

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 12 March 2009 commencing at 2 pm.

Present           Clr Jan McWilliams (Chairman), 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.

Observer         Clr Leigh Vaughan

**ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 5 MARCH 2009**

81               RESOLVED that the Minutes of the Development Control Unit Meeting of 5 March 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**

Nil.

**DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES' REPORT ATTACHED DATED 12 MARCH 2009**

---

**Item:           D1**  
**Subject:       Construction Of A Residential Flat Building : 6-8 Bruce Street, Forster**

Clr Jan McWilliams advised Mr & Mrs Wright (adjoining neighbours) had raised with her concerns in relation to the landscape plan and had requested that the four red cedar trees be removed from the landscape plan and replaced with another species.

82               RESOLVED:

A.   That deferred commencement consent be granted under Section 80(3) of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. 700/2008 for a residential flat building at 6-8 Bruce Street, Forster (Lots 4 and 5 DP 28777), subject to the following deferred commencement condition:

**DEFERRED COMMENCEMENT CONDITION**

The consent is not to operate until the following material has been submitted to and approved by the Director of Planning and Environmental Services and the applicant notified in writing that these conditions have been satisfied and the date from which this consent operates:

A1. Two sets of amended ABSA stamped plans with all BASIX commitments for the DA stage shown and/or a new BASIX certificate to correctly show all BASIX requirements for the DA stage.

- A2. An amended basement floor plan with car parking within the basement car park re-allocated such that all tandem or stacked spaces (one space immediately behind the other), including trailer spaces, shall be allocated to individual units. All stacked car parking spaces shall only be allocated to the same unit, with two units having a trailer space each as a tandem space. The 3 required visitor spaces shall be allocated as single spaces. The car wash bay shall be re-allocated to one of the visitor spaces which will be designated as a car (and bin) wash bay, as well as a visitor space. The area marked as a car wash bin area shall be re-allocated as tandem space to Unit 1.

**Evidence required to satisfy the above conditions must be submitted to Council within 24 months of the date of this consent.**

- B. Subject to compliance with the deferred commencement condition, to the satisfaction of the Director Planning and Environmental Services, delegation be given to the Director Planning and Environmental Services to grant development consent under Section 80 and 80A of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No.700/2008 for a residential flat building at 6-8 Bruce Street, Forster (Lots 4 and 5 DP 28777), and subject to the conditions as outlined in the report, and the following amendment:

Amend condition B 4. as follows:

Delete the four (4) Red Cedar Trees (*Toona ciliate*) and replace with four (4) Bottlebrush (*Callistemon* sp) shown adjacent to the south-east boundary with 27 Short Street be relocated to positions within the garden bed such that they are planted 3m from that boundary.

---

**Item: D2**  
**Subject: Modification of Consent - Change Of Garage Design : 23 Curlew Street, Pindimar**

- 83 RESOLVED that the application to modify the Development Consent DA 468/2007 upon land known as Lot 1204 DP 234989, 23 Curlew Avenue, Pindimar be approved subject to the conditions as outlined in the report.

**LATE BUSINESS**

Clr Leigh Vaughan advised that she has "called in" Item D1, S96 Modification of Development For A Community Information Sign : Lot 7008 Foreshore Reserve, Coomba Park, which was set down for determination by the Development Control Unit meeting on 19 March 2009.

*The meeting closed at 2.10 pm.*

CHAIRMAN