



RIVERLAND REGIONAL DEVELOPMENT ASSESSMENT PANEL

ANNUAL REPORT – 2014

The Berri Barmera Council, District Council of Loxton Waikerie and Renmark Paringa Council established the Riverland Regional Development Assessment Panel in accordance with the provisions of Section 34 of the *Development Act 1993* as amended in 2010. The Panel commenced operation on January of that year. The Panel, as required by the Act, comprises four Independent members, one of which is the Presiding Member, and three Council members.

As at January 2014 the Riverland Regional Development Assessment Panel comprised:

- Mr Bruce Ballantyne as the Independent Presiding Member.
- ,Mr Geoff Parsons Deputy Presiding Member and Ms Rebecca Perkin as two Independent Members.
- Mrs Margaret Malthouse (appointed by the District Council of Loxton Waikerie), Mrs Rhonda Centofanti (Berri Barmera Council) and Mr Mark Chown (Renmark Paringa Council) as the three Elected Members.

The District Council of Loxton Waikerie at its meeting held 21 March 2014 appointed Ms Ellie Anspach to fill its vacant Independent Member position on the Panel.

Mr Stephen Bateman, Manager Development Services of the District Council of Loxton Waikerie was appointed the Public Officer for the Panel. In mid 2014 Mr Bateman resigned from Council and Mrs Ruth Firstbrook, Director Corporate and Community Services of the District Council of Loxton Waikerie, was appointed Public Office until 31 December 2014.

The Panel operates in accordance with the relevant provisions of the *Development Act 1993* and *Development Regulations 2008*. In so far as the procedures for the Panel are not prescribed in the Act and Regulations and the Terms of Reference the Panel can determine its own procedures. To this effect, the Panel at its meeting held on the 16 March 2012 adopted its current Operating and Meeting Procedures, a copy of this document was placed before the three Councils for their information.

Under Section 34 subsection (18a) of the *Development Act 1993* the Panel may “as it thinks fit, provide advice and reports to any Council on trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under this Act.”

The following report provides information to the Council on:

- The activities of the Panel for 2014, including information on the number of applications brought to the Panel for determination and other relevant statistical information, and
- Planning or development issues which the Panel wishes to bring to the attention of Council.

1. STATISTICAL DATA ON PANEL ACTIVITIES AND DEVELOPMENT APPLICATIONS

The statistical data collected is for 2014 and includes the meetings held 13th February 2014 to the 13th November 2014

Number of Panel meetings held = 9

PANEL MEMBERS NAME	ATTENDANCE RECORD
Bruce Ballantyne	9
Rhonda Centofanti	8
Mark Chown	8
Margaret Malthouse	9
Geoff Parsons	7
Ellie Anspach	5
Rebecca Perkin	4

* Ellie Anspach Panel Member appointed March 2014.

Number of development application reports received = 33

BREAK DOWN OF DECISIONS/RECOMMENDATIONS	NUMBER OF APPLICATIONS
Approved	30
Refused	2
Concurrence granted	0
Deferred	3
Non-complying (Included in above)	7
Non Complying: To Proceed	4
Consent: To Proceed	0

TYPES OF DEVELOPMENT	NUMBER OF DEVELOPMENT APPLICATIONS	COMPRISE OF:
Commercial and Industrial	21	NBN towers x 9, nursing home extensions, transport depots, Soccer Club lighting, RV Park, waste transfer station, civil works, prawn and fish farm, signage, animal shelter, poultry farm, commercial offices
Residential	5	Carport, shed, dwellings
Land Division	4	
Rural	3	Frost fans, horsekeeping, orchard shades

APPEALS TO THE ENVIRONMENT RESOURCES & DEVELOPMENT COURT AND SUPREME COURT

There were no appeals made to the Environment Resources and Development Court.

2. PLANNING AND DEVELOPMENT ISSUES AND RELEVANT MATTERS

During the Panel's consideration of development applications there were issues which arose and in the opinion of the Panel should be brought to the attention of the Riverland Councils. This information may assist the Riverland Councils in their strategic planning and in particular consideration of amendments to their Development Plans.

2.1 Backpacker Accommodation

The Panel has noticed an increase in the number of development applications for backpacker accommodation as a result of the demand for workers needed on a seasonal basis to assist with picking, collection and harvest of crops.

In some circumstances the proposals have not been to a suitable standard or in an ideal location. There have been proposals to set up quasi caravan parks or boarding houses which are not located near to the types of services that backpackers may need. It is also noted that the impact of such development on adjoining development has also not been addressed.

There is a need for backpacker accommodation and such development could be supported, provided relevant standards are met and appropriate locations are found.

The Riverland Councils may give consideration to appropriate locations and suitable standards for backpacker accommodation as expressed in their Development Plans.

2.2 Frost Fans

There are an increasing number of development applications before the Councils seeking approval for Frost Fans to protect vineyards and horticultural crops. It would assist the Panel in its deliberations if guiding principles were included in the Development Plan. Such principles would need to have regard to the relevant noise provisions of the Environment Protection Act and also address the visual impact of the Frost Fans having regard to their siting in rural areas.

2.3 Rural Land Division

Rural land division (in particular the excision of dwellings) is a matter which comes before the Panel each year and is of some concern. Whilst it is noted that each Council has attempted to address this issue through the use of primary production and horticultural modules in the SA Planning Policy Library to amend its Development Plans, this has not generally given sufficient guidance to the Panel when considering such development applicants.

There is also the issue of the creation of allotments with hammer head access. It would assist the Panel if Development Plans contained standards addressing such matters as width, length and suitability of the allotment hammer heads.

The Riverland Councils may wish to raise these matters with the relevant Government departments or the State Government to amend policies contained in the SA Planning Policy Library.

CONCLUSION

The Panel expresses its appreciation to the District Council of Loxton Waikerie, the Berri Barmera Council and the Renmark Paringa Council elected members, and in particular the planning staff who have done an excellent job in assessing the development applications that are presented to the Panel. They have provided detailed and comprehensive advice which assists the Panel in its deliberations.

Each year one of the three Councils accepts responsibility to manage the affairs of the Panel; for 2014 it was the District Council of Loxton Waikerie.

The Panel has endeavoured at all times to assist applicants, persons making representations, and the general public in understanding the decision making process and how the final outcomes were arrived at.

This report is submitted to the Berri Barmera Council, District Council of Loxton Waikerie and Renmark Paringa Council by the Presiding Member on behalf of the members of the Riverland Regional Development Assessment Panel.

Bruce Ballantyne
PRESIDING MEMBER