

District Council of Robe
Council Assessment Panel

Minutes of the Council Assessment Panel Meeting held 5 May 2022 commencing at 11.20am at the District Council of Robe Chambers, 3 Royal Circus, Robe.

ATTENDANCE

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

Damian Dawson (Assessment Manager)
John Mason (Planning Officer)
Michelle Gibbs (Development Officer)
Lucy Perkins (Customer Service Officer)

Robert Chalk (representor)
Frank Brennan, Frank Brennan Consulting (on behalf of applicant)

APOLOGIES

Nil

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

Cr N Wright moved that the minutes of the CAP meeting held on the 24 March 2022, as circulated are confirmed as an accurate record of the proceedings of the meeting.

Seconded Mr M Talanskas

Carried

BUSINESS WITH NOTICE

Nil

BUSINESS WITHOUT NOTICE

Nil

CONFLICT OF INTEREST

None declared

DELEGATIONS

Application No. 22000433 – 2B Dawson Drive, Robe

Mr Robert Chalk addressed the Panel in relation to his Representation and was briefly questioned by the panel.

Mr Frank Brennan, Frank Brennan Consulting (on behalf of the applicant) addressed the Panel in support of the proposal and was briefly questioned by the panel.

EXCLUSION OF PUBLIC

Ms M Redman 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)
- John Mason (Planning Officer)
- Michelle Gibbs (Development Officer)
- Lucy Perkins (Customer Service Officer)

Seconded Cr N Wright

Carried

The Panel moved into "Confidence" at 11.38am

DEVELOPMENT APPLICATIONS

Development No. 22000433
Applicant: Matthew Somers
Address: 2B Dawson Drive, Robe
Nature of Development: Two storey detached dwelling with roof deck and carport

Cr N Wright moved 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 22000433, by Matthew Somers is granted Planning Consent subject to the following conditions:

Condition 1

The Development shall be carried out in accordance with plan/s and details as approved by Council except where require by any condition of consent or where approval is sought from and granted by Council, for any variation.

Condition 2

The privacy screening for the roof top deck be established prior to occupation of the dwelling and maintained for the life of the development.

Condition 3

A privacy screen to a minimum height of 1500mm be added to the northern and southern lower-level decks with details to be provided to and supported by Council prior to development approval being granted.

Condition 4

Landscaping capable of reaching mature heights of three metres and greater is to be established along the length of the northern (from the rear of the carport) and southern boundaries to soften the appearance of the overall height of the dwelling. The landscaping is to be established within six months of occupation of the dwelling and maintained for the life of the development.

ADVISORY 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.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).
4. An approved development must be substantially commenced within 12 months of the date of Development Approval and completed within 3 years from the operative date of the approval unless this period has been extended by the relevant authority.

Seconded Mr M Talanaskas

Carried

CONCLUSION OF CLOSED MEETING

Moved Cr 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 11.47am.

Seconded Ms M Redman

Carried

CORRESPONDENCE

Minister for Planning, Hon Nick Champion MP – constitution of the Limestone Coast Southern Regional Assessment Panel (LCSRAP) in accordance with section 84 of the *Planning, Development and Infrastructure Act 2016*.

NEXT MEETING

The date of the next CAP Meeting is yet to be determined as they are held on an as need basis.

CLOSURE

Meeting closed at 11.51am



ASSESSMENT MANAGER

PRESIDING MEMBER