DEVELOPMENT ASSESSMENT PANEL MINUTES OF MEETING HELD ON 5 MAY 2003 COMMENCING AT 11:30 AM IN THE STRATHALBYN TOWN HALL

PRESENTCr T McAnaney (Chairman), Councillors M
Beckett, B Griffin, F Tuckwell, A Woolford, D
Banks (Director Technical Services), D
Commerford (Director Environmental Services).

APOLOGIES

IN ATTENDANCE

G West (Planner), V Harvey (Personal Assistant, Environmental Services)

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 7th April 2003.

Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 7^h April 2003 as circulated to members be received as a true and accurate record subject to the following amendment:

Item 3.1 motion to read:

Moved Cr Beckett seconded D Banks that the Development Assessment Panel consider that the development as non-complying and proceed with an assessment.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 A & P Leane 455/361/03

Date of Application	27 th March 2003
Subject Land	Lot 2 Section 2069, Frome Road, Currency Creek
Assessment No.	A 4405
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Nature based tourism & accommodation (Scott Hollow)
Type of Development	Non-complying
Public Notice	Category 3
Referrals	N/A
Representations Received	N/A
Representations to be heard	Nil
Date last inspected	15 th April 2003
Recommendation	Merit to proceed with assessment
Originating Officer	B Green

ESD IMPACT/BENEFIT

•	Environmental	Potential for removal of vegetation from the site for the location of the cabins/access tracks and possible stormwater/effluent runoff into the Currency Creek. Although the land was previously used for grazing and since the current landowners have purchased the land some 8,000 native trees have been planted to provide a protected haven for native animals and birds.
•	Social	Create a unique form of accommodation to the southern region with minimal impact on the surrounding landowners except for the possible increase in traffic on an unsealed road.
•	Economic	Direct benefit to the applicant and the indirect benefit to the region due to increase tourism and 'staying overnight' in the area.

.../cont.

3.1 A & P Leane – 455/361/03 (Continued

The applicants propose to develop a managers residence and up to 6 Eco-friendly self-sufficient, self catered short term accommodation lodges using solar and wind generation for electricity and gas will provide the main source for cooking and water heating. Each lodge is proposed to be discrete and not visible from each other or from surrounding properties.

The roughly 150m² single storey architecturally designed dwellings are proposed to be constructed of Straw Bale, be finished in cement render, have a carport attached and be totally surrounded by a verandah to maximise solar principles. Toilet facilities are proposed to be of the self-composting variety with treatment of grey water being either through a septic or reed bed system, subject to approval.

Water runoff is proposed to be stored in rainwater tanks attached to the dwellings and excess into a central dam. As the subject property is quite isolated the applicant has advised they will require some detailed strategically placed signage subject to Council approval to help promote the venture.

The applicants are proposing to stage the development as the applicants are owner builders and so they can gauge the response to this type of accommodation. The activities on offer through this application are detailed in the brief attached.

- 78 It was agreed by consensus that the Development Assessment Panel decides Development Application 455/361/03 is considered to have sufficient merit to proceed with assessment.
 - NOTE: Council Officers to discuss with the applicant the issue of access to the site, fire safety, water pollution and native vegetation.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT – BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 146 Liverpool Road, Goolwa - Siting Criteria

File Ref:	A7788A 7718
Officer:	G West
From:	

Enquiries have been received about the design and siting criteria for a new dwelling at 146 Liverpool Road. It has been argued that Council should approve a three-storey dwelling 8 metres from Liverpool Road on this property as:

79 It was agreed by consensus that the report be received.

AGREED BY CONSENSUS

8.2 <u>BED & BREAKFAST</u>

Councillor Beckett asked do bed and breakfast facilities need licences. D Commerford answered this question, no but they do need development approval.

8.3 COUNCILLOR MCANANEY

Moved D Commerford seconded Cr Griffin that Councillor Terry McAnaney be thanked for his excellent Chairmanship of the first Alexandrina Council Development Assessment Panel and also the Panel and staff be congratulated.

CARRIED

D Banks also thanked Councillor McAnaney and wished him well.

Councillor McAnaney thanked the Panel including proxies for their support since the inaugural meeting of 2nd July 2001. Particular thanks were extended to Des Commerford (Director Environmental Services), David Banks (Director Technical Services) for their expert advice and also to Georgia West (Planner) all other Planners that have been involved with the Panel and Vanessa Harvey (Personal Assistant, Environmental Services).

ITEM 9. <u>NEXT MEETING</u>

MEETING CLOSED AT 12:05 P.M.

MINUTES CONFIRMED

CHAIRMAN

DATED