



**MINUTES OF THE
DEVELOPMENT CONTROL UNIT
MEETING**

**HELD AT THE ADMINISTRATION CENTRE
4 BREESE PARADE, FORSTER**

ON WEDNESDAY 8 MARCH 2017

**Glenn Handford
INTERIM GENERAL MANAGER**

TABLE OF CONTENTS

CONFIRMATION OF MINUTES	1
DISCLOSURES OF INTEREST	1
PUBLIC ADDRESSES	1
<u>CONSIDERATION OF OFFICERS' REPORTS:</u>	2
<u>DIRECTOR PLANNING & NATURAL SYSTEMS</u>	2
1 MODIFICATION APPLICATION DA 206-2015 - SERVICE STATION THE LAKES WAY TUNCURRY	2
2 DA 118/2017 SENIORS LIVING - CHAPMANS RD, TUNCURRY	2
3 DA 149/2017 - TWO LOT SUBDIVISION & NEW DWELLING - 14 HOSKINS STREET, NABIAC	5
4 DA 194/2017 - DUAL OCCUPANCY, 2A FIG TREE COURT, FORSTER.....	5
<u>DIRECTOR ENGINEERING & INFRASTRUCTURE SERVICES</u>	5
LATE REPORT	5
LATE REPORT - SPECIAL EVENT APPLICATION - POWER BOAT EVENT	5

Minutes of the Development Control Unit Meeting of MidCoast Council held at the Administration Centre, 4 Breese Parade, Forster on Wednesday, 8 March 2017 commencing at 2pm.

Present: Administrator - John Turner
In Attendance: Director Planning & Natural Systems - Lisa Schiff
Director Engineering & Infrastructure - Ron Hartley
Manager Development Assessments - Bruce Moore
Coordinator Building Services - Chad Vowles
Administrative Officer/Minute Taker - Yvette Ellis

The following document is the minutes of the Development Control Unit meeting held on 8 March 2017.

These minutes are subject to confirmation as to their accuracy at the next available meeting of the Development Control Unit and therefore subject to change.

Please refer to the minutes of the next available meeting for confirmation.

ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

The Administrator recognised the traditional custodians of the land and paid respect to their elders and heritage.

CONFIRMATION OF MINUTES

10/17 RESOLVED (Turner)

That the minutes of the DCU Meeting held on 15 February 2017 be adopted.

DISCLOSURES OF INTEREST

Administrator/Staff Member	Item and Subject	Nature of Interest
Director Planning & Natural Systems - Lisa Schiff	Item 2 - DA 118/2017 Seniors Living - Chapmans Rd, Tuncurry	Non-Pecuniary Interest (Less than Significant) the nature of the interest being Gavin Maberly-Smith is my neighbour and also the Consultant for the Item.

PUBLIC ADDRESSES

DA 118/2017 SENIORS LIVING - CHAPMANS RD, TUNCURRY

Mr Kevin Goodworth (Neighbour) addressed the Committee in regard to the Development Application, raising a number of concerns including onsite and street parking.

Mr Gavin Maberly Smith (Consultant) addressed the Committee in support of the Development Application.

DA 194/2017 - DUAL OCCUPANCY, 2A FIG TREE COURT, FORSTER

Mr Garry Smith, representing community members who had objected to the Development Application, thanked Council staff for the professional manner in which all submissions had been considered, with the majority of concerns being addressed.

CONSIDERATION OF OFFICERS' REPORTS:

DIRECTOR PLANNING & NATURAL SYSTEMS

1 MODIFICATION APPLICATION DA 206-2015 - SERVICE STATION THE LAKES WAY TUNCURRY

Robyn Shelley, Senior Development Assessment Planner

11/17 RESOLVED (Turner)

That the application to modify development consent No. 206/2015 be deferred to have an independent consultant review the traffic analysis and following receipt of that data another report on this application will be considered at the next available DCU meeting.

2 DA 118/2017 SENIORS LIVING - CHAPMANS RD, TUNCURRY

Robyn Shelley, Senior Development Assessment Planner

12/17 RESOLVED (Turner)

That Development Application No. 118/2017 for the construction of a Seniors Living Hostel on Lot 4 DP 778263 & Lot 511 DP 1060199, Chapmans Road, Tuncurry be approved subject to the conditions as outlined in the report and to the following amendments:

Condition A Deferred Commencement be deleted.

Condition 11 Bond required to guarantee against damage to public land be amended as follows:

11. Bond required to guarantee against damage to public land

Prior to the issue of a construction certificate, a Damage Bond Application form together with payment of a bond in the amount of \$80,000 and an administration fee of \$320 must be submitted to Council. The bond is payable for the purpose of funding repairs to any damage that may result to Council assets from activities/works associated with the construction of the development and to ensure compliance with Council standards and specifications.

A final inspection will be carried out by the responsible Council officer and the bond (minus any fees required for additional inspections) will be considered for refund:

- a) once all works, including landscaping, driveway construction, turfing etc, have been completed, and
- b) following issue of an occupation certificate by the certifying authority.

The damage bond is reviewed periodically and therefore the fee and bond amount payable will be determined from Council's current fees and charges document at the time of lodgement of the damage bond.

Alternatively, the applicant may pay a bond amount equivalent to 1% of the overall construction cost for each stage of construction. The bond amount paid for the initial stage (or stages), may be rolled over into the proceeding stage (or stages) with any difference in bond fees being either refunded by Council or added to by the applicant. A non-refundable administration fee of \$320 must be paid for the establishment of each bonded stage.

Reason: Protection of public assets.

Condition 16 Contributions be amended as follows:

16. S94 contributions

Prior to the issue of a construction certificate, a monetary contribution must be paid to Council in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979*. The services and facilities for which the contributions are levied and the respective amounts payable under each of the relevant plans are set out in the following table:

Stage One (includes 1 credit for existing property)

Contributions Plan	Facility	quantity	unit	rate	amount
Great Lakes Wide	Library Bookstock	13.6	persons @	\$77.60	= \$1,055.36
Great Lakes Wide	Headquarters Building	13.6	persons @	\$465.93	= \$6,336.65
Great Lakes Wide	s94 Admin	13.6	persons @	\$213.77	= \$2,907.27
Forster District	Major Roads Inner Zone	1	1-way trips @	\$674.34	= \$ 674.34
Forster District	Aquatic Centre	13.6	persons @	\$305.66	= \$4,156.92
Forster District	Surf Life Saving	13.6	persons @	\$90.15	= \$1,225.99
Forster District	Open Space	13.6	persons @	\$1,461.77	= \$19,880.07
Forster District	Library Facility	13.6	persons @	\$505.79	= \$6,878.74
Forster District	Community Facilities	13.6	persons @	\$552.10	= \$7,508.56
Total					= \$50,623.39

Stage 2

Contributions Plan	Facility	quantity	unit	rate	amount
Great Lakes Wide	Library Bookstock	15.7	persons @	\$77.60	= \$1,218.32
Great Lakes Wide	Headquarters Building	15.7	persons @	\$465.93	= \$7,315.10
Great Lakes Wide	s94 Admin	15.7	persons @	\$213.77	= \$3,356.19
Forster District	Major Roads Inner Zone	9	1-way trips @	\$674.34	= \$6,069.06
Forster District	Aquatic Centre	15.7	persons @	\$305.66	= \$4,798.80
Forster District	Surf Life Saving	15.7	persons @	\$90.15	= \$1,415.29
Forster District	Open Space	15.7	persons @	\$1,461.77	= \$22,949.79
Forster District	Library Facility	15.7	persons @	\$505.79	= \$7,940.90
Forster District	Community Facilities	15.7	persons @	\$552.10	= \$8,667.97
Total					= \$63,731.42

Stage 3

Contributions Plan	Facility	quantity	unit	rate	amount
Great Lakes Wide	Library Bookstock	11.1	persons @	\$77.60	= \$861.36
Great Lakes Wide	Headquarters Building	11.1	persons @	\$465.93	= \$5,171.82
Great Lakes Wide	s94 Admin	11.1	persons @	\$213.77	= \$2,372.85
Forster District	Major Roads Inner Zone	7	1-way trips @	\$674.34	= \$4,720.38
Forster District	Aquatic Centre	11.1	persons @	\$305.66	= \$3,392.78
Forster District	Surf Life Saving	11.1	persons @	\$90.15	= \$1,000.62
Forster District	Open Space	11.1	persons @	\$1,461.77	= \$16,225.65
Forster District	Library Facility	11.1	persons @	\$505.79	= \$5,614.27
Forster District	Community Facilities	11.1	persons @	\$552.10	= \$6,128.31
Total					= \$40,767.66

Stage 4

Contributions Plan	Facility	quantity	unit	rate	amount
Great Lakes Wide	Library Bookstock	20.9	persons @	\$77.60	= \$1,621.84
Great Lakes Wide	Headquarters Building	20.9	persons @	\$465.93	= \$9,737.94
Great Lakes Wide	s94 Admin	20.9	persons @	\$213.77	= \$4,467.79
Forster District	Major Roads Inner Zone	13	1-way trips @	\$674.34	= \$8,766.42
Forster District	Aquatic Centre	20.9	persons @	\$305.66	= \$6,388.21
Forster District	Surf Life Saving	20.9	persons @	\$90.15	= \$1,884.05
Forster District	Open Space	20.9	persons @	\$1,461.77	= \$30,550.99
Forster District	Library Facility	20.9	persons @	\$505.79	= \$10,571.01
Forster District	Community Facilities	20.9	persons @	\$552.10	= \$11,538.89
Total					= \$85,163.14

Contribution rates are subject to indexation. The rates shown above are applicable until 30 June following the date of consent. Payment made after 30 June will be at the indexed rates applicable at that time.

The Contributions Plan and the Standard Schedule for Section 94 Plans may be viewed on [Council's web site](#) or at Council's offices at Breese Parade, Forster.

Reason: Statutory requirement to be paid towards the provision or improvement of facilities and services.

3 DA 149/2017 - TWO LOT SUBDIVISION & NEW DWELLING - 14 HOSKINS STREET, NABIAC
Steve Andrews, Assessment Planner

13/17 RESOLVED (Turner) (as per recommendation)

That DA 149/2017 for the erection of an additional dwelling house and subdivision of Lot 1 Section 21 DP758747, 14 Hoskins Street, NABIAC be approved subject to the conditions as outlined in the report.

4 DA 194/2017 - DUAL OCCUPANCY, 2A FIG TREE COURT, FORSTER
Peta Stimson, Multidisciplinary Planner

14/17 RESOLVED (Turner) (as per recommendation)

That Development Application No. 194/2017 for the dual occupancy development on Lot 11 DP 1225772, 2A Fig Tree Court, Forster be approved subject to the conditions as outlined in the report.

DIRECTOR ENGINEERING & INFRASTRUCTURE SERVICES

LATE REPORT

LATE REPORT - SPECIAL EVENT APPLICATION - POWER BOAT EVENT
Andrew Blatch, Executive Coordinator

15/17 RESOLVED (Turner) (as per recommendation)

That Council approve the application received from the Mid North Coast Speedboat Club to conduct the proposed Power Boat Event on Saturday 1 July and Sunday 2 July, 2017 between the hours of 9.30am and 4.00pm each day. Subject to the appropriate conditions.

There being no further business, the meeting closed at 2.12pm.

This is the last page of the minutes of the Development Control Unit Meeting of MidCoast Council held on 8 March 2017.

.....

ADMINISTRATOR
