



# **MINUTES**

## **Council Assessment Panel Meeting**

(Subject to confirmation)

**27 August 2019**

**MINUTES OF YORKE PENINSULA COUNCIL  
COUNCIL ASSESSMENT PANEL MEETING  
HELD AT THE COUNCIL CHAMBERS , MINLATON TOWN HALL, 57 MAIN STREET,  
MINLATON  
ON TUESDAY, 27 AUGUST 2019 AT 9.30AM**

**1 WELCOME BY PRESIDING MEMBER**

Presiding Member Rodney Button welcomed everyone to the meeting and declared the meeting open 9.35am.

**2 PRESENT**

Presiding Member Rodney Button, Mr Jeffrey Cook, Independent Member Debra Agnew, Independent Member Elinor Walker.

**In Attendance**

Roger Brooks (Assessment Manager), Susan Hadley (Planning Officer), Maddy Pulling (Minute Secretary)

**3 GALLERY**

2 people

**4 APOLOGIES**

Nil

**5 LEAVE OF ABSENCE**

Nil

**6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION****COMMITTEE RESOLUTION**

Moved: Mr Jeffrey Cook

Seconded: Independent Member Debra Agnew

That the minutes of the Council Assessment Panel Meeting held on 25 June 2019 be confirmed.

**CARRIED 011/2019 (27/08/2019)**

**7 CONFLICT OF INTEREST**

Presiding Member Rodney Button reminded all Panel Members of the requirement to disclose any conflict of interest in relation to any matters before the Council Assessment Panel.

**8 VISITORS TO THE MEETING**

Trevor White from Planning Solutions (SA) Pty Ltd

**REPORTS****9 DEVELOPMENT APPLICATIONS****9.1 544/1059/2019 - SPARTAN PLANS & BUILDING SERVICES****PROPOSAL OUTLINE**

<b>Author:</b>	<b>Access Planning</b>
<b>Application No.:</b>	<b>544/1059/2019</b>
<b>Applicant:</b>	<b>Spartan Plans &amp; Building Services</b>
<b>Owner:</b>	<b>M &amp; S Haydon</b>
<b>Development Proposal:</b>	<b>Expansion of an existing caravan park including establishment of 27 caravan sites and 7 tent sites, construction of an ablution building and conversion of former school and dwelling buildings into two dormitories, a kitchen, accommodation building, conference room and a games room.</b>
<b>Lodgement Date:</b>	<b>15 February 2019</b>
<b>Subject Land:</b>	<b>14 Minlacowie Road, Port Vincent, CT Volume 5915 Folio 441 &amp; 12 Minlacowie Road, Port Vincent, CT Volume 5915 Folio 445</b>
<b>Zone:</b>	<b>Residential Zone (Map YoP/57)</b>
<b>Nature of Development:</b>	<b>Merit</b>
<b>Public Notification:</b>	<b>Category 3</b>
<b>Representations:</b>	<b>10 received – 5 Supporting 5 Opposing</b>
<b>Referrals:</b>	<b>Nil</b>
<b>Development Plan Version:</b>	<b>29 November 2018</b>

**COMMITTEE RESOLUTION**

Moved: Independent Member Elinor Walker  
Seconded: Independent Member Debra Agnew

That the draft amended Notes and Conditions circulated to the Panel be received.

**CARRIED 012/2019 (27/08/2019)**

**COMMITTEE RESOLUTION**

Moved: Independent Member Elinor Walker  
Seconded: Mr Jeffrey Cook

Discussion ensued in regard to details of the fencing along Curramulka Street being included in the Reserve Matters.

- A. That following consideration and having regard to all relevant matters concerning Development Application 544/1059/2019 for the expansion of an existing caravan and cabin park with the establishment of 27 caravan sites, and 7 tent sites, a single storey ablution building and conversion of former school and dwelling buildings into two dormitories, a kitchen, accommodation building, conference room, and a games room**

at 12 and 14 Minlacowie Road, Port Vincent is not seriously at variance with the Yorke Peninsula Council Development Plan, as consolidated 29 November 2018.

- B. That the Council Assessment Panel grant Provisional Development Plan Consent to Development Application 544/1059/2019 for the expansion of an existing caravan and cabin park with the establishment of 27 caravan sites, and 7 tent sites, a single storey ablution building and conversion of former school and dwelling buildings into two dormitories, a kitchen, accommodation building, conference room, and a games room at 12 and 14 Minlacowie Road, Port Vincent subject to the following conditions:**

**Conditions**

- 1. The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:**

**Plans prepared by Spartan Plans & Building Services dated received by Council 25 July 2019**

- **Site plan (Sheet 1, Revision H, dated 16/7/2019)**
- **Ablution block floor & elevation plans (Sheets 2 & 3, Revision H, dated 16/7/2019)**
- **Fence and landscape plan (Sheet 4, Revision H, dated 16/7/2019)**

**MFY Traffic Engineers Swept Paths Plan (project Number 19-0162, dated 10/7/2019) dated received by Council 25 July 2019**

- 2. On-site parking and internal access roads within the development approved herein shall be developed in accordance with the following requirements:**
- a) **All car parking spaces, driveways, roads and associated manoeuvring areas shall be sealed with either (or a combination of) asphalt, bitumen, concrete or brick pavers prior to approved expansion commencing operation**
  - b) **The design of internal car parking areas and access roads shall conform with the Australian Standards 2890.1 for Off-Street Parking Facilities**
  - c) **All parking areas shall be marked, to delineate the parking spaces, in accordance with the relevant Australian Standard AS 1742 prior to the approved expansion commencing operation**
  - d) **A sign with the message 'visitor car parking', having an advertising area not exceeding 0.2 square metres, shall be erected at the car park entry and shall be maintained in good condition at all times**
  - e) **Wheel stopping devices constructed as per Australian Standard AS 2890.1**

3. The level of the driveway at the property boundary with a public road must match the existing footpath level or allow for the construction of a footpath, which is compliant with the *Disability Discrimination Act, 1992* to the satisfaction of Council.
4. Each occupant shall be provided with a copy of the campground regulations at the commencement of their occupation of the land.
5. The running of generators shall be limited to between the hours of 7.00am and 10.00pm daily.
6. General noise shall be kept to a minimum after 10pm on any day to maintain the amenity of the locality and to ensure compliance with Environmental Protection (Noise) Policy 2007.
7. Vehicle speeds on site shall be limited to not greater than 10Kph, which shall be signposted on the land at the entry to the property and which shall be included in campground regulations.
8. The proposed dormitory buildings and caravan park sites shall not be used for permanent or long-term residential occupancy. The development shall be used for tourist accommodation purposes only to the satisfaction of Council.

**Reserved Matters**

The Council Development Assessment Panel requires the following matter which is reserved pursuant to Section 33(3) of the Development Act 1993 to be addressed to the reasonable satisfaction of Council staff:

1. Prior to Building Rules Consent the applicant shall provide a stormwater site management plan with computations demonstrating post development peak flow run-off rates do not exceed that from the pre-development flow rates from a 5-year ARI storm event. The 'design' storm requirement is a 100-year ARI storm.

**NOTE:** Council reserves the right to attach further conditions in relation to this.

2. Prior to Building Rules Consent a landscaping plan providing amended fencing details shall be submitted to Council for endorsement. The landscaping and fencing details are to provide effective screening along the Curramulka Road boundary of the subject land to the satisfaction of Council.

The landscaping shall be planted prior to commencement of the development and shall be maintained in good health and condition at all times with any dead or diseased plants being replaced in the next planting season.

**Notes**

1. The applicant is advised that an application for Building Rules Consent, including appropriate plans and specifications, must be submitted either to Council or a Private Certifier in accordance with the provisions of the Development Act 1993, and the written Development Approval of Council must be obtained prior to the commencement of construction.
2. The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm
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. The granting of this consent does not absolve the applicant from obtaining all other consents which might be required pursuant to the provision of any other statutes or regulations.

**CARRIED 013/2019 (27/08/2019)**

**9.2 544/1341/2018 - N KOCH****PROPOSAL OUTLINE**

<b>Author:</b>	<b>Access Planning</b>
<b>Application No.:</b>	<b>544/1341/2018</b>
<b>Applicant:</b>	<b>Neil Koch</b>
<b>Owner:</b>	<b>Regine Afke Koch</b>
<b>Development Proposal:</b>	<b>A partial change of use to include a store associated with an earthmoving depot and farm building.</b>
<b>Lodgement Date:</b>	<b>24th September 2018</b>
<b>Subject Land:</b>	<b>Section 127 Songvaar Road, Port Victoria, SA 5573</b>
<b>Zone:</b>	<b>Primary Production Zone</b>
<b>Nature of Development:</b>	<b>Merit</b>
<b>Public Notification:</b>	<b>Category 3</b>
<b>Representations:</b>	<b>2 received – 1 Supporting 1 Opposed</b>
<b>Referrals:</b>	<b>Nil</b>
<b>Development Plan Version:</b>	<b>31 October 2017</b>

**COMMITTEE RESOLUTION**

Moved: Mr Jeffrey Cook

Seconded: Independent Member Elinor Walker

- A. That following consideration and having regard to all relevant matters concerning Development Application 544/1341/2018 for an earthmoving depot and storage facility at Section 127 Songvaar Rd, Port Victoria (as contained in Certificate of Title Volume 6154 Folio 838) is not seriously at variance with the Yorke Peninsula Council Development Plan, as consolidated 31 October 2017.**
  
- B. That the Council Assessment Panel grant Provisional Development Plan Consent to Development Application 544/1341/2018 for an earthmoving depot and farm storage facility at Section 127 Songvaar Rd, Port Victoria (CT Volume 6154 Folio 838) subject to the following conditions:**

**Conditions**

- 1. The development shall be undertaken in accordance with the details submitted to the Council and approved plans relating to Development Application Number 544/1341/2018 except where varied by the following conditions.**
  
- 2. Prior to the issue of Development Approval, the applicant shall provide a detailed landscaping plan prepared by an appropriately qualified landscape architect/designer for Council approval that will;**
  - Confirm the extent of landscaping to all four boundaries of the site;**
  - Create 3 metre wide landscaping verges on public road frontages;**

- Comprise species to street boundaries in particular, but more generally to the perimeter of the site, with 20% of the plantings to comprise of trees with the ability to grow to at least the height of the proposed building;
  - Comprise species endemic to the locality and suited to the specific soil conditions on the subject land.
3. Landscaping shall be commenced within 6 months of the date of this consent and shall be completed with 12 months of the date of this consent. Thereafter landscaping shall be maintained to a standard considered appropriate by the Council at all times during the operation of the development.
  4. The sheep yard shall be used for the short-term housing of sheep only and not be used for any form of intensive animal keeping.
  5. The site shall not be open to the public at any time.

#### Notes

1. The applicant is advised that an application for Building Rules Consent, including appropriate plans and specifications, must be submitted either to Council or a Private Certifier in accordance with the provisions of the Development Act 1993, and the written Development Approval of Council must be obtained prior to the commencement of construction.
2. The granting of this consent does not absolve the applicant from obtaining all other consents which might be required pursuant to the provision of any other statutes or regulations.

CARRIED 014/2019 (27/08/2019)

#### 10 MATTERS DEFERRED

Nil

#### 11 ERD COURT MATTERS

Nil

#### 12 CONCURRENCE APPROVALS

544/1103/2018 Eddie Doman – Concurrence received and Planning Consent granted on 23 July 2019

544/1177/2018 Longridge Group Pty Ltd – Concurrence received and Planning Consent granted on 2 August 2019

#### 13 PROCEDURAL MATTERS

Roger advised he is currently reviewing Expressions of Interest to fill the Independent Member vacancy.



**14 NEXT MEETING**

Tuesday 24 September 2019

**15 CLOSURE**

**The Meeting closed at 10.16am.**

**The minutes of this meeting were confirmed at the Council Assessment Panel Meeting held on 24 September 2019.**

.....  
**CHAIRPERSON**