



Yorke Peninsula Council

Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 27th June 2017
in the Minlaton Town Hall,
57 Main Street, Minlaton commencing at 9:30am.

MEMBERSHIP: *Rodney Button (Presiding Member), Debra Agnew, Susan Avey, Peter Tonkin, Jeffrey Cook, Scott Hoyle, John Rich*

(Subject to confirmation)

ITEM 1 **COUNCIL DEVELOPMENT ASSESSMENT PANEL**

1.1 **Welcome by Presiding Member**

Deputy Chairperson Debra Agnew declared the meeting open at 9.35am and welcomed everyone in attendance.

1.2 **Present**

Mr John Rich, Mr Peter Tonkin, Mr Jeff Cook, Mr Scott Hoyle, Ms Susan Avey and Ms Deb Agnew

In Attendance

Mr Roger Brooks	Director Development Services
Mr Mick Cartwright	Manager Development Services
Mr Allan Cotton	Senior Planning Officer
Mrs Maddy Pulling	Minute Secretary

1.3 **Gallery**

Mayor Ray Agnew, Mr Goss

1.4 **Apologies**

Mr Rodney Button

1.5 Minutes of Previous Meeting

Mr John Rich moved Mr Jeff Cook seconded

That the minutes of the Council Development Assessment Panel meeting held on Tuesday 23rd May 2017 at 9.30am be confirmed as a true record.

CARRIED DAP #1

1.6 Conflict of Interest

Chairperson Debra Agnew reminded all members of the requirement to disclose any conflict of interest in relation to any matters before the Development Assessment Panel.

ITEM 2 VISITORS TO THE MEETING

ITEM 3 DEVELOPMENT APPLICATIONS

3.1 DA 544/1177/2017 - SM VM Goss

Mr Scott Hoyle moved and Mr Jeff Cook seconded

A. That the Development Assessment Panel resolves that Development Application 544/1177/2017 for a Dwelling, Garage (UMR), Alfresco Area and Verandah at Lot 19 Pebble Beach Road, Port Victoria is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan, consolidated 26 November 2015.

B. That following consideration and having regard to all relevant matters concerning the construction of a Dwelling, Garage (UMR), Alfresco Area and Verandah at Lot 19 Pebble Beach Road, Port Victoria (Development Application 544/1177/2017) the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent and concurrence of the Development Assessment Commission pursuant to Section 35(3) of the Development Act 1993:

Conditions of Consent

1 The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.

2 Where a Private Certifier is engaged for Building Rules Consent, the Private Certifier is to provide Council with a certified statement to verify that the Building Rules Consent is consistent with the Development Plan Consent.

3 The Applicant or Landowner shall apply and obtain the necessary approvals for a waste control system in accordance with the South Australian Public Health Act 2011, prior to obtaining Development Approval.

4 Where no mains water is available, the gutters of the dwelling shall be connected to on-site rainwater storage tanks(s) with a minimum capacity of 45, 000 litres, reticulated to the dwelling.

5 The land shall be suitably landscaped to the satisfaction of Council and, in particular, plantings which create a buffer between the dwelling and farmed land, shall be established to minimise potential impacts of chemical spray drift and other impacts associated with primary production.

6 Development in a General Bushfire Risk Area in a Bushfire Protection Area shall:

- **Have a dedicated firefighting water supply of at least 5,000 litres to comply with Minister's Code: Undertaking Development In Bushfire Protection Areas**
- **Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering**
- **Be located and designed to minimise risk from bushfires**
- **Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire.**

Reason for Conditions

Waste

Objective: 2

Principles of Development Control: 1, 2, 7

Siting and Visibility

Objective: 1

Principles of Development Control: 2, 8

Interface between Land Uses

Objectives: 1, 2, 3

Principles of Development Control: 2, 5, 15, 16

Orderly and Sustainable Development

Objectives: 1, 3, 4

Principles of Development Control: 1, 2

CARRIED#2

ITEM 4 ANY OTHER BUSINESS

4.1 Matters Deferred

Nil

4.2 ERD Court Matters

Nil

4.3 Procedural Matters

Roger advised the Panel that he anticipates presenting a report to the August Council meeting in accordance with the new Planning, Development and Infrastructure Act, to formally establish the Council Assessment Panel and to appoint one Elected Member to the Council Assessment Panel by the designated date of 1st October 2017. Roger informed the Panel of Councils expression of interest, to participate in a trial joint planning arrangement with the District Council Copper Coast and the District Council of Barrunga West. Roger advised he will keep the Panel informed as more information comes to hand.

4.3.1 Concurrence Approvals

Nil

4.3.2 Other Business

Cr Rich advised that he will be taking Leave of Absence from 10th August to 4th October 2017.

ITEM 5 NEXT MEETING

25th July 2017

ITEM 6 CLOSURE

The meeting closed at 9.55am

Presiding Member – Mr Rodney Button

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