

MINUTES

MEETING BEING HELD

THURSDAY 11th AUGUST 2016 AT 9.34am

BY TELEPHONE CONFERENCE

1. PRESENT:

Members:

Ms Shanti Ditter (Presiding Member);
 Cr Ralph Goehring;
 Cr Frank Hardbottle &
 Cr Colin Nottle

In Attendance:

Mr Peter McGuiness (Public Officer);
 Mr David Hutchison (Planning Consultant, Access Planning);
 Ms Sally Kent (Minute Secretary); and
 Ms Ann Frick (Observer DC Orroroo Carrieton)

2. APOLOGIES:

Cr Garry Thompson

3. DECLARATIONS OF INTEREST:

NIL

4. CONFIRMATION OF MINUTES:

4.1 ORDINARY MEETING - Held 24th June 2016

Moved Cr F Hardbottle Seconded Cr C Nottle

That the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 24th June 2016 as circulated, be confirmed.

CARRIED

5. BUSINESS ARISING FROM MINUTES:

NIL

6. APPLICATIONS FOR CONSIDERATION:

6.1 DISTRICT COUNCIL OF ORROROO CARRIETON

6.1.1 DA 502/007/16 – Dorita Knight – Additions and alterations to abandoned church to be used as a dwelling

Details of the application for additions to and alterations of an existing building on Lot 86 TP 310101 Railway Tce, Black Rock, and, Lot 87 TP 310101 Railway Tce, Black Rock were included in the Agenda papers for the meeting.

Ms Ditter asked the Planning Consultant, David Hutchison, if there was anything he would like to add to his Report.

Mr Hutchison explained that the building is an old church, which was originally considered by Council for inclusion on a local heritage list, but was later dropped. Even though it is not heritage listed, there was a significant amount of work for the applicant to do to come up with a proposal which adequately respected the character of the building. He mentioned that it is also worth noting that there is an Institute next door, and if this application is successful, then there is a likelihood that the Institute may be developed too, so it was important that this application was right. The reason that the application is a 'non-complying use' is because the township of Black Rock is included in a Primary Production Zone, just like other settlements in the area. He explained that it is a reasonable development and the final analysis is appropriate.

Ms Ditter asked if it was just an anomaly of history that it is in that zoning, and Mr Hutchison replied yes.

Ms Ditter then asked if there was any intent of Council to consider rectifying this, due to there being a conglomeration of buildings at Black Rock, and any time there is an application to do something which isn't primary production in nature, they end up being caught in this non-compliance.

Mr Hutchison explained that it is an unusual circumstance, and Council has endeavoured to review the zoning of some of its settlements, but without a great deal of luck in its discussions with the department, so they are locked in to a situation where they have to deal with them as non-complying developments. Generally they are reasonably common sense projects, which don't require a lot of effort to get them approved.

Cr Hardbottle enquired as to why this application needed to go to the Development Assessment Commission, to which Mr Hutchison explained that because it is a non-complying development it has to be given a concurrence approval with the Development Assessment Commission, which has always been the case.

Moved Cr F Hardbottle Seconded Cr R Goehring

That Development Application 502/007/16 for the additions to and alterations of an existing building on Lot 86 TP 310101 Railway Tce, Black Rock, and, Lot 87 TP 310101 Railway Tce, Black Rock is not seriously at variance with the provisions of the District Council of Orroroo Carrieton's Development Plan, Consolidated 22nd November 2012.

That the Development Assessment Panel seek the concurrence of the Development Assessment Commission to **grant** Development Plan Consent to Development Application 502/007/16 for additions to and alterations of an existing building on Lot 86 TP 310101 Railway Tce, Black Rock, and, Lot 87 TP 310101 Railway Tce, Black Rock, subject to the following conditions:

1. The development shall be undertaken in accordance with the plans prepared by Town Planning HQ identified as;

Elevation and site plan, floor plan, and roof plan dated 16/5/16, front and rear elevations and east and west elevation dated 12/4/16, existing plan dated 29/2/16 and garage plans prepared by ShedBoss dated 21/1/16, together with the Colour and Material Schedule.

6.2 THE FLINDERS RANGES COUNCIL **NIL**

6.3 THE DISTRICT COUNCIL OF MOUNT REMARKABLE **NIL**

6.4 THE DISTRICT COUNCIL OF PETERBOROUGH **NIL**

7. OTHER BUSINESS:

7.1 THE FLINDERS RANGES COUNCIL **NIL**

7.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

Update regarding a Flour Mill application – this is still in progress with communications between the EPA and the applicant.

7.3 DISTRICT COUNCIL OF ORROROO CARRIETON **NIL**

7.4 DISTRICT COUNCIL OF PETERBOROUGH **NIL**

8. **NEXT MEETING:** No date was set for the next meeting of the Panel.

9. **CLOSURE:** 9.46am