



COUNCIL ASSESSMENT PANEL

MINUTES

WEDNESDAY, 6 FEBRUARY 2019

The minutes of the Council Assessment Panel meeting held on Wednesday 6 February 2019 commencing at 5.00 pm.

MINUTES
Wednesday 6 February 2019
COUNCIL ASSESSMENT PANEL
KINGSTON DISTRICT COUNCIL

1. PRESENT:

2. APOLOGIES:

3. CONFIRMATION OF MINUTES:

3.1 MINUTES OF PREVIOUS COUNCIL ASSESSMENT PANEL MEETING HELD TUESDAY 9 OCTOBER 2018:

4. ADJOURNED ITEMS:

5. QUESTIONS ON NOTICE:

6. MOTIONS OF NOTICE / WITHOUT NOTICE:

7. GENERAL BUSINESS:

- 7.1 MEETING PROCEDURES:
 - 7.2 TERMS OF REFERENCE:
 - 7.3 CODE OF CONDUCT:
 - 7.4 MEETING TIME AND DATES:
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8. LIST OF DEVELOPMENT APPROVALS:

8.1 LIST OF DEVELOPMENT APPROVALS: 26 Sep 2018 – 29 Jan 2019

9. DEVELOPMENT REPORTS:

9.1 DEVELOPMENT APPLICATION: 640/037/18

10. CORRESPONDENCE:

11. CLOSURE:

1. PRESENT:

Ms Michelle Lynton Presiding Member, Mr Tim Rogers, Mr Gordon Shreeves and Mr Jeff Pope.

Mr M Hodak Senior Development and Compliance Officer.

2. APOLOGIES:

Nil.

Prior to the meeting Mr Frank Brennan, applicant's consultant planner, contacted Senior Development and Compliance officer and requested that item 9.1 be considered first due to his commitment to attend DC Grant Council Assessment Panel meeting scheduled for 5:30pm on same evening.

Mr Gordon Shreeves Declared conflict of interest in item 9.1 and retired from the meeting at 5.02pm.

That the Panel assess Item 9.1 as the first item of the meeting as the applicant will address CAP via teleconference at the meeting.

Ms M Lynton/Mr T Rogers CARRIED (1115)

Mr Frank Brennan addressed CAP via teleconference between 5:05pm and 5:10pm. Mr Frank Brennan answered a few questions after his address and the teleconference was terminated at 5:15pm.

9. DEVELOPMENT REPORTS:**9.1 DEVELOPMENT APPLICATION:**

640/037/18

Applicant	Michael & Robin Warner
Owner	Grant Roy Doyle
Subject Site	8 & 10 (Lot 1 & 8) East Terrace
Zone	Residential
Development Plan Map Number	Zone Map King/15
Policy Area	Gall Park Policy Area 4
Bushfire Risk Area	Excluded
Development	Change of Land Use - From Residential to Consulting Rooms (Veterinary Clinic)
Category	Non-Complying
Public Notification	Category 3 Non-Complying
Appendix	September report and minutes, Statement of Effect, Department of Planning, Transport and Infrastructure report, Statement of Representation, Site Plan, Floor Plan, Examples of dog kennels and horse stables

1. That the report on Development Application 640/037/18 be received.
2. The applicant be advised that having regard to the Development Plan and all supporting documentation, the application is considered not to be at serious variance with the Council's Development Plan and be granted Development Plan Consent subject to the following conditions:
 - a. The development shall be carried out in accordance with the plans and details approved with DA 640/037/18, except where required to be varied by any condition of consent or where approval is sought and granted by Council, for any variation.
 - b. Driveways and carparking areas shall be consistent with the Australian Standard AS2890 Parking Facilities. REASON: Transportation and Access, Principles of Development Control, Principle 31.
 - c. Driveways and parking areas shall be sealed, paved or compacted rubble in order to minimise dust and mud nuisance. REASON: Transportation and Access, Principles of Development Control, Principle 36.

- d. Should any floodlighting be provided at the entrance and exit points to parking areas and on site, the lighting shall be directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the carpark. REASON: Transportation and Access, Principles of Development Control, Principle 35.
- e. Any installed signage and lighting shall be directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the Veterinary Clinic.
- f. Stormwater from the driveways and parking areas should be directed and disposed of to the rear of the site. REASON: Transportation and Access, Principles of Development Control, Principle 37.
- g. Parking areas shall be delineated to indicate parking bays, movement and direction of traffic. REASON: Transportation and Access, Principles of Development Control, Principle 38.
- h. Landscaping/screening buffer shall consist of locally indigenous species of trees and shrubs and shall be established within three months of completion of the development and thereafter maintained to the reasonable satisfaction of Council. REASON: Landscaping, fences and trees, Principles of Development Control, Principle 2.
- i. That the application and all relevant documentation be forwarded to the State Commission Assessment Panel (SCAP) for concurrence as per section 35(3)(b)(i) of the *Development Act 1993*.

**Department of Planning, Transport and Infrastructure,
Development Division, Transport Assessment and Policy Reform
Conditions**

1. The access points shall be located in general accordance with the site plan produced by Frank Brennan Consulting Services (DWG NO. FBCS – 0280318, v1.1). The access points shall be sign posted appropriately to reinforce the desired traffic flow through each access.
2. The southern access shall be a minimum of 6 metres in width to accommodate simultaneous two-way movement of customer/client and staff vehicles, and shall be sealed in spray seal from the existing edge seal to the property boundary.
3. All vehicles shall enter and exit the site in a forward direction.
4. Any stormwater run-off shall be collected on-site and disposed of safely of the adjacent section of East Terrace. Any alterations to the existing road drainage infrastructure as a result of this development shall be at the expense of the applicant.

Mr J Pope/Mr T Rogers CARRIED (1116)

Mr Gordon Shreeves returned to the meeting at 5:26pm.

3. CONFIRMATION OF MINUTES:

3.1 MINUTES OF PREVIOUS COUNCIL ASSESSMENT PANEL MEETING HELD FRIDAY 9 OCTOBER 2018:

That the Minutes of the Council Assessment Panel Meeting held on 9 October 2018 be confirmed.

Ms M Lynton/Mr G Shreeves CARRIED (1117)

4. ADJOURNED ITEMS:

Nil.

5. QUESTIONS ON NOTICE:

Nil.

6. MOTIONS OF NOTICE / WITHOUT NOTICE:

Nil.

7. GENERAL BUSINESS:

7.1 MEETING PROCEDURES: 3/14/1.1

- 1. That the report on Meeting Procedures be received.**
- 2. That the Kingston Council Assessment Panel Meeting Procedures be adopted.**

Mr G Shreeves/Mr T Rogers CARRIED (1118)

7.2 TERMS OF REFERENCE: 3/14/1.1

That the report on Terms of Reference be received and noted.

Mr T Rogers/Mr J Pope CARRIED (1119)

7.3 CODE OF CONDUCT: 3/14/1.1

That the report on Code of Conduct be received and noted.

Ms M Lynton/Mr G Shreeves CARRIED (1120)

7.4 MEETING TIME AND DATES:

- 1. **That the report outlining CAP meeting dates and times for the period of March 2019 to June 2019 be received.**
- 2. **That the Development Assessment Panel set the following meeting dates 20 March, 3 April, 1 May and 5 June 2019 and that meetings be held at 5.00 pm.**

Mr G Shreeves/Mr T Rogers CARRIED (1121)

8. LIST OF DEVELOPMENT APPROVALS:

8.1 LIST OF DEVELOPMENT APPROVALS: 26 Sep 2018 to 23 Jan 2019.

That the list of Development Approvals be received and noted.

Ms M Lynton/Mr J Pope CARRIED (1122)

10. CORRESPONDENCE:

Nil

11. CLOSURE:

The meeting was declared closed at 6.18 pm.

Confirmed

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Presiding Member

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Date