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Yorke Peninsula Council

Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 25 August 2015
in the Council Chambers,
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

Presiding Member Mr Rodney Button declared the meeting open at 9:30am and welcomed everyone in attendance.

1.2 Present

Mr Rodney Button, Mr Peter Tonkin, Ms Debra Agnew, Ms Susan Avey, Mr John Rich & Mr Jeff Cook

In Attendance

Mr Roger Brooks	Director Development Services
Mrs Georgina Halman	Planning Officer
Mrs Shona Emery	Minute Taker

1.3 Gallery

Nil

Apologies

Mr Scott Hoyle

1.4 Minutes of Previous Meeting

Mr Jeff Cook moved Mr Peter Tonkin seconded

With an amendment to the Membership names that the minutes of the Council Development Assessment Panel meeting held on Monday 23 June 2015 at 9.30am be confirmed as a true record.

CARRIED DAP #2

1.6 Conflict of Interest

Presiding Member Mr 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 544/1054/2014 – G & D Brooks

Mr John Rich moved Ms Debra Agnew seconded

That Staff negotiate a suitable on site access track with the property owners in accordance with the requirements of the Land Management Agreement.

That following consideration and having regard to all relevant matters concerning the construction of a non-complying two storey detached dwelling including balcony and verandah, garage and water tank at Pieces 62-63 (DP50827) South Coast Road, Hd Moorowie, Warooka (Development Application 544/1054/2015), Council seek the concurrence of the Development Assessment Commission in respect to the proposal being 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 Where no mains water is available, the gutters of the dwelling shall be connected to an adequate and reliable on-site water storage system having a capacity of at least 45,000 litres which is connected to the development.**
- 3 Development in a General or Medium Bushfire Risk Area in a Bushfire Protection Area shall:**
 - Have a dedicated firefighting water supply of at least 5,000 litres to comply with Minister's Code: undertaking development in Bushfire Protection Areas**
 - Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering**
 - Be located and designed to minimise risk from bushfires**
 - Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire.**

- 4 The 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.
- 5 The applicant/land owner shall apply for and obtain the necessary approvals for an on-site wastewater system in accordance with the South Australian Public Health Act 2011 and South Australian Public Health (Wastewater) Regulations 2013, prior to the issue of Development Approval.
- 6 The colour of external materials and finishes of the building work be restricted to “earthy” tones, namely beige, fawn, brown, mist green, olive green, grey, rust red, or similar, which maintain and enhance the visual attractiveness of the locality.

PLANNING NOTES:

The granting of this consent does not absolve the applicant from obtaining all other consents which might be required pursuant to the provisions of any other statues or regulations.

The granting of this consent does not absolve the land owner from any obligation contained within the Land Management Agreement pursuant to section 57(2) of the Development Act 1993, as registered on the Certificate of Title for the land

CARRIED DAP #2

3.2 DA 544/1082/2014 – Metal As Anything (on behalf of H & A Lush)

Mr Jeff Cook moved Ms Debra Agnew seconded

That following consideration and having regard to all relevant matters concerning the construction of a garage (9m x 6m x 3.9m wall height) at (Lot 90) 24 Bayview Road, Point Turton (Development Application 544/1082/2015), 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 No process shall be carried out or activity conducted from this building (garage) which could give rise to reasonable objection from occupiers in the locality over noise, vibration, smell, fumes, smoke, silt, ash, dust, grit or electrical interference.
- 3 No industrial or commercial activity shall be conducted from this building (garage) without the prior written consent of Council.
- 4 The exterior cladding of the structure shall be finished in a factory pre-painted cladding of sound, undamaged materials of uniform colour and appearance.
- 5 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.

ITEM 4 **ANY OTHER BUSINESS**

4.1 **Matters Deferred**

Nil

4.2 **ERD Court Matters**

544/D010/2013 – Juren Nominees

This matter has been withdrawn.

544/1307/2011 – Friends of Port Moorowie

This matter has been withdrawn.

4.3 **Procedural Matters**

4.3.1 **Concurrence Approvals**

Nil

ITEM 5 **NEXT MEETING**

Tuesday 22 September 2015 at 9:30am

ITEM 6 **CLOSURE**

The meeting closed at 9.54am

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Presiding Member – Mr Rodney Button

Tuesday, 22 September 2015