



Yorke Peninsula Council

Minutes of the Meeting of the Council Assessment Panel

held on Tuesday 23rd January 2018
in the Minlaton Town Hall,
57 Main Street, Minlaton commencing at 9:30am.

MEMBERSHIP: *Rodney Button (Presiding Member), Debra Agnew, Susan Avey,
Peter Tonkin and Jeffrey Cook*

(Subject to confirmation)

ITEM 1 COUNCIL ASSESSMENT PANEL

1.1 Welcome by Presiding Member

Chairperson Rodney Button declared the meeting open at 9.36am and welcomed everyone in attendance.

1.2 Present

Mr Jeff Cook, Ms Debra Agnew and Mr Rodney Button

In Attendance

| | |
|-----------------------|------------------------------|
| Mr Michael Cartwright | Manager Development Services |
| Mrs Maddy Pulling | Minute Secretary |

1.3 Gallery

Mr Correll

1.4 Apologies

Ms Susan Avey, Mr Peter Tonkin and Roger Brooks

1.5 Minutes of Previous Meeting

Mr Jeff Cook moved Ms Debra Agnew seconded

That the minutes of the Council Assessment Panel meeting held on Tuesday 28th November 2017 at 9.30am be confirmed as a true record.

CARRIED CAP #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 Council Assessment Panel.

ITEM 2 VISITORS TO THE MEETING

ITEM 3 DEVELOPMENT APPLICATIONS

3.1 DA 544/1214/2017 – BR Correll

Jeff Cook moved Debra Agnew seconded

A. That Development Application 544/1214/2017 for the construction of a new dwelling at Block 92 Correll Road 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 construction of a new dwelling at Block 92 Correll Road Hundred of Clinton (Development Application 544/1214/2017), 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.**
- 2. Development in a general or medium bushfire prone area shall:**
 - (a) Have a dedicated firefighting water supply of at least 5,000 litres to comply with Ministers Specification SA 78.**
 - (b) Ensure that gaps between the dwelling floor and the ground are enclosed to prevent burning debris from entering.**
 - (c) Be located and designed to minimise risk from bushfires.**
 - (d) Have access roads and tracks that are appropriately designed and built for entry and exit of vehicles, including fire fighting vehicles, during a fire.**
- 3. 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.**
- 4. 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.**
- 5. Where no mains water is available, the gutters of the dwelling shall be connected to on-site rainwater storage tank(s) with a minimum capacity of 45,000 litres, reticulated to the dwelling and with appropriate connection to enable its use for firefighting purposes.**

6. 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.
7. 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.
8. The land shall be suitably landscaped to the satisfaction of Council.
- 9 Stormwater run-off, including surface stormwater generated by the development, shall be managed on site or directed to the street water table so as not to trespass on to adjoining properties, lie against any building or create unsanitary conditions. All associated works shall be to the satisfaction of Council.

CARRIED CAP #2

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

Mr Jeff Cook moved Ms Debra Agnew seconded

That the Concurrence Approval notification received by Council from the State Commission Assessment Panel for Development Application 544/1223/2017 River Gum Homes, presented at the 28 November 2017 Council Assessment Panel meeting be noted.

CARRIED CAP #3

ITEM 5 NEXT MEETING

Tuesday, 27th February 2018

ITEM 6 CLOSURE

The meeting closed at 10.00 am

Presiding Member – Mr Rodney Button

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