

District Council of Robe
Council Assessment Panel

Minutes of the Council Assessment Panel Meeting held 29th September, 2021 commencing at 11.03am at the District Council of Robe Chambers, 3 Royal Circus, Robe.

PRESENT

Liz Travers (Presiding Member), Cr Ned Wright (Elected Member), Meg Redman (Independent Member), Mark Teakle (Independent Member) and Michael Talanskas (Independent Member)

APOLOGIES

Nil

IN ATTENDANCE

Damian Dawson (Assessment Manager) and Michelle Gibbs (Development Officer)

IN GALLERY

Jeremy Leeson, Clint Mitchell, Empak Homes via Zoom and Bill Speirs, President Robe Golf Club

OPENING, WELCOME AND INTRODUCTIONS

Acknowledgement of Traditional Owners.

Presiding Member welcomed members, staff and the gallery to the meeting.

The Presiding Member outlined the process of the Council's Assessment Panel (CAP) meeting to the members of the gallery, advising that the role of the CAP is to assess Development Applications against the relevant planning provisions.

The Presiding Member advised that the Representors and the Applicants would be invited to address CAP and answer any questions from Panel Members, and then there would be a closed section of the meeting, where the public is excluded, to discuss and consider the Application. The public gallery was advised that they could contact Council the next day and find out the outcome.

CONFIRMATION OF MINUTES

Mr M Talanskas moved that the minutes of the Special CAP meeting held on the 25th August 2021, as circulated are confirmed as an accurate record of the proceedings of the meeting subject to the inclusion of his name as in attendance.

Seconded Cr N Wright

Carried

BUSINESS WITH NOTICE

Nil

BUSINESS WITHOUT NOTICE

Nil

CONFLICT OF INTEREST

None declared

DELEGATIONS

1. Application No. 21005006 – Lot 102, O’Byrne Avenue, Robe
Mr Jeremy Leeson addressed the Panel in relation to his representation
Mr Clint Mitchell, Empak Homes addressed the Panel in support of the application

2. Application No. 21007156 – Lot 1 Backler Street, Robe

Ms M Gibbs left the meeting at 11.25am and returned to the meeting at 11.27am.

Mr Bill Speirs, President Robe Golf Club addressed the Panel in support of the application

EXCLUSION OF PUBLIC

Cr N Wright moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017, excepting for the following persons:-

- Damian Dawson (Assessment Manager)
- Michelle Gibbs (Development Officer/Minute Taker)

Seconded Mr M Talanskas

Carried

The Panel moved into “Confidence” at 11.31am

DEVELOPMENT APPLICATIONS

10.1

Development No. 21005006
Applicant: Empak Homes
Address: Lot 102, O’Byrne Avenue, Robe
Nature of Development: Two storey dwelling

Moved Cr N Wright that:

1. 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; and
2. Development Application Number 21005006 by Empak Homes is granted Planning Consent subject to the following conditions:

CONDITIONS

1. The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation. Reason: To ensure the development proceeds in an orderly manner.
2. The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn and/or ground cover and may include some paving, retaining and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and shall be maintained in good condition at all times and any dead or diseased vegetation shall be promptly replaced to the reasonable satisfaction of Council.
3. The 1500mm high rendered privacy screen to be constructed on the upper level balcony shall be completed prior to occupation of the dwelling.
4. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
 - (a) Result in the entry of water into a building; or
 - (b) Affect the stability of a building; or
 - (c) Create unhealthy or dangerous conditions on the site or within the building; or
 - (d) Flow or discharge onto the land or an adjoining owner and not flow across property boundaries and onto the adjoining road.
5. Approval shall be obtained from the District Council of Robe for a new On-Site Wastewater system or alteration to an existing system prior to issue of Development Approval. An application form can be downloaded from Council's website and submitted with a wastewater engineers report (if applicable) and relevant plans. Once approval has been granted, please upload the Wastewater Approval to the PlanSA ePlanning Platform.

ADVISORY NOTES

General Notes

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.
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.

Seconded Ms M Redman

Carried

10.2

Development No. 21007156
Applicant: Robe Golf Club
Address: Lot 1 Backler Street, Robe
Nature of Development: Retrospective approval for additional tee block on the 4th hole

Moved Mr M Teakle that:

1. 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; and
2. Development Application Number 21007156 by Robe Golf Club is granted Planning Consent subject to the following conditions:

CONDITIONS

1. The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation. Reason: To ensure the development proceeds in an orderly manner.
2. The batter slopes on the northern side of the tee block shall be appropriately stabilised and revegetation with local species and maintained in a good condition to the reasonable satisfaction of Council.
3. Stormwater and irrigation run off shall be prevented from spilling down and destabilising the batter slopes.
4. The development herein approved involves work near the boundary. The applicant shall ensure the development is in the approved position on the correct allotment by a survey of the site boundaries and the placement of survey pegs by a qualified licensed surveyor, prior to the work commencing.

Seconded Ms M Redman

Carried

CONCLUSION OF CLOSED MEETING

Moved Cr N Wright that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under Regulation 13(2)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

The Panel moved out of "In Confidence" at 12.10pm.

Seconded Mr M Talanskas

Carried

NEXT MEETING

The date of the next CAP Meeting is yet to be determined. Notification of the meeting will be sent no less than 5 days prior to the meeting.

CLOSURE

Meeting closed at



ASSESSMENT MANAGER

PRESIDING MEMBER