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Northern Limestone Coast Regional Assessment Panel

MINUTES FOR MEETING HELD ON 16 DECEMBER 2020

MINUTES

<u>COMMENCED:</u>	Meeting commenced at 10pm in the Naracoorte Town Hall	
<u>PRESENT:</u>	Mr Bill Hender (Presiding Chair), Mrs Elizabeth Travers, Mr Jeff Pope, Mr Mark Teakle	
<u>APOLOGIES:</u>	Mr Rocky Callisto – Assessment Manager	
<u>ON LEAVE:</u>		
<u>OFFICERS:</u>	Mr Trevor Smart Mr Paul McRostie Mrs Sarah duRand	Chief Executive Officer Manager of Planning & Compliance (Acting Assessment Manager) Development Officer – Planning
<u>MEDIA REPRESENTATIVES:</u>		

1. MEMBER'S DECLARATION OF INTEREST (IF ANY)

Nil

2. CONFIRMATION OF REGIONAL ASSESSMENT PANEL MINUTES

**MOVED MRS ELIZABETH TRAVERS
SECONDED MR JEFF POPE**

That the Minutes of the Northern Limestone Coast Regional Assessment Panel meeting held on 21 October 2020 are taken as read and confirmed as an accurate record of the proceedings of the meeting.

CARRIED

Northern Limestone Coast Regional Assessment Panel

MINUTES FOR MEETING HELD ON 16 DECEMBER 2020

3. HEARING OF REPRESENTATIONS

The following people made representation:

- Frank Brennan from Frank Brennan Consulting Services addressed the panel on behalf of Bronwyn Andrews, Alana Davies and Robyn Schinckel
- Anna Thring addressed the panel and also represented Simon Schinckel
- Therese Oliver addressed the panel
- Cameron Watson addressed the panel and also represented Beverly Watson
- Rebecca Lohmeyer addressed the panel and also represented Peter Nation and Rex Hall
- Katie Allen addressed the panel.
- Diana Schinckel addressed the panel.
- Alana Davies addressed the panel.
- Robyn Schinckel addressed the panel and also represented Dean and Pat Williams.
- Anna Wakefield addressed the Panel
- Bronwyn Andrews addressed the Panel
- Suzanne Porter addressed the Panel.
- Robyn Schinckel addressed the panel on behalf of John Finnis.
- Anthony Gatti from Intro Architecture addressed the panel on behalf of the applicants JROD Pty Ltd

4. REPORTS

- 4.1. Change of land use to workers' accommodation: 19 Gordon Street, Naracoorte DA 20000507**
Stage 1: Change of use from multiple dwelling to workers accommodation – Buildings 4 & 6
Stage 2: Change of use from education to workers accommodation – Building 1
Stage 3: Change of use from office to workers accommodation – Building 2

1.0 DEVELOPMENT DETAILS

Proposed Development:	Change of land use to workers' accommodation. Staged consent Stage 1: Change of use from multiple dwelling to worker accommodation - Buildings 4 and 6 Stage 2: Change of use from education to workers accommodation – Building 1 Stage 3: Change of use from office to workers accommodation - Building 2
Application Number:	20000507
Applicant:	Intro Design Pty. Ltd. P.O Box 207- Rundle Mall, Adelaide, SA 5000
Owners:	JROD Pty Ltd PO Box 378 Robe SA 5276

Northern Limestone Coast Regional Assessment Panel MINUTES FOR MEETING HELD ON 16 DECEMBER 2020

Property Details:	Lot 100 (19) Gordon Street, Naracoorte SA 5271
Certificate of Title:	Volume 6144 Folio 716
Zone:	Neighbourhood
Public Notification:	Yes (205 submission received)
Lodgement Date:	4 th September 2020

8.0 RECOMMENDATION

That Development Application 20000507, seeking a change of land use to workers accommodation at 19 Gordon Street, Naracoorte SA (as contained in Certificate of Title Volume 6144 Folio 716) is **not** seriously at variance with the Planning and Design Code.

That consent to Development Application 20000507, seeking a change of land use workers accommodation at 19 Gordon Street, Naracoorte SA (as contained in Certificate of Title Volume 6144 Folio 716) be **granted** consent, subject to the following conditions:

1. That except where minor amendments may be required by other relevant Acts, or by the conditions imposed on this consent, the development shall be established in strict accordance with the approved plans, prepared by Intro Design Pty Ltd and accompanying Traffic and Parking Report prepared by GTA Consultants.
2. Site works shall be carried out to the satisfaction of Council at all times during the construction process.
3. The car park area shall be line marked to create parking spaces which satisfy Australian Standard AS 2890.1:2004 *Parking Facilities – Part 1: Off-street parking*. Line marking is to be maintained so it is always visible to car park users
4. The car park area shall provide spaces to satisfy *Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities*. Line marking is to be maintained so it is always visible to car park users.
5. A detailed landscaping plan shall be prepared by a qualified landscape architect (or similar) and provided to Council's Planning and Compliance staff for endorsement prior to full development approval being granted.
6. All landscaping is to be established within 12 months of the accommodation approved herein becoming operational. Landscaping shall be maintained in good condition at all times with diseased or dead plantings being replaced immediately with new plantings upon their removal.
7. All site, facility and perimeter lighting shall be located and screened to directed light away from the boundaries of adjoining residential properties.
8. The electronic security system (i.e. cameras) operated and recorded at all times to provide overlooking of common areas and the car park area of the development approved herein.

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MINUTES FOR MEETING HELD ON 16 DECEMBER 2020

9. The loading and unloading of workers to/from buses shall occur on the subject land only. Buses are not to park within Gordon, Foster or Pethick Streets for the collection or drop-off of workers.
10. The access point to Foster Street shall be used by staff, tenants and service vehicles only (i.e. delivery, landscaping and equipment maintenance contractors). No vehicular access will be taken from the Pethick Street driveway.
11. Between the hours of 10.00 PM and 6.00 AM buses required to ferry workers to and from their place of employment shall not leave engines to idle while parked in the car park area
12. A complaints register shall be established allowing communication between the site manager and the local community to be recorded at all times. A copy of the register shall be provided to Council every three (3) months for a period of two years from when occupation of each completed stage of the development commences.
13. The 'House Rules' agreement shall apply at all times to occupants residing on the subject land. Changes to the 'House Rules' which are provided as a supporting document to the development approved herein, shall be the subject of an assessment by Council's Planning and Compliance staff prior to the changes being formalised. The changes are to be processed as a 'variation to the approved development'.
14. All bins presented on a public street verge for waste collection purposes shall be returned to the on-site storage areas within 24 hours of being emptied.

5. EXCLUSION OF THE PUBLIC FROM ATTENDANCE TO RECEIVE, DISCUSS OR CONSIDER INFORMATION/MATTERS – (IF REQUIRED)

MOVED MRS ELIZABETH TRAVERS SECONDED MR MARK TEAKLE

That, pursuant to Section 13(2) of the Planning Development and Infrastructure (General) Regulations 2017, the public be excluded from this part of the Northern Limestone Coast Regional Assessment Panel meeting dated 16 December 2020 (with the exception of members of Council staff who are hereby permitted to remain), to enable the Panel to receive, discuss or consider information or matters as listed in Section 13(2)(b) or to discuss or determine any application or other matter that falls to be decided by the panel.

CARRIED

Mr Trevor Smart left the meeting when the panel moved to discuss in confidence.

Northern Limestone Coast Regional Assessment Panel

MINUTES FOR MEETING HELD ON 16 DECEMBER 2020

MOVED MR MARK TEAKLE SECONDED MRS ELIZABETH TRAVERS

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14. All bins presented on a public street verge for waste collection purposes shall be returned to the on-site storage areas within 24 hours of being emptied.
15. Prior to the issue of a certificate of occupancy, the applicants shall remove and replace any defective or damaged cladding on building 2, 4 and 6, with replacement cladding to match, in as much as is possible, any remaining cladding on the buildings. All works shall be carried out in a tradesman like manner and thereafter the walls of buildings 2, 4 and 6 shall be repainted in a suitable subtle colour. All works shall be to the reasonable satisfaction of the Council
16. Prior to the issue of a certificate of occupancy the applicants shall erect, at the applicants cost, fencing with a minimum height of 1.8m to the following; the entire common boundary with 5 Pethick Street, the west facing boundary with 22 Foster Street, the entire common boundary with 16 and 16A Foster Street, 6 and 8 Loveday Street and the entire common boundary with 15 Gordon Street. Internal fencing proposed otherwise shall have a minimum height of 1.8m.

Note: In regard to fencing the applicant is reminded of their obligations under the Fences Act 1975.

CARRIED

6. OTHER BUSINESS

7. MEETING CLOSED

Meeting closed at 12.40pm.

..... CONFIRMED

..... DATE