

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 16 DECEMBER 2002
COMMENCING AT 2:00 AMPM
IN THE GOOLWA TRAINING ROOM**

PRESENT

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

APOLOGIES

IN ATTENDANCE

S Strong (Acting Personal Assistant), G West (Planner), B Green (Planner).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 18th November 2002.

Moved Cr Griffin seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 18th November 2002 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

The Development Assessment Panel moved to Item 2.2 to await the arrival of Mr G Williams.

2.1 G Williams - 455/477/02, 455/479/02. 455/480/02, 455/482/02

The Chairman welcomed Mr Williams to the meeting who addressed the Panel and answered questions in regards to Item 2.1.

Date of Application	29 th April 2002
Subject Land	2 & 4 Burt Street, Goolwa North
Assessment No.	A 4250 and A 4249
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Four single storey group dwellings and incidental earthworks.
Type of Development	Consent
Public Notice	Category 3
Referrals	Nil.
Representations Received	Two
Representations to be heard	One
Date last inspected	22 nd August 2002
Recommendation	Refusal
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and resultant stormwater and wastes.
- Social: May increase social diversity by increasing diversity of housing and allotment sizes in the locality. May contribute to social isolation of occupants in unit style accommodation not close to town centre facilities.
- Economic: Benefit to land owner due to increase in land value.

.../cont.

2.1 **G Williams – 455/477/02, 455/479/02, 455/480/02, 455/482/02 (Continued)**

These dwelling applications should be considered as part of an overall development also incorporating a Torrens title land division (455/D101/02) creating two residential allotments, and a Community title land division (455/C016/02) creating 4 allotments.

Overall, the proposal includes 6 residential allotments, four group dwellings, and a significant amount of earthworks. This report relates directly to the group dwellings and associated earthworks required to ensure the stormwater and household waste from the dwellings can be adequately dealt with.

A separate report has been prepared for the Torrens title land division and another for the Community title land division.

It was agreed by consensus that the Development Assessment Panel resolved that Provisional Development Plan Consent be issued for the for Development Applications 455/477/02, 455/479/02, 455/480/02 and 455/482/02 subject to the following two conditions for Development Applications 455/480/02 and 455/482/02:

- 1. The development shall proceed in strict accordance with plans and supporting information forming part of the application unless varied by the following conditions.**
- 2. The siting of the dwelling shall be amended to ensure that it does not encroach within the 3m wide easement along the southern boundary of the allotment.**

AGREED BY CONSENSUS

2.2 **The Strath Hub Pty Ltd - 455/1401/02**

Date of Application	29 th November 2002
Subject Land	Lot 1 & 155 Adelaide Road, Strathalbyn
Assessment No.	A11838, A 12011, A 12012
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Golf Course) Zone
Nature of Development	18 Hole Golf Course
Type of Development	Merit
Public Notice	Category 1 – no notification required
Referrals	Nil.
Representations Received	N/A
Representations to be heard	Nil
Date last inspected	
Recommendation	Compromise
Originating Officer	S Roberts

ESD IMPACT/BENEFIT

- Environmental: Potential impact on the Angas River and its environs however it could also have a positive impact if certain protection measures are put in place.
- Social: Provision of additional recreation area for Strathalbyn.
- Economic: Benefit to applicant and local community.

The Development Assessment Panel would be aware of the land division proposal over this land that was refused at the 16 September 2002 meeting. The reason for refusing the land division was that it was not being constructed in association with a golf course. The applicant appealed this decision with the Environment, Resources and Development Court however the matter has been deferred while the applicants seek to reach a compromise with the Panel. As part of the compromise the applicant is seeking the Panels support for a golf course, which in turn would hopefully lead to the Panel supporting the amended land division. If this occurred then the Court conference can be reconvened rather than proceeding to the full hearing that is set for the end of January.

The Chairman read a letter tabled from Mr Ian Wood (Residents for Future of Strathalbyn Inc).

.../cont.

2.2 The Strath Hub Pty LTd - 455/1401/02 (Continued)

Moved D Banks seconded M Beckett that the Development Assessment Panel agrees to compromise on the development subject to appropriate conditions that will ensure that the golf course development and land division occur in conjunction with each other and address all the necessary provisions of the Development Plan.

If the Development Assessment Panel agrees to compromise then the recommended conditions will be presented for consideration once they have been prepared.

LOST

The Development Assessment Panel resumed to Item 2.1 at the conclusion of Item 2.2

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 Adelaide Fuel Distributors - 455/942/02

Date of Application	15 th August 2002
Subject Land	34-60 Milnes Road, Strathalbyn
Assessment No.	A12746
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Petrol Filling Station
Type of Development	Non-complying
Public Notice	Category 3
Referrals	EPA
Representations Received	Nil.
Representations to be heard	N/A
Date last inspected	29 th November 2002
Recommendation	Approval
Originating Officer	B Green

ESD IMPACT/BENEFIT

- Environmental: Added strain on the environment due to an increase in stormwater and other waste emissions associated with an industrial land use. No vegetation clearance and significant re vegetation & landscaping undertaken.
- Social: Introduction of a business to service the needs of the community but may have land use/traffic conflict resulting from an industrial business with heavy traffic.
- Economic: Another business in the area will create competition in the industry but will be an added strain on the townships infrastructure.

It was agreed by consensus at the Development Assessment Panels Meeting on 16 September 2002 that Development Application 455/752/02 was considered to have sufficient merit to proceed with assessment.

Since this time Council has received a Statement of Effect from the applicant and the application was placed on Public Notice. Amended plans were also lodged with Council in August 2002 that addressed concerns raised by the Technical Services Department. The application was also referred to the EPA on the 5 December 2002 pursuant to Schedule 21 of the Development Act.

.../cont.

3.1 Adelaide Fuel Distributors – 455/942/02 (Continued)

It was agreed by consensus that Development Application 455/752/02 for a Petrol Filling Station at 34-60 Milnes Road, Strathalbyn be approved subject to the following conditions:

- 1 All development shall be completed in accordance with the amended plans dated August 2000 by M.J Bartsch and documents submitted with and forming part of the Development Application.
- 2 That the landscaping as detailed in plan numbered S58/02/02 A and dated August 2002 shall be established within 6 months of the occupation of development and shall be maintained in good condition at all times. Any diseased or dying vegetation shall be replaced wherever necessary.
- 3 No plants, shrubs or trees shall be located so as to obstruct the views of drivers and pedestrians entering and exiting the subject site.
- 4 The external surfaces of any building(s)/structures shall be painted in colours that are non reflective and should be of a colour that is unobtrusive when viewed from the surrounding locality within 6 months of the of the date of completion of the building work.
- 5 External lighting and security lighting shall be directed in such a manner so as to not create unreasonable overspill onto any adjoining property or roadway.
- 6 The proposed advertising signage is limited to 5m in height and shall not flash or be animated in any way. Any internal illumination of the advertising display shall be of low light intensity so as not to result in unreasonable light spill or glare in the opinion of Council.
7. That all driveway and painting areas used by vehicles on the property shall be hotmix sealed within three years of the date of the approval to minimise the amount of dust on the surrounding area.

NOTES:

- 1 That any requirements of the Environmental Protection Authority (EPA) shall be met and form part of these conditions.
- 2 The development shall not detrimentally affect the occupiers of adjoining land, in the opinion of Council, by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste water, waste products, grit, oil or spilled light.
- 3 Any subsequent advertising signage associated with the development will require a separate development application pursuant to the Development Act 1993.

AGREED BY CONSENSUS

3.2 J Culshaw - 455/855/02

Date of Application	23 rd July 2002
Subject Land	Lot 7 Blackfellows Creek Road, Kuitpo Colony
Assessment No.	A 17685
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Tourist Lodge
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Environment Protection Authority Country Fire Service
Representations Received	One
Representations to be heard	Nil.
Date last inspected	2 nd December 2002
Recommendation	Approve subject to the concurrence of the Development Assessment Commission
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Impacts associated with human activity in an area previously unbuilt on.
- Social: Increasing availability of varied tourist accommodation in the area could enhance social diversity in the region.
- Economic: Direct benefit to the applicant and indirect benefit to the region due to increase tourism and 'staying overnight' in the area.

Nature of Development

The proposed building is of the scale of a single storey dwelling and could be used as such, which, subject to some restrictions, is a consent on merit type of use in the Watershed Zone. However, the proposed use for the building is tourist accommodation, which is classed as non-complying by Principle of Development Control 12 of the Watershed Zone because it is not within an existing building:

Detailed Description

The applicants propose to operate a small scale 'bed and breakfast;' style tourist lodge catering for visitors who wish to have serviced accommodation in a rural retreat setting.

.../cont.

3.2 J Culshaw – 455/855/02 (Continued)

It is proposed to be run like an elite or exclusive country home and guests will be provided with a highly qualified chef for the duration of their stay. The number of guests at any one time will vary between one and six.

The proposed building will consist of a main “communal area” comprising the main bedroom and ensuite, kitchen, dining and lounge area. Attached to this are three double bedrooms with ensuites and decks separated from the main communal area by an entrance.

The proposed building materials are: Walls – colorbond mini-orb and large glassed areas, Roof: zincalume roof sheeting. The building will appear as a single structure.

A garage and laundry is also proposed on the land separate from the main building.

It was agreed by consensus that Development Application 455/855/02 should be approved, subject to the concurrence of the Development Assessment Commission, and the following conditions:

Council

1. **All external building materials shall be non-reflective and a mid to dark range colour to blend with the natural landscape. A schedule of external colours and materials shall be presented to and approved by Council before final Development Approval is issued.**
2. **The site of the proposed building shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.**
3. **All landscaping shall be of non-invasive native species.**
Note: This approval relates to a small bed and breakfast style tourist lodge, similar in scale to a single dwelling. Council does not support any further expansion of the approved tourist accommodation facilities at this site.

Country Fire Service

4. **Private roads and access tracks shall provide safe and convenient access for fire-fighting vehicles as follows:**
 - **Access to the building site shall be of all weather construction, with a minimum formed road surface width of 4metres and must allow forward entry and exit for large fire-fighting vehicles.**

.../cont.

3.2 J Culshaw – 455/855/02 (Continued)

- All dead end roads shall be constructed to allow large fire-fighting vehicles to turn around with safety by use of either:
 - a turn around area with a minimum formed road surface diameter of 25metres OR
 - a "T" or "Y" shaped turnaround area with minimum formed road surface leg lengths of 17metres and minimum inside road radii of 8.5metres.
 - All road curves shall have minimum inside road radii of 8.5metres.
 - The gradient of the access road shall not exceed 16° (29%).
 - Solid crossings over watercourses shall be provided to withstand the weight of large fire appliances (GVW 14 tonnes).
- 5. Landscaping shall include Bushfire protection features that will prevent or inhibit the spread of Bushfire and minimise the risk of damage to buildings and property as follows:
 - Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
 - Grasses within 20metres of the dwelling or to the property boundaries, whichever comes first, should be reduced to a height of 10cms during the Fire Danger Season.
- 6. A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes.
 - A supply of 22,000 (twenty two thousand) litres of water shall be available for fire-fighting purposes at all times.
 - This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for fire-fighting purposes.
 - The fire-fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adaptor which shall be accessible to firefighting vehicles at all times.
 - All non metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300mm below finished ground level.
 - A hose and nozzle capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building should be readily available at all times.

.../cont.

3.2 J Culshaw – 455/855/02 (Continued)

- The diameter of all fittings and flexible reinforced suction hose connecting the water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
- A ground based sprinkler system using all metal type sprinkler head shall be located within 10metres of the dwelling to provide an unbroken band of wet vegetation surrounding the buildings and to allow for over spray onto the buildings.

AGREED BY CONSENSUS

ITEM 4. **DEVELOPMENT APPLICATIONS - CATEGORY 3**

ITEM 5. **DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE**

5.1 **F Donaghey - 455/C016/02**

Date of Application	18 th October 2002
Subject Land	2 & 4 Burt Street, Goolwa North
Assessment No.	A 4249
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Community Title creating 3 allotments
Type of Development	Consent
Public Notice	Category 1
Referrals	Nil.
Representations Received	N/A
Representations to be heard	Nil.
Date last inspected	22 nd August 2002
Recommendation	Refusal
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and resultant stormwater and wastes.
- Social: May increase social diversity by increasing diversity of housing and allotment sizes in the locality.
- Economic: Benefit to land owner due to increase in land value.

This land division application should be considered as part of an overall development also incorporating a Torrens title land division (455/9101/02) creating two residential allotments, and four dwelling applications (455/477/02, 455/479/02, 455/480/02, and 455/482/02). Overall, the proposal includes 6 residential allotments, four group dwellings, and a significant amount of earthworks. This report relates directly to the community title land division application, a separate report has been prepared for the Torrens title land division and another for the group dwellings and earthworks.

.../cont.

5.1 F Donaghey – 455/C016/02 (Continued)

It was agreed by consensus that the Development Assessment Panel issue approval for Development Application 455/C016/02 subject to the following conditions:

1. Payment of \$5100.00 shall be made for the Common Effluent Drainage connection levy (3 allotments @ \$1700.00/allotment). The amount is payable to the Alexandrina Council.
2. The development shall proceed in strict accordance with the plans and supporting information forming part of the application including the drawing Civil - Drainage Plan and Details by TMK Consulting Engineers Drawing Number 0112046-C2/D unless varied by the following conditions.
3. Each of the proposed allotments shall be connected to the Common Effluent Drainage Scheme in a manner satisfactory to Council, all costs being borne by the applicant.
4. The construction of any extension to the CEDS and all new connections shall be carried out by a competent Plumber or Drain Layer Licensed to perform this work.
5. As Constructed plans showing layout depths and grades of any CEDS extensions and new connections shall be provided to Council within 30 days of the completion of such work and before final clearance is issued.
6. Vehicular crossovers being designed and constructed to the reasonable satisfaction of the Council the cost of all work being borne by the applicant.
7. The power pole at the entrance to the common land shall be relocated to a safe position at the applicants expense.
8. A 3m wide easment shall be provided to Council to allow access to the existing CEDS line along the Southern boundary of the subject land.
9. A 1.2m easment shall be provided to Council along the Northern boundary of the proposed lot 101 to provide access to the proposed stormwater infrastructure.

Please contact the Planning Officer if you have any enquires in relation to the above Conditions of Development Plan Consent.

.../cont.

5.1 F Donaghey – 455/C016/02 (Continued)

CONDITIONS OF LAND DIVISION CONSENT :-

1. The financial easement and internal drain requirements for water and sewerage services of the SA Water Corporation if any being met.
2. Payment of \$2490.00 shall be made into the Planning and Development Fund (3 allotments @ \$830.00/allotment). Cheques shall be made payable and marked Not Negotiable to the Development Assessment Commission and payment made at Level 5 136 North Terrace Adelaide or sent to GPO Box 1815 Adelaide 5001 or via the internet at www.planning.sa.gov.au.

Please contact the Development Assessment Commission if you have any enquires in relation to the above Conditions of Land Division.

AGREED BY CONSENSUS

5.2 F Donaghey - 455/D101/02

Date of Application	18 th October 2002
Subject Land	2 & 4 Burt Street, Goolwa North
Assessment No.	A 4249 and A 4250
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division creating 1 allotment.
Type of Development	Consent on merit.
Public Notice	Category 1
Referrals	Nil.
Representations Received	N/A
Representations to be heard	Nil.
Date last inspected	22 nd August 2002
Recommendation	Refusal
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and resultant stormwater and wastes.
- Social: May increase social diversity by increasing diversity of housing and allotment sizes in the locality.
- Economic: Benefit to land owner due to increase in land value and number of titles.

This land division application should be considered as part of an overall development also incorporating a community title land division (455/8016/02) creating four residential allotments, and four dwelling applications (455/477/02, 455/479/02, 455/480/02, and 455/482/02). Overall, the proposal includes 6 residential allotments, four group dwellings, and a significant amount of earthworks. This report relates directly to the land division application, a separate report has been prepared for the community title land division and another for the group dwellings and earthworks.

The applicant submitted two similar applications for land division and community title land division earlier in the year (455/9022/02 and 455/8006/02), creating 8 allotments, both of which were refused by Councils Development Assessment Panel on Monday 2nd September 2002.

.../cont.

5.2 F Donaghey – 455/D101/02 (Continued)

It was agreed by consensus that the Development Assessment Panel issue approval for Development Application 455/D101/02 subject to the following conditions:

1. Payment of \$1700.00 shall be made for the Common Effluent Drainage connection levy (1 allotment @ \$1700.00/allotment). The amount is payable to the Alexandrina Council.
2. Each of the proposed allotments shall be connected to the Common Effluent Drainage Scheme in a manner satisfactory to Council all costs being borne by the applicant.
3. The construction of any extension to the CEDS and all new connections shall be carried out by a competent Plumber or Drain Layer Licensed to perform this work.
4. As Constructed plans showing layout depths and grades of any CEDS extensions and new connections shall be provided to Council within 30 days of the completion of such work and before final clearance is issued.
5. Vehicular crossovers being designed and constructed to the reasonable satisfaction of the Council the cost of all work being borne by the applicant.
6. The power pole at the entrance to the common land shall be relocated to a safe position at the applicants expense.
7. A 3m wide easment shall be provided to Council to allow access to the existing CEDS line along the Southern boundary of the subject land.
8. A 1.2m easment shall be provided to Council along the Northern boundary of the proposed lot 1 to provide access to the proposed stormwater infrastructure.

Please contact the Planning Officer if you have any enquires in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF LAND DIVISION CONSENT :-

1. The financial easement and internal drain requirements for water and sewerage services of the SA Water Corporation if any being met.

.../cont.

5.2 F Donaghey – 455/D101/02 (Continued)

2. Payment of \$830.00 shall be made into the Planning and Development Fund (1 allotment @ \$830.00/allotment). Cheques shall be made payable and marked Not Negotiable to the Development Assessment Commission and payment made at Level 5 136 North Terrace Adelaide or sent to GPO Box 1815 Adelaide 5001 or via the internet at www.planning.sa.gov.au.

Please contact the Development Assessment Commission if you have any enquires in relation to the above Conditions of Land Division.

AGREED BY CONSENSUS

5.3 Labcourt Pty Ltd - 455/D099/02

Date of Application	18 th October 2002
Subject Land	Section 110+ Randell Road, Hindmarsh Island Volume 5523 Folio 214; Volume 5861 Folio 112; Volume 5861 Folio 113
Assessment No.	A 6887; A 17413
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island) Rural Waterfront (Hindmarsh Island)
Nature of Development	Realignment of boundaries
Type of Development	Consent on Merit
Public Notice	Category 1
Referrals	Native Vegetation Council SA Water Primary Industries and Resources SA
Representations Received	N/A
Representations to be heard	Nil
Date last inspected	
Recommendation	Approval
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and therefore human activities on land at the waterfront.
- Social: Negligible impact.
- Economic: Increase in land value.

This re-alignment sets up a configuration of allotments that is also the subject of a separate application for land division to create one additional title: LD 455/9100/02.

It was agreed by consensus that the Development Assessment Panel approved Development Application 455/D099/02 for a realignment of boundaries subject to the following conditions:

1. **The applicant shall upgrade the public access road on the North side of Section 103 to Councils rural gravel road standard from a point approximately 310m East of Lucas Farm Road to the proposed boundary between Parcels 2003/2005 and 2002/2004.**

.../cont.

5.3 Labcourt Pty Ltd - 455/D099/02 (Continued)

2. The applicant shall fence and remove all Aleppo pines from the road reserve corridor described in Condition 1.

NOTE:

- Any native vegetation clearance, including reeds and water plants, requires the approval of the Native Vegetation Council, and is subject to heavy fines if the proper approvals are not in place.
- All dwellings on the proposed allotments must conform to the relevant objectives and Principles of Development Control of the Alexandrina Council Development Plan, and in particular, be:
 - o sited at least 300mm above the 1956 flood level,
 - o sited below any high points or ridge lines,
 - o sited at least 50m from the waterfront and land subject to inundation during the 1956 flood,
 - o have external materials that are non-reflective and of mid to dark range natural colours to blend with the natural landscape, and be screened with landscaping
- Any earthworks associated with the preparation of a dwelling site are classed as development and subject to the consent of Council.

Please contact the Planning Officer if you have any enquires in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF LAND DIVISION CONSENT :-

3. Two copies of a certified survey plan shall be lodged with the Development Assessment Commission for Certificate purposes.

Please contact the Development Assessment Commission if you have any enquires in relation to the above Conditions of Land Division.

5.4 Labcourt Pty Ltd - 455/D100/02

Date of Application	18 th October 2002
Subject Land	Sec 110+ Randell Road, Hindmarsh Island Volume 5523 Folio 214 Volume 5861 Folio 112 Volume 5861 Folio 113
Assessment No.	A 6887 – A 17413
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island) Rural Waterfront (Hindmarsh Island)
Nature of Development	Land division creating 1 extra allotment
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Native Vegetation Council SA Water PIRSA
Representations Received	Nil
Representations to be heard	N/A
Date last inspected	21 st November 2002
Recommendation	Refusal
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and therefore human activities on land at the waterfront.
- Social: Minimal impact.
- Economic: Reduced capacity for effective primary production due to creation of allotment under the 20ha minimum size. Increase in land value.

This land division is based on a configuration of allotments that is proposed as the subject of a separate application for a realignment of boundaries: LD 455/D099/02.

It was agreed by consensus that LD 455/D100/02 is considered to be significantly at variance with the Alexandrina Council Development Plan and should be refused.

.../cont.

5.4 Labcourt Pty Ltd - 455/D100/02 (Continued)

Reason:

1. The application creates an additional allotment under 20ha in size and as such contravenes Principle of Development Control 8 of the General Farming (Hindmarsh Island) Zone and Principle of Development Control 8 of the Rural Waterfront (Hindmarsh Island) Zone.

AGREED BY CONSENSUS

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 Congratulations to planners

D Commerford congratulated the Planners on format on Agendas and photographs.

8.2 Principles of Development Control

D Commerford requested that the Principals of Development Control be listed by number for easy reference.

8.3 Clayton Rural Living

G West requested direction for future jetty application in the area outside Clayton Rural Living and asked that consideration be given to jetties.

ITEM 9. NEXT MEETING

Monday 20th January 2003 commencing at 11:00 a.m. in the Strathalbyn Town Hall, High Street, Strathalbyn.

MEETING CLOSED AT 3:20 P.M.

MINUTES CONFIRMED
CHAIRMAN

DATED