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## *Yorke Peninsula Council*

# **Minutes of the Meeting of the Council Development Assessment Panel**

held on Tuesday 22 September 2015  
in the Council Chambers,  
57 Main Street, Minlaton commencing at 9:30am.

**MEMBERSHIP:** *Rodney Button (Presiding Member), Debra Agnew, Susan Avey,  
Peter Tonkin, Jeffrey Cook, Scott Hoyle, John Rich*

*(Subject to confirmation)*

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### **ITEM 1      COUNCIL DEVELOPMENT ASSESSMENT PANEL**

#### **1.1      Welcome by Presiding Member**

Presiding Member Mr Rodney Button declared the meeting open at 9:42am and welcomed everyone in attendance.

#### **1.2      Present**

Mr Rodney Button, Mr Peter Tonkin, Ms Debra Agnew, Ms Susan Avey, Mr John Rich & Mr Jeff Cook

#### **In Attendance**

Mr Roger Brooks	Director Development Services
Mr Michael Cartwright	Manager Development Services
Mrs Georgina Halman	Planning Officer
Mrs Heidi Smith	Planning Officer
Mrs Shona Emery	Minute Taker

#### **1.3      Gallery**

Mr Jason Nicholes was present in the Gallery

#### **Apologies**

Mr Scott Hoyle

#### 1.4 **Minutes of Previous Meeting**

**Mr Jeff Cook moved Mr Peter Tonkin seconded**

That the minutes of the Council Development Assessment Panel meeting held on Monday 25 August 2015 at 9.30am be confirmed as a true record.

**CARRIED DAP #1**

#### 1.6 **Conflict of Interest**

Presiding Member Mr Rodney Button reminded all members of the requirement to disclose any conflict of interest in relation to any matters before the Development Assessment Panel.

#### ITEM 2 **VISITORS TO THE MEETING**

Mayor Ray Agnew

#### ITEM 3 **DEVELOPMENT APPLICATIONS**

##### 3.1 **DA 544/1021/2015 – Hills Design & Drafting (on behalf of J Nicholes & A Smith)**

The Presiding Member asked Mr Jason Nicholes to come forward and address the Panel.

Mr Nicholes made the following comments regarding the proposed development:-

- Not provided with a copy of Planning Officer's report in advance
- Tried to compromise but not acceptable
- Loss of view
- Earthworks involved in moving dwelling forward to the required setback is unnecessary and financially unviable
- Effluent disposal system would be sitting higher than the house
- No strong set back patterns currently exist
- Proposed house design is too wide to move forward and would require a complete new design

The Presiding Member thanked Mr Nicholes for his comments.

Discussion ensued on this matter.

**Mr Jeff Cook moved Mr John Rich seconded**

**That following consideration and having regard to all relevant matters concerning the construction of a two storey dwelling, verandah and deck at (Lot 80) 2b Beach Road, Hardwicke Bay (Development Application 544/1021/2015), the proposal be REFUSED Development Plan Consent, for the following reasons:**

**The development is at variance with the following provisions of the Yorke Peninsula Council Development Plan (consolidated 6 November 2014):**

**Settlement Zone**

**Objective: 4**

**Principles of Development Control: 6**

**General Section**

**Design and Appearance  
Principles of Development Control: 9, 11, 17**

**Residential Development  
Principles of Development Control: 7, 8, 14**

**CARRIED DAP #2**

**3.2 DA 544/2019/2015 – Longridge Group (on behalf of Riyal Pty Ltd)**

**Mr John Rich moved Ms Debra Agnew seconded**

That the matter be deferred pending further investigation into other options to address the neighbouring concerns.

**CARRIED DAP #3**

**ITEM 4 ANY OTHER BUSINESS**

**4.1 Matters Deferred**

Nil

**4.2 ERD Court Matters**

Nil

**4.3 Procedural Matters**

**4.3.1 Concurrence Approvals**

Nil

**ITEM 5 NEXT MEETING**

Tuesday 27 October 2015 at 9:30am

**ITEM 6 CLOSURE**

The meeting closed at 10:18am

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**Presiding Member – Mr Rodney Button**  
Tuesday, 27 October 2015