

PRESENT

Members:

Paul Drake
David Crofts
Dan Croft

Other Attendees:

Grant Burge
Pat Galbraith-Robertson
Ben Roberts
Ross Frazier
Chris Gardiner
Robert Slater
Steven Ford
Michelle McLennan

The meeting opened at 2:00pm on 6 May 2020.

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 8 April 2020 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2019 - 309.1 RESIDENTIAL SUBDIVISION AT LOT 302 DP 754434 EMILY AVENUE, PORT MACQUARIE

Speakers:
Tony Thorne

CONSENSUS:

That it be recommended to Council that DA2019 - 309 for a residential subdivision at Lot 302, DP 754434, Emily Avenue, Port Macquarie, be determined by granting consent subject to the recommended conditions with the following amendments:

- Amend Condition B(2), Point 1 to read: *'Road works along the frontage of the development including extension of Emily Avenue to 'Access Place' standard (AUSPEC D1.5) joining smoothly with the existing section of road with a minimum carriage way width of six (6) metres ending in a sealed nine (9) metre radii cul-de-sac with reflectorised posts.'*

Amend condition B(10), Point a) to read: The legal point of discharge for the proposed development is defined as the existing downstream informal vegetated stormwater basin. In this regard, a suitably sized piped drainage system (minimum 375mm diameter) shall be extended from the basin to the site. The pipeline must be designed to have capacity to convey flows that would be collected within the development as generated by a 5% AEP storm event.

Furthermore, in difference to the concept pipeline alignment illustrated on the Stormwater Management Plan prepared by King and Campbell, Drawing No, 5328P_Exhibits Sheet 6 Revision C and dated 27-11-19, the location of the pipeline discharging to the existing 'basin' should be relocated to the north so that is located beneath the invert of the existing swale drain, or other such location with the agreement of Council's stormwater engineer, to assist in draining that area. The change of direction/inlet pit can also then function to capture runoff from the upstream swale to the west.

06 DA2019 - 883.1 DWELLING AT LOT 14 DP 28743, NO. 24 CORAL STREET, NORTH HAVEN

A written submission from Naomi Leo was circulated to panel members prior to the meeting.

Speakers:

Naomi Leo (opposing application)

Robert Smallwood (applicant)

CONSENSUS:

That DA2019 - 883.1 for a dwelling at Lot 14, DP 28743, No. 24 Coral Street, North Haven 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 a landscaping plan is to be submitted providing for a 2m width landscape strip of vegetation along the rear boundary so as to achieve a minimum 2m high vegetation screen at maturity. An additional 1.5 x 1.5m landscape splay (i.e resulting in a 3.5m x 3.5m triangle) of vegetation is to be provided in the north western corner of the rear boundary. This splay area is to include a minimum of 3 mature paperbark plantings (Melaleuca quinquenervia).*
- Additional condition in Section D of the consent to read: *'No excavation, building or storage of materials is to occur within the structural root zones of trees on adjoining properties. Structural root zones of trees on adjoining properties affecting the subject site are to be plotted on the development site and are to be determined in accordance with AS 4970-2009 Protection of trees on Development Sites.'*

07 DA2020 - 122.1 ALTERATIONS AND ADDITIONS TO DWELLING AT LOT 20 DP 262273, NO 11 TIMBER RIDGE PORT MACQUARIE

A written submission from Gary King was circulated to panel members prior to the meeting.

Speakers:

Gary King (opposing application)

Craig Maltman (applicant)

CONSENSUS:

That DA2020 - 122 for dwelling additions and alterations at Lot 20, DP 262273, No. 11 Timber Ridge, Port Macquarie, be determined by granting consent subject to the recommended conditions.

08 DA2020 - 63.1 DWELLING AT LOT 2 DP 1143498, NO. 4A HIBISCUS CRESENT, PORT MACQUARIE

A written submission from Grahame Kennedy was circulated to panel members prior to the meeting.

Speakers:

Jacqui Eller (opposing application)

Grahame Kennedy (opposing application)

CONSENSUS:

That DA2020 - 63.1 for a dwelling at Lot 2, DP 1143498, No. 4A Hibiscus Crescent, Port Macquarie, be determined by granting consent subject to the recommended conditions.

09 DA2019 - 277.1 CAFE AND ASSOCIATED CAR PARKING AT LOT 5 DP 524972, PARKLANDS CLOSE, PORT MACQUARIE

A written submission from Katy and Geoffrey Pollard was circulated to panel members prior to the meeting.

Speakers:

Caron Robinson (opposing application)

Warwick Mason (opposing application)

Mark Robertson (opposing application)

Donna Clark (applicant)

CONSENSUS:

1. That the Koala Plan of Management prepared by Biodiversity Australia (Rev 1.2, dated January 2020) be approved.
2. That DA2019 - 277.1 for a Café and Associated Car Parking at Lot 5, DP 524972, Parklands Close, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:
 - Amend condition A(15) to read: (15) *'Roadworks on Wandella Drive, at the full cost of the proponent, shall include the following in accordance with Aus-Spec:*
 - *A concrete roundabout structure at the intersection of Karalee Parade and Wandella Drive, including painted medians and signage*
 - *A concrete threshold to the west of the roundabout delineating the entry to the development*
 - *Kerb and gutter to the west of the proposed roundabout, and associated pavement and stormwater works.*

Details of the construction are to be provided with the application for approval pursuant to Section 138 of the Roads Act.

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- Amend condition B(2) to read: *'Submission to the Principal Certifying Authority prior to the issue of a Construction Certificate detailed design plans for the following works associated with the developments. Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS:*
 1. *Road works along the frontage of the development.*
 2. *Public parking areas including;*
 - *Driveways and access aisles;*
 - *Parking bays*
 - *Delivery vehicle service bays & turning areas in accordance with AS 2890.*
 3. *Sewerage reticulation.*
 4. *Water supply plans shall include hydraulic plans for internal water supply services and associated works in accordance with AS 3500, Plumbing Code of Australia and Port Macquarie-Hastings Council Policies.*
 5. *Stormwater systems.*
 6. *Erosion & Sedimentation controls.*
 7. *Traffic management control plan.*
 8. *Detailed driveway profile in accordance with Australian Standard 2890, AUSPEC D1, and ASD202, Port Macquarie-Hastings Council current version.*
 9. *Provision of a 1.5m (unless varied in writing by Council) concrete footpath along the northern side of Wandella Drive connecting to the existing footpath/boardwalk including a suitable road crossing to Council satisfaction.*
 10. *A 'Give Way to pedestrians' sign at the driveway exit point on the property.*
 11. *Detailed roundabout layout at the junction of Wandella Drive and Karalee Parade in accordance with the current version of the AUSTROADS guidelines for Intersection design, giving particular attention to sight distance.*
 - Additional condition in Section B of the consent to read: *' Prior to release of the construction certificate plans are to be provided detailing a 1.8m high colourbond fence along the common boundary with 112 Pacific Dr (i.e for the length of the boundary that has an open style fence at present). The fence is not required if both parties provide written agreement to such.'*
 - Amend condition E(3) of the consent to read: *'Driveways, access aisles and parking areas shall be provided with an approved surface. Such a surface shall be on a suitable pavement, constructed and maintained in accordance with Council's Development, Design and Construction Manuals (as amended).'*

The meeting was adjourned at 4:45pm on 6/5/20.

Item 10 was deferred to 4:00pm on 7/5/20.

The meeting resumed at 4:00pm on 7/5/20

10 SECTION 4.55 DA2004 - 526.3 MODIFICATION TO HOURS OF OPERATION AND CONDITIONS OF CONSENT ASSOCIATED WITH PREVIOUS APPROVED INDUSTRIAL BUILDING/WORKSHOP AT 10 GLEN EWAN ROAD, SANCROX

Speakers:

Louise Flemming (opposing application)

Tony Thorne (applicant)

Philip Thornton (applicant)

CONSENSUS:

That DA2004 - 526.3 for a modification to hours of operation and conditions of consent associated with previous approved industrial building/workshop at Lot 17, DP 1191370, No. 10 Glen Ewan Road, Sancrox, be determined by granting consent subject to the recommended modified conditions and as amended below:

- Amend condition F(11) to read: *‘Provision is to be made during extended operational hours (6pm to 7am) of an additional car park on the existing hard stand area located on the northern side of the existing western shed as shown on the plan Birdon Marine Extended Hours Carpark (King & Campbell plan 6300P_Site – Revision A dated 25 March 2020). The carparking area shall have capacity for 12 cars and is to be provided and used by all employees working in the existing shed on Lot 17 during the extended hours of operation from 6pm to 7am.*
- Additional condition in Section F of the consent to read: *‘No work is to be carried out on the site between 6pm Saturday to 7am Sunday and from 6pm Sunday to 7am Monday.’*

11 GENERAL BUSINESS

Nil

The meeting closed at 5:15pm on 07 May 2020.