



MINUTES

Council Assessment Panel Meeting

24 October 2017

**MINUTES OF YORKE PENINSULA COUNCIL
COUNCIL ASSESSMENT PANEL MEETING
HELD AT THE COUNCIL CHAMBERS , 57 MAIN STREET, MINLATON,
ON TUESDAY, 24 OCTOBER 2017 AT 9.30AM**

1 WELCOME BY PRESIDING MEMBER

Presiding Member Rodney Button welcomed everyone to the meeting and declared the meeting open. Roger Brooks gave an update on the current Council Assessment Panel membership.

2 PRESENT

Rodney Button, Debra Agnew, Peter Tonkin, Jeffrey Cook

In Attendance

Roger Brooks (Assessment Manager), Mick Cartwright (Manager Development Services), Allan Cotton (Senior Development Officer), Heidi Smith (Planning Officer) Maddy Pulling (Minute Taker).

3 GALLERY

Mayor Ray Agnew

Jo Daniels-Wilson – Friends of Port Moorowie

4 APOLOGIES

Susan Avey

5 LEAVE OF ABSENCE

Nil

6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION

RESOLUTION

Moved: Peter Tonkin

Seconded: Jeffrey Cook

That the minutes of the Council Assessment Panel Meeting held on 25 July 2017 be confirmed.

CARRIED 001/2017 (24/10/2017)

7 CONFLICT OF INTEREST

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

8 VISITORS TO THE MEETING

Nil

REPORTS**9 DEVELOPMENT APPLICATIONS****9.1 544/1288/2017 - COUNTRY LIVING HOMES****PROPOSAL OUTLINE**

Author: David Hutchison Access Planning Pty Ltd
Application No.: 544/1288/2017
Applicant: Country Living Homes Pty Ltd (on behalf of G Martin)
Owner: G Martin
Development Proposal: New Dwelling and Verandah
Lodgement Date: 28 July 2017
Subject Land: Lot 11 (Hd Minlacowie) Maitland Road, Minlaton
Zone: Primary Production
Nature of Development: Non-complying
Public Notification: Category 3 (if to proceed to assessment)
Representations: N/A
Referrals: N/A
Development Plan Version: 26 November 2015

RESOLUTION

Moved: Jeffrey Cook
Seconded: Peter Tonkin

That the Assessment Panel resolve to proceed to an assessment of the application for a Non-Complying form of development (New Dwelling) in the Primary Production Zone.

CARRIED 002/2017 (24/10/2017)

9.2 544/1470/2017 - PORT MOOROWIE COMMUNITY CENTRE**PROPOSAL OUTLINE**

Author: Allan Cotton
Application No.: 544/1470/2017
Applicant: Friends of Port Moorowie
Owner: Minister for Sustainability, Environment & Conservation
Development Proposal: Community Centre
Lodgement Date: 15/11/2016
Subject Land: (Lot 10) 5 Moorowie Tce. Port Moorowie
Zone: Settlement Zone
Nature of Development: Merit
Public Notification: Category 2
Representations: 3 Received (2 supportive, 1 against)
Referrals: Not Applicable
Development Plan Version: 26 November 2015

COMMITTEE RESOLUTION

Moved: Debra Agnew

Seconded: Peter Tonkin

A. That the Council Assessment Panel resolves that Development Application 544/1470/2016 for a Community Centre at (Lot 10) 65 Moorowie Tce. Port Moorowie is not seriously at variance with the provisions of the Yorke Peninsula Development Plan, consolidated 26 November 2015.

B. That following consideration and having regard to all relevant matters concerning the construction of a Community Centre at (Lot 10) 65 Moorowie Tce. Port Moorowie (Development Application 544/1470/2016) the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent:

- 1 No process shall be carried out or activity conducted from this building which could give rise to reasonable objection from occupiers in the locality over noise, vibration, smell, fumes, smoke, silt, ash, dust, grit, light spill or electrical interference.

REASON: Development Plan; Interface between Land Uses PDC 1

- 2 If erected on stumps, the underside of the building between ground and floor level shall be infilled with baseboards or similar to the satisfaction of Council.

REASON: Development Plan; Design and Appearance PDC 5

- 3 The building shall not be used or converted for use for human habitation. Human habitation includes the occupation of the building whether on a part time overnight basis or on a permanent basis.

REASON: Development Act Section 32

- 4 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.

REASON: Development Act Section 32

- 5 The exterior cladding (walls and roof) of all buildings (storage shed and main building) shall be finished with a durable painted finish prior to occupation of the building. Where iron is used for external cladding it shall be factory pre-painted. External finishes shall be maintained and kept in a good condition, order and repair, to the reasonable satisfaction of the Council.

REASON: Development Plan; Design and Appearance PDC 1

- 6 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.

REASON: Development Plan; Waste PDC 10

- 7 Signage shall not, by way of glare, reflection or colour, detrimentally affect the amenity of the locality in which it is situated.

REASON: Development Plan; Advertisements Objectives 1 & 3

- 8 The signage shall be constructed and designed in a workmanlike manner and shall be maintained to the satisfaction of Council.

REASON: Development Plan; Advertisements Objectives 1 & 3

9 The signage shall at all times relate to the lawful use of the land.

REASON: Development Plan; Advertisements PDC 4

10 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.

REASON: Development Regulations; Reg. 92(2)(e)

11 Music from the development shall be appropriately attenuated such that it achieves the following when measured at the boundary of adjacent residential properties;

Less than 8dB above the level of background noise ($L_{90, 15min}$) in any octave band of the sound spectrum and Less than 5dB(A) above the level of background noise ($LA_{90, 15min}$) for the overall (sum of all octave bands) A-weighted level.

REASON: Development Plan; Interface between Land Uses; PDC 10

12 Where no mains water is available, the building shall be connected to on-site rainwater storage tanks(s) with a minimum capacity of 45,000litres, reticulated to the building and with appropriate connection to enable its use for firefighting purposes.

REASON: Development Plan; Infrastructure PDC 6

13 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.

REASON: Development Plan; Transportation and Access PDC 37

14 All carparks shall be line marked to clearly identify individual carparks in accordance with the plans submitted and approved by Council and such work carried out prior to first occupation of the site.

REASON: Development Plan; Transportation and Access PDC 39

15 All line marking shall be maintained in a clear and visible state at all times.

REASON: Development Plan; Transportation and Access PDC 39

16 Any 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.

REASON: Development Plan; Transportation and Access PDC 36

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

REASON: Development Plan; Landscaping, Fences and Walls PDC 1

18 Landscaping shall be established within three months of first occupation of the site.

REASON: Development Plan; Landscaping, Fences and Walls Objective 1

19 The plants comprising the landscaping shall be maintained in a healthy condition with dead and diseased plants being promptly replaced.

REASON: Development Plan; Landscaping, Fences and Walls Objective 1

20 Roof water and stormwater run-off shall be managed on site or directed to the street so as not to trespass on to adjoining properties, lie against any building or

create insanitary condition. Off-site surface stormwater flows post development should not exceed pre-development flows. All associated works shall be to the reasonable satisfaction of Council.

REASON: Development Plan; Waste PDC 3

CARRIED 003/2017 (24/10/2017)

10 NEXT MEETING

Tuesday 28 November 2017

11 CLOSURE

The Meeting closed at 10.27pm.

The minutes of this meeting were confirmed at the Council Assessment Panel Meeting held on 28 November 2017.

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Presiding Member