

PRESENT

Members:

Paul Drake
Robert Hussey
Dan Croft

Other Attendees:

Grant Burge
Pat Galbraith-Robertson
Ben Roberts
Cheryl Lowe

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 25 March 2020 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

**05 DA2019 - 676.1 RESIDENTIAL FLAT BUILDING INCLUDING CLAUSE 4.6
OBJECTION TO CLAUSE 4.3 (HEIGHT OF BUILDINGS) OF THE PORT
MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 AT LOT 1 DP
1211682, 5 DREW CLOSE, PORT MACQUARIE**

Speakers:

Wayne Ellis (applicant)
David Pensini (applicant)
Chris Lloyd (applicant)

The Panel was unable to reach consensus.

MOTION: Paul Drake:

That it be recommended to Council that DA 2019 - 676.1 for a residential flat building including clause 4.6 objection to clause 4.3 (height of buildings) of the Port Macquarie-Hastings Local Environmental Plan 2011 at Lot 1, DP 1211682, No. 5 Drew Close, Port Macquarie, be determined by granting consent subject to the recommended conditions with the following amendment:

- Condition B2 be amended to include point 11 stating: 'If warranted by Council, a give way sign is to be installed at the intersection drew Close and Warlters St.'

FOR: Paul Drake and Dan Croft
AGAINST: Robert Hussey

DISSENTING MOTION: Robert Hussey:

That it be recommended to Council that DA 2019 - 676.1 for a residential flat building including clause 4.6 objection to clause 4.3 (height of buildings) of the Port Macquarie-Hastings Local Environmental Plan 2011 at Lot 1, DP 1211682, No. 5 Drew Close, Port Macquarie, be determined by refusing consent for the following reasons:

1. That the application does not adequately satisfy the design guidelines in SEPP 65 and the ADG, where the provisions of Section 3H – Vehicle access, requires such access to achieve safety and minimise conflicts between pedestrians and vehicles ...
2. The designated main pedestrian access on the 1st floor passes very close to the entry to Unit 101, then past the garage openings for garages 22 and 23, turning a blind corner to the lift lobby area, where a number of residents/ visitors could be waiting.
3. This waiting area is also on the entry/exit path for garages 24 and 24A, which are in tandem configuration that generally involves more manoeuvring space. And it will pass over part of the lift lobby area and conflicts with garages 22 and 23 manoeuvring.
4. Consequently, the lift waiting area is not safe with the anticipated level of conflicting car movements in close proximity to pedestrians waiting and exiting the lift. Those exiting pedestrians, both residents and visitors then have to traverse the path via a blind corner walking past the garage openings for Spaces 23 and 22 to safely exit the building.
5. Also, the proposal does not adequately satisfy the 3 D Communal Open Space and

associated Principle 6 guidelines for amenity for residents. In particular, the side wall of Unit 203 is adjacent to the swimming pool and it has screened window opening along the common wall. The acoustic and privacy amenity will not achieve a satisfactory outcome for this unit.

06 DA2019 - 867.1- MULTI DWELLING HOUSING AND STRATA TITLE SUBDIVISION AT LOT 110 DP788310, NO.18 MONTAGUE STREET, PORT MACQUARIE

Speakers:

James Collins (applicant)

Stephen Johnson (applicant)

CONSENSUS:

That DA2019 - 867 for a multi dwelling housing and strata title subdivision at Lot 110, DP 788310, No. 18 Montague Street, 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: 'Prior to release of the construction certificate amended plans are to be submitted providing for opaque balustrades for the first floor western facing balconies of units 1 and 2.'
- Additional condition in Section B of the consent to read: 'Prior to release of the construction certificate amended plans are to be submitted providing for the raising of the window sill height of the kitchen and dining room western facing window of unit 3 by one third (i.e removal of the bottom window pane for the full length of the window).'
- Additional condition in Section B of the consent to read: 'Prior to release of the construction certificate amended plans are to be submitted for Council approval providing for the front courtyard fences of Units 1 and 2 to be constructed with alternative treatments (i.e not solely timber paling). Landscaping is to be provided in the recessed and 900mm setback areas of the fence and include the provision of mature trees.'

07 GENERAL BUSINESS

Nil.

The meeting closed at 3:50pm.
