



## Yorke Peninsula Council

# Minutes of the Meeting of the Council Assessment Panel

held on Tuesday 28<sup>th</sup> November 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 and Jeffrey Cook*

*(Subject to confirmation)*

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**ITEM 1      COUNCIL ASSESSMENT PANEL**

**1.1      Welcome by Presiding Member**

Chairperson Rodney Button declared the meeting open at 9.30am and welcomed everyone in attendance.

**1.2      Present**

Mr Peter Tonkin, Mr Jeff Cook and Ms Susan Avey

**In Attendance**

Mr Roger Brooks	Director Development Services
Ms Heidi Smith	Planning Officer
Mr Dustin Guthberg	Planning Officer
Mrs Maddy Pulling	Minute Secretary

**1.3      Gallery**

Mayor Ray Agnew

**1.4      Apologies**

Ms Debra Agnew

**1.5 Minutes of Previous Meeting**

**Mr Jeff Cook moved Mr Peter Tonkin seconded**

That the minutes of the Council Assessment Panel meeting held on Tuesday 24<sup>th</sup> October 2017 at 9.30am be confirmed as a true record.

**CARRIED CAP #1**

**1.6 Conflict of Interest**

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

**ITEM 2 VISITORS TO THE MEETING**

**ITEM 3 DEVELOPMENT APPLICATIONS**

**3.1 DA 544/1223/2017 – Rivergum Pty Ltd**

**Mr Jeff Cook moved and Ms Susan Avey seconded**

**A. That Development Application 544/1223/2017 for the construction of a new dwelling and verandahs at (Lot 3) 4 Reo Road, Couch Beach 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 new dwelling and verandahs at Lot 3) 4 Reo Road, Couch Beach (Development Application 544/1223/2017), the proposal be GRANTED Development Plan Consent, subject to the following conditions and notes of consent:**

**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. Development in a general or medium bushfire prone area shall:
  - (a) Have a dedicated firefighting water supply of at least 5,000 litres to comply with Ministers Specification SA 78.**
  - (b) Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering.**
  - (c) Be located and designed to minimise risk from bushfires.**
  - (d) Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire.****
- 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 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.**
- 5. 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.**

6. Driveways, vehicle manoeuvring and parking areas shall be constructed of dolomite (or similar material) as a minimum, 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.

7. All security lights and floodlights associated with the proposed development shall be shielded and adjusted so as not to create nuisance to adjacent occupants or road users.

8. The land shall be suitably landscaped to the satisfaction of Council.

9. Stormwater run-off, including surface stormwater generated by the development, shall be managed on site or directed to the street water table so as not to trespass on to adjoining properties, lie against any building or create unsanitary conditions. All associated works shall be to the satisfaction of Council.

10. Any landscaping should use local native coastal species, avoiding the spread of exotic plants on the coast. The Northern and Yorke Natural Resources Management Board should be contacted if the applicant requires expert advice including the development of a suitable species list. However, general information can be found in the Coastal Garden Planting Guide found on the following websites:

<http://www.naturalresources.sa.gov.au/northernandyorke/get-involved/nrm-at-home>

[http://www.naturalresources.sa.gov.au/files/sharedassets/northern\\_and\\_yorke/plants\\_and\\_animals/coastal-garden-planting-guide-bro.pdf](http://www.naturalresources.sa.gov.au/files/sharedassets/northern_and_yorke/plants_and_animals/coastal-garden-planting-guide-bro.pdf)

11. This consent relates to the dwelling only and does not indicate approval, either directly or implied, to the shed cited on the site plan and marked 'Proposed Shed by Owner'. The shed shall be the subject of a separate development application which will be assessed against the relevant policies at the time of lodgement.

#### Notes

12. The applicant is reminded of obligations under the Aboriginal Heritage Act 1988 where the discovery of sites, objects or remains must be reported to the Minister and not damaged, disturbed or interfered with. Damage to such items without the authority of the Minister is considered to be an offence liable to penalties. Any skeletal remains should also be reported to the South Australian Police.

#### 13. Disclaimer

Based upon current knowledge and information, development on low-lying land along the coast may be at some risk of seawater inundation in extreme events, or may be at future risk. Neither erosion nor the effect of sea level change on this can be predicted with certainty.

Accordingly, neither the Yorke Peninsula Council nor any of its servants, agents or officers accepts any responsibility for any loss of life and property that may occur as a result of such circumstances.

14. 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 CAP #2**

3.2 544/1226/2017 - NJ Lodge

Mr Jeff Cook moved Mr Peter Tonkin seconded

That following consideration and having regard to all relevant matters concerning the construction of a New Dwelling, Verandah and Garage UMR at Lot 62 4133 Yorke Highway, Ardrossan (Development Application 544/1226/2017) the proposal be REFUSED Development Plan Consent.

CARRIED CAP #3

**ITEM 4      ANY OTHER BUSINESS**

**4.1          Matters Deferred**

Nil

**4.2          ERD Court Matters**

Nil

**4.3          Procedural Matters**

Nil

**4.3.1      Concurrence Approvals**

Nil

**ITEM 5      NEXT MEETING**

Tuesday, 23<sup>rd</sup> January 2018

**ITEM 6      CLOSURE**

The meeting closed at 10.08 pm

**Presiding Member – Mr Rodney Button**

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