



MINUTES

Council Assessment Panel Meeting

(Subject to confirmation)

30 June 2020

**MINUTES OF YORKE PENINSULA COUNCIL
COUNCIL ASSESSMENT PANEL MEETING
HELD AT THE COUNCIL CHAMBERS , MINLATON TOWN HALL, 57 MAIN STREET,
MINLATON
ON TUESDAY, 30 JUNE 2020 AT 9.30AM**

1 WELCOME BY PRESIDING MEMBER

Presiding Member Debra Agnew welcomed everyone to the meeting and declared the meeting open at 9.35am. The Presiding Member acknowledged the recent appointment of Mr John Rich to the Elected Member position and Mr Richard Carruthers to the Deputy Member position.

2 PRESENT

Presiding Member Debra Agnew, Independent Member Elinor Walker, Independent Member Ben Green, Independent Member Peter Allen, Mr John Rich

In Attendance

Roger Brooks (Assessment Manager), Mick Cartwright (Manger Development Services), Jodie Terps (Planning Officer), Susan Hadley (Planning Officer), Dustin Guthberg (Building Officer) Maddy Pulling (Minute Secretary)

3 GALLERY

Nil

4 APOLOGIES

Nil

5 LEAVE OF ABSENCE

Nil

6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION

COMMITTEE RESOLUTION

Moved: Independent Member Ben Green
Seconded: Independent Member Elinor Walker

That the minutes of the Council Assessment Panel Meeting held on 26 May 2020 be confirmed.

CARRIED 022/2020 (30/06/2020)

7 CONFLICT OF INTEREST

Presiding Member Debra Agnew reminded all Panel Members of the requirement to disclose any conflict of interest in relation to any matters before the Council Assessment Panel.

8 VISITORS TO THE MEETING

Nil

REPORTS**9 DEVELOPMENT APPLICATIONS****9.1 544/1184/2020 - OUTHRED ENGLISH & ASSOCIATES (GOSS) - PORT VICTORIA****PROPOSAL OUTLINE**

Author:	Susan Hadley – Planning Officer, Development Services
Application No.:	544/1184/2020
Applicant:	Outhred English & Associates Pty Ltd
Owner:	SM & VM Goss
Development Proposal:	Dwelling, Garage (UMR), Alfresco Area and Verandah
Lodgement Date:	15/06/2020
Subject Land:	Lot 19 Pebble Beach Road, Hd Wauraltee
Zone:	Primary Production
Nature of Development:	Non-complying
Public Notification:	Category 3
Representations:	N/A
Referrals:	Nil
Development Plan Version:	29 November 2018

Discussion ensued and the Panel were in agreement that the applicant needs to provide more justification that links the proposed detached dwelling to primary production and demonstrates:

- how they intend to physically manage the farming of the land by residing on the land in a fulltime capacity.*
- how they intend to minimise potential land use conflicts between the residential land use and primary production uses on Lot 19 and adjoining farm units, including provision of a spatial buffer if necessary.*
- how the salinity levels of the land will be improved as a result of existing vegetation and proposed vegetation grown on the property.*

COMMITTEE RESOLUTION

Moved: Mr John Rich

Seconded: Independent Member Peter Allen

- A. That the Council Assessment Panel resolves that Development Application 544/1184/2020 for a Dwelling, Garage (UMR), Alfresco Area and Verandah at Lot 19 Pebble Beach Road, Port Victoria is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan, consolidated 29 November 2018.**

- B. That following consideration and having regard to all relevant matters concerning the construction of a Dwelling, Garage (UMR), Alfresco Area and Verandah at Lot 19 Pebble Beach Road, Port Victoria (Development Application 544/1184/2020) the Council Assessment Panel to resolve to proceed with the assessment of the non-complying application.

CARRIED 023/2020 (30/06/2020)

10 MATTERS DEFERRED

Nil

11 ERD COURT MATTERS

544/1096/2018 McFarlane (lot 9) Black Point Drive, Black Point

12 CONCURRENCE APPROVALS

544/1135/2019 Stuart Palecek 254 Reo Road, The Pines (Demolish Existing Two Storey Dwelling, Deck and Verandah)

13 PROCEDURAL MATTERS

13.1 INSTRUMENT OF DELEGATION

PURPOSE

For the Yorke Peninsula Council Assessment Panel (CAP) to consider delegation of the powers and functions to be vested or conferred in or on the Yorke Peninsula Council's Assessment Manager with the implementation of the Planning, Development and Infrastructure Act 2016.

COMMITTEE RESOLUTION

Moved: Independent Member Peter Allen

Seconded: Independent Member Ben Green

That the Yorke Peninsula Council Assessment Panel receive the amended version of the Instrument of Delegations.

CARRIED 024/2020 (30/06/2020)

COMMITTEE RESOLUTION

Moved: Independent Member Ben Green

Seconded: Independent Member Elinor Walker

That the Yorke Peninsula Council Assessment Panel:

- 1. in exercise of the power contained in Section 100 of the Planning, Development and Infrastructure Act 2016 the powers and functions under the Planning, Development and Infrastructure Act 2016 and regulations made thereunder contained in the proposed amended Instrument of Delegation are hereby delegated this 30th day of June 2020 to the Yorke Peninsula Council's Assessment Manager subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation;**

2. grant that such powers and functions may be further delegated by the Yorke Peninsula Council's Assessment Manager in accordance with Section 100(2)(c) of the Planning, Development and Infrastructure Act 2016 as the Yorke Peninsula Council's Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.

CARRIED 025/2020 (30/06/2020)

13.2 ADOPTION OF PO179 COUNCIL ASSESSMENT PANEL REVIEW OF DECISION OF ASSESSMENT MANAGER

PURPOSE

To seek endorsement and approval from the Council Assessment Panel for the new, draft Council Assessment Panel Review of Decision of Assessment Manager Policy PO179.

COMMITTEE RESOLUTION

Moved: Mr John Rich

Seconded: Independent Member Peter Allen

That the Yorke Peninsula Council Assessment Panel receive the amended version of policy PO179 Council Assessment Panel Review of Decision of Assessment Manager.

CARRIED 026/2020 (30/06/2020)

COMMITTEE RESOLUTION

Moved: Independent Member Peter Allen

Seconded: Independent Member Elinor Walker

That the Council Assessment Panel endorse and adopt the new, draft Council Assessment Panel Review of Decision of Assessment Manager Policy PO179.

CARRIED 027/2020 (30/06/2020)

14 NEXT MEETING

The Panel discussed future training opportunities.

Roger Brooks advised Independent Members to submit a copy of their Accreditation to Council before 31 July 2020 (in accordance with the PDI Act).

Next Meeting - 28 July 2020

15 CLOSURE

The Meeting closed at 10.47am.

The minutes of this meeting were confirmed at the Council Assessment Panel Meeting held on .

.....

CHAIRPERSON