
PRESENT

Members:

Paul Drake
Dan Croft
David Fletcher
David Troemel

Other Attendees:

Fiona Tierney
Patrick Galbraith-Robertson

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 26 June 2013 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

**05 SECTION 82A REVIEW OF DA 2005-192 - RURAL DWELLING - OAKES
CRESCENT, FERNBANK CREEK**

Speakers:
Paul Parker (applicant)

CONSENSUS:

That it be a recommendation to Council that the Section 82A review of DA 2005-192 for a rural dwelling at Lots 1 & 2, DP 702718, Oakes Crescent, Fernbank Creek, be refused for the following reasons:

1. The proposal is inconsistent with Clause 8 of State Environmental Planning Policy 71 - Coastal Protection. The significant flooding constraints of the site make it unsuitable for residential development.
2. Permitting residential development within a floodway without full knowledge of the potential flooding impacts, which is contrary to local and State guidelines, is not in the public interest.
3. The majority of site is classified as high hazard / floodway with the proposal being contrary to clause 6.2 of Hastings River Floodplain Interim Policy.
4. Emergency evacuations for major floods are likely to be carried out in high hazard flooding conditions with associated risks to the safety of rescue personnel and evacuees.
5. The applicant has not satisfactorily demonstrated that permanent, fail-safe, maintenance-free measures are incorporated in the development to ensure timely, orderly and safe evacuation of people from the area, should a major flood occur.
6. The applicant has not satisfactorily demonstrated that displacement of people from this area will not significantly add to the overall cost and community disruption caused by a major flood event.
7. The applicant has not satisfactorily demonstrated that the development will not increase the flood hazard or flood damage to other properties or adversely affect flood behaviour, in accordance with the requirements of the Floodplain Development Manual - 2005.

**06 DA2013 - 181 - PRIMITIVE CAMPING GROUND (16 SITES), HIGH STREET,
WAUCHOPE**

CONSENSUS:

That DA2013 - 181 for a primitive camping ground (16 sites) at Lot 22, DP 1147833, High Street, Wauchope, be determined by granting consent subject to the recommended conditions.

**07 DA2013 - 0015 PROPOSED SINGLE DWELLING INCLUDING CLAUSE 4.6
VARIATION TO CLAUSE 4.2A OF THE PORT MACQUARIE-HASTINGS LOCAL
ENVIRONMENTAL PLAN 2011 - 21 BLACK SWAN TERRACE, WEST HAVEN**

CONSENSUS:

That it be a recommendation to Council that DA2013-0013 for a proposed single dwelling at Lot 213, DP 1042231, No.21 Black Swan Terrace, West Haven, be determined by granting consent subject to the recommended conditions.

**08 DA 2013 - 0274 - TORRENS TITLE SUBDIVISION - 59 RANDALL
STREET, WAUCHOPE**

Speakers:

Tracey Nixon (o)
Janet Rainbow (o)

CONSENSUS:

That DA 2013 - 0274 for a Torrens Title Subdivision at Lot 2, DP 1185603, No. 59 Randall Street, Wauchope, be determined by granting consent subject to the recommended conditions.

The meeting closed at 3.00pm.