

THE BERRI BARMERA COUNCIL, DISTRICT COUNCIL OF LOXTON WAIKERIE, RENMARK PARINGA COUNCIL
MINUTES OF THE MEETING OF THE RIVERLAND REGIONAL ASSESSMENT PANEL HELD
THURSDAY MARCH 21 2019 AT 1.30 PM AT THE
DISTRICT COUNCIL OF LOXTON WAIKERIE COUNCIL CHAMBER, 29 EAST TERRACE, LOXTON.

- ITEM 1** **WELCOME:**
Mr Ballantyne welcomed the Panel members and Council staff, and members of the public who were present.
- ITEM 2** **PRESENT:**
Panel members
Messrs B.G. Ballantyne, G.D. Parsons, J.B. McVicar, T.J. Norton.
Council staff
Messrs D Grieve (Senior Development Officer – Planning, Berri Barmera Council), J.G. Hunt (Development Officer – Planning, District Council of Loxton Waikerie), R. Semrau (Principal Planner, Renmark Paringa Council), Mrs C.G. Pedler (Assessment Manager).
- ITEM 3** **APOLOGIES:**
Ms J.A. Lewis
- ITEM 4** **CONFIRMATION OF MINUTES**
The minutes of the meeting held February 21 2019 are attached at appendix for members information and adoption.
MOTION (RRAP 047/19):
That the minutes of the meeting held February 21 2019 be taken as read and confirmed.
Messrs G.D. Parsons / T.J. Norton **CARRIED**
- ITEM 5** **BUSINESS ARISING FROM THE PREVIOUS MINUTES**
Nil
- ITEM 6** **DECLARATION OF INTEREST BY MEMBERS OF PANEL:**
Nil
- ITEM 7** **HEARING OF REPRESENTATIONS:**
Nil
- ITEM 8** **REPORTS:**

Item 8.1 Development Application 752/117/16 – Mr R Nobile Ms D Hooper

Application No:	752/117/16
Council:	Berri Barmera Council
Relevant Authority:	Berri Barmera Council
Applicant:	Raffaella Nobile and Danielle Hooper
Owner:	Raffaella Nobile and Danielle Hooper
Lodgement date:	19 September 2016
Description of development:	Shop (retail) and associated store within a shed building, separate amenities building, rainwater tanks and car park.
Property details:	Lot 1 Sturt Highway, Monash, as contained in Certificate of Title Volume 6009 Folio 335
Officer:	Dylan Grieve
File reference:	A6388

MOTION (RRAP 048/19):

The Riverland Regional Assessment Panel resolves to determine to proceed with an assessment of Development Application 752/117/16 pursuant to the *Development Act 1993* and Regulation 17(3)(b) of the *Development Regulations 2008*.

Messrs G.D. Parsons / J.B. McVicar **CARRIED**

Item 8.2 Development Application 752/D004/18 – Mr and Mrs Jury

Application No:	752/D004/18
Council:	Berri Barmera Council
Relevant Authority:	Berri Barmera Council
Applicant:	Peter Jury
Owner:	Peter and Jennifer Jury
Lodgement date:	27 June 2018
Description of development:	Land division – one (1) allotment into two (2) to create one (1) additional allotment (non-complying).
Property details:	274 Jury Road, Glossop, as contained in Certificate of Title Volume 5842 Folio 774 and Crown Record Volume 6033 Volume 312
Officer:	Dylan Grieve
File reference:	A6502

MOTION (RRAP 049/19):

- The Riverland Regional Assessment Panel determines that Development Application 752/D004/18 is not seriously at variance with the Berri Barmera Council Development Plan.
- The Riverland Regional Assessment Panel determines to grant Development Plan Consent and Land Division Consent to Development Application 752/D004/18 subject to the following conditions and notes:

Council conditions:

- Development is to take place in accordance with the supporting documentation and plans relating to Development Application Number 752/D004/18, except as modified by any conditions attached to this Decision Notification, specifically:

<i>Plan type</i>	<i>Reference</i>	<i>Dated</i>	<i>Received</i>	<i>Prepared By</i>
Proposed Land Division & Re-designation of Parcel Plan	03518PRO PrevA	16/04/18	27/06/18	Anderson Surveyors Pty Ltd

Land division conditions:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water H0074456)

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

2. All internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Notes:

1. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by Council.
2. You are advised that any act or work authorised or required by this Notification must be completed within three years of the date of the Notification unless this period is extended by the Council.
3. The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
4. The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation. Under Section 20 of the *Aboriginal Heritage Act 1988* (The Act), as an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.
5. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act.
6. Should any removal or trimming of native vegetation be intended at any stage, the application should consult the Native Vegetation Council to ascertain relevant requirements under the Native Vegetation Act 1991 and its Regulations.
7. The applicant shall contact the pipeline operator for any proposed dwellings or buildings within 40 metres of the pipeline.

Messrs J.B. McVicar / T.J. Norton

CARRIED

Item 8.3 Development Application 551/005/13 - A-Culture Holdings Pty Ltd

Application No:	551/005/13
Council:	District Council of Loxton Waikerie
Relevant Authority:	District Council of Loxton Waikerie
Applicant:	A-Culture Holding Pty Ltd
Owner:	District Council of Loxton Waikerie
Lodgement date:	12 December 2012
Description of development:	Prawn and fin fish farm, hatchery, grow out and processing facility, comprising of three stages (land based Aquaculture)
Property details:	37 Ekins Road, Waikerie, Deposited Plan: 89736, as contained in Certificate of Title Volume 6098 Folio 671
Officer:	Jordan Hunt

MOTION (RRAP 050/19):

1. The Riverland Regional Assessment Panel determines to grant an extension of 5 years to the commencement date for Development Application 551/005/13 to 19 April 2024.
2. The Riverland Regional Assessment Panel determines to grant an extension of 15 years to the completion date for Development Application 551/005/13 to 19 April 2034.

Messrs T.J. Norton / J.B. McVicar

CARRIED

Item 8.4 Development Application 753/018/19 - Mr P James-Young

Application No:	753/018/19
Council:	Renmark Paringa Council
Relevant Authority:	Renmark Paringa Council
Applicant:	Peter James-Young
Owner:	Peter James-Young
Lodgement date:	30 January 2019
Description of development:	Carport forward of dwelling
Property details:	Lot 37, 36 Nineteenth Street, Renmark, SA, contained in Certificate of Title Volume 5365 Folio 686
Officer:	Ralph Semrau
File reference:	A2435

MOTION (RRAP 051/19):

1. The Riverland Regional Assessment Panel determines that Development Application 753/018/19 for a carport forward of dwelling at Lot 37, 36 Nineteenth Street, Renmark CT: 5365/686 is not seriously at variance with the Renmark Paringa Council Development Plan.
2. The Riverland Regional Assessment Panel determines to REFUSE Development Plan Consent to Development Application 753/018/19 for a carport forward of dwelling at Lot 37, 36 Nineteenth Street, Renmark CT: 5365/686 for the following reasons:
 - a. The application is at variance with Principle of Development Control 9 of the Residential Zone provisions as it is not set back in accordance with the parameters.
 - b. The application is at variance with Principle of Development Control 16 of the Residential Development General Section provisions as it has no design and detail to complement it with the existing dwelling.
 - c. The application is at variance with Principle of Development Control 17(a) of the Residential Development provisions of the General Section, as the proposed carport dominates the streetscape by being located only 500mm from the front property boundary.

- d. The application is at variance with Objective 1 and Principle of Development Control 3(b) of the Design and Appearance provisions of the General Section, as it is a basic structure with no real high architectural standards, has no matching colour scheme and also does not contribute positively towards the streetscape.

Messrs G.D. Parsons / T.J. Norton

CARRIED

ITEM 9 **OTHER BUSINESS:**
9.1 SA Planning Reforms

ITEM 10 **NEXT MEETING:**
To be advised

ITEM 11 **CLOSE:**

Date: _____, 2019

Signed

Mr B.G. Ballantyne