

**MINUTES OF A MEETING OF THE COUNCIL ASSESSMENT PANEL** held at the Council Chambers, Town Hall, Kadina on Wednesday 13<sup>th</sup> March 2019, commencing at 5.32 p.m.

**PRESENT:** Presiding Member: John Brak.  
Independent Members: Stephen Horsell, and Mark Weedon (arrived at 5.34 pm).  
Elected Members: Mayor Roslyn Talbot.

**IN ATTENDANCE:**

Mr. Muller Mentz, Director Development Services, Assessment Manager  
Mr Matt Dineen, Coordinator Strategic Planning & Development  
Mrs. Wanita Gregory, EA/Minute Secretary

**1. Opening of Meeting:**

Presiding Member, John Brak welcomed all in attendance and opened the meeting.

There was 1 Member from the press in the gallery at the commencement of the meeting.

**2. Apologies:**

- 2.1 Apologies – Nil.
- 2.2 Leave of Absence – Nil.
- 2.3 Non-Attendance – Nil.

**3. Confirmation of Minutes of previous meeting:**

**CAP8:0319**

**Moved Member Talbot**

That the Minutes of the previous meeting of the Council Development Assessment Panel held on 13<sup>th</sup> February 2019, be taken as read and confirmed.

**Seconded Member Horsell**

**Carried.**

**4. Business Arising from Previous Minutes:** Nil

**5. Declaration of Conflict of Interest:** Nil

**6. Environmental Officer's Reports:****6.1 Development Applications****6.1.1 Public Notification Applications – Category 3**

Nil.

**6.1.2 Public Notification Applications – Category 2**

6.1.2.1 Development No. 340/471/18 – Thomas Hill, Lot 19, 13 Chapple Street, Moonta Bay

**CAP9:0319**

**Moved Member Horsell**

That following consideration and having regard to all relevant matters concerning the proposed development at Allotment 19 Chapple Street, Moonta Bay, that:

- (a) It is determined that the proposed development is not seriously at variance to Council's Development Plan; and
- (b) Development Plan Consent be **GRANTED** subject to the following conditions:

9.1 Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 340/471/18.

Drawing/ Project No.	Sheet No.	Sheet Title	Issue	Date
C01.1	1 / 21	Title	01	19.11.18
C01.2	2 / 21	Site Plan	03-WIP	10.12.18
C01.3.1	3 / 21	Dwelling 1 - Floor Plan	01	03.09.18
C01.3.2	4 / 21	Dwelling 2 - Floor Plan	01	03.09.18
C01.4.1	5 / 21	First Dwelling Elevation	01	03.09.18
C01.4.2	6 / 21	Second Dwelling Elevations	01	03.09.18

9.2 Prior to the issuing of Building Rules Consent, an engineered Site Works Plan shall be provided to Council for assessment and consideration outlining the following (as a minimum):

- (a) The proposed Finished Floor Level and Bench Level of the proposed dwellings
  - (b) The extent of any cut and/or fill
  - (c) Stormwater Management including but not limited to the appropriate disposal of surface water at the base of the existing rear batter
- 9.3 The applicant/developer shall provide sewerage augmentation contributions in accordance with Council's Community Wastewater Management System Policy. Payment of such contribution shall be made following prior to the occupation of the proposed development.
- 9.4 The applicant/owner shall ensure that air-conditioning compressor units (excluding evaporative systems) are installed so that no part of the unit is higher than the fence line or 1.5 metres above the ground level, whichever is lower. Evaporative systems must be installed in a manner that ensures the units are installed below the ridgeline of the roof and on the side of the roof where the visual impact of the units on any adjoining street is minimised.
- 9.5 Any person performing building work on the subject land shall at all times provide and maintain an enclosed waste receptacle on the subject land. All builders' waste, hard building material and litter shall be contained and stored in the receptacle at all times in a manner satisfactory to Council. The receptacle must be on site for the duration of the construction period. The receptacle shall be emptied when full. If necessary the receptacle shall be fitted with a lid to be closed during windy conditions.
- 9.6 The position of the driveway crossovers are approved as shown on the Plan of Development and shall be constructed in accordance with Council's specifications and as follows:
- a) It must be constructed to the kerb of the road or, if there is no kerb, to the sealed surface of the road; and
  - b) From the kerb or sealed road surface up to the property boundary it must be constructed to follow the same grade as Council's footpath.
- 9.7 Each dwelling shall be provided with a rainwater tank of at least 22,000 litres, capable of reticulation to the development. All rainwater tanks shall be:
- a) Coloured to be in keeping with the development it is associated with.

- b) Adequately screened from the property's road frontage.
  - c) Plumbed into the dwelling in accordance with AS3500.
  - d) Provided with an overflow device connected into the storm water disposal system.
  - e) Made mosquito proof with non-degradable screens on the inlet and overflow.
- 9.8 The developer/owner must ensure that the proposed development does not impact on any Council infrastructure in any way. In the event that Council infrastructure is affected by the proposed development the developer/owner must rectify all damage at no cost to Council.
- 9.9 Site falls and gradings are to be directed away from the building perimeter and adjacent sites and all roof water is to be directed to the street drainage (or storage tank) to the satisfaction of Council. The drainage system shall be completed by the finish of the construction of the building.
- 9.10 The street number of the approved development must be displayed within 6 months after occupation in such a way that it is clearly visible and readable from the main street frontage of the development.
- 9.11 The applicant/owner must obtain approval from Council for the installation of a Waste Control system prior to the commencement of construction. The Waste Control system must be installed in accordance with the conditions of the approval.
- 9.12 The developer/owner shall ensure that adequate onsite toilet facilities are provided for the duration of the construction of the approved development for use of workers involved with the development. All such facilities must comply with the applicable health legislation in place at the time of the construction of the development.
- 9.13 Prior to the issuing of Full Development Approval, a Landscape Plan shall be provided to Council for assessment and consideration. This plan shall (as a minimum) indicate the proposed landscaping to the Chapple Street frontage of each property.
- 9.14 Landscaping shall be implemented in accordance with the approved Landscape Plan within 3 months of commencement of construction. The approved landscaping shall be maintained so that it is in good condition at all times. Dead or diseased plants must be replaced with

similar species or with plants that will have the same effect as the dead/diseased plants.

#### Notes

1. The proposed development does not include approval for any retaining walls. Any retaining wall retaining a difference in ground levels exceeding 1 metre in height requires Development Approval.
2. Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.
3. Pursuant to Section 74(1) of the Development Regulations 2008 Council requires mandatory notification of the following stages of building work:
  - (a) One business day's notice of the commencement of building work on the site.
  - (b) One business day's notice prior to the commencement of
    - (i) excavation or location of fill on a site
    - (ii) treatment of a foundation
    - (iii) placement of concrete in any footing, pad or floor slab.
4. The developer/owner must ensure that adjoining land and Council's drainage systems are protected against erosion by implementing erosion and sediment controls in accordance with a Soil Erosion and Drainage Management Plan (SEDMP). The SEDMP must be prepared in accordance with "Guidelines for Erosion & Sediment Control on Building Sites". A booklet containing the necessary information to prepare a SEDMP is available from the Environment Protection Authority, Adelaide.

The SEDMP must include, among other things, the construction of stabilised access/egress point for the duration of the construction period. The access must

- (a) be constructed in accordance with the KESAB information sheet "Stabilised Entry/Exit Point";
  - (b) be a minimum of 3 metres wide and 15 metres long (measured from the property boundary), or at least to the building footprint for all residential sites;
  - (c) be extended from the property boundary to the kerb;
  - (d) include a diversion hump across the stabilised area where the access area slopes toward the road to direct stormwater run-off to the side where it must be filtered by a sediment fence.
5. It is the responsibility of the developer/owner to ensure that, during the construction period, all contractors comply with

all the relevant environmental legislation to avoid nuisance and pollution of waterways. A booklet containing the necessary information relating to prevention of nuisance and pollution on construction sites is available from the Environment Protection Authority, Adelaide.

(c) Delegation be granted to Council Officers to consider and approve minor variations to the proposed development.

**Seconded Member Weedon**

**Carried.**

**6.1.3 Public Notification Applications – Category 1**

Nil.

**7. Matters for Panels Attention:**

Nil.

**8. Correspondence:**

Nil.

**9. Closure:**

The Council Assessment Panel meeting closed at 5.39 p.m.

The foregoing Minutes of a Meeting of the Development Assessment Panel were read and confirmed at a Meeting of Development Assessment Panel held on Wednesday, 10<sup>th</sup> April 2019.

PRESIDING MEMBER:.....