



### **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, 7 JULY 2010 at 5.30 pm**

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**LIGHT REGIONAL COUNCIL**  
**DEVELOPMENT ASSESSMENT PANEL**  
**MINUTES**

MEETING HELD ON WEDNESDAY, 7 JULY 2010,  
IN THE COUNCIL CHAMBER, 93 MAIN STREET, KAPUNDA  
COMMENCING AT 5.30 P.M.

1. **PRESENT**

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. **APOLOGIES**

Nil

5. **CONFIRMATION OF PREVIOUS MINUTES**

Moved Mr Goldstone  
Seconded Ms Alcorn

That the minutes of the meeting of the Development Assessment Panel held on Wednesday, 5 May 2010, be confirmed as a true and correct record of that meeting.

CARRIED

## 6. DEVELOPMENT REPORT

### 6.1 **Development Application - 313/108/2010 - DI Petty**

5.33 p.m. Mr Gregory Hill, representor, addressed the Panel in relation to this matter.

5.35 p.m. Mr Hill retired to the gallery.

Moved Mr Hornsey

Seconded Ms Alcorn

That having regard to the relevant provisions of the Light Regional Council Development Plan and pursuant to Section 33(1) of the Development Act 1993, Development Plan Consent be **granted** to Development Application Number 313/108/2010 by DI Petty which proposes to allow the parking of two buses exceeding 3,000 kilograms (non-complying), on the land located at Lot 2, Parkers Road, Gawler Belt, 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 313/108/2010 and the approved plans and correspondence submitted, excepted when varied by the following conditions of consent.
2. This approval is limited to the parking of two buses only with a maximum kerb weight of 3,500 kilograms per bus. Should additional vehicles wish to be kept on the land additional consents from Council will be required;
3. 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.
4. No servicing or wash down of the buses shall take place on the subject land.

#### NOTES:

1. The site shall be maintained in a neat and tidy condition to the reasonable satisfaction of the Council or its delegate.
2. 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.
3. The applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical 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 harm.

CARRIED

## 6.2 Development Application - 313/68/2010 - K Weber

Moved Ms Lennon  
Seconded Ms Alcorn

That pursuant to Section 39(3)(b) of the Development Act 1993, the relevant authority **refuse** to grant Development Plan Consent to Development Application 313/68/2010 by K Weber as three (3) months has expired since further information was requested in respect of proposal which seeks consent for the temporary parking of six (6) vehicles in excess of 3,000 kilograms at Lot 1 Parkers Road Gawler Belt, such being a kind of development that is described as a non-complying development under the Light Regional Council Development Plan (Consolidated 5 February 2009 – Bushfires DPA – Interim Operation 10 December 2009).

CARRIED

## 6.3 Development Application - 313/574/2009 - Aqua Reef Pty Ltd

Moved Ms Alcorn  
Seconded Mrs Reichstein

That having regard to the relevant provisions of the Light Regional Council Development Plan and pursuant to Section 33(1) of the Development Act 1993, Development Plan Consent be **granted** to Development Application Number 313/574/2009 by Aqua Reef Pty Ltd which is a proposal to erect a Temporary Information Sign for a period not exceeding five (5) years (non-complying), on the land located at Lot 11 FP: 160491 CT: 5304/80 77 Clare Road, Kapunda, 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 Number 313/574/2009 and the approved plans and correspondence submitted, except where varied by the following conditions.
2. The advertisement and supporting structure shall be prepared and erected in a professional manner and maintained in good repair at all times (including the removal of any graffiti), to the reasonable satisfaction of the Council or its delegate.
3. The proposed sign shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.
4. The advertising message herein approved as part of this development application shall only refer to the advertising of land within the 5 Shillings Residential Estate in Kapunda and shall not be utilised to advertise any third party message.
5. The temporary third party sign herein approved shall be entirely removed from the subject land by Wednesday, 7 July 2015.

CARRIED

## 6.4 Development Application - 313/116/2010 - CM Anderson

Moved Ms Alcorn  
Seconded Mr Goldstone

That having regard to the relevant provisions of the Light Regional Council Development Plan (consolidated 5 February 2009 - Bushfires DPA - Interim Operation 10 December 2009) and pursuant to Section 33(1) of the Development Act 1993, Development Plan Consent be **granted** to Development Application No 313/116/2010 by CM Anderson which is a proposal for Installation of ground mounted solar panels (10kw) in association with the existing farming use of the land (non-complying), on the land located at Lot 1 FP: 2838 CT: 5290/73 Coad Road, Nain, 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 313/108/2010 and the approved plans and correspondence submitted, excepted when varied by the following conditions of consent.
2. 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.

NOTES:

1. The site shall be maintained in a neat and tidy condition to the reasonable satisfaction of the Council or its delegate.
2. 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.
3. The applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical 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 harm.

CARRIED

## 6.5 Development Application - 313/D010/09 - Mr BW Hamlyn

6.03 p.m. Mr Trevor White of Planning Solutions (SA) Pty Ltd, on behalf of the applicant, addressed the Panel.

6.10 p.m. Mr White retired to the gallery.

Moved Ms Lennon

Seconded Mr Whimpress

That pursuant to Section 33(1) of the Development Act 1993, Development Application 313/D010/09 by Mr BW Hamlyn which is a proposal for a Land Division - Torrens Title - Creation of 1 Additional Allotment upon Lot 150 FP 174051, Hd Nuriootpa 24 Borrow Street FREELING is considered to be sufficiently at variance with the relevant provisions of the Light Regional Council Development Plan (consolidated 5 February 2009) and Development Plan Consent is therefore **refused** for the following reasons:-

1. The proposed land division offends Council Wide PDC 13 as the narrow allotment frontage proposed for Lot 301 will not reinforce the predominant allotment pattern which reinforces the integrity and which complements the historic conservation policy area and the character of Borrow Street.
2. The proposed land division offends Historic Conservation (Freeling Residential) Policy Area 20 Objective 1 and PDC 1 as the proposed land division will not enhance the historic character of the Policy Area as the allotment sizes and allotment frontages proposed will not enhance the established character and desired character of the Policy Area.
3. The proposed land division will not create an allotment that will enable a future dwelling to be sited on Lot 301 which will emulate similar setbacks and generous siting characteristics as displayed within the immediate locality and in particular with those properties that contain heritage listed places and items. The narrower and smaller allotments proposed will detrimentally impact upon the character and streetscape of the locality and therefore offend Council Wide PDC 58.

CARRIED

7. **LATE CORRESPONDENCE**

Nil

8. **OTHER BUSINESS**

The General Manager - Development and Regulatory Services advised Panel Members that expressions of interest for Independent membership positions on the Development Assessment Panel are likely to be called following the meeting of Council to be held on 20 July 2010.

9. **NEXT MEETING**

The next meeting of the Development Assessment Panel will be held on Wednesday, 4 August 2010 at the Council Chamber, 93 Main Street, Kapunda, commencing at 5.30 p.m.

10. **CLOSURE**

The Presiding Member thanked all those present and declared the meeting closed at 6.15 p.m.

Minutes of meeting to be confirmed at a meeting of the Development Assessment Panel held on Wednesday, 4 August 2010.

PRESIDING MEMBER .....