



MINUTES

Committee Council Assessment Panel
Meeting Held 9 APRIL 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
Mr B Coventry – Assessment Manager
Ms A Davis-Cash – Planner
Ms Deb Beaton – Acting Para-Planner

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

3.1 Confirmation of the previous meeting minutes - 12 March 2019

CAP112019

That the minutes of the previous Council Assessment Panel meeting held on Tuesday 12 March 2019, as per copies supplied to members, be adopted as a true and correct record of the meeting.

CARRIED

4. DEVELOPMENT APPLICATIONS

4.1 Two-Storey Detached Dwelling and Associated Retaining Walls

CAP122019

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 grant Development Plan Consent to Barefoot Building Design, Development Application No. 453/559/18 for the construction of a Two-storey Detached Dwelling and associated Retaining Walls at No. 11 (Lot 151) Millard Court, Encounter Bay subject to the following conditions:

1. The development shall be in accordance with the plans and details submitted (including amended plans marked received and dated 4 March 2019) to and approved by Council as part of the application, except as varied by any subsequent conditions imposed herein.
2. All stormwater flows are to be discharged from the building and site shall be by means of impervious pipes to the street water table within seven (7) days from the installation of the roof covering ensuring that the drain under the footpath is either:
 - a) a single 100mm diameter concrete pipe;
 - b) an appropriate size steel pipe; or
 - c) a sewer grade PVC pipe.

Alternatively provide Council with proof of adequacy of a system that will ensure that there will be no adverse effects from redirected surface water to people and other property.

3. Proposed retaining walls shall be constructed as part of the construction phase of the building and completed prior to the occupation/use of the approved building.

PLEASE NOTE: There may be a requirement to give the adjoining owner 28 days notification under the Building Rules, to check whether this is the case please contact your Builder, Private Certifier or Council as the case may be.

4. Proposed earthworks (excavation and/or fill) adjacent to a property boundary shall be protected using an engineer designed retaining wall and/or an appropriately battered slope or provide Council with details of an alternate protection measure. Such protection measures shall be installed during the construction phase of the building to the reasonable satisfaction of Council and completed prior to the occupation/use of the approved building.

PLEASE NOTE: There may be a requirement to give the adjoining owner 28 days notification under the Building Rules, to check whether this is the case please contact your Builder, Private Certifier or Council as the case may be.

5. All external materials and finishes of the development shall be of a low light-reflective nature.
6. The site shall be landscaped to achieve a high level of amenity to complement the locality and to the reasonable satisfaction of Council.
7. Upstairs windows to bedroom 2 and bath shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be manufactured obscure glass, fixed shut or by a wind out mechanism (to open no greater than 200mm) and hinged at the top of the window panel, or, as otherwise approved by Council to ensure reasonable protection of privacy.

CARRIED

4.2 Dwelling Alterations, Roof Top Deck Addition and Carport at 3 Elliot Avenue, Hayborough

CAP132019

That the Council Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the provisions in the Development Plan; AND
- 2) RESOLVE to grant Development Plan Consent to Nylon Productions Pty Ltd, Development Application number 453/006/19 for Dwelling Alterations, Roof Top Deck Addition and Carport at 3 Elliot Avenue, subject to the following conditions:
 1. The development shall be in accordance with the plans and details submitted (including amended plans marked and dated 8/3/19) to and approved by Council as part of the application, except as varied by any subsequent conditions imposed herein.
 2. The stormwater disposal from the building and/or site shall be installed within seven (7) days from the installation of the roof covering by means of impervious pipes or other suitable materials to the street water table, ensuring that the drain under the footpath in either-
 - a) a single 100mm diameter concrete pipe;
 - b) an appropriate sized and corrosion protected steel pipe; or
 - c) a 90mm minimum sewer grade PVC pipe.Alternatively, provide Council with proof of adequacy of a system that will ensure that there will be no adverse effects from site generated stormwater to people, property or buildings.
 3. The external appearance, materials and finishes of the development shall match or blend with the existing building, and shall be of a low light-reflective nature.
 4. That a floor plan indicating the kitchen within unit 2 be provided to Council prior to the issuing of development approval.

CARRIED

4.3 Extension of Consent - Pair of three-storey semi-detached dwellings with roof top decks at 8 Hayward Street, McCracken

CAP142019

Pursuant to Section 40(3) of the Development Act 1993, the Council Assessment Panel agree to extend the period of consent applicable to Development Application 453/514/14 for a further period of twelve months (expiring on the 17 March 2020).

CARRIED

5. OTHER BUSINESS

The inclusion of a map indicating which properties were notified during the public notification and of those who lodged a representation was well received by members. This inclusion will continue for all development applications that are placed on public notice.

6. POLICY ISSUES

Nil

7. NEXT MEETING

The next meeting is scheduled to be held on Tuesday 14 May 2019.

8. CLOSURE

The meeting was declared closed at 5.58pm.

Signed: _____ Date: _____