

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 11 June 2009 commencing at 2 pm.

Present Clr John Stephens (Chairman), Clr Jan McWilliams (Chairman in Clr Stephens' absence); Director Planning & Environmental Services - Glenn Handford, Director Engineering Services - Ron Hartley, Manager Development Assessments - Wayne Burgess, Manager Building Assessments - Gary Mead.

In Attendance Administrative Officer – Yvette Ellis.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 4 JUNE 2009

- 127 RESOLVED that the Minutes of the Development Control Unit Meeting of 4 June 2009, copies of which were distributed among the committee members, be taken as read and confirmed as a true record of proceedings.

DECLARATIONS OF PECUNIARY & NON-PECUNIARY CONFLICTS OF INTEREST

The following Non-Pecuniary Conflict of Interest was declared:

Councillor/Staff Member	Division, Item No. and Subject	Nature of Interest
Clr John Stephens	Planning & Environmental Services, D4 – Proposed Order to Demolish Unauthorised Structure : 6 King George Parade, Forster	Non-Pecuniary Conflict – Cousin is neighbour of property which is the subject of the Order to Demolish Unauthorised Structure.

DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES' REPORT ATTACHED DATED 11 JUNE 2009

Item: D4
Subject: Proposed Order to Demolish Unauthorised Structure : 6 King George Parade, Forster

Clr John Stephens declared a non-pecuniary conflict of interest and left the meeting at 2.03pm and took no further part in discussion or decision on this item.

Clr Jan McWilliams took the chair in Clr Stephens' absence.

Mr L & Mrs E Williams (Owners) addressed the committee requesting that an order to demolish the awning and balustrade not be issued, and tabled photographs of the site, and letters of support from R A & L M Evans (adjoining neighbours) and A & S Stephens (adjoining neighbours).

- 128 RESOLVED that Order No. 2, a copy of which is attached as Annexure "B" to the report, pursuant to section 121B of the Environmental Planning and Assessment Act, be served on the owner of the premises at Lot 3 DP 255649, No. 6 King George Parade, Forster requiring the demolition of the awning located within the 9.0m building setback.

Clr Stephens resumed the Chair at this point.

Clr McWilliams left the meeting at 2.15pm and did not return.

Item: D1
Subject: Proposed Garage : 36 Mermaid Avenue, Hawks Nest

Mr Peter O'Brien (applicant/owner) addressed the committee in support of the application.

Item: D6
Subject: Demolition of Dwelling, Construction of Multiple Dwellings (x2) and Strata Subdivision : 17 Parkes Street, Tuncurry

Mr Dennis Leman (applicant/owner) and Mr Steve Whiteman addressed the committee in support of the application.

Item: D1
Subject: Proposed Garage : 36 Mermaid Avenue, Hawks Nest

129 RESOLVED that DA 387/2009 be approved subject to the conditions as outlined in the report and to the following amendment:

Amend Condition 2 to read as follows:

2. The wall height of the garage is to be limited to 3.0m above ground level. Amended plans are to be submitted with the construction certificate application with a maximum wall height of 3.0m above ground level.

Item: D2
Subject: Construction of Three (3) Multiple Dwellings : Lot 24 Section 14 DP 759005, 68 Wharf Street, Tuncurry

130 RESOLVED that the application for demolition of the existing dwelling and construction of three (3) multiple dwellings be approved subject to the conditions as outlined in the report.

Item: D3
Subject: Home Business - Dog Grooming : 4 Glenn Place, Forster

131 RESOLVED that Development Application No. 467/2009 seeking consent to conduct a Home Business - Dog Grooming on Lot 29 DP 812507, 4 Glenn Place, Forster be approved subject to the conditions as outlined in the report.

Item: D5
Subject: Proposed Dwelling : 56 Windward Circuit, Tea Gardens

132 RESOLVED that Development Application No. 474/2009 for the erection of a two storey dwelling at Lot 72 DP 280001, No. 56 Windward Circuit, Tea Gardens be approved subject to the conditions as outlined in the report including condition No. 15 requiring a habitable floor level of RL 2.8m AHD.

Item: D6
Subject: Demolition of Dwelling, Construction of Multiple Dwellings (x2) and Strata Subdivision : 17 Parkes Street, Tuncurry

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RESOLVED:

- A. That Development Application 364/2009 for staged development including the demolition of the existing dwelling, construction of Multiple Dwellings x 2, and the strata subdivision on Lot 2 DP 759005, 17 Parkes Street, Tuncurry be deferred and the applicant submit amended plans showing:
1. The applicant shall submit details how the localised low point adjacent to the northern boundary with 1 Little Street will be either drained or filled.
 2. Preliminary stormwater drainage details showing the site stormwater draining to an infiltration area and with an overflow path through the development site to the kerb and gutter in Parkes Street.
- B. That upon receipt of amended plans that comply with Recommendation A, delegated authority to be given to the General Manager granted subject to the conditions of consent as outlined in the report, and to the following amendments:

The last paragraph of Condition 1 to be numbered Condition 2 as follows:

2. The finished floor level for all habitable floor areas shall be 2.78 metres AHD. Prior to the placing of wall frames the applicant shall demonstrate to Council that the finished floor level of 2.78 metres AHD for habitable floor area, has been achieved.

Condition 21 to be amended to read as follows:

21. All electricity and telecommunication cables/wires to service the development site that are to be located across the Council nature reserve (ie footpath area) are to be located underground in suitable ducting, to the satisfaction of the relevant service utility authority.

Condition 22 to be amended to read as follows:

22. Prior to the issue of a Occupation Certificate, the applicant shall meet the full cost of:
 - a. Placing underground the low voltage overhead power lines (and telecommunication cables) located along/adjacent to the site frontages. This includes the undergrounding of the existing cables/wires from the power pole adjacent to the property common boundary with 19 Parkes Street into the property.
 - b. Provision and laying underground adequate ducting for any high voltage overhead wires located along/adjacent to the site (for the future undergrounding of these wires). The undergrounding is to include ducting and draw wire and shall extend from the power pole adjacent to the common boundary at 13/15 Parkes Street to the south eastern kerb return at the intersection of Parkes and Little Streets.

Item: D7
Subject: Multiple Dwelling Development : 16 Headland Road, Boomerang Beach

The Chairman drew the committee's attention to emails tabled at the meeting from Mr Nigel Knowles (objector) sent 10 June 2009, and Mr Ian Bedwell (objector) sent 11 June 2009.

- 134 RESOLVED that DA No. 635/2008 for a new dwelling attached to the existing dwelling to create multiple dwellings (2) and strata subdivision at 16 Headland Road, Boomerang Beach (Lot 13 DP 200167) be deferred to the next meeting of the Development Control Unit on Thursday, 18 June 2009, following an inspection of the site at 1pm.

The meeting closed at 2.50 pm.

CHAIRMAN