

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL
HELD IN THE ALEXANDRINA COUNCIL COMMUNITY CHAMBERS
"WAL YUNTU WARRIN", GOOLWA,
ON 17 APRIL 2014 AT 11:00 AM**

PRESENT

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

APOLOGIES

IN ATTENDANCE

D Zanker (Town Planner), R Panuccio (Administration), T Gregory (Policy Planner)

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 20 March 2014.

Moved M Penhall seconded Cr G Gartrell that the minutes of the Alexandrina Council Development Assessment Panel held on 20 March 2014 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS – CATEGORY 3

ITEM 4.1 Change of use to commercial – offices, training room, and Visitors Centre including covered walkway and associated car parking

SUMMARY TABLE

Date of Application	31 August 2012
Subject Land	LOT 518 BRIDGE ROAD (LANGHORNE CREEK ROAD) , LANGHORNE CREEK SA 5255
Relevant Authority	Alexandrina Council
Planning Zone	COUNTRY TOWNSHIP (LANGHORNE CREEK)
Nature Of Development	Change of use to commercial - offices, training room, and Visitor Centre including covered walkway and associated car parking
Type Of Development	Consent on Merit
Public Notice	Category 3
Referrals	DEPARTMENT OF PLANNING TRANSPORT AND INFRASTRUCTURE
Representations Received	1
Representations To Be Heard	1
Date Last Inspected	27 March 2014
Recommendation	Development Plan Consent subject to conditions
Originating Officer	David Zanker

Mr D Donaldson (chair) invited Mr Barry Featherston on behalf of the Applicant (Langhorne Creek Historic School) to speak and provide clarification on their application from 11.07am – 11.23am.

12 Moved Cr G Gartrell seconded R Sage that the Development Assessment Panel resolves that the proposed development is not seriously at variance with the Alexandrina Council Development Plan and resolves to issue Development Plan Consent for change of use to commercial - offices, training room, and visitors centre including covered walkway and associated car parking subject to the following conditions and notes.

.../cont

ITEM 4.1 Change of use to commercial - offices, training room, and Visitor Centre including covered walkway and associated car parking (continued)

Reserved Matter

Pursuant to Section 33(3) of the Development Act 1993 detailed plans shall be provided to Council for the front wall, signage, fit - out of the old school house, shade sails, verandah, covered walkway and external cladding of new buildings prior to each stage of building rules consent.

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. 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.

3. 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 maintain the amenity of the locality.

.../cont

ITEM 4.1 Change of use to commercial - offices, training room, and Visitor Centre including covered walkway and associated car parking (continued)

4. 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.

5. The premises shall only be used between the hours of 8 a.m. to 10 p.m. unless written approval to vary the times is given by Council.

Reason: To maintain the amenity of the locality.

6. 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.

7. 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.

8. 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.

9. The external materials of the building shall be non-reflective (zincalume and certain colorbond colours, ie: 'surfmist' is considered highly reflective and not considered appropriate).

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

10. Carparking as detailed in the application shall be constructed as part of stage one of the development. .../cont

ITEM 4.1 Change of use to commercial - offices, training room, and Visitor Centre including covered walkway and associated car parking (continued)

Council Notes

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.

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.

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.

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.

CARRIED

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION/COMMUNITY TITLE

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

ITEM 7.1 Tom Gregory provided a verbal report on the Port Elliot West Community Policy Area DPA and the Better Development Plan and General DPA.

The Better Development Plan and General DPA is currently awaiting authorisation by the Minister of Planning which is expected soon. Following authorisation the DPA will be consolidated into the Alexandrina Council Development Plan.

Council's Section 101a - Strategic Planning and Development Policy Committee endorsed the Port Elliot West Community Policy Area DPA for consultation at its meeting of 1 April 2014 and subsequently resolved to recommend Council to seek Interim Operation of the DPA. A special meeting of Council was held following the Committee meeting to also consider the DPA. Both the Committee and Council unanimously endorsed the Port Elliot West Community Policy Area DPA for consultation and resolved to seeking Interim Operation.

A request for Interim Operation is currently with the Minister for Planning.

Council staff are aiming to commence public and agency consultation on this DPA on 1 May, however must await for the Better Development Plan and General DPA to be gazetted as the policies seek to amend the Better Development Plan version of the Development Plan.

ITEM 7.2 Rosemary commenced a discussion around holding CDAP meeting at different locations within the Council Area. Staff agreed to research the possibility of holding future meetings at other locations.

ITEM 7.3 Tom Gregory raised the following house-keeping points for Panel members:

- Access to the electronic DAP Agenda – if members are continually experiencing difficulties accessing and obtaining their agenda, can they please contact Council staff as soon as possible prior to the meeting day.
- Confirming attendance for site inspections – please contact Council staff to confirm whether you will or will not be attending site inspections prior to the meeting day.

ITEM 8. NEXT MEETING

Next meeting scheduled for Thursday 15th May 2014 commencing at 11am.

MEETING CLOSED AT 11.55am

MINUTES CONFIRMED.....

CHAIR

DATED:.....