBDIVISION LOT LAYOUT INCLUDING ADDITION OF ONE (1) TORRENS TITLE LOT - LOT 2 DP 1231106, NO. 72 LORNE ROAD, KENDALL

Speakers:
Geraldine Haigh (applicant)

CONSENSUS:

Defer determination of the Section 4.55 modification to DA 2010 – 577, subject to the submission of stormwater management detail being provided to the Development Assessment Panel. The information is to show how stormwater impacts on the new Lot 8 and also whether the new Lot 8 impacts on the ability to deal with stormwater management for the overall subdivision.

07 DA2017 - 1125.1 TWO LOT SUBDIVISION AND ERECTION OF FOUR SEMI-DETACHED DWELLINGS WITH STRATA SUBDIVISION AND TWO JETTIES - LOT 1 DP 833585, 78 COMMODORE CRESCENT, PORT MACQUARIE

Speakers:
Ian Little (objector)
Andrew Dickson (applicant)

CONSENSUS:

That DA 2017 - 1125 for a two lot subdivision and erection of four semi-detached dwellings with strata subdivision and two jetties at Lot 1, DP 833585, No. 78 Commodore Crescent, Port Macquarie, be determined by granting consent subject to the recommended conditions.

08 DA2018 - 75.1 TWO (2) SEMI-DETACHED DWELLINGS AT LOT 132 DP 1229250, 11 SANDY SHORES AVENUE, LAKE CATHIE.

Speakers:
Pat Innes (objector)
James Collins (applicant)

CONSENSUS:

That DA 2018 - 75.1 for two semi-detached dwellings at Lot 132, DP 1229250, No. 11 Sandy Shores Avenue, Lake Cathie, be determined by granting consent subject to the recommended conditions as amended:

Amend condition B(11) to state:

B(11) (B072) A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Construction Certificate. 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 the kerb and gutter of a public road.
- b) All allotments must be provided with a direct point of connection to the public piped drainage system. Kerb outlets are not permitted.
- c) The design requires the provision of interallotment drainage in accordance with AUSPEC D5.
- d) The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7.
- e) The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.

09 DA2017 - 1110.1 DEMOLITION OF DWELLING AND CONSTRUCTION OF NEW DWELLING - LOT 27 DP 20480, NO. 24 BUNDELLA AVENUE, LAKE CATHIE

Speakers:
Nigel Swift (applicant)

CONSENSUS:

That DA 2017 – 1110.1 for demolition of dwelling and construction of a new dwelling at Lot 27, DP 20480, No. 24 Bundella Avenue, Lake Cathie, be determined by granting consent subject to the recommended conditions.

10 DA2017 - 1084.1 CLUBHOUSE - LOT 7054 DP 1074173, NO. 12 MARITIME LANE (OXLEY OVAL), PORT MACQUARIE

Speakers:
Chris King (objector)
David Brown (objector)
Teale Bryan (applicant)

CONSENSUS:

That it be recommended to Council that DA 2017 – 1084.1 for a clubhouse at Lot 7054, DP 1074173, No. 12 Maritime Lane (Oxley Oval), Port Macquarie, be determined by granting consent subject to the recommended conditions.

11 DA2017 - 1138.1 DWELLING AND SECONDARY DWELLING AT LOT 61 DP 1226839, NO. 33 SUMMER CIRCUIT, LAKE CATHIE

Speakers:
Derek Collins (applicant)

CONSENSUS:

That DA 2017 – 1138.1 for a dwelling and secondary dwelling at Lot 61, DP 1226839, No. 33 Summer Circuit, Lake Cathie, be determined by granting consent subject to the recommended conditions.

12 SECTION 4.55 MODIFICATION DA2004 - 687.5 TO MODIFY THE HOURS OF OPERATION FOR EXISTING SAWMILL AT LOT 1 DP 1065577, OLD KEMPSEY ROAD, GUM SCRUB

Speakers:
Gaylene Codd (objector)
Kerry Graham (objector)
David Bell (objector)
Pat Kinnarney (objector)
Sandra Ozolins (objector)
Andrew Lister (applicant)
Noel Atkins (applicant)
Daryl Hayden (applicant)

CONSENSUS:

That the section 4.55 modification to DA 2004 – 687.5 for a modification of hours of operation of an existing sawmill at Lot 1, DP 1065577, No. 269 Old Kempsey Rd, Gum Scrub, be determined by granting consent subject to the recommended conditions as amended

Add condition A(17) to state:

A(17) Within three (3) months of the date of determination of modification five (5), a maintenance operating plan detailing the types of maintenance activities to occur onsite, is to be submitted to Council for approval (Note: the date of determination of modification five (5) is to be 26 April 2018 and the three (3) month due date will be 26 July 2018).

Amend condition F(9) to state:

F(9) (DDOCC00630) Hours of operation of the development are restricted the following times:

- a) Sawmill: 7am-6pm Monday to Friday
- b) General Maintenance: 6pm-9pm Monday to Friday and 8am-6pm Sundays.

No logging truck movements are permitted during general maintenance hours and there is to be no work on Saturdays or Public Holidays.

The above amended times are approved for a trial period of twelve (12) months from the date of determination of modification five (5). Upon expiration of the twelve (12) month trial period, the hours of operation are to revert back to the previous approved hours of operation, unless a further modification is submitted and approved. A complaints register is also to be kept and detail any associated actions taken to rectify issues raised. The complaints register is to be provided to Council at the end of the twelve (12) month trial period. It should be noted that the date of determination of modification five (5) is to be 26 April 2018 and the twelve (12) month trial period for the amended hours of operation will cease on 26 April 2019.

13 DA2018 - 74.1 DWELLING - LOT 2 DP 1237933, NO 122B CAMDEN HEAD ROAD, DUNBOGAN

Emails from Bronwyn and Roy Davies (objector) were tabled for consideration.

Speakers:
Nigel Swift (applicant)

CONSENSUS:

That DA 2018- 74.1 for a dwelling at Lot 2, DP1237933, No. 122B Camden Head Road, Dunbogan be determined by granting consent subject to the recommended conditions.

14 GENERAL BUSINESS

Nil.

The meeting closed at 4.30pm.