
PRESENT

Members:

Paul Drake
Robert Hussey
Dan Croft

Other Attendees:

Melissa Watkins
Jesse Dick
David Troemel

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 13 June 2018 be confirmed.

04 DISCLOSURES OF INTEREST

There were no disclosures of interest presented.

05 DA2018 - 130.1 SUBDIVISION, CHILDCARE CENTRE AND MANAGERS RESIDENCE - LOTS 32 & 2, DP 1100016 & 505679, NGAMBA PLACE & MCGILVRAY ROAD BONNY HILLS

Speakers:

Terry Rixon (o)
Roberts Smallwood (o)
Nigel Swift (applicant)
Terrance Stafford (applicant)

The Panel noted that the second paragraph under the heading 'SEPP (Educational Establishments and Childcare Facilities) 2017' was erroneous and not relevant to the application.

CONSENSUS:

That DA 2018 - 130 for a subdivision, childcare centre and managers residence at Lot 32 & 2, DP 1100016 & 505679, Ngamba Place & 3 McGilvray Rd, Bonny Hills, be determined by granting consent subject to the recommended conditions with amendments as follows:

1. Amend condition A(1) to read:
'(A001) The development is to be carried out in accordance with the plans and supporting documents set out in the following table, as stamped and returned with this consent, except where modified by any conditions of this consent.

Plan / Supporting Document	Reference	Prepared by	Date
SOEE	6023	King & Campbell	February 2018
Architectural Plans, subdivision plan and exhibits	6023	King & Campbell	Including plans as amended to revision F dated 17/5/2018
Bushfire Assessment		Krisann Johnson	19/2/2018
Ecological Assessment		JB ENVIRO	February 2018
Stormwater	SP15-MB8960-S	SPEL Environmental	14/7/2015

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.'

2. Amend condition A(10) to read:
'The provision, at no cost to Council, of 1.5m wide concrete foot paving for the Ngamba Place frontage of the development. The design plans must be approved by Council pursuant to Section 138 of the Roads Act.'

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3. Amend point 11 in condition B(2) to read:
'Provision of a 1.5m (unless varied in writing by Council) concrete footpath across the Ngamba Place frontage of the property.'
 4. Amend condition A(15) to read:
'Six Koala food trees are to be planted either within the site as detailed in the submitted site plan (King & Campbell Drawing no 6023_DA1.1_F, dated 17 May 2018), or within the Ngamba Place road reserve (or a combination of both). Species and location of trees are to be approved by Council. Trees are to be a minimum 75L nat spec plants. 12 months maintenance is required as part of the defects liability period for the development.'
 5. Amend condition B(22) to read:
'Provision of kerb and gutter along the full frontage of Ngamba Place and Bundarra Way connecting to existing kerb and gutter adjacent to lot 2 DP1079630 (6 Bundarra Way). Kerb to be positioned generally 4.5m from the centre line of Ngamba Place. Provision of road widening adjacent to the kerb along Ngamba Place in accordance with Council AUS-SPEC standards. Construction details shall be included with any Road Act (Section 138).'
 6. Amend condition B(25) to read:
Acoustic lining or fencing is to be applied to the eastern boundary adjoining the residential backyards immediately adjacent to the carpark. The fencing is to be designed and certified by an acoustic consultant confirming that noise emanating from use of the car park will not be greater than 5dBA above background noise levels at the neighbouring property. Details are to be illustrated and provided prior to release of the construction certificate.'
 7. Amend condition F(1) to read:
'On site car parking in accordance with the approved plans to be provided in an unrestricted manner at all times during the operations of development for use by both staff and patrons. A total of 36 spaces are to be provided onsite.'

**06 DA2017 - 885.1 TOURIST AND VISITOR ACCOMMODATION - LOT 331
DP828346, LOT 24 DP 22883, 14-20 FLYNN STREET, PORT MACQUARIE**

CONSENSUS:

Speakers:

Michael Barry (o)
Mick Lyons (o)
Andrew Lister (applicant)
Andrew Dickson (applicant)
David Sparks (applicant)

CONSENSUS:

That DA2017 – 885.1 for tourist and visitor accommodation at Lot 331, DP 828346 and Lot 24, DP 22883, No. 14-20 Flynn Street, Port Macquarie, be determined by granting consent subject to the recommended conditions.

07 GENERAL BUSINESS

Nil.

The meeting closed at 3:15pm.