

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 16 MAY 2013 AT 11:00 AM**

<u>PRESENT</u>	D Donaldson (Chair), S Nicholson, R Sage, Cr A Woolford
<u>APOLOGIES</u>	Cr G Gartrell
<u>IN ATTENDANCE</u>	A Sladden (Senior Town Planner) D Zanker (Town Planner) R Panuccio (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 18 April 2013.

Moved Cr A Woolford seconded R Sage that the minutes of the Alexandrina Council Development Assessment Panel held on 18 April 2013 as circulated to members be received as a true and accurate record.

CARRIED

Alexandrina Council

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 2.1 455/10/13 - Verandah And Deck

SUMMARY TABLE:

Date of Application	21.12.2012
Subject Land	Lot 55 (No.1) Scrymgour Road Port Elliot
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone Policy Area 14(Port Elliot)
Nature Of Development	Demolition of existing verandah and deck and construction of a new verandah and deck located forward of the dwelling
Type Of Development	Consent on Merit
Public Notice	Category 2
Referrals	Nil
Representations Received	1
Representations To Be Heard	Nil
Date Last Inspected	20 March 2013
Recommendation	Development Plan Consent
Originating Officer	David Zanker / Andrew Sladden

- 17 **Moved S Nicholson seconded R Sage that the Development Assessment Panel resolve that the proposed development is not seriously at variance with the Alexandrina Development Plan and grant Development Plan Consent to Development Application 455/10/13 for a Demolition of existing verandah and deck and construction of a new verandah and deck located forward of the dwelling 1 Scrymgour Road, 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

2. **The external appearance, materials and finishes of the new structure/building must match or blend with the principal building as near as practical and be of a non reflective finish.**

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

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ITEM 2.1 455/10/13 - Verandah And Deck (continued)

3. 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.

4. 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.

Notes

1. 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.
2. Encumbrances, although not administered by Council, may apply to your property. You are therefore advised to check for Encumbrances on your Certificate of Title prior to commencing work.
3. 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.

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ITEM 2.1 455/10/13 - Verandah And Deck (continued)

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.

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.

CARRIED

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 3.1 455/D056/12 - Land Division, Boundary Realignment

SUMMARY TABLE

Date Of Application	04.01.2013
Subject Land	879 Nine Mile road Angas Plains, lot 5 Langhorne Creek road Langhorne Creek, s3340+ Dog Lake road Langhorne creek
Relevant Authority	Alexandrina council
Planning Zone	Flood zone / general farming (Strathalbyn) zone
Nature Of Development	Land division - boundary realignment, 22 allotments into 22 allotments
Type Of Development	Non-complying
Public Notice	Category 1
Referrals	Development Assessment commission, SA water
Representations Received	N/A
Representations To Be Heard	N/A
Date Last Inspected	March 13
Recommendation	Development approval subject to development assessment commission concurrence
Originating Officer	Andrew Sladden

- 16 **Moved Cr A Woolford seconded R Sage that the Development Assessment Panel refuse the proposed Land Division to Development Application 455/D056/12 for Land Division - Boundary Realignment at Lot 5, Langhorne Creek Road, Langhorne Creek, Lot 7 Dog Lake Road, Langhorne Creek and Section 580, Nine Mile Road, Angas Plains.**

In particular, the proposed Land Division - Boundary Realignment is considered to potentially erode the existing agricultural viability and open rural character of the subject site. Therefore, the proposed development is considered to be at variance with the following Objectives and Principle of Development Control from the General Farming (Strathalbyn) Zone:

Objective 1: Retention of productive agricultural land in primary production.

Objective 2: Retention of the open rural character of land within the zone.

PDC 1: Development undertaken in this zone should be directly associated with primary production, or fulfil the needs of the rural community.

CARRIED

Alexandrina Council

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

R Sage will be an apology for the June, July & August meetings.

ITEM 8. NEXT MEETING

Scheduled for the 20 June 2013 commencing at 11.00 am.

MEETING CLOSED AT 11.12 am

MINUTES CONFIRMED.....
CHAIR

DATED:.....