

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on Thursday, 8 January 2009 commencing at 2 pm.

Present Clr John Weate (Chairman) as Mayor's delegate, Director Planning & Environmental Services - Glenn Handford, Director Engineering Services - Ron Hartley, A/Manager Development Assessments - Alan Bawden, A/Manager Building Assessments - Bruce Arkle.

In Attendance Administrative Officer – Yvette Ellis.

Observer Development Assessment Planner - Joanne Dunkerley

Apologies Clr Jan McWilliams (Mayor); M/Development Assessments - Wayne Burgess; M/Building Assessments - Gary Mead.

- 46 RESOLVED that the apologies from Clr Jan McWilliams (Mayor); M/Development Assessments - Wayne Burgess; and M/Building Assessments - Gary Mead be accepted.

**ADOPTION OF MINUTES - DEVELOPMENT CONTROL UNIT MEETING DATED 18 DECEMBER 2008**

- 47 RESOLVED that the Minutes of the Development Control Unit Meeting of 18 December 2008, 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 8 JANUARY 2009**

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**Item: D2**  
**Subject: Three Lot Subdivision : 153-155 Boomerang Drive, Boomerang Beach**

Lorraine Campbell (Applicant/Owner) addressed the committee in support of the application and tabled:

1. Summary of objectives for the proposal; and
2. Response to issues raised in the report.

Gavin Maberley-Smith (Consultant) addressed the committee in support of the application and tabled the following diagrams:

1. Representation of building footprints in current proposal; and
2. Representation of building footprints for possible future development.

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**Item: D1**  
**Subject: Dwelling Alterations and Additions : 5 Fishermans Walk, Hawks Nest**

- 48 RESOLVED that the application for the dwelling additions and alterations on Lot 52 DP 211069, 5 Fishermans Walk, Hawks Nest be approved subject to the conditions as outlined in the report.

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**Item: D2**  
**Subject: Three Lot Subdivision : 153-155 Boomerang Drive, Boomerang Beach**

- 49 RESOLVED that the application for the subdivision of Lots 91 and 92 DP 2000167 into three lots be refused for the following reasons:

1. The proposal is inconsistent with the requirements of SEPP 71 as the proposed lot size and layout together with the access driveway will have a detrimental impact on the scenic amenity of the locality.
2. The proposal is inconsistent with the aims of GLLEP1996 as the lot layout and design together with the expanse of driveway area do not protect and enhance the environmental qualities of the area.
3. The proposal does not comply with the objectives or controls contained in DCP31, in particular, suitable analysis of the site constraints, minimum lot size, provision of suitable building envelopes and the number of properties with an interest in a right-of carriageway.
4. The proposal is likely to set an undesirable precedent for the approval of lots less than 450m<sup>2</sup>.
5. The proposal is not in the public interest.

*The meeting closed at 2.40 pm.*

CHAIRMAN