
Minutes of an ordinary meeting of the Development Support Special Committee held in the Council Chamber of the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 26 March 2007 commencing at 6.00pm

Members attendance

Cr Mike Downie (Mayor)
Cr Warren Barker
Cr Tony van Rooyen

Cr Brian Robertson (Deputy Mayor)
Cr Ken Haines
Mrs Kathy Schaefer

Employees attendance

Land Use Planning Group Leader (Mr Shane Warren)

Employee apology

Director Development Services (Mr Jeff McNamara)

CONFIRMATION OF MINUTES OF THE COMMITTEE

19/2007 Confirmation of minutes

The Land Use Planning Group Leader reported as follows:

“The minutes of the previous meeting of the Development Support Special Committee held on 19 February 2007 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2005* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

■ Cr Haines moved and Cr Van Rooyen seconded, “That the minutes of the previous meeting of the Development Support Special Committee held on 19 February 2007 be confirmed.”

Carried unanimously

MAYOR'S COMMUNICATIONS

20/2007 Mayor's communications

The Mayor reported as follows:

“Under the terms of appointments of the Development Support Special Committee, it acts in agreed circumstances as if it were the Council and, accordingly, as a planning authority under the *Land Use Planning and Approvals Act 1993*.

Members are reminded that the *Local Government (Meeting Procedures) Regulations 2005* provide that the general manager is to ensure that the reasons for a decision by a council acting as a planning authority are recorded in the minutes.

In the event that items listed for consideration are referred, under the terms of the Committee's appointment, to the Council (e.g. any matter the Committee cannot determine unanimously), or if the Committee is unable to make a determination within the relevant statutory time limit, such items will be referred to a meeting of the Council for a decision.”

- “Cr Robertson moved and Cr Van Rooyen seconded, “That the Mayor's report be received.”

Carried unanimously

PECUNIARY INTEREST DECLARATIONS

21/2007 Pecuniary interest declarations

The Mayor reported as follows:

“Members are requested to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.”

The Land Use Planning Group Leader reported as follows:

“The *Local Government Act 1993* provides that a member must not participate at any meeting of a special committee in any discussion, nor vote on any matter, in respect of which the members has an interest or is aware or ought to be aware that a close associate has an interest.

Members are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

No interests were declared at this time.

ADJOURNMENT OF MEETING

22/2007 Adjournment of meeting

The Mayor reported as follows:

“In order to effectively consider the reports before this meeting of the Committee it is appropriate that I adjourn the meeting to enable the related documents to be workshopped prior to resumption of the meeting and formal resolution of the agenda items.”

The workshop having been concluded, the Mayor resumed the meeting.

DEPUTATIONS

23/2007 Deputations

The Land Use Planning Group Leader reported as follows:

“No requests for deputations to address the meeting or to make statements or deliver reports have been made.”

OPEN REPORTS

24/2007 **Three Cluster Houses at 3 Possum Lane, Turners Beach** **Application No. DEV2006.75**

The Director Development Services reported as follows:

“The Land Use Planning Group Leader has prepared the following report:

<i>DEVELOPMENT APPLICATION NO.:</i>	DEV2006.75
<i>OWNER:</i>	Don & Jenni Jago
<i>LOCATION:</i>	3 Possum Lane, Turners Beach
<i>ZONING:</i>	Residential (RA) - Closed
<i>PLANNING INSTRUMENT:</i>	Central Coast S.46 Planning Scheme No.1 of 1993 (the Scheme)
<i>ADVERTISED:</i>	27 February 2007
<i>REPRESENTATIONS EXPIRY DATE:</i>	13 March 2007
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	6 April 2007
<i>DECISION DUE:</i>	26 March 2007

PURPOSE

This report is to consider the merits of a representation received to the above application and to decide whether the objection can be sustained after taking into account the provisions of the Scheme.

BACKGROUND

Possum Lane was created by the subdivision of the Uniting Church property at Turners Beach in 2004 (Application No. SUB2002.30). The street runs southward from Turners Avenue to the east of the Turners Beach Fire Station.

A location plan is attached as Annexure 1.

The subject block is one of only two lots with vehicular access onto Possum Lane and is an irregular shaped lot 1076m² in area, with a general east-west orientation. The lot adjoins three other lots, two of which are currently undeveloped. One of these is owned by the representors and is located to the north of the subject land.

DISCUSSION

Cluster House(s) are a specific use class within the Scheme that provide for subdivision of a parent title to allow development of a single dwelling unit on each new lot created. In effect they are a mini-subdivision with the proviso that simultaneous development of a house on each lot occurs. It is important to note also that the Final Plan of subdivision cannot be sealed until the development is completed.

A site plan is attached as Annexure 2.

Under the Scheme and within the Residential (RA) - Closed zone a Cluster House use is ordinarily a “P” - permitted use if it complies with the development standards in Schedule 7. If one or more of the standards cannot be met the use reverts to discretionary and is subject to the usual public scrutiny processes that apply.

The element of discretion with this application is in regard to setbacks from boundaries. Any exemption from the Development Standards has to be considered on grounds of unreasonableness, impracticality, unfairness and of insufficient importance in respect to the objectives of the Scheme to warrant enforcement.

The received representation has been based partially on the grounds of not fulfilling the objectives. This will be discussed later.

The applicant has provided reasons for the variations being sought. They indicate that the slight variations will assist in:

- 1 achieving maximum solar gain to each building, particularly, in the kitchen and living spaces;
- 2 creating private space from neighbouring buildings;
- 3 the provision of suitable parking space for each property; and
- 4 achieving construction designs giving individuality to each building whilst still meeting all other requirements of cluster housing. The odd shape of the blocks (long and narrow) and with not all boundaries being parallel are additional challenges to design within normal setbacks.

In conclusion the applicants state that “the variations are minimal on all three lots and in no way detract from the development and we trust they are deemed acceptable”.

In examination of this proposal against the Development Standards for cluster houses the following tables have been prepared.

Subdivision component

LOT 1	DEVELOPMENT STANDARD	PROPOSAL SIZE	COMMENTS
Area (m ²)	300m ²	314m ²	Complies
Frontage	3.6m minimum	10m	Complies
Internal dimensions	10m diameter circle	10m diameter circle	Complies
LOT 2	DEVELOPMENT STANDARD	PROPOSAL SIZE	COMMENTS
Area (m ²)	300m ²	445m ²	Complies
Frontage	3.6m minimum	11m	Complies
Internal dimensions	10m diameter circle	10m diameter circle	Complies
LOT 3	DEVELOPMENT STANDARD	PROPOSAL SIZE	COMMENTS
Area (m ²)	300m ²	317m ²	Complies
Frontage	3.6m minimum	3.6 metres	Complies
Internal dimensions	10m diameter circle	10m diameter circle	Complies

Development component

UNIT 1	DEVELOPMENT STANDARD	PROPOSAL	COMMENTS
Minimum floor area	40m ²	123m ²	Complies
Front setback	4 metres min.	5.1 metres	Complies
Side setback	0-1.5 metres min.	0.9-2.5 m (one side) 0.9-1.5 (other side)	Mainly complies. (6m ² is within 1.5m)
Rear setback	3 metres min.	3 metres	Complies
Dedicated open space (DOS)	40m ² min.	40m ² min.	Complies
Width of DOS	3 metres min.	3 metres	Complies
Other open space	60m ²	100m ²	Complies
Max. height	10metres	4.8 metres	Complies
Maximum no. of storeys	2	1	Complies
Maximum site coverage	50%	39%	Complies
UNIT 2	DEVELOPMENT STANDARD	PROPOSAL	COMMENTS
Minimum floor area	40m ²	131m ²	Complies
Front setback	4 metres min.	2.5-3.1 metres	Doesn't comply
Side setback	0-1.5 metres min.	3.1-3.7 metres	Complies

Rear setback	3 metres min.	0-3.6 metres	Partly complies
Dedicated open space (DOS)	40m ² min.	73m ²	Complies
Width of DOS	3 metres min.	3-5 metres	Complies
Other open space	60m ²	100m ²	Complies
Max. height	10 metres	6.5 metres	Complies
Maximum no. of storeys	2	2 (in part)	Complies
Maximum site coverage	50%	29%	Complies
UNIT 3	DEVELOPMENT STANDARD	PROPOSAL	COMMENTS
Minimum floor area	40m ²	112m ²	Complies
Front setback	4 metres min.	4.2-7.0 metres	Complies
Side setback	0-1.5 metres min.	1m (north elevation) 0.5-1.0m (south elevation)	Doesn't comply
Rear setback	3 metres min.	2.6-3.3 metres	Mainly complies
Dedicated open space (DOS)	40m ² min.	40m ²	Complies
Width of DOS	3 metres min	3-6 metres	Complies
Other open space	60m ²	60m ²	Complies
Max. height	10 metres	5.2 metres	Complies

Maximum no. of storeys	2	1	Complies
Maximum site coverage	50%	35%	Complies

In summary the subdivision standards have been clearly demonstrated as complying with Part 9 of the Scheme.

The Schedule 7 development standards have also been considered and the following comments are made in regard to the individual units and the exemptions sought.

Unit 1 - The side setback could be achieved by repositioning the entire building either northward or southward to achieve the 1.5 metres on one boundary and the possible zero setback option on the other. The contemporary design proposes to centralise the building to prevent any boundary walls and the variations are only over part of the elevation. The setback variation is supported.

Details of Unit 1/Lot 1 are attached as Annexure 3.

Unit 2 - Due to the configuration of internal lots the front boundary is that nearest and parallel to the road. On this lot the proposed setback to the front and rear is less than the requirement. The two other boundaries (the side boundaries) are in excess of the requirement and also provide some merit to the variation after considering the minimal site coverage and excessive open space being provided.

Details of Unit 2/Lot 2 are attached as Annexure 4.

Unit 3 - The setback variation to consider on this lot is primarily the side setback and in a very minor sense a small part of the rear setback (eastern elevation). The required setbacks could be achieved by using the zero setback option, however the topography of the site would constrain the development on this lot and the adjoining Lot 1 and affect the access driveway to the rear lot (Lot 2). Centralising the building is the preferred option and the reasons given by the applicant support this.

Details of Unit 3/Lot 3 are attached as Annexure 5.

CONSULTATION

The application was subjected to the required 14-day public scrutiny process required by s.57 of the *Land Use Planning and Approvals Act 1993*. This requires advertising of the development by a notice on site and also by a notice placed once in a daily local newspaper. Correspondence to the adjoining owners inviting them to view the application was also undertaken.

The application as a matter of procedure was referred to the Council's Planning and Assessment Team. No extraordinary comments were received from the Planning and Assessment Team that required inclusion in the final determination of the application.

Representation

One representation was received within the prescribed time available. This was from the owners of 18 Turners Avenue, Turners Beach. The proximity of this address to the development can be obtained from the location plan Annexure 1.

The representation is attached as Annexure 6.

Comments

The representor's first two objections are based on two objectives of the Scheme. Although the Objectives are accepted values it is extremely subjective to assess them against individual applications. The representors wish the Council to consider objectives 5.1.1 (c) and (k) but there are other objectives that could just as easily sway opinion in either direction. Objective (l) provides "for diversity and innovation in residential lifestyle opportunities...". The intent of the zone also provides for forms of housing allowing innovation and higher densities under controlled conditions. These "controlled conditions" which are numerically based are provided in Schedule 7 of the Scheme. The previous table compared the proposal with these development standards. Consequently it is difficult to support the representation.

Concern has also been expressed on the removal of almost all treed vegetation on the parent lot to accommodate this proposal. An assessment of the site confirms that a significant number of existing trees will be removed. The issue of tree retention was subject to much deliberation on environmental and ecological values when the original Uniting Church land was being developed. As a result tree conservation on some pockets of vegetation has

been developed into covenants on particular lots. The lot subject to this application was not one of these. The applicant, however, is cognisant of the value that trees will have on his development and has indicated verbally that it is in his best interests to revegetate the site with species compatible with the development.

The second portion of the representation concerns how these development standards are being compromised. Regardless of how many of these standards are in that situation the Scheme does allow for exemptions if suitable demonstration is provided. Due to the minor nature of the exemptions the reasons submitted by the applicant are not considered to have merit.

The third point submitted deals with the subdivision standards as examined by the representors. In a Cluster House development Schedule 8 is not the relevant Schedule. Part 9 details the particular requirements. A summary of these has been previously tabled and demonstrates compliance.

IMPACT ON RESOURCES

This report has generated the normal impact on resources in the assessment and processing of the application.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004-2009 includes the following objectives:

- Meet our statutory and regulatory obligations
- Plan for and develop a sustainable community
- Create a municipal area that is productive and socially and aesthetically attractive.

CONCLUSION

It is considered that the proposed development does not compromise the provisions of the Scheme to a level where a negative recommendation could be sustained. The minor nature of the exemption components have been carefully examined and are not deemed to significantly impact on the amenity of the area or interfere with any privacy or proximity issues to adjoining lots.

Recommendation

It is recommended that the representation be deemed to have insufficient merit on planning grounds to justify refusal of the Application and that upon deliberation of the merits of the proposal and the Central Coast S.46 Planning Scheme No. 1 of 1993, Application No. DEV2006.75 be approved subject to the following conditions and restrictions:

General

- 1 The land must be subdivided generally in accordance with the drawings of freeform designs dated Feb-14-2007 developed and then used for three cluster houses;

Cluster Houses

- 2 The landscaping of the site is to:
 - (a) achieve privacy for dedicated open space areas as required by the Planning Scheme;
 - (b) utilise mature plantings, seeds and cuttings of species of local provenance where possible, and
 - (c) ensure the species to be planted and the maintenance regime ensure 70% stem retention rate after two years;
- 3 All landscaping must be completed prior to the occupancy of each Cluster House;
- 4 Prior to the occupancy of each cluster house, the driveway areas must be:
 - (a) constructed to the satisfaction of the Council;
 - (b) paved with an acceptable impervious material; and
 - (c) properly drained;

Subdivision

- 5 The developer providing:
 - (a) a water supply connection and meter to each lot;
 - (b) a sewerage connection point to each lot;
 - (c) an underground stormwater connection point to each lot;
 - (d) a paved vehicular access together with kerb and channelling crossover to each lot; and

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- (e) separate underground power mains and services to each lot;
 - 6 The provision where necessary of water supply and drainage easements;
 - 7 The Final Plan will not be sealed until such time as the unit development is complete;
 - 8 Prior to sealing of the Final Plan, any existing services which are disturbed during the subdivision, including any damage to road, kerb and channel, naturestrip and footpath, must be reinstated to the satisfaction of the Director Assets & Engineering; and
 - 9 Any infrastructure extensions required to service the development are at the developer's expense;

and that the applicant be requested to note that:

- A the Permit expires two years from the date advice of this decision is received unless the Cluster House development has been substantially commenced. Substantial commencement is considered satisfactory progress with the buildings. It is recommended that the Final Plan be submitted 3-4 weeks prior to the estimated completion date of the Cluster House development;
- B this Permit is based upon the particulars provided with Application No. DEV2006.75. Any variation may require an amendment to the Permit or a further application for planning approval; and
- C an application for a Building Permit is required for the proposed development.'

The report is supported.”

The Land Use Planning Group Leader reported as follows:

“Copies of the Annexures referred to in the report have been circulated to all members.”

■ Cr Robertson moved and Cr Haines seconded, “That the representation be deemed to have insufficient merit on planning grounds to justify refusal of the Application and that upon deliberation of the merits of the proposal and the Central Coast S.46 Planning Scheme No. 1 of 1993, Application No. DEV2006.75 be approved subject to the following conditions and restrictions:

General

- 1 The land must be subdivided generally in accordance with the drawings of freeform designs dated Feb-14-2007 developed and then used for three cluster houses;

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- 2 The landscaping of the site is to:
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 - (c) ensure the species to be planted and the maintenance regime ensure 70% stem retention rate after two years;
- 3 All landscaping must be completed prior to the occupancy of each Cluster House;
- 4 Prior to the occupancy of each cluster house, the driveway areas must be:
 - (a) constructed to the satisfaction of the Council;
 - (b) paved with an acceptable impervious material; and
 - (c) properly drained;

Subdivision

- 5 The developer providing:
 - (a) a water supply connection and meter to each lot;
 - (b) a sewerage connection point to each lot;
 - (c) an underground stormwater connection point to each lot;
 - (d) a paved vehicular access together with kerb and channelling crossover to each lot; and
 - (e) separate underground power mains and services to each lot;
- 6 The provision where necessary of water supply and drainage easements;
- 7 The Final Plan will not be sealed until such time as the unit development is complete;
- 8 Prior to sealing of the Final Plan, any existing services which are disturbed during the subdivision, including any damage to road, kerb and channel, naturestrip and footpath, must be reinstated to the satisfaction of the Director Assets & Engineering; and

9 Any infrastructure extensions required to service the development are at the developer's expense;

and that the applicant be requested to note that:

- A this Permit expires two years from the date advice of this decision is received unless the Cluster House development has been substantially commenced. Substantial commencement is considered satisfactory progress with the buildings. It is recommended that the Final Plan be submitted 3-4 weeks prior to the estimated completion date of the Cluster House development;
- B this Permit is based upon the particulars provided with Application No. DEV2006.75. Any variation may require an amendment to the Permit or a further application for planning approval; and
- C an application for a Building Permit is required for the proposed development"

Carried unanimously

**25/2007 Temporary Dwelling /Domestic Workshop/Store at 6 Fairlight Place,
West Ulverstone - Application No. DEV2006.76**

The Land Use Planning Group Leader reported as follows:

"The Town Planner has prepared the following report:

<i>'DEVELOPMENT APPLICATION No.:</i>	DEV2006.76
<i>OWNER:</i>	P & A Bellchambers
<i>LOCATION:</i>	6 Fairlight Place, West Ulverstone
<i>ZONING:</i>	Residential (RA) - Closed
<i>PLANNING INSTRUMENT:</i>	Central Coast S.46 Planning Scheme No.1 of 1993 (the Scheme)
<i>ADVERTISED:</i>	27 February 2007
<i>REPRESENTATIONS EXPIRY DATE:</i>	13 March 2007
<i>REPRESENTATIONS RECEIVED:</i>	One
<i>42-DAY EXPIRY DATE:</i>	5 April 2007
<i>DECISION DUE:</i>	26 March 2007

PURPOSE

The purpose of this report is to consider the merits of a representation received in opposition to a discretionary planning permit application for a

Temporary Dwelling/Domestic Workshop/Store (garage) at 6 Fairlight Place, West Ulverstone.

BACKGROUND

A shed with a floor area of 144m² is proposed for the above property. Approximately 68m² of this is to be used as a temporary dwelling, whilst the main house is being built.

A location plan is attached as Annexure 1.

DISCUSSION

The development is proposed for the centre of the lot, on land zoned Residential (RA) - Closed. It is noted that a small section of the land is zoned Rural Residential, however this is not relevant in assessment of the proposed development.

The design includes a main section, based on a standard rectangular outbuilding design, approximately 6m in height, and a smaller annexed area approximately 5m in height, providing a total square footprint of approximately 12m x 12m.

Plans of the proposed development are attached as Annexure 2.

The proposal meets the setback and site coverage standards of the Scheme for a Domestic Workshop/Store. It exceeds the height limit for a Domestic Workshop/Store by 1m. In considering this request for an exemption to the height standards, it has been concluded that due to the setbacks being provided, the proposed additional 1m in height will:

- 1 not have any effect (e.g. amenity, privacy, sunlight) on the adjoining developments or uses; and
- 2 will be satisfactory in terms of its siting, size and appearance in relation to the existing site, adjacent land and the streetscape, and any natural, historic, architectural or scientific features.

In addition, the Scheme requires that, in keeping with the intent of the residential zoning, Domestic Workshop/Store must be “appurtenant to a single dwelling unit”. This clause is intended to maintain and encourage residential type development as the predominant use in the zone. In this case, the proposal is for a use associated with the residential zoning, and will remain as

such even after conversion to a normal shed in the future after the house (P1 development) is built. Standard conditions on any permit issued for a large outbuilding ensure that it is only used for activities associated with the residential zoning of the land.

Once the house is built, the developer will have the option of totally converting the temporary house into a standard workshop/store, or subdividing the large lot, creating two house lots. Either of these two changes will require a building application in the future.

CONSULTATION

The application was subjected to the required 14-day public scrutiny process required by s.57 of the *Land Use Planning and Approvals Act 1993*. This requires advertising of the development by a notice on site and also by a notice placed once in a daily local newspaper. Correspondence to the adjoining owners inviting them to view the application was also undertaken.

The application as a matter of procedure was referred to the Council's Planning and Assessment Team. The Planning and Assessment Team had no comments that required inclusion in the final determination of the application. The developer will be required to obtain Building Permits for both the shed and the house.

Representation

One representation was received during the 14-day period. This was from the owner of 163 Upper Maud Street, located towards the north-eastern corner of the lot in question.

A copy of the representation is attached as Annexure 3.

The representation is based on concerns that the development may be used for non-residential purposes, and that this would be in conflict of the zone intent.

Comments - This issue is considered with all applications for large sheds on land zoned as residential. The Council has developed a standard condition to be placed on permits issued for such developments to ensure that they are only used for activities associated with the residential zoning of the land.

IMPACT ON RESOURCES

This report has generated the normal impact on resources in the assessment and processing of the application.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004-2009 includes the following objectives:

- Meet our statutory and regulatory obligations.

Comments - The proposal meets the statutory and regulatory obligations, and the Council has discharged its own obligations in the undertaking of the normal planning process.

- Plan for and develop a sustainable community.

Comments - The proposal is for residential development in the residential zone, and therefore is in keeping with the Planning Scheme, which has been designed to encourage a sustainable community.

- Create a municipal area that is productive and socially and aesthetically attractive.

Comments - The proposal encourages development that is productive, as well as socially and aesthetically attractive, by complying with the Scheme intent, objectives and relevant development and exemption standards.

CONCLUSION

The application has been assessed against the requirements of the Scheme and the limitations of the site. The concerns raised in the representation are considered to have been satisfied by the standard conditions imposed on these types of developments.

Recommendation

It is recommended that approval be granted subject to the following conditions and restrictions:

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- 1 The development must be sited generally in accordance with the plans submitted as part of this application - reference plans M Powell for P & A Bellchambers, Site Plan and Floor Plan, Lot 6, Fairlight Place;
 - 2 The building must only be used for activities associated with the residential zoning of the land; and
 - 3 Prior to occupation of the proposed P1 house, the Workshop/Store is to be converted to an uninhabitable building;

and that the applicant be requested to note that:

- A this Permit expires two years from the date advice of this decision is received unless the development has been substantially commenced; and
- B a Building Application and subsequent Permit is required prior to construction works commencing.'

The report is supported.”

The Land Use Planning Group Leader reported as follows:

“Copies of the annexures referred to in the report have been circulated to all members.”

■ Cr Barker moved and Cr Van Rooyen seconded, “That Application No. DEV2006.76 be granted approval, subject to the following conditions and restrictions:

- 1 The development must be sited generally in accordance with the plans submitted as part of this application - reference plans M Powell for P & A Bellchambers, Site Plan and Floor Plan, Lot 6, Fairlight Place;
- 2 The building must only be used for activities associated with the residential zoning of the land; and
- 3 Prior to occupation of the proposed P1 house, the Workshop/Store is to be converted to an uninhabitable building;

and that the applicant be requested to note that:

- A this Permit expires two years from the date advice of this decision is received unless the development has been substantially commenced; and

B a Building Application and subsequent Permit is required prior to construction works commencing.”

Carried unanimously

Closure

There being no further business, the Mayor declared the meeting closed at 6.55pm.

CONFIRMED THIS DAY OF , 2007.

Chairperson

(jm:kaa)

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* provides (in part) as follows:

. A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

. A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendation provided to the Development Support Special Committee within these minutes:

(i) the advice, information or recommendation was given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

(ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.

Katherine Schaefer
GENERAL MANAGER