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Yorke Peninsula Council

Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 25 November 2014
in the Council Chambers,
57 Main Street, Minlaton commencing at 9.15am.

MEMBERSHIP: *Rodney Button (Presiding Member), Debra Agnew,
Peter Tonkin, Jeffrey Cook, Trevor Davey, 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 9.19am and welcomed everyone in attendance.

1.2 Present

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

In Attendance

Mr Roger Brooks	Director Development Services
Mr Michael Cartwright	Manager Development Services
Mr Allan Cotton	Senior Development Officer
Mrs Georgina Halman	Planning Officer
Mrs Shona Emery	Minute Taker

1.3 Gallery

Nil

1.4 Apologies

Mr Trevor Davey

1.5 Minutes of Previous Meeting

Mr Jeff Cook moved Mr John Rich seconded

That the minutes of the Council Development Assessment Panel meeting held on Tuesday 28 October 2014 at 9.15am be confirmed as a true record.

CARRIED DAP #1

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 544/2118/2014 – G Wahlstedt Pty Ltd

Mr Jeff Cook moved Mr John Rich seconded

That Development Application 544/2118/2014, that seeks to construct a two storey detached dwelling at 44 (Lot 12) Main Street, Balgowan is not seriously at variance with the Yorke Peninsula Council Development Plan, Consolidated 6 February 2014.

That the Development Assessment Panel Refuse Development Plan Consent to Development Application 544/2118/2014, for the construction of a two storey detached dwelling at 44 (Lot 12) Main Street, Balgowan as the proposal is at variance with the following provisions of the Development Plan;

Settlement Zone

Objective 4

Principles: 6

General

Design and Appearance

Principles: 3, 4 & 17

Residential Development

Principles: 14, 15 & 16

CARRIED DAP #2

3.2 DA 544/1120/2014 – DA & SL Edwards

Mr John Rich moved Mr Peter Tonkin seconded

- A. That Development Application 544/1120/2014 for the demolition of an existing dwelling and construction of a non-complying two storey detached dwelling, garage (UMR) and balconies at (Lot 4) 25 Edwards Street, Bluff Beach be REFUSED Development Plan Consent pursuant to section 39(4)(d) of the Development Act 1993.

CARRIED DAP #3

3.3 DA 544/2147/2014 – PB & TC Whittaker

Mr Jeff Cook moved Ms Debra Agnew seconded

- A. That the Development Assessment Panel resolves that Development Application 544/2147/2014 for an existing house to be used for a Store, Office and Workers Accommodation at 234 Rowntree Road, Petersville is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan, consolidated 6 February 2014.
- B. That following consideration and having regard to all relevant matters concerning the use of an existing house to be used for a Store, Office and Workers Accommodation at 234 Rowntree Road, Petersville at 234 Rowntree Road, Petersville (Development Application 544/2147/2014), 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. Driveways, vehicle manoeuvring and parking areas shall be constructed of dolomite (or similar material) 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.
 3. 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.
 4. The land shall be suitable landscaped to the satisfaction of the Council.
 5. The plants comprising the landscaping shall be maintained in a healthy condition with dead and diseased plants being promptly replaced.
 6. All landscaping associated with this development should use native species, avoiding the spread of exotic plants. The Native Vegetation Council should be contacted should the applicant require specific species lists.
 7. Access to/from the property shall be via the existing access onto Rowntree Road and no additional access shall be made without the written consent of the Council.

8. **Parking facilities for persons with a disability shall be provided in accordance with AS 2890. 6 - 2009: *Off –street parking for people with disabilities.***

CARRIED DAP #4

3.4 DA 544/2182/2014 – Refuelling Solutions

Mr John Rich moved Mr Peter Tonkin seconded

- A. **That the Development Assessment Panel resolves that Development Application 544/2182/2014 for Petrol Filling Station at Lot 100 Bowman Road, Ardrossan is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan, consolidated 6 February 2014.**
- B. **That following consideration and having regard to all relevant matters concerning the development of a Petrol Filling Station at Lot 100 Bowman Road, Ardrossan (Development Application 544/2182/2014), 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. **Driveways, vehicle manoeuvring and parking areas shall be constructed of dolomite (or similar material) 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.**
 3. **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.**
 4. **The land shall be suitable landscaped to the satisfaction of the Council.**
 5. **The plants comprising the landscaping shall be maintained in a healthy condition with dead and diseased plants being promptly replaced.**
 6. **All landscaping associated with this development should use native species, avoiding the spread of exotic plants. The Native Vegetation Council should be contacted should the applicant require specific species lists.**
 7. **The landscaping, site access provisions and stormwater management shall be completed to the reasonable satisfaction of Council prior to commissioning the development.**
 8. **All access to/from the site shall be gained via Bowman Road. No direct vehicular access to/from Yorke Highway shall be permitted.**
 9. **A left turn treatment shall be installed on the northern approach of the Yorke Highway/Bowman Road/Silo Road intersection, prior to commissioning of the development that will ensure the largest vehicle expected on-site can store at the give-way control on Bowman Road without encroaching on the through lane of Yorke Highway.**

10. All costs associated with undertaking the required works to DPTI's satisfaction shall be borne by the applicant. The applicant shall contact DPTI Northern and Western Region, Planning Unit Manager, Mr Bob Bemmeri via telephone 8648 5234 or email bob.bemmeri@sa.gov.au to discuss this requirement.

CARRIED DAP #5

ITEM 4 ANY OTHER BUSINESS

4.1 Matters Deferred

Nil

4.2 ERD Court Matters

544/D010/2013 – Juren Nominees

Mr Allan Cotton advised the Panel that this matter has been adjourned again until March 2015. He will update the Panel in due course of any further action.

544/1307/2011 – Friends of Port Moorowie

The applicant is currently in negotiations with Council in relation to the subject land. The EDR Court hearing has been adjourned until further negotiations can take place.

4.3 Procedural Matters

4.3.1 Concurrence Approvals

DA 544/2065/2014 – JL Sandercock – HD Wauraltee

Mr Michael Cartwright advised the Panel that these two applications have received concurrence from the Development Assessment Commission.

4.4 Update on Membership

Mr Roger Brooks informed the Panel that the selection process for the next independent panel membership will begin next week with advertising and the selection processed will be carried out in January, 2015.

ITEM 5 NEXT MEETING

Monday 22 December 2014 at 10:00am

ITEM 6 CLOSURE

The meeting closed at 10.02am

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Presiding Member – Mr Rodney Button

Monday 22 December 2014