

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 28 NOVEMBER 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),
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 16 October 2014.

Moved Cr M Walker seconded R Sage that the minutes of the Alexandrina Council Development Assessment Panel held on 16 October 2014 as circulated to members be received as a true and accurate record.

CARRIED UNANIMOUSLY

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM **2.1**
APPLICATION **455/616/14**
PROPOSED DEV. **Outbuilding – Domestic Storage / Garage and Demolition of Existing Outbuilding**
SUBJECT LAND **Lot 30 No. 25 Alison Avenue, Goolwa North**
APPLICANT **B Elsdon**
AUTHOR **Andrew Houlihan**
LODGEMENT DATE **15 July 2014**

DEVELOPMENT APPLICATION DETAILS

Zone	Residential Zone
Policy Area	Goolwa North Policy Area 14
Form of Development	Consent on Merit
Public Notification	Category 2 Representations received: 1 Representations to be heard: Nil
Referrals – Statutory	Nil
Referrals – Internal	Engineering and Environment Division
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Houlihan
Date last inspected	21 October 2014

42 Moved D Dawson seconded R Sage 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 455/616/14 for an outbuilding – domestic storage / garage and demolition of existing outbuilding at allotment 30 Alison Avenue, Goolwa North 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. 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. 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.

5. The proposed demolition shall be carried out in accordance with the following:
- Access to and in the vicinity of the site by the public before, during and after demolition, until the site is cleared; is to be restricted and as such the area must be secured by an approved barrier;
 - Any dust or similar products arising from the demolition must be controlled and kept within the site as far as is reasonable;
 - All demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition;
 - The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements. Contact the Department for Administrative and Information Services, Industrial Affairs - Mineral Fibres Branch (asbestos enquiries) on 8303 0400 for further information and relevant approvals. Australian Standard AS2601 Demolition of Structures should be referred to for demolition procedures.
 - Adjoining owners shall be advised of the proposed demolition at least 24 hours before the work commences.

Note: Disconnection of services and the undertaking of public liability insurance is the responsibility of the person supervising the works.

Reason: To limit the effect of the development on the amenity of the locality.

6. The building/structure herein approved must not be used for human habitation, commercial or industrial purposes. Only those activities normally associated with domestic outbuildings may be undertaken provided such activities do not impair the residential amenity of the locality.

Reason: To maintain the amenity of the locality.

7. 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.

8. 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.

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. **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.
- **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 UNANIMOUSLY

ITEM 2.2
APPLICATION 455/981/14
PROPOSED DEV. Variation to Development Application 455/475/14 - Variation of Conditions 2, 3 and 4
Subject land Lot P19 Wharf Cutting Road, Goolwa
APPLICANT The Wharf Barrel Shed
AUTHOR Andrew Houlihan
LODGEMENT DATE 29 October 2014

DEVELOPMENT APPLICATION DETAILS

Zone	Open Space
Policy Area	Goolwa Wharf and Surrounds 6
Form of Development	Consent on Merit
Public Notification	N/A
Referrals – Statutory	N/A
Referrals – Internal	N/A
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Houlihan
Date last inspected	17 November 2014

43 Moved Cr A Woolford 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 is granted to application 455/981/14 for Variation To Development Application 455/475/14 to vary conditions 2, 3 and 4 at Allotment P19 Wharf Cutting Road, Goolwa 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. Other than where varied by conditions herein, all conditions relating to 455/475/14 continue to apply to this variation Application.**

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

3. The land use herein approved shall only be operated between the hours of 10am to 8pm Sunday to Thursday, 10am to midnight Fridays and Saturdays and between 10am and 10pm on the days preceding the public holidays.

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

4. All outdoor seating and patronage shall be within the designated licenced and leased areas only.

Reason: To ensure the proposal is established in accordance with the submitted plans and documentation, and maintains the amenity of the locality.

5. Live entertainment shall be undertaken of an acoustic nature and in the opinion of the relevant authority shall not detrimentally impact on the amenity of the locality.

Reason: To ensure the proposal does not impact on the amenity of the locality.

CARRIED

3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM **4.1**
APPLICATION **455/224/14**
PROPOSED DEV. **Alterations & Additions to Existing Yacht Club**
SUBJECT LAND **No. 112 BARRAGE ROAD, GOOLWA SOUTH**
APPLICANT **Billson & Sawley Architects Pty Ltd**
AUTHOR **Andrew Houlihan**
LODGEMENT DATE **28 March 2014**

DEVELOPMENT APPLICATION DETAILS

Zone	Urban Waterfront
Form of Development	Consent on Merit
Public Notification	Category 3 Representations received: 6 Representations to be heard: 2
Referrals – Statutory	Department of Environment, Water & Natural Resources (DEWNR)
Referrals – Internal	Nil
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Houlihan
Date last inspected	28 October 2014

Mr D Donaldson (chair) read out a statement received from Mr MJ Hancock as he was unable to attend the meeting.

44 Moved D Dawson seconded Cr M Walker 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 27 June 2013.

That Development Plan Consent is GRANTED to application 455/228/14 for the alterations and additions to the existing yacht club at allotment 112 Barrage Road, Goolwa South in accordance with the plans and documentation submitted with the application subject to the following conditions and notes.

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. 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. 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.

5. The proposed demolition shall be carried out in accordance with the following:
- Access to and in the vicinity of the site by the public before, during and after demolition, until the site is cleared; is to be restricted and as such the area must be secured by an approved barrier;
 - Any dust or similar products arising from the demolition must be controlled and kept within the site as far as is reasonable;
 - All demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition;
 - The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements. Contact the Department for Administrative and Information Services, Industrial Affairs - Mineral Fibres Branch (asbestos enquiries) on 8303 0400 for further information and relevant approvals. Australian Standard AS2601 Demolition of Structures should be referred to for demolition procedures.
 - Adjoining owners shall be advised of the proposed demolition at least 24 hours before the work commences.

Note: Disconnection of services and the undertaking of public liability insurance is the responsibility of the person supervising the works.

Reason: To limit the effect of the development on the amenity of the locality.

6. **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.

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. **It is the responsibility of the applicant and owner of the subject land to ensure that no development is undertaken over or within the prescribed setback distance of any component of a waste water management system including (but not limited to) a septic tank, an aerobic treatment tank, a soakage area or an irrigation area.**

Council will not be responsible for any damage to property or costs of repair resulting from any development that is undertaken contrary to the above.

Development not in accordance with this requirement may result in a maintenance order being issued requiring the removal or relocation of the development. Penalties may apply for non-compliance.

In the event that development is undertaken contrary to the above, it is the responsibility of the owner to advise any future purchaser, occupier or land agent of such a non-compliance and the risks outlined in this note.

Department of Environment, Water and Natural Resources Conditions

1. **During any demolition and construction activities the subject land must be managed in a manner as to prevent erosion and pollution of the 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 building additions 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 water storage tanks would assist in complying with this condition.**

Department of Environment, Water and Natural Resources 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. **The applicant is advised that there are Aboriginal sites located in the development location. It is strongly recommended that the applicant consult with the Ngarrindjeri Regional Authority prior to the commencement of any works. Contact Mr Luke Trevorrow, Heritage Manager on telephone 0488 183 318, or mail, PO Box 126 Meningie SA 5264.**
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.environment.sa.gov.au/our-places/State_Flora.**

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/topics/about-us/legislation/environment-protection-and-biodiversityconservation-act-1999/about-epbc>.

CARRIED UNANIMOUSLY

ITEM 4.2
APPLICATION 455/356/14
PROPOSED DEV. Partial change of land use – dog grooming salon & associated advertising & car parking – (retrospective)
SUBJECT L AND APPLICANT Lot 85 No. 14 Oliver Street, Goolwa Building Design Studio
AUTHOR Andrew Houlihan
LODGEMENT DATE 22 April 2014

DEVELOPMENT APPLICATION DETAILS

Zone	Residential Zone (Goolwa)
Form of Development	Consent on Merit
Public Notification	Category 3 Representations received: 1 Representations to be heard: 1
Referrals – Statutory	No Statutory Referrals
Referrals – Internal	Engineering and Environment Division Infrastructure and Assets Division
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Houlihan
Date last inspected	28 October 2014

Mr Don Donaldson (Chair) invited representor Ms Sue Saunders to speak at 11.20am to 11.23am.

45 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 27 June 2013.

That Development Plan Consent is GRANTED to application 455/356/14 a partial change of land use - dog grooming salon and associated advertising and car parking at allotment 85 No. 14 Oliver Street, Goolwa in accordance with the plans and documentation submitted with the application subject a number of conditions of notes and one reserve matter.

Reserved Matters

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

1.1 An Application and approval for a Waste Control System.

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. 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.

4. The driveway and parking areas shall be maintained in a good and substantial condition to the reasonable satisfaction of Council at all times.

Reason: To ensure that access to the subject land is functional and to enhance the appearance of the development.

5. 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.

6. The land use herein approved shall only be operated between the hours of 9am to 4pm Tuesday to Friday and 9am to 12pm on Saturdays unless written approval to vary these times is given by Council.

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

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

ITEM 4.3
APPLICATION 455/647/14
PROPOSED DEV. Commercial Additions and Alterations to Existing Football Club Clubrooms incorporating the Strathalbyn RSL - Two Storey
SUBJECT LAND Lot 11 No 11-25 CORONATION ROAD, STRATHALBYN
APPLICANT Strathalbyn Football Club Inc
AUTHOR Andrew Sladden
LODGEMENT DATE 25.07.2014

DEVELOPMENT APPLICATION DETAILS

Zone	Residential
Policy Area	Strathalbyn Residential Policy Area 25
Precinct	N/A
Form of Development	Consent on Merit
Public Notification	Category 3 Representations received: 4 Representations to be heard: 1
Referrals – Statutory	N/A
Referrals – Internal	Health, Environment & Community Safety Department Engineering & Open Space Division
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Sladden
Date last inspected	September 2014

46 Moved Cr M Walker 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 455/647/14 for Commercial additions and alterations to existing Football Club incorporating the Strathalbyn RSL Two Storey at lot 11 (No: 11 - 25) Coronation Road, Strathalbyn 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 A detailed Stormwater Management Plan.

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 appearance, materials and finishes of the new structure/building must match, compliment 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.

- 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. 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.**

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's 'Storm water Pollution Prevention Codes of Practice';

- For the Community**
- For Local, State and Federal Government**
- For the Building and Construction Industry**

Reason: To inform owners, developers, builders etc. of their obligation in regard to the environment and to the appropriate measures of storm water disposal from building sites.

- 5. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted rubble, bitumen or paving prior to occupation or use of the development herein approved. Such surfaces shall be maintained in a good and substantial condition at all times to the reasonable satisfaction of Council.**

Reason: To provide all weather parking and vehicle access.

6. The surface of the carpark area must be treated to the reasonable satisfaction of Council to prevent dust causing loss of amenity to the neighbourhood.

Reason: To maintain the amenity of the locality.

7. 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, driveways and footpaths) 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.

8. 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.

9. No 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.

10. 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.

11. 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.

12. All kitchen and cooking facilities must comply with the requirements of the Food Act 2001, Food Regulations 2002 and the Food Safety Standards.

Reason: To ensure that catering facilities meet relevant food standards

13. The Clubrooms shall have a maximum capacity of three hundred and fifty (350) persons at any time.

Reason: To maintain the amenity of the locality.

14. No change to the existing liquor licencing hours shall occur without the Approval of Council.

Reason: To maintain the amenity of the locality.

15. The building and land use herein approved shall not involve the playing of amplified music and the external Public Address (PA) system shall be used for public address purposes and not for the wholesale playing of entertainment.

Reason: To maintain the amenity of the locality.

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. The applicant remains bound to comply with conditions of previous consents with respect to the subject land, unless such conditions have been expressly superseded by this consent.
3. 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.
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.
- **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 UNANIMOUSLY

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION/COMMUNITY TITLE

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

ITEM 6.1 455/24/14 – 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

All parties associated with the appeal process met at a conference to see if a compromise could be met.

At the conclusion of the meeting no compromise could be reached and therefore the matter is going to a directions hearing which is to be held on the 16th December 2014.

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

ITEM 8. NEXT MEETING

Next meeting scheduled for Thursday 18th December 2014 commencing at 11am.

MEETING CLOSED AT 12.01pm

MINUTES CONFIRMED.....

CHAIR

DATED:.....