

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD
TUESDAY 13TH AUGUST, 2002 COMMENCING AT 9.05 AM IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM,
DAWSON STREET, GOOLWA**

PRESENT

Councillor T McAnaney (Chairman), Councillors
M Beckett, F Tuckwell, A Woolford, G Jarrett (Proxy for
Cr B Griffin), D Banks.

APOLOGIES

Councillor B Griffin, D Commerford.

IN ATTENDANCE

Georgia West (Planner), V Harvey (Personal Assistant).

ITEM 1

CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday
5th August 2002.

**Moved Cr Woolford seconded Cr Beckett that the minutes of the
Alexandrina Council Development Assessment Panel meeting held on
Monday 5th August 2002 as circulated to members be received as a true and
accurate record.**

CARRIED

Alexandrina Council

ITEM 2 DEVELOPMENT APPLICATIONS – CATEGORY 3

The Chairman welcomed Mr P Veitch and Mrs H Veitch who gave an overview of their representation at 9:10 a.m.

David Tredrea (Community Development Officer) was welcomed by the Chairman who was available to answer questions of the representors and also Panel Members on behalf of the Applicant.

2.1 REF NO: 455/778/02
APPLICANT: ALEXANDRINA COUNCIL

SUMMARY TABLE

Date of Application	9/7/02
Subject Land	Lot 15 Glendale Grove, Goolwa
Relevant Authority	Alexandrina Council
Planning Zone	Rural Fringe
Nature of Development	Recreational Area including skate park
Type of Development	Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	Three
Representations to be heard	Helen and Peter Veitch Kirsty Veitch Ann-Marie Lewis
Date last inspected	31/7/02
Recommendation	Approval
Originating Officer	Georgia West

Alexandrina Council proposes to construct a 625m² skate park as part of a community recreation area on community land at Glendale Grove, Goolwa.

The perimeter of the skate park will be approximately 41m x 38m, with the skate park itself measuring 25m x 25m. The skate park is defined by a variety of different obstacles and activities, such as grind blocks and banks, constructed from a combination of concrete and earth mounding to approximately 1m - 1.5m high.

The concrete aspects of the park will be visually softened and screened with earth mounding, landscaping and community artwork.

.../cont.

Alexandrina Council

2.1

REF NO: 455/778/02
APPLICANT: ALEXANDRINA COUNCIL
(Continued)

The skate park will be supported by associated infrastructure and management practices as detailed in Goolwa Skate Park Proposal and Goolwa Skate Park Proposal - Summary. This will include landscaping, seating, shaded areas, signage, toilet facilities, drinking fountain and security lighting on the subject land, as well as regular security patrols and extensive monitoring by the management committee.

It was agreed by consensus that the Development Assessment Panel resolves Development Application 455/778/02 for Provisional Development Plan Consent subject to the following condition:

1. **That the application proceeds in strict accordance with the plans and supporting information forming part of the application.**

It was agreed by consensus that the terms of reference for the Skate Park Steering Committee should in particular focus on the potential issues of:

- **Noise (hours of operation)**
- **Existing car park floodlights**
- **Upgrading of the existing car park**
- **Ongoing monitoring of activity at the park**

The Chairman thanked Mr Veitch and Mrs Veitch for their representation at 9:25 a.m.

David Tredrea was thanked by the Chairman for his overview on behalf of the applicant and left the meeting at 9:25 a.m.

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ITEM 3

DEVELOPMENT APPLICATIONS – CATEGORY 1

The Chairman welcomed Mr Reid to the meeting who was available to answer any questions the Panel may have had.

3.1

REF NO: 455/364/02
APPLICANT: DIAMANTI DESIGN

SUMMARY TABLE

Date of Application	15/3/02
Subject Land	8 Hewett Street Middleton
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Two Detached Dwellings
Type of Development	Category 1
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	30/7/02
Recommendation	Refusal
Originating Officer	Tim Harrison

It is proposed to construct two double-storey detached dwellings on the subject land.

Dwelling 1 will have a ground floor area of 158 square metres and a total area of 329.5 square metres. Dwelling 2 will have a ground floor area of 107 square metres and a total area of 214 square metres. The allotment has an area of 760 square metres giving a site coverage of 33.8%

The building setback from Morrison Road is 6.700 metres and from Hewett Road the setback is 5.000 metres.

The dwellings will be constructed of rendered brick external walls, colorbond roof sheeting and aluminium window frames.

.../cont.

Alexandrina Council

3.1 REF NO: 455/364/02
APPLICANT: DIAMANTI DESIGN
(Continued)

It was agreed by consensus that the Development Assessment Panel resolves that Development Application 455/364/02 be refused on the grounds that it is at variance with the Development Plan and more specifically Principles of Development Control 8 and 9 of the Residential Zone and Principles of Development Control 2, 6 and 78 of the Council Wide – Port Elliot and Goolwa provisions.

ITEM 4. **MATTERS REFERRED FOR FOLLOW-UP**

Councillor Beckett requested overshadowing plans for adjoining properties to be presented with any applications that may have an impact upon surrounding properties.

ITEM 5. **GENERAL ITEMS FOR DISCUSSION**

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ITEM 6

LATE ITEM

6.1

REF NO: 455/782/02
APPLICANT: PROPERTY DEVELOPMENTS PTY LTD

SUMMARY TABLE

Date of Application	10/7/02
Subject Land	Lots 98 & 100 Pt Sec 2668 & 2631 Macclesfield Road, Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Strathalbyn District) Zone
Nature of Development	Dwelling & Outbuildings
Type of Development	Non-Complying
Public Notice	Category 3
Date last inspected	7/8/02
Recommendation	To Proceed With Assessment
Originating Officer	Tim Harrison

The applicant proposes to erect a detached dwelling and outbuilding on a 15.6 hectare block of land bounded by the River Angas and the Macclesfield-Strathalbyn Road.

The dwelling will have a living area of 310 square metres surrounded by a verandah with an area of 240 square metres. It will be of masonry construction using "Amatek Ashlar" face bricks with red brick quoins and a "Rivergum" colorbond roof.

The proposed outbuilding will be 18 metres x 8 metres with an area of 140 square metres. The details of its construction and elevations have not been provided at this stage.

Substantial landscaping is proposed around the proposed dwelling and outbuilding as well as along the eastern boundary of the land where it abuts the Macclesfield-Strathalbyn Road.

It was agreed by concurrence that the Development Assessment Panel determines that Development Application 455/782/02 has merit to proceed with assessment.

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6.2

REF NO: 455/752/02
APPLICANT: Origin Energy Power Ltd

Date of Application	25 th June
Subject Land	Lot 92 Crows Nest Road, Port Elliot
Relevant Authority	Alexandrina Council
Planning Zone	Landscape
Nature of Development	Wind Speed Monitoring Tower
Type of Development	Non-Complying
Public Notice	Category 3
Recommendation	Merit to proceed with assessment.
Originating Officer	Georgia West

G West gave a brief overview of Development Application 455/752/02 for the installation of a wind monitoring tower and associated electronic equipment to be located at Lot 92 Crows Nest Road, Port Elliot. The purpose of the tower is to measure wind speed and direction over the property and the nearby region.

The Panel is required to make a decision as to whether the application has merit to proceed with assessment which would then allow for public notification to take place.

It was agreed by concurrence that the Development Assessment Panel resolves that Development Application 455/752/02 has merit to proceed to Public Notification stage.

The next meeting of the Development Assessment Panel will be held on Tuesday 27th August 2002 at 4:00 p.m. in the Alexandrina Council Training Room, Dawson Street, Goolwa for Development Application 455/503/02 (extension to shopping centre).

MEETING CLOSED AT 10:00 a.m.

MINUTES CONFIRMED

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CHAIRMAN

DATED