

MINUTES

1.	Members Declaration of Interest.....	2
2.	Confirmation of Minutes.....	2
3.	Hearing of Representations.....	2
4.	Exclusion of the Public.....	3
5.	Reports.....	3
5.1	Dwelling and Ancillary farming activities.....	3
5.2	Application to Vary Condition 16: Approved Workers Accommodation 19 Gordon Street, Naracoorte – Development Application 20000507.....	5
6.	Other Business.....	6
7.	Meeting Closed.....	6

Northern Limestone Coast Regional Assessment Panel

MINUTES FOR MEETING HELD ON 10 February 2021

MINUTES

COMMENCED: Meeting commenced at 10.14pm in the Naracoorte Town Hall

PRESENT: Mr Bill Hender (Presiding Chair), Mr Jeff Pope, Mr Mark Teakle

APOLOGIES: Mrs Elizabeth Travers

ON LEAVE:

OFFICERS: Mr Rocky Callisto Assessment Manager
Mrs Sarah duRand Development Officer – Planning

**MEDIA
REPRESENTATIVES:**

1. MEMBER'S DECLARATION OF INTEREST

Nil

2. CONFIRMATION OF MINUTES

**MOVED MR MARK TEAKLE
SECONDED MR JEFF POPE**

That the Minutes of the Northern Limestone Coast Regional Assessment Panel meeting held on 16 December 2020 are taken as read and confirmed as an accurate record of the proceedings of the meeting.

CARRIED

3. HEARING OF REPRESENTATIONS

Frank Brennan from Frank Brennan Consulting Services represented Mr Paul Leech in relation to Item 4.1

Northern Limestone Coast Regional Assessment Panel

MINUTES FOR MEETING HELD ON 10 February 2021

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

**MOVED MR JEFF POPE
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 10 February 2021 (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

5. REPORTS

5.1 Dwelling and Ancillary Farming Activities

1.0 DEVELOPMENT DETAILS

Proposed Development:	Dwelling and Ancillary Farming Activities
Development Application Number:	20001224
Applicant/Owner:	Frank Brennan / Mr Paul Leech
Property Address:	LOT 382 OLD CAVES RD, MOUNT LIGHT SA 5271
Certificate of Title:	Volume 5824 Folio 457
Land Use:	Rural Living and Ancillary Farming
Zone:	Rural Zone – Planning and Design Code
Public Notification:	Performance Assessed Development
Application Lodged:	19th October 2020

Northern Limestone Coast Regional Assessment Panel MINUTES FOR MEETING HELD ON 10 February 2021

The Panel considered a report from Planning Consultant David Hutchison from Access Planning who recommended refusal as the proposal to construct a detached dwelling in his opinion is at variance with the following provisions of the Planning and Design Code.

Rural Zone

Desired Outcome
DO1; DO2

Land Use and Intensity
PO 1.1

Dwellings
PO 5.1, PO 5.4

General Section

Interface between land uses

Interface between Land Uses [Interface with Rural Activities]
DO1; PO 9.1

In considering the application the Panel considered numerous issues which included:

- Replacement of a recently demolished dwelling on the subject land
- Land uses in the nearby Rural Living zone
- Suitability of the access into the subject land and the road network
- Adequate access to power, water and sufficient area for effluent disposal.
- Suitability of the land to construct a dwelling, visual amenity, impact on the operation of existing land uses especially rural enterprises and the potential for land use conflicts
- Existing land title
- Fragmentation of Rural Land

MOVED MR MARK TEAKLE SECONDED MR JEFF POPE

That Development Application 20001224 for the construction of a detached dwelling and ancillary farming activities at LOT 382 OLD CAVES RD, MOUNT LIGHT SA 5271 is not considered seriously at variance with the Planning and Design Code.

That the Development Assessment Panel **grant** Planning Consent to Development Application 20001224 for the construction of a detached dwelling and ancillary farming on the land at LOT 382 OLD CAVES RD, MOUNT LIGHT SA 5271, subject to the following conditions:

1. The Development hereby approved shall be in strict accordance with the documents submitted with and forming part of the application including the Site Plan DWG NO; 2020 – 187 Revision v1-2 prepared by Frank Brennan Consulting Services and Drawing No WD 02-03 Rev G prepared by Allsteel Transportable Homes except where varied by any conditions of this consent or as may be further approved as a minor variation prior to Development Approval.

Northern Limestone Coast Regional Assessment Panel MINUTES FOR MEETING HELD ON 10 February 2021

2. Storm water must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
3. The application for the on-site wastewater treatment system must be approved by the Council prior to any commencement of works on-site.
4. Access to the now approved dwelling shall be of all-weather construction, be completed prior to occupation of the dwelling and shall be maintained and accessible at all times. All costs associated with the construction of the access shall be borne by the Applicant.

NOTE:

As the subject land is within a High Bushfire Risk Area the application will be referred to the South Australian Country Fire Service as required by Schedule 9 of the Planning, Development, and Infrastructure Regulations 2017. The landowner will be directed to adhere to any condition imposed by the Country Fire Service.

CARRIED

5.2 Application to Vary Condition 16: Approved Workers Accommodation 19 Gordon Street, Naracoorte – Development Application 20000507

**MOVED MR JEFF POPE
SECONDED MR MARK TEAKLE**

The applicant, within six (6) months of granting of this consent shall erect, at their cost, fencing with a minimum height of 1.8m to the following:

- the rear boundary at 5 Pethick Street,
- the entire common boundary along 16 and 16A Foster Street and
- the entire common boundary along 15 Gordon Street.

Any proposed internal fencing shall be constructed to a minimum height of 1.8m.

NOTE: If the applicant and owners reach any alternative agreement and written confirmation is provided to council it will be deemed that the condition has been met.

NOTE: Correspondence has been received by the Assessment Panel for 6 and 8 Loveday Street Naracoorte and 22 Foster Street Naracoorte prior to the meeting stating they do not wish to have a new fence erected.

CARRIED

**Northern Limestone Coast
Regional Assessment Panel
MINUTES FOR MEETING HELD ON
10 February 2021**

6. OTHER BUSINESS

7. MEETING CLOSED

Meeting closed at 12.09pm

..... CONFIRMED

..... DATE