



Yorke Peninsula Council

Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 22 November 2016
in the Minlaton Town Hall,
57 Main Street, Minlaton commencing at 9:30am.

MEMBERSHIP: *Rodney Button (Presiding Member), Debra Agnew, Susan Avey, Peter Tonkin, Jeffrey Cook, Scott Hoyle, John Rich*

(Subject to confirmation)

ITEM 1 COUNCIL DEVELOPMENT 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 Rodney Button, Mr John Rich, Mr Peter Tonkin, Mr Jeff Cook, Mr Scott Hoyle, Ms Susan Avey and Ms Deb Agnew

In Attendance

Mrs Georgina Halman	Planning Officer
Mr Allan Cotton	Senior Development Officer
Mr Mick Cartwright	Manager Development Services
Mr Roger Brooks	Director Development Services
Mrs Maddy Pulling	Minute Secretary

1.3 Gallery

Mrs Heidi Fry

1.4 Apologies

1.5 Minutes of Previous Meeting

Mr Peter Tonkin moved Mr Jeff Cook seconded

That the minutes of the Council Development Assessment Panel meeting held on Tuesday 27th September at 9.30am be confirmed as a true record.

CARRIED DAP #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 Development Assessment Panel.

ITEM 2 VISITORS TO THE MEETING

NIL

ITEM 3 DEVELOPMENT APPLICATIONS

3.1 DA 544/1317/2016 - J Fry

Mr Jeff Cook moved Mr John Rich seconded

A. That Development Application 544/1317/2016 for a change in use from a carpenter's workshop to a crash repairer, including the construction of a spray booth and verandahs at (Lot 1) 48 Minlaton Road, Yorketown 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 a change in use from a carpenter's workshop to a crash repairer, including the construction of a spray booth and verandahs at (Lot 1) 48 Minlaton Road, Yorketown (Development Application 544/1317/2016), the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent:

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 exterior wall and roof cladding of the new building work shall be finished in a factory pre-painted cladding which matches/is complimentary to that of the existing building.

3 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.

4 All landscaping as indicated on the plans submitted and approved by Council shall be established within three months of first occupation of the site.

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

6 The existing landscaping in the north western corner of the site, equivalent to an area not less than 4 metres by 4 metres, shall be retained and maintained in a healthy condition with dead and diseased plants being promptly replaced.

7 No storage/parking of wrecked vehicles, vehicles awaiting repair or outdoor storage of goods is to take place in the customer car park area forward of the building line which fronts Minlaton Road at any time.

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

NOTE: This consent does not give consent, either directly or implied, to any advertisement/sign on the subject land. Any advertisement/sign on the site shall be the subject of a separate development application which will be assessed by Council at a later time.

CARRIED #2

3.2 DA 544/D011/2016 – Pacific Salt

Mr John Rich moved Mr Scott Hoyle seconded

A. That the Development Assessment Panel resolves that Development Application 544/D011/2016 for the division of land at Section 258 Hd Moorowie (CT 5917/756) is not seriously at variance with the provisions of the Yorke Peninsula (DC) Development Plan, consolidated 26 November 2015.

B. That following consideration and having regard to all relevant matters concerning the division of land at Section 258 Hd Moorowie (Development Application 544/D011/2016), the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent:

1. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
2. Provision of access infrastructure to be the responsibility of the developer.

Reason

To ensure compliance with the Development Plan, in particular the following provisions;

General Section Provisions

Land Division

Objectives: 2

Principles of Development Control: 1 & 7.

Transportation and Access

Objectives: 2

Principles of Development Control: 2, 8, 9 & 23.

CARRIED #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

4.3.2 Other Business

Nil

ITEM 5 NEXT MEETING

Tuesday, 20th December 2016

ITEM 6 CLOSURE

The meeting closed at 9.39am

.....
Presiding Member – Mr Rodney Button

Tuesday, 22nd November 2016