

## REGIONAL COUNCIL OF GOYDER COUNCIL ASSESSMENT PANEL

Minutes of the Regional Council of Goyder Council Assessment Panel held on Tuesday 29<sup>th</sup> January 2019, in the Burra Council Office, commencing at 10.10 a.m.

### 1. ATTENDANCE RECORD

#### 1.1 Present

Mr Bruce Ballantyne (Presiding Member), Cr Debbie Hibbert and Mr Ralph Semrau.

#### In Attendance

Fiona Barr -Development Assessment Manager

### 2. CONFIRMATION OF THE MINUTES

Moved: Mr Ralph Semrau

Seconded: Cr Debbie Hibbert

**CAP 01/19** That the minutes of the meeting of the Regional Council of Goyder Development Assessment Panel held on 1 August 2018, as per copy supplied to Members, be taken as read and confirmed.

**CARRIED**

### 3. MEMBER DECLARATIONS

Nil

### 4. DEVELOPMENT APPLICATIONS

#### 4.1.1 Development Applications to be determined by the Panel

#### 4.1.2 Category 3 Non-Complying 422/010/19 Longridge Group Pty Ltd 2<sup>nd</sup> Single Storey Dwelling

Moved: Mr Ralph Semrau

Seconded: Cr Debbie Hibbert

#### **CAP 02/19 The Regional Council of Goyder Assessment Panel resolves:**

Pursuant to Section 39(3) of the Development Act 1993 Development Application 422/010/18 for a 2<sup>nd</sup> Single Storey Dwelling at Lot 101 689 Australia Plains Road, Australia Plains SA 5374 is REFUSED as the requested information has not been provided within the specified timeframe.

**CARRIED**

#### 4.1.3 Category 3 Non-Complying 422/D003/17 Philip Dickins

Land Division (1 into 2)

Moved: Mr Ralph Semrau

Seconded: Cr Debbie Hibbert

#### **CAP 03/19 The Regional Council of Goyder Assessment Panel resolves:**

To proceed with the assessment of the proposal to divide one allotment into two allotments, Development Application 422/D003/17, pursuant to Regulation 17(3)(b) of the Development Regulations 2008.

**CARRIED**

**4.1.4 Category 3 Non-Complying  
422/090/18 Kip Dunstan**

Managers Residence, shed and rainwater tank

Moved: Mr Ralph Semrau

Seconded: Cr Debbie Hibbert

**CAP 04/19 The Regional Council of Goyder Assessment Panel resolves:**

1. That pursuant to Section 35 (2) of the Development Act 1993, the proposal is not considered to be seriously at variance with the relevant provisions of the Regional Council of Goyder Development Plan (consolidated 24 November 2016).

2. That pursuant to Section 33 of the Development Act 1993, Development Application number 422/090/18 for a Managers residence, shed & rainwater tank at 96 Boggy Road, Ngapala SA 5374 be **granted** Development Plan Consent subject to the concurrence of the State Commission Assessment Panel (SCAP) and the imposition of the following conditions, in addition to any conditions or requirements imposed by the Commission.

**Conditions**

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 422/090/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

2. The dwelling approved herein is to have all services (i.e. septic system, water, electricity etc.) connected and servicing the dwelling prior to occupation.

3. The site, buildings and materials to be utilised in the construction of the development shall be of a high quality and shall be maintained at all times to the reasonable satisfaction of Council.

4. All roads to the subject land to be upgraded to all weather roads to the satisfaction of Council.

5. A minimum supply of five thousand (5000) litres of water shall be available at all times for bushfire fighting purposes.

*Reason: To ensure the proposal is established in accordance with the submitted plans*

6. All stormwater is to be retained onsite.

*Reason: To prevent property damage caused by stormwater*

The Council Assessment Panel resolves to attach the following notes to the Development Plan Consent:

---

**NOTES**1) Development Plan Consent

This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council. Application for extension to consent may be considered subject to payment of the relevant fee.

2) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

3) The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environmental Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

4) The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.

5) The interference with Council infrastructure is an offence under Section 221 of the Local Government Act and no work shall take place on Council land without the prior written consent of Council. Further information may be obtained from the Technical Services Department on telephone (08) 8892 0100.

6) The applicant is to comply with The Regional Council of Goyder's Road and Works Policy, with 50% of all costs (including, but not limited to design, construction and any changes to infrastructure such as road drainage) to be borne by the applicant. Prior to undertaking any detailed design, the applicant shall contact The Regional Council of Goyder Technical Services Department on 8892 0100 to obtain approval and discuss any technical issues regarding the required works. All road works shall be completed prior to the commencement of the business.

**Reasons for Council's Decision:**

The above conditions were imposed upon the Development Plan Consent notice pursuant to Section 42 of the Development Act 1993 (as amended).

- *To ensure the development proceeds in an orderly manner.*
- *To preserve and enhance the amenity of the locality.*

**CARRIED****OTHER BUSINESS**

Development Assessment Manager advised Council has 1 Category 3 Non complying Development Applications that are currently out for public notification.

---

**5. NEXT MEETING**

20th February 2019 - to be confirmed

**6. CLOSE OF MEETING**

The Presiding Member thanked all those present and declared the meeting closed at 11.05am.

CONFIRMED \_\_\_\_\_ PRESIDING MEMBER

CONFIRMED \_\_\_\_\_ PUBLIC OFFICER

DRAFT