

MINUTES

Limestone Coast Southern Regional Assessment Panel

Thursday 17 July 2025



Minutes of Limestone Coast Southern Regional Assessment Panel held at:

Time: 5:00 pm

Date: Thursday 17 July 2025

Location: 3 Royal Circus, Robe

PRESENT: Mark Teakle (Presiding Member)
Carlin McNeil
Cheryle Pedler (Virtual)
Ian Von Stanke
Lamorna Alexander (Virtual)

OFFICERS IN ATTENDANCE: Assessment Manager - Mrs T Tzioutziouklaris
Executive Administrator - Mrs S Spears

OFFICERS AS OBSERVERS: **District Council of Grant:**
Planning Officer - Mrs T Glynn (Virtual)

District Council of Robe:
Development Services Manager - Mrs M Gibbs

1 ACKNOWLEDGEMENT OF COUNTRY

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR FIRST NATIONS PEOPLES HAVE WITH THE LAND.

2 APOLOGIES

Nil

3 CONFIRMATION OF MINUTES

3.1 CONFIRMATION OF MINUTES

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

That the minutes of the Limestone Coast Southern Regional Assessment Panel Meeting held on 19 June 2025 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 QUESTIONS WITHOUT NOTICE

Nil

5 INVITEES

Invitees for item 6.1 - DA 25011216 – 64 Worrolong Road, Worrolong – Construction of a 26.0m (L) x 12.0m (W) x 6.46m (H) Store for the storage of caravan & vehicle collection incl. Truck (Prime Mover)

Representor – Ken Childs spoke in relation to item 6.1 at 5:02pm.

Applicant – Frank Brennan on behalf of Frank Brennan Consulting Services spoke in relation to item 6.1 at 5:08pm.

Invitees for Item 6.2 - DA 23037032 - 14 Lake Road, Robe – Proposed Two Storey Additions and Minor Variation to DA 21001242

The Representor - David Blanch spoke in relation to item 6.2 at 5:21pm.

The Representor – James Hope Murray(virtual) spoke in relation to item 6.2 at 5:31pm.

The Representor – Christopher Pyne (virtual) spoke in relation to item 6.2 at 5:37pm.

The Applicant – Greg Bell spoke in relation to item 6.2 at 5:46pm.

Invitees for Item 6.3 - DA 24028555 – 1 Hagen Street, Robe – 6 Dwellings

The Representor - Natasha Hogan spoke in relation to item 6.3 at 6:08pm.

The Applicant – Murray Britton on behalf of Murray Britton Architects spoke in relation to item 6.3 at 6:09pm.

The Applicant – Frank Brennan on behalf of Frank Brennan Consulting spoke in relation to item 6.3 at 6:09pm.

6 REPORTS

6.1 DA 25011216 - 64 BILLING ROAD, WORROLONG - CONSTRUCTION OF A 26.0M (L) X 12.0M (W) X 6.46M (H) STORE FOR THE STORAGE OF CARAVAN & VEHICLE COLLECTION INCL. TRUCK (PRIME MOVER)

Assessment Manager Tracy Tzioutziouklaris declared a conflict of interest in relation to item 6.1 Development Application 25011216, stating being a neighbour in the area.

Tracy Tzioutziouklaris advised that she will not participate in the discussion and will remain in the meeting for item 6.1.

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel report titled 'DA 25011216 - 64 Billing Road, Worrolong - Construction of a 26.0m (L) x 12.0m (W) x 6.46m (H) Store for the storage of caravan & vehicle collection incl. Truck (Prime Mover)' as presented on Thursday 17 July 2025 be noted.
2. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016* for the following reason:
 - (a) The proposed land use is not prejudicial to the Desired Outcome of the Rural Living Zone. The proposed development does not represent a grave departure from the Planning and Design Code zone for the purpose of the Seriously at Variance assessment under Section 107(2)(c) of the Act, given that the Rural Living Zone, contemplates other land uses that may have an

interface conflict with the desired outcome of the zone, but that can be managed to ensure that the spacious and secluded residential lifestyle of the zone is not impeded.

3. Development Application Number 25011216, by Frank Brennan Consulting Services is *granted* Planning Consent subject to the following conditions:

CONDITIONS

1. The development must be undertaken in accordance with the plans and associated documentation comprising the Development Application 25011216, except where varied by the following conditions and/or where changes are required to comply with the National Construction Code of Australia and/or relevant Australian Standards and Codes.
2. All stormwater from the building must discharge directly into rainwater tank(s), with any overflow managed onsite.
3. This consent applies to a 26m x 12m x 5.4m (6.46m) Store for the storage and parking of a Truck (Prime Mover - TSIX-50), caravan and vehicle collection as outlined in the application documents.
4. The Applicant shall ensure, as far as practicable, that the prime mover's movements do not occur before 7am, or after 9pm on any day.
5. No truck refuelling, servicing, repairs/maintenance, or washdowns are to take place on the subject land.
6. The driveway/manoeuvring area shall be appropriately surfaced/sealed and maintained to a suitable standard to minimise dust at all times, to the reasonable satisfaction of Council.
7. Any road surface damage caused by the prime mover at the entrance/exit to the property must be repaired/maintained by the landowners.
8. Noise levels are not to exceed those specified by the Environment Protection Authority in the *'Environment Protection (Commercial and Industrial Noise) Policy 2023'*.
9. Levels of dust and other airborne particulate matter are not to exceed those specified by the Environment Protection Authority.
10. Any security lights or floodlights associated with the development shall be shielded and/or adjusted, so as not to create nuisance to adjacent owners and occupiers or to road users.
11. The subject land and all improvements thereon shall be maintained in a state of good, tidy and attractive repair and condition at all times, to the reasonable satisfaction of Council.
12. The outbuilding is to be used in association with the existing dwelling and associated residential land use, including the storage of the classic vehicles and domestic goods and chattels.

ADVISORY NOTES

1. The landowner may need to seek other permissions or approvals. This could include, but not be limited to, travelling on roads where a Higher Mass Limit (HML) Permit may be required. The landowner should contact the National Heavy Vehicle Regulator (NHVR) and/or Council's Director of Works and Infrastructure (or their delegate) to check if permission/approval is required.

CARRIED

6.2 DA 23037032 - 14 LAKE ROAD, ROBE – PROPOSED TWO STOREY ADDITIONS AND MINOR VARIATION TO DA 21001242

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel report titled 'DA 23037032 - 14 Lake Road, Robe – Proposed Two Storey Additions and Minor Variation to DA 21001242' as presented on Thursday 17 July 2025 be noted.
2. 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
3. Development Application Number 23037032, by Greg Bell is GRANTED Planning Consent, subject to the following reserved matters, conditions and advisory notes:

RESERVED MATTERS

The following information shall be submitted for further assessment and approval by the Assessment Manager (or delegate) as reserved matter pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016:

1. The applicant is to provide evidence of an approved wastewater application, approved in accordance with South Australian Public Health Act 2011 prior to Development Approval being granted.

CONDITIONS**Planning Consent**

1. The Development shall be undertaken and completed in accordance with the stamped plan/s and documentation except where varied by condition(s) below (if any).
2. A permanently fixed external perforated screen, panel, or trellis, which has a maximum of 25% openings, shall be installed on the length of the upper level decking, in accordance with stamped plans, to minimise direct overlooking to the adjacent dwelling. The screen shall have a minimum height of 1.5m above finished floor level, and shall be installed prior to occupation of the structure to the satisfaction of Council.
3. All privacy screens shall resolve overlooking and be installed to the reasonable satisfaction of Council.
4. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
 - (a) result in the entry of water into a building; or
 - (b) affect the stability of a building or;
 - (c) create unhealthy or dangerous conditions on the site or within the building; or
 - (d) flow or discharge onto the land or an adjoining owner and not flow across property boundaries and onto the adjoining road.
5. Effective measures shall be implemented during the construction of the development and the ongoing use of the land in accordance with this consent to:
 - (a) prevent silt run-off from the land to adjoining properties, roads and drains
 - (b) control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
 - (c) ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site

- (d) ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure
- (e) ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

6. Conditions of previous approvals continue to apply unless expressly varied by this consent.
7. In accordance with the South Australian Public Health Act 2011, a minimum setback distance of 2.5 meters is required from the septic tank and areas where the disposal of sewerage may soak into the ground (soakage trenches).

ADVISORY NOTES

Planning Consent

1. When will this consent or approval lapse? - This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the following.
2. An approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 4 years from the operative date of the approval, unless this period has been extended by the relevant authority.
3. Encumbrance Compliance- The owner shall ensure that the requirements of any encumbrance(s) applicable to the property are complied with. You should check your obligations under the encumbrance prior to work commencing.

CARRIED

6.3 DA 24028555 – 1 HAGEN STREET, ROBE – 6 DWELLINGS

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel report titled 'DA 24028555 – 1 Hagen Street, Robe – 6 Dwellings' as presented on Thursday 17 July 2025 be noted.
2. 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
3. Development Application Number 24028555, by Frank Brennan Consulting Services is GRANTED Planning Consent, subject to the following reserved matters, conditions and advisory notes:

RESERVED MATTERS

The following information shall be submitted for further assessment and approval by the Assessment Manager (or delegate) as reserved matter pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016*:

1. The applicant is to provide evidence of an approved wastewater application, approved in accordance with *South Australian Public Health Act 2011* prior to Development Approval being granted.

CONDITIONS

Planning Consent

1. The Development shall be undertaken and completed in accordance with the stamped plan/s and documentation except where varied by condition(s) below (if any).
2. All of the carparking, driveway areas, footpath crossovers and vehicle manoeuvring areas shall be graded, paved and sealed with bitumen or other similar material and be maintained in a good condition at all times.
3. Garages to be used in accordance with approved use and not for any other purpose.
4. Landscaping shall be established in accordance with the Plan as approved and shall incorporate the use of established trees and shrubs, if available or such variations to the landscaping design, numbers and selection of species as may be requisite to meet the conditions of availability at the relevant time and be maintained in good health and condition.
5. Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
6. All waste and refuse shall be contained within the proposed building or alternatively a screened holding place for waste materials and refuse containers shall be provided and maintained on the site of the development at all times with the waste and refuse removed on a regular basis.
7. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
 - (a) result in the entry of water into a building; or
 - (b) affect the stability of a building or;
 - (c) create unhealthy or dangerous conditions on the site or within the building; or
 - (d) flow or discharge onto the land or an adjoining owner and not flow across property boundaries and onto the adjoining road.
8. Effective measures shall be implemented during the construction of the development and the ongoing use of the land in accordance with this consent to:
 - (a) prevent silt run-off from the land to adjoining properties, roads and drains
 - (b) control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
 - (c) ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - (d) ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure
 - (e) ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

ADVISORY NOTES

Planning Consent

1. When will this consent or approval lapse? - This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the following.
2. An approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 4 years from the operative date of the approval, unless this period has been extended by the relevant authority.

3. Encumbrance Compliance- The owner shall ensure that the requirements of any encumbrance(s) applicable to the property are complied with. You should check your obligations under the encumbrance prior to work commencing.
4. Alterations to council road verge - Authorisation under Section 221 of the Local Government Act 1999 is required for all works on council land including alterations to the road and establishment and continued maintenance of landscaping.
5. Street Numbering - Once construction is complete please ensure that your property is identified with a reflective Street Number (not allotment number). Please contact the Council on 87682003 for further information.
6. Responsibility for Siting - Allotment boundaries will not be certified by Council staff. The onus of ensuring that the development is sited in the approved position on the correct allotment is the responsibility of the owner and builder.
7. Building Rubbish Containment and Segregation of Rubbish - The builder must at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builders waste shall be segregated and contained for the duration of the construction and the contents of such receptacle must be SEGREGATED before being emptied as and when required. Upon completion all remaining waste shall be disposed of at a licensed waste disposal depot and the receptacle removed from the site. Reason: To prevent building rubbish being spread onto adjoining public or private land to the detriment of the amenity of the area.
8. Boundaries - It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
9. Fences Act 1975 - The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be sent to adjoining owners. Please contact Legal Services Commission for further advice on 8463 3555 or www.lsc.sa.gov.au Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act
10. Please note the following requirements of the *Aboriginal Heritage Act 1988*.
 - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.
11. Please note the following requirements of the *Heritage Places Act 1993*.
 - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

CARRIED

7 URGENT MOTIONS WITHOUT NOTICE

Nil

8 MEETING CLOSE

The meeting closed at 6:22 pm.

The minutes of this meeting confirmed at the Limestone Coast Southern Regional Assessment Panel held on 21 August 2025.

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PRESIDING MEMBER