

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS
"WAL YUNTU WARRIN", GOOLWA, ON 17 OCTOBER 2013 AT 11:00 AM**

PRESENT Mr D Donaldson (Chair), M Penhall, D Dawson, R Sage,
Cr A Woolford, Cr M Walker, Cr G Gartrell

APOLOGIES

IN ATTENDANCE A Sladden (Senior Town Planner), B Veenstra
(Administration), J Payne (Administration)

CONFLICT OF INTEREST

Alexandrina Development Assessment Panel Members are reminded of the requirements for disclosure by Members of direct or indirect personal or pecuniary interest in a matter listed for consideration on the Agenda. Section 56A of the Development Act 1993 requires that any Member declares any interest and provide full and accurate details of the relevant interest to the Panel prior to consideration of that item on the Agenda.

Each Member of the Development Assessment Panel has a duty to vote at all meetings unless excepted by legislation.

The major exception being where a Member has a conflict of interest.

All discussion and consideration of decisions about development applications before Council's Development Assessment Panel will be made in public unless otherwise determined by the Panel in accordance with Section 56A(12) (b) of the Development Act 1993.

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 19 September 2013.

Moved R Sage seconded D Dawson that the minutes of the Alexandrina Council Development Assessment Panel held on 19 September 2013 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 2.1 455/498/13 - Two Semi-Detached Dwellings, Two Storey

SUMMARY TABLE

Date Of Application	12.06.2013
Subject Land	Lot 851 (N0: 28) Basham Parade Port Elliot
Relevant Authority	Alexandrina Council
Planning Zone	RESIDENTIAL ZONE – RESIDENTIAL (PORT ELLIOT) POLICY AREA 14
Nature Of Development	Two Semi-Detached Dwellings - Two Storey
Type Of Development	MERIT
Public Notice	CATEGORY 1
Referrals	N/A
Representations Received	N/A
Representations To Be Heard	N/A
Date Last Inspected	JULY 2013
Recommendation	DEVELOPMENT PLAN CONSENT
Originating Officer	Andrew Sladden

Mr D Donaldson, (Chair) welcomed Mr J Majeric (Applicant) & Mr Photi (Architect) to come forward to answer a question from a Panel Member from 11.14 a.m. to 11.16 a.m.

- 34 Moved M Penhall seconded Cr G Gartrell that the Development Assessment Panel determine that the proposal is not considered to be seriously at variance with the Alexandrina Development Plan and resolve to grant Development Plan Consent to Development Application 455/489/13 for Two Semi-Detached Dwellings - Two Storey at lot 851(No: 28) Basham Parade, Port Elliot, subject to the following conditions and notes:**

Conditions

- 1. The development here in approved shall be undertaken and maintained with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.**

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

.../cont.

ITEM 2.1 455/498/13 - Two Semi-Detached Dwellings, Two Storey (continued)

- 2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.**

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

- 3. Where cut and/or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.**

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

- 4. Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.**

- 5. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.**

Reason: To ensure storm water is disposed of in a controlled manner.

- 6. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.**

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

- 7. All mechanical plant installed as part of this development should meet the noise output requirements of the Environment Protection Authority (EPA). If the noise output exceeds these requirements, an acoustic enclosure shall be installed around the plant to ensure it complies, if an enclosure is required, these details shall be submitted to Council.**

Reason: To ensure the proposed development meets the requirements of the EPA.

.../cont.

ITEM 2.1 455/498/13 - Two Semi-Detached Dwellings, Two Storey (continued)

Council Notes

1. A wall retaining a difference in ground levels of more than 1 metre requires Development Approval.
2. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
3. The applicant is advised to contact the individual service providers regarding the location of street lighting, electricity supply and storm water drainage pits. It is the responsibility of the applicant/owner to ensure that the location of the vehicle crossover and driveway does not conflict with the services. Should the need arise to relocate any infrastructure or services all costs and charges associated with the works shall be at the applicant/owners expense.

4. **Building Site Management**
Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours: That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions: That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle: That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Storm water Runoff: That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.

Hard Waste Litter Storage: That all hard building materials be stored in a manner that secures it on site during the construction works.

.../cont.

ITEM 2.1 455/498/13 - Two Semi-Detached Dwellings, Two Storey (continued)

Site Security: That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm: That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.
Damage to Council's Footpath/Kerbing/Road Pavement/Verge: Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

5. The applicant /owner is advised that should a new crossover (access point) be constructed that approval will need to be obtained from Council's Engineering Department and that the construction of the crossover be constructed to Australian Standards at the owners expense. It is also noted that Council will not allow the removal of any street trees.

Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction.

CARRIED

ITEM 2.2 455/D034/13 - Land Division Creating One (1) Additional Allotment

SUMMARY TABLE

Date Of Application	11.07.2013
Subject Land	Lot 851 (NO: 28) Basham Parade Port Elliot
Relevant Authority	Alexandrina Council
Planning Zone	RESIDENTIAL ZONE – RESIDENTIAL (PORT ELLIOT) POLICY AREA14
Nature Of Development	Land Division Creating one (1) Additional Allotment
Type Of Development	MERIT
Public Notice	CATEGORY 1
Referrals	DEVELOPMENT ASSESSMENT COMMISSION, SA WATER
Representations Received	N/A
Representations To Be Heard	N/A
Date Last Inspected	JULY 2013
Recommendation	LAND DIVISION CONSENT
Originating Officer	Andrew Sladden

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Moved Cr G Gartrell seconded Cr M Walker that the Development Assessment Panel determine that the proposal is not considered to be seriously at variance with the Alexandrina Development Plan and resolve to grant Development Plan Consent to Development Application 455/D034/13 for a Land division creating one (1) additional allotment at lot 851 (No: 28) Basham Parade, Port Elliot, subject to the following conditions and notes:

- 1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans prepared by Gilbert Surveyors P/L and marked reference number C177/13 as submitted in development application number 455/D034/13.**

Reason: To ensure the proposal is established in accordance with the submitted and approved plans.

.../cont.

ITEM 2.2 455/D034/13 - Land Division Creating One (1) Additional Allotment (continued)

- 2. Payment of the Common Effluent Drainage Scheme Levy shall be made to Alexandrina Council for (1) extra connection(s) at the fee set in Council's Schedule of Fees and Charges applicable at the time that payment is made and shall be paid prior to connection to the scheme. The fee for 2013/2014 is \$4700 per additional connection. This fee must be paid prior to Sec 51 being issued**

- 3. Proposed allotments to be connected to the Common Effluent Drainage Scheme.**

- 4. Effluent drainage must be via gravity only, no pumping systems will be approved.**

- 5. A competent Plumber or Drain Layer must undertake the new connection point installation.**

- 6. Installation of effluent drains and allotment connections to be in accordance with Community Wastewater Management Systems Standards document.**

- 7. As constructed drawings showing drain lengths,etc must be forwarded to Alexandrina Council (Marked Att to CWMS coordinator) prior to Sec 51 being issued.**

- 8. All trench reinstatement shall be carried out in accordance with Alexandrina Councils trench reinstatement standards before Sec 51 will be issued**

Development Assessment Commission Conditions

- 1. The financial requirements of SA Water shall be met for the provision of water supply.**

The augmentation requirements of SA Water shall be met

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

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**ITEM 2.2 455/D034/13 - Land Division Creating One (1) Additional Allotment
(continued)**

2. Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked 'Not Negotiable' and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.

3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Council Notes

1. Section 51 clearance shall not be issued until the footings pursuant to 455/498/13 have been poured and inspected by Council.

2. The applicant is reminded to contact Council when all the Council's conditions and requirements have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.

CARRIED

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

7.1 Site Inspection Vehicle

File Ref: 3.14.001
Officer: Andrew Sladden Senior Town Planner
From: Cr M Walker

REPORT

Undertaking was given to take up with administration the use of a council vehicle for site visits.

7.2 Documentation For Panel Members

File Ref: 3.14.001
Officer: Andrew Sladden Senior Town Planner
From: Cr M Walker

REPORT

Undertaking for the protocols to be checked in regards to the distribution of Agenda and Attachments.

7.3 Fleurieu Regional Aquatic Centre

File Ref: 3.14.001
Officer: Andrew Sladden Senior Town Planner

REPORT

Andrew Sladden reported that two (2) appeals have been lodged with the Environment Resource and Development Court in relation to Development Application number 455/289/13.

7.4 **Dwelling Detached - Three Storey - 1 Sir George Ave, Goolwa South**

File Ref: 3.14.001
Officer: David Zanker Town Planner

REPORT

Received one (1) appeal for Development Application 455/544/13.

Preliminary meeting to be held 4th November 2013, as a result there may be an amendment presented to the Development Assessment Panel.

7.5 **Strathalbyn Skate Park**

File Ref: 3.14.001
Officer: David Zanker Town Planner

REPORT

Advised that no appeals have been received for Development Application 455/681/13

ITEM 8. NEXT MEETING

Scheduled for Thursday 21st November 2013 at 11 am

Meeting Closed at 11.25am

MINUTES CONFIRMED.....

CHAIR

DATED:.....