



**MINUTES OF THE
DEVELOPMENT CONTROL UNIT
MEETING**

**HELD AT THE ADMINISTRATION CENTRE
4 BREESE PARADE, FORSTER**

ON 10 MAY 2017

**Glenn Handford
INTERIM GENERAL MANAGER**

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Minutes of the Development Control Unit Meeting of MidCoast Council held at the Administration Centre, 4 Breese Parade, Forster on 10 May 2017 commencing at 2.30pm.

Present: Administrator - John Turner
In Attendance: Director Engineering & Infrastructure - Ron Hartley
Manager Strategic Planning - Roger Busby
Manager Development Assessments - Bruce Moore
Manager Building Assessments - Gary Mead
Administrative Officer/Minute Taker - Yvette Ellis

The following document is the minutes of the Development Control Unit meeting held on 10 May 2017.

These minutes are subject to confirmation as to their accuracy at the next available meeting of the Development Control Unit and therefore subject to change.

Please refer to the minutes of the next available meeting for confirmation.

ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

The Administrator recognised the traditional custodians of the land and paid respect to their elders and heritage.

CONFIRMATION OF MINUTES

32/17 RESOLVED (Turner)

That the minutes of the DCU Meeting held on 19 April 2017 be adopted.

DISCLOSURES OF INTEREST

Nil.

ADDRESSES FROM THE PUBLIC GALLERY

DA 347-2017 - Two Storey Dwelling - 102 Amaroo Drive, Smiths Lake

Mr Simon Carroll (Consultant) addressed the Committee in support of the Development Application and was in attendance to answer any questions from the Committee.

DA 60-2014 - Two Lot Subdivision - The Lakes Way, Elizabeth Beach

Mr Simon Carroll (Consultant) addressed the Committee in support of the Development Application.

CONSIDERATION OF OFFICERS' REPORTS

DIRECTOR PLANNING & NATURAL SYSTEMS

- 1 DA 242 2017 - ALTERATIONS & ADDITIONS - 3 SIRIUS KEY, FORSTER**
Chad Vowles, Coordinator Building Services

33/17 RESOLVED (Turner)

That consideration of Development Application No. 242/2017, for dwelling alterations and additions and swimming pool located at Lot 117 DP 255648, 3 Sirius Key, Forster, be deferred to a future meeting of the Development Control Unit meeting.

- 2 DA 347-2017 - TWO STOREY DWELLING - 102 AMAROO DRIVE, SMITHS LAKE**
David Underwood, District Building Surveyor

34/17 RESOLVED (Turner) (as per recommendation)

That Development Application No. 347/2017, for a two storey dwelling located at Lot 167 DP 32207, 102 Amaroo Drive, Smiths Lake be approved subject to the conditions of consent as outlined in the report.

- 3 DA 60-2014 - TWO LOT SUBDIVISION - THE LAKES WAY, ELIZABETH BEACH**
Steve Andrews, Development Assessment Planner

The Administrator noted that the matter had been before the Development Control Unit on two previous occasions prior to the appointment of an Administrator.

The Administrator also noted a letter received from Dr Watts dated 8 May 2017.

35/17 RESOLVED (Turner) (as per recommendation)

That development application DA60/2014 for the proposed two (2) lot residential subdivision of Lot 214 DP22434, 6 The Lakes Way, Elizabeth Beach be refused for the following reasons:

1. Vehicular access to/from proposed rear lot 1 to Lakeside Crescent is considered to be unsafe.
 2. Vehicular access to/from proposed rear lot 1 to Lakeside Crescent is not considered to be consistent with the relevant provisions of Part 9 - Subdivision, of Great Lakes Development Control Plan 2014.
 3. Vehicular access to/from proposed rear lot 1 to Lakeside Crescent is not in the public interest.
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4 DA 110-2001 - B MODIFICATION - LANDFILL & HARD ROCK EXTRACTIVE INDUSTRY

Geoff Smyth & Associates, Planning Consultants

The Administrator noted a letter received from Charlie Kennett (General Manager, Pacific Blue Metal) dated 9 May 2017, in relation to the modification of the above Development and proposing two additional conditions be placed on the consent.

36/17 RESOLVED (Turner)

That the application to modify Development Application No. 110/2001 for a Landfill Waste Management Centre and Hard Rock Excavation Industry on Lot 102 DP 1116091, 333 Hillcrest Road, Minimbah, under the provisions of Section 96(2) of the Environmental Planning and Assessment Act 1979, be approved subject to the conditions as outlined in the report, and the addition of the following conditions:

Add Condition 58 to read as follows:

Condition No.58

The operators of the quarry/landfill shall submit to Council an annual report prepared by a suitably qualified independent third party. The report should:

- a. *describe the development (including rehabilitation) that was carried out in the previous calendar year, and the development that is proposed to be carried out over the current calendar year;*
- b. *include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, which includes a comparison of these results against:

 - i. *the relevant statutory requirements, limits or performance measures/criteria;*
 - ii. *requirements of any plan or program required under this consent;*
 - iii. *the monitoring results of previous years**
- c. *identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;*
- d. *identify any trends in the monitoring data over the life of the development;*
- e. *identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and*
- f. *describe what measures will be implemented over the current calendar year to improve the environmental performance of the development.*

Add Condition 59 to read as follows:

Condition No. 59

Material extracted from the site shall be used on-site or off-site for public road infrastructure only.

There being no further business, the meeting closed at 2.40pm.

This is the last page of the minutes of the Development Control Unit Meeting of MidCoast Council held on 10 May 2017.

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ADMINISTRATOR