

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 5 February 2009 commencing at 2 pm.

Present Clr Jan McWilliams (Chairman), Director Engineering Services - Ron Hartley, Manager Development Assessments - Wayne Burgess, Manager Building Assessments - Gary Mead.

In Attendance Administrative Officer – Yvette Ellis.

Apologies Director Planning & Environmental Services - Glenn Handford.

60 RESOLVED that the apologies from Director Planning & Environmental Services - Glenn Handford be accepted.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 29 JANUARY 2009

61 RESOLVED that the Minutes of the Development Control Unit Meeting of 29 January 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 5 FEBRUARY 2009

Item: D1
Subject: Proposed Use Of Existing Timber Deck, Bedroom And Study Where The Bedroom And Study Have Been Converted From An Existing Studio : 8 Macwood Road, Smiths Lake

Mr K McCredie (Owner) addressed the meeting in support of the application and requested that recommendation B and conditions 9 and 13 be deleted.

Item: D2
Subject: Proposed Modification Of Consent - Work Not In Accordance With Consent : 27 Lakeview Crescent, Forster

Mr B & Mrs P Lowe (Owners) addressed the meeting in support of the application and requested that recommendation B be deleted.

Item: D1
Subject: Proposed Use Of Existing Timber Deck, Bedroom And Study Where The Bedroom And Study Have Been Converted From An Existing Studio : 8 Macwood Road, Smiths Lake

62 RESOLVED that:

- A) DA255/2009 for the proposed use of an existing timber deck, bedroom and study where the bedroom and study have been converted from an existing studio at Lot 4 DP246466, 8 Macwood Road, Smiths Lake be approved subject to the conditions attached to the report.
- B) 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 not in accordance with the development consent.

Item: D2
Subject: Proposed Modification Of Consent - Work Not In Accordance With Consent : 27 Lakeview Crescent, Forster

63 RESOLVED that:

- A) The proposed modification of development consent No 574/2005 for dwelling alterations and additions at Lot 98 DP 224909 No 27 Lakeview Crescent Forster is approved subject to the conditions attached to the report.

And

- Delete recommendation B.

Item: D3
Subject: Modification Of Multiple Dwelling Development : 41 Newman Avenue, Blueys Beach

64 RESOLVED that the Section 96(1A) modification of the consent to DA 757/2005 for multiple dwellings at 41 Newman Avenue, Blueys Beach (identified as Lot 62 Sec E DP 21465) be granted in the following manner:

- Amend Condition 1 to read:
 1. The development being carried out in accordance with the drawings nos. 0-000, 1-002, 1-003,1-004, 1-005, 2-001, 2-002 and 3-001, Issue G, dated as revised 28-2-06 and prepared by Architect & Urban Studio Pty Ltd **except as amended by the Section 96 plans with Drawing Nos. 1_001 Issue M, 1_002 Issue K, 1_003 Issue K, 2_001 Issue K, 2_002 Issue K, 2_003 Issue K, 2_004 Issue K, 3_001 Issue K, 3_002 Issue K, all dated 14 January 2009 and prepared by A and U Studio** except as varied by the following conditions of consent.

- Amend Condition 18 to read:
 18. Roof material and wall cladding shall be of a subdued low-reflective colour installed in accordance with the manufacturer's details. The colour of the roofing material and wall cladding 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).

- Amend Condition 36 to read:
 36. The developer submitting a Driveway Application to Great Lakes Council prior to the issue of a Construction Certificate.

All work is to be at the developer's expense and completed in accordance with the Driveway Levels issued by Great Lakes Council, and the following:

 - a) The driveways being constructed in accordance with the attached Plan A
 - b) Driveway being constructed in concrete over the footpath, generally at right angles to the road carriageway.
 - c) The footpath crossing shall be constructed with a minimum 3.1m wide at the boundary and a dish crossing.
 - d) A minimum 450 mm dia rubber ringed reinforced concrete pipeline shall be constructed within the table drain along the property frontage.
 - e) Driveways to meet Great Lakes Council standards issued prior to release of the Damage Bond.

- Amend Condition 37 to read:
 37. The internal driveway within the development site shall be constructed in accordance with Plan A and with a permeable paving. The area of permeable paving deleted in Plan A shall be appropriately landscaped in accordance with Condition 54 of this consent. Note that the permeable paving is required to help maintain the existing infiltration of the stormwater within the site and should be laid on:-
 - a suitable geotextile material with a high infiltration rate laid on the sandy ground;
 - a suitable gravel base course (or other with a similar void area to help promote the infiltration to ground).

- Add Condition 62:
 62. A door shall be provided within the first floor bathroom of Unit A to separate the shower and toilet from the wash area. Details shall be shown on the construction certificate plans to the satisfaction of the certifying authority prior to the issue of the construction certificate.

The meeting closed at 2.25 pm.

CHAIRMAN