

# MINUTES OF THE NORTHERN REGION PLANNING PANEL MEETING HELD AT PORT MACQUARIE ON WEDNESDAY 10 FEBRUARY 2010 AT 6.00PM

## PRESENT:

Garry West	Chair
John Griffin	Panel Member
Pam Westing	Panel Member
Paul Drake	Panel Member
Mark Stocks	Panel Member

## IN ATTENDANCE

Matt Rogers	Port Macquarie-Hastings Council
Dan Croft	Port Macquarie-Hastings Council
Clinton Tink	Port Macquarie-Hastings Council
Cliff Toms	Port Macquarie-Hastings Council
David Troemel	Port Macquarie-Hastings Council
Dean Fisher	Port Macquarie-Hastings Council

The meeting commenced at 6.00pm. The Chair welcomed everyone to the meeting of the Northern Region Planning Panel.

### 1. Declarations of Interest -

Mark Stocks declared an interest - three (3) persons who lodged written objections are clients of his employer and one (1) person who lodged a written objection is a staff member of his employer, but he has had no dealings with these individuals in relation to the development application before the Panel. The Panel Chair declared this is not a pecuniary interest and considered it appropriate for Mr Stocks to sit on the panel and take part in voting.

### 2. Business Items

#### ITEM 1 - **2010NTH006 – Port Macquarie-Hastings Council – DA2009/0314 – 400 Site Caravan Park & Associated Infrastructure and Service Buildings**

The Chairman tabled a report submitted by the applicant regarding the issues contained in the assessment report. The Chairman advised this would be taken into consideration.

### 3. Public Submission

Clinton Tink (assessing officer) provided an overview of the application. There were no questions from the Panel.

#### Speakers:

John Cornish	opposed to the application
Stella Hughes	opposed to the application
Margaret Maher	opposed to the application
John Alison	opposed to the application

John Jeayes	opposed to the application
Gavin Wilton	opposed to the application
Tony McKern	opposed to the application
Ray Burnett	opposed to the application
Chris Martin	opposed to the application

Mr Carter  
(applicant Representative) spoke in favour of the application.

#### 4. Business Item Recommendations

##### ***2010NTH006 – Port Macquarie-Hastings Council – DA2009/0314 – 400 Site Caravan Park & Associated Infrastructure and Service Buildings***

Recommendation with additional reason for refusal. 'That the proposal does not accord with the Mid North Coast Regional Strategy' moved by John Griffin and seconded by Pam Westing. All Panel members in favour.

#### **Resolved**

**That DA 2009/314 for a 400 site caravan park and ancillary facilities at Hastings River (Crown Land), Lot 6 DP 251919, Lot 91 DP 754451, Lot 4 DP 114288, Lot 1 DP 43918, Lot 22 DP 1040272 & Lot 1 DP 583466, Riverside Drive and Lot 106 DP 754451, Maria River Road, Riverside be determined by refusing consent for the following reasons:**

1. The proposal will have an unacceptable social impact.
  - The proposal fails to provide sufficient access to medical and social services for residents of the caravan park.
  - The application has failed to demonstrate that sufficient medical and social support services are available in the locality to support the development.
  - The application fails to demonstrate effective integration of the development in the local community.
  - The development would result in adverse social segregation. The physical isolation of the site will exacerbate social dislocation of the development.
  - No secure mechanism has been provided to ensure affordable housing and necessary community facilities are provided for in the long term.
  - The proposed community transport plan and private bus service is impractical and will not adequately service the needs of future residents.
2. The application has not satisfactorily demonstrated that the proposed development will not adversely impact on the existing vehicular ferries servicing the North Shore. The proposed upgrading of the Hibbard Ferry has not been supported with adequate information and it would be inappropriate to deal with such an upgrade via conditions of consent. Additionally, any upgrading of the ferry would result in unacceptable ongoing operational and maintenance costs for Council, which is not considered to be in the public's interest. Upgrading of the ferry to support the transport needs of such a significant increase in population on the North Shore is considered to be an unsustainable transport solution.
3. The application has not satisfactorily demonstrated that the proposed development will not result in unmanageable transport demands on road infrastructure in the locality. No secure mechanism(s) have been provided to ensure necessary infrastructure upgrades are achieved.

4. The application has failed to address the impact of the development on Maria River Road and provided no secure mechanism to manage impact on the road.
5. The proposal is contrary to Clause 10 (a) (c) (d) (f) of State Environmental Planning Policy 21 - Caravan Parks.
6. The proposal is contrary to Clause 8 (a)-(k), (m) & (p) of State Environmental Planning Policy 71 - Coastal Protection.
7. The proposal is contrary to Clauses 2, 15, 32B, 33 and 81 of the North Coast Regional Environmental Plan.
8. The proposal is incompatible with the 1(a1) Rural zone objectives and clauses 11, 13, 25 & 26 of the Hastings Local Environmental Plan 2001.
9. The proposal is incompatible with the context and setting of the locality. The scale, density and aesthetics of the development is significantly out of character with the North Shore's built and natural environments.
10. The application has not satisfactorily demonstrated that the development can be adequately serviced in the case of an emergency. The application has failed to demonstrate that the proposed development will not impose an added cost to the community, especially during emergency situations.
11. The application has failed to provide a suitably detailed flood assessment as required by Council's policy and the Government's Floodplain Management Manual.
12. The application fails to adequately address the impacts of climate change on the development.
13. The application fails to provide adequate groundwater and nutrient balancing modelling to ensure there is no adverse pollution risk to receiving waters.
14. The application fails to provide adequate stormwater management measures to ensure there is no adverse pollution risk to receiving waters.
15. The submitted acid sulphate soils management plan is not consistent with the Acid Sulphate Soils Manual.
16. The proposal is contrary to State Environmental Planning Policy 44 - Koala Habitat Protection. The submitted draft Koala Plan of Management fails to adequately address the Policy.
17. The proposal is contrary to Clause 15C of State Environmental Planning Policy 62 - Sustainable Aquaculture.
18. The application fails to adequately demonstrate that Clause 2 of State Environmental Planning Policy 14 - Coastal Wetlands will be achieved.
19. The application fails to adequately address the aims and Rural Planning Principles of State Environmental Planning Policy (Rural Lands) 2008.
20. The proposal does not accord with the Mid North Coast Regional Strategy.

The meeting concluded at 8.00pm

A handwritten signature in blue ink that reads "Garry West". The signature is written in a cursive style with a large, stylized 'G' and 'W'.

Garry West  
Chair, Sydney Northern Region Planning Panel  
Date 15 February 2010