

DATE OF DETERMINATION	15 July 2025
DATE OF PANEL DECISION	14 July 2025
DATE OF PANEL BRIEFING	14 July 2025
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Tony McNamara and David Crofts
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 July 2025.

MATTER DETERMINED

PPSNTH-397 - Port Macquarie-Hastings - DA2024 - 734.1 - Lot 53 DP 1312158, Lot 54 DP 1312158 and Lot 383 DP 1241368 - Carlie Jane Drive, Thrumster - Staged 112 Lot Residential Subdivision and Associated Infrastructure (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons set out in the Council Assessment Report.

In reaching its decision the Panel noted:

- The proposed development does not constitute a controlled activity under section 68 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- Conditions have been imposed to ensure the recommended mitigation measures of the BDAR and the Koala Plan of Management are implemented, and the Applicant intends to include a koala information program as part of its sales and marketing package.
- Boundary fencing will be constructed as part of the civil works stages where there is a change in level over 1.00 metre and consequent risk of fall from height.
- The proposal will not have an adverse impact on coastal wetlands or lands in proximity to coastal wetlands.


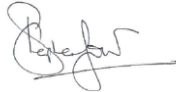
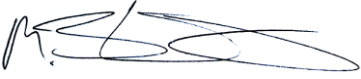

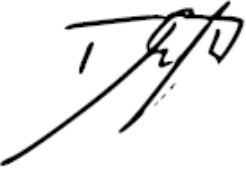
The Panel is satisfied that the site is suitable for the proposed development and will contribute to the supply of housing in the Port Macquarie area. The Panel is further satisfied that, subject to the imposition of conditions, impacts arising from the development can be adequately mitigated.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Stephen Gow
 Michael Wright	 Tony McNamara
 David Crofts	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-397 - Port Macquarie-Hastings - DA2024 - 734.1
2	PROPOSED DEVELOPMENT	Staged 112 Lot Residential Subdivision and Associated Infrastructure
3	STREET ADDRESS	Lot 53 DP 1312158, Lot 54 DP 1312158 and Lot 383 DP 1241368 - Carlie Jane Drive, Thrumster
4	APPLICANT/OWNER	Hopkins Consultants Pty Ltd PM Land Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Coastal subdivision
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Primary Production) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Port Macquarie-Hastings Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Port Macquarie-Hastings Development Control Plan 2013 • Planning agreements: The First Deed of Variation to Sovereign Hills Estate Planning Agreement and The Area 13 Environmental Land Management Planning Agreement • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 30 June 2025 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 18 February 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Tony McNamara and David Crofts ○ <u>Council assessment staff</u>: Ben Roberts and Dan Croft ○ <u>Department staff</u>: Carolyn Hunt, Lisa Ellis and Ilona Ter-Stepanova • Applicant Briefing: 14 July 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Tony McNamara and David Crofts ○ <u>Council assessment staff</u>: Dan Croft ○ <u>Applicant representatives</u>: Melissah Osland, Michael Mowle, Michael Long and Paul Zvirdinas ○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova

		<ul style="list-style-type: none">• Final briefing to discuss Council’s recommendation: 14 July 2025<ul style="list-style-type: none">○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Tony McNamara and David Crofts○ <u>Council assessment staff</u>: Dan Croft○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report