

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 21 AUGUST 2014 AT 11:00 AM**

PRESENT D Donaldson (chair), Cr G Gartrell, Cr A Woolford,
M Penhall, Cr M Walker, D Dawson

APOLOGIES R Sage

IN ATTENDANCE Andrew Sladden (Senior Town Planner),
David Zanker (Town Planner), Andrew
Houilhan (Town Planner), Bianca Veenstra
(Administration), Julie 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 17 July 2014.

Moved Cr A Woolford seconded Cr G Gartrell that the minutes of the Alexandrina Council Development Assessment Panel held on 17 July 2014 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM **2.1**
APPLICATION **455/276/14**
PROPOSED DEV. **FIXED WIRELESS TELECOMMUNICATIONS FACILITY**
COMPRISING A 30 METRE HIGH MONOPOLE ANTENNAS
EQUIPMENT CABINETS SECURITY FENCING AND ASSOCIATED
ANCILLARY EQUIPMENT
SUBJECT LAND **Lot 1 No S2018 FROME ROAD, CURRENCY CREEK**
APPLICANT **Nbn Co Limited**
AUTHOR **Andrew Sladden**
LODGEMENT DATE **26.03.2014**

DEVELOPMENT APPLICATION DETAILS

Zone	General Farming (Pt Elliot & Goolwa District) Zone
Policy Area	N/A
Precinct	N/A
Form of Development	Consent on Merit
Public Notification	Category 2 Representations received: 2 + 1 later representation Representations to be heard: 1
Referrals – Statutory	N/A
Referrals – Internal	N/A
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Sladden
Date last inspected	May 2014

28 Moved Cr M Walker seconded Cr A Woolford that the matter be deferred for consideration at the end of the meeting pending legal advice.

CARRIED

The Panel came back to deal with this matter at 11.52am

The Panel received verbal advice confirming that the application as currently before the Panel is for a non-complying development and therefore can not be dealt with by the Panel at this stage.

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM **3.1**
APPLICATION **455/253/14**
PROPOSED DEV. **FIXED WIRELESS TELECOMMUNICATIONS FACILITY**
 COMPRISING A 40 METRE HIGH MONOPOLE ANTENNAS
 EQUIPMENT CABINETS SECURITY FENCING AND ASSOCIATED
 ANCILLARY EQUIPMENT (NON-COMPLYING)
SUBJECT LAND **No 88 GUN CLUB ROAD, MILANG (CT Ref: Vol: 5730 Folio: 15)**
APPLICANT **Nbn Co Limited**
AUTHOR **Andrew Sladden**
LODGEMENT DATE **21.03.2014**

DEVELOPMENT APPLICATION DETAILS

Zone	General Farming (Strathalbyn District)
Policy Area	N/A
Precinct	N/A
Form of Development	Non-Complying
Public Notification	Category 3 Representations received: Nil Representations to be heard: Nil
Referrals – Statutory	N/A
Referrals – Internal	N/A
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Sladden
Date last inspected	May 2014

27 Moved M Penhall seconded D Dawson 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 455/253/14 for a FIXED WIRELESS TELECOMMUNICATIONS FACILITY COMPRISING A 40 METRE HIGH MONOPOLE ANTENNAS, EQUIPMENT CABINETS, SECURITY FENCING AND ASSOCIATED ANCILLARY EQUIPMENT (NON-COMPLYING) at 88 Gun Club Road Milang in accordance with the plans and documentation submitted with the application and subject to the following conditions and notes and concurrence of the Development Assessment Commission:

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 applicant or other approved persons for the time being making use of the subject land now approved, shall at all times maintain in good and substantial condition to the reasonable satisfaction of the Council in all respects the subject land (including car parking areas and driveways) all buildings and structures (and the external painting thereof), and all tree and shrub plantings and grassed areas.**

Reason: To maintain the amenity of the locality.

- 5. No advertising signs are to be erected or displayed on the building or about the curtilage of the property without the written consent of Council.**

Reason: To restrict the proliferation of advertisements on site.

- 6. The site of the proposed buildings shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the ancillary buildings. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height and be maintained in a healthy condition at all times.**

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

7. All storm water drainage 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. 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. 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.
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.

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 at the developer's expense.

6. Development Approval will need to be obtained for any lease of the subject land greater than 6 years.

CARRIED UNANIMOUSLY

ITEM 3.2
APPLICATION 455/D015/14
PROPOSED DEV. LAND DIVISION - BOUNDARY REALIGNMENT
SUBJECT LAND LOT 60 and LOT 62 CURRENCY CREEK ROAD, GOOLWA NORTH
APPLICANT Timothy Zwar
AUTHOR Andrew Houlihan
LODGEMENT DATE 6 February 2014

DEVELOPMENT APPLICATION DETAILS

Zone Policy Area	Rural Living Zone and Conservation Zone Goolwa East, Middleton & Mount Compass - Rural Living Policy Area 18
Form of Development	Non-complying (Minor)
Public Notification	Category 1
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) – Native Vegetation Council Development Assessment Commission SA Water Corporation
Referrals – Internal	Health, Environment & Community Safety Department Infrastructure Department
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Houlihan
Date last inspected	22 July 2014

29 Moved Cr A Woolford seconded M Penhall 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/D015/14 for a land division – boundary realignment at allotment 60 and 62 Currency Creek Road, Goolwa North in accordance with the plans and documentation submitted with the application and subject to the follow conditions and notes, and concurrence from the Development Assessment Commission.**

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 FYFE Pty Ltd dated 18/06/14 and marked reference number 21737-1-7 as submitted in development application number 455/D015/14.

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

Development Assessment Commission Conditions

1. 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 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 4.1
APPLICATION 455/24/14
PROPOSED DEV. 6 DETACHED SINGLE STOREY BUILDINGS (EACH CONTAINING
2 SELF CONTAINED UNITS) USED IN ASSOCIATION WITH THE
FLEURIEU GOLF CLUB FOR TOURIST ACCOMMODATION PURPOSES AND CAR
PARKING
SUBJECT LAND LOT 51 GEORGE FRANCIS DRIVE, MOUNT COMPASS
APPLICANT Mohyla Architects
AUTHOR David Zanker
LODGEMENT DATE 16.01.2014

DEVELOPMENT APPLICATION DETAILS

Zone	Golf Course (Mount Compass) Zone
Form of Development	Consent on Merit
Public Notification	Category 3 Representations received: 21 Representations to be heard: 4
Referrals – Statutory	Country Fire Service
Referrals – Internal	Infrastructure Department Engineering & Open Space Division
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	David Zanker
Date last inspected	11 July 2014

Mr Perrin Hicks spoke on behalf of all representors that expressed an interest in addressing the Panel 11.15am – 11.18am.

Greg Vincent (of Masterplan) and Rosemary Bennett spoke on behalf of the applicant. 11.20am – 11.25am.

30 Moved M Penhall seconded Cr A Woolford 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 455/24/14 for 6 Detached Single Storey Buildings (each containing 2 self contained units) used in association with the Fleurieu golf club for tourist accommodation purposes, retaining wall and car parking at Lot 51 George Francis Drive, Mount Compass in accordance with the plans and documentation submitted with the application and subject to the follow conditions and reserved matter:**

1. Reserved Matters

That pursuant to Section 33 (3) of the Development Act 1993, the applicant shall submit proposals addressing the following reserved matters for further assessment by Alexandrina Council prior to Development Approval of the application:

- An Application and approval for a communal Waste Control System for all of the buildings and;
- Applicant to make Payment of Community Wastewater Management Systems (CWMS) 6x Headwork's fees to be paid prior to connection to CWMS Scheme (Please see relevant fees applicable at time Payment is made) fees for the financial year 2014/2015 is \$4800 per unit .
- The applicant shall provide a landscaping plan for the proposed development to the satisfaction of Council;

Council Conditions

- 2. 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.

- 3. The bushfire fighting water tank and internal access tracks as shown on the amended plans received by Council on 12 March 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.

- 4. 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.

5. **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.

6. **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.

7. **All storm water drainage 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.

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. **You should advise your neighbour of your intentions to build on your common boundary, prior to commencing construction.**

COUNTRY FIRE SERVICE Conditions:

1. ACCESS (to dwelling)

The Ministers [Bushfire] Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles:

CFS has no objection to the proposed access as shown on the development plans noted as MOHYLA ARCHITECTS; client FLEURIEU GOLF COURSE; Drawing No F037 SD00A; dated February 2014.

2. VEGETATION

Landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

Additional trees and shrubs shall not be planted closer to the buildings than the distance equivalent to their mature height.

Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, shall be reduced to a height of 10cms during the fire danger season.

3. WATER SUPPLY

The Ministers [Bushfire] Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 prescribes the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

A minimum supply of 22000 litres of water shall be available at all times for bushfire fighting purposes.

The dedicated fire-fighting water supply shall be clearly identified and shall be accessible to fire-fighting vehicles at all times.

4. BUILDING CONSIDERATIONS

Refer to the Building Code of Australia Part 3.7 FIRE SAFETY for construction requirements and performance provisions.

CARRIED

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION/COMMUNITY TITLE

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

ITEM 8. NEXT MEETING

Next meeting scheduled held on Thursday 18 September 2014 commencing at 11 am.

MEETING CLOSED AT 11.55 am

MINUTES CONFIRMED.....
CHAIR

DATED:.....