

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 23 July 2009 commencing at 2 pm.

Present Clr Jan McWilliams (Chairperson), Director Engineering Services - Ron Hartley, Manager Development Assessments - Wayne Burgess, A/Manager Building Assessments - Bruce Arkle.

In Attendance Administrative Officer – Yvette Ellis.

Observer Clr Leigh Vaughan.

Apologies Director Planning & Environmental Services - Glenn Handford; Manager Building Assessments - Gary Mead.

- 10 RESOLVED that the apologies from Director Planning & Environmental Services - Glenn Handford, and Manager Building Assessments - Gary Mead, be accepted.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 16 JULY 2009

- 11 RESOLVED that the Minutes of the Development Control Unit Meeting of 16 July 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 23 JULY 2009

Item: D1
Subject: Proposed Use of Relocated Building as a Games/Rumpus Room : 18 Briton Court Road, Stroud

Mrs Pauline Gorton (Owner) and Ms Katie Gorton (Applicant) addressed the Committee in support of the application.

Item: D4
Subject: Tourist Facility - Caravan Park : 76 Aquatic Road, Darawank

Mr Gavin Maberley Smith (Coastplan Consulting - Applicant) addressed the Committee in support of the application.

Item: D1
**Subject: Proposed use of Relocated Building as a Games/Rumpus Room :
 18 Briton Court, Stroud**

12 RESOLVED:

- A) That DA409/2009 for the proposed use of the Relocated Building as a Games/Rumpus Room be deferred subject to amended plans being submitted which reflect the changes required to the building to achieve the increase in floor height to 31metres (AHD). The amended plans are to address the impact the development will pose on the streetscape by providing a landscape plan which aims to soften and screen the development from the street. It is requested that the applicant submit the amended plan within a period of thirty (30) days, from the date of the resolution, and if no plan is forthcoming that the application be refused.
- B) That the owner of the premises is issued with a penalty infringement notice, under Section 127A of the Environmental Planning and Assessment Act 1979 for carrying out work without first obtaining development consent.

Item: D4
Subject: Tourist Facility - Caravan Park : 76 Aquatic Road, Darawank

13 RESOLVED:

1. That Development Application No. 795/2007 for a caravan park containing 71 long-term sites, manager's residence, community building and swimming pool/spa and associated works at Lot 1 DP 555466, 76 Aquatic Road Darawank; be granted approval subject to the conditions contained in the report.
2. That Council's Traffic Engineer be advised to make a formal request to the RTA to reduce the speed limit on Aquatic Road to 60Km/h.
3. That Deferred Commencement Conditions A-D be altered to Development Consent Conditions 46, 47, 48 and 49 respectively.
4. That the first paragraph of Condition 46 be altered as follows:

"46. Prior to the commencement of work on the site, final landscape plans, prepared by a qualified landscape architect, shall be submitted to Council for review and written approval from the Senior Ecologist and Tree Management Officer. The final landscape plans shall contain the following information:"
5. That the following be inserted at the end of Condition 46:

"The landscaping is to be completed prior to the commencement of operation of the Caravan Park."
6. That the first paragraph of Condition 47 be altered as follows:

"47. Prior to the commencement of work on the site, the registered proprietor of the land shall prepare and submit to the Council a Bushland Management Plan (BMP) for that part of the land referred to, in this consent, as a Bushland Conservation area. The Bushland

Conservation Area is defined as all of the land on the Lot outside the approved footprints of sites, the community building and pool and its constructed surrounds, areas of open space that front Aquatic Road and Shalimar Caravan Park, the roads and the fire-trail/bike track. This area includes the drainage line to the immediate north of the approved development sites."

7. That the following be inserted at the end of Condition 48:

"Details of the Stormwater Strategy and treatment process are to be submitted to Council for approval prior to the commencement of work on the site. The works (stormwater and treatment measures) are to be completed prior to the commencement of operation of the Caravan Park."

8. Substitute Condition 13(a) with the following:

13)a)i) *Concrete kerb and V drains, ancillary drainage, pits and pipes, relocation of services, footpath formation, road pavement construction to upgrade the access point in accordance with the RTA Design Guide to a "type AUR" Right turn Treatment.*

13)a)ii) *As part of these works, Aquatic Road is to be realigned to within the existing road reserve, whilst still meeting RTA design standards for design. Alternatively, the applicant shall make arrangements to acquire land for the purposes of road dedication with the affected landowners. Such road dedication is to be undertaken prior to the commencement of operation of the Caravan Park.*

9. After the words *"fencing comprising hardwood post and rail fencing"* appearing in Condition 18, add the words *"or other open fencing approved by council's Senior Ecologist"*.
10. After the words *"appropriately established"* in Condition 20, be substituted for *"completed"*.
11. Delete *"on the property so as to not affect any adjoining structures or adjoining properties"* appearing in Condition 26(c), add the words *"to Midcoast Waters sewerage system"*.
12. Substitute the word *"reticulation"* appearing in Condition 27 for *"recirculation"*.
13. After the words *"or lapped and capped fence"* appearing in Condition 31(b) add *"or other open fencing approved by Council's Senior Ecologist"*.
14. After the words *"and firetrail"* appearing in Condition 34(a) add *"and required APZ"*.

Item: D2
Subject: Applications by Council

- 14 RESOLVED that the information be noted.

Item: D3
Subject: State Significant Development : Concept Plan and Project Application

In accordance with the adopted DCU operating procedures, this item was not determined as C/r Roberts has "called in" the item and therefore it will be referred to Full Council for determination.

The meeting closed at 2.30 pm.

CHAIRPERSON