



Yorke Peninsula Council

Minutes of the Meeting of the Council Development Assessment Panel

held on Tuesday 25th July 2017
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)

ITEM 1 **COUNCIL DEVELOPMENT ASSESSMENT PANEL**

1.1 **Welcome by Presiding Member**

Chairperson Rodney Button declared the meeting open at 9.34am and welcomed everyone in attendance. A special welcome was extended to the new Planning Officer, Dustin Guthberg.

1.2 **Present**

Mr John Rich, Mr Peter Tonkin and Mr Jeff Cook

In Attendance

Mr Roger Brooks	Director Development Services
Mr Dustin Guthberg	Acting Manager Development Services
Mrs Maddy Pulling	Minute Secretary

1.3 **Gallery**

Mayor Ray Agnew

1.4 **Apologies**

Mr Scott Hoyle, Ms Debra Agnew and Ms Susan Avey

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 27th June 2017 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 544/1409/2016 – Yorke Peninsula Council – Signage Federation Park

Mr Jeff Cook moved Mr Peter Tonkin seconded

The Development Assessment Panel, having considered all aspects of the report based on the above, determine the proposed advertising signs set out in Development Applications 544/1409/16 is not significantly at variance with the Yorke Peninsula Development Plan (consolidated 26 November 2015).

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent, subject to the CONCURRENCE of the Development Assessment Commission, for Application 544/1409/16 by the Yorke Peninsula Council to undertake the construction of advertising signage on the road reserve of Yorke Highway (Main Coast Road) at Federation Park, Port Wakefield subject to the following conditions:

Council Condition

- 1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) as listed below.**
- 2. That the signage, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.**
- 3. The advertising sign approved herein shall only be used for the distribution of public information relating to services and events conducted by the Yorke Peninsula Council.**
- 4. No part of the advertising sign approved herein shall be less than 12 metres from the formed edge of the carriageway of the Yorke Highway so it might become a physical hazard to larger vehicles (including those carrying wide loads like transportable buildings).**
- 5. The signage approved herein shall not comprise reflective finishes, flash, blink, scroll or rotate or be illuminated without a separate development approval first being obtained.**

6. The supporting poles will be constructed using factory pre-painted posts.
7. The sign post footings shall be 1 metre deep with the surrounding soil rammed around them.
8. The final location of each sign shall be determined in consultation with DPTI and erected in accordance with *Austrroads Guide to Road Design – Part 6: Roadside Design, Safety and Barriers*.

CARRIED#2

3.2

DA 544/1410/2016 – Yorke Peninsula Council – Signage – Upper Yorke Highway

Mr John Rich moved Mr Jeff Stock seconded

The Development Assessment Panel, having considered all aspects of the report based on the above, determine the proposed advertising signs set out in Development Applications 544/1410/16 is not significantly at variance with the Yorke Peninsula Development Plan (consolidated 26 November 2015).

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent, subject to the CONCURRENCE of the Development Assessment Commission, for Application 544/1410/16 by the Yorke Peninsula Council to undertake the construction of advertising signage on the road reserve of Upper Yorke Highway (Kulpara Road) Kainton subject to the following conditions:

Council Condition

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) as listed below.
2. That the signage, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.
3. The advertising sign approved herein shall only be used for the distribution of public information relating to services and events conducted by the Yorke Peninsula Council.
4. No part of the advertising sign approved herein shall be less than 12 metres from the formed edge of the carriageway of the Yorke Highway so it might become a physical hazard to larger vehicles (including those carrying wide loads like transportable buildings).
5. The signage approved herein shall not comprise reflective finishes, flash, blink, scroll or rotate or be illuminated without a separate development approval first being obtained.
6. The supporting poles will be constructed using factory pre-painted posts.
7. The sign post footings shall be 1 metre deep with the surrounding soil rammed around them.
8. The final location of each sign shall be determined in consultation with DPTI and erected in accordance with *Austrroads Guide to Road Design – Part 6: Roadside Design, Safety and Barriers*.

3.3 DA 544/1411/2016 – Yorke Peninsula Council – Signage – Agery Road

Mr Peter Tonkin moved Mr John Rich seconded

The Development Assessment Panel, having considered all aspects of the report based on the above, determine the proposed advertising signs set out in Development Applications 544/1411/16 is not significantly at variance with the Yorke Peninsula Development Plan (consolidated 26 November 2015).

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent, subject to the CONCURRENCE of the Development Assessment Commission, for Application 544/1411/16 by the Yorke Peninsula Council to undertake the construction of advertising signage on the road reserve of Agery Road, Agery, subject to the following conditions:

Council Condition

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) as listed below.
2. That the signage, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.
3. The advertising sign approved herein shall only be used for the distribution of public information relating to services and events conducted by the Yorke Peninsula Council.
4. No part of the advertising sign approved herein shall be less than 12 metres from the formed edge of the carriageway of the Yorke Highway so it might become a physical hazard to larger vehicles (including those carrying wide loads like transportable buildings).
5. The signage approved herein shall not comprise reflective finishes, flash, blink, scroll or rotate or be illuminated without a separate development approval first being obtained.
6. The supporting poles will be constructed using factory pre-painted posts.
7. The sign post footings shall be 1 metre deep with the surrounding soil rammed around them.
8. The final location of each sign shall be determined in consultation with DPTI and erected in accordance with *Austrroads Guide to Road Design – Part 6: Roadside Design, Safety and Barriers*.

CARRIED#4

3.4 DA 544/1412/2016 – Yorke Peninsula Council – Signage – Spencer Highway

M Jeff Cook moved Mr Peter Tonkin seconded

The Development Assessment Panel, having considered all aspects of the report based on the above, determine the proposed advertising signs set out

in Development Applications 544/1412/16 is not significantly at variance with the Yorke Peninsula Development Plan (consolidated 26 November 2015).

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the Development Act 1993 resolves to GRANT Development Plan Consent, subject to the CONCURRENCE of the Development Assessment Commission, for Application 544/1412/16 by the Yorke Peninsula Council to undertake the construction of advertising signage on the road reserve of Yorke Highway (Main Coast Road) at Federation Park, Port Wakefield subject to the following conditions:

Council Condition

1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) as listed below.
2. That the signage, herein approved, shall be maintained in good repair with all words and symbols being clearly visible at all times.
3. The advertising sign approved herein shall only be used for the distribution of public information relating to services and events conducted by the Yorke Peninsula Council.
4. No part of the advertising sign approved herein shall be less than 12 metres from the formed edge of the carriageway of the Yorke Highway so it might become a physical hazard to larger vehicles (including those carrying wide loads like transportable buildings).
5. The signage approved herein shall not comprise reflective finishes, flash, blink, scroll or rotate or be illuminated without a separate development approval first being obtained.
6. The supporting poles will be constructed using factory pre-painted posts.
7. The sign post footings shall be 1 metre deep with the surrounding soil rammed around them.
8. The final location of each sign shall be determined in consultation with DPTI and erected in accordance with *Austroads Guide to Road Design – Part 6: Roadside Design, Safety and Barriers*.

CARRIED#5

3.5

DA 544/1012/2017 – Yorke Peninsula Council – Balgowan Beach Access

Mr Jeff Cook moved Mr Peter Tonkin seconded

That the Technical Specification for Seawall, Beach Access Road and Cliff Stability at Balgowan be received as an Appendix to the report.

CARRIED#6

Mr Jeff Cook moved Mr John Rich seconded

A. That the Development Assessment Panel resolves that Development Application 544/1012/2017 for Beach Access Roadworks, Seawall and Cliff

Stabilisation 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 construction of Beach Access Roadworks, Seawall and Cliff Stabilisation (Development Application 544/1012/2017) the proposal be GRANTED Development Plan Consent, subject to the following conditions of consent:

1. The proposed works are to be in accordance with drawing numbers "16533-1, 16533-2, 16533-3 and 16533-4" (all "revision C"). However, the conditions of this approval supersede the Plans where there is any variance.

2. Construction shall be carried out in a manner which minimises environmental impacts on coastal landform.

3. Any imported substrate material or engineered fill to be used shall be free of weeds and pathogens to ensure that noxious weed or contamination sources are not introduced into the coastal environment.

4. The works are proposed adjacent to the coast and marine environment, which can be very sensitive to disturbance. Significant care must be taken during construction and post-construction. The following measures are to be implemented:

- All machinery and rocks should be washed down and free of sediment and contamination prior to arriving on-site;
- All vehicles and machinery should avoid the intertidal area if possible;
- Landscaping works must be designed and undertaken to prevent soil from getting into the marine environment, both during construction and from future stormwater runoff;
- No rocks or materials for the works are to be sourced from the coastal environment;
- Native species stumps and roots can help stabilise the cliff face and should be left in-situ
- where possible.
- Any chemical used for weed control must be safe for use near water environments and only used
- when weather permits. Spot spraying will also help minimise collateral damage.
- Seedling density: overcrowding can negatively reduce the percentage of survival by increasing competition. A suitably qualified person (nursery or NRM) should be engaged to determine the optimum planting density and spacing of species e.g. larger shrubs should be spaced further apart than grasses/sedges.
- Larger coastal vegetation species from the Yorke Peninsula region should be included.
- Imported topsoil and mulch is to be free from weeds/pathogens. Topsoil is to be of equal/or close to the composition of existing site topsoil.
- Mixing fertiliser to the topsoil increases the risk of increased nutrients entering the marine environment from stormwater runoff etc. To reduce

the impact to the coastal and marine environment including seagrass meadows – fertiliser tablets should be considered instead.

- Final design should consider reducing the amount of stormwater run-off.

5. Prior to construction, the applicant should ensure there are no beach-nesting birds nesting within the vicinity of the proposed site. If unsure, seek advice from a suitably qualified or experienced person to assist with detection.

6. Landscaping should use local native coastal species, avoiding the spread of exotic plants on the coast. Coastal views need not be interrupted via strategic planting and pruning. Natural Resources, Northern and Yorke Peninsula should be contacted on (08) 8841 3400 for specific species lists. The Board's Coastal Gardens Planting Guide can be accessed online at: <http://www.naturalresources.sa.gov.au/northernandyorke/get-involved/nrm-at-home>

7. The applicant should choose a rock colour (for the seawall) that is sympathetic to the landform if possible.

Notes

The transition zone between the proposed cliff stabilisation works (cut and fill/battering) and the natural surface (vertical cliff face running north of the ramp) will require careful consideration during detailed design due to the potential for concentrated run-off and associated scour.

By restabilising the ramp, Council effectively takes care and control of the beach and associated responsibility for safe and sustainable vehicle access and parking. In this respect, Council should consider consulting with the community to consider bollards, signs or similar, to guide vehicles within designated areas on the beach. This minimises impacts on the environment (e.g. beach nesting birds) and conflict between beach users.

To minimise the likelihood of interrupting beach-nesting birds during their nesting season, consider scheduling the works between March and August.

The applicant should consult with the Department of Environment, Water and Natural Resources' Crown Lands Unit (Adelaide office, ph (08) 8463 6633) prior to undertaking the works to ensure that relevant Crown lands approvals and native title rights and interests have been addressed.

The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not cause environmental harm.

Disclaimer:

The Board issues the following disclaimer to the above.

Based upon current knowledge and information the development and development site is at some risk of coastal erosion and inundation due to extreme tides notwithstanding any recommendations or advice herein, or may be at future risk.

Neither erosion nor the effect of sea level change on this can be predicted with certainty. Also, mean sea level may rise by more than the 0.3 metres assumed in assessing this application.

Accordingly neither the South Australian Coast Protection Board nor any of its servants, agents or officers accept any responsibility for any loss of life and property may occur as a result of such circumstances.

CARRIED#7

ITEM 4 ANY OTHER BUSINESS

4.1 Matters Deferred

Nil

4.2 ERD Court Matters

Nil

4.3 Procedural Matters

Roger Brooks advised that Council's Development Assessment Panel will be re-appointed on 1st October 2017, in accordance with the Planning, Development and Infrastructure Act and clarified the Panel will consist of one Elected Member and four Independent Members.

4.3.1 Concurrence Approvals

Nil

4.3.2 Other Business

Nil

ITEM 5 NEXT MEETING

22nd August 2017

Mr Rodney Button advised he will be an apology for the August meeting and John Rich will be taking LOA from 10th August to 4th October 2017.

ITEM 6 CLOSURE

The meeting closed at 9.55am

Presiding Member – Mr Rodney Button

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