

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

Present Clr Jan McWilliams (Chairperson), Director Planning & Environmental Services - Glenn Handford, Director Engineering Services - Ron Hartley, Manager Development Assessments - Wayne Burgess, Manager Building Assessments - Gary Mead.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 25 JUNE 2009

- 1 RESOLVED that the Minutes of the Development Control Unit Meeting of 25 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 2 JULY 2009

Item: D1
Subject: Multiple Dwellings x 2 and Subdivision : 68 Becker Road, Forster

Clr Jan McWilliams (Chairperson) tabled a letter from Barry Evans of Barry Evans & Associates dated 24 June 2009, requesting that the application be withdrawn. It was noted that Mr Evans is not the applicant and therefore does not have the authority to withdraw the item.

- 2 RESOLVED that Development Application No. 581/2007 for the erection of multiple dwellings (2) and the subdivision into two (2) lots at 68 Becker Road, Forster (Lot 28 Section 4 DP 22922) be refused for the following reasons:
1. The proposal is inconsistent with the objectives of the 2(a) – Low Density Residential Zone as contained within the Great Lakes Local Environmental Plan 1996.
 2. The proposal is inconsistent with the Great Lakes Development Control Plan No. 30 – Residential Urban Areas, with particular regard to the provisions for floor space ratio, building height, views and privacy.
 3. The proposal is considered unsatisfactory under Great Lakes Development Control Plan No. 30 and therefore the subdivision of the land cannot be acceptable under Great Lakes Development Control Plan No. 31 – Subdivision.
 4. The proposal is considered unsatisfactory with regard to State Environmental Planning Policy No. 71 – Coastal Protection, in particular Clause 8 (d), (e), (f) and (p).
 5. The proposal is inconsistent with the Objective 3.2 of the NSW Coastal Policy 1997 and the NSW Coastal Guidelines.

6. The height, scale, bulk, design and location of the proposal are considered inappropriate for its context and will be visually intrusive to the streetscape, the locality and to neighbouring development.
7. The design and layout of the proposed development will have unacceptable privacy impacts to neighbouring properties.
8. The proposal will have unacceptable view loss impacts to neighbouring properties.

The meeting closed at 2.02 pm.

CHAIRMAN