



Minutes

18 June 2025

Development Assessment Panel

Members:

David Crofts (Independent Chair)

Chris Gee (Independent Member)

Murray Blackburn-Smith (Independent Member)

Other Attendees:

Pat Galbraith-Robertson (Development Assessment Planning Manager)

Grant Burge (Development Engineering Manager)

Ben Roberts (Senior Development Assessment Planner)[text]

The meeting opened at 2.03pm.

01 Acknowledgement Of Country

The Acknowledgement of Country was delivered.

02 Apologies

That the apology received from Dan Croft be accepted.

03 Confirmation Of Minutes

Consensus:

That the Minutes of the Development Assessment Panel Meeting held on 4 June 2025 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2024 - 252.1 Multi Dwelling Housing and Strata Subdivision at Lot 1 DP 335428 No 11 Home Street, Port Macquarie

Speakers:

Kristin Burgess (opposing the application)

Lyndall Nairn (opposing the application)

Basil Bullock (applicant)

Chris Jenkins (applicant)

Adam Kiers (applicant)

Consensus:

That DA 2024 - 252.1 for Multi Dwelling Housing and Strata Subdivision at Lot 1, DP 335428, No. 11 Home Street, Port Macquarie, be determined by granting consent subject to changes to the following conditions:

13. Landscape management

A requirement for landscaping management and regular maintenance/replacement obligations for all landscaped areas on and around the buildings to a satisfactory condition and to the specifications of the approved Landscape Plan is to included in the Strata Management Statement.

Condition Reason: To ensure that the development continues to positively contribute to the aesthetics and character of the area.

10. Landscape plan amendments

Additional landscaping incorporating taller growing trees to be included along the Oxley Crescent frontage between the property boundary and the proposed buildings in an amended in order to provide some protection from the western sun and to reduce the apparent bulk and scale of the development from the street. Additional planting is to be provided in the recesses to the fence along Home Street to reduce the apparent bulk and scale of the development from the street.

The landscape plantings alongside the pedestrian entry fence returns to units 11A and 11D shall be relocated clear of the fence to ensure compliance with swimming pool barrier regulations. There shall be no change to species or reduction in numbers of plantings proposed.

A revised landscaping plan incorporating the changes shall be submitted with the application for construction certificate.

Condition Reason: To provide for landscaping that contributes to streetscape amenity and which is compliant with swimming pool barrier regulations.

Additional Conditions - Prior to the issue of an Occupation Certificate:

12. Completion of landscaped areas

Landscaped areas being completed prior to occupation or issue of the Occupation Certificate.

Condition Reason: To ensure that the development positively contributes to the aesthetics and character of the area.

13. Landscape management

To ensure the landscape design intent is achieved, prior to the issue of an Occupation Certificate, positive covenant or equivalent restriction shall be imposed on the land title detailing the landscaping management and regular maintenance/replacement obligations for all landscaped areas to a satisfactory condition and to the specifications of the approved Landscape Plan on and around the buildings in perpetuity .

Condition Reason: To ensure that the development continues to positively contribute to the aesthetics and character of the area in perpetuity.

Additional Conditions - Prior to the issue of a Strata Certificate Section:

2. Landscape management

The strata certificate application shall address the following:

- The strata plan shall provide the necessary easements and access rights to all landscaped areas on and around the buildings for continual maintenance.
- Details of the intended/draft strata management statement associated with the strata plan addressing landscaping management and regular

maintenance/replacement obligations for all landscaped areas to a satisfactory condition and to the specifications of the approved Landscape Plan on and around the buildings.

Condition Reason: To ensure that the development continues to positively contribute to the aesthetics and character of the area in perpetuity.

05 GENERAL BUSINESS

Nil

The meeting closed at 3.09pm.