



MINUTES

Council Assessment Panel Meeting

(Subject to confirmation)

23 November 2021

**MINUTES OF YORKE PENINSULA COUNCIL
COUNCIL ASSESSMENT PANEL MEETING
HELD AT THE COUNCIL CHAMBERS , MINLATON TOWN HALL, 57 MAIN STREET,
MINLATON
ON TUESDAY, 23 NOVEMBER 2021 AT 9.30AM**

1 WELCOME BY PRESIDING MEMBER

Presiding Member Debra Agnew welcomed everyone to the meeting and declared the meeting open.

2 PRESENT

Presiding Member Debra Agnew, Independent Member Elinor Walker, Independent Member Ben Green, Independent Member Peter Allen, Mr Richard Carruthers

In Attendance

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

3 GALLERY

Nil

4 APOLOGIES

Nil

5 LEAVE OF ABSENCE

Mr John Rich

6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION

COMMITTEE RESOLUTION

Moved: Independent Member Ben Green

Seconded: Independent Member Elinor Walker

That the minutes of the Council Assessment Panel Meeting held on 22 June 2021 be confirmed.

CARRIED 006/2021 (23/11/2021)

7 CONFLICT OF INTEREST

Presiding Member Debra Agnew 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

Nil

REPORTS**9 DEVELOPMENT APPLICATIONS****9.1 544/1340/2019 - DETACHED DWELLING (NON-COMPLYING) - LOT 6 CONSERVATION DRIVE WAURALTEE - ALTEA PTY LTD****PROPOSAL OUTLINE**

Author:	Susan Hadley
Application No.:	544/1340/2019
Applicant:	P Rocca, C/- Heynen Planning Consultants
Owner:	Altea Pty Ltd
Development Proposal:	Detached dwelling, 3 x 22,000 litre water tanks & associated earthworks
Lodgement Date:	24 September 2019
Subject Land:	Lot 6 Conservation Drive, Wauraltee
Zone:	Coastal Conservation Zone
Nature of Development:	Non-complying
Public Notification:	Category 3
Representations:	Nil
Referrals:	Coast Protection Board, CFS, Native Vegetation Council.
Development Plan Version:	29 November 2018
Development Legislation:	Development Act, 1993

Discussion ensued and the Panel were in agreement to amend the wording of Conditions #4, #5 and #6 and apply reference numbering to all the dot points listed after the conditions.

COMMITTEE RESOLUTION

Moved: Independent Member Elinor Walker
Seconded: Independent Member Peter Allen

- A. That Development Application 544/1340/2019 for the construction of a Detached dwelling, 3 x 22,000 litre water tanks & associated earthworks, at Lot 6 Conservation Drive, Wauraltee, is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan consolidated 29 November 2018.**
- B. That following consideration and having regard to all relevant matters concerning the construction of a Detached dwelling, 3 x 22,000 litre water tanks & associated earthworks, at Lot 6 Conservation Drive, Wauraltee (Development Application 544/1340/2019), the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent and concurrence being sought from the State Commission Assessment Panel.**

Conditions

- 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. 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.
3. Where no mains water is available, the gutters of the dwelling shall be connected to on-site rainwater storage tank(s) with a minimum capacity of 45,000 litres, reticulated to the dwelling and with appropriate connection to enable its use for firefighting purposes.
4. Driveways, vehicle manoeuvring and parking areas shall be constructed of an all-weather material, prior to occupation or use of the development herein approved. Such surfaces shall be maintained in a good and substantial condition at all times to the reasonable satisfaction of Council.
5. The development shall be carried out in accordance with the Native Vegetation Management Plan (Received by Council 30/08/2021) as agreed to by the Native Vegetation Council for a Significant Environmental Benefit to be commenced within three (3) months of occupation of the residence.
6. Landscaping shall only include local native species which are of local provenance to ensure no new weed species are introduced and planted within the next planting season following completion of the development. Any exposed batters shall be planted with suitable ground covers to revegetate the exposed ground. All diseased and/or dying plants shall be replaced to the reasonable satisfaction of Council.
7. Country Fire Service Conditions:
 - A. **ACCESS TO DWELLING**
 - i. Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
 - ii. The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - iii. A loop road around the building, OR
 - iv. A turning area with a minimum radius of 12.5 metres, OR
 - v. • A ‘T’ or ‘Y’ shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
 - vi. Private access shall have minimum internal radii of 9.5 metres on all bends.
 - vii. Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.
 - B. **ACCESS (to dedicated water supply)**
 - i. The water supply outlet shall be easily accessible and clearly identifiable from the access way and at a distance of no greater than 30 metres from the proposed dwelling.
 - ii. The dedicated water supply and its location should be identified with suitable signage (ie. blue sign with white lettering “FIRE WATER”).
 - iii. Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
 - iv. Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
 - v. SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.

- vi. A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- vii. All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- viii. All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- ix. Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:
 - x. The dedicated water supply outlet for draughting purposes shall not exceed 5 metre maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metre horizontal distance.
- xi. The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

C. WATER SUPPLY

- i. A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- ii. The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- iii. The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- iv. The dedicated fire-fighting water supply shall be pressurised by a pump that has –
 - v. A minimum inlet diameter of 38mm, AND
 - vi. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
- vii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- viii. The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- ix. The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
 - x. All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- xi. All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- xii. A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).

- xiii. All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- xiv. All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- xv. All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- xvi. All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- xvii. All fire-fighting hoses shall be readily available at all times.

D. VEGETATION

A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:

- i. The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous.
 - ii. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - iii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iv. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - v. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - vi. Shrubs must not be planted under trees or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
 - vii. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - viii. No understorey vegetation shall be established within 1 metre of the dwelling understorey is defined as plants and bushes up to 2 metres in height).
 - ix. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
 - x. The VMZ shall be maintained to be free of accumulated dead vegetation.
8. Coast Protection Board conditions:
- A. The Native Vegetation Management Plan including the key actions, a works calendar and monitoring program, submitted to support the application, shall be adhered to in full, for the required 10 year period.
 - B. There shall be no encroachment of private structures or landscaping on, or disturbance to, Crown land as a result of this development or post construction.
 - C. Any imported substrate material or engineered fill shall be free of weeds and pathogens, to ensure that noxious weeds or contaminants are not introduced into the coastal environment.

Notes

1. The applicant is advised that any native vegetation on the site is protected under the Native Vegetation Act 1991 and Native Vegetation Regulations 2017. Prior to any clearance being undertaken, the applicant should seek Native Vegetation Council approval, which may include provision of a Significant Environmental Benefit offset. For further information visit: <http://www.nvc.sa.gov.au>, which includes an online interactive guide that helps to determine if an application to clear native vegetation is required, alternatively the Native Vegetation Council can be contacted on 8303 9777 or nvc@sa.gov.au
2. Landscaping associated with this development should consist of local native coastal species, to improve coastal biodiversity and minimise the spread of exotic plants on the coast. Staff from the Northern and Yorke Landscapes Board should be contacted for expert advice, including the development of a suitable species list. Alternatively, the publication 'Coastal gardens – a planting guide for the Northern and Yorke coastal region' may be able to assist with making informed choices. This can be found online: <https://www.landscape.sa.gov.au/ny/get-involved/at-home>
3. Effluent/waste-water disposal systems shall be of a type which are fully self-contained to ensure there can be no seepage or overflow to the coastal environment.

CARRIED 007/2021 (23/11/2021)

10 MATTERS DEFERRED

Nil

11 REVIEW OF DECISION OF ASSESSMENT MANAGER

Nil

12 ERD COURT MATTERS

Nil

13 CONCURRENCE APPROVALS

Nil

14 PROCEDURAL MATTERS

Nil

15 NEXT MEETING

25 January 2022

16 CLOSURE

The Meeting closed at 10.06am.

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

.....
CHAIRPERSON