



COUNCIL ASSESSMENT

PANEL

MINUTES

THURSDAY 6 JUNE 2019

Membership of this Committee is:-

M L H Roberts (Presiding Member), Cr P L Mitchell, J Egan, T Christensen and I J Fitzsimons.

DISTRICT COUNCIL OF LOWER EYRE PENINSULA

MINUTES OF THE COUNCIL ASSESSMENT PANEL MEETING HELD AT 9.00 AM ON THURSDAY 6 JUNE 2019, IN THE REGIONAL DEVELOPMENT AUSTRALIA BOARDROOM, 89 LIVERPOOL STREET, PORT LINCOLN.

PRESENT : M L H ROBERTS (PRESIDING MEMBER), CR P L MITCHELL, T CHRISTENSEN AND I J FITZSIMONS.

ALSO PRESENT: L P J BLACKER (ASSESSMENT MANAGER), R W PEARSON (CHIEF EXECUTIVE OFFICER) AND J ISLE (PLANNING CONSULTANT).

1 WELCOME

The Presiding Member welcomed all members to the meeting.

2 APOLOGIES

J EGAN AND G JUTZEN (WORKS MANAGER).

3 CONFIRMATION OF MINUTES

MITCHELL / CHRISTENSEN

That the Minutes of the Council Assessment Panel meeting held on Thursday 2 May 2019, as per copies supplied to members, be confirmed.

Carried.

4 BUSINESS ARISING

Nil.

5 DELIBERATIONS IN CONFIDENCE

FITZSIMONS / CHRISTENSEN

That the Council Assessment Panel, resolves, pursuant to regulation 13(2)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, to exclude the public from the meeting to enable the Panel to discuss and determine those applications in the absence of the public.

Carried.

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
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6 REPRESENTATIONS

Nil.

7 ASSESSMENT MANAGER'S REPORT

CHRISTENSEN / MITCHELL

That the Assessment Manager's Report be received.

Carried.

PART I - LAND DIVISION

1.1 DEVELOPMENT APPLICATION 932/D021/18 CLAYTON

The Panel discussed their previous decision to refuse the application and the reasons for refusal. L Blacker gave an overview of the potential amendments presented by the applicant's Planning Consultant since this time and the ERD Court process to date.

MITCHELL / CHRISTENSEN

That the Council Assessment Panel:

RESOLVE that the proposed compromise (Plan titled: Access options Lot 41 revised May 27 2019 contained in email dated 27/05/2019 from Stewart Payne Planning Consultant) is not acceptable and to advise the Applicant and Environment, Resources and Development Court accordingly.

Carried.

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART I - LAND DIVISION

CONT'D:

1.2 DEVELOPMENT APPLICATION 932/D003/19 JERICHO

FITZSIMONS / CHRISTENSEN

That the Council Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Land Division Consent and Development Approval to the proposal by S Jericho for land division at 4453 (Lot 70) Tod Highway, Cummins in Development Application 932/D003/19, subject to the following conditions of consent:

DEVELOPMENT PLAN CONSENT CONDITIONS:

- 1 The application hereby approved shall be carried out in accordance with the Plan of Division dated 21/03/19 prepared by PA Dansie & Associates Pty Ltd reference 18371, as uploaded to EDALA on 29 March 2019.

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

LAND DIVISION CONSENT CONDITIONS:

- 1 The driveway to the dwelling shall:
 - a) be constructed with a formed, all-weather surface;
 - b) be constructed away from hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation;
 - c) be located such that the need to clear native vegetation or a significant tree is avoided;
 - d) have a minimum formed width of 3 metres (or 4 metres in steeper terrain);
 - e) have a gradient of not more than 16 degrees (i.e. a maximum slope of 1:3.5) at any point along the road or driveway;
 - f) allow fire-fighting vehicles to travel in a continuous forward movement by constructing curved roads and driveways with curves that have a minimum external radius of 12.5 metres;
 - g) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating either:
 - i. a loop road around the building;
 - ii. a turning area with a minimum radius of 12.5 metres;
 - iii. a 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and a minimum internal radii of 9.5 metres.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART I - LAND DIVISION

CONT'D:

1.2 DEVELOPMENT APPLICATION 932/D003/19 JERICHO CONT'D:

Reason: To ensure compliance with the Minister's Code: Undertaking development in Bushfire Protection Areas.

STATE COMMISSION ASSESSMENT PANEL CONDITIONS:

- 1 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.

SA WATER CORPORATION CONDITIONS:

- 1 The financial requirements of SA Water shall be met for the provision of water supply.

COMMISSIONER OF HIGHWAY CONDITIONS:

- 1 All access shall be gained via the shared right of way C access and/or Bratten Way only.
- 2 All vehicles must enter and exit the Tod Highway in a forward direction.

SA Water Corporation Planning Advisory Notes:

- 1 On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.
- 2 On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Carried.

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

2.1 DEVELOPMENT APPLICATION 932/93/17 SPEED

MITCHELL / CHRISTENSEN

That the Council Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by K Speed for the storage/warehousing of agricultural products and chemical supplies at 6-10 Tumby Bay Road, Cummins, in Development Application 932/93/17, subject to the following conditions of consent; and
 - 1 The development hereby approved shall be carried out in accordance with the plans and documentation submitted, and stamped by the Council received on 27 July 2018, 13 December 2018, 12 March 2019 and 14 March 2019, as contained in Development Application 932/78/18 except where varied by any conditions of consent;

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

- 2 All vehicles shall enter and exit the land in a forward direction.

Reason: To not inhibit safe and convenient traffic circulation within the locality.

- 3 Driveways, car parking spaces, manoeuvring areas and landscaped areas shall not be used for the storage or display of any goods, materials or waste at any time.

Reason: To ensure parking areas and manoeuvring areas are available for use at all times.

- 4 All of the car parking spaces, driveway and vehicle manoeuvring areas shall be constructed of concrete, paving bricks or bitumen and drained in accordance with recognised engineering practices prior to occupation of the premises.

Reason: To minimise dust and mud nuisance.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.1 DEVELOPMENT APPLICATION 932/93/17 SPEED

CONT'D:

- 5 All car parking spaces shall be line marked or delineated in a distinctive fashion, with the marking maintained in a clear and visible condition at all times. Parking spaces shall be delineated to comply with AS/NZS2890.1 Off-street car parking and/or AS/NZS2890.6 Off-street parking for people with disabilities.

Reason: To ensure compliance with relevant Australian Standards.

- 6 Landscaping shall be established along the eastern property boundary within 3 months of the occupation of the site. All plants shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council or its delegate.

Reason: To improve visual amenity along non-industrial zone boundaries.

- 7 The hours of operation of the premises shall be restricted to 7.30am to 6.00pm Monday to Friday and 8.00am to 12.00 noon on Saturdays.

Reason: To minimise impacts to the adjoining residential area.

- 8 All goods and materials placed in the area designated for the outside display of goods and materials shall be kept in a tidy manner and condition at all times.

Reason: To maintain the visual amenity of the locality.

- 9 All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no unreasonable nuisance or loss of amenity is caused to any person beyond the site.

Reason: To minimise nuisance and/or loss of amenity to any person beyond the site.

- 10 All storm water from buildings and paved areas shall be disposed of in accordance with recognised engineering practices and with materials that will not result in the entry of water onto any adjoining property or building, and does not affect the stability of any building.

Reason: To ensure stormwater is appropriately managed on site.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.1 DEVELOPMENT APPLICATION 932/93/17 SPEED

CONT'D:

- 11 All construction waste and other rubbish shall be stored in such a manner that prohibits any waste being blown from the building site in the event of strong winds. When building works are complete, all waste shall be removed from the site to an approved waste disposal area.

Reason: To ensure that the activities on the site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

ENVIRONMENT PROTECTION AUTHORITY CONDITIONS:

- 1 Prior to use of the storage shed, bunding must be installed and all liquid chemicals, chemical products and liquid waste materials must be stored within the bunded area so as to contain any spillages that may occur. Note: Refer to the EPA Guideline Bunding and spill management (2017), available at: https://www.epa.sa.gov.au/files/47717_guide_bunding.pdf.
- 2 The loading and unloading area must be managed to ensure that chemicals are not permanently stored within the bund.

COMMISSIONER OF HIGHWAY CONDITIONS:

- 1 All access to Tumby Bay Road shall be located and constructed in general accordance with Site Plan produced by Penna Planning & Design, dated March 2018, Issue DEV 3.
- 2 The access to Tumby Bay Road shall be a minimum of 8 metres in width to accommodate simultaneous two-way movements.
- 3 All vehicles shall enter and exit the site in a forward direction.
- 4 All manoeuvring areas for commercial vehicles shall be designed and constructed in accordance with AS 2890.2:2018.
- 5 All passenger parking areas shall be designed in accordance with AS/NZS 2890.1 :2004 and 2890.6:2009.
- 6 The existing on-street parking on Tumby Bay Road shall be modified accordingly to permit widening of the western crossover. All cost shall be borne by the applicant.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.1 DEVELOPMENT APPLICATION 932/93/17 SPEED

CONT'D:

- 7 The obsolete Tumby Bay Road crossover should be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to operation of the business.
- 8 Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining arterial road. Any alterations to road drainage infrastructure required to accommodate the development shall be at the expense of the applicant.

Planning Advisory Notes:

- 1 Please note that no work can commence on the land as a result of this consent. This approval is for Development Plan Consent only. Development Approval is required prior to the commencement of any works.
- 2 Pursuant to Section 34 (2) (d) of the Development Act 1993, an assessment of the development in respect of the Building Rules is to be undertaken by either:
 - the District Council of Lower Eyre Peninsula; or,
 - a Private Certifier.When all relevant consents have been issued, Development Approval will be granted by Council.
- 3 Development Plan Consent will lapse within twelve (12) months of the date of this notice unless Development Approval has been obtained.

Environment Protection Authority Advisory Notes:

- 1 The applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- 2 EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site:
<http://www.epa.sa.gov.au>.

Carried.

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.2 DEVELOPMENT APPLICATION 932/144/18 MICKAN

FITZSIMONS/ MITCHELL

That the Council Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by M & S Mickan for a shed to accommodate a café, meat processing and associated workshops and the change of use of two existing buildings for tourist accommodation, at 4105 Settlers Road, Cummins, in Development Application 932/144/18, subject to the following conditions of consent; and

- 1 The development hereby approved shall be carried out in accordance with the plans and documentation submitted, and stamped by the Council received on 26 November 2018 and 22 March 2019, as contained in Development Application 932/144/18 except where varied by any conditions of consent;

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

- 2 All meat processed within the shed shall be grown or raised on the subject land or within the Council area.

Reason: To ensure compliance with relevant zone provisions which provide for the processing, storage and distribution of local primary produce.

- 3 All bins and receptacles containing waste from the boning process shall be kept in a cool room at all times prior to being collected by a licensed waste contractor/ or transported to a licensed waste facility.

Reason: to ensure wastes are appropriately stored and removed from the site.

- 4 The two buildings for tourist accommodation shall be utilised for short-term accommodation only and shall not be adapted or used for permanent occupancy.

Reason: To ensure the development is utilised for its intended use.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.2 DEVELOPMENT APPLICATION 932/144/18 MICKAN

CONT'D:

- 5 The driveway to the tourist accommodation facilities shall:
- a) be constructed with a formed, all-weather surface;
 - b) be constructed away from hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation;
 - c) be located such that the need to clear native vegetation or a significant tree is avoided;
 - d) have a minimum formed width of 3 metres (or 4 metres in steeper terrain);
 - e) have a gradient of not more than 16 degrees (i.e. a maximum slope of 1:3.5) at any point along the road or driveway;
 - f) allow fire-fighting vehicles to travel in a continuous forward movement by constructing curved roads and driveways with curves that have a minimum external radius of 12.5 metres;
 - g) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating either:
 - h) a loop road around the building;
 - i) a turning area with a minimum radius of 12.5 metres;
 - j) a 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and a minimum internal radii of 9.5 metres.

Reason: To ensure the driveway satisfies the Minister's Code: Undertaking development in Bushfire Protection Areas

- 6 All storm water from buildings and paved areas shall be disposed of in accordance with recognised engineering practices and with materials that will not result in the entry of water onto any adjoining property or building, and does not affect the stability of any building.

Reason: To ensure stormwater is appropriately managed on site.

- 7 The premises must be connected to an approved and suitable wastewater disposal system which has been installed to the requirements of the South Australian Public Health Wastewater Regulations under the South Australian Public Health Act. Work cannot commence on site until Council has approved the proposed waste control system. A separate application is required for the installation of a wastewater disposal system.

Reason: To ensure effluent is appropriately managed on site.

- 8 Satisfactory all weather car parking is to be established at the site, and drained to the satisfaction of the Development Manager, with traffic movements to the approved plans.

Reason: To ensure parking facilities are of a suitable condition.

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.2 DEVELOPMENT APPLICATION 932/144/18 MICKAN CONT'D:

- 9 All car parking spaces shall be line marked or delineated in a distinctive fashion, with the marking maintained in a clear and visible condition at all times. Parking spaces shall be delineated to comply with AS/NZS2890.1 Off-street car parking and/or AS/NZS2890.6 Off-street parking for people with disabilities.

Reason: To ensure parking spaces meet the relevant Australian Standard.

- 10 All construction waste and other rubbish shall be stored in such a manner that prohibits any waste being blown from the building site in the event of strong winds. When building works are complete, all waste shall be removed from the site to an approved waste disposal area.

Reason: To ensure that the activities on the site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Planning Advisory Notes:

- 1 All necessary approvals/ licenses shall be obtained from the Department of Primary Industries and Regions SA (PIRSA) – Food Safety program – Meat Unit.
- 2 All operators of a food business (café) are required to notify the Department of Health. Notification can be made on line at www.fbn.sa.gov.au. Food Safety Information Kits are available at the SA Health website at: <https://www.sahealth.sa.gov.au>
- 3 Please note that no work can commence on the land as a result of this consent. This approval is for Development Plan Consent only. Development Approval is required prior to the commencement of any works.
- 4 Pursuant to Section 34 (2) (d) of the Development Act 1993, an assessment of the development in respect of the Building Rules is to be undertaken by either:
- the District Council of Lower Eyre Peninsula; or,
 - a Private Certifier.
- When all relevant consents have been issued, Development Approval will be granted by Council.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

2.2 DEVELOPMENT APPLICATION 932/144/18 MICKAN CONT'D:

- 5 Development Plan Consent will lapse within twelve (12) months of the date of this notice unless Development Approval has been obtained.

Carried.

2.3 DEVELOPMENT APPLICATION 932/34/19 ALL STEEL TRANSPORTABLE HOMES

MITCHELL / FITZSIMONS

That the Council Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by All Steel Transportable Homes for a single storey dwelling and attached cellar door at 368 Haigh Drive, North Shields, in Development Application 932/34/19, subject to the following conditions of consent; and
 - 1 The development hereby approved shall be carried out in accordance with the plans submitted, and stamped by the Council received on 20 March 2019 and 21 March 2019, as contained in Development Application 932/34/19 except where varied by any conditions of consent;

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

- 2 The hours of operation of the premises shall be restricted to:

Cellar Door tastings and sales : 10am to 6pm any day of the week;

Special functions: 10am to 10.30pm between Sunday and Thursday and 10am to 12.00am midnight Friday and Saturday.

Reason: To maintain the rural amenity of the locality.

- 3 A maximum of one function per month shall be held on the subject land.

Reason: To maintain the rural amenity of the locality.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

**2.3 DEVELOPMENT APPLICATION 932/34/19 ALL STEEL
TRANSPORTABLE HOMES**

CONT'D:

- 4 Any outdoor entertainment associated with functions shall be limited to between 10.00am and 5.00pm on any day.

Reason: To maintain the rural amenity of the locality.

- 5 The exterior cladding shall be of a colour, which is environmentally sensitive with minimal glare properties and enhances the character and amenity of the locality. Exterior painting shall be completed within six (6) months of construction being completed, to the reasonable satisfaction of the Council or its delegate.

Reason: To ensure the external colour of the building is compatible with the rural character of the locality.

- 6 The base perimeter (the space between the floor of the building and the ground) of dwellings on stumps or piers is to be enclosed with suitable solid material, which blends with the appearance and style of the building. Work is to be completed within three (3) months from the date of occupation of the dwelling.

Reason: To reduce the potential for trapping burning debris between the ground and building floor level.

- 7 Satisfactory all weather car parking is to be established at the site, and drained to the satisfaction of the Development Manager, with traffic movements to the approved plans

Reason: To ensure parking facilities are of a suitable condition.

- 8 All car parking spaces shall be line marked or delineated in a distinctive fashion, with the marking maintained in a clear and visible condition at all times. Parking spaces shall be delineated to comply with AS/NZS2890.1 Off-street car parking and/or AS/NZS2890.6 Off-street parking for people with disabilities.

Reason: To ensure compliance with relevant Australian Standards.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

**2.3 DEVELOPMENT APPLICATION 932/34/19 ALL STEEL
TRANSPORTABLE HOMES**

CONT'D:

- 9 The driveway to the tourist accommodation facilities shall:
- a) be constructed with a formed, all-weather surface;
 - b) be constructed away from hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation;
 - c) be located such that the need to clear native vegetation or a significant tree is avoided;
 - d) have a minimum formed width of 3 metres (or 4 metres in steeper terrain);
 - e) have a gradient of not more than 16 degrees (i.e. a maximum slope of 1:3.5) at any point along the road or driveway;
 - f) allow fire-fighting vehicles to travel in a continuous forward movement by constructing curved roads and driveways with curves that have a minimum external radius of 12.5 metres;
 - g) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating either:
 - h) a loop road around the building;
 - i) a turning area with a minimum radius of 12.5 metres;
 - j) a 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and a minimum internal radii of 9.5 metres.

Reason: To ensure the driveway satisfies the Minister's Code: Undertaking development in Bushfire Protection Areas

- 10 The applicant shall provide adequate and reliable on-site water supply, which shall have a storage capacity equivalent to at least 22,500 litres per bedroom, be connected to the roof water drainage, fitted with first flush devices and plumbed to the private dwelling. An additional dedicated and adequate water supply shall be clearly marked and made available for fire fighting purposes.

All above ground tanks and below ground tanks that project above ground in part which contain water dedicated for, and made available for, fire fighting purposes must be constructed of non-combustible material as tested in accordance with AS1530.1, Combustibility test for materials.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

**2.3 DEVELOPMENT APPLICATION 932/34/19 ALL STEEL
TRANSPORTABLE HOMES**

CONT'D:

Advisory Note

Recent research has identified that polyethylene tanks can be at risk of structural failure from radiant heat and they also showed some involvement in the combustion process from burning leaf litter. Tanks located below ground are not exposed to radiation or to sparks and embers but any portions projecting above ground should be constructed of non-combustible material.

Reason: To ensure adequate water supply. .

- 11 All storm water from buildings and paved areas shall be disposed of in accordance with recognised engineering practices and with materials that will not result in the entry of water onto any adjoining property or building, and does not affect the stability of any building.

Reason: To ensure stormwater is appropriately managed on site.

- 12 The premises must be connected to an approved and suitable wastewater disposal system which has been installed to the requirements of the South Australian Public Health Wastewater Regulations under the South Australian Public Health Act. Work cannot commence on site until Council has approved the proposed waste control system. A separate application is required for the installation of a wastewater disposal system.

Reason: To ensure effluent is appropriately managed on site.

- 13 All construction waste and other rubbish shall be stored in such a manner that prohibits any waste being blown from the building site in the event of strong winds. When building works are complete, all waste shall be removed from the site to an approved waste disposal area.

Reason: To ensure that the activities on the site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

continued:

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

PART II - FOR PANEL APPROVAL

CONT'D:

**2.3 DEVELOPMENT APPLICATION 932/34/19 ALL STEEL
TRANSPORTABLE HOMES**

CONT'D:

Planning Advisory Notes:

- 1 Please note that no work can commence on the land as a result of this consent. This approval is for Development Plan Consent only. Development Approval is required prior to the commencement of any works.

- 2 Pursuant to Section 34 (2) (d) of the Development Act 1993, an assessment of the development in respect of the Building Rules is to be undertaken by either:
 - the District Council of Lower Eyre Peninsula; or,
 - a Private Certifier.When all relevant consents have been issued, Development Approval will be granted by Council.

- 3 Development Plan Consent will lapse within twelve (12) months of the date of this notice unless Development Approval has been obtained.

Carried.

PART III - CORRESPONDENCE

Nil.

**PART IV - DEVELOPMENT APPROVALS UNDER DELEGATED
AUTHORITY**

Noted.

MITCHELL / CHRISTENSEN

That the Assessment Manager's Report be adopted.

Carried.

**DISTRICT COUNCIL OF LOWER EYRE PENINSULA
COUNCIL ASSESSMENT PANEL MINUTES – 6 JUNE 2019**

8 LATE CORRESPONDENCE

Nil.

9 GENERAL BUSINESS

Panel members questioned the status of the development applications in regard to 100 Esplanade, Coffin Bay. L Blacker advised that Council is considering options in regard to car parking and that the applicant has requested to meet with Council's contracted Building Assessment Officer.

10 NEXT MEETING

CHRISTENSEN / MITCHELL

That the next meeting of the Council Assessment Panel be held at 9.00 am on Thursday 4 July 2019 in the Regional Development Australia Boardroom, 89 Liverpool Street, Port Lincoln.

Carried.

MEETING CLOSED AT 9.25 AM

MINUTES CONFIRMED

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(ASSESSMENT MANAGER)

.....

(PRESIDING MEMBER)

DATED : 4 JULY 2019