



MINUTES

Council Assessment Panel Meeting

(Subject to confirmation)

27 February 2024

**MINUTES OF YORKE PENINSULA COUNCIL
COUNCIL ASSESSMENT PANEL MEETING
HELD AT THE COUNCIL CHAMBERS , MINLATON TOWN HALL, 57 MAIN STREET,
MINLATON
ON TUESDAY, 27 FEBRUARY 2024 AT 9.30AM**

1 WELCOME BY PRESIDING MEMBER

Presiding Member Debra Agnew welcomed everyone to the meeting and declared the meeting open at 9.33am.

2 PRESENT

Presiding Member Debra Agnew, Independent Member Ben Green, Independent Member Peter Allen, Independent Member Stephen Horsell, Mr Richard Carruthers

In Attendance

Dustin Guthberg (Assessment Manager), Georgina Halman (Planning Officer), Maddy Pulling (Minute Secretary)

3 GALLERY

6 people including Ms Kylie Gray

4 APOLOGIES

Nil

5 LEAVE OF ABSENCE

Nil

6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION

COMMITTEE RESOLUTION

Moved: Mr Richard Carruthers

Seconded: Independent Member Peter Allen

That the minutes of the Council Assessment Panel Meeting held on 25 July 2023 be confirmed.

CARRIED 001/2024 (27/02/2024)

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

Representations wishing to be heard;

Craig Barrett

Robert Smoker

Debbie Baum (on behalf of Representor Kym Baum)

Anthony Haywood (on behalf of Representor Charlie Tooze)

Applicant – John Day

REPORTS

9 DEVELOPMENT APPLICATIONS

9.1 23024982 - 45 CORNY POINT ROAD - CORNY POINT

PROPOSAL OUTLINE

Author:	Georgina Halman
Application No.:	23024982
Applicant:	John and Brooke Day
Owner:	Brooke Day
Development Proposal:	Dwelling alterations (additional doors & windows) & additions (upper level decks & verandah); Change in use: ground floor garage to living area
Lodgement Date:	6 September 2023
Subject Land:	45 Corny Point Road, Corny Point, CT Volume 5159 Folio 146
Zone:	Rural Settlement
Nature of Development:	Code Assessed – Performance Assessed
Public Notification:	Yes
Representations:	4 received: 2 support with some concerns; 2 opposed – 2 wish to be heard
Referrals:	Nil
Development Plan Version:	Planning and Design Code – 31/08/2023 – V2023.13
Development Legislation:	Planning, Development and Infrastructure Act 2016

COMMITTEE RESOLUTION

Moved: Independent Member Ben Green

Seconded: Mr Richard Carruthers

- A. Pursuant to section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code, as discussed within the report presented to the Yorke Peninsula Council Assessment Panel.**
- B. Development Application Number 23024982 by John and Brooke Day is granted Planning Consent subject to the following conditions:**

Condition 1

That 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 endorsed stamped details and plans submitted and all works shall be completed to the reasonable satisfaction of the relevant authority.

Condition 2

Stormwater run-off, including surface stormwater generated by the development, shall be managed on site so as not to trespass on to adjoining properties, lie against any building or create unsanitary conditions. All associated works shall be to the satisfaction of the relevant authority.

Condition 3

The development shall use low-reflective external materials and finishes that blend with, and colours that complement, the existing building and the surrounding landscape.

Condition 4

The 1800 high screen on the west elevation of the northern deck shall extend the entire width of the deck with maximum spacing of 50mm and shall occur within three (3) months of completion of the deck, to the reasonable satisfaction of the Assessment Manager.

Advisory Note 1

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 3

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 4

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 5

The granting of this consent does not absolve the applicant from obtaining all other consents which might be required pursuant to the provision of any other statutes or regulations.

CARRIED 002/2024 (27/02/2024)

10 MATTERS DEFERRED

Development Application 23006470 – Lot 9 Curly hollow Road, White Hut

11 REVIEW OF DECISION OF ASSESSMENT MANAGER

Nil

12 ERD COURT MATTERS

Nil

13 CONCURRENCE APPROVALS

Nil

14 PROCEDURAL MATTERS

Nil

15 NEXT MEETING

To be advised.

16 CLOSURE

The Meeting closed at 10.34am.

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

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CHAIRPERSON

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ASSESSMENT MANAGER