REGIONAL COUNCIL OF GOYDER
COUNCIL ASSESSMENT PANEL

Minutes of the Regional Council of Goyder Council Assessment Panel held on Wednesday August 14th 2019, in the Burra Council Office, commencing at 10.00 a.m.

1. ATTENDANCE RECORD
   1.1 Present
       Mr Bruce Ballantyne (Presiding Member), Ms Debbie Hibbert, Mr Ralph Semrau and Mr Graham MacInnes.

       In Attendance
       Fiona Barr - Development Assessment Manager

2. CONFIRMATION OF THE MINUTES
   Moved: Mr R Semrau
   Seconded: Mrs D Hibbert
   CAP 08/19 That the minutes of the meeting of the Regional Council of Goyder Development Assessment Panel held on 20th February 2019, as per copy supplied to Members, be taken as read and confirmed.
   CARRIED

3. MEMBER DECLARATIONS
   Nil

4. DEVELOPMENT APPLICATIONS
   4.1.1 Development Applications determined by the Panel

   4.1.2 Category 3 – Non-Complying
   422/D003/17 Philip Dickins
   Land Division (1 into 2)

   Moved: Mr G MacInnes
   Seconded: Mr R Semrau

   CAP 09/19 The Regional Council of Goyder Assessment Panel resolves:

   1. Pursuant to Section 35(2) of the Development Act 1993, the proposal is not considered to be seriously at variance with the relevant provisions of the Regional Council of Goyder Development Plan (consolidated 24 November 2016).

   2. That pursuant to Section 33 of the Development Act 1993, Development Application number 422/D003/17 by Outhred English at Allotment 1, 25 North Bluff Road, Hallett be GRANTED Development Plan Consent and Land Division Consent subject to the following conditions:
1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 422/D003/17.

Reason: To ensure the proposed development is undertaken in accordance with the approved plans.

2. The approval granted does not extinguish any previous consents/approvals, conditions or requirements relevant to the land, unless specifically stated.

Reason: To maintain the amenity of the locality

4.1.3 Category 1
422/023/19 Rob Eberhard
Patio/Carport

Moved: Mr G MacInnes
Seconded: Mr R Semrau

CAP 09/19 The Regional Council of Goyder Assessment Panel resolves:

1. Pursuant to Section 35(2) of the Development Act 1993, the proposal is considered to be unreasonably at variance with the relevant provisions of the Regional Council of Goyder Development Plan (consolidated 24 November 2016).

2. That pursuant to Section 33 of the Development Act, 1993 Development Approval be REFUSED to Development Application Number 422/023/19 for the following reasons:
   1. Overall, the proposal is at odds with the existing and desired character for the Zone.
   2. By virtue of the structures location, the structure will have an unreasonably visual impact on the street.
   3. The proposal is considered to be at variance with the relevant provisions of the Regional Council of Goyder Development Plan consolidated 24 November 2016, in particular;

   Residential Zone
   PDC: 7,10
   Heritage Places
   PDC: 4
   Residential Development
   PDC: 9

CARRIED

OTHER BUSINESS
Nil
5. **NEXT MEETING**
   To be confirmed

6. **CLOSE OF MEETING**
   The Presiding Member thanked all those present and declared the meeting closed at 10.30am.

   CONFIRMED ________________________________ PRESIDING MEMBER

   CONFIRMED ________________________________ PUBLIC OFFICER