



## Yorke Peninsula Council

# Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 27 September 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)*

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### ITEM 1 COUNCIL DEVELOPMENT ASSESSMENT PANEL

#### 1.1 Welcome by Presiding Member

Chairperson Rodney Button declared the meeting open at 9.31am and welcomed everyone in attendance.

#### 1.2 Present

Mr John Rich, Mr Peter Tonkin, Mr Jeff Cook, Mr Scott Hoyle and Ms Susan Avey

#### In Attendance

Mrs Heidi Smith	Planning Officer
Mr Allan Cotton	Senior Planning Officer
Mr Roger Brooks	Director Development Services
Mrs Maddy Pulling	Minute Secretary

#### 1.3 Gallery

#### 1.4 Apologies

Ms Debra Agnew

**1.5 Minutes of Previous Meeting**

**Mr Jeff Cook moved Mr Peter Tonkin seconded**

That the minutes of the Council Development Assessment Panel meeting held on Tuesday 23 August 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**

**ITEM 3 DEVELOPMENT APPLICATIONS**

**3.1 DA 544/1218/2016 - Bargain Steel Centre**

**Mr Jeff Cook moved Mr John Rich seconded**

**A. That the Development Assessment Panel resolves that Development Application 544/1218/2016 for a domestic outbuilding (garage with verandah 15m x 6.1m x 3m wall height) at (Lot 7) 21 Parade, Port Clinton is not seriously at variance with the provisions of the Yorke Peninsula Council's Development Plan, consolidated 26 November 2015.**

**B. That following consideration and having regard to all relevant matters concerning the construction of a domestic outbuilding (garage with verandah 15m x 6.1m x 3m wall height) at (Lot 7) 21 Parade, Port Clinton (Development Application 544/1218/2016), 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 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 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.**

**4 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.**

**5 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.**

**6 The proposed development shall not be over a wastewater treatment system or effluent drainage area or within prescribed distances as set out in the On-site Wastewater Systems Code 2013.**

**Notes:**

**1 All buildings must be set back:**

- (a) 2.5 metres from any septic/aerobic tank**
  - (b) 3 metres from effluent disposal trenches/beds/pits**
  - (c) 1.5 metres from aerobic irrigation areas**
- under the South Australian On-site Wastewater Systems Code 2013.**

**CARRIED #2**

**3.2 DA 544/D009/2016 – Mr B Bray**

**Mr Scott Hoyle moved Mr Peter Tonkin seconded**

**That the recommendation be adopted with the .01 metre reserve area in condition 5, being .1 metre.**

**A. That the Development Assessment Panel resolves that Development Application 544/D009/2016 for the division of land at (Sections 158 and 160 Hd Wauraltee) 2146 Port Victoria Road, Port Victoria 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 (Sections 158 and 160 Hd Wauraltee) 2146 Port Victoria Road, Port Victoria (Development Application 544/D009/2016 the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent:**

- 1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water H0047535).**
- 2. Payment of \$5,658 shall be made into the Planning and Development Fund (2 allotments @ \$2,849/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://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 Ground Floor, 101 Grenfell Street, Adelaide.**
- 3. 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.**
- 4. Provision of access infrastructure to be the responsibility of the developer. Where such access is onto a council road, the access provisions shall be approved by the Council’s Assets and Infrastructure Department, where such access is onto a DPTIO road, such access shall be approved by DPTI.**
- 5. A .01m wide reserve shall be provided along the entire road boundary of allotments 3 and 4 apart from the shared road access as shown on the plan of division.**
- 6. Reticulated water supply shall be provided to the boundary of each allotment prior to the issuing of the Section 51 certificate by Council.**

7. Power shall be provided to the boundary of each allotment prior to the issuing of the Section 51 certificate by Council.

8. Any easement required for the provision of infrastructure shall be provided free of charge to the relevant authority.

**Reason**

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

**Rural Living Zone Provisions**

Objectives: 3

Provisions of Development Control: 6

**General Section Provisions**

**Infrastructure**

Objectives: 1 & 5

Provisions of Development Control: 1 & 2

**Land Division**

Objectives: 1

Provisions of Development Control: 1 & 7

**Transportation and Access**

Objectives: 2

Provisions of Development Control: 8, 9, 22, 23, 25,

**CARRIED #3**

**ITEM 4      ANY OTHER BUSINESS**

**4.1          Matters Deferred**

DA 544/1201/2016 – Warwick O'Brien Architects

The Panel was satisfied that on the consensus of a majority of the Panel members, Development Plan Consent was issued under delegated authority in accordance with the recommendation in the August Agenda.

**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**

The next meeting will be on Tuesday 25<sup>th</sup> October 2016 at 9.30am, at a location to be confirmed.

**ITEM 6**      **CLOSURE**

The meeting closed at 9.40am

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**Presiding Member – Mr Rodney Button**  
Tuesday, 27<sup>th</sup> September 2016