

PRESENT

Members:

Paul Drake
Robert Hussey
Dan Croft

Other Attendees:

Ben Roberts
Caroline Horan
Jon Power
Anna Stricker
Michael Roberts

The meeting opened at 2:00pm.

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 23 January 2019 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA 2018 - 1033.1 ALTERATIONS AND ADDITIONS TO DWELLING - LOT 11 DP 22923, NO. 102 SETTLEMENT POINT ROAD, PORT MACQUARIE

Speakers:

Nick Lawton (o)

Craig Maltman (applicant)

CONSENSUS:

That DA 2018 - 1033 for Dwelling Alterations and Additions at Lot 11, DP 22923, No. 102 Settlement Point Road, Port Macquarie be determined by granting consent subject to the recommended conditions.

06 DA2018 - 353.1 COMMERCIAL PREMISES AND TOURIST AND VISITOR ACCOMMODATION WITH CLAUSE 4.6 VARIATION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) AND CLAUSE 4.4 (FLOOR SPACE RATIO) OF THE PORT MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 AT LOT 123 DP 1219042, NO. 17 CLARENCE STREET, PORT MACQUARIE

Speakers:

Suzy Berry (o)

Andrew Thompson (o)

Brett Avery (o)

Wayne Ellis (applicant)

David Pensini (applicant)

THE PANEL WAS UNABLE TO REACH CONSENSUS.

Robert Hussey put forward the following motion:

That DA2018 – 353 be refused on the grounds that:

1. insufficient on-site car parking has been provided (deficit of 21 spaces) as required by the Port Macquarie-Hastings Development Control Plan 2013. In the context of this proposed tourist development located within an area with time limited parking the public interest would not be well served by allowing such a significant shortfall in parking spaces on site, or offsetting this number of spaces via the contribution plan.
2. The proposed turning movements at the reception area are unreasonably compromised and should be redesigned to avoid regular interruption to the in-out vehicular movements by the 3-point turn.

FOR: Robert Hussey
AGAINST: Paul Drake and Dan Croft

The dissenting recommendation was:

That DA2018 – 353 be deferred to allow the applicant to readdress non-compliance with development standards and provide further evidence to support parking provision on site so as to avoid significant dependence on contribution offsets.

07 DA2018 - 519.1 ANCILLARY BUILDING - PERGOLA LOT 33 DP 1069338, 76 THE ANCHORAGE PORT MACQUARIE

The Chair tabled a submission from Traelee Stewart objecting to the proposal

Speakers:

Paula Stone (applicant).

CONSENSUS:

That DA 2018 – 519.1 for an ancillary building - pergola at Lot 33, DP 1069338, No. 76 The Anchorage, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

1. Delete condition B(2)

08 DA2018 - 863 PART CHANGE OF USE TO BED AND BREAKFAST ESTABLISHMENT, LOT 3 DP 805503, NO. 14 WARRIGAL RIDGE SANCROX

CONSENSUS:

That DA 2018/863.1 for a Part Change of Use to Bed and Breakfast Establishment at Lot 3, DP 805503, No. 14 Warrigal Ridge, Sancrox, be determined by granting a deferred commencement consent requiring the following to be satisfied within 12 months:

1. All requirements of the Building Code of Australia, the NSW Rural Fire Service, the report prepared by Tim Mecham submitted with the application and the required building modification works to the ground floor level are to be completed to the satisfaction of Council prior to the premises being used as a bed and breakfast establishment.

09 DA2018 - 933.1 ALTERATIONS AND ADDITIONS TO DWELLING - LOT 8 DP 844137, NO. 1A BANKSIA AVENUE, BONNY HILLS

Speaker :
Lisa Munro (applicant)

CONSENSUS:

That DA 2018 – 933.1 for alterations and additions to dwelling at Lot 8 DP844137, No.1A Banksia Avenue, Bonny Hills be determined by granting consent subject to the recommended conditions and as amended below:

1. Additional condition in Section B of the consent to read: 'Prior to release of the Construction Certificate, the plans are to be amended to delete the upper floor deck (external staircase still permitted).

10 GENERAL BUSINESS

Nil.

The meeting closed at 3:11pm.