

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 17th JUNE 2002
COMMENCING AT 11:00 A.M. IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM,
DAWSON STREET, GOOLWA.**

PRESENT Councillors B Griffin, M Beckett, A Woolford, G Connor (Proxy for Cr McAnaney), G Martin (Proxy for Cr Tuckwell), D Commerford (Director Environmental Services), D Banks (Director Technical Services).

APOLOGIES Councillors T McAnaney, F Tuckwell.

IN ATTENDANCE V Harvey (Personal Assistant), G West (Planner) and T Tol for part of meeting.

APPOINTMENT OF ACTING CHAIRPERSON

Moved Cr Griffin seconded Cr Woolford that Cr Beckett be appointed Acting Chairperson for this meeting.

CARRIED

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday 3rd June 2002.

RECOMMENDATION

Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel meeting held on Monday 3rd June 2002 as circulated to members be received as a true and accurate record subject to the amended first page stating the correct date of Monday 3rd June 2002 in lieu of Monday 17th June 2002.

CARRIED

ITEM 2

DEVELOPMENT APPLICATIONS

2.1

REF NO: 455/626/02
APPLICANT: Mr E J Planeta

Date of Application	30.05.02
Subject Land	20 Grandview Drive Clayton
Relevant Authority	Alexandrina Council
Planning Zone	Country Township
Nature of Development	Single Storey Dwelling
Type of Development	Merit
Public Notice	Category 1
Referrals	N/A
Recommendation	Refusal
Originating Officer	Georgia West

The applicant proposes to construct a single storey 'retirement unit' with one bedroom, ensuite bathroom, a combined lounge and dining room, a combined kitchen and laundry, and deck.

The dwelling has a concrete slab floor and will have a total floor area of 38.5m². It will be externally clad in ribbed zincalume

It was agreed by consensus that the Development Assessment Panel that Development Application 455/626/02 is considered to be seriously at variance with the minimum floor area and external cladding requirements of the Development Plan and is refused.

2.2

REF NO: 455/304/02
APPLICANT: Mark HA Kenta

Date of Application	20.03.02
Subject Land	Sec 51 Finniss-Clayton Road Finniss
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living (7)
Nature of Development	Second Hand Transportable
Type of Development	Merit
Public Notice	Category 1
Recommendation	Approval
Originating Officer	Georgia West

The applicant proposes to move a small transportable dwelling from 4 Burt Avenue Goolwa North, to his property at Section 51 Finniss – Clayton Road, Finniss.

It was agreed by consensus that the Development Assessment Panel grant Provisional Planning Consent to Development Application 455/293/02 subject to the following conditions:

1. **The solid base perimeter as detailed in the application shall be completed prior to occupation of the building or within three months after the arrival of the building on site, whichever is the lesser time.**

The authority to issue Development Approval and attach any necessary conditions for Development Application 455/293/02 is delegated to Council's Senior Development Assessment Officer upon receipt of:

- **Sufficient information to demonstrate that the building can be brought in to line with the current Building Code,**
- **Approval for a waste disposal system,**
- **Builder's quote of costs for all work required to install a solid base infill and upgrade the building to current Building Code requirements,**
- **A bond in the form of monies paid into a joint trust account, held by Council to cover the costs of all building work required to upgrade the building to current Building Code requirements and install a solid base infill as required by the Planning Conditions.**

ITEM 3 **DEVELOPMENT APPLICATIONS – NON-COMPLYING**

Mr Sanders and Mr Toone were both available at the meeting to answer questions from the Panel in regards the following application.

3.1 REF NO: 455/581/02
APPLICANT: P Sanders & S Toone

Date of Application	22.05.02
Subject Land	S846 Blackfellows Creek Road Mount Magnificent
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Recreational Tourism
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	N/A
Date last inspected	5 TH June 2002
Recommendation	Merit to proceed with assessment
Originating Officer	Georgia West

The applicants propose to operate a small scale recreational tourism facility catering for visitors to the area and corporations seeking teambuilding activities for their staff.

Facilities for bush walking, orienteering, bird watching will be permanently installed on the subject land, and equipment for rock climbing and skirmish will be hired and set up as needed.

It was agreed by consensus that the Development Assessment Panel resolves that Development Application 455/581/02 has merit to proceed with assessment.

Item 3.2 was deferred to the end of the meeting to allow an on site inspection of the property by the Panel.

The Development Assessment Panel returned from the onsite inspection of Development Assessment 455/456/02 and the meeting resumed with Item 3.2 at 12:40 p.m.

3.2

REF NO: 455/456/02
APPLICANT: ROBERT LINES

Date of Application	22 ND April 2002
Subject Land	Lot 94 Mundoo Channel Drive Hindmarsh Island
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island) Zone
Nature of Development	Elevated Dwelling
Type of Development	Non-Complying
Public Notice	Category 3
Date last inspected	7 TH May 2002
Recommendation	Refusal
Originating Officer	Georgia West

The applicant proposes to construct a 3 bedroom elevated dwelling, setback approximately 11.5m from Mundoo Channel. The living areas of the dwelling cover approximately 107m² and the deck an additional 36.34m².

The proposed finished floor level of the dwelling is approximately 32.7m above the natural ground level, and the maximum height of the dwelling is approximately 6.3m above the natural ground level.

The applicant does not propose to provide a base infill to the understorey of the dwelling.

The external colours for the dwelling are primarily off white and "Torres Blue".

The applicant proposes to undertake landscaping with native species around the dwelling.

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3.2 REF NO: 455/456/02
APPLICANT: ROBERT LINES
(Continued)

It was agreed by consensus that the Development Assessment Panel resolves that Development Application 455/456/02 has merit to proceed with public consultation subject to consultation with the Technical Services and Planning Department regarding the registered AHD level.

3.3 REF NO: 455/C010/02
APPLICANT: Kaye Boulton

Date of Application	9 th May 2002
Subject Land	Lot 91, Part Section 2619, Taylors Lane, Strathalbyn. Certificate of Title Volume 5562, Folio 959
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Community Land Division
Date last inspected	-
Recommendation	Has merit to proceed with assessment
Originating Officer	Timothy Tol

The applicant proposes to create 2 additional Community Titled Allotments at 2-4 Taylors Lane Strathalbyn. The allotments created shall be 397m², 400m² and 428m² with a community piece of land required for vehicular access to Lots 122 and 123.

Moved D Banks seconded Cr Woolford that the Development Assessment Panel decides DA 455/C010/02 for a Community Title Land Division creating two additional allotments at 2-4 Taylors Lane Strathalbyn does not have merit to proceed with assessment.

The Development Assessment Panel deferred the meeting at 11:25 a.m. for an on site inspection of Development Application 455/456/02 Item 3.2.

ITEM 4. MATTERS REFERRED FOR FOLLOW-UP

ITEM 7. GENERAL ITEMS FOR DISCUSSION

<p style="text-align: center;">NEXT MEETING</p> <p style="text-align: center;">Monday 1st July 2002 Commencing at 11:00 a.m. in the Alexandrina Council Mayors Parlour, Colman Terrace, Strathalbyn.</p>
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MEETING CLOSED AT 1:00 p.m.

MINUTES CONFIRMED:
CHAIRMAN

DATED: