

PRESENT

Members:

Paul Drake
Dan Croft
David Troemel

Other Attendees:

Clinton Tink
Steven Ford
Chris Gardiner
Pat Galbraith-Robertson

The meeting opened at 2.05pm.

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 26 August 2015 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2014 - 0105 RESIDENTIAL FLAT BUILDING INCLUDING A CLAUSE 4.6 VARIATION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) OF PORT MACQUARIE HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 - LOT 8 SECTION 23 DP 758853, 31 WAUGH STREET, PORT MACQUARIE

Speakers:

Max Angel (o)

Bob Nall (o)

Ken Demlakian (applicant)

CONSENSUS:

That DA 2014 - 0105 for a residential flat building including a Clause 4.6 variation to Clause 4.3 (height of buildings) of Port Macquarie Hastings Local Environmental Plan 2011 at Lot 8, Section 23, DP 758853, No. 31 Waugh Street, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section E of the consent to read: ' Prior to issue of an occupation certificate, written advice is to be submitted by the electrical authority and telecommunications authority confirming that the respective services are available to each dwelling'.

06 DA2015 - 0361 MULTI DWELLING HOUSING AND TORRENS TITLE SUBDIVISION AT LOT 271 DP 236277, NO. 23 THE SUMMIT ROAD, PORT MACQUARIE

Speakers:

Rob Snow (applicant)

CONSENSUS:

That DA 2015 - 0361 for multi dwelling housing and torrens title subdivision at Lot 271, DP 236277, No. 23 The Summit Road, Port Macquarie, be determined by granting consent subject to the recommended conditions.

**07 DA2015 - 0474 SINGLE DWELLING, LOT B DP 387813, 43 THE PARADE
NORTH HAVEN**

Speakers:

David McPherson (o)

Rob Tate (applicant)

CONSENSUS:

That DA 2015 - 0474 for a single dwelling and ancillary shed at Lot B, DP 387813, No. 43 The Parade, North Haven, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section A of the consent to read: 'The restoration of any vehicle access rendered redundant by the development, to standard kerb and footpath formation at no cost to Council, in accordance with Council's current AUSPEC Specifications and Standards. All works must be approved by Council pursuant to Section 138 of the Roads Act.'
- Additional condition in Section E of the consent to read: 'Prior to occupation or the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.'

**08 DA2015 - 0502 DEMOLITION OF DWELLING AND CONSTRUCTION OF DUAL
OCCUPANCY WITH TORRENS TITLE SUBDIVISION, LOT 4 DP 21106, NO 58
HOME ST, PORT MACQUARIE**

CONSENSUS:

That DA 2015 - 0502 for Demolition of Dwelling and Construction of Dual Occupancy with Torrens Title Subdivision at Lot 4, DP 21106, No. 58 Home Street, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section A of the consent to read: 'The restoration of any vehicle access rendered redundant by the development, to standard kerb and footpath formation at no cost to Council, in accordance with Council's current AUSPEC Specifications and Standards. All works must be approved by Council pursuant to Section 138 of the Roads Act'
- Additional condition in Section A of the consent to read 'The applicant shall provide security to the Council for the payment of the cost of the following:
 - a. making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,
 - b. completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,

-
- c. remedying any defects in any such public work that arise within twelve (12) months after the work is completed.

Such security is to be provided to Council prior to the issue of the Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.

The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:

- i. deposit with the Council, or
- ii. an unconditional bank guarantee in favour of the Council.

The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.'

- Additional condition in Section B of the consent to read: 'Where augmentation is required on adjoining property, owner's consent shall be provided to Council with any Section 68 application and/or Construction Certificate application for subdivision works where augmentation is required on adjoining property including:
 - a. Council's sewer infrastructure (i.e. sewer junction, sideline or manhole)'
- Additional condition in Section E of the consent to read: 'Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.'
- Additional condition in Section E of the consent to read: 'Prior to occupation or the issuing of the Occupation Certificate provision to the Principal Certifying Authority of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.'
- Additional condition in Section E of the consent to read: 'Prior to the issue of a Subdivision Certificate, written advice is to be submitted from the electricity authority confirming that its requirements for the provision of electricity services (including street lighting where required) have been satisfied and/or from the telecommunications authority confirming that its requirements for the provision of telecommunication services (including fibre optic cabling where required) have been satisfied.'
- Additional condition in Section E of the consent to read: 'Lodgement of a security deposit with Council upon practical completion of the subdivision works.'
- Additional condition in Section E of the consent to read: 'Submission of a compliance certificate accompanying Works as Executed plans with detail included

as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Subdivision or Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.'

09 DA2015 - 0184 CHILDCARE CENTRE - 296 OXLEY HIGHWAY AND 1 FERNHILL ROAD, PORT MACQUARIE

Speakers:

Natasha Alford (o)
Margaret Kaye (o)
James Munro (o)
Julian Juls (o)
Dave Smith (o)
Steve Enders (applicant)

CONSENSUS:

That DA 2015 - 0184 for a child care centre at Lots 5 and 6, DP 877124, No. 296 Oxley Highway and 1 Fernhill Road, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additions condition in Section E of the consent to read; 'Car parking spaces numbered 17-21 are to be line marked and designated for staff parking'

10 GENERAL BUSINESS

Nil.

The meeting closed at 3.26pm.