

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

**PRESENT**

Cr 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 7<sup>th</sup> April 2003.

**Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 7<sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 150m<sup>2</sup> 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**

