
PRESENT

Members:

Paul Drake
Cliff Toms
Patrick Galbraith-Robertson (Acting Group Manager Development Assessment)
David Fletcher

The meeting opened at 2.00pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Acknowledgement of Country was delivered.

02 APOLOGIES

There were no apologies

03 CONFIRMATION OF MINUTES

CONSENSUS:

That the Minutes of the Development Assessment Panel Meeting held on 4 July 2012 be confirmed.

04 DISCLOSURES OF INTEREST

Patrick Galbraith-Robertson declared a non-pecuniary interest on Items 7 and 8 due to being assessing officer for those applications.

**05 DA 2012/0160 - ATTACHED TWO STOREY DUAL OCCUPANCY AND STRATA
SUBDIVISION**

Speakers:

Rob Beukers (applicant)
Darren Nosworthy(o)
Greg Faulkner(o)
Robert Rangdon(o)
Dennis Richards(o)
Paul Henderson(o)
Pip Verdus(o)

CONSENSUS:

That the application deferred for consideration by the applicant in regard to:

1. Reconsider private open space location for Unit No.2 to east
2. Revisit DCP non-compliances
3. Provide for boundary landscaping
4. Upon receipt of amended plans that amended proposal is renotified and reported back to the Development Assessment Panel for determination.

**06 DA 2012/0189 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING - 21
CHAPMAN STREET, PORT MACQUARIE**

CONSENSUS:

That DA 2012/0189 for alterations and additions to existing dwelling at Lot 50, DP38266, No. 21 Chapman Street, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- move condition A(6) to B(4).

07 DA 2012/0219 - STAGED ADDITIONS TO DWELLING-HOUSE, 1 INTO 2 LOT TORRENS TITLE SUBDIVISION AND CONSTRUCTION OF CHILDCARE CENTRE

Patrick Gailbraith-Robertson declared an interest in this item and did not take part in the voting thereon.

Speakers:

Andrew Lister (applicant)

Max Dunstan (o).

Submission withdrawal from M Dunstan tabled.

CONSENSUS:

That DA 2012/219 for Staged Additions to Dwelling-House, 1 into 2 Lot Torrens Title Subdivision and Construction of Child Care Centre at Lot 9, Sec B DP 979174, 33 Hastings Street, Wauchope, be determined by granting subject to the recommended conditions and as amended below:

B(19) to state: 'The plans submitted with the application for construction certificate shall include installing a 'Wallmark' residential acoustic panel fence on the northern common boundary with no.31 Hastings Street stepping from 1.0m from the front boundary to 3m setback, 1.8m to 6m building line setback to 2.4m continuing along the remainder of the common boundary capped every 3m with 'plateau' caps.'

08 S96 2001/104 - MODIFICATION TO PREVIOUS APPROVED ANIMAL ESTABLISHMENT

Patrick Gailbraith-Robertson declared an interest in this item and did not take part in the voting thereon.

CONSENSUS:

That Section 96 (1A) DA 2011/104 for a modification to previous approved animal establishment at Lot 15, DP 860439, No. 112 Bago View Drive, Wauchope, be determined by granting the modification consent subject to the following changes to existing approval conditions:

1. Amend condition 8. to state: This consent approval does not permit the animal establishment to be used for boarding kennels for commercial purposes or residential accommodation purposes.
2. Add new condition 26 to state: This consent, as modified, restricts the total number of adult dogs housed within the animal establishment for commercial purposes to a maximum of 4 at any one-time. Any offspring are to be sold off-site.
3. Add new condition 27 to state: The operations of the animal establishment facility shall not result in 'offensive noise' as defined under the Protection of the Environment Operations Act 1997.
4. Add new condition 28 to state: The indoor housing of small bird species such as finches and quails is only permitted. This consent, as modified, does not permit housing of large, noisy birds such as parrots and cockatoos.
5. Add new condition 29 to state: Prior to commencing the modified use of the facility, a section.68 application to install an appropriate On-site sewage management system (OSSM) for the animal facility is required. The OSSM system is to be designed by a suitably qualified and practising professional and is to take into consideration:
 - the amount and composition of the wash wastewater generated onsite from cleaning and disinfection activities and chemicals used; and
 - site constraints such as the nearby dam and surface water flows etc.
6. Add new condition 29 to state: A general waste management plan for the various waste streams including:
 - waste materials from bird cages/rooms;
 - wash wastewater;
 - dog faeces;
 - carcasses;
 - chemicals and empty containers.

shall be prepared and submitted to Council for approval by Council prior to commencing the modified use of the facility.

The meeting closed at 3.25pm.