

**PRESENT**

**Members:**

Paul Drake  
Dan Croft  
David Troemel

**Other Attendees:**

Patrick Galbraith-Robinson  
Clinton Tink  
Keith Smith  
Ben Roberts

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The meeting opened at 2.00pm.

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**01 ACKNOWLEDGEMENT OF COUNTRY**

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The Acknowledgement of Country was delivered.

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**02 APOLOGIES**

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Nil.

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**03 CONFIRMATION OF MINUTES**

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**CONSENSUS:**

That the Minutes of the Development Assessment Panel Meeting held on 26 October 2016 be confirmed.

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**04 DISCLOSURES OF INTEREST**

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There were no disclosures of interest presented.

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**05 DA2016 - 383 - ALTERATIONS AND ADDITIONS TO DWELLING - LOT 17 DP 31187, NO 25 BOURNE STREET, PORT MACQUARIE**

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## Speakers:

Jeff Davis (opposing)

Bill Rourke (opposing)

Andrew Rock (applicant)

Phil Sheppard (supporting)

## CONSENSUS:

That DA 2016 - 383 for alterations and additions to dwelling at Lot 17, DP 31187, No. 25 Bourne Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

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**06 DA2016 - 625.1 - ADDITIONAL DWELLING TO CREATE DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION - LOT 21 DP 243007, 42 BELLANGRY ROAD, PORT MACQUARIE**

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## Speakers:

Wayne Marsden (opposing)

Gary Hughes (applicant)

## CONSENSUS:

That DA 2016 - 625 for an additional dwelling to create dual occupancy and Torrens title subdivision at Lot 21, DP 243007, No. 42 Bellangry Road, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Additional condition in Section B of the consent to read:

“Council records indicate that the development site is connected to sewer via junction to the existing sewer line that runs along the northern property boundary. Existing sewer junction must be extended at no cost to Council to provide each proposed lot with an individual sewer junction. Details are to be shown on the engineering plans”.

- Additional condition in Section B of the consent to read:

“ 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:

1. The legal point of discharge for the proposed development is defined as Council’s piped drainage system.
  2. All allotments must be provided with a direct point of connection to the public piped drainage system. Kerb outlets are not permitted.
  3. The design requires the provision of interallotment drainage in accordance with AUSPEC D5”
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- Additional condition in Section E of the consent to read:

“Creation of drainage easement between lots (ie. interallotment)

Where stormwater pipelines traverse lots other than those which they benefit appropriate drainage easements shall be created and registered on the title of the relevant lot(s) with the Lands and Property Information NSW.

- a. For pipes less than 500mm diameter, the easement width must be a minimum of 1500mm. Easements for larger diameter pipes must be the pipeline diameter plus 1200mm wide, with a minimum width of 2400mm.
- b. Where easements are associated with a subdivision, the easement shall be established with the plan of subdivision and Section 88B instrument. Details to be submitted to Council prior to issue of Subdivision Certificate.

Where easements are not associated with a subdivision, the easement shall be approved by Council prior to lodgement at Lands and Property Information (LPI) NSW and evidence of registration shall be submitted to the Principal Certifying Authority prior to any Occupation Certificate.”

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**07 DA2016 - 713.1 - ADDITIONS TO DWELLING - LOT 3 DP 855993, NO 24 BEECHTREE CIRCUIT, PORT MACQUARIE**

Speakers:

Peter Boyne (opposing)

Susan Dempster (applicant)

CONSENSUS:

That DA 2016 - 713.1 for additions to dwelling at Lot 3, DP 855993, No. 24 Beechtree Circuit, Port Macquarie, be determined by granting consent subject to the recommended conditions.

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**08 DA2016 - 0372.1 - RESIDENTIAL FLAT BUILDING INCLUDING A CLAUSE 4.6 VARIATION TO CLAUSE 4.3 (HEIGHT OF BUILDING) OF THE PORT MACQUARIE HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 AT LOT 3 DP 345930, 3 GORE STREET, PORT MACQUARIE**

Speakers:

Gary Allen (applicant)

Michelle Chapman (applicant)

Geoff Ferris (applicant)

CONSENSUS:

That DA 2016 - 0372.1 for a residential flat building including a Clause 4.6 variation to Clause 4.3 (Height of Building) at Lot 3, DP 345930, No. 3 Gore Street, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

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- Additional condition in Section A of the consent to read:

(A195) Alva Lane shall be upgraded full width, including kerb & gutter along the frontage of the development, so that the pavement thickness meets Council's AUS-SPEC 'Collector Road' standard (i.e. one million ESAs, 1x106). This shall require a full rebuild of the pavement unless geotechnical results are deemed by Council to demonstrate another solution is acceptable. Prior to issue of a Construction Certificate, a pavement design report shall be prepared by a suitably qualified geotechnical or civil engineer and submitted to Council with the Roads Act (s138) application, including soil test results and in-situ CBR values (NATA certified). Council's minimum pavement compaction testing criteria are as follows:

- a. 98% (modified) base layers - Maximum Modified Dry Density test in accordance with AS1289.5.2.1.
- b. 95% (modified) sub-base layers - Maximum Modified Dry Density test in accordance with AS1289.5.2.1.
- c. 100% (standard) subgrade/select layers - Maximum Standard Dry Density test in accordance with AS1289.5.1.1 (or for in-situ subgrade soils only, wet density testing may be used).

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The meeting closed at 3.00pm.