

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 3 MARCH 2003  
COMMENCING AT 12:00 PM  
IN THE STRATHALBYN TOWN HALL**

**PRESENT**

Councillors T McAnaney (Chairman), G Connor, B Griffin, M Beckett, A Woolford, F Tuckwell, D Commerford (Director Environmental Services).

**APOLOGIES**

D Banks (Director Technical Services).

**IN ATTENDANCE**

G West, I Baldwin, Barossa Valley Council,

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 17<sup>th</sup> February 2003.

**Moved Cr Griffin, seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 17<sup>th</sup> February 2003 as circulated to members be received as a true and accurate record.**

**CARRIED**

**ITEM 2.      DEVELOPMENT APPLICATIONS**

**2.1            Diamanti Design - 455/209/03**

**SUMMARY TABLE**

Date of Application	6 <sup>th</sup> January 2003
Subject Land	8 Hewett Street, Middleton
Assessment No.	A 1416
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Amend condition 5 of Provisional Development Plan Consent for D/A 455/665/01
Type of Development	Merit
Public Notice	N/A
Referrals	Nil.
Representations Received	N/A
Representations to be heard	Nil.
Date last inspected	22 <sup>nd</sup> February 2003
Recommendation	Approve
Originating Officer	G West

**ESD IMPACT/BENEFIT**

- Environmental: No discernable impact.
- Social: No discernable impact.
- Economic: No discernable impact.

**BACKGROUND**

This dwelling was originally approved by the Development Assessment Panel at its meeting on the 11<sup>th</sup> of February 2002, with 6 conditions attached to the Provisional Development Plan Consent.

The applicant has instigated an appeal process through the Environment Resources and Development Court to amend condition 5 of the original Provisional Development Plan Consent for his dwelling. This relates to the use of a solid material for the balustrade to the rear deck of the dwelling to minimise overlooking from that deck into the neighbouring property.

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The Development Act requires that any appeal must be lodged within 2 months of the decision notice. At the compulsory conference it was found that that time had expired, therefore the applicant has been required to lodge a separate application (hence the new Development Application number) to vary the condition of the original approval rather than challenging the original decision directly.

### **THE PROPOSAL**

The majority of the proposed amended balustrade design remains solid, with a 100mm gap introduced between the base of the screen and the deck, and a 300mm gap introduced between the top of the screen and the hand rail. This will match the balustrade originally proposed and approved for the front deck.

The applicant also submitted some sketches demonstrating site lines from within the building.

Cr Beckett tabled correspondence from the adjoining neighbour.

**Moved Cr M Beckett seconded Cr B Griffin that DA 455/209/03 be refused as the amendment does not present a high standard of design with respect to privacy and overlooking, and that the letter received from the neighbour be forwarded to the court with the decision notice.**

**CARRIED**

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

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

**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 DAC has recently refused its concurrence for some non-complying applications that were supported by the Panel. G.West and S.Roberts are attending a forum at the commission on Thursday where these issues may be discussed. They will report back.

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**ITEM 9.      NEXT MEETING**

Monday 17<sup>th</sup> March 2003 at the Strathalbyn Town Hall, High Street Strathalbyn  
at 3pm.

**MEETING CLOSED AT 12.40 PM**

**MINUTES CONFIRMED .....**

**CHAIRMAN**

**DATED .....**