

DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 4 NOVEMBER 2002
COMMENCING AT 1:30 AMPM
IN THE GOOLWA TRAINING ROOM

PRESENT

Councillors T McAnaney (Chairman), B Griffin, F Tuckwell, G Connor (Proxy for Cr Beckett), D Banks (Director Technical Services), D Commerford (Director Environmental Services).

APOLOGIES

Councillors A Woolford, M Beckett.

IN ATTENDANCE

V Harvey (Personal Assistant, Environmental Services), G West (Planner), S Roberts (Policy Planner) (part of meeting).

1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 28th October 2002.

Moved Cr Griffin seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 28th October 2002 as circulated to members be received as a true and accurate record.

CARRIED

2. DEVELOPMENT APPLICATIONS

3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 P King - 455/507/02

The Chairman welcomed the representors as follows who gave brief overviews of their representations and answered questions of the Panel in regard to Item 4.1:

- 1:37 p.m. Mr A Perry
- 1:45 p.m. Christine Brinkley
- 1:50 p.m. Mr R Owen
- 2:00 p.m. Mr and Mrs Grundy
- 2:09 p.m. S Pankhurst

At 2:15 p.m. the Chairman welcomed Mr King (Applicant) who gave his response to the representations and answered questions of the Panel.

Date of Application	29 th April 2002
Subject Land	Lot 60 Cnr Randell & Semasckho Roads, Hindmarsh Island
Assessment No.	A6724
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island)
Nature of Development	Recreation Area: Paintball Games
Type of Development	Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	9
Representations to be heard	5
Date last inspected	26 th July 2002
Recommendation	Approve subject to conditions
Originating Officer	T Harrison / G West

It is proposed to establish a paintball games venue on land with an area of 82.6 acres. The playing fields will occupy approximately 9 acres in the centre of the subject land with a buffer zone of 200 metres from each boundary.

There is a stone cottage existing on the site and this is proposed to be renovated to be used in association with the venue. The cottage and car park will occupy 5 acres of the site with an additional 5 acres being used for access.

.../cont.

4.1 P King – 455/507/02 (Continued)

The remainder of the land, approximately 57 acres, is proposed to be re-vegetated over a number of years as a buffer zone to screen the development from public view.

The playing area will comprise 5 separate playing fields. A maximum of 40 persons will be on the site at any one time however the applicant has indicated that he expects an average number of 20 players only.

A carparking area with spaces for 48 vehicles is to be provided.

It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/507/02 for a Recreation Area for the following reasons:

1. The proposal does not comply with Objective 1 or the primary Principles of Development Control for the General Farming (Hindmarsh Island) Zone, as it does not retain the land for a farming use.
2. The proposal is not in keeping with the general Principles of Development Control in the Development Plan relating to this tourist operation in a General Farming Zone.

REFUSED

The Chairman thanked all the Representors and the Applicant for their submissions.

5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

6. DEVELOPMENT ASSESSMENT - BUILDING

7. **MATTERS REFERRED FOR FOLLOW-UP**

7.1 **Mk Boulton - 455/148/02**

File Ref: 455/148/02
Officer: S Roberts
From: Minter Ellison

BACKGROUND

At the 1 July 2002, Development Assessment Panel meeting it was agreed by consensus that this proposal for 3 group dwellings should be refused, Item 2.4. the applicant appealed this decision and no compromise was reached at the conference. An appeal has been set for the 12 and 13 November 2002.

REPORT

The applicant has now prepared some amended plans for the panel to consider in order to try and reach a compromise prior to the hearing.

Moved D Banks that the Development Assessment Panel does not compromise.

The motion lapsed for want of a seconder.

Moved D Commerford seconded Cr Connor that the Development Assessment Panel wish to compromise subject to discussions about site works and drainage.

CARRIED

8. **GENERAL ITEMS FOR DISCUSSION**

9. **NEXT MEETING**

Monday 18th November 2002 at 12 noon in the Strathalbyn Town Hall.

MEETING CLOSED AT 3:08 P.M.

MINUTES CONFIRMED

DATED