



MINUTES

Council Assessment Panel Meeting

(Subject to confirmation)

27 February 2018

**MINUTES OF YORKE PENINSULA COUNCIL
COUNCIL ASSESSMENT PANEL MEETING
HELD AT THE COUNCIL CHAMBERS , MINLATON TOWN HALL, 57 MAIN STREET,
MINLATON
ON TUESDAY, 27 FEBRUARY 2018 AT 9.30AM**

1 WELCOME BY PRESIDING MEMBER

Presiding Member Rodney Button welcomed everyone to the meeting and declared the meeting open at 9.36am.

2 PRESENT

Presiding Member Rodney Button, Mr Jeffrey Cook, Independent Member Debra Agnew, Independent Member Susan Avey.

In Attendance

Ray Agnew (Mayor), Roger Brooks (Assessment Manager), Dustin Guthberg (Planning Officer), Maddy Pulling (Minute Taker)

3 GALLERY

4 APOLOGIES

Mr Peter Tonkin

5 LEAVE OF ABSENCE

Nil

6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION

COMMITTEE RESOLUTION

Moved: Mr Jeffrey Cook
Seconded: Ms Debra Agnew

That the minutes of the Council Assessment Panel Meeting held on 23 January 2018 be confirmed.

CARRIED 001/2018 (27/02/2018)

7 CONFLICT OF INTEREST

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

8 VISITORS TO THE MEETING

Representation Mr Ambler and Mr R Lind in relation to Development Application 544/1386/2017

REPORTS

9 DEVELOPMENT APPLICATIONS

9.1 544/1386/2017 - RM, JF, SR, KL AMBLER

PROPOSAL OUTLINE

Author:	Dustin Guthberg
Application No.:	544/1386/2017
Applicant:	Bargain Steel Centre
Owner:	RM, JF, SR, KL Ambler
Development Proposal:	Demolition of existing garage, construction of new garage (12.2 x 7.5m x 3m)
Lodgement Date:	18 October 2017
Subject Land:	Lot 12, 6 Karkarilla Street Port Clinton
Zone:	Coastal Open Space
Nature of Development:	Non Complying
Public Notification:	Category 3
Representations:	1 representation against the proposal received
Referrals:	Nil – SCAP Concurrence required
Development Plan Version:	26 November 2015

Mr Lind addressed the Panel and stated that whilst he does not object to the development of the shed, he does have concerns regarding the visual aspect and aesthetics.

Mr Ambler addressed the Panel and spoke in favour to proceed with his application.

COMMITTEE RESOLUTION

Moved: Mr Jeffrey Cook
Seconded: Ms Debra Agnew

- A. That Development Application 544/1386/2017 for the Demolition of existing garage, construction of new garage (12.2 x 7.5m x 3m) at (Lot 12) 6 Karkarilla Street, Port Clinton 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 Demolition of existing garage, construction of new garage (12.2 x 7.5m x 3m) at (Lot 12) 6 Karkarilla Street, Port Clinton (Development Application 544/1386/2017), the proposal be GRANTED Development Plan Consent, subject to the following conditions and notes of consent and concurrence be 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 building (garage) 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.**
- 3. Service facilities vulnerable to flooding (i.e. electrical power outlets, switchboards) shall be raised above 3.95m AHD**
- 4. Building finishes and all external painted surfaces of the building to be of a non-reflective nature and subdued colours (eg olive green, beige, fawn or similar), which visually blend and harmonise with the features and appearance of the landscape to the reasonable satisfaction of the Council.**
- 5. Stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions**

Note:

- 1. The proposed finished floor level is below the recommended level of 3.95m ADH for all new development in the locality. Based upon current knowledge and information the development and development site is at some risk of coastal erosion and inundation due to extreme tides notwithstanding any recommendations or advice herein, or may be at future risk. Neither erosion nor the effect of sea level change on this can be predicted with certainty. Also, mean sea level may rise by more than the 0.3 metres assumed in assessing this application. 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.**

CARRIED 002/2018 (27/02/2018)

9.2 544/1416/2017 - JJ PARFITT**PROPOSAL OUTLINE**

Author:	Dustin Guthberg
Application No.:	544/1416/2017
Applicant:	J J Parfitt
Owner:	J J Parfitt
Development Proposal:	Extension of Verandah and Deck (stage 1), and Privacy Screen (stage 2)
Lodgement Date:	8 November 2017
Subject Land:	Lot 10 112 Songvaar Road Port Victoria
Zone:	Deferred Urban
Nature of Development:	Merit
Public Notification:	Category 3
Representations:	1
Referrals:	NIL
Development Plan Version:	31 October 2017

COMMITTEE RESOLUTION

Moved: Mr Jeffrey Cook

Seconded: Ms Susan Avey

RECCOMENDATION

- A. That Development Application 544/1416/2017 for the construction of a privacy screen (Stage 2 of 2) at (Lot 10) 112 Songvaar Road, Port Victoria is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan, consolidated 31 October 2017.**
- B. That following consideration and having regard to all relevant matters concerning the construction of a privacy screen (Stage 2 of 2) at (Lot 10) 112 Songvaar Road, Port Victoria (Development Application 544/1416/2017), 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.**

CARRIED 003/2018 (27/02/2018)

10. MATTERS DEFERRED

Nil

11. ERD COURT MATTERS

Nil

12. CONCURRENCE APPROVALS

Nil

13 NEXT MEETING

Tuesday 27 March 2018

14 CLOSURE

The Meeting closed at 9.59am.

The minutes of this meeting were confirmed at the Council Assessment Panel Meeting held on 27 March 2018.

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CHAIRPERSON