

3. 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 Development Assessment Commission for Land Division Certificate purposes.

AND;

- 3) RESOLVE that the development proposed in Development Application 453/530/14 is NOT seriously at variance with the provisions in the Development Plan;

AND;

- 4) RESOLVE to grant Development Plan Consent to Russo Design, Development Application number 453/530/14, to construct a pair of Semi-Detached Dwellings at 3 (lot 41) Wood Street, Encounter Bay, subject to the following conditions:

Development Plan Consent Conditions:

1. The development shall be 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. 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.

3. 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.

4. The stormwater disposal from the buildings 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 is 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.
5. The 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. Prior to occupation of the dwellings, all east, west and south facing upstairs windows to the Kitchen, Dining, Family, Rumpus, Bathroom, Master Bedroom and Ensuite of both dwellings (as shown on the Site Plans and Elevations prepared by Russo Design & Construction, dated 31/10/14) shall have minimum window sill heights of 1.6 metres above finished floor level, or any glass below 1.6 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.
 8. A lattice screen to the eastern and western sides of the front balconies (as shown on the Elevations provided prepared by Russo Design & Construction, dated 31/10/14) shall be constructed prior to occupation, and extending the entire width of the balconies to a minimum of 1.6 metres in height above the finished floor level, and be constructed so that the voids are no larger than 40mm x 40mm and the dividing strips are at least 25mm wide or otherwise to Council's reasonable satisfaction.
 9. The front doors of the proposed dwellings (as shown on the Wood Street Streetscape of the Site Plan prepared by Russo Design & Construction, dated 30/10/14) shall contain an area of translucent material to enable the passage of natural light into the lower level entry & hallways, or otherwise to Council's reasonable satisfaction.

CARRIED UNANIMOUSLY

4.2. Proposal: Extension of Consent - Land Division

Location: 9 Wright Terrace, Encounter Bay

Applicant: Jason Parry

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|-------------|---|
| LDA 15/0017 | 453/D010/06 - 9 Wright Terrace, Encounter Bay |
|-------------|---|

Moved: K Shierlaw

Seconded: J Urquhart

Pursuant to Section 40(3) of the Development Act 1993, the Council Development Assessment Panel agree to extend the period of consent applicable to Development Application 453/D010/06 for a further period of twelve months (expiring on the 10 April 2016).

CARRIED UNANIMOUSLY

5. OTHER BUSINESS

5.1. Policy Issues

Nil

5.2. CDAP - 2014 Annual Review

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|-------------|---------------------------|
| LDA 15/0018 | CDAP - 2014 Annual Review |
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Moved: K Shierlaw

Seconded: P Charles

That the report be received and noted.

CARRIED UNANIMOUSLY

5.3. Signs

P Smith raised concern with the number of mobile trailer signs around the Council area.

The Director of Planning and Regulatory Services, Mr G Pathuis informed the panel, Council are monitoring the matter.

5.4. CDAP Training

G Pathuis informed the panel Alexandrina, Yankalilla Council's and the City of Victor Harbor have joined together to engage Wallmans Lawyers to facilitate a CDAP member training. The training will be held at Alexandrina Council Chambers on Thursday 16th July commencing at 1pm.

G Pathuis encouraged all panel members to attend the training, as the topics will include statutory framework, role and function, terms of reference, meeting procedures, decision-making procedures, development assessment process, appeals, conflict of interest, Minister's Code of Conduct and ICAC, please register your attendance to K Walker.

6. CONFIDENTIAL ITEMS

Nil

7. **NEXT MEETING**

J Urquhart informed the panel, she will be away for the next scheduled meeting.
The next scheduled meeting is Tuesday 9th June 2015.

8. **CLOSURE**

The Presiding Member declared the meeting closed at 5:14pm

Date : _____

Chairperson : _____