

**Development Assessment Panel
Minutes of Meeting held on 16 JANUARY 2006 commencing at
11:30 am in the Large Meeting Room (old Goolwa Council Chambers)**

PRESENT

Cr A Woolford (Presiding Member), Cr R Potter,
Cr M Beckett, Cr R Medlyn, Cr P Reedman, Des
Commerford (Director Environment & Lifestyle
Services)

APOLOGIES

Cr G Connor

IN ATTENDANCE

Judith Urquhart (Manager Planning &
Development), Tom Gregory (Planner), Heather
Atkinson (Acting Personal Assistant for Vanessa
Harvey), Mr Peter Humby (Applicant), Mr Brian
Hill (Compliance Officer), Mrs Ann
Middleton, (Representor)

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 19th
December 2005.

Moved Cr Beckett seconded Cr Potter that the minutes of the Alexandrina
Council Development Assessment Panel held on 19th December 2005 as
circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/1025/05 - Shed Boss Fleurieu

SUMMARY TABLE

Date of Application	8 th September 2005
Subject Land	10 William Street Middleton
Assessment No.	A1996
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Shed – domestic storage
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Nil
Representations Received	1
Representations to be heard	1
Date last inspected	9 th December 2005
Recommendation	Refusal
Originating Officer	Tom Gregory

ESD IMPACT/BENEFIT

- Environmental Over development of the site. Visual pollution.
- Social Nil.
- Economic Possible economic benefit for property owner.

THE PROPOSAL

Nature of Development

The proposed development is for a 'Quaker Barn' style shed for domestic storage purposes at 10 William Street, Middleton. A domestic storage shed is not listed as complying or non-complying in the Alexandrina Council Development Plan (consolidated 1st September 2005), making this type of development a consent on merit application.

.../cont.

4.1 455/1025/05 – Shed Boss Fleurieu (Continued)

Detailed Description

Number 10 William Street Middleton is approximately 2000m², and contains one dwelling and 3 existing sheds. The proposed 'Quaker Barn' style shed will be located in the rear of the said property, some 18metres to the rear of the 3 existing sheds. The structure is to be approximately 17metres set off the rear boundary, and is proposed to be 900mm off the neighbouring property boundary of lot 12a William Street, Middleton.

The proposed 'Quaker Barn' style shed will be of a size similar to a small two storey dwelling. The proposed dimensions are approximately 9 X 14.2metres (almost 128m²) with a height of approximately 6 metres to the ridge of the roof. The internals of the shed are to be split by a mezzanine level 2.7metres above the lower floor level.

The proposal is to be clad with Colorbond steel materials. The roof will be Surfmist (a dull white colour), the walls and ends are to be Classic Cream, and the trimmings are proposed as Pale Eucalypt (similar to a khaki green).

The proposal has a number of upper and lower storey exterior windows, none of which pose significant overlooking issues. A roller door and standard access door are proposed on the elevation closest to William Street.

Cr Beckett requested that members speak without applicant and representor there.

Moved Cr Beckett seconded Cr Medlyn that the Development Assessment Panel move into camera at 12.00noon.

Moved Cr Potter seconded Cr Medlyn that the Development Assessment Panel move out of camera at 12.10pm.

Mr Peter Humby returned to the meeting at 12.11pm.

Cr Woolford advised Mr Peter Humby that the development would be approved with the following conditions:

1. All materials not belonging to the applicant shall be removed from the property within three months of the approval of application 455/1025/05.
2. The garage/structure not being used for any other purpose i.e. for "living" or "business" purposes without first gaining approval from the Council for a "change of use" under the Development Act.

Note – that "living" includes temporary staying overnight or at weekends, and "business" includes the parking of a vehicle over 3 tonnes.

The "change of use" of a structure without approval can result in legal action being taken under the Development Act 1993, and can incur substantial fines.

CARRIED

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

The Panel noted that David Banks (Director Engineer & Infrastructure Services), a former member of the Panel has resigned from Council, effective from 13th January 2006.

ITEM 9. NEXT MEETING

Monday 20th February 2006, time to be advised.

ITEM 10. CONFIDENTIAL ITEM

10.1 455/261/05 - Motel at 4 North Parade, Strathalbyn – Subject To Appeal

Moved Cr Medlyn seconded Des Commerford that in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3) (c) (h):

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3)
- (3) The following information and matters are listed for the purposes of subsection (2):
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, or prejudice the commercial position of the Council.
 - (h) legal advice.

That Des Commerford (Director Environment & Lifestyle Services), Judith Urquhart (Manager of Planning & Development), Tom Gregory (Planner) and Heather Atkinson (Acting Personal Assistant) remain in the Meeting.

CARRIED

Moved Cr Medlyn seconded Des Commerford that the Development Assessment Panel move into camera at 12.15pm.

CARRIED

Moved Cr Medlyn seconded Des Commerford that the Development Assessment Panel move out of Camera at 12.27pm.

CARRIED

Meeting Closed at 12.32pm.

MINUTES CONFIRMED.....
PRESIDING OFFICER

DATED.....