

MINUTES

Committee **Council Development Assessment Panel**
Meeting Held **Tuesday, 13 October 2015 at 5:00pm**
Location **Council Chambers, Bay Road, Victor Harbor**

1. **PRESENT**

K Dutton
C Schofield
K Shierlaw
J Urquhart
P Smith
G Lloyd-Jones

In Attendance:

G Pathuis - Director of Planning & Regulatory Services
B Coventry - Manager of Planning and Building
A Russell - Planner
K Walker - Para Planner

2. **APOLOGIES**

P Charles

3. **MINUTES OF THE PREVIOUS MEETINGS**

LDA 15/0029	Confirmation of the Minutes of the Previous Meeting
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Moved: C Schofield

Seconded: K Shierlaw

That the Minutes of the Previous Council Development Assessment Panel Meeting held on Tuesday, 8 September 2015 as per copies supplied to members be adopted as a true and correct record of that meeting.

CARRIED

4. DEVELOPMENT APPLICATIONS

5:01pm - P Smith declared a conflict of interest in relation to Agenda Item 4.1 and left the chambers.

- 4.1. Proposal:** Variation to Condition 4 on DA 453/100/13 (Flying Kiwi)
- Location: No. 18-38 (Lot 81-85) Wattle Drive, McCracken
- Applicant: Adare Camp and Caravan Park
- Representation: In accordance with the Development Act 1993, the following will be addressing the Panel in support of their representations.
1. Harry Bechervaise
- Mark Lee addressed the panel on behalf of the applicant (Adare Camp and Caravan Park) in support of their application.

LDA 15/0030 453/254/15 - 18-38 Wattle Drive, McCracken

Moved: K Shierlaw Seconded: K Dutton

That the Council Development 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 Adare Conference Camp & Caravan Park, Development Application number 453/254/15, to vary the wording of Condition 4 on Development Authorisation 453/100/13 to read as follows:**
 1. **Use of the Flying Kiwi shall be restricted to school aged participants in program camps staying at the Adare Camp & Caravan Park, and shall only be undertaken under the supervision of an onsite activity facilitator between the following times: 9:00am to 5:30pm Mondays to Fridays (excluding Public Holidays)**

Subject to the following addition condition:

2. **The Flying Kiwi shall not be used during the schoolies festival.**

CARRIED

5:32pm - P Smith re-entered the meeting

Note: Item 4.2 was deferred at the CDAP meeting held on 8th September 2015 for provision of additional information

4.2. Proposal: Two Storey Dwelling Additions and Alterations

Location: No. 32 Heggerton Street, McCracken

Applicant: ABC Advanced Building Constructions Pty Ltd

5:42pm - The meeting was adjourned to allow the applicant Mark Hendricks from ABC Advanced Building Constructions Pty Ltd to attend the meeting.

5:54pm - The meeting resumed.

LDA 15/0031**453/102/15 - 32 Heggerton Street, McCracken****Moved: K Shierlaw****Seconded: C Schofield****That the Council Development 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 ABC Advanced Building Constructions Pty Ltd, Development Application number 453/102/15, to construct a Two Storey Dwelling Additions & Alterations at 32 (Lot 41) Heggerton Street, McCracken, subject to the following conditions:**

Council 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. **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 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.
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 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.
- 5. The site shall be landscaped to achieve a high level of amenity to complement the locality and to the reasonable satisfaction of Council.

CARRIED

5. **OTHER BUSINESS**

5.1. **Policy Issues**

Nil

6. **CONFIDENTIAL ITEMS**

Nil

7. **NEXT MEETING**

The next meeting is scheduled for Tuesday 10th November 2015.

8. **CLOSURE**

The presiding member declared the meeting closed at 6:08pm

Date : _____

Chairperson : _____