

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 6 August 2009 commencing at 2 pm.

Present Clr John Stephens (Chairperson) as Mayor's delegate, Director Engineering Services - Ron Hartley, Manager Development Assessments - Wayne Burgess, Manager Building Assessments - Gary Mead.

In Attendance Administrative Officer – Yvette Ellis.

Apologies Clr Jan McWilliams (Mayor); Director Planning & Environmental Services - Glenn Handford.

- 18 RESOLVED that the apologies from Clr Jan McWilliams - Mayor; and Director Planning & Environmental Services - Glenn Handford, be accepted.

ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 30 JULY 2009

- 19 RESOLVED that the Minutes of the Development Control Unit Meeting of 30 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 6 AUGUST 2009

Item: D3
Subject: Section 96(1A) Application to Modify A Development Consent: Lot 33 DP 262168 10 Yarrumba Street, Tea Gardens

Mr Juergen Seil (Applicant/Owner) addressed the committee in support of the application.

Item: D1
Subject: Erection of Commercial Sign : 182 Myall Way, Tea Gardens

- 20 RESOLVED that Development Application No. 476/2008 seeking consent to erect a commercial sign on Lot 100 DP 1047534, 182 Myall Way, Tea Gardens be refused for the following reasons:

1. The Roads & Traffic Authority will not grant its concurrence to the proposal under State Environmental Planning Policy (SEPP) No. 64 (Clause 18) for the following reasons:
 - Height of the structure is out of character with the surrounding environment ie. the height of tree line and existing lighting structures. The advertising structure must not protrude above the dominant skyline, including any buildings, infrastructure or tree canopies, when viewed from ground level within a visual catchment of 1 kilometre from the vehicle approach location and any other critical viewpoints.

- The proposed location is in close proximity to critical decision making point for motorists in terms of accessing the existing at grade intersection and also the entry to the rest area. Advertising signs should not be placed within 100-200m of such locations.

Item: D2
Subject: Pinks Carnival : John Wright Park, Manning Street, Tuncurry

- 21 RESOLVED that Development Application No. 460/2009 seeking consent to conduct the Pinks Rides Carnival for a period of five (5) years on Lot 267 DP 753207, Manning Street, Tuncurry (John Wright Park) be approved subject to the conditions as outlined in the report.

Item: D3
Subject: Section 96(1A) Application to Modify a Development Consent : Lot 33 DP 262168 10 Yarrumba Street, Tea Gardens

- 22 RESOLVED that the S96(1A) Application to Modify a Development Consent be refused for the following reasons:

1. It is considered unsafe to require all vehicles visiting the site to exit the site by reverse movement.
2. Reversing from a site allows for potential accidents / conflicts with entering vehicles, pedestrians and other vehicles parked on-site.
3. Reversal of vehicles onto a public road from an industrial development sets an undesirable precedent and conflicts with point 4(a) of Council's Industrial Development Code which states "vehicles (especially trucks) should not be reversed onto any site from a public street nor onto a public street from any site".
4. Any approval to place additional storage units on-site completely removes the ability to manoeuvre and exit the site in a forward direction.

Item: D4
Subject: Proposed Multiple Dwellings (6) : 10 Sunset Place, Tuncurry

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

It should be noted that after considering the report before them the committee supports the Recommendation as per the report to Full Council.

The meeting closed at 2.30 pm.

CHAIRMAN