

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 2 April 2009 commencing at 2.05 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.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 26 MARCH 2009

91 RESOLVED that the Minutes of the Development Control Unit Meeting of 26 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 2 APRIL 2009

Item: D1
Subject: Two Lot Subdivision : 183 Amaroo Drive, Smiths Lake

Mr M Stalling (objector/adjoining neighbour) addressed the committee raising concerns in relation to over-development of the site.

Mr R Rowe (objector) addressed the committee raising concerns in relation to impacts on both flora and fauna and the proposal creating a precedent for larger allotments to be subdivided.

Item: D1
Subject: Two Lot Subdivision : 183 Amaroo Drive, Smiths Lake

The committee considered a letter from Mr M Stalling dated 19 October 2009, and the attachment listing objectors to the development.

92 RESOLVED that Development Application No.I 182/2009 seeking consent for a two (2) lot subdivision of Lot 37 DP 237259, 183 Amaroo Drive, Smiths Lake be approved subject to the conditions as outlined in the report and to the following amendment:

Amend Condition A. 2. to read as follows:

A.

2. The following details are to be submitted to and approved by Council:

A detailed drainage analysis (DRAINS model or similar) for all Average Recurrence Intervals (ARI's), up to and including the 100 year ARI, is required for the existing drainage system that discharges to the ephemeral watercourse that burdens the site. The calculations shall include Hec Ras computer model (or similar) to determine the existing and resultant water profile/hydraulic grade line of the watercourse:

- The final levels of the driveway carriageway/bridge or alternative structure approved by Director of Engineering is to be located and designed for which ever of the following relationships determines the higher height:-
 - The velocity and depth of flow - $VD < 0.4$ for the 1 in 100 year storm
 - There is a maximum of 200 mm depth of flow across the driveway for all weather access by the 85% vehicle.

The applicant is to note that the Smith's Lake 1 in 100 year flood level (including sea level rise to 2100) is currently estimated at RL 3.6 m AHD so the minimum level should be above RL 3.4 m AHD.
- The bridge or alternative structure is to be designed not to adversely affect upstream and downstream properties.
- The driveway design and its location to service proposed lot 371.
 - The design shall include a bridge or alternative structure located over the areas of ground below RL 3.5 m AHD (include a safety barrier where required).
 - the minimum widths in accordance with Figure 2.8 and Table 2.2 of Australian Standard AS 2890.1
 - the driveway is to include the provision of at least one visitor car parking space as well as a turning area adjacent to or within the building site (so that vehicles can exit the site in a forward direction)
 - where feasible, the driveway is to be constructed with permeable paving (extending from the exiting bitumen paving of the driveway that provides access to lot 382 DP 861594, to and including any car parking spaces and turning area – only excluding the area where the bridge or alternative structure is located).
- Agreement from MidCoast Water regarding the location and construction of the driveway and bridge or alternative structure with relation to the sewer main that burdens the property.

LATE BUSINESS

Deferred item from meeting of 5 March 2009

Item: D2
Subject: Storage Area - Bunnings Loading Dock : Stocklands Shopping Centre, Breese Parade, Forster

Director Engineering Services left the meeting at 2.20 pm and took no further part in discussion on this item. Director Engineering Services did not return to the meeting.

Manager Development Assessments noted that consideration of this matter be deferred to a later meeting of the Development Control Unit to allow the applicant further discussion with Council officers regarding the application.

The meeting closed at 2.25 pm.

CHAIRMAN