

# **M I N U T E S**

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Committee      **Development Assessment Panel**  
Meeting Held    **Monday, 29 January 2007 at 5.00pm**  
Location        **Christian Gospel Centre, George Main Road, Victor Harbor**

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**1.    PRESENT**

K Ewens (Chairperson)  
P Chigwidden  
M Corcoran  
P Lewis  
D Michelmore  
M Richards  
T Rose  
P Ruciak  
D Sinclair-Warren  
K Trezise

In Attendance:  
G Maxwell – City Manager  
B Price – Director of Planning & Regulatory Services  
C Rowe – Senior Planner  
B Coventry - Planner  
G Riley - Minute Secretary

**2.    APOLOGIES**

E Cooper

<b>Apologies</b>
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**Moved:    D Sinclair-Warren                      Seconded:    M Corcoran**

**That the apologies be received.**

**CARRIED UNANIMOUSLY**

**3.    MINUTES OF THE PREVIOUS MEETINGS**

<b>Confirmation of the Minutes of the Previous Meeting</b>
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**Moved:    D Michelmore                      Seconded:    K Trezise**

**That the Minutes of the Previous Development Assessment Panel**

Meeting held on Monday, 15 January 2007 as per copies supplied to members be adopted as a true and correct record of that meeting.

CARRIED UNANIMOUSLY

#### 4. DEVELOPMENT APPLICATIONS

##### 4.1. **Proposal: Redevelopment of Boat Ramp**

Location: Rosetta Head, Encounter Bay

Applicant: City of Victor Harbor

*In accordance with the Development Act & Regulations 1993, the following objectors addressed the Panel*

1. Mr J Messenger (representing Mr J Cook and M/s N & P Quist)
2. Mrs E Sheppard
3. Mr Keith Middleton

*The Director of Environment and Infrastructure Services responded to questions raised by the Panel.*

##### **Rosetta Head, Encounter Bay**

The Development Assessment Panel grant Provisional Development Plan Consent to the City of Victor Harbor, Development Application No 453/647/06 to upgrade/redevelop the boat launching facility at Rosetta Head, Encounter Bay, subject to the following conditions.

1. All work shall be carried out in accordance with the plans submitted with, and forming part of, Development Application 453/647/06, 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 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 any property and/or foreshore within the immediate locality.
3. The final plan of the subject development proposal, to be provided for Provisional Building Rules Consent, shall incorporate measures to address the issue of the future change in sea levels (taking into account the relevant advice of the Coast Protection Board); the safe and convenient movement of pedestrians through the development site; on-site carparking; the interaction between pedestrians and motor vehicles; and the design and ongoing need of the stilling ponds.

4. All works to be carried out as part of the approved development shall be completed prior to the use of the approved development.
5. All car parking areas, including aisles, shall be sealed and appropriately drained in accordance with sound engineering practice, prior to the use of the approved development.
6. The 'Construction Environmental Management Plan' and the contractor's 'Implementation Plan' must be submitted to the relevant authority and approved prior to any physical works being undertaken.
7. The stilling ponds must contain a silt curtain or be constructed of permeable material that will contain the sediment but filter the run-off water. The construction of the stilling ponds must be in place before any dredging works takes place.
8. New car/trailer park surfaces are to be constructed of a pervious material (e.g. open interlocking pavers or compacted rubble).
9. Stormwater runoff is to be intercepted by a stormwater drain and directed to a soakage trench below a vegetated area of adequate size to negate any erosion.
10. The vegetated area shall consist of good friable loam to allow for adequate soakage and uptake by the plants.
11. A gross pollutant trap with sufficient capacity to capture all litter and coarse sediment (>0.125mm) in the stormwater runoff during a 10 year ARI rain event of 10 minutes duration must be installed immediately before the final disposal area.
12. All stockpiles of soil and sand must have surrounded by a fabric filter fences until they are used, spread or removed from the property.
13. Dredging is to be undertaken during the January to June period.
14. Dredging is to be undertaken during neap tides where practicable.
15. Noise levels must not exceed the levels as specified in the *Environment Protection (Industrial Noise) Policy 1994* when measured at the nearest noise sensitive receiver.
16. The design of the new revetment walls shall be to the reasonable satisfaction of the Coast Protection Board.

**RESOLVED**

Consistent with Section 56 (a), sub-section 12 of the Development Act 1993 the DAP moved into confidence and visitors were excluded from the gallery.

**5. CONFIDENTIAL ITEMS**

**5.1. Delegated Officer's Reports**

**5.1.1. Candetti Constructions**

**5.1.2. Genesis Bus Service**

**5.2. Proposal: Two two-storey semi-detached dwellings**

Location: Hindmarsh Road, McCracken

**6. CLOSURE**

The Chairperson closed the meeting at 5.50pm.

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

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