

DATE OF DETERMINATION	18 May 2026
DATE OF PANEL DECISION	18 May 2026
DATE OF PANEL MEETING	18 May 2026
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Christopher Gee, Murray Blackburn-Smith
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 May 2026.

MATTER DETERMINED

PPSNTH-458 – Port Macquarie-Hastings – DA 2025.424.1 – Carlie Jane Drive, Thrumster (Lot 78 DP 1316696) – Staged 88 lot torrens title subdivision and the Construction of 55 dwellings 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 the 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 outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Amend Condition 11 to remove the words ‘are attached and form part of this consent’ at the end of the dot point
- Amend Conditions 18, 28 and 54 to replace ‘consolidation’ with ‘consolidated’
- Amend Condition 27 to add the following after item 2:
together with details of
 3. 1.8m high fencing, which is to be constructed on all retaining walls that have a height of more than 1m above adjacent final ground level.

and amend the related condition reason to add:
“and provision is made for falls protection.”

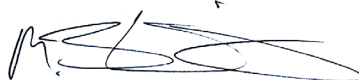
CONSIDERATION OF COMMUNITY VIEWS

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)



Michael Wright



Stephen Gow



Christopher Gee



Murray Blackburn-Smith

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-458 – Port Macquarie-Hastings – DA 2025.424.1
2	PROPOSED DEVELOPMENT	Staged 88 lot torrens title subdivision and the Construction of 55 dwellings and associated infrastructure
3	STREET ADDRESS	Carlie Jane Drive, Thrumster (Lot 78 DP 1316696) (formerly Lot 53 DP 1312158)
4	APPLICANT/OWNER	Hopkins Consultants Pty Ltd PM Land Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Port Macquarie-Hastings Local Environmental Plan 2011 - Draft environmental planning instruments: Nil - Development control plans: - Port Macquarie-Hastings Development Control Plan 2013 - Planning agreements: Sovereign Hills Planning Agreement 2025 between Port Macquarie-Hastings Council and Lewis Developments Pty Ltd (trustee for the Lewis Developments Trust and PM Land Pty Ltd), dated 25 August 2025 - 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	- Council Assessment Report: 4 May 2026 - 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	• Applicant Briefing: 18 May 2026 ○ <u>Panel members</u>: Diane Leeson (Chair), Stephen Gow, Michael Wright, Christopher Gee and Murray Blackburn-Smith ○ <u>Council assessment staff</u>: Ben Roberts and Dan Crofts ○ <u>Applicant representatives</u>: Trent Kelly, Michael Mowle and Melissah Osland ○ <u>Department staff</u>: Carolyn Hunt and Holly McCann • Final briefing to discuss Council's recommendation: 18 May 2026 ○ <u>Panel members</u>: Diane Leeson (Chair), Stephen Gow, Michael Wright, Christopher Gee and Murray Blackburn-Smith ○ <u>Council assessment staff</u>: Ben Roberts and Dan Crofts ○ <u>Department staff</u>: Carolyn Hunt and Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report