



# MINUTES

Committee      Council Assessment Panel  
Meeting Held    9 JULY 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 Community and Development  
Mr B Coventry – Assessment Manager  
Ms A Davis-Cash – Planner  
Ms Deb Beaton – Para Planner

## **2. APOLOGIES**

Nil

**3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**3.1 Confirmation of the Previous Meeting Minutes - 18 June 2019**

CAP222019

That the minutes of the previous Council Assessment Panel meeting held on Tuesday 18 June 2019, as per copies provided to members, be adopted as a true and correct record of the meeting.

**CARRIED**

## **4. DEVELOPMENT APPLICATIONS**

### **4.1 Three-Storey Detached Dwelling at 11 (Lot 78) Olivers Parade, Hayborough**

CAP232019

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 Matthews Architects, Development Application No. 453/207/19 for the construction of a three-storey detached dwelling at 11 Olivers Parade, Hayborough, subject to the following conditions:
  1. The development shall be undertaken in accordance with the plans and details submitted 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 site shall be by means of impervious pipes to the street water table 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. All material used in the construction of the approved development shall be of a low reflective nature.
  4. All landscaping shall be maintained and nurtured at all times, and any dead or diseased trees, plants, shrubs and/or groundcover shall be replaced with other trees, plants, shrubs and/or groundcover of the same, or similar, respective species.
  5. 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.
  6. 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**

## **4.2 Two-Storey Detached Dwelling at 13 (Lot 12) Twin Figs Court, Encounter Bay**

CAP242019

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 Grant Sutherland, Development Application No. 453/184/19 for the construction of a two-storey detached dwelling at 13 Twin Figs Court, Encounter Bay, subject to the following conditions:
  1. The development shall be undertaken in accordance with the plans and details submitted 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 site shall be by means of impervious pipes to the street water table 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. All material used in the construction of the approved development shall be of a low reflective nature.
  4. The site shall be landscaped to achieve a high level of amenity to complement the locality and to the reasonable satisfaction of Council.
  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**

**5. OTHER BUSINESS**

S Hamnett asked that consideration be made to list each plan that the application approval refers in the conditions of consent, rather than the consent is granted in accordance with the plans submitted, within the standard condition.

**6. POLICY ISSUES**

Nil

**7. NEXT MEETING**

The next meeting is scheduled to be held on Tuesday 13 August 2019.

**8. CLOSURE**

The meeting was declared closed at 5.43pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_