



MINUTES

Committee Council Assessment Panel
Meeting Held 18 JUNE 2019 at 5:00pm
Location Council Chambers, 1 Bay Road, Victor Harbor

Index

1.	PRESENT	2
2.	APOLOGIES.....	2
3.	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	3
3.1	Confirmation of the Previous Meeting Minutes - 9 April 2019	3
4.	DEVELOPMENT APPLICATIONS.....	4
4.1	Four storey mixed use development (ground floor commercial with three floors of accommodation/dwellings) at Lots 22-24 & Lot 1000 Flinders Parade, Victor Harbor	4
4.2	Land Division - No. 4576 & 4594 (Lots 31 & 32) Victor Harbor Road, Hindmarsh Valley (non-complying).....	5
4.3	Land Division - No. 7 (Lot 3) Valley View Road, Victor Harbor	7
4.4	Land Division - No. 126 (Lot 50) and Lot 52 Greenhills Road, Lower Inman Valley	7
4.5	Two-Storey Dwelling Addition, Alterations and Garage at 12 Investigator Crescent, Encounter Bay	8
4.6	Section 49 Application - Urgent Works to Granite Island Causeway.....	9
5.	OTHER BUSINESS	9
6.	POLICY ISSUES.....	9
7.	NEXT MEETING	9
8.	CLOSURE	9

1. PRESENT

Mr D Donaldson – Presiding Member
Ms J Urquhart – Independent Member
Mr P Smith – 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 – Para Planner

2. APOLOGIES

Mr S Hamnett – Independent Member

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

3.1 Confirmation of the Previous Meeting Minutes - 9 April 2019

CAP152019

That the minutes of the previous Council Assessment Panel meeting held on Tuesday 9 April 2019, as per copies supplied to members, be adopted as a true and correct record of the meeting.

CARRIED

4. DEVELOPMENT APPLICATIONS

4.1 Four storey mixed use development (ground floor commercial with three floors of accommodation/dwellings) at Lots 22-24 & Lot 1000 Flinders Parade, Victor Harbor

CAP162019

That the Council Assessment Panel resolve that the application be deferred and additional information be sought from the applicant on car parking demand, availability and potential contribution to the car parking fund together with an improved landscaping scheme.

CARRIED

5.22pm

G Pathuis left the meeting and returned at 5.30pm

4.2 Land Division - No. 4576 & 4594 (Lots 31 & 32) Victor Harbor Road, Hindmarsh Valley (non-complying)

CAP172019

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 Hickenbotham Group of Companies c/- Fyfe Pty Ltd, Development Application number 453/D030/18 for a land division of No. 4576 & 4594 (Lots 31 & 32) Victor Harbor Road, Hindmarsh Valley, subject to the following conditions:

City of Victor Harbor Development Plan

1. The land division shall be undertaken in accordance with the plans prepared by Fyfe Pty Ltd (reference 16192B04-R2 dated 24/5/2019) and associated documents including the Statement of Effect prepared by Fyfe & dated 4/2/2019 and the Response to request for information prepared by Fyfe & dated 27 May 2019, that were submitted to, and approved by, Council as part of the subject application except as varied by any subsequent conditions imposed herein.

City of Victor Harbor – Land Division Conditions

1. The applicant shall provide for the construction of all necessary services and infrastructure, including but not necessarily limited to roads, stormwater drainage, waste disposal, electricity, telephone and internet, to the satisfaction of Council and all relevant authorities. All associated costs shall be borne by the applicant/developer.
2. All services, including telephone, internet and electricity, shall be placed underground to the requirements of the relevant service providers. Where appropriate, services should be provided in a common service trench.
3. The Welch Road / New Road junctions shall be provided with a painted median scheme. This scheme shall include channelized left and right turn treatments as required on Welch Road. The left-turn from the New Roads into Welch Road shall also be provided with an appropriate tapers. All existing longitudinal drainage of Welch Road shall be accommodated within the design of the new junction.
4. The Welch Road / New Road junctions shall be designed and constructed to the satisfaction of the Council, with all costs (including design, construction, project management, roadside drainage and any lighting upgrades) to be borne by the developer. The applicant must contact Council's Manager of Engineering on telephone 8551 0500, or via email localgov@victor.sa.gov.au for design approval prior to undertaking any works.

5. A Storm Water Management and Design Plan for the construction of drainage infrastructure which addresses the control and management of all storm water runoff from the development shall be provided to, and approved by, Council prior to the commencement of any works.

Note: Detailed storm water run-off calculations shall be provided to Council prior to the approval of the design plans. The Storm Water Management Plan shall consider all catchment areas contributing to run-off over and/or through the development. Flow paths/channels produced from storm water infrastructure existing within the vicinity of the development shall not be compromised by the development. The Management Plan and design shall incorporate measures to limit the rate of runoff from the site of the development and detain and/or store storm water runoff for re-use. The principles of Water Sensitive Urban Design shall be adopted in the design of the storm water management system.

Development Assessment Commission - Land Division Conditions

1. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0081075). The necessary easements shall be granted to the SA Water Corporation free of cost.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Commissioner of Highways – Land Division Conditions

1. The Victor Harbor / New Road junction shall be provided with a painted median scheme. This scheme shall include channelized left and right turn treatments on Victor Harbor Road. The left-turn from the New Road into Victor Harbor Road shall also be provided with an appropriate taper. All existing longitudinal drainage of Victor Harbor Road shall be accommodated within the design of the new junction.
2. The Victor Harbor Road / New Road junction shall be designed and constructed to the satisfaction of the Department of Planning, Transport and Infrastructure (DPTI), with all costs (including design, construction, project management, roadside drainage and any lighting upgrades) to be borne by the developer. The applicant must contact DPTI's Asset Enhancement Engineer, Road and Traffic Management, Mr Victor Ling on telephone 8104 5630, mobile 0467 784 657, or via email victor.ling@sa.gov.au, for design approval prior to undertaking any works.
The applicant shall enter into a 'Developer Agreement' with DPTI to undertake the above roadworks, prior to Section 51 Clearance Certificates being issued for this application.
3. All property access shall be gained via the internal/local road network only. All obsolete access points to Victor Harbor Road shall be permanently closed.

CARRIED

4.3 Land Division - No. 7 (Lot 3) Valley View Road, Victor Harbor

CAP182019 Moved: P Smith
 Seconded: J Urquhart

That the Council Assessment Panel resolve to refuse the land division 453/D009/19 as the proposed allotment sizes are inconsistent with the minimum site area of the Rural Living North Policy Area. In particular, it is contrary to the following provision:

Rural Living North Policy Area 29

Principle of Development Control 4(b)

CARRIED

4.4 Land Division - No. 126 (Lot 50) and Lot 52 Greenhills Road, Lower Inman Valley

CAP192019 Moved: P Smith
 Seconded: J Urquhart

That the Council Assessment Panel resolve to refuse the land division 453/D006/19 as the proposed allotment sizes are inconsistent with the minimum site area of the Rural Living North Policy Area. In particular, it is contrary to the following provision:

Rural Living North Policy Area 29

Principle of Development Control 4(b)

CARRIED

4.5 Two-Storey Dwelling Addition, Alterations and Garage at 12 Investigator Crescent, Encounter Bay

CAP202019

That the Council Development 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 David Johnson, Development Application No. 453/173/19, for the construction of a Two-storey Dwelling Addition, Alterations and Garage at 12 (Lot 93) Investigator Crescent, Encounter Bay subject to the following conditions.
 1. The development shall be in accordance with the plans and details submitted (including amended plans marked and dated 20/5/19 and 30/5/19) 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. The external appearance, materials and finishes of the development shall match or blend with the existing building.
4. Upstairs window to Elevation 2 shall have a minimum window sill height 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.
5. 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.

CARRIED

4.6 Section 49 Application - Urgent Works to Granite Island Causeway

CAP212019

That the Council Assessment Panel provide comment to the SCAP as per section 49(5) of the Development Act 1993 that they support development application 453/V003/19 and recommend that structural repairs be implemented in accordance with the GHD Report recommendations.

CARRIED

5. OTHER BUSINESS

Nil

6. POLICY ISSUES

That the current Rural Living Zone and Rural Living Policy Areas be reviewed by Council for a potential Development Plan Amendment with regard to minimum allotment sizes.

7. NEXT MEETING

The next meeting is scheduled to be held Tuesday 9 July 2019.

8. CLOSURE

The meeting was declared closed at 5.55pm.

Signed: _____ Date: _____