
PRESENT

Members:

Paul Drake
Dan Croft
David Troemel

Other Attendees:

Clinton Tink
Chris Gardiner

The meeting opened at 2.04pm.

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 20 January 2016 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA 2015 - 891.1 - SECONDARY DWELLING AND ADDITIONS TO DWELLING - LOT 6 DP 862732, 12 ELKHORN GROVE, PORT MACQUARIE

CONSENSUS:

That DA 2015 - 891.1 for a dual occupancy and additions to existing dwelling at Lot 6, DP 862732, No. 12 Elkhorn Grove, Port Macquarie, be determined by granting consent subject to the recommended conditions.

06 DA2015 - 782.1 - DWELLING AND SWIMMING POOL INCLUDING CLAUSE 4.6 OBJECTION TO CLAUSE 4.4 (FLOOR SPACE RATIO) OF THE PORT MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 - LOT 2 DP 1153860, NO. 17B MCINHERNEY CLOSE, PORT MACQUARIE

Speakers:

Darren Booth (o)
James Collins (applicant)

CONSENSUS:

That DA 2015 - 782.1 for a Dwelling and Swimming Pool Including Clause 4.6 Objection to Clause 4.4 (Floor Space Ratio) of the Port Macquarie-Hastings Local Environmental Plan 2011 at Lot 2, DP 1153860, No. 17B McInherney Close, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- At the end of condition A(5) add the sentence: 'The existing driveway crossover servicing lot 1 DP 1153860 is to be reinstated.'
- Amend condition D(2) to read: 'A survey certificate prepared by a registered surveyor is to be submitted to the Principal Certifying Authority at footings and/or formwork stage. Such certificate shall set out the boundaries of the site, the actual situation of the buildings and include certification that siting levels and boundary setbacks comply with the approved plans.'

**07 DA2015 - 0764.1 - TWO (2) LOT SUBDIVISION - LOT 3 DP 635177, 2
MOUNTAIN VIEW ROAD, KEW**

Speakers:

Brellen Frederick (o)
David Frederick (o)
Kate McKinnon (applicant)
Michael Mowle (applicant)
Darren Booth (applicant)
Ron Hale (applicant)

CONSENSUS:

That DA 2015 - 0764.1 for a two lot subdivision at Lot 3, DP 635177, No. 2 Mountain View Road, Kew, be determined by granting consent subject to the recommended conditions and as amended below:

- Replace condition A(8) with the following: 'Lot boundaries subdividing proposed lots 1 & 2 shall be amended to provide a minimum 3m wide battle-axe handle to the southern lot (proposed lot 1) along the frontage of the western boundary of Lot 3, DP 635177 extending north of the required culvert on private property and not beyond 6 metres from the northern boundary of Lot 3, DP 635177 ensuring the northern lot (proposed lot 2) has Mountain View Road frontage. Driveway access shall be designed with a suitably sized culvert crossing to enable flood free access to both lots and improve stormwater flow through the easement. Reciprocal rights of access burdening and benefiting both proposed lots shall be required for the full length of the battle-axe handle.'
- Replace condition B(9) with the following: 'Council records indicate that there is an existing 20mm metered water service from the 100mm AC water main on the same side of Mountain View Road. This can remain as the water service for proposed Lot 2. A second sealed water service is required for proposed Lot 1 and be located on Lot 1 at the road frontage. Water main extension may be required to facilitate Lot 1 service. Details are to be shown on the engineering plans.'
- New condition in Section E of the consent to read: 'The applicant is required to make provision in the application for a Subdivision Certificate:
 - a. registration of a reciprocal right of access 6m wide and easement for services and maintenance over those parts of the lots common to both. '
- Delete condition B(6)
- Delete condition A(8)
- Replace condition B4 with the following: ' 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:
 - Civil works
 - Functional vehicular access

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- Replace condition B11 with the following: 'Prior to release of the construction certificate or s138 approval (whichever occurs first), the consent of the Crown will be required to do work within the section of Mountain View Road in Crown ownership and required to service this development. The consent of the Crown must be provided to Council.'
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08 GENERAL BUSINESS

Nil.

The meeting closed at 3.24pm.