REGIONAL COUNCIL OF GOYDER
COUNCIL DEVELOPMENT ASSESSMENT PANEL

Notice is hereby given that the next meeting of the Regional Council of Goyder Council Assessment Panel will be held in the Regional Council of Goyder Council Meeting Room, 1 Market Square, Burra, at 10.00am on Wednesday 20th February 2019.

Fiona Barr
DEVELOPMENT ASSESSMENT MANAGER

1. ATTENDANCE RECORD
Mr B. Ballantyne (Presiding Member), Cr D Hibbert, Mr R Semrau and Mr G MacInnes

1.1 PRESENT

1.2 APOLOGIES

A) CONFIRMATION OF MINUTES
Minutes of Meeting –
RECOMMENDATION
That the minutes of the previous meeting of the Council Assessment Panel held on 29th January 2019 be taken as read and confirmed.

3. MEMBER DECLARATIONS
Pursuant to Section 56A of the Development Act 1993, the opportunity is hereby given to members of the CAP who have a direct or indirect personal or pecuniary interest in any matter before the CAP (other than an indirect interest that exists in common with a substantial class of persons)-
(a) to, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel, and
(b) to NOT take part in any deliberations or decisions of the panel on the matter and must be absent from the room when any deliberations are taking place or decision is being made.

Furthermore, a member of the CAP will be taken to have an interest in a matter if an associate of the member has an interest in the matter.
THE ONUS FOR DISCLOSURE RESTS WITH THE MEMBER (OR THE OFFICER)

4. DEVELOPMENT APPLICATIONS

4.1 Development Applications to be determined by the Panel

4.1.1 Category 3
422/106/18 Jim & Judith Crawford
2nd Single Storey Detached Dwelling.
4.1.2 Category 3
422/107/18 Regional Council of Goyder
Ground Mounted Solar Photovoltaic System

5. CORRESPONDENCE
Nil

6. OTHER BUSINESS

7. NEXT MEETING

8. CLOSE OF MEETING
APPLICATION NO. 422/106/18
APPLICANT JAMES & JUDITH CRAWFORD
OWNER MICHAEL & KIRSTY SQUIRE
PROPOSAL CHANGE OF USE FROM RUMPUS ROOM TO DWELLING
LOCATION 8 PENGLAWDD STREET, BURRA SA 5417
ZONE RESIDENTIAL ZONE
NATURE OF DEVELOPMENT CATEGORY 3
PUBLIC NOTIFICATION YES
REPRESENTORS NIL
AGENCY REFERRALS NIL
RECOMMENDATION Grant Development Plan Consent

DESCRIPTION OF PROPOSAL

The application is now before the Council Assessment Panel to consider whether to approve or refuse the development application. The proposal envisages the retention of an existing dwelling with a detached rumpus room being converted to a dwelling for family members.

The current dwelling extensions that were previously approved with the current rumpus room in the rear
While the application could have been assessed as a granny flat as it will be dependent accommodation and connected to the same services it was decided that if the family members vacated the property it would not be allowed to be operated as a separate tenancy.

**The dwelling includes:**
- Living and dining area
- 2 x bedrooms
- Kitchen
- Bathroom
- Removal of current veranda
- Replacement of front wall which will be clad with hardiplak or similar material and of a colour that shall match those of the existing dwelling.

**PREAMBLE**

The purpose of this report is to assist the Panel in its consideration and determination of the subject of this application. It is considered that any potential impacts have been minimised where possible, especially given the overall context of the development and its relationship to the surrounding area.

**BACKGROUND**

The proposal envisages the change of use of the current rumpus room to a dwelling to house the owner’s parents while retaining the existing dwelling. It is believed that the building was originally constructed as horse stables.

Council records show that the previous development approvals were granted;

422/0158/03 – Change of Use to tourist accommodation (it is assumed it was for the current dwelling as no detailed paperwork has been located)
422/0077/07 Car garage
422/0113/07 Rumpus Room

Currently Mr & Mrs Crawford (the parents) are residing on a caravan on the site, which is not appropriate so the current proposal will bring compliance with them residing on the property. Mr and Mrs Crawford have advised that while they are fit and well they intend to travel broadly around Australia with their caravan and will only be residing on the subject land when not travelling.
The current rumpus room

SITE DESCRIPTION

The subject land is formally described as Certificate of Title Volume 6011 Folio 24 & 26. The allotment is an irregular shape with a frontage to Penglawdd Street of approximately 83.54 metres and a depth of up to 100.95 metres.

The allotment is not subject to any encumbrances nor are any easements located on the allotment.

The locality is predominately detached dwellings and the locality demonstrates a variety of dwelling styles and set-backs (both front and side) along Penglawdd Street. The neighbouring properties include bed and breakfast accommodation.

The subject land currently consists of a dwelling, 2 existing sheds and the outbuilding currently utilised as a rumpus room. While the current structure is located solely on Certificate of Title 6011/26 the existing dwelling straddles both Certificate of Title 6011/24 and 6011/26 that will make it impossible for any request to separate the two proposed dwellings on separate titles in the future.
The subject site

NATURE OF THE DEVELOPMENT

The proposal comprises a type of development that is neither complying nor non-complying in the Residential Zone. The proposal is therefore considered on planning merit, taking into account the relevant provisions of the Development Plan, in accordance with Section 33 of the Development Act 1993.

ASSESSMENT SERIOUSLY AT VARIANCE

Pursuant to Section 35(2) of the Development Act, 1993 the proposal is not seriously at variance with the Regional Council of Goyder Development Plan.

PUBLIC NOTIFICATION

The application was notified as a Category 3 development pursuant to Section 38 of the Development Act 1993. Public notification was undertaken by directly contacting adjoining owners and occupiers of land, those potentially affected to a significant degree and also via a public notice from 16 January 2019 for 10 business days.

No Representations were received in response to the public notification.

SUMMARY OF THE PROPOSAL

The proposed development seeks to retain the existing dwelling, but to convert the current rumpus room to another self-contained habitable building for family members. The Act requires the Council, as the relevant authority, to assess the application for Development Plan Consent
against the provisions of the Development Plan. The relevant provisions of the Regional Council of Goyder Development Plan are required to be taken into account and weighed up when assessing the proposed development in order to determine whether the proposal is a reasonable form of development for the subject land as well as the locality in which the development is located.

Overall, the proposal represents a form of infill development.

*The existing dwelling from Penglawdd Street, Burra*

**ASSESSMENT OF THE PROPOSAL**

When determining if the proposed development is a reasonable form of development for the subject site, an assessment is conducted against the relevant provisions of the Development Plan. The appropriateness of the proposal is therefore reliant on satisfying such provisions and having no unreasonable impact on adjoining properties and on the amenity and character of the locality.
The view from 8 Penglawdd Street, Burra

Residential Zone

Objective 1: A residential zone comprising a range of dwellings types.
Objective 2: Increased dwelling densities in close proximity to centres, public and community transport routes and public open spaces.
Objective 3: Development that contributes to the desired character of the zone.

Principles of Development Control: 1, 2, 3, 6, 7

Land Use

1. The following forms of development are envisaged in the Residential Zone:
   - Dwelling

2. Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3. Development should primarily be detached dwellings, with semi-detached, group and row dwellings located near services and suitably designed to achieve the desired character of the zone.

6. The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

7. Development should not be undertaken unless it is consistent with the desired character of the zone.

Desired Character

Function

Burra will provide a range of housing opportunities within the existing traditional housing stock, supplemented by sensitive infill development of new forms for smaller households and special needs.
Built Form
The existing character of built form and the relationships between buildings and the public realm will be maintained and enhanced. The existing building stock of Burra will remain intact, with all heritage buildings and structures to be retained.

The proposed dwelling meets the majority of the Residential Zone requirements relating to dwellings.

The proposal is unlikely to affect the predominant existing or future character of the locality, in terms of use and displays sufficient merit when assessed against the relevant provisions for residential development.

COUNCIL WIDE – GENERAL SECTION

The Council Wide General provisions provide guidance for residential development. The provisions generally promote development of a standard and appearance which minimises visual impact on the landscape and doesn’t jeopardise the continuance of adjoining land uses.

Generally development should be located and designed to prevent adverse impact and conflict between land uses. Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise any negative impact.

Design and Appearance
Principles of Development Control: 1,3,4,6,8,11,18 (b-c)

The setback distances are sufficient to ensure that the location of the dwelling will have minimal, if any impact on any adjoining properties.

Given the locational attributes of the building, and the extensive distances from any of the nearby property boundaries it is my assessment that it will have minimal if any impact on the locality. Therefore, it is considered that the proposed development will not detrimentally impact on the level of amenity that exists in the locality for a number of reasons. The siting of the dwelling approximately to the rear of the current dwelling will limit its visual impact on the locality. Furthermore, the scale, materials and external colours are deemed acceptable when balanced against the relevant provisions of the Development Plan.

Orderly and Sustainable development
Objectives: 1,3,6
Principles of Development Control: 1,4,6
The above relevant provisions of Council's Development Plan encourage orderly and economical development that creates a safe, convenient and pleasant environment in which to live. These provisions require development to occur in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities and in a way that does not prejudice the achievement of the provisions of the Development Plan. Above all, development should not prejudice the development of a zone for its intended use.

The access to the site is via Penglawdd Street. The proposed development will have no impact on the current local road network.

**Residential Development**

**Objectives:** 1,2,3

**Principles of Development Control:** 1(a-d),3,5,6(a-c),14(a-g),16,27(a),28(b),35(a-e)

The existing uses of the land will remain and therefore it is not considered to have any additional impact on the residential character of the locality.

The proposed development does not protrude forward of the building line of the existing dwelling. The proposal would not cause overdevelopment on the subject land and the dwelling is not considered to dominate or adversely affect the character of the locality.

**Siting and Visability**

**Principles of Development Control:** 1(a),2(b),4(a),5

The proposed dwelling is a single storey design and although design and appearance is not the primary concern relating to this development, it is important to consider the visual impact of the building.

The proposed development is considered to be minimal in its impact in terms of scale in the context of the existing land uses and locality. In achieving consistency and interface between land uses, orderly and sustainable development, siting and visibility provisions, the proposed dwelling is relatively unobtrusive within the residential landscape when viewed from Penglawdd Street.

All existing vegetation located on the subject land will be retained.

The proposed development is considered to be consistent with the above provisions.

A contributing factor to this application showing merit is the fact that the appearance of the site and the impact of this on the character of the area is minimal.

I believe that there will be minimal impact and the proposed development is consistent with the Council Wide Residential Development provisions of the Development Plan.
CONSULTATION WITH OTHER AGENCIES/DEPARTMENTS

Internal
The development application has been referred to Council’s Technical Services Department who are advised that they are satisfied with the plans submitted with respect to drainage, traffic and other technical aspects of the development, subject to the relevant conditions.

External
The application was not forwarded to the State Heritage Unit for assessment as the majority of the work is internal and the minor external work was not considered to materially affect the context within which the property is located. While the subject land is contained within the State Heritage Area the southern side of Penglawdd Street is not and is zoned Primary Production. The property is not a State Heritage or Local Heritage listed property.

SUMMARY

As the Courts have stated on many occasions, no single Principle in the Development Plan is mandatory, as the Development Plan must not be read and applied as a statute. Rather, each Principle and Objective must be considered on balance and applied in the context of the subject site and built form character of the locality, with particular consideration of whether failing to meet a particular provision causes a proposal to conflict with the desired character of a locality, as outlined in the Desired Character Statement of the relevant Policy Area.

Overall, the proposal will not inhibit the continuation of locality. Furthermore the development can be adequately serviced with the relevant infrastructure and will have minimal impact on locality.

CONCLUSION

Section 33(a) of the Act requires the relevant authority (the Council) to assess a development application against the provisions of the relevant-appropriate Development Plan and section 35(2) specifies that where a development is assessed as being seriously at variance with the Development Plan, it must not be granted.

Taking into account the low key nature of the proposal that results in minimal, if any unreasonable adverse impact upon the ongoing function, amenity or character of the zone.

The application is for a single storey detached dwelling that has minimal if any impact on the character, amenity of land uses of the land in the locality of the development. Given all of the above, I am of the opinion that the application has sufficient merit and for this reason I consider that the application is an acceptable form of development, and warrants support of Council.
RECOMMENDATION

That the Regional Council of Goyder Council Assessment Panel resolves:

1. That pursuant to Section 35 (2) of the Development Act 1993, the proposal is not considered to be seriously at variance with the relevant provisions of the Regional Council of Goyder Development Plan (consolidated 24 November 2016).

2. That pursuant to Section 33 of the Development Act 1993, Development Application number 422/106/18 by James and Judith Crawford for the change of use Rumpus Room to detached dwelling at 8 Penglawdd Street, Burra SA 5417 be GRANTED Development Plan Consent subject to the following conditions:

Conditions

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 422/106/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development

2. All stormwater from the proposed development shall be captured, stored, disposed of in a manner and with materials to the reasonable satisfaction of Council and will be connected prior to the occupation of the development

3. The site and buildings shall be maintained in a neat and serviceable condition and operated in an orderly and tidy manner at all times, to the reasonable satisfaction of Council.

NOTES

1) Development Plan Consent
This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council. Application for extension to consent may be considered subject to payment of the relevant fee.

2) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

3) The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environmental Protection Act 1993, 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, environmental harm.
4) The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.

5) The interference with Council infrastructure is an offence under Section 221 of the Local Government Act and no work shall take place on Council land without the prior written consent of Council. Further information may be obtained from the Technical Services Department on telephone (08) 8892 0100.
Regional Council of Goyder
1 Market Square, Burra, South Australia 5417 (W): www.goyder.sa.gov.au  
(P): (08) 8892 0100  (F): (08) 8892 2467  (E): council@goyder.sa.gov.au

DEVELOPMENT APPLICATION FORM

Development Application No.: 42210616  
Received By: SC……
Date: 02/11/12

APPLICANT:
Name: James Allan Crawford and Judith Anne Crawford
Postal Address: P.O. Box 267, Burra S.A. 5417

OWNER:
Name: AS ABOVE
Postal Address: ______________

BUILDER:
Name: D. Schuppah Building & Painting Service  
License No.: 801 268 35
Postal Address: P.O. Box 361, Burra 5417

CONTACT PERSON:
Name: James Allan Crawford
Postal Address: P.O. Box 267, Burra S.A. 5417
Mobile: 04 88523734  Email: sollicks.beach@bigpond.com.au

LOCATION OF PROPOSED DEVELOPMENT:
Street No.: 8  Street: Penglapadd Street  Suburb: Burra
Sec No.: Lot No.: Hundred: Volume No.: Folio No.: Ass. No.: A10421

DEVELOPMENT DETAILS (must be filled out to be accepted)
Development Cost (GST Inclusive, exclude fit-out cost): $38,000  
Floor Area (m²):

NATURE OF PROPOSED DEVELOPMENT (i.e. shed, dwelling, alterations and additions to dwelling, change of use, etc.)
alteration/addition to current rumpus room

CURRENT LAND USE (i.e. residential, retail, office, vacant land, etc.)
Residential

DOCUMENTS TO BE SUPPLIED WITH APPLICATION

| Construction Industry Training Levy Form (Applies to Developments over $40,000) | Supplied | Not Required |
| Builders Indemnity Insurance Certificate (Applies to Residential Developments Over $12,000) | Supplied | Not Required |
| Certificate of Title (Search Fee Applies) | Supplied | Not Required |
APPLICATION NO. 422/107/18
APPLICANT REGIONAL COUNCIL OF GOYDER
OWNER REGIONAL COUNCIL OF GOYDER
PROPOSAL GROUND MOUNTED SOLAR PHOTOVOLTAIC SYSTEM (30kW)
LOCATION SECTION 469 THIELE HIGHWAY, EUDUNDA SA 5374
ZONE PRIMARY PRODUCTION ZONE
NATURE OF DEVELOPMENT CATEGORY 3
PUBLIC NOTIFICATION YES. NOTIFICATION WAS UNDERTAKEN BETWEEN 18TH DECEMBER 2018 AND 9TH JANUARY 2019
REPRESENTORS NIL
AGENCY REFERRALS NIL
RECOMMENDATION GRANT DEVELOPMENT PLAN CONSENT

DESCRIPTION OF PROPOSAL

The application is for Solar Panels on ground Mounted Framework for commercial (renewable energy production) land use. The panels would be setback 260 metres from Thiele Highway. The panels would be accessed from Thiele Highway.

PREAMBLE

The purpose of this report is to assist the Panel in its consideration and determination of the subject of this application. It is considered that any potential impacts have been minimised where possible, especially given the overall context of the development and its relationship to the surrounding area.

NATURE OF THE DEVELOPMENT

The proposed development is located within the Primary Production Zone.

The proposal is identified in the Regional Council of Goyder Development Plan Primary Production Zone, Development Act 1993 (the Act), as a merit form of development.
The subject land

PUBLIC NOTIFICATION

The proposed development has been identified as a Category 3 development in accordance with 38(2)(c) of the Act. The application was placed on public notification between 18 December 2018 and 9 January 2019 in The Leader Newspaper.
No representations were received.

ASSESSMENT OF THE PROPOSAL

In determining if the development is a reasonable form of development for the subject site, an assessment is conducted against the relevant provisions of the Development Plan. The appropriateness of the proposal is therefore reliant on satisfying such provisions and having no unreasonable impact upon the adjoining properties and on the amenity and character of the locality.

SITE DESCRIPTION

The subject land is located in the Primary Production Zone. Access to the land is via Thiele Highway. The land is of an open rural landscape, and currently contains Council’s Waste Management and Sewerage Treatment Facility.

In the context of the surrounding locality the subject site is a relatively small undersized allotment with minimal productive value for Primary Production land use given its small size making it both uneconomical and inefficient for traditional Primary Production enterprises such as livestock, grazing or cropping.
The subject land from Thiele Highway

PRIMARY PRODUCTION ZONE

The subject land is located in the Primary Production Zone as indicated on Zone Map Go/10 of the Regional Council of Goyder Development Plan, Consolidated 24 November 2016, where the desired character statement for the Zone envisages the following:

Primary Production Zone

Objective 1: Economically productive, efficient and environmentally sustainable primary Production.
Objective 2: Allotments of a size and configuration that promote the efficient use of land for primary production.
Objective 3: Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
Objective 4: Accommodation of wind farms and ancillary development.
Objective 5: Development that contributes to the desired character of the zone.

Whilst the primary objective of the zone is to promote the efficient use of land for primary production and to ensure the protection of primary production land from incompatible land uses, the proposed development will not have any adverse impact in terms of scale in the context of the existing land uses and locality.
In assessing the application, the following Council Wide and Zone provisions are considered relevant.

**Primary Production Zone**

**Objectives:** 5  
**Principles of Development Control:** 8(a), (b), 9 (b), (c) 10, 11, 12

The Primary Production Zone envisages farming and associated uses, along with opportunities for diversification through to small scale tourist accommodation and the protection of the Primary Production from encroachment by incompatible land uses.

Given the relatively modest size of the subject land, the allotment would have minimal productive value for Primary Production purposes, and for this reason, the proposal would be unable to have a practical connection with farming, or other agricultural land use.

**COUNCIL WIDE – GENERAL SECTION**

The Council Wide General provisions provide guidance for development. The provisions generally promote development of a standard and appearance which minimises visual impact on the landscape and doesn’t jeopardise the continuance of adjoining land uses.

Generally development should be located and designed to prevent adverse impact and conflict between land uses. Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise any negative impact.

**Design and Appearance**

**Objective:** 1  
**Principles of Development Control:** 2, 3, 4, 6, 7, 8, 13, 18(a-c)

Under this Council Wide section, development should be of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form. Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to building height, mass and proportion. It is considered the proposal is of a high design standard and appearance as the designs include non-reflective panels and setbacks from all boundaries that will not be visible from the highway.
Interface between Land Uses

Objectives: 1
Principles of Development Control: 1(a-h), 2, 4,

The proposed development is considered to be minimal in its impact in terms of scale in the context of the existing land uses and locality. In achieving consistency and interface between land uses, orderly and sustainable development, siting and visibility provisions, as the proposed solar panels are setback over 260 metres from Thiele Highway they will be relatively unobtrusive within the rural landscape when viewed from Thiele Highway.

The neighbouring property

Orderly and Sustainable Development

Objectives: 1, 2, 3, 4.
Principles of Development Control: 1, 8,

The relevant provisions of the Council’s Development Plan encourage orderly and economical development that creates a safe, convenient and pleasant environment in which to live. These provisions require development to occur in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities, and in a way that does not jeopardise the continuance of adjoining authorised land uses or in a manner that does not prejudice the achievement of the provisions of the Development Plan. Above all, development should not prejudice the development of a zone for its intended use.

Although the proposal does not constitute the intended use of the Primary Production Zone, it is acceptable that the vacant and underutilised land be developed with solar panels as it is
considered that the proposal would follow the economic base of the region and should be expanded in a sustainable manner.

The proposed development will also have no impact on the current local road network.

**Renewable Energy Facilities**

**Objectives: 1 & 3**  
**Principles of Development Control: 1(a-b)**

Principle 1 under the renewable energy facilities section provides that renewable energy facilities including solar farms and ancillary development, should be located in areas that maximize efficient generation and supply of energy.

It is very clear that the objectives of the renewable energy facilities section are met as the proposed development of renewable energy facilities would benefit the environment, the community and the state. The proposed development is located in an area that provides the opportunity to harvest natural resources for the efficient generation of electricity. The location, siting, design and operation of these solar panels avoids and minimises any adverse impacts on the natural environment and other land uses.

**Siting and Visibility**

**Objectives: 1**  
**Principles of Development Control: 1(a-c), 2(a-b), 3(a-d), 4(a-b), 5, 6,**

The relevant provisions of the Council’s Development Plan require development to be sited and designed to minimise its visual impact on the natural, rural or heritage character of the area.
The panels will be sited so there will be no visibility from Thiele Highway

The site is situated within an area characterised by a mix of land uses comprising rural residential and small primary production developments.

CONSULTATIONS WITH OTHER AGENCIES AND DEPARTMENTS

This Development Application does not trigger any mandatory referrals as listed in Schedule 8, of the Development Regulations 2008.

Internal
Councils Technical Services Department have been consulted in relation to the proposed development and have raised no issues with the proposal.

External
Vehicle access to the site is via the existing access point from Thiele Highway and is to remain unchanged. As a result, a referral pursuant to Schedule 8 of the Development Regulations 2008, referral to the Department of Planning, Transport and Infrastructure (DPTI) is not required.

CONCLUSION

The proposed Solar Panels on a ground mounted framework is identified as a merit form of development in the Primary Production Zone. The application has been assessed under Category
3 pursuant to s 38(2)(c) of the Act. The application (placed on public notification) attracted no representations. On balance, the proposal is supportable.

Forming an opinion as to whether a development is seriously at variance with the Development Plan is a condition precedent of the exercise of the Panel’s power to grant Development Plan Consent; *Upham v The Grand Hotel (SA) Pty Ltd* (1999) SASC 414; (1999) 74 SASR 557. It is recommended that the Panel resolves that the proposed solar panels is not seriously at variance with the Council’s Development Plan.

It is considered that the proposal has merit and warrants the Council’s Development Plan Consent, subject to relevant and reasonable conditions.

**RECOMMENDATION**

**That the Regional Council of Goyder Council Assessment Panel resolves:**

A. That pursuant to Section 35 (2) of the Development Act 1993, the proposal is not considered to be seriously at variance with the relevant provisions of the Regional Council of Goyder Development Plan (consolidated 24 November 2016).

B. That the Council Assessment Panel, pursuant to provisions of the *Development Act 1993*, GRANT Development Plan Consent for Development Application 422/107/18 for Solar Panels on Ground Mounted Framework at 5874 Thiele Highway Eudunda SA 5374, subject to the following conditions.

   I. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 422/107/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

**NOTES**

1) **Development Plan Consent**

   This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council. Application for extension to consent may be considered subject to payment of the relevant fee.

2) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
3) The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environmental Protection Act 1993, 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, environmental harm.

4) The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
Eagle 48
205-225 Watt
POLY CRYSTALLINE MODULE

Positive power tolerance of 0~+3%
IEC61215-IEC61701 certified products.

KEY FEATURES

4 Busbar Solar Cell:
4 busbar solar cell adopts new technology to improve the efficiency of modules, offers a better aesthetic appearance, making it perfect for rooftop installation.

High Power Output:
Polycrystalline 48-cell module achieves a power output up to 225Wp.

PID RESISTANT:
Limited power degradation of Eagle module caused by PID effect is guaranteed under strict testing condition (85°C, 85%RH, 96 hours) for mass production.

Low-light Performance:
Advanced glass and surface texturing allow for excellent performance in low-light environments.

Severe Weather Resilience:
Certified to withstand wind load (2400 Pascal) and snow load (5400 Pascal).

Durability against extreme environmental conditions:
High salt mist and ammonia resistance certified by TUV NORD.

Temperature Coefficient:
Improved temperature coefficient decreases power loss during high temperatures.

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty
**Packaging Configuration**

- 26pcs/box, 52pcs/pallet, 852 pcs/40’HQ Container

**Mechanical Characteristics**
- **Cell Type**: Poly-crystalline 156×156mm (6 inch)
- **No. of cells**: 48 (6×8)
- **Dimensions**: 1324×992×40mm
- **Weight**: 14.8 kg
- **Front Glass**: 3.2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
- **Frame**: Anodized Aluminum Alloy
- **Junction Box**: IP67 Rated
- **Output Cables**: TUV 1×4.0mm², Length: 900mm or Customized Length

**SPECIFICATIONS**

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<td>Short-circuit Current (Isc)</td>
<td>9.49A</td>
<td>7.56A</td>
<td>9.68A</td>
<td>7.78A</td>
<td>9.85A</td>
</tr>
<tr>
<td>Module Efficiency STC (%)</td>
<td>15.61%</td>
<td>15.99%</td>
<td>16.37%</td>
<td>16.75%</td>
<td>17.14%</td>
</tr>
<tr>
<td>Operating Temperature(°C)</td>
<td>-40°C→65°C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum system voltage</td>
<td>1000VDC (IEC)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum series fuse rating</td>
<td>16A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Power tolerance</td>
<td>0→±3%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temperature coefficients of Pmax</td>
<td>-0.40%/°C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temperature coefficients of Voc</td>
<td>-0.30%/°C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temperature coefficients of Isc</td>
<td>0.06%/°C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nominal operating cell temperature (NOCT)</td>
<td>45±2°C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**STC**: Irradiance 1000W/m², Cell Temperature 25°C, AM=1.5

**NOCT**: Irradiance 800W/m², Ambient Temperature 20°C, AM=1.5, Wind Speed 1m/s

* Power measurement tolerance: ± 3%

The company reserves the final right for explanation on any of the information presented hereby. EN-JKM-225PP-48_1.0_rev2017
SUPPORTING STATEMENT

DEVELOPMENT APPLICATION NO.
422/107/18

LOCATION OF PROPOSED DEVELOPMENT
Section 469 Thiele Highway EUDUNDA SA

NATURE OF PROPOSED DEVELOPMENT
Ground mounted solar photovoltaic system (30kW)

CURRENT LAND USE
Waste Management and Sewerage Treatment Facility

PROPOSED USE
Waste Management and Sewerage Treatment Facility
Ground mounted solar photovoltaic system (30kW) is ancillary to above facility with generated electricity to be used to operate sewerage treatment facility pumps

NATIVE VEGETATION
There is no native vegetation on the proposed site

FENCING
No additional fencing is proposed for the site

REASONS FOR PROPOSAL
The proposed solar photovoltaic system will reduce the electricity usage and costs for the operation of the sewerage ponds and thus reduce the level of greenhouse gas emissions attributed to the site.

The proposed site is a large hill area and is not suitable for any agricultural purpose apart from sheep grazing (which will still be permitted) if the proposal is constructed.

The proposal is 260 metres away from the street frontage and will not have a detrimental effect on adjoining properties.

It is proposed to north face the photovoltaic system to achieve maximum results in energy generation.

Statement prepared on behalf of applicant by Rick Stephen – Building Assessment and Assets Officer – Regional Council of Goyder

Dated: 4 December 2018
Regional Council of Goyder

Development Application Form

**Development Application No.:** 422/10718

**Received By:** SC 23/11/18

**APPLICANT:**

**Name:** REGIONAL COUNCIL OF GOYDER
**Postal Address:** 1 MARKET SQUARE BURRA SA 5417

**OWNER:**

**Name:** AS ABOVE
**Postal Address:**

**BUILDER:**

**Name:** TBA
**License No.:**
**Postal Address:**

**CONTACT PERSON:**

**Name:** LEE WALLIS - WORKS MANAGER
**Postal Address:** 1 MARKET SQUARE BURRA SA 5417
**Mobile:** 0427 970 096
**Email:** lwallis@goyder.sa.gov.au

**LOCATION OF PROPOSED DEVELOPMENT:**

- **Street No.:** 49
- **Hundred:** NEALES
- **Volume No.:** N/A
- **Lot No.:** 749
- **burb:** EUDUNDA
- **Folio No.:** 37960
- **Ass. No.:** 37960

**DEVELOPMENT DETAILS** (must be filled out to be accepted)

- **Development Cost (GST Inclusive, exclude fit-out cost):** $51,000
- **Floor Area (m²):** 200m²

**NATURE OF PROPOSED DEVELOPMENT** (i.e. shed, dwelling, alterations and additions to dwelling, change of use, etc.)

- GROUND MOUNTED SOLAR PHOTOVOLTAIC SYSTEM (30KW)

**CURRENT LAND USE** (is residential, retail, office, vacant land, etc.)

- WASTE MANAGEMENT AND SEWERAGE TREATMENT FACILITY

**DOCUMENTS TO BE SUPPLIED WITH APPLICATION**

- **Construction Industry Training Levy Form (Applies to Developments over $40,000)**
  - **Supplied**
  - **Not Required**

- **Builders Indemnity Insurance Certificate (Applies to Residential Developments Over $12,000)**
  - **Supplied**
  - **Not Required**

- **Certificate of Title (Search Fee Applies)**
  - **Supplied**
  - **Not Required**
CLASSIFICATION (if known)

Building Rules Classification sought: Present Classification:
If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: Female:
If Class 9a classification is sought, state the number of persons for whom accommodation will be provided:
If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

DECLARATION (pursuant to Clause 2A of Schedule 5 Building Safely Near Powerlines - please read carefully & sign)

To: REGIONAL COUNCIL OF GOWDER
From: REGIONAL COUNCIL OF GOWDER
Date of Application: 23/11/18
Location of Proposed Development: Sect. 469/478 Thiele Highway Eudunda
House No: __ Lot No: __ Street: __________________________
Town/Suburb: Eudunda
Section No (full/part): 469/478 Hundred: NEALE
Volume: ____________ Folio: ____________
Nature of Proposed Development:

GROUND MOUNTED SOLAR PHOTOVOLTAIC SYSTEM (33KW)

1. I, .............................., being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: ____________________________ Date: 22/11/2018

NOTE 1
This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of ‘building’ contained in section 4(1) of the Development Act 1993), other than where the development is limited to:
(a) an internal alteration of a building; or
(b) an alteration to the walls of a building but not so as to alter the shape of the building.

NOTE 2
The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:
(a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
(b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

NOTE 3
Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

NOTE 4
The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerlines clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply. Particular care needs to be taken where high voltage powerlines exist; or where the development:
(a) is on a major road;
(b) commercial/industrial in nature; or
(c) built to the property boundary.
NOTE 5
An information brochure: ‘Building Safely Near Powerlines’ has been prepared by the Technical Regulator to assist applicants and other interested persons. This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at sa.gov.au/energy/powerlinesafety

NOTE 6
In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

DECLARATION (please read carefully & sign)

I, _________________________________ acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993. Council may refer third parties to your consultants and/or professional advisers to seek their consent to the copying (reproduction) of the consultant's / professional adviser's material/works that form part of the application.

APPLICANT/OWNER SIGNATURE: ____________________________ DATE: 22/11/2018