COUNCIL ASSESSMENT PANEL

Minutes of the Meeting held on 10 December 2019 at 11:03 am in the Tailem Bend Coorong District Council Civic Centre, 95-101 Railway Terrace, Tailem Bend

1. **Welcome**
   
   Meeting opened at 11.03 am
   
   *Presiding Member welcomed and notified panel members of absence of Assessment Manager.*

2. **Present**
   
   - Bruce Ballatyne (Presiding Member)
   - Cherry Getsom (Independent Member)
   - Graham Gaston (Independent Member)
   - Graham Gates (Independent Member)
   - Councillor Glynis Taylor (Council Member)
   
   **In Attendance:**
   - Deb Brokenshire (Director Community & Corporate Services)
   - Louise Henderson (Planning Officer)
   - Vicki Mayfield (Development & Environmental Services Administration Officer)

3. **Apologies**
   
   David Altmann

4. **Conflict of Interest Declarations**
   
   Councillor G Taylor declared a perceived conflict of interest in relation to item 6.2. Councillor G Taylor will not take part in the vote and will depart the meeting during item 6.2.

5. **Confirmation of Minutes**

   *Moved G. Gates*
   
   That the minutes of the Council Assessment Panel meeting held on 22 October 2019 as circulated to Members be taken as read.

   *Seconded G Gaston*
   
   **CARRIED**

   **Business arising from the Minutes**

   Nil
6. Development Assessment Matters

6.1 Development Application 571-127-19
Proposal Domestic outbuilding (comprising of 4 modified shipping containers) and fencing – retrospective
Location Part Lot 26, Lot 6 in F108236, Certificate of Title Volume 6138 Folio 237, 98 Sandpiper Road, Wellington East, Hundred of Seymour
Applicant G Cooke

The Panel discussed the application and reached the following decision;

Moved G Gaston

(1) Following a detailed assessment of the proposal against the provisions of the Coorong District Council Development Plan:

(a) The Council Assessment Panel determines that pursuant to Section 35(2) of the Development Act, Development Application 571/127/19 is not seriously at variance with the Coorong Council Development Plan.

(b) The Council Assessment Panel, pursuant to Section 33 of the Development Act, determines to grant Development Plan Consent to Development Application 571/127/19 by Cooke, for a domestic outbuilding and fencing at 98 Sandpiper Road, Wellington East, subject to the following conditions:

Development Plan Consent Conditions

(1) Development is to take place in accordance with the supporting documentation, reports and plans relating to Development Application Number 571/127/19, except as modified by any conditions attached to this Decision Notification, specifically:

(2) The external roof sheeting and wall cladding of the building and fencing shall be of sound undamaged materials of uniform colour and appearance to the reasonable satisfaction of Council.

(3) All external parts of the building and fencing must be painted or pre-painted in the colours depicted in the application details (being Colourbond slate grey) within 3 months of the date of consent. All paint work must be maintained to the reasonable satisfaction of Council.

(4) Landscaping comprising of one row of native trees or shrubs endemic to the area (with a mature height of 3-4 metres) to be planted along the northern elevation of the proposed outbuilding to assist with screening of the elevation – the plantings to be watered with a drip feed irrigation system to enhance growth and survival rates, and be maintained in good health to the satisfaction of the Council. The plantings and irrigation system to be established with 3 months of the date of consent.

(5) All stormwater runoff is to be disposed of so as not to adversely affect the stability of any building on site and not flow onto any adjoining property.

(6) The building shall be used for the storage of domestic goods and the garaging of vehicles only and shall not be used or adapted for human habitation (either temporary or permanent) or for commercial/industrial purposes.

Development Plan Consent Notes
(a) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable 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.

(b) Building Rules approval under the Development Act must be sought by the owner, prior to a Development Approval being issued by Council – this will need to include assessment of the building being cantilevered over the existing pad area. Building Rules approval must be sought and furnished to Council without delay, given the development has been undertaken without authorisation under the Development Act.

Seconded G Gates

CARRIED

Councillor G Taylor left the chamber at 11.14am due to a perception of conflict of interest.

6.2 Development Application 571-115-19

Proposal Change in use of existing dwelling to dwelling (existing upper level) and tourist accommodation (existing lower level).

Location Lot 127 in F207557, Certificate of Title Volume 5797 Folio 671, 11 South Terrace, Meningie, Hundred of Bonney

Applicant TS Overett

The Panel discussed the application and reached the following decision;

Moved G Gaston

(1) Following a detailed assessment of the proposal against the provisions of the Coorong District Council Development Plan:

(a) The Council Assessment Panel determines that pursuant to Section 35(2) of the Development Act, Development Application 571/115/19 is not seriously at variance with the Coorong Council Development Plan.

(b) The Council Assessment Panel, pursuant to Section 33 of the Development Act, determines to grant Development Plan Consent to Development Application 571/115/19 by Overett, for change in use of existing dwelling to dwelling and tourist accommodation at Lot 127, 11 South Terrace, Meningie, subject to the following conditions:

Development Plan Consent Conditions

(1) Development is to take place in accordance with the supporting documentation, reports and plans relating to Development Application Number 571/115/19, except as modified by any conditions attached to this Decision Notification, specifically:

(2) The land shall be kept in a neat and tidy manner at all times.

(3) No on site advertising shall take place without the prior consent of Council.

Development Plan Consent Notes

(a) Prior to occupation of the building for tourist accommodation, Building Rules approval under the Development Act must be sought and obtained by the owner as it relates to the building classification.

Seconded C Getsom

CARRIED
Councillor G Taylor returned to the Chamber at 11.20am

7. General Business

7.1 Panel members discussed level 2 accreditation requirements under the SA Government Accreditation Scheme which will come into effect 1 April 2020. Panel members G Gates and G Gaston advised they would not be seeking accreditation.

8. Updates – concurrence and appeals

Nil

9. Future Applications

Nil advised

10. Closure: Meeting closed at 11.31am