

District Council of Robe
Council Assessment Panel

Minutes of the Council Assessment Panel Meeting held 16 December, 2020 commencing at 1.05pm at the District Council of Robe Chambers, 3 Royal Circus, Robe.

PRESENT

Mr John Petch (Presiding Member), Cr Ned Wright (Elected Member), Mr Ernst Jury (Independent Member) and Mr David Yates (Independent Member)

APOLOGY

Tim Rogers

IN ATTENDANCE

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

IN GALLERY

In the gallery Andrew Lawrie and Warren Tucker

By video link Luke Willis and Sam Hosking, Hosking Willis Architecture and Adam Williams, Access Planning

WELCOME

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 planning provisions contained in Council's Development Plan.

The Presiding Member advised that the Representors and Owner 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 Wright moved that the minutes of the CAP meeting held on the 28 July 2020, as circulated are confirmed as an accurate record of the proceedings of the meeting.

Seconded Mr Yates

Carried

BUSINESS WITH NOTICE

Nil

CONFLICT OF INTEREST

None declared

DEVELOPMENT APPLICATION

Application No. 822/067/20
Applicant: Andrew Lawrie
c/- Hosking Willis Architecture
Subject Land: 7 Sturt Street, Robe
Zone: Residential Character Zone
Proposal: Single storey dwelling

Luke Willis and Sam Hosking, Hosking Willis Architecture addressed the Panel in support of the application.

Exclusion of Public

Cr 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 of any Development Application or any other matter that falls to be decided by the Panel under Regulation 13 (2)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Seconded Mr E Jury

Carried

The Panel moved into "In Confidence" at 1.35pm

Cr Wright moved that Development Application 822/067/20 for a single storey dwelling at 7 Sturt Street, Robe is not seriously at variance with the District Council of Robe Development Plan, Consolidated 15 December 2016.

That the Council Assessment Panel refuse Development Plan Consent to Development Application 822/067/20 as the proposal does not adequately address or satisfy the following provisions of Council's Development Plan:

Residential Character Zone

Objective 1: A residential zone ensuring the preservation of the existing development patterns and built form.

PDC 3: Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

PDC 13: Dwellings should be designed within the following parameters:

<i>Minimum setback from rear boundary</i>	<i>5 metres</i>
<i>Maximum site coverage</i>	<i>50 per cent</i>

PDC 15: A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<i>All dwelling types</i>	<i>450 m²</i>
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Historic Conservation Area

PDC 15: The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

Seconded Mr Jury

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 1.55pm.

Seconded Mr Jury

Carried

OTHER BUSINESS

ERD Court Appeal – Main/Day v Optus directions hearing set down for Monday 1 February 2021 onsite continuing the following day in Adelaide.

Update on status of Regional Assessment Panel.

CLOSURE

Meeting closed at 2.05pm

_____ ASSESSMENT MANAGER

_____ PRESIDING MEMBER