

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 19 SEPTEMBER 2013 AT 11:00 AM**

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

APOLOGIES

IN ATTENDANCE S Roberts (Manager Planning & Development),
D Altmann (Managing Director Development Answers),
T Gregory (Policy Planner), D Zanker (Town Planner),
R Panuccio (Administration), B Veenstra
(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 15 August 2013.

Moved Cr G Gartrell seconded R Sage that the minutes of the Alexandrina Council Development Assessment Panel held on 15 August 2013 as circulated to members be received as a true and accurate record.

CARRIED

Cr M Walker advised the Panel of her prior written declared conflict of interest and left the meeting at 11.02am in relation to Item 4.1 455/681/13 - Community Skate Park Facility Including Shade Shelters and Landscaping & Item 4.2 455/289/13 - Regional Aquatic Centre and Associated Facilities. Cr M Walker advised of her conflict of interest due to her role as an Elected Member of the Alexandrina Council and her publicly stated position of support for the establishment of the Fleurieu Regional Aquatic Centre.

Cr A Woolford advised of her prior written declared conflict of interest and left the meeting at 11.03am in relation to Item 4.1 455/681/13 - Community Skate Park Facility Including Shade Shelters and Landscaping & Item 4.2 455/289/13 - Regional Aquatic Centre and Associated Facilities. Cr A Woolford declared a conflict of interest due to her role as an Elected Member of the Alexandrina Council.

Cr G Gartrell advised of his prior written declared conflict of interest and left the meeting at 11.03am in relation to Item 4.1 455/681/13 - Community Skate Park Facility Including Shade Shelters and Landscaping & Item 4.2 455/289/13 - Regional Aquatic Centre and Associated Facilities. Cr G Gartrell declared a conflict of interest due to his role as an Elected Member of the Alexandrina Council.

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4.1 455/681/13 - COMMUNITY SKATE PARK FACILITY INCLUDING SHADE SHELTERS AND LANDSCAPING (continued)

3. 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.

4. 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.

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. Any additional excavated material not required as fill for the site shall be removed immediately after excavation to prevent bogging and soil washing away.

Reason: To minimise potential adverse off site environmental impacts.

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 security lighting 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.

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ITEM 4.1 455/681/13 - COMMUNITY SKATE PARK FACILITY INCLUDING SHADE SHELTERS AND LANDSCAPING (continued)

8. All plants, shrubs, trees and lawn and/or ground cover shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawn and/or ground cover shall be replaced whenever necessary.

Reason: To ensure landscaping is established and that it is well maintained.

9. Landscaping as detailed in the application shall be planted within [12] months of the date of consent and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.

Reason: To ensure landscaping is established and that it is well maintained.

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. 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. 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>.
3. 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.
4. 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.

CARRIED

ITEM 4.2 455/289/13 - Regional Aquatic Centre And Associated Facilities

SUMMARY TABLE

Date Of Application	10.04.2013
Subject Land	Lot 904 & 905 Sun Orchid Drive Hayborough
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Port Elliot West) Zone
Nature Of Development	Regional Aquatic Centre and associated facilities
Type Of Development	Consent on merit
Public Notice	Category 3
Representations Received	33
Representations To Be Heard	2
Date Last Inspected	2 September 2013
Recommendation	Development Plan Consent subject to conditions
Originating Officer	Sally Roberts

Prior to commencing the proceedings for item 4.2 Mr D Donaldson acknowledged the prior receipt of a request to defer item 4.2 from Mr M Canny on behalf of Mr E Ashby on the basis that Mr E Ashby did not receive an invitation to the meeting in time to prepare a verbal presentation or make arrangements to be in attendance. Mr D Donaldson confirmed the attendance of Mr E Ashby in the gallery and confirmed his intent to address the Panel on his representation. Mr D Donaldson also confirmed with Council administration that invitations were sent in accordance with the Development Regulations 2008.

Mr D Donaldson, (Chair) welcomed Mr P Semple (representor) to the meeting from 11.29am – 11.34am

Mr D Donaldson, (Chair) welcomed Mr E Ashby (representor) to the meeting from 11.35am – 11.39am

Mr D Donaldson, (Chair) welcomed Kate Jessep (Acting City Manager City of Victor Harbor) & Ms Shanti Ditter (Principal – Planning Aspects) on behalf of the Applicant to the meeting from 11.40am – 11.48am

31 Moved R Sage seconded M Penhall 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 29 November 2012 and that the proposal displays sufficient merit in order to warrant the granting of Development Plan Consent for the construction of a Regional Aquatic Centre on allotment 904 and 905 Sun Orchid Drive, Hayborough, subject to the following conditions:

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ITEM 4.2 455/289/13 - Regional Aquatic Centre And Associated Facilities (continued)

CONDITIONS

1. The development here in approved shall be undertaken and maintained with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

2. The minimum Finished Floor Level of the main structure herein approved shall be set at 16.9m AHD or 0.35m above the existing natural surface, which ever is higher.

Reason: To ensure the proposed development is safe from inundation and in accordance with the Flood Study Report prepared by Kellogg Brown & Root Pty Ltd (KBR) dated 2 September 2013.

3. 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. 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.

4. Convenient and secure bicycle parking facilities shall be incorporated into the final design. The internal road network and bicycle path shall be designed for pedestrian convenience and give priority to pedestrian and cyclist safety. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.

5. Service, mechanical plant and equipment should be located and where necessary, screened, so as not to be visible from adjacent public places. 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.

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ITEM 4.2 455/289/13 - Regional Aquatic Centre And Associated Facilities (continued)

6. In conjunction with the standard drainage techniques proposed, where practical Water Sensitive Urban Design principles shall be applied to the site. These principles shall include, but not be limited to:
- Reduction of water usage through appropriate, dedicated landscape and planting practices;
 - Installation of rainwater tanks for storm water harvesting and reuse within both the building (where practicable) and for external landscaping treatments;
 - Vegetated swales within the car parking facility and landscaped areas (where practicable) to convey surface storm water runoff towards bio-retention systems;
 - Inclusion of bio-retention systems (where practicable) to provide subsurface filtration to provide improved water quality measures prior to final storm water discharge into the existing Beyond Today constructed wetland networks.

7. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application.

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

8. 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.

9. 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.

10. Vegetation buffers as detailed within the plans and documentation shall be maintained and the site of the proposed building 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 building. 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.

11. Additional landscape plantings should occur within the existing vegetation buffers, and throughout the subject site including the service road, car park and bike path.

12. A vegetated landscape screening buffer should be included along the eastern portion of the subject site to reduce the visual appearance of the structure in the Landscape (Port Elliot West) Zone. .../cont

ITEM 4.2 455/289/13 - Regional Aquatic Centre And Associated Facilities (continued)

- 13. All plants, shrubs, trees and lawn and/or ground cover shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawn and/or ground cover shall be replaced whenever necessary.**

Reason: To ensure landscaping is established and that it is well maintained.

- 14. 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

- 15. Management of the property should be undertaken in such a manner as to prevent denudation , erosion or pollution of the environment.**

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 for Thursday 17th October 2013 commencing at 11am

MEETING CLOSED AT 12.15pm

MINUTES CONFIRMED.....
CHAIR

DATED:.....