



MINUTES

Committee Council Assessment Panel
Meeting Held 15 JANUARY 2019 at 5:00pm
Location Council Chambers, 1 Bay Road, Victor Harbor

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1. PRESENT

Mr D Donaldson – Presiding Member
Ms J Urquhart – Independent Member
Mr P Smith – Independent Member
Mr S Hamnett – Independent Member
Cr Peter Charles – Elected Member

In Attendance:

Mr G Pathuis – Director of Planning and Regulatory Services
Ms A Davis-Cash – Planner
Ms D Beaton – Para-Planner/Minute Secretary

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

3.1 Confirmation of the Previous Meeting Minutes - 20 December 2018

CAP12019

That the minutes of the previous Council Assessment Panel meeting held on Thursday 20 December 2018, as per copies supplied to members, be adopted as a true and correct record of that meeting.

CARRIED

4. DEVELOPMENT APPLICATIONS

4.1 Three-storey Detached Dwelling

CAP22019

That the Council Assessment Panel resolve to refuse the proposed development application as it does not adequately attempt to minimize the visual impact and results in excessive bulk and scale. In particular, it is contrary to the following provisions:

Residential Zone

Objective	4
Principles of Development Control	8, 9(a), 9(b)

Residential Development

Principles of Development Control	22
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Residential Zone Hayborough Policy Area 14

Objective	1, 2
Principles of Development Control	2, 5(a), 6, 8

CARRIED

4.2 Change in Land Use from Workshop to Shop (Snack Bar)

CAP32019

That the Council Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the provisions in the Development Plan.
- 2) RESOLVE to seek the concurrence of the State Commission Assessment Panel to grant Development Plan Consent to Stephen John Fladrich, Development Application No 453/369/18 for a change of land use from workshop to shop (snack bar) at number 38-48 (Lot 103) Maude Street, Victor Harbor subject to the following conditions.
 1. The development shall be in accordance with the plans and details submitted to and approved by Council as part of the application including the Statement of Effect prepared by C L Rowe and Associates Pty Ltd, except as varied by any subsequent conditions imposed herein.
 2. The premises shall be kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
 3. All of the car parking, driveway, and vehicle manoeuvring area shall be constructed and finished in bitumen, brick paving, or concrete, and appropriately drained in accordance with sound engineering practice prior to the occupation or use of the development herein approved.
 4. Each car parking space shall conform to the applicable Australian Standard. Such car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space prior to the use of the development herein approved and such line marking shall be maintained in good and substantial condition at all times to the reasonable satisfaction of the Council.
 5. Each car parking space or area abutting a walkway, footpath, landscaped area or fence shall be provided with a vehicle wheel stop or 900mm high bollard prior to the occupation or use of the development herein approved.
 6. The use and any associated processes or activities carried out shall not detrimentally affect the amenity of the locality by reason of noise, smell, vibration, fumes, smoke, soot, ash, dust or grit.
 7. The site shall be landscaped to achieve a high level of amenity to complement the locality and to the reasonable satisfaction of Council.

CARRIED

5. OTHER BUSINESS

Chair, Don Donaldson, noted that it would be helpful for future reports to provide clearer identification of the locality being referred to as part of the desired character commentary. Staff will address.

6. POLICY ISSUES

Nil

7. NEXT MEETING

The next meeting is scheduled to be held on Tuesday 12 February 2019.

8. CLOSURE

The meeting was declared closed at 6.02pm.

Signed: _____ Date: _____