
PRESENT

Members:

Paul Drake
Robert Hussey
Dan Croft

Other Attendees:

Caroline Horan
Pat Galbraith-Robertson
Michael Roberts
Ben 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 24 July 2019 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

**05 DA2019 - 417.1 SECONDARY DWELLING - LOT 131 DP 834256, NO 70
BANGALAY DRIVE, PORT MACQUARIE**

Speaker:
Jeremy Gray (applicant)

CONSENSUS:

That DA 2019 - 417 for a Secondary Dwelling at Lot 131, DP 834256, No. 70 Bangalay Drive, Port Macquarie, be determined by granting consent subject to the recommended conditions.

**06 SECTION 4.55 MODIFICATION TO DA2016 - 835.2 ALTERATIONS AND
ADDITIONS TO DWELLING - LOT X DP 384377, NO. 65 THE BOULEVARDE
DUNBOGAN**

Speaker:
Patrick Meagher (applicant)

CONSENSUS:

That Section 4.55 modification application to modify DA 2016 - 835.2 for alterations and additions to dwelling at Lot X, DP 384377, No. 65 The Boulevarde, Dunbogan, be determined by granting consent subject to the recommended amended conditions and as amended below:

- Additional condition in Section E of the consent to read: 'Screen landscaping, achieving a mature height of 1.5m, is to be provided between the spa and the front boundary (for the length of the spa barrier/fence) to the satisfaction of Council. The landscaping is to be maintained for the life of the development.'

07 DA2019 - 154.1 DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING AND SWIMMING POOL LOT 1 DP 612190 42 LIGHTHOUSE ROAD, PORT MACQUARIE

Speaker:
Michelle Chapman (applicant)
Rob Snow (applicant)
Kristian Prados (applicant)

CONSENSUS:

That DA 2019 - 154 for demolition of existing dwelling and construction of new dwelling and swimming pool at Lot 1, DP 612190, No. 42 Lighthouse Road, Port Macquarie, be deferred to address the following:

1. A stormwater management plan is required demonstrating that the development satisfactorily manages stormwater on the site and that the proposal will not be adversely impacted by the stormwater overland flow path traversing the property or causes adverse impacts on neighbouring properties.
2. The dwelling be designed to provide for a rear setback complying with the provisions of the Port Macquarie-Hastings Development Control Plan 2013.

08 DA2019 - 463.1 DWELLING - LOT 33 DP 552382, NO. 2 BELL STREET, DUNBOGAN

CONSENSUS:

That DA 2019 - 463.1 for a dwelling at Lot 33, DP 552382, No. 2 Belle Street, Dunbogan, 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 the issue of an occupation certificate a flood management plan is to be submitted to and approved by Council and a covenant is to be placed on the title of the property referencing the plan.'

09 DA2017 - 736.2 - MODIFICATION TO PREVIOUS APPROVED MANUFACTURED HOME ESTATE AND SUBDIVISION - NO. 79 BATAR CREEK ROAD, KENDALL

Speaker:
Donna Clarke (applicant)

CONSENSUS:

That the Section 4.55(2) modification application to DA 2017 - 736.2 for a manufactured home estate and subdivision at Lot 1 DP 122192, Lot 79 DP 655658, Lot 23 DP112083 and Lot 1 DP 1142845, Batar Creek Road, Kendall, be determined by granting consent subject to the recommended modified conditions and as amended below:

- Amend condition B(2) points 13 & 14 to state:
 13. Provision of pedestrian access ways/shareways a minimum of ~~2.5m~~ 2.1m wide, from the north-west corner of the site ~~proposed intersection on Batar Creek Road (at Benaroon Drive)~~ to the Showground entrance on Batar Creek Road as part of Stage 1 of the Manufactured Home Estate. Such access ways to include a concrete pathway including kerb ramps where necessary.
 14. Provision of a 1.5m wide concrete footpath along Batar Creek Road from the showground to Albert Street as part of Stage 3 of the Manufactured Home Estate. Such access ways to include a concrete pathway including kerb ramps where necessary.
- Amend B(18) point c) to state:
 - c) A footpath, min width of 1.5m shall be provided from the showground to the intersection with Albert Street as part of Stage 3 of the Manufactured Home Estate. Pram ramps shall be constructed as necessary. Details shall be provided as part of the Construction Certificate/Roads Act Application.
- Amend B(20) point b)(iii) to state:
 - iii) As part of this development and for connectivity to the town, a 1.5m footpath shall be provided on one side of Batar Creek Road for this section of road as part of the Manufactured Home Estate.

10 GENERAL BUSINESS

The Panel discussed Item 05 with Mr Trevor Raymond.

The meeting closed at 3:08pm.