
PRESENT

Members:

Tony McNamara (Independent Chair)
Chris Gee (Independent Member)
Michael Mason (Independent Member)
Dan Croft (Group Manager Development Services)

Other Attendees:

Grant Burge (Development Engineering Coordinator)
Pat Galbraith-Robertson (Development Planning Coordinator)
Vanessa Penfold (Development Assessment Planner)

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 6 March 2024 be confirmed.

04 DISCLOSURES OF INTEREST

Nil.

05 DA2023 - 536.1 MULTI DWELLING HOUSING AND STRATA TITLE SUBDIVISION AT LOT:2 DP 1295723, NO.22 CASTLE COURT PORT MACQUARIE

Speakers:

Rebecca Tighe (Opposing the application)
 Matt Ackland (Opposing the application)
 Jennifer Belcher (Opposing the application)
 Derek Collins (applicant)
 Joanne Hands (applicant)

CONSENSUS:

That DA2023 - 536.1 for Multi dwelling housing and strata subdivision and at Lot 2, DP 1295723, No. 22 Castle Court, Port Macquarie be determined by granting consent subject to the recommended conditions with the following amendments:

- **Amend condition 1 in general conditions to read:**

Approved plans and supporting documentation				
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
Plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
J5150 Sheets 1 to 22	Issue T	Attached Units - Strata	Collins w Collins	28 May 2024
Approved documents				
Document title	Version number	Prepared by	Date of document	
Statement of Environmental Effects	J5150 Rev B	Collins W Collins	April 2024	
BASIX Certificate	1318176M_03	Collins W Collins P/L	29 May 2024	
Bushfire Assessment	1	Firebird ecoSultants P/L	9 June 2023	
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.				
Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.				

- **Add additional condition 9 before issue of a construction certificate to read:**

Courtyard Gate

The front court yard fencing to Unit 3 shall include a pedestrian gate. Details to be provided to the Principal Certifier prior to release of the Construction Certificate.

Condition Reason: To provide direct pedestrian access to the street.

- **Add additional condition 10 before issue of a construction certificate to read:**

Landscape Plan

A more detailed and extensive landscaping plan is to be provided. Details to be provided to the Principal Certifier prior to release of the Construction Certificate.

Condition Reason: To provide appropriate landscaping of the site.

- **Add additional condition 11 before issue of a construction certificate to read:**

Footpath

Plans are to be amended to provide for a footpath across the full frontage of the development and are to be approved by Council under the Roads Act, prior to release of the Construction Certificate.

Condition Reason: To contribute to the public domain and pedestrian connectivity to the site.

- **Add additional condition 10 before issue of an occupation certificate to read:**

Driveway Mirror

Prior to issue of an occupation certificate, appropriate mirror(s) are to be installed at the north western corner of the driveway to assist motorists entering and exiting the site so as to reduce the potential for vehicle conflicts.

Condition Reason: To manage vehicle conflicts and entering and existing the site.

- **Add additional condition 4 before issue of a strata certificate to read:**

Updated Strata Plan

Driveways, visitor parking, and bin storage areas to be shown as common property. Details to be submitted with the Strata Certificate.

Condition Reason: To ensure development proceeds in accordance with the approved plans.

06 GENERAL BUSINESS

Nil

The meeting closed at 2.40pm.