

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 16 OCTOBER 2014 AT 11:00 AM**

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

APOLOGIES

IN ATTENDANCE Andrew Sladden (Senior Town Planner),
David Zanker (Town Planner) Andrew Houlihan
(Town Planner), Rebecca 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 September 2014.

Moved Cr G Gartrell seconded Cr M Walker that the minutes of the Alexandrina Council Development Assessment Panel held on 18 September 2014 as circulated to members be received as a true and accurate record.

CARRIED UNANIMOUSLY

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM	2.1
APPLICATION	455/D017/14
PROPOSED DEV.	Land Division Creating Five (5) Additional Allotments
SUBJECT LAND	Lot 904 No PCE904-905 Sun Orchid Drive, Hayborough
APPLICANT	Grove One Pty Ltd
AUTHOR	Andrew Sladden
LODGEMENT DATE	19.03.2014

DEVELOPMENT APPLICATION DETAILS

Zone	Residential Zone / Landscape (Port Elliot West) Zone
Policy Area	Residential (Port Elliot West) Policy Area 20
Precinct	N/A
Form of Development	Consent on Merit
Public Notification	Category 1
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) – Native Vegetation Department of Planning Transport & Infrastructure (DPTI) – Transport Services Division Department of Planning Transport & Infrastructure (DPTI) – Mark Maintenance Section Department of Planning Transport & Infrastructure (DPTI) – Public Transport Division SA Water Development Assessment Commission Department of Education - Education and Child Development
Referrals – Internal	Infrastructure Department
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Sladden
Date last inspected	July 2014

36 Moved Cr M Walker seconded Cr G Gartrell that the Development Assessment Panel resolves:

That the proposed development is not considered to be seriously at variance with the Alexandrina Council Development Plan consolidated 1 May 2014.

That Development Plan Consent and Land Division Consent is GRANTED to application 455/D017/14 for LAND DIVISION CREATING FIVE (5) ADDITIONAL ALLOTMENTS at Lot 904 No PCE904-905 SUN ORCHID DRIVE, HAYBOROUGH in accordance with the plans and documentation submitted with the application and subject to the follow conditions:

Reserved Matters

1. That pursuant to Section 33 (3) of the Development Act 1993, the applicant shall submit a proposal addressing the following reserved matter for further assessment by Alexandrina Council prior to Section 51 clearance of the application:
 - 1.1 A Land Management Agreement or similar instrument (ie: Encumbrance), ensuring that all development resulting from the proposed land division will be contained within the building envelopes as shown on the Plan of Division and planting and maintenance of the buffer areas herein approved. This shall be completed to the satisfaction of Council prior to Section 51 Clearance.

Council Conditions

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 Andrew and Associates dated and marked reference number 214075-1B-1, 214075-1B-2, 214075-1B-3 214075-1B-4 as submitted in development application number 455/D017/14.

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

2. All car parking areas, driveways and vehicle manoeuvring areas shown on the approved plans shall conform to Australian Standards and be constructed, drained in accordance with sound engineering practice and be of a porous and permeable nature to the reasonable satisfaction of Council, and car parking bays shall be permanently delineated prior to the occupation or use of the development herein approved to the reasonable satisfaction of Council.

Reason: To ensure that the proposed development meets the requirements of the relevant Australian Standards.

Council Notes

1. 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.

Development Assessment Commission Conditions

1. **The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90046/14)**

The necessary easements shall be granted to the SA Water Corporation free of cost.
2. **Payment of \$32440 shall be made into the Planning and Development Fund (5 allotment at \$6488 per 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.**

CARRIED UNANIMOUSLY

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 3.1
APPLICATION 455/441/14
PROPOSED DEV. Dwelling – Detached Single Storey (Non-Complying)
SUBJECT LAND Lot 1 Mosquito Creek Road, Langhorne Creek
APPLICANT Wise Drafting
AUTHOR David Zanker
LODGEMENT DATE 13 May 2014

DEVELOPMENT APPLICATION DETAILS

Zone	Conservation Zone
Form of Development	Non-Complying
Public Notification	Category 3 Representations received: 0
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) Environmental Protection Authority (EPA)
Referrals – Internal	Infrastructure Department Health, Environment & Community Safety Department
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	David Zanker
Date last inspected	19 June 2014

37 Moved Cr A Woolford seconded R Sage that the Development Assessment Panel resolves:

1. That the proposed development is not considered to be seriously at variance with the Alexandrina Council Development Plan consolidated 1 May 2014.
2. That Development Plan Consent is GRANTED subject to Development Assessment Commission concurrence to application 455/441/14 for a – Detached single storey – (non-complying) at Lot 1 Mosquito Creek Road, Langhorne Creek in accordance with the plans and documentation submitted with the application and subject to the follow conditions:

Council Conditions

1. The development here in approved shall be undertaken and maintained in accordance 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 bushfire fighting water tank and internal access tracks as shown on the amended plans received by Council on 14 May 2014, shall comply with the requirements of the 'Ministers Code, Undertaking development in Bushfire Protection Areas - February 2009 (as amended October 2012)' for Medium risk areas and shall be installed prior to occupation of the dwelling herein approved.

Reason: To ensure Compliance with the Ministers Code.

3. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

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

4. 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.

5. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

- prevent silt run-off from the land to adjoining properties, roads and drains;
- control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
- ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
- ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; or
- ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Reason: To minimise potential adverse off site environmental impacts.

6. All storm water drainage shall discharge shall be managed 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.

Council 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.**

DEWNR Conditions

1. **During construction activities the property must be managed in a manner as to prevent erosion and pollution of the subject site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.**
2. **Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.**
3. **Any excavation or fill material surplus to the requirements of the development must be disposed of such that it will not:**
 - a. **be located within the 1956 floodplain;**
 - b. **adversely impact native vegetation;**
 - c. **impede the natural flow of any surface waters;**
 - d. **allow sediment to re-enter any water body;**
 - e. **facilitate the spread of pest plant and pathogenic material.**
4. **Stormwater run-off from the dwelling must be managed to prevent erosion or pollution of the site and the environment, and diverted away from wastewater disposal areas, such as septic tanks and aerobic systems. Connection to a water storage tank would assist in complying with this condition.**

DEWNR Notes

1. The applicant is advised of their general duty of care under the River Murray Act 2003 to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
2. The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or artefacts may be present on the subject land (eg. scarred trees, campsites, burial sites, middens, etc). Under section 20 of the Aboriginal Heritage Act 1988 (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.
3. If the applicant wishes to use water (other than for firefighting purposes) from the River Murray Prescribed Watercourse or wells, then they may be required to apply to the Department of Environment, Water and Natural Resources for a water licence, pursuant to the Natural Resources Management Act 2004. Further, a permit is required from the Department for any work to be carried out on a well or for new wells to be drilled. For further information contact the Department on 8595 2053 or visit: <http://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>.
4. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the Native Vegetation Act 1991 and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9741 or visit: <http://www.nvc.sa.gov.au>.
5. The applicant is encouraged to incorporate locally indigenous plant species into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species. For information on appropriate species to be planted, please contact State Flora at Bremer Road, Murray Bridge on telephone 8539 2105, or within Belair National Park on telephone 8278 7777 or visit: <http://www.stateflora.sa.gov.au>.

6. This approval does not obviate any considerations that may apply to the Environment Protection and Biodiversity Conservation Act 1999 (Cth). For further information visit: <http://www.environment.gov.au/epbc>.

EPA Conditions

1. Prior to construction commencing, a SoilErosion and Drainage Management Plan must be prepared and submitted to the satisfaction of the Environment Protection Authority and must be implemented in accordance with the Code of Practice for the Building and Construction industry (1999) to prevent soil sediment and pollutants leaving the site or entering watercourses during construction. The Code of Practice can be accessed there: <http://www.epa.sa.gov.au/xstdfites/Water/Code%Z1of%21practice/bccopl.pdf>

EPA notes

1. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Due care must be exercised to prevent the carriage of sediment or other materials by wind or water to Dog Lake during construction.
2. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>

CARRIED UNANIMOUSLY

ITEM 3.2
APPLICATION 455/D040/14
PROPOSED DEV. Land Division Creating One (1) Additional Allotment (Non-Complying)
SUBJECT LAND Lot 4 No 1246 Wellington Road, Highland Valley
APPLICANT Joy Parker
AUTHOR Andrew Houlihan
LODGEMENT DATE 22 August 2014

DEVELOPMENT APPLICATION DETAILS

Zone	Rural Living
Precinct	Highland Valley - 32
Form of Development	Non-Complying
Public Notification	Category 3
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) Environmental Protection Authority (EPA) SA Water Development Assessment Commission
Referrals – Internal	Engineering & Open Space Division
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Houlihan
Date last inspected	29 August 2014

38 Moved Cr A Woolford seconded Cr G Gartrell that the Development Assessment Panel resolve to not to proceed with Development Application 455/D040/14 for a land division creation one (1) additional allotment at 4 Wellington Road, Highland Valley as the proposal is at variance with the Alexandrina Council Development Plan.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 4.1
APPLICATION 455/475/14
PROPOSED DEV. Change of Use (Wine Bar Cafe Cellar Door) Internal Building Works External Cafe Blinds and Associated Signage
SUBJECT LAND Lot P19 No Wharf Cutting Road, Goolwa
APPLICANT The Wharf Barrel Shed
AUTHOR Andrew Sladden
LODGEMENT DATE 03.06.2014

DEVELOPMENT APPLICATION DETAILS

Zone	Open Space
Policy Area	Goolwa Wharf and Surrounds 6
Precinct	N/A
Form of Development	Consent on Merit
Public Notification	Category 3 Representations received: 1 Representations to be heard: Nil
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) – Coast and River Murray Unit and State Heritage Unit
Referrals – Internal	Health, Environment & Community Safety Department Property Officer Environment and Infrastructure Department
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Sladden
Date last inspected	July 2014

39 Moved D Dawson seconded Cr A Woolford that the Development Assessment Panel resolves:

That the proposed development is not considered to be seriously at variance with the Alexandrina Council Development Plan consolidated 1 May 2014.

That Development Plan Consent is GRANTED to application 455/475/14 for CHANGE OF USE (WINE BAR CAFE CELLAR DOOR) INTERNAL BUILDING WORKS EXTERNAL CAFE BLINDS AND ASSOCIATED SIGNAGE at Lot P19 WHARF CUTTING ROAD, GOOLWA in accordance with the plans and documentation submitted with the application and subject to the follow conditions:

Reserve Matter

1. That pursuant to Section 33 (3) of the Development Act 1993, the applicant shall submit a proposal addressing the following reserved matter for further assessment by Alexandrina Council prior to Development Approval of the application:
 - 1.1 Applicant shall pay \$4800 CWMS Connection fee prior to Development Approval.
 - 1.2 The final selection of colours, dimensions and content of signage shall be Approved by the Department of Environment, Water and Natural Resources – State Heritage Unit and evidence of this shall be provided to Council.

Council Conditions

1. The development here in approved shall be undertaken and maintained in accordance 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 land use herein approved shall only be operated between the hours of 12pm to 7pm seven days a week unless written approval to vary these times is given by Council.

Reason: To ensure the proposal is established in accordance with the submitted plans.
3. The wine bar / cafe shall have a maximum capacity of thirty (30) patrons inside and twenty (20) persons seated in the outdoor areas at any time. All outdoor seating is to be contained within the Outdoor Dining Licenced area only.

Reason: To ensure the proposal is established in accordance with the submitted plans and documentation.
4. Live entertainment shall be undertaken within the building only and only on weekends and public holidays.

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

5. **No additional signs are to be erected or displayed on the building or about the site without the prior consent of Council.**

Reason: to restrict the proliferation of advertisements on site.

6. **The use and any associated processes or activities carried on shall not detrimentally affect the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.**

Reason: To ensure there is no detrimental impact on the surrounding area.

7. **The use shall not involve exposure of goods or equipment from any adjacent properties or from a public place of any unsightly matter.**

Reason: To improve the site appearance.

8. **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 the satisfaction of Council.**

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

9. **The Café Blinds herein approved shall be retracted, and the outdoor chairs and tables removed from the wharf and surrounds at all times when the facility is not open to the public.**

Reason: To ensure that the wharf area is open and accessible to the public.

Council Notes

1. **The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.**
2. **In addition to the provisions of the Building Code of Australia relating to access for people with disabilities, you must comply with the Commonwealth Disability Discrimination Act, 1992. Compliance with the Act is the responsibility of the property owner.**
3. **The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray System through his or her actions or activities.**

DEWNR – Coast and River Murray Unit Conditions

1. During any demolition or construction works the property must be appropriately managed as to prevent erosion and pollution of the subject site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained, to ensure no pollutants (including excavation or fill material) enter the River Murray system.
2. The final selection of colours, dimensions and content of signage shall be developed to the satisfaction of Alexandrina Council in consultation with the Department of Environment, Water and Natural Resources.

Reason for condition: Not made clear in the documentation provided.

DEWNR – Coast and River Murray Unit Notes

1. The applicant is advised of their general duty of care under the River Murray Act 2003 to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
2. The applicant is advised of the following requirements of the Heritage Places Act 1993:
 - a. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified;
 - b. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information visit: <http://www.environment.sa.gov.au/our-places/Heritage>.

3. The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or artefacts may be present on the subject land (eg. scarred trees, campsites, burial sites, middens, etc). Under section 20 of the Aboriginal Heritage Act 1988 (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.

4. This approval does not obviate any considerations that may apply to the Environment Protection and Biodiversity Conservation Act 1999 (Cth). For further information visit: <http://www.environment.gov.au/epbc>.

DEWNR – State Heritage Unit Conditions

1. The final selection of colours, dimensions and content of signage shall be developed to the satisfaction of Council in consultation with the Department of Environment, Water and Natural Resources.

Reason for condition: Not made clear in the documents provided.

DEWNR – State Heritage Unit Notes

1. Should Council not adopt the above recommendation in full, it will be necessary to obtain the concurrence of the Development Assessment Commission before a decision is conveyed to the applicant.
2. Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal described in the planning documentation.
3. To ensure a satisfactory heritage outcome, Council is requested to consult the Department of Environment, Water and Natural Resources in finalising any conditions or reserved matters above.
4. In accordance with Regulation 43 of the Development Regulations 2008, please send the Department of Environment, Water and Natural Resources a copy of the Decision Notification.
5. Council is requested to inform the applicant of the following requirements of the Heritage Places Act 1993.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department of Environment, Water and Natural Resources.

6. Council is requested to inform the applicant of the following requirements of the Aboriginal Heritage Act 1988.

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

CARRIED UNANIMOUSLY

ITEM 4.2
APPLICATION 455/695/13
PROPOSED DEV Two (2) Soccer Ground Light Towers With a Maximum Height of 20 metres located on the Southern Boundary of the Site and facing the Soccer Ground
SUBJECT LAND Lot 419 Polo and Recreation Grounds Callington Road, Strathalbyn
APPLICANT Strathalbyn Soccer Club Inc
AUTHOR Andrew Houlihan
LODGEMENT DATE 5 September 2013

DEVELOPMENT APPLICATION DETAILS

Zone	Landscape (Strathalbyn District) Zone
Form of Development	Consent on Merit
Public Notification	Category 3 Representations received: 1 Representations to be heard: 0
Referrals – Statutory	Nil
Referrals – Internal	Nil
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Houlihan
Date last inspected	10 September 2014

40 Moved Cr A Woolford seconded R Sage that the Development Assessment Panel resolves:

- 1. That the proposed development is not considered to be seriously at variance with the Alexandrina Council Development Plan consolidated 27 June 2013.**
- 2. That Development Plan Consent is GRANTED to application 455/695/13 two (2) soccer ground light towers with a maximum height of 20 metres located on the southern boundary of the site and facing the soccer ground at allotment 419 Callington Road, Strathalbyn in accordance with the plans and documentation submitted with the application.**

Council Conditions

- 1. The development here in approved shall be undertaken and maintained in accordance 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 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. **Excavation of the site shall be kept to a minimum to preserve the natural form of the land, and be managed in such a way as to prevent erosion.**

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

4. **The Lighting shall comply with the Australian Standards AS 4282-1997 throughout the life of the development.**

Reason: To maintain the amenity of the locality.

5. **Lighting shall be fitted with a timer mechanism with a light timer cut off at 9.30pm at all times.**

Reason: To maintain the amenity of the locality.

Council 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. **The Applicant is advised that the proposed development should comply with Environmental Protection (Noise) Policy 2007.**

CARRIED UNANIMOUSLY

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION/COMMUNITY TITLE

ITEM 6 MATTERS REFERRED FOR FOLLOW-UP

ITEM 6.1 455/24/14 - Self Contained Units) used in Association with the Fleurieu Golf Club for Tourist Accommodation Purposes and Car Parking

An appeal has been lodged against the decision made on this development application and a conference between all parties is being held on Wednesday 22nd October 2014 at 11am.

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

ITEM 8. NEXT MEETING

Next meeting scheduled for Thursday 20th November 2014 commencing at 11am.

MEETING CLOSED AT 11.42am

MINUTES CONFIRMED.....
CHAIR

DATED:.....