ITEM 1  WELCOME:
Mr BG Ballantyne welcomed Panel members, staff and visitors to the meeting.

ITEM 2  PRESENT:
Independent members: Mr BG Ballantyne, Mr G Parsons, Ms R Perkin, Ms E Anspach.
Council members: Mrs RL Centofanti, Mrs M Malthouse, Mr M Chown.
Council Staff: Mrs CG Pedler (Berri Barmera Council Development Officer – Planning), Mr GS MacInnes (Planning Officer – District Council of Loxton Waikerie), and Miss Alexa Angeletti (Environmental Services Assistant – Renmark Paringa Council)

ITEM 3  APOLOGIES: Nil

ITEM 4  CONFIRMATION OF MINUTES:
MOTION (RRDAP 213/15):
That the Minutes of the Meeting held on 12 February 2015 be taken as read and confirmed.

Mrs R Centofanti / Mr M Chown CARRIED

ITEM 5  BUSINESS ARISING FROM THE 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 752/134/14 – Jarnail Singh

<table>
<thead>
<tr>
<th>Application No:</th>
<th>752/134/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Authority:</td>
<td>Berri Barmera Council</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jarnail Singh</td>
</tr>
<tr>
<td>Owner:</td>
<td>J &amp; SK Singh</td>
</tr>
<tr>
<td>Description of development:</td>
<td>To establish short term workers accommodation and associated facilities for up to 12 people</td>
</tr>
<tr>
<td>Property details:</td>
<td>68 West Road, Glossop, as contained in Crown Lease Volume 665, Folio 59 and 21 Grosse Road, Glossop as contained in Crown Lease Volume 665, Folio 61</td>
</tr>
</tbody>
</table>

**MOTION (RRDAP 214/15):**

1. The Riverland Regional Development Assessment Panel determines that Development Application 752/134/14 is not seriously at variance with the Berri Barmera Development Plan.

2. The Riverland Regional Development Assessment Panel determines to grant Development Plan Consent to Development Application 752/134/14 subject to the following conditions and notes:
   2.1 Development is to take place in accordance with the supporting documentation and plans relating to Development Application Number 752/134/14.
   2.2 The dwelling building contained within section 695, 68 West Road Glossop, must only be used for short term workers accommodation. The amenities building may only be used by those accommodated within the short term workers accommodation.
   2.3 The short term workers accommodation may only be used for short term stays of up to six months for the period 1 April to 30 September each year. No tenancy agreements pursuant to *Residential Tenancies Act 1995* are to be offered or signed.
   2.4 No more than 12 people are to be accommodated at any one time.
   2.5 The amenities building is not to be used for habitation purposes.
   2.6 Prior to commencing work approvals must be sought and obtained from Council pursuant to the *South Australian Public Health (Wastewater) Regulations 2013*.
   2.7 Stormwater from the verandahs must be diverted to the storage tanks, and the overflow directed away from buildings.
   2.8 The finish of the verandahs must be as close as practicable to the finish and cladding of the buildings with which they are associated.
   2.9 The sides of the verandahs must not be enclosed with any solid cladding or doors.
   2.10 All access to the development must only be gained via the existing driveway for 68 West Road, Glossop.

**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 3 years of the date of the Notification unless this period is extended by the Council.

Mr M Chown / Mr G Parsons CARRIED
Item 8.2 Development Application 551/003/15 – Peter Obourne

<table>
<thead>
<tr>
<th>Application No:</th>
<th>551/003/2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council:</td>
<td>District Council of Loxton Waikerie</td>
</tr>
<tr>
<td>Relevant Authority:</td>
<td>District Council of Loxton Waikerie</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Peter Obourne</td>
</tr>
<tr>
<td>Owner:</td>
<td>W J Joyce &amp; Sons</td>
</tr>
<tr>
<td>Description of development:</td>
<td>Environmental Protection Cover over existing orchard</td>
</tr>
<tr>
<td>Property details:</td>
<td>Lots 103 &amp; 104 D40105 &amp; Lot 202 D22056, Hundred of Murbko, CT's 5218/194, 5839/66 and 5441/365, 1425 Murbko Road, Murbko</td>
</tr>
</tbody>
</table>

**MOTION (RRDAP 215/15):**

1. The Riverland Regional Development Assessment Panel determines that development application 551/003/15 is not seriously at variance with the DC of Loxton Waikerie Development Plan.

2. The Riverland Regional Development Assessment Panel grant Development Plan Consent to Development Application 551/003/15 to construct an Environmental Protection Cover (Flat Top Orchard Shade and Windbreak Structure) over existing orchard subject to the following conditions:
   2.1 The development shall be undertaken in accordance with the supporting documentation and plans relating to Development application 551/003/2015, except as modified by any conditions attached to this Decision Notification, specifically;
   2.2 The external finishes to the netting structure herein approved shall be maintained to the satisfaction of Council at all times. The netting is to be black sided with a white top or other colour as approved in writing by Council.
   2.3 If the use of the land for horticulture is discontinued and the shade structure no longer required, then it is to be removed from the site within 6 months of the use being discontinued.

**Conditions and notes imposed by the Minister for the River Murray Act 2003**

2.4 During construction activities the property must be managed in a manner as to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.

2.5 Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

2.6 Any excavation or fill material surplus to the requirements of the development must be disposed of such that it will not:
   a. be located within the 1956 floodplain:
   b. adversely impact native vegetation;
   c. impede the natural flow of any surface waters;
   d. allow sediment to re-enter any water body;
   e. facilitate the spread of pest plant and pathogenic material.

**Notes**

1. The applicant is advised of their general duty of care under the River Murray Act 2003 to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
2. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on 8303 9741 or visit: [http://www.nvc.sa.gov.au](http://www.nvc.sa.gov.au)

3. The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or artefacts may be present on the subject land (e.g. scarred trees, campsites, burial sites, middens, etc). Under section 20 of the *Aboriginal Heritage Act 1988* (the Act), 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 responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. 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. Penalties may apply for failure to comply with the Act.

4. The applicant is strongly encouraged to incorporate locally indigenous plant species into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species. For information on appropriate species to be planted, please contact State Flora at Bremer road, Murray Bridge on telephone 8539 2105, or within Belair National Park on 8278 7777 or visit: [http://www.stateflora.com.au](http://www.stateflora.com.au)

5. This approval does not obviate any considerations that may apply to the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). For further information visit: [http://www.environment.gov.au/epbc](http://www.environment.gov.au/epbc)

Mrs R Centofanti / Mrs M Malthouse  CARRIED
Item 8.3  Development Application 551/D023/14 – Mr Ted Angove (Wacanca Pty Ltd)

<table>
<thead>
<tr>
<th>Application No:</th>
<th>551/D023/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council:</td>
<td>District Council of Loxton Waikerie</td>
</tr>
<tr>
<td>Relevant Authority:</td>
<td>District Council of Loxton Waikerie</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Ted Angove (Wacanca Pty Ltd)</td>
</tr>
<tr>
<td>Owner:</td>
<td>Wacanca Pty Ltd</td>
</tr>
<tr>
<td>Description of development:</td>
<td>Create two new allotments for rural living purposes (non-complying)</td>
</tr>
<tr>
<td>Property details:</td>
<td>Section 148 Hundred of Waikerie, Blake Road, Waikerie</td>
</tr>
</tbody>
</table>

MOTION (RRDAP 216/15):

1. The Applicant requested that Development Application 551/D023/14 be withdrawn from the meeting. The panel resolves that further consideration of the development application be deferred.

Mrs M Malthouse / Ms R Perkin  CARRIED
ITEM 9  OTHER BUSINESS:

Item 9.1 – Annual Report
The Panel considered a Draft of the 2014 Riverland Regional Development Assessment Panel Annual Report. The Panel raised a number of issues to be included in the Report. Those issues to be incorporated in further Draft Report to be presented to the next Panel Meeting.

ITEM 10  NEXT MEETING:
Thursday 14 May 2015

ITEM 11  CLOSE:
2:10pm

Date: ___________________________ 2015  Signed ________________________________

Mr BG Ballantyne