

**FLINDERS REGIONAL
DEVELOPMENT ASSESSMENT PANEL**

MINUTES

**OF THE MEETING BEING HELD ON
MONDAY 24TH MAY 2010, EYRE PENINSULA MEETING ROOM
LOCAL GOVERNMENT HOUSE, 148 FROME STREET, ADELAIDE
COMMENCING AT 3.45 PM**

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1. **PRESENT:** Ms S.L.S. Ditter (Presiding Member); Mr G.C. Thompson; Mr T.C. Roocke;
Ms L.A. Lock & Mr C.R. Parkyn

Mr T.D. Barnes, Chief Executive Officer, DC of Peterborough
Mr S.R. Cheriton, Chief Executive Officer, DC of Mount Remarkable
Mr C.J. Davies, Chief Executive Officer, The Flinders Ranges Council
Mr D. Hutchison, Planning Consultant
2. **APOLOGIES:** Mr I.A. Wilson, Chief Executive Officer, DC of Orroroo Carrieton
NOTED
3. **CONFIRMATION OF MINUTES:** NIL
4. **BUSINESS ARISING FROM MINUTES:** NIL
5. **DECLARATIONS OF INTEREST:** NIL
6. **GOVERNANCE MATTERS:**
- 6.1 **TERMS OF REFERENCE**
- The Terms of Reference for the Panel, as formally adopted by each of the four Member Councils, were provided for the reference of Panel Members.
- That** the Terms of Reference for the Flinders Regional Development Assessment Panel as adopted by each of the constituent Councils, circulated and tabled, be received and accepted.
- G.C. Thompson / C.R. Parkyn**
CARRIED
[001.2010]
- 6.2 **MEETING PROCEDURES**
- The Meeting Procedures for the Panel, as formally adopted by each of the four Member Councils, were provided for the reference of Panel Members.
- That** the Meeting Procedures for the Flinders Regional Development Assessment Panel as adopted by each of the constituent Councils, circulated and tabled, be received and accepted.
- T.C. Roocke / L.A. Lock**
CARRIED
[002.2010]
- 6.3 **CODE OF CONDUCT**
- The Code of Conduct adopted by the Minister for Urban Development and Planning pursuant to subsection 21A (1) (b) of the Development Act 1993 was provided for the reference of Panel Members.
- NOTED

6.4 DEPUTY PRESIDING MEMBER

The Agenda Report advised the Panel that the Terms of Reference provide that the each constituent Council may appoint one additional deputy member and by agreement, a Deputy Presiding Member.

Following due consideration, the Panel felt that there was not a need to appoint a Deputy Presiding Member at the current time.

6.5 PUBLIC OFFICER

The Agenda Report advised the Panel that subsection 34 (18b) of the Development Act 1993 requires that each Regional Development Assessment Panel must have a public officer (who must not be a member of the panel) appointed by the Panel, and that following such appointment, the Panel must ensure that notice of the appointment (including the public officer's name and contact details) is published in the Gazette.

That pursuant to the provisions of Subsection 34 (18b) of the Development Act 1993, that Mr Sean Richard Cheriton, Chief Executive Officer of the District Council of Mount Remarkable, be appointed as the Public Officer of the Flinders Regional Development Assessment Panel for a term concluding at the date of the next periodic Local Government election.

C.R. Parkyn / G.C. Thompson
CARRIED
 [003.2010]

6.6 COST SHARING ARRANGEMENTS

The Agenda Report provided the Panel with a general outline of the agreed cost sharing arrangements in respect of the Panel's operations.

NOTED

6.7 PROCEDURAL MATTERS

The Agenda Report provided the Panel with a general outline of the agreed procedural and administrative arrangements in respect of meetings.

NOTED

7. APPLICATIONS FOR CONSIDERATION:

7.1 THE FLINDERS RANGES COUNCIL

NIL

7.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

7.2.1 DA 830/D001/2010 - McCallum - Land Division

The Agenda Report advised the Panel of details of the application for land division involving the boundary realignment of three land parcels.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/D001/10 that seeks to divide and realign the boundaries of Allotment 148 (DP 74968) Hundred of Booleroo and Sections 1 and 2 Hundred of Willowie is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4 February 2010; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D001/10 at Allotment 148 (DP 74968) Hundred of Booleroo & Sections 1 & 2 Hundred of Willowie, Hundred Line Road, Melrose, subject to the following conditions:

Requirements of Development Assessment Commission

1. The applicant shall proceed strictly in accordance with the plans prepared by Sawley Lock O'Callaghan (surveyors), Drawing Number 12980-01, Revision 1, dated 12/05/2010, submitted and conditions imposed by this consent.
2. A copy of a certified plan shall be lodged for Certificate purposes

Conditions of Council

3. That the allotments resultant from the division be renumbered 283 & 284 (Hundred of Booleroo) and 267 (Hundred of Willowie).

REASON: To maintain unique identification in the numbering system within the Hundreds of Booleroo and Willowie.

T.C. Roocke / G.C. Thompson
CARRIED
 [004.2010]

7.2.2 DA 830/D002/2010 - Carman - Land Division

The Agenda Report advised the Panel of details of the application for land division involving the division of the existing land parcel (Section 33 Hundred of Darling CT 5952/77) into two proposed allotments for the purpose of separating the existing timber treatment plant, saw mill and small pine plantation from the balance of the land which is used for general farming purposes.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/D002/10 that seeks to divide Section 33 Hundred of Darling into two allotments is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4 February 2010; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D002/10 at Section 33 Hundred of Darling into two allotments, subject to the following conditions:

Requirements of Development Assessment Commission

1. The applicant shall proceed strictly in accordance with the plans, Drawing Number 12085-01, Revision 1, dated 23/02/2010, submitted and conditions imposed by this consent.
2. A copy of a certified plan shall be lodged for Certificate purposes

Conditions of Council

3. That the allotments resultant from the division be renumbered 407 & 408.

REASON: To maintain unique identification in the numbering system within the Hundred of Darling.

T.C. Roocke / C.R. Parkyn
CARRIED
 [005.2010]

7.2.3 DA 830/0012/2010 - Piggott - Category 3 Shed

The Agenda Report advised the Panel of details of the Category 3 application to erect a large colorbond-clad shed (dimensions 30.48 metres x 9.144 metres x 3.048 metres wall height) to be used for normal domestic and vintage vehicle storage purposes only on Allotment 704 FP184786, 15 Edwin Street, Booleroo Centre. The Report further advised that the shed will be setback 10 metres from the frontage of Edwin Street (which will be equal with the existing dwelling on the allotment) and 5 metres from the southern boundary. It was further noted that no representations were received in respect of the application.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/0012/10 - Lot 704 FP184786, 15 Edwin Street, Booleroo Centre - David John Piggott, seeking to erect a shed for normal domestic and vintage vehicle storage, is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4 February 2010; and

That following consideration and having regard to all relevant matters, that Development Application 830/0012/10 be **GRANTED** Development Plan consent subject to the following conditions:

1. GARAGE USAGE

This approval is for a Class 10a building only and as such shall not be used for any other purposes eg for storage or sale of items for business or commercial nature, or for living purposes, including temporary accommodation on weekends etc.

2. STORM WATER DISPOSAL - TOWNSHIPS

Any water from the roof or roofs of any building or water flowing from any carpark, or walkway or other paved area shall be disposed of in such a manner that none of the following conditions shall occur:

- (i) the water enters or lies against any building;
- (ii) the water unduly affects the stability of any building on the same site;
- (iii) the water unduly creates any unhealthy or dangerous condition on the site.

Water from the roof or roofs of every building or water flowing from any car park, or walkway or other paved area shall be disposed of in such a manner that it does not flow or discharge onto land of an adjoining owner.

Storm water from private property may not be discharged over the footpath but should be carried under the footpath in an approved type of pipe. Approval must be obtained from Council before any such work is carried out.

L.A. Lock / G.C. Thompson
CARRIED
 [006.2010]

7.3 DISTRICT COUNCIL OF ORROROO CARRIETON NIL

7.4 DISTRICT COUNCIL OF PETERBOROUGH NIL

8. OTHER BUSINESS:

The Panel gave general consideration to a number of matters including provision of manuals / folders, hard and electronic copies of development plans, a familiarisation tours for members and media comment.

That the Public Officer be appointed as and authorised to act as the principal spokesperson of the Flinders Regional Development Assessment Panel.

T.C. Roocke / G.C. Thompson

CARRIED

[007.2010]

9. NEXT MEETING:

No date was set for the next Meeting of the Panel, with its timing dependent on having applications for consideration and assessment.

10. CLOSURE:

The Presiding Member closed the Meeting at 4.15 pm.

CONFIRMATION:

Minutes confirmed at the Meeting of the Panel held

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Presiding Member