



VISION & ASPIRATIONS

A vibrant and growing community to be supported by quality infrastructure, a sustainable environment and excellent services that meet everybody's needs and maintains our unique lifestyle.

MINUTES

from the meeting of

LIGHT REGIONAL COUNCIL DEVELOPMENT ASSESSMENT PANEL

*in the
COUNCIL CHAMBER
93 Main Street, Kapunda*

WEDNESDAY, 4 AUGUST 2010 at 5.30 pm

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LIGHT REGIONAL COUNCIL
DEVELOPMENT ASSESSMENT PANEL
MINUTES

MEETING HELD ON WEDNESDAY, 4 AUGUST 2010
IN THE COUNCIL CHAMBER, 93 MAIN STREET, KAPUNDA
COMMENCING AT 5.30 P.M.

1.

Mr Bruce Ballantyne	Presiding Member
Mr Kelvin Goldstone	Independent Member
Mr Peter Whimpress	Independent Member
Ms Janine Lennon	Independent Member
Mr Robert Hornsey	Elected Member
Mrs Lynette Reichstein	Elected Member
Ms Jane Alcorn	Elected Member

2. **IN ATTENDANCE**

Mr James Miller	General Manager - Development and Regulatory Services
Mrs Lisa Sapio	Team Leader – Planning
Mr Chad King	Senior Development Officer – Planning

3. **COMMENCEMENT AND WELCOME**

The Presiding Member, Mr Bruce Ballantyne, declared the meeting open at 5.30 p.m. and welcomed all those in attendance.

4.

Nil

5. **OF PREVIOUS MINUTES**

Moved Mrs Reichstein
Seconded Mr Goldstone
That the minutes of the meeting of the Development Assessment Panel held on Wednesday, 7 July 2010, be confirmed as a true and correct record of that meeting.

6. REPORT

6.1 **Development Application - 313/321/2009 - Dahlitz Constructions Pty Ltd**

Moved Mrs Reichstein

Seconded Ms Alcorn

That pursuant to Section 33(1) of the Development Act 1993, Development Application 313/321/2009 by Dahlitz Construction Pty Ltd which is a proposal for a Warehouse, Open Canopy and associated earthworks and car parking - Non Complying upon Lot 21 DP 63977, Hd Nuriootpa Greenock Road, Nuriootpa **is not considered to be seriously at variance** with the relevant provisions of the Light Regional Council Development Plan (consolidated 5 February 2009) and therefore Development Plan Consent is granted subject to the concurrence of the Development Assessment Commission (DAC), and the imposition of the following conditions, in addition to any conditions or requirements imposed by the Commission:-

1. The development shall proceed in accordance with the details of Development Application No 313/321/09 and the approved plans and correspondence submitted, except where varied by the following conditions.
2. 7 Car Parking spaces shall be provided in accordance with the approved site plan amended 1 March 2010
3. All external lighting of the site, including car parking areas and buildings, shall be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site to the reasonable satisfaction of the Council or its delegate.
4. The hours of operation of the premises shall be restricted to following times: Monday to Saturday 8:00am to 6:00pm
5. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers in accordance with the landscaping plan prepared by Barossa Valley Garden Design prior to the occupation of the premises and maintained to the reasonable satisfaction of the Council or its delegate.
6. All plants existing and/or within the proposed landscaped areas 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.
7. All loading and unloading of vehicles shall be carried out entirely upon the subject land.
8. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
9. All car parking spaces shall be linemarked or delineated in a distinctive fashion, with the marking maintained in a clear and visible condition at all times.
10. All car parking spaces, driveways, and vehicle manoeuvring areas shall be maintained in a good condition at all times to the reasonable satisfaction of the Council or its delegate.
11. The site shall be maintained and operated in a serviceable condition and in an orderly and tidy manner at all times to the reasonable satisfaction of the Council or its delegate.
12. That during construction, the builder shall at all times for the duration of the construction period provide and maintain a waste receptacle to the reasonable satisfaction of the Council on the site in which all site waste, including builder's waste, shall be contained and which receptacle shall be emptied as required.

13. All stormwater from buildings and paved areas shall be disposed of in accordance with the stormwater calculations and plans prepared by Bob Williams received by Council on 5 July 2010.
14. The ingress and egress points shall be sealed from the edge of the carriageway to the property boundary;
15. All vehicles shall enter and exit the land in a forward direction in accordance with the traffic impact assessment provided by ARRB Consulting.
16. Car parking and manoeuvring areas shall conform to AS 2890.1:2004 and AS 2890.2:2002;

Notes:

1. The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA on 8204 2004.
2. The site shall be maintained in a neat and tidy condition to the reasonable satisfaction of the Council or its delegate.
3. The granting of this consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation. The Applicant's attention is particularly drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.
4. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Work's Department and Technical Services Department, prior to any works being undertaken. Further information may be obtained by contacting Council's Work's Department on 8525 3200. All works on Council owned land required as part of this development are likely to be at the Applicant's cost.
5. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.
6. The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

CARRIED

7. **CORRESPONDENCE**

Nil

8. **BUSINESS**

Nil

9. **MEETING**

The next meeting of the Development Assessment Panel will be held on Wednesday, 1 September 2010 at the Council Chamber, 93 Main Street, Kapunda, commencing at 5.30 p.m.

10.

The Presiding Member thanked all those present and declared the meeting closed at 6.40 p.m.

Minutes of meeting to be confirmed at a meeting of the Development Assessment Panel held on Wednesday, 1 September 2010.

PRESIDING MEMBER