



Agriculturally rich-Naturally beautiful

Yorke Peninsula Council

Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 19 January 2016
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 9.35am 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
Mr Michael Cartwright	Manager Development Services
Mr Allan Cotton	Senior Development Officer
Mrs Maddy Pulling	EA to Director Development Services
Mrs Shona Emery	Minute Taker

1.3 Gallery

Mayor Ray Agnew

Apologies

Mr Scott Hoyle

1.4 Minutes of Previous Meeting

Mr Jeff Cook moved Mr Peter Tonkin seconded

That the minutes of the Council Development Assessment Panel meeting held on Monday 22 September 2015 at 9.30am 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 544/1257/2013 - Mr K Tarling**

Mr Jeff Cook moved Mrs Deb Agnew seconded

That following consideration and having regard to all relevant matters concerning the construction of a detached dwelling, deck, verandah and garage at (Lot 1) 4 Central Street, Warooka (Development Application 544/1257/2013) 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/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.**
- 2 **No industrial or commercial activity shall be conducted from this building/garage without the prior written consent of Council.**
- 3 **The underside of the building between ground and floor level shall be infilled with baseboards or similar to the satisfaction of Council.**
- 4 **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.**
- 5 **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.**
- 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.**
- 7 **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.**

- 8 The finished floor level of the building shall be in accordance with the details shown on the approved plans and shall not exceed 1300mm above natural ground level at any point.
- 9 Where an unrestricted mains water supply is available, the gutters of the dwelling shall be connected to on-site rainwater storage tank(s) with a minimum capacity of 10,000 litres capable of reticulation to the dwelling.
- 10 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.
- 11 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.
- 12 The land shall be suitably landscaped to the satisfaction of Council.
- 13 The plants comprising the landscaping shall be maintained in a healthy condition with dead and diseased plants being promptly replaced.
- 14 The post development stormwater flow from the site shall be no greater than pre development flows.
- 15 All roof water from buildings and overflow from water storage tanks shall be discharged to the water table of the abutting road.

CARRIED DAP #2

3.2

DA 544/D001/2015 – Paphos Nominess Pty Ltd

Mr John Rich moved Mr Peter Tonkin seconded

That following consideration and having regard to all relevant matters concerning the division of land being allotments 20 and 21 in DP79530 (Development Application 544/D001/2015) the proposal be GRANTED Development Approval and, subject to the following conditions of consent:

- 1 **Development shall be undertaken in accordance with the plan submitted with Development Application No. 544/D015/2015.**
- 2 **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.**
- 3 **Provision of access to the allotments (including kerb alterations and removal of street trees) to be the responsibility of the developer, approved by the Assets & Infrastructure Services Department.**
- 4 **Payment of \$28,490 shall be made into the Planning and Development Fund (10 allotments @ \$2,849/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide, SA 5001 or in person, at Level 5, Roma Mitchell House, 136 North Terrace, Adelaide, (opposite the Railway Station).**
- 5 **The financial requirements of the SA Water Corporation shall be met for the provision of water supply.**

- 6 Each allotment shall be provided with a connection to the consumer mains power, such connections shall be undergrounded and reinstated to the reasonable satisfaction of Council.
- 7 Allotments 4 and 5 shall be amalgamated into 1 allotments as detailed on the correspondence associated with the application and such details shall be shown on the final plan prior to the Council issuing the Section 51 Certificate under the Development Act 1993
- 8 The developer is to provide the design for the Community Wastewater Management Services (CWMS) to service all new allotments and, once approved in writing by the Council, shall pay all costs for the installation of all CWMS infrastructure to service all allotments.
- 9 All drains and infrastructure associated with providing the proposed allotments with connections to the CWMS shall be laid within Council road reserves or within easements on privately owned land which are dedicated to the Yorke Peninsula Council for drainage purposes.
- 10 The developer shall pay Council a CWMS augmentation fee of \$47,280.30, indexed annually (10 allotments at \$4728.03). Payment may be made by cheque payable to the Yorke Peninsula Council marked "Not Negotiable" and sent to GPO Box 57 Maitland SA 5573 or in person, at any of the Council administration offices.

Reasons for Conditions – To ensure Compliance with the Development Plan, in particular the following provisions:

Residential Zone Provisions

Objective: 4.

Principle of Development Control: 6.

General Section Provisions

Infrastructure

Objectives: 1, 2 & 5.

Principles of Development Control: 1, 2, 3, 4, 5 & 11.

Land Division

Objectives: 1 & 4.

Principles of Development Control: 1, 2, 3, 7 & 16.

Waste

Objectives: 1 & 2

Principles of Development Control: 1, 2, 3, 4, 5, 7 & 10

CARRIED DAP #3

ITEM 4 ANY OTHER BUSINESS

4.1 Matters Deferred

DA 544/2019/2015 – Longridge (on behalf of Riyal Pty Ltd)

Planning Officer, Heidi Smith provided the DAP with a further report on this proposal on 16 October 2015. After investigation and consultation with the Panel members this Development Application was approved by delegating authority of which feedback was supportive of the proposed development and was subsequently granted Planning Consent under delegated authority on 3 November 2015.

4.2 ERD Court Matters

Nil

4.3 Procedural Matters

4.3.1 Concurrence Approvals

Nil

TEM 5 NEXT MEETING

Tuesday 23 February at 9:30am

ITEM 6 CLOSURE

The meeting closed at 9.48am

.....
Presiding Member – Mr Rodney Button

Tuesday, 23 February 2016