

# MINUTES

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Committee      **Council Development Assessment Panel**  
Meeting Held    **Monday, 3 September 2007 at 4.30pm**  
Location        **Council Chambers, Civic Centre, Bay Road, Victor Harbor**

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**1.    PRESENT**

S Roberts (Chair)  
M Canny  
D Donnon  
K Ewens  
D Michelmore  
T Rose  
K Shierlaw

In Attendance:  
B Price - Director of Planning & Regulatory Services  
C Rowe - Senior Planner  
B Coventry - Planner

**2.    APOLOGIES**

Nil.

**3.    MINUTES OF THE PREVIOUS MEETINGS**

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| <b>Confirmation of the Minutes of the Previous Meeting</b> |
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That the Minutes of the Previous Council Development Assessment Panel Meeting held on Tuesday, 10 July 2007 as per copies supplied to members be adopted as a true and correct record of that meeting.

**CARRIED**

**4.    DEVELOPMENT APPLICATIONS**

**4.1.    Proposal:**                      **Radio Station**  
  
Location:                              No. 55 Crozier Road, Victor Harbor  
  
Applicant:                              Great Southern FM  
  
Recommendation:                  Approve

**LDA 07/0014****No. 55 Crozier Road, Victor Harbor**

The Council Development Assessment Panel grant Development Plan Consent to Great Southern FM, Development Application 453/308/07 seeking consent to change the use of the land at number 55 Crozier Road, Victor Harbor, from residential (detached dwelling) to a radio broadcasting facility, subject to the following conditions:

1. All work shall be carried out in accordance with the plans and documents submitted with, and forming part of, the subject development application, unless varied by the following conditions.
2. All of the car parking, driveway and vehicle manoeuvring areas shall be constructed and finished in bitumen, brick paving or concrete, and appropriately drained in accordance with sound engineering practice prior to the occupation or use of the approved development.
3. The on-site car parking areas shall be designed to conform to the relevant provisions of Australian Standard 2890.1:2004. All car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space, prior to the use of the development herein approved, and such line marking shall be maintained in good and substantial condition at all times to the reasonable satisfaction of the Council.
4. A total of six (6) car parking spaces shall be provided on site of the approved development to the reasonable satisfaction of Council.

**CARRIED**

- 4.2. **Proposal:** Change of use from dwelling to consulting rooms and car parking.
- Location: No. 53-55 Torrens Street, Victor Harbor
- Applicant: Psych Access
- Recommendation: Approve

**LDA 07/0015****No. 53-55 Torrens Street, Victor Harbor**

The Development Assessment Panel seek the concurrence of the Development Assessment Commission to grant Development Plan Consent to PsychAccess, Development Application 453/274/07, for the change of use from dwelling to consulting rooms and car parking at numbers 53 & 55 Torrens Street, Victor Harbor, subject to the following conditions.

1. All work shall be carried out in accordance with the plans and documents submitted with, and forming part of, the subject development application, unless varied by the following conditions.

2. A sign not exceeding 0.5 square metres in face area shall be erected along the Torrens Street frontage directing clients to the parking provided off Torrens Lane.
3. A directional signs not exceeding 0.5 square metres in face area shall be erected at the vehicle access and egress point on Torrens Lane to direct visitors to the on-site car parking area, and ensure vehicles egress the subject site in a forward direction.
4. All of the car parking, driveway and vehicle manoeuvring areas shall be constructed and finished in bitumen, brick paving, or concrete, and appropriately drained in accordance with sound engineering practice, prior to the occupation or use of the development herein approved.
5. Each car parking space shall conform to the relevant provisions of Australian Standard 2890.1:2004. All car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space, prior to the use of the development herein approved, and such line marking shall be maintained in good and substantial condition at all times to the reasonable satisfaction of the Council.

CARRIED

4.3. **Proposal:** Second Dwelling

Location: No. 21 William Street, Victor Harbor

Applicant: Mr N Rose

Recommendation: Approve

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|-------------|-------------------------------------|
| LDA 07/0016 | No.21 William Street, Victor Harbor |
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Council Development Assessment Panel resolve to grant Development Plan Consent to Mr N D Rose, Development Application number 453/288/07, for the construction of a second dwelling on land at number 21 William Street, Victor Harbor, subject to the following conditions.

1. All work, including landscaping, shall be carried out in accordance with the plans submitted with, and forming part of, Development Application 453/288/07, unless varied by the following conditions.
2. No additional stormwater, which is generated by the site improvements shall be discharged from the site. Accordingly, the applicant shall provide on-site storage facilities to accommodate the additional generated flows or demonstrate to Council within the plans provided for Provisional Building Rules Consent that the external impact of additional storm water generated from the development site can be managed so as not to cause detriment to Council's external drainage system or the surrounding residential development.

**Note:** In the event that additional stormwater flows cannot be contained within the subject land, external drainage provision or contribution to such provision will be required of the applicant. Estimates cited will need to be adjusted to reflect current costs.

3. The applicant shall submit to Council, within three (3) months of the date of this decision, a detailed landscaping plan indicating the type and location of all plantings and any existing trees to be retained. Such a landscaping plan shall be to the reasonable satisfaction of Council.
4. All works and landscaping to be carried out as part of the approved development shall be completed prior to the occupation of the approved dwellings.
5. 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.
6. The driveway, vehicle manoeuvring areas and paths associated with the approved second dwelling shall be constructed of brick paving or concrete, and appropriately drained in accordance with sound engineering practice prior to the occupation or use of the development herein approved.
7. All material used in the construction of the approved second dwelling shall be non-reflective in nature.
8. The upper level window to the living room and toilet of the approved second dwelling shall have a minimum sill height of 1.6 metres above finished floor level, or any glass below 1.6 metres shall be manufactured obscure glass, fitted shut other than by a wind out mechanism (to open no greater than 200mm) and hinged at the top of the window panel (or otherwise approved by Council) so as to ensure reasonable privacy.
9. All required retaining walls shall be constructed as part of the construction phase of the approved development and shall be completed prior to the occupation of the approved dwelling.

**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.

Intermittent one (1) metre wide landscaping strips shall be provided adjacent the boundaries of, and within, the driveway to the existing dwelling, within twelve (12) months of the date of Development Plan Consent, to the reasonable satisfaction of Council.

**CARRIED**

**5. DELEGATED OFFICER'S REPORTS**

Members were updated on the status of a number of appeals before the Environment Resources and Development Court (ie Holmes - forestry; Nemeth - land division; Curves - gymnasium; and Pelvay - land division); and the "significant" applications presently being processed by staff.

**6. CLOSURE**

5.53pm

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

Chairperson : \_\_\_\_\_