	<p align="center">FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p align="center">AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 13 Apr 2017 9.14.1 Page 1 of 1</p>
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FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL


NOTICE OF MEETING

NOTICE is hereby given that an Ordinary Meeting of the Flinders Regional Development Assessment Panel will be held as follows:

Time: 8.30am
Date: 13th April 2017
Venue: By telephone conference

* * * * *


 Peter McGuinness
 Public Officer
 3rd April 2017
 Date

	<p style="text-align: center;">FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p style="text-align: center;">AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 13 Apr 2017 9.14.1 Page 2 of 9</p>
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AGENDA & REPORTS

**FOR THE MEETING BEING HELD
13th APRIL 2017 AT 8.30am**

1. PRESENT:

2. APOLOGIES:

3. DECLARATIONS OF INTEREST:

4. CONFIRMATION OF MINUTES:

4.1 ORDINARY MEETING - Held 3rd November 2016

A copy of the Minutes from the Meeting (as previously circulated) are attached for the reference of Panel Members.

Recommendation:

That the Minutes of the Ordinary Teleconference Meeting of the Flinders Regional Development Assessment Panel held on 3rd November 2016 as circulated, be confirmed.

5. BUSINESS ARISING FROM MINUTES:

6. APPLICATIONS FOR CONSIDERATION:

6.1 THE FLINDERS RANGES COUNCIL

6.2.1 DA 740/0006/17 – ROWESA Pty Ltd – Amendment to DA 740/0020/15 – Alterations to boundary fence

Action	For DECISION
Proponent	Council Officer
Officer	FRC CEO
Development Application	740/0006/17
Associated Reports & Documents	Report DA Representors Applicant's Response

Officer's Recommendations:

That Development Application 740/0006/17 seeks approval to amend the fence design as previously approved by DA 740/0020/2015. The change to the fencing is limited to the boundary fence between allotments 103 and 104 First Street, Quorn. Allotment 104 is the neighbouring property at 51 First Street. The proposed development is sufficiently in accord and not seriously at variance with The Flinders Ranges Council's Development Plan, Consolidated 20th June 2013.

That Council **Grant** Development Plan Consent to the amendment of Development Application 740/0006/17 for the alteration to a fence at Allotment 103 First Street, Quorn SA 5433 subject to the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. All building work shall be constructed in accordance with the Building Code of Australia.
Reason: To ensure the development meets the Building Code of Australia

Introduction:

The Flinders Regional Development Assessment Panel is required to determine the application.

Previous Panel Consideration:

Nil

Officer's Report:

Refer to attached Report from Lynette Brandwood of Prime Planning.

The applicant and objectors have been advised of this Meeting and wish to make representation at the meeting.

Statutory Requirement:

The Flinders Ranges Council Development Plan – consolidated 20th June 2013
 Development Act 1993
 Development Regulations 2008

Policy/Strategic Implications:

The Flinders Ranges Council Strategic Management Plan 2010-2014:

Strategy Statement:

To provide leadership through open communication to the community and ensuring our activities meet governance and legislation requirements.

Strategy Objective:

To provide good governance and comply with legislation

Strategic Outcomes:

Provide legislative requirements with requirements at all times - Development and Building Regulation (Reference 4.1.3.1)

Risk/Liability:

Likelihood	Consequences				
	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (almost certain)	H	H	E	E	E
B (likely)	M	H	H	E	E
C (moderate)	L	M	H	E	E
D (unlikely)	L	L	M	H	E
E (rare)	L	L	M	H	H

Legend: E: Extreme risk; immediate action required
 H: High risk; senior management attention needed
 M: Moderate risk; management responsibility must be specified
 L: low risk; manage by routine procedures

Voting Requirements:

Absolute Majority

AGENDA ITEM:

DEVELOPMENT PROPOSAL	Amendment to DA740/0020/2015 - Alterations to boundary fence
APPLICANT	ROWESA PTY LTD
PROPERTY DETAILS	Allotment 103 First Street, Quorn SA 5433 CT Volume 5974 Folio 206
APPLICATION NO.	740/0006/17
LODGEMENT DATE	03 January 2017
ZONE	Residential Zone
POLICY AREA	N/A
APPLICATION TYPE	Merit
PUBLIC NOTIFICATION	Category 3
REPRESENTATIONS	2 opposed
REFERRALS	N/A
AUTHORISED DEVELOPMENT PLAN	20 June 2013
REPORT AUTHOR	Lynette Brandwood
MEETING DATE	13 April 2017
RECOMMENDATION	CONSENT with conditions

EXECUTIVE SUMMARY

The proposed development seeks approval to amend the fence design as previously approved by DA 740/0020/2015. The change to the fencing is limited to the boundary fence between allotments 103 and 104 First Street, Quorn. Allotment 104 is the neighbouring property at 51 First Street.

When previously approved, the fence would reduce in height in small steps over 13 metres from 2.1 metres to 1.5 metres at the First Street boundary. The Applicant is seeking to continue the 2.1 metre height to the front property boundary.

The subject land is located east of the intersection of First and Seventh Streets, Quorn. It has a frontage of 20.12 metres to First Street and a depth of 50.29 metres. There is an easement to Council along the rear boundary of the land.

The subject land (as portion of 4 parcels of land) is currently under construction as approved by DA 740/0020/15 for a motel and conference room development, known as the Great Northern Lodge.

The proposed development is sufficiently in accord and not seriously at variance with the Development Plan. It is therefore recommended that the application be **APPROVED** subject to conditions.

1.0 SUBJECT LAND AND LOCALITY

1.1 Subject Land

The subject land is located on the southern side of First Street, Quorn; between Seventh and Eighth Streets. It is identified as Allotment 103 First Street, Town of Quorn, Hd of Pichi Richi. The subject land has a frontage of 20.12 metres to First Street and a depth of 50.29 metres. There is an easement to Council along the rear boundary of the land.

The subject land (as portion of 4 parcels of land) is currently under construction as approved by DA 740/0020/15 for a motel and conference room development, known as the Great Northern Lodge.



Figure 1: Subject Land. The fence is located on the eastern boundary of the subject land.
Source: Nearmap 2015

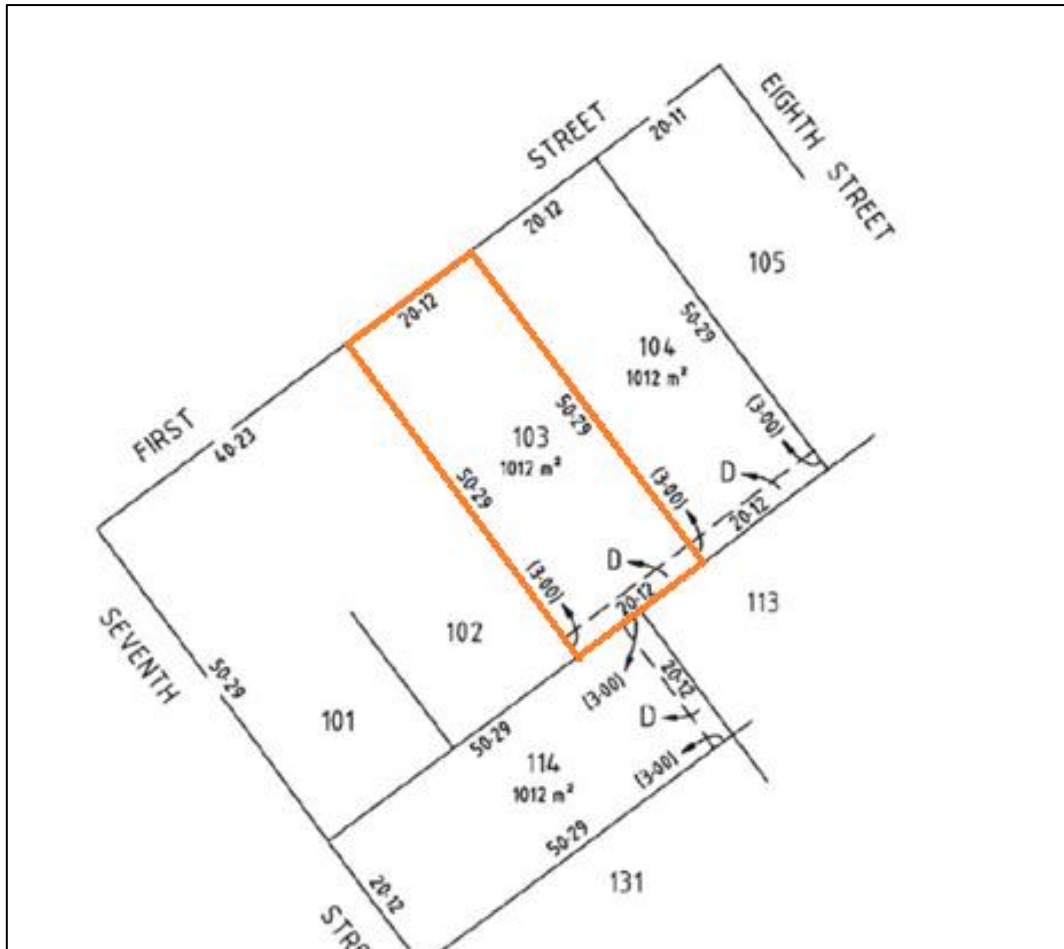


Figure 2: Excerpt from CT 5932/191 identifying the subject land and easement.

1.2 Locality

The locality includes:

- On the southern side of First Street: north east to Eighth Street and south west to include Allotment 102 First Street.
- On the northern side of First Street: land fronting First Street between Seventh and Eighth Streets.

Land use in the locality is mixed and includes residential, commercial and retail development. Building form in the locality is primarily single and two storey development of a variety of architectural styles dating from the early 1890s to the 1960s.

The development known as the Great Northern Lodge is a new feature in the locality.

Land is slightly undulating, rising some 2 metres from the south eastern section to the north western section of the identified locality.

Land in the west of the locality is within a Town Centre Zone and land in the east of the locality is within a Residential Zone (refer to Figure 4 below).

First Street, which houses the majority of retail and commercial businesses within the township, is considered the main street of the Quorn.



Figure 3: Subject Locality.
Source: Nearmap 2017

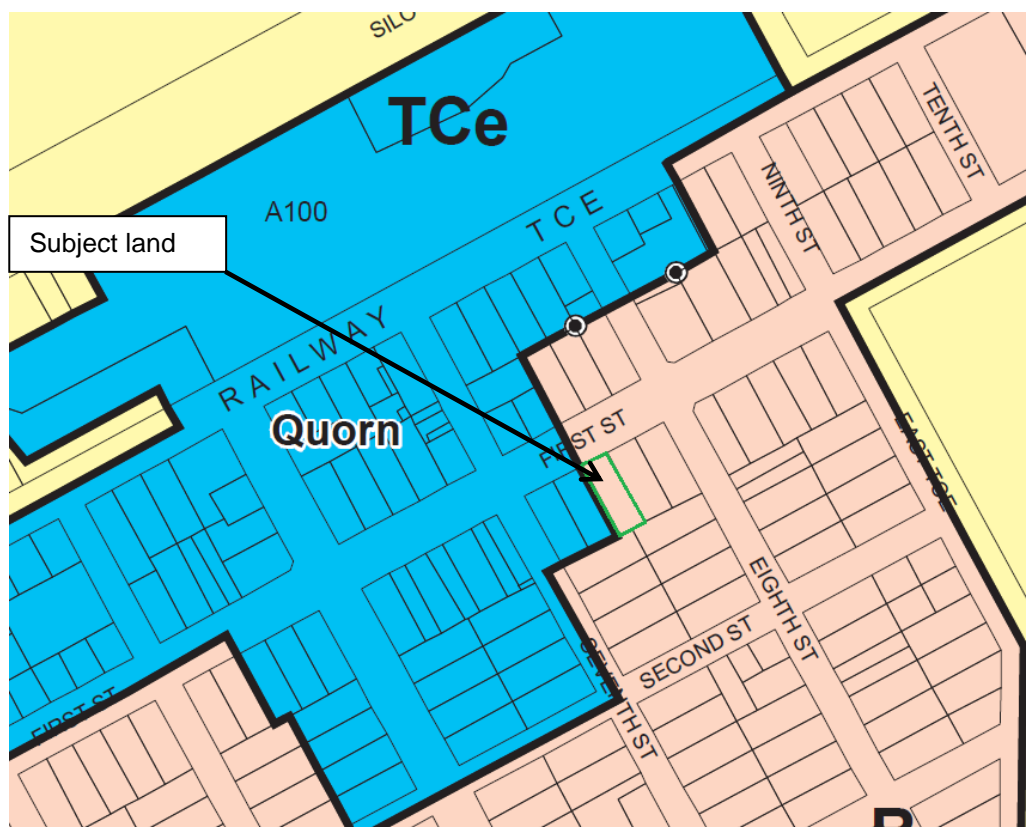


Figure 4: Zone Map FiRa/20 identifying the subject land
Source: The Flinders Ranges Council Development Plan Consolidated 20 June 2013

2.0 PROPOSED DEVELOPMENT

The proposed development seeks approval to amend the fence design as previously approved by DA 740/0020/2015.

The only change to the fencing is on the boundary fence between allotments 103 and 104 (allotment 104 is the neighbouring property at 51 First Street). When previously approved, the fence would reduce in height in small steps over 13 metres from 2.1 metres to 1.5 metres at the First Street boundary. The Applicant is seeking to continue the 2.1 metre height to the front property boundary.

As previously approved, the proposed fence will be made with Hebel Power Panels and be finished in a texture coat flat finish.

3.0 PUBLIC NOTIFICATION

The development application was subjected to Category 3 notification in accordance with the statutory requirements.

Two (2) representations opposed to the proposal were received as a result of the public notification. The representors wish to be heard in person or by legal representation.

Name of representor/s	Representor/s property address
Sarah Cassells	6 Seventh Street, Quorn
Toni and Dwayne Crombie	51 (Lot 104) First Street, Quorn

4.0 REPRESENTATIONS

	Representors comments
1	Will adversely impact the streetscape and reduce the amenity of the streetscape
2	Contrary to Town Centre Zone Objective 3 <i>Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.</i>
3	Contrary to Town Centre Zone PDC 4 (sic). PDC 5 <i>Buildings and structures should be designed and constructed in sympathy with adjoining buildings so as to complement and enhance the existing character and appearance of the streetscape. Particular regard should be taken of the scale of buildings and roof heights, set-backs, façade treatment, profile, verandas, construction materials and colours.</i>
4	Contrary to General Section: Crime Prevention PDC 1 <i>Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.</i>
5	Contrary to General Section: Landscaping, Fences and Walls PDC 4 <i>Fences and walls, including retaining walls, should:</i> <i>(a) not result in damage to neighbouring trees</i> <i>(b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality</i> <i>(c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance</i> <i>(d) incorporate articulation or other detailing where there is a large expanse of wall facing the street</i> <i>(e) assist in highlighting building entrances</i>

	<p><i>(f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites</i></p> <p><i>(g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land</i></p> <p><i>(h) be constructed of non-flammable materials.</i></p>
6	<p>Site lines for traffic entering and leaving the property from the First Street entrance will be adversely impacted.</p> <p>Reduced visibility of vehicles and pedestrians exiting the driveway a ‘few metres’ away</p>
7	Create a claustrophobic effect/completely “block out” 51 First Street and remove any element of an open street view
8	Does not allow line of site from the residence at 51 First Street toward the town centre.
9	Dust is to be suppressed by landscaping so no requirement for increasing the height of the fence
10	Sound attenuation is managed by the use of Hebal power panel product so no requirement for increasing the height of the fence
11	Construction of a 2.1 metre high fence to the First Street boundary will not prevent rainwater “bouncing” from the motel

Applicant's Response

The proposed amendment will only have an impact on 51 First Street, limiting the ability of the residents of that property looking into Great Northern Lodge's back yard and one guest bedroom.

The development is a minor alteration to the Court Order which allows for limited purpose of varying the conditions of consent.

The streetscape will not be affected.

5.0 DEVELOPMENT ASSESSMENT

The subject land is within a Residential Zone adjacent the Town Centre Zone as depicted in Zone Map FIRa/20 of The Flinders Ranges Council Development Plan, Consolidated 20 June 2013 (refer to Figure 4 above).

The subject land is not within a Policy Area.

Whilst the subject land abuts the Town Centre Zone, the eastern boundary fence subject of this application sits entirely within the Residential Zone. There is no change to the land use or setbacks to boundaries.

Point 1 of the representors' comments is not considered valid as there is no change to vehicular access, car parking or pedestrian movement.

5.1 Relevant Provisions

The Town Centre Zone provisions hold little relevance to the development application. Whilst the proposed development is entirely within a Residential Zone, the western boundary of the

subject land abuts the Town Centre Zone. Town Centre Zone PDC 5 (as stated above, Objective 3 is not considered relevant) is included in this assessment.

Town Center Zone Provisions

General Provisions

PDC: 5.

Council Wide Provisions

Design and Appearance

Objective: 1.

Interface Between Land Uses

Objective: 1.

PDCs: 2 and 3.

Landscaping Fencing and Walls

Objective: 2.

PDC: 4.

5.2 Residential Zone and Town Centre Zone

The Residential Zone provisions are silent in respect of fencing development. However, a 2.1 metre fence is not uncommon in association with residential land uses. This is recognised by Schedule 9 of the Development Regulations 2008, where a fence is considered a Category 1 form of Development when ancillary to a dwelling.

As a similar fence has already been approved on the subject land, the only assessment required is whether the proposed amendment will be at variance to the relevant Development Plan provisions.

The approved fence starts to step down to a height of 1.5 metres approximately 13 metres back from the front boundary. As shown in Figure 5 below, the intention is to have a fence with a consistent height. This amendment seeks to change the height by a maximum 0.6 of a metre.

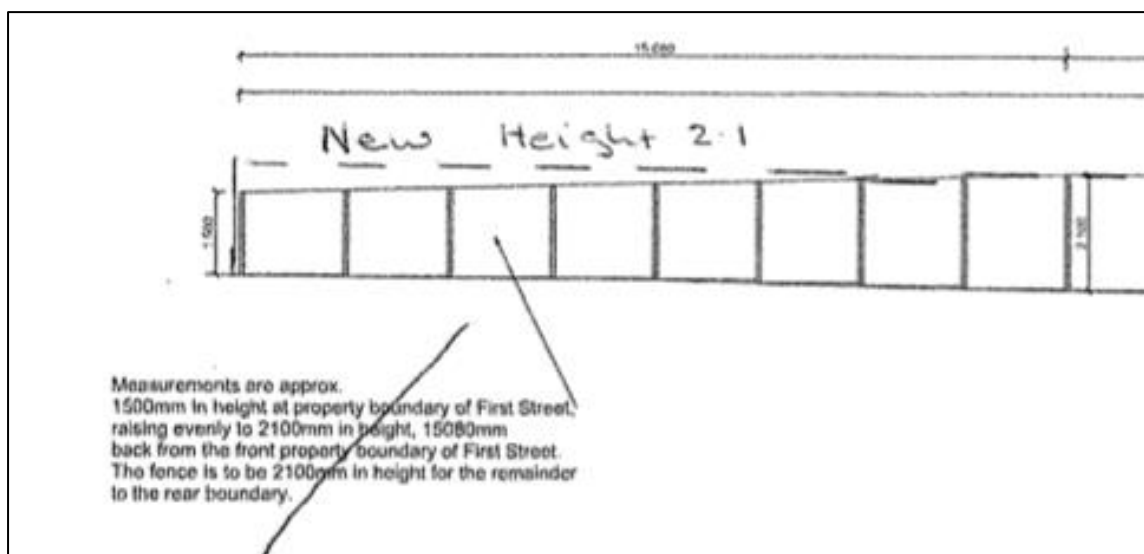


Figure 5: Portion of the submitted plans showing the area of fence to be increased in height.

The amendment will not increase the overall total fence height previously approved. The 2 storey building has been approved and is not in question. Consideration needs only be given to the 600mm increase in fence height, reducing to zero some 13 metres back from the First Street boundary.

TC Zone PDC 5 states that *structures should be designed and constructed in sympathy with adjoining buildings so as to complement and enhance the existing character and appearance of the streetscape.*

The approved 2 storey development within the subject land extends to the First Street boundary (refer to photographs 1 and 2 below) and in respect of the increase in fence height (grading to an additional 600mm to the front boundary), the Hebel Power Panel fence:

- Will not further reduce solar access to the dwelling at 51 First Street;
- Will not have a greater impact on sight lines for motorists and pedestrians than the approved fence;
- Will not alter the character and appearance of the streetscape; and
- Will not have a greater impact on the visual amenity of the adjoining property than the approved fence.



Photograph 1: Identifying the development on Allotment 103



Photograph 2: Development on Allotments 103 and 104 First Street, Quorn



Photograph 3: Residential dwelling 51 First Street (to the adjacent north east)

5.3 Council Wide Provisions

The increase in height of 0mm-600mm over 13 metres does not alter the architectural standard of the development on either Allotments 103 or 104 First Street nor does it have an impact on the local environment.

The approved 2 storey building is significantly higher than the fence and the side setback of the building on the eastern boundary is 3.98 metres. This new 2 storey building is forward of the adjacent dwelling at 51 First Street and as such the alteration in the fence design will have little or no impact on the dwelling at 51 First Street (Allotment 104).

There will be no change in solar access or visibility of buildings however the increase in height of the boundary fence will further minimise overlooking.

The design change of the subject side boundary fence:

- does not result in damage to neighbouring trees;
- is compatible with the approved development on Allotment 103;
- will not alter views and/or casual surveillance from the street;
- has no impact on any building entrance; and
- has no impact on motorist or pedestrian sight lines.

There is no driveway access to Allotment from First Street and the driveway access to the Great Northern Lodge will not be impacted by the alteration to the boundary fence as the 2 storey building between the driveway and the subject fence will obscure the fence.

6.0 CONCLUSION

Having regard to the assessment of the proposed development against the relevant provisions of The Flinders Ranges Council Development Plan, Consolidated 20 June 2013, it is considered that the proposed development is not seriously at variance with the relevant provisions of the Development Plan.

It is therefore recommended that the application be approved subject to conditions.

7.0 RECOMMENDATION

That Council **grant** Development Plan Consent to the amendment of Development Application 740/0006/2017 for the alteration to a fence at Allotment 103 First Street, Quorn SA 5433 subject to the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. All building work shall be constructed in accordance with the Building Code of Australia.

Reason: To ensure the development meets the Building Code of Australia





**DEVELOPMENT CONTROL
DEVELOPMENT APPLICATION FORM
& ADVISORY INFORMATION**

Version Number
Issued
Next Review
GDS20

7
July 2015
July 2016
3.87.2

THE FLINDERS

03 JAN 2017

RANGES COUNCIL

THE FLINDERS RANGES COUNCIL

PO Box 43, QUORN SA 5433

Telephone (08) 8620 0500

Email: Development@frc.sa.gov.au

Number 740/0020/2015

APPLICANT: ROWESA PTY LTD Phone: 86486940
Address: 45 First St QUORN Fax: _____
Email: Willows@activ8.net.au

OWNER: Wendy Brown Phone: 0448486391
Address: 2329 Flinders Ranges Fax: _____
Email: Wendy

CONTACT PERSON: Wendy Brown Phone: 86486940 Fax: _____

BUILDER: Neil Litster Licence Number: 50754
Address: Stirling North Phone: 0427181181
South Australia Fax: _____
Email: _____

Description of Proposed Development: Minor alteration to development application Number 740/0020/2015 Keep Sence to 2:1 all the way along left hand Sence lot 103, for privacy for neighbours - J bust - Noise - and rain bouncing From property not a vehicle Exit Point no need to be graded.
Plus recommendation from acoustic report.

Location of Proposed Development: Plus security reasons.
Lot No: 101-102 103-104 **Plan:** _____ **House No:** 45 **Street:** First/7th **Town:** QUORN
Section No: _____ **Hundred:** Pichi Richi **Volume:** _____ **Folio:** 5820/734, 5737/3945974/20

ESTIMATED DEVELOPMENT COST: \$ _____ (inclusive GST, not including fit-out costs) 5932/91

PLEASE TURN OVER AND SIGN NEXT PAGE (Page 2)

FOR OFFICE USE ONLY			
	FEES	RECEIPT	DATE
Lodgement Fee (Refer inside cover)	61.00		
Planning	38.25		
Building	66.50		
Land Division			
Other			
DEVELOPMENT APPROVAL			

VG Number _____

Classification: _____

Floor Area m² _____

Materials _____

Insurance _____

Levy _____

Conditions: P: 98, _____

B: _____

Page 1 of 6

Cat's public notification \$105.00 plus advert cost

Please disregard
last application
concerning Sence

Wendy

DOES EITHER SCHEDULE 21 OR 22 OF THE REGULATIONS UNDER THE DEVELOPMENT ACT 1993
APPLY: YES ☐ NO ☒

EXISTING USE: _____

BUILDING RULES CLASSIFICATION:

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 is provided: _____

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008. I also acknowledge that Council must publish a register of applications on the internet (pursuant to Regulation 98(3a)) which will contain all the details I have provided in this application.

SIGNED: _____

*Owner(s)/Applicant(s)

DATE: 31 / 12 / 2016

IMPORTANT INFORMATION – PLEASE READ

FEES:

- A Lodgement Fee of \$60.00 is required for Development costs up to \$5,000
- A Lodgement Fee of \$128.00 is required for Development costs exceeding \$5,000
- Applicants will be notified concerning payment of applicable processing fees (Planning & Building), **However**, if all applicable fees are paid during lodgement, this will ensure that assessment is not delayed. Council will invoice the applicant for applicable fees if not already paid, before assessment commences.

MANDATORY NOTIFICATIONS:

Where an approval contains conditions requiring mandatory notification (required by law), the person who is carrying out that work (or a person in charge of having it carried out) must give at least one business' days notice to Council as specified in those conditions. **Failure to do so may result in Council taking legal action.**

CERTIFICATE OF OCCUPANCY:

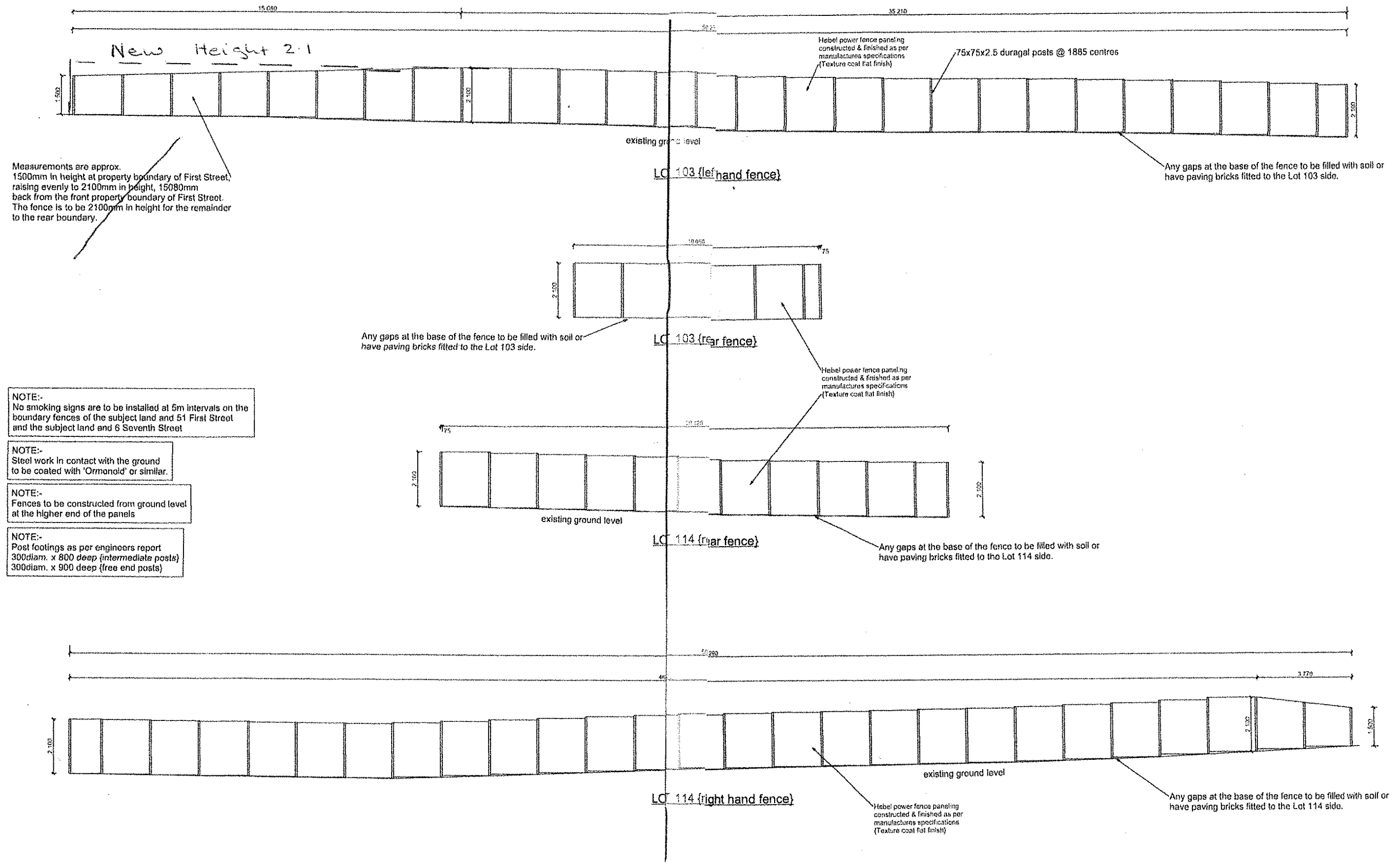
No person shall occupy any portion of a Class 2,3,4,5,6,7,8 or 9 building until a Certificate of Occupancy has been issued by Council. **Failure to do so may result in Council taking legal action.**

STATEMENT OF COMPLIANCE: [Only for Class 1a Buildings]

Statements of Compliance must be completed and lodged with the Council **by a qualified person.**

CONSTRUCTION INDUSTRY TRAINING LEVY:

The applicant is advised that 'Building Consent' cannot be granted for building work when value is in excess of \$15,000 or until Council has received proof of payment of the Levy.



- NOTE:-**
No smoking signs are to be installed at 5m intervals on the boundary fences of the subject land and 51 First Street and the subject land and 6 Seventh Street
- NOTE:-**
Steel work in contact with the ground to be coated with 'Ormonoid' or similar.
- NOTE:-**
Fences to be constructed from ground level at the higher end of the panels
- NOTE:-**
Post footings as per engineers report
300diam. x 800 deep (intermediate posts)
300diam. x 900 deep (free end posts)

FENCE ELEVATIONS		FOR:- W. BROWN AT LOTS 103 - 103 FIRST STREET & LOT 114 SEVENTH STREET, QUORN		
General 1.1 Written dimensions take precedence over scale. 1.2 Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA. 1.3 These plans shall be read in conjunction with any relevant structural and / or civil engineering computations and drawings related to this project. 1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works. Considerable care has been taken to avoid errors and omissions in the preparation of these drawings. However even with the greatest of care inaccuracies may occur & the draftsman cannot accept responsibility for such errors or omissions. But would appreciate advice should any be discovered.		© COPYRIGHT THIS DRAWING AND DESIGN DEPICTED ON REMAIN THE PROPERTY OF THE AUTHOR. REPRODUCTION IN PART OR IN WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE AUTHOR. PLANS ARE FOR THE USE ONLY ON THE JOB SPECIFIED IN THE TITLE BOX.		AREAS - M/2 Living - 0.00 Sq m. Garage - 0.00 Sq m. Carport - 0.00 Sq m. Verandah - 0.00 Sq m. Deck - 0.00 Sq m. Pergola - 0.00 Sq m. Total N.A
		D.E&W.E WAUCHOPE DESIGNERS Brown W.spf DATE 01/10/15 SCALE 1:150 SHEET OF		

Sarah L. Cassells

6 Seventh Street (PO Box 150)
QUORN SA 5433

23 February 2017

Chief Executive Officer
The Flinders Ranges Council
PO Box 43
QUORN SA 5433

Dear Sir/Madam

**RE: REPRESENTATION – CATEGORY 3 DEVELOPMENT
DEVELOPMENT No. 740/0006/2017
APPLICANT: ROWESA PTY LTD OF PO BOX 336, QUORN SA 5433
LOCATION OF DEVELOPMENT: LOT 103 FIRST STREET, QUORN SA 5433
CT REFERENCE: 5974/206**

I refer to the *Notice of Application for Category 3 Development* for the above proposed development dated 6 February 2017, and enclose* herewith *Statement of Representation*.

Yours faithfully,



Sarah Cassells

Enc.

STATEMENT OF REPRESENTATION

THE FLINDERS RANGES COUNCIL – CATEGORY 3 DEVELOPMENT

DEVELOPMENT No.: 740/0006/2017

APPLICANT: ROWESA PTY LTD OF PO BOX 336, QUORN SA 5433

LOCATION OF DEVELOPMENT: LOT 103, FIRST STREET, QUORN SA 5433

CT REFERENCE: 5974/206

I, Sarah Cassells of 6 Seventh Street, Quorn refer to the above listed development application and note the following:

1. The Development Application Form and Advisory Information prepared by the applicant is for an alteration to the side boundary fence between Lot 103 First Street and 51 First Street, Quorn that would see the fence be a continuous height of 2.1m from the front street boundary to the rear property boundary.
2. The reasons given for the desired alteration are:
 - (a) Privacy for residence;
 - (b) Dust;
 - (c) Noise;
 - (d) Rain “bouncing from property”;
 - (e) Recommendation of acoustic report;
 - (f) Security;
 - (g) That the fence is not alongside a driveway and therefore “no need to be graded”.

I refer to the above and make the following statement of representation in relation to the proposed development:

1. On the 7 January 2016, the Environment, Resources and Development Court ordered by way of consent that the development “must be undertaken and therefore maintained in strict accordance” with the plans filed with the court and marked as Exhibit A thereto.
2. In relation to the boundary fences with adjoining properties, it was ordered by way of consent that such fence was to be constructed

“graded to a maximum height of 2.1 metres which grading is illustrated in the Fence Plan in Exhibit A”.

3. In relation to the boundary fence between Lot 103 First Street and 51 First Street, it was ordered by consent that this fence start at a height of 1.5 metres from the front street boundary, grading to an eventual height of 2.1 metres “15080mm back from the front property boundary of First Street” with the fence to be “2100mm in height for the remainder to the rear boundary”.
4. It should be noted that significant and lengthy negotiations took place between the parties and that the grading height of the boundary fences was integral to the matter being resolved by way of consent orders.
5. The reasons given by the applicant for the desired alteration to the fence are exceptionally vague and do not provide sufficient evidence as to how the alterations will achieve the desired outcome(s).

Specifically:

- (a) The construction of a 2.1 metre fence without any form of grading will achieve nothing more than to completely “block out” the neighbouring property at 51 First Street from the motel complex. It will not improve the privacy for the property at 51 First Street given that the motel buildings in question are some 7 metres or so in overall height, with upper-level balconies and windows.
- (b) The construction of a 2.1 metre fence without any form of grading is going to have a serious detrimental effect on the amenity of the neighbouring property at 51 First Street, by removing any element of an open-street view, and will undoubtedly exacerbate the claustrophobic, “boxed-in” nature of the development.
- (c) Dust should not be an issue given that the motel site is to be landscaped with paving and gardens.
- (d) Hebel Power Panel is to be used in the construction of the boundary fence to assist in sound attenuation.
- (e) The construction of a 2.1 metre fence without any form of grading is not going to prevent rainwater “bouncing”, or run-off from the motel site, given the height of the motel buildings, the difference in the

ground-level of the properties (with the motel site being built up to a significantly higher level than 51 First Street), and the close proximity of the motel buildings to the building at 51 First Street. Furthermore, any rainwater run-off is supposed to be stored in tanks, and that which cannot be stored should be directed into a stormwater drain to prevent flooding of the site and neighbouring properties.

- (f) The acoustic report does not recommend a fence height of 2.1 metres. The applicants are not implementing the recommendations of the acoustic report.
- (g) The construction of a 2.1 metre fence will not create greater security as it removes the ability for “casual surveillance” from the street. Rather, it will potentially decrease it. We note the Flinders Ranges Council Development Plan specifically refers to developments that allow for casual surveillance to take place, which would not be achieved should the fence in question be a continuous height of 2.1 metres from the front street boundary to the rear property boundary.
- (h) The fact that there will be no driveway immediately adjacent the fence in question is redundant. The construction of 2.1 metre fence will reduce the visibility of vehicles and pedestrians exiting the driveway a mere few metres away, or utilising the footpath, as it will cause an obstruction and remove a “clear line of sight” for vehicles and pedestrians. This is one of the reasons why a graded fence was agreed to by all parties and reflected in the consent orders, as it reduced the risk of potential hazards to motor vehicles and pedestrians.

A fence of a continuous height of 2.1 metres from the front street boundary to the rear property boundary between Lot 103 First Street and 51 First Street, Quorn is a significant departure from the terms previously agreed between the parties.

Furthermore, the absence of grading does not achieve the outcomes of the Flinders Ranges Council Development Plan, as it removes the ability for casual surveillance, creates potential hazards for motor vehicles and pedestrians, and destroys whatever remaining amenity that the residents of 51 First Street may otherwise be able to enjoy.

In the event that the residents of 51 First Street object to the development application, precedence should be given to the terms of agreement previously reached between the parties and reflected in the orders of the Environment, Resources and Development Court dated 7 January 2016.

I would appreciate the opportunity to be heard personally in relation to this matter.



Sarah Cassells
23 February 2017

RUTH BEACH
Lawyer & Mediator

File Ref:17036

23 February 2017

The Chief Executive Officer
Flinders Ranges Council
PO Box 43
QUORN SA 5433

By email

Dear Sir

CATEGORY 3 DEVELOPMENT: ROWESA PTY LTD
LOT 103 FIRST ST QUORN
PROPOSED VARIATION TO DEVELOPMENT APPLICATION NO: 740/0006/2017

I act on behalf of Mr and Mrs Crombie, the residents at 51 First Street, Quorn and neighbouring the proposed variation.

My clients, the representors, object to the proposed variation for the reasons set out below.

Background: Existing approval and no new information

There is already in place an existing approval for the fence at the site which is by way of Consent Orders dated 7 January 2016 from the Environment Resources and Development Court. The Council was a party to these Orders. The Consent Orders were agreed after numerous conferences before the Court and many hours of consideration and negotiation.

The fence criteria as listed in the Consent Orders is fundamental to the parties' agreement.

Pursuant to the Consent Orders, the fence on the boundary of lot 103 is graded from a height of 1.5 meters at the First Street boundary to a height of 2.1 meters.

This means that the fence can provide the security, noise and dust attenuation required whilst still '*complementing and enhancing the streetscape*' and allowing for greater amenity in accordance with Principle of Development Control 4 of the *Town Centre Zone* of the Council's Development Plan.

The proposed variation seeks that the fence on the boundary of lot 103 commence at the height of 2.1 metres from First Street. For the reasons set out below, this proposed variation is seriously at variance with the Development Plan.

Importantly, no new information has been provided with the variation. Further, I note that the acoustic report by Sonus recommends that the fence height be 2.4 metres and the representors agree with this recommendation.

Seriously at variance with The Flinders Ranges Council Development Plan

The proposed variation is seriously at variance with the provisions of The Flinders Ranges Council Development Plan as it will impact the amenity of the area and is contrary to the following Objectives and Principles of Development Control:

- *Town Centre Zone*
 - Rationalisation of vehicular access..... to provide a safer, more efficient and more attractive environment (Objective 3);
 - Development should be designed and constructed in sympathy with adjoining buildings so as to *complement and enhance the existing character and appearance of the streetscape* (PDC 4) (emphasis added);
- *General Section: Crime Prevention*: "Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of site....." (PDC 4);
- *General Section: Landscaping, Fences and Walls*: "Fences and wallsshould:
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance;
 - (e) assist in highlighting building entrances;
 - (f) be sited and limited in height to ensure adequate sight lines for motorists and pedestrians;
 - (g) in the case of side boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity of adjoining land (PDC 4).

As the proposed variation removes the grading of the fence from the First Street boundary, then contrary to the Development Plan it:

- is likely that the site lines for traffic entering and leaving the property from the First Street entrance will be adversely impacted;
- will adversely impact the streetscape and reduce the amenity of the streetscape;
- creates a claustrophobic and 'boxed in' effect at the front of the 51 First Street property and does not allow a line of site from the residence at 51 First Street towards the town centre.

The representors support the current development approval as set out in the Consent Orders which improves and enhances the amenity of the site as it gives privacy whilst still allowing for a line of site from the residence at 51 First Street towards the Town Centre.

The representors would agree to the height of the fence being increased to 2.4 metres provided that it was graded to that height from the First Street boundary.

The representors wish to make oral submissions at the Panel meeting either in person or by legal representation.

Please let me know if you have any queries.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Ruth Beach', written over a light grey circular stamp or watermark.

RUTH BEACH

Lawyer & Mediator

ruth@ruthbeach.com.au

Liability limited by a scheme approved under professional standards legislation.

Rowesa
45 First Street Quorn
S.A 5433

27th February 2017

Chief Executive Officer
The Flinders Ranges Council
Po Box 43
QUORN SA 5433

Dear Sir

RE DEVELOPMENT No. 740/0006/2017
APPLICANT ROWESA PTY LTD
P.O BOX 336 QUORN S.A


I have read the responses firstly from sarah Cassells, and feel her objections
Will have no relevance or impact on or to her property. The minor alterations are
two blocks from her property.

In relation to the email received from Mr. and Mrs. Crombies lawyer.
This is only a minor alteration which is not in the deed but in the court order which
allows for limited purpose of varying the conditions.

This will not impact on the neighbors in any way. The only site that will be reduced
is from the neighbors looking in Great Northern Lodges back yard and one guests
bedroom.

The street scape will not be affected in any way.

Yours Faithfully


Wendy Brown
Owner/ Site Supervisor

	<p align="center">FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL</p> <p align="center">AGENDA</p>	<p>Version Number Issued : Next Review GDS</p>	<p>1 13 Apr 2017 9.14.1 Page 5 of 9</p>
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6.2 THE DISTRICT COUNCIL OF MOUNT REMARKABLE

NIL

No Applications for The District Council of Mount Remarkable require consideration at this Meeting.

6.3 THE DISTRICT COUNCIL OF ORROROO CARRIETON

NIL

No Applications for The District Council of Orroroo Carrieton require consideration at this Meeting.

6.4 THE DISTRICT COUNCIL OF PETERBOROUGH

NIL

No Applications for The District Council of Peterborough require consideration at this Meeting.

7. OTHER BUSINESS:

7.1 DISTRICT COUNCIL OF MOUNT REMARKABLE

7.2 THE FLINDERS RANGES COUNCIL

7.3 DISTRICT COUNCIL OF ORROROO CARRIETON

7.4 DISTRICT COUNCIL OF PETERBOROUGH

7.4.1 UPDATE – HORSE YARDS, 113 VICTORIA STREET, PETERBOROUGH

Panel Members carried a motion with conditions at the FRDAP meeting 11th April 2016 in regards to a horse yards on the corner of Victoria and Torr Street, Peterborough, for a temporary period of 12 months.

A Development Application has not been received from the owner as requested (one to two months before the expiry), and the Development and Regulatory Services Officer (DRSO) will be writing to the owner to remind him of his responsibility.

The DRSO has, however, been monitoring the property and reports the horse numbers have been kept to 9 and under as requested, and has complied with the majority of the conditions.

A follow up report will be submitted at the next FRDAP meeting as to whether the owner has submitted an application or not.

7.5 JOINT PLANNING ARRANGEMENTS – EXPESSION OF INTEREST

Action	For DECISION
Proponent	Panel Officer
Officer	Public Officer
Associated Reports & Documents	Introductory email Example letter sent to CEOs Information sheet Expression of Interest form

Attached is a copy of an email, sent to Council CEOs, regarding Expressions of Interest re Joint Planning Arrangements, introduced under the *Planning, Development and Infrastructure Act 2016*. Plus their information sheet and the Expression of Interest form.

Members to discuss and make recommendation to Councils and CEOs (please note the 12th May 2017 deadline for submissions).

From: Anderson, Tenille Francyne (DPTI)
To: [Peter McGuinness](#)
Cc: [Sally Kent](#)
Subject: Joint Planning Arrangements - expression of interest
Date: Tuesday, 21 March 2017 12:09:51 PM
Attachments: [Letter to Mr McGuinness - District Council of Peterborough - Joint Planning Arrangement EOI.pdf](#)

Dear Mr McGuinness,

Joint Planning Arrangements, introduced under the *Planning, Development and Infrastructure Act 2016*, are expected to come into operation after April this year.

To assist in the implementation of this new initiative, the Department of Planning, Transport and Infrastructure is currently calling for expressions of interest from Councils, to identify pilot schemes to help test this new Joint Planning Arrangement processes.

Please find the attached letter outlining how to register your interest to participate in the Joint Planning Arrangement Pilot Project.

If you would like further information about joint planning arrangements, please go to www.sapanningportal.sa.gov.au or if you would like to discuss the Pilot Project, please do not hesitate to contact Connie Parisi of this office, on 7109 7027 or by email connie.parisi@sa.gov.au.

We look forward to discussing this further with you.

Kind regards,

Tenille Anderson

Administrative Officer

Development Division

Department of Planning, Transport and Infrastructure

T 7109 7065 (internal 97065) • E TenilleFrancyne.Anderson@sa.gov.au

Level 1, 211 Victoria Square, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001 • DX 967 •

www.dpti.sa.gov.au



collaboration . honesty . excellence . enjoyment . respect

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

Information contained in this email message may be confidential and may also be the subject of legal professional privilege or public interest immunity. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised and may be unlawful.



*In reply please quote: #11257633
Enquiries to: Connie Parisi
Telephone: (08) 7109 7027*

Development Division

Level 1, 211 Victoria Square
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Telephone: 08 7109 7007
ABN 92 366 288 135

<http://www.dpti.sa.gov.au>

Mr Peter McGuinness
Chief Executive Officer
District Council of Peterborough
PO Box 121
PETERBOROUGH SA 5422

Dear Mr McGuinness

JOINT PLANNING ARRANGEMENTS - EXPRESSION OF INTEREST

The *Planning, Development and Infrastructure Act 2016* (the Act) provides Councils with a new method which provides for local government and/or state functions (subject to agreement by the relevant Minister) to be delivered on a regional basis. This includes, the preparation of Regional Plans, amendments to planning instruments, appointment of Assessment Managers and development assessment.

The provisions for Joint Planning Arrangements are expected to come into operation after April 2017.

To assist in the implementation of this new initiative, the Department of Planning, Transport and Infrastructure is coordinating expressions of interest to identify pilot schemes to help test the new Joint Planning Arrangements process. As part of this, the Department will provide support in coordinating the arrangements, as well as providing up to \$50,000 in funding for the preparation of business cases to support the proposal. The participating region will be expected to match the funding provided by the Department.

For Councils to participate, and gain funding support, there must be endorsement from all Councils proposed to take part in a Joint Planning Board to provide some commitment to the process.

To assist us in the process of selecting appropriate pilots, we ask that nominations are provided via the completion of the ***Expression of Interest to participate in the Joint Planning Arrangement Pilot Project – Proposal Form*** which can be downloaded here:

www.saplanningportal.sa.gov.au/our_new_system/regional_planning

Project nominations are invited to be submitted to the Department by 5.00 pm on Friday 12 May 2017. It is anticipated that the nominated projects will be reviewed soon after that date and successful Pilot Project proponents notified thereafter.

To support this process, the Department is also calling for a 'Project Coordinator' who will support Councils and the Department in progressing this work. In addition, the Department will be supporting the Local Government Association with a new position embedded within their team to assist Councils in coordinating the elements of the new system.

If you would like further information about joint planning arrangements, please go to www.saplanningportal.sa.gov.au or if you would like to discuss the Pilot Project, please do not hesitate to contact Connie Parisi on 7109 7027 or by email connie.parisi@sa.gov.au.

Yours sincerely



Sally Smith
**GENERAL MANAGER, PLANNING AND DEVELOPMENT
DEVELOPMENT DIVISION
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE**

20 / 03 / 2017

For Councils: Joint Planning Arrangements

Background

New **voluntary** tools will soon be available for councils to coordinate the delivery of various functions in a collaborative way.

The new *Planning, Development and Infrastructure Act 2016* (the PDI Act) provides Councils with a mechanism to deliver local government and/or state functions (subject to agreement by the relevant Minister) on a regional basis, including:

- preparation of Regional Plans
- development assessment
- appointment of Assessment Managers
- amendments to a Designated Instrument.

This process begins with a Planning Agreement, which is an agreement between the relevant councils and the Minister.

This is additional to tools that are also commonly used by Local Government for regional cooperation. In particular, the *Local Government Act 1999* (the LG Act), provides councils with the opportunity to establish a regional subsidiary, involving 2 or more councils, (subject to approval by the Minister for Local Government), which can deal with matters that the council's consider will be more appropriately delivered on a regional basis. For example, a regional subsidiary can be established to manage waste collection across a number of councils. However, this mechanism is limited to those functions required to be delivered under the LG Act.

What is a Planning Agreement?

A 'planning agreement' is a long-term arrangement that allows for specific functions to be delegated to regional groupings of councils, and/or other entities, subject to agreed performance measures and targets. Where a proposed planning agreement will include any part of the area of a council, the Minister must invite the affected council to be a party to the agreement.

What should a Planning Agreement include?

A planning agreement must include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve. The agreement may provide for:

- The setting of objectives, priorities and targets for the area covered by the agreement
- The constitution of a joint planning board
- The delegation of functions and powers to the joint planning board
- The staffing and other support issues associated with the operation of the board
- Financial and resourcing issues associated with the operation of the board
- The establishment of any committee
- Any other matter.

A planning agreement is able to be varied but this must be agreed to by all parties or by the Minister. The planning agreement may also be terminated by the same process. The planning agreement expires at the end of 10 years from the date of the execution and may be replaced by a new agreement.

What is a Joint Planning Board?

The Minister must, in connection with the commencement of a planning agreement, establish a joint planning board, in accordance with the terms of the agreement.

A joint planning board constitutes between 3 and 7 members and:

- is a body corporate
- has the name assigned to it under the relevant planning agreement
- is constituted in accordance with the terms of the relevant planning agreement
- has the functions and powers assigned to it under this or any Act or conferred under the terms of the relevant planning agreement
- must prepare and furnish annual reports in accordance with requirements prescribed by the regulations.

A joint planning board may establish committees to advise the board on any aspect of its functions, or to assist the board in the performance of its functions. A joint planning board may also establish a subsidiary to carry out a specified activity, perform a function or exercise a power of the board, hold or administer any land, facility or assets.

In essence, a joint planning board is primarily tasked with overseeing its agreed functions; a committee has an advisory role to the joint planning board on a particular matter; and a subsidiary undertakes the task assigned to it by the joint planning board.

Next Steps

Joint planning boards can offer councils with a number of benefits. The Department is looking to partner with an area/region to assist a number of Councils in establishing a 'business case' for Planning Agreements. The Department will be providing 'seed funding' to assist these Councils with this process. To register an interest to participate in the pilot studies, please complete the attached 'Expression of Interest' form.

Further Information

For further information on this element, please visit the SA Planning Portal:

www.saplanningportal.sa.gov.au/our_new_system/regional_planning

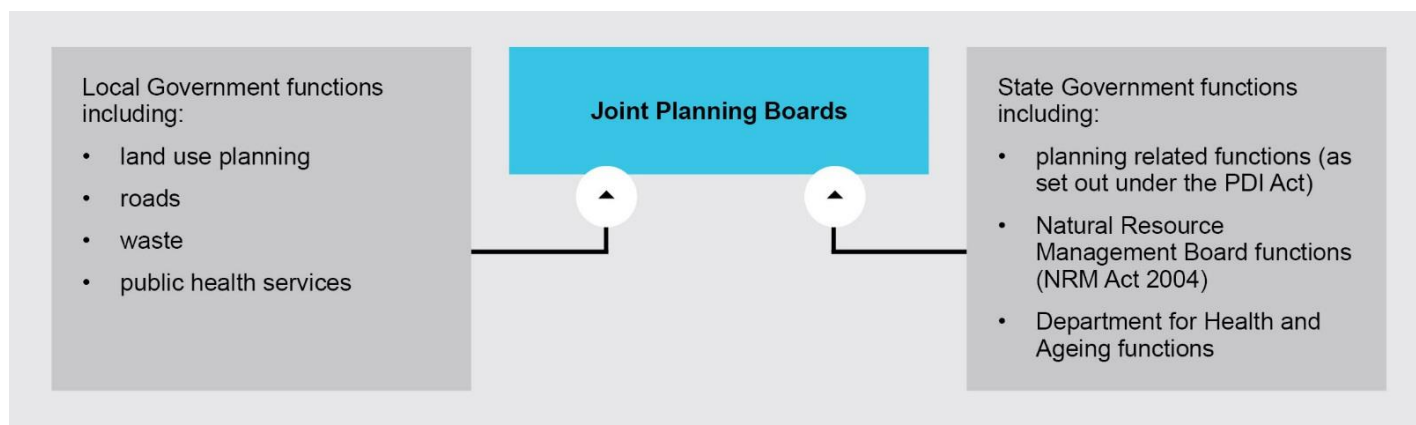
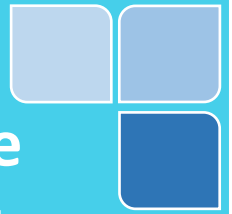


Figure 1: The diagram above illustrates some of the functions that a joint planning board could undertake.



Expression of Interest to participate in the Joint Planning Arrangements Pilot Project

(Proposal Form – nominations due 12 May 2017)

WHAT ARE JOINT PLANNING ARRANGEMENTS?

The *Planning, Development and Infrastructure Act 2016* (the PDI Act) allows groups of Councils to enter into Planning Agreements with the Minister. A planning agreement is a long-term arrangement that allows for planning functions to be delegated to regional groupings of Councils, subject to agreed performance measures and targets. Where relevant, other entities may be party to an agreement.

Each Planning Agreement is to be delivered by establishing a Joint Planning Board (with between three and seven members) to perform agreed functions (for example, regional planning or assessment). The process of establishing a board has been flexibly designed to allow for parties to determine the arrangements that suit them best.

In addition to allowing for planning powers to be delegated to Joint Planning Boards, Planning Agreements may also include others matters that may be agreed on by other Ministers (e.g. regional development or natural resource management).

Additional information about joint planning arrangements, including a fact sheet on how they operate, is available at www.saplanningportal.sa.gov.au.

WHY A PILOT PROJECT?

The Department of Planning, Transport and Infrastructure (the Department) is running a pilot program to assist Councils in identifying the benefits of this new approach to regional planning. It is acknowledged that Councils already have a series of tools available to them that are in many cases working well and should be continued.

However, we are looking for Councils that are interested in trying a new approach that will assist in cost sharing, improve coordination across a region and achieve greater community benefit. The learnings from the pilot program will be documented and used to create a toolkit for future Councils in preparing future planning agreements.

WHY GET INVOLVED?

To help support Councils with this new approach, the Department intends to engage a specialist in the area of governance and local government to work with Councils in identifying the benefits for them.

The Department has agreed to fund the coordinator and provide up to \$50,000 (on the basis that councils co-contribute dollar for dollar) to assist regions to develop business cases for the pilot program, and will also provide in-kind support to ensure a smooth and transparent process.

The program offers an opportunity for interested parties to obtain advice about the business elements that can be regionalised, costing and governance arrangements associated with their pilot project as part of the evaluation process headed by the Project Coordinator.

PILOT PROJECT SELECTION

Project nominations will be considered based on responses to the questions contained in the Proposal Form. The responses should be kept relatively short (a paragraph or two), and should endeavour to highlight the level of commitment from the council and what benefits are likely to stem from the project and commitment to seeing the pilot project through to completion.

Regions are expected to co-contribute a minimum of 50% of the cost of preparing business cases.

GOVERNANCE AND PROJECT COMMENCEMENT

The selection pilot projects that may be eligible for support funding will follow an evaluation process involving the Project Coordinator and DPTI Department staff. A decision about project nominations is expected to be made in the second quarter of 2017.

Once appointed, the Project Coordinator will be the primary contact for each successful pilot project proponent. The Department will inform successful pilot project proponents about the appointment in due course.

HOW TO APPLY?

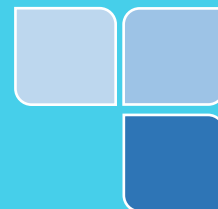
It will be essential for pilot project proponents to provide background information as per the attached **PROPOSAL FORM**.

Nominations for the pilot project will be accepted any time prior to the closing date for the Expression of Interest (EOI) by the Planning Reform Team, Department of Planning, Transport and Infrastructure via:

Email	Post	In person
Attention: Anita Allen, Manager, Planning Reform C/- sharon.underwood@sa.gov.au	Attention: Anita Allen, Manager, Planning Reform Level 1, 211 Victoria Square Adelaide SA 5000 GPO Box 1815 Adelaide SA 5001	Attention: Anita Allen, Manager, Planning Reform Level 2, 211 Victoria Square Adelaide SA 5000

**Nominations and preliminary information should be
received no later than 5.00 pm on 12 May 2017**

PROPOSAL FORM



Project Proponent Details

Council/other Entity

Name:	
Address:	
Postal address:	

Primary contact *(this is the person that we will send all formal correspondence to)*

Name:	
Position / title:	
Phone:	
Email:	

Secondary contact *(if relevant)*

Name:	
Position / title:	
Phone:	
Email:	



Please provide the list of Councils that are proposing to be involved in the joint planning arrangements pilot study?

Council Name:	Contact:

What experience have these councils had in working cooperatively?

What level of support has been gained by participating councils (eg Council EM endorsement)?

What types of functions would the councils like to consider in the joint planning arrangements?

What resources have been or will be allocated to the project from the participating councils?
(outline both monetary and in-kind resourcing)

What funding support is being sought for business case development?

7.6 PUBLIC OFFICER

Action	For DECISION
Proponent	Panel Officer
Officer	Public Officer
Associated Reports & Documents	Nil

Officer's Recommendation:

That pursuant to the provisions of Subsection 34 (18b) of the Development Act 1993, that Mr Stephen Rufus, Chief Executive Officer of the District Council of Orroroo Carrieton, 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.

Introduction:

Subsection 34 (18b) of the Development Act 1993 ("the Act") provides that each Regional Development Assessment Panel must have a public officer (who must not be a member of the panel) appointed by the panel.

Previous Panel Consideration:

Flinders Regional Development Assessment Panel Meeting held on 19th December 2012:

That pursuant to the provisions of Subsection 34 (18b) of the Development Act 1993, that Mr Colin John Davies, Chief Executive Officer of The Flinders Ranges Council, 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.

T.C. Roocke / G.C. Thompson

CARRIED

Flinders Regional Development Assessment Panel Meeting held on 3rd November 2014:

Moved Mr Thompson, Seconded Mr Roocke

That pursuant to the provisions of Subsection 34 (18b) of the Development Act 1993, that Mr Peter Joseph McGuinness, Chief Executive Officer of the District Council of Peterborough, be appointed as the Public Officer of the Flinders Regional Development Assessment Panel for a term concluding at the end of 2016.

CARRIED

Officer's Report:

Subsection 34 (18b) of the Development Act 1993 ("the Act") provides that each Regional Development Assessment Panel must have a public officer (who must not be a member of the panel) appointed by the panel.

Subsection 34 (18c) further provides that a Regional Development Assessment Panel must, on appointing a public officer, ensure that notice of the appointment (including the public officer's name and contact details) is published in the Gazette.

The functions of a public officer as outlined in Subsection 34 (18d) of the Act include ensuring the proper investigation of complaints about the conduct of a member of the relevant Regional Development Assessment Panel. It is noted however, that nothing in this section prevents a person making a complaint to the Ombudsman at any time under the Ombudsman Act 1972 or the public officer referring a complaint to another person or authority for investigation or determination.

The Panel's Terms of Reference provide that a Public Officer will be appointed for the term of the inaugural panel at the first meeting of the Panel and thereafter at the commencement of the term of each new Panel.

During the initial establishment of the Panel, it was agreed that the role of Public Officer would ideally be rotated between the Chief Executive Officers of the constituent Councils.

The Chief Executive Officer of the District Council of Orreroo Carrieton has indicated a preparedness to take on the role for the next term. The Panel will need to give due consideration to this requirement and appoint a Public Officer and cause Notice to be provided in the Gazette.

Statutory Requirement:

Terms of Reference for the Flinders Regional Development Assessment Panel (January 2011)
Development Act 1993

Policy/Strategic Implications:

Nil

Risk/Liability:

Likelihood	Consequences				
	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (almost certain)	H	H	E	E	E
B (likely)	M	H	H	E	E
C (moderate)	L	M	H	E	E
D (unlikely)	L	L	M	H	E
E (rare)	L	L	M	H	H

Legend:

- E: Extreme risk; immediate action required*
- H: High risk; senior management attention needed*
- M: Moderate risk; management responsibility must be specified*
- L: low risk; manage by routine procedures*

Voting Requirements:

Absolute Majority



FLINDERS REGIONAL DEVELOPMENT ASSESSMENT PANEL

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8. NEXT MEETING:

9. CLOSURE: