

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 25 June 2009 commencing at 2.02 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 Leasing/Caravan Parks Officer – Pat Powell.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 18 JUNE 2009

139 RESOLVED that the Minutes of the Development Control Unit Meeting of 18 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

Nil.

DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES' REPORT ATTACHED DATED 25 JUNE 2009

Item: D1
Subject: Double Garage and Retention of Carport Erected without Consent: 3 Central Avenue, Bundabah

140 RESOLVED that:

- A. The application be approved subject to the following conditions.
 - 1. The development being carried out in accordance with the details set out in the Development Application unless otherwise amended by these conditions of consent.

The following condition/s have been applied to ensure that the development complies with the provisions of the Environmental Planning and Assessment Act and Regulations and Policies of Council:

- 2. The building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority subject to the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000) to verify compliance with this consent and the standards of construction detailed in the Building Code of Australia, at not less than the following stages prior to proceeding to the subsequent stages of construction:
 - a) Pier holes before they are filled with concrete.
 - b) Footings.
 - c) Steel reinforcement.
 - d) Stormwater drains.
 - e) Final.

3. Work on any building shall not commence until a Construction Certificate, complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Building Code of Australia, has been issued.
4. It is a condition of approval that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
5. Submission of a Damage Bond Application Form and payment of a bond in the amount of \$1,110.00, payable for the purpose of funding repairs to any damage that may be occasioned to Council assets by activities/works associated with the construction of the development approved by this consent. The bond shall be paid to Council prior to the issue of any Construction Certificate that may be issued for any component of the development.

Note: The bond will be considered for refund by the Engineering Services Division when an application for occupancy of the development or release of subdivision is lodged.

A fee of \$110.00 will be deducted from the bond to cover administration costs.

6. Approval is subject to the condition that the builder or person who does the residential building work complies with the applicable requirements of Part 6 of the Home Building Act 1989 whereby a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the principal certifying authority that they have complied with the applicable requirements of Part 6.
7. Structural drawings prepared by a suitably qualified and experienced Structural Engineer being submitted to and approved by the principal certifying authority prior to the issue of a construction certificate. The plans shall detail:
 - a) All reinforced concrete floor slabs and/or beams or raft slab (having due regard to the possible differential settlement of the cut and fill areas.
8. The development is not to be used or occupied until it is completed in accordance with the approved plans and conditions of development consent.
9. Roof and wall material shall be of a subdued low-reflective colour installed in accordance with the manufacturer's details. The colour of the roofing and wall material is to be approved by Council prior to the issue of any Construction Certificate (unpainted metal, zincalume, white or off-white materials are not acceptable). The profile and material of the wall cladding is to match as closely to the wall material of the existing garage.
10. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a) stating that unauthorised entry to the work site is prohibited; and

- b) showing the name, address and telephone number of the principal certifying authority for the work; and
- c) showing the name of the principal contractor and a telephone number at which that person may be contacted outside of working hours.

Any such sign is to be removed when the work has been completed.

The following condition/s have been applied to ensure that reasonable levels of health, safety and amenity for the occupants of the building, neighbouring properties and the locality are maintained after the erection of the proposed building:

- 11. Building materials, sand or waste materials shall not be placed on the footway or road reserve at any time.
- 12. The garage shall not be let, adapted or used for separate occupation or commercial purposes.
- 13. The building approved herewith not to be used or adapted for human habitation.
- 14. There is to be no construction and/or demolition works, including deliveries on or to the site prior to 7.00 am or after 6.00 pm Monday to Friday, prior to 8.00 am and after 6.00 pm Saturday, and prior to 9.00 am and after 4.00 pm Sunday.

The following condition/s have been applied to ensure compliance with Council's Erosion and Sediment Control Policy:

- 15. All erosion and sediment control measures undertaken on the site shall be undertaken to conform to the specifications and standards contained in Council's guidelines.
 - 16. The site shall be landscaped with all disturbed ground being stabilised against erosion to Council's satisfaction within 30 days of completion of building works.
- B. The garage in its current location, be dismantled within 60 days of the date of this Consent.
 - C. A certificate of structural adequacy shall be submitted to Council, prepared by a structural engineer, certifying the structural adequacy of the carport,
 - D. A penalty infringement notice be issued on the owner of the premises for Breach of the Environmental Planning and Assessment Act - Failure to obtain consent.

The meeting closed at 2.05 pm.

CHAIRPERSON