

**MINUTES OF THE MEETING OF THE
DISTRICT COUNCIL OF BARUNGA WEST
HELD AT THE BUTE COUNCIL CHAMBERS ON
APRIL 8TH 2003 AT 7.00PM**

PRESENT:

H. Daniel (Chairman), D. Dolling, I. Burgess, T. Schkabaryn, P. Aitchison, G. Simmons, M. Simounds, B. Rooney, L. Kerley, R. Smith, N. Hand (District Manager) and G. O'Connor (Deputy District Manager).

APOLOGIES:

Nil

CONFIRMATION OF MINUTES

Cr Burgess moved, Cr G. Simmons seconded,

“that the Minutes of Meeting held on March 11th 2003 be confirmed as printed and supplied”.

CARRIED

BUSINESS ARISING FROM THE MINUTES

1. No formal response from the Native Vegetation Council for our application for clearance on Dale Road has been received yet, despite their meeting held on 11th March 2003.
2. Discussions with Copper Coast Council indicate that their skate park at Kadina and Moonta cost \$30,000 each, and a report from the Council indicates that they area reasonably popular and are not experiencing many problems. We are waiting a copy of plans for the park.
3. The new vibrating roller was delivered on Tuesday 8th April 2003.
4. The Works Manager has advised that Hunts Fuel will be supplying a fuel tank and trailer in mid April (4500 litre capacity).
5. A response has been received from Transport SA advising that Council does not need to register its ride on lawn mower.
6. Advice has been received that the Local Government Risk Services maybe insuring our pontoon from their Asset Fund.

MEMBERS REPORTS

Cr. DANIEL

1. Attended Gulf Cruise breakfast 17/3/03
2. Attended Works and Waste Management meeting 26/3/03
3. Attended Resource Recycled Bitumen meeting 4/4/03
4. Attended Bute Rubbish Dump inspection 1/4/03
5. Attended a Dinner for the Port Broughton Sailing Club 15/3/03

Cr. SCHKABARYN

1. Attended Works and Waste Management meeting 26/3/03
2. Attended Fishermans Bay Progress Association meeting 4/4/03
3. Attended Barunga West Progress Association meeting 7/4/03
4. Attended YP Tourist Association meeting 2/4/03
5. Attended YP marketing Board meeting 1/4/03

Cr. BURGESS

1. Attended Works and Waste Management meeting 26/3/03
2. Attended Bute 2000 Onwards AGM 12/3/03
3. Attended Native Title Workshop 2 & 3 April
4. Attended Bute Dump inspection 1/4/03

Cr. DOLLING

1. Attended Works and Waste Management meeting 26/3/03
2. Attended Spencer Gulf Sailing Regatta 17/3/03
3. Attended Pt B Hospital Gala Day 28/3/03
4. Attended Barunga West Progress Association meeting 7/4/03

CR. SMITH

Nil

Cr. G.SIMMONS

1. Attended Works and Waste Management meeting 26/3/03
2. Attended YP Rail Preservation Committee meeting 26/3/03
3. Attended HACC Job Interviews 2/4/03
4. Attended Bute 2000 Onwards meeting 12/3/03
5. Attended Bute Sporting Club Inc meeting 7/4/03

Cr. AITCHISON

1. Attended Works and Waste Management meeting 26/3/03
2. Attended SES meeting at Port Broughton 23/3/03 & 7/4/03

Cr M. SIMOUNDS

1. Attended Pt B Hospital Board meeting 20/3/03
2. Attended Barunga Village meeting

Cr ROONEY

1. Attended Works and Waste Management meeting 26/3/03

Cr Kerley

1. Attended Works and Waste Management meeting 26/3/03

MEMBERS QUESTIONS

Nil

COMMITTEE REPORTS

Cr. Rooney moved, Cr Smith seconded

“that the Committee reports be received”.

CARRIED

WORKS COMMITTEE

Recommendations

Cr Aitchison moved, Cr Schkabaryn seconded

“that the Committee meeting held on 26th March 2003 be adopted with the Recommendations No 1-13 ”.

1. *That the Works Manager obtains a price from Treg Trailers and the money from the Insurance Company be banked until a decision on replacing the trailer is made.*
2. That the quote of 41000 for line marking of the Broughton/Mundoora and Ninnes Paskeville Road be accepted.
3. That the letter be sent to M. Weedon seeking information on the progress of repairs to his property for upgrading the wash down bay.
4. That the Works Manager arrange for suitable material to be placed in the car park at the Port Broughton Kindergarten.
5. That the Cox Road be a priority road and Give Way Signs be installed on Brucefield Road.

6. That Council agrees to the naming of Chalmers Road, which is adjacent to the coast, north of the Tickera toilet area.
7. It was agreed that the roads in the South Hummocks are to be done prior to doing the Boundary road.
8. That the Parks and Gardens staff be authorized to replenish the sand in the eastern playground at Fishermans Bay.
9. Mr Whiting be advised that access to the land from the eastern end is denied but is acceptable from the western end of his allotment on Mundoora Road.
11. That the District Manager write and ask Mr Bull which would be his preferred access and advise that Native vegetation approval be sought.
12. It was agreed that the Works Manager to prepare costs for sealing Coast Road and Second Street, for consideration by Council.
13. That a letter be forwarded to Mr Davies seeking his reason for clearing the trees prior to any approval being given.

Cr Kerley moved, Cr Rooney seconded

“Council call for applications for two employees under the Local Government Employees (SA) Award”.

CARRIED

WASTE MANAGEMENT COMMITTEE

Cr Burgess moved, Cr Smith seconded

“Recommendation No 1 of the Waste Management Committee meeting held on 26th March 2003 be adopted.

1. *“That Council agree to tender for a rubbish collection system to service Port Broughton, Fishermans Bay, Mundoora and areas adjacent to Port Broughton utilizing the wheelie bins system and compaction truck, for a period of 5 years with a right of renewal for a further five year period”.*

CARRIED

Cr Burgess moved, Cr Rooney seconded

“Council approach J. Bettess and J. Copley with the view to extending the boundaries of the Bute Rubbish dump into adjoining land owned by themselves”.

CARRIED

STAFF MEETINGS

Noted

REPORTS

Cr Rooney moved, Cr Schkabaryn seconded,

“All reports be received”.

CARRIED

DISTRICT MANAGER’S REPORT

1. Port Broughton Boat Ramp

On Thursday 27th March I attended the Development Assessment Commission meeting, which was reviewing our application for the Port Broughton Boat Ramp Extension. There was one person (Gary Barnes) who appealed, objecting to some parts of the proposal and seeking a review of the development. He also expressed concern that not enough consultation has been undertaken for the project, along with no indication of a sand management/replenish program.

I advised of the Advisory group, which was established, which represented all the users of the ramp, including professional fisherman and charter boat operators, along with consultation with Coast Protection Board and Environmental Protection Agency and our Newsletter.

I have not received our formal decision at this stage, but I have been advised that the Commission will give Council an opportunity to review the plan, and to resubmit it to the Commission. More details should be available at the meeting.

- Noted

2. Port Broughton Hospital

On Thursday 27th march, I was advised by our Deputy of a report from Robert Arbon, Chairman of the Port Broughton Hospital Board, of a proposal to reduce the acute level service within the Hospital. I took the opportunity of contacting Rob Kerin who is going to seek answers from the Minister of Health on this issue.

- Noted

3. School based traineeships

With the Council being involved in the YP Community Care Program for developing a Community Website Directory, and the establishment of our own web page, I need to gain some clerical assistance to get these tasks done. The YP Community Care will give Council \$3000 towards the cost of gaining this information, to offset costs for labour.

I have spoken to the Port Broughton Area School, who operate a very successful school based traineeship program about the possibility of a student being involved in a business administration traineeship with Council.

This would involve the trainee working with Council for one day per week while completing school studies. Council will work with Business SA who will supervise the trainee and ensure that they continue to meet the criteria of the course they are undertaking. There are also financial incentives to Council which assist with the program.

The Traineeship would be for a period of up to 18 months.

Cr Rooney moves, Cr G. Simmons seconded

“That the District Manager be authorized to negotiate with the Port Broughton Area School to engage a school based trainee to assist with the clerical operation of the Council”.

CARRIED

4. Council’s Internet Connection

As part of the Council’s installation of the new website, problems have been experienced with our Internet connection. Council only has one Internet line, which is a basic connection. With the need to get onto the Internet on a more regular basis, and several staff members needing to access the Internet more often, problems are being experienced in gaining access to the Internet. The problem will be compounded with the Council now utilizing B-Pay.

After discussions with Greg I have arranged for Council to be connected to Bigponds broadband Internet system, which will enable Council to have more employee dialing out at any one time.

This will also assist Council when Services SA upgrades their requirements for our office.

Cr Schkabaryn moved, Cr Dolling seconded

“that Council endorse the actions of the District Manager to upgrade the Council’s Internet connection to a broadband system”.

CARRIED

5. STEDS – Progress Report

The February progress report for the Port Broughton STEDS Scheme, which indicates that the program is behind schedule currently, but a third gang will commence after Easter.

On Wednesday 26th march 2003 I attended a joint contractor meeting with Brian Harvey to discuss a range of issues. Tenders have now been called and received for the Treatment Plant and a review process is now underway on the tenders. A request has been received for Council to issue delegated authority to

sign the contracts for the Treatment Plant and it will be after this Council meeting when they are decided.

Brian Harvey advised of concerns expressed at the location of the pumping station equipment in Dalling Street.

Cr G. Simmons moved, Cr Aitchison seconded

“that the Chairman and District Manager have delegated authority to sign, and use the Council seal, for the contract, as recommended by the Local Government Association, for the construction of the Waste Water Treatment Plant for the Port Broughton STEDS Scheme”.

CARRIED

6. Port Broughton Town Hall

After the last meeting I arranged for an inspection of the Port Broughton Town Hall with Alan Megson to have a look at the seating and the cupboards in the kitchen. To overcome the problem of mice involved the removal of the cupboards and replacing with new cupboards. He is going to give a price on replacement of the cupboards. He is also going to repair as many of the chairs as possible.

I also arranged for Jeff Kerley to inspect the air conditioner. These have rusted substantially and are in a dangerous condition and beyond repairing. I have arranged for them to be dismantled and taken off the roof on the 3rd April. A quote is being prepared for replacement of the air conditioners.

Another three letters of complaints regarding the Hall (Mrs. Mary Hewett, Mrs. Belinda Burt and Nola Jamieson) have been received.

Cr Rooney moved, Cr M. Simounds seconded

‘Costings for replacement of air-conditioning at the Port Broughton Town Hall be referred to the 2003/2004 budget’.

CARRIED

7. Old Port Broughton Council Chambers

Following a discussion with the person who donated money for the restoration of the original Port Broughton Council Chambers, he has advised that he now wishes to withdraw the funding. He is prepared for that funding to be allocated towards the upgrading of the Port Broughton T Piece as proposed by the Barunga West Progress Association.

Cr Dolling moved, Cr Burgess seconded

“that the Barunga West Association be advised of the withdrawal of the funding for the upgrading of the original Port Broughton Council Chambers and that this funding has been allocated to the Port Broughton T Piece upgrade”.

CARRIED

8. Tickera Golf Club

Jeff Willment has advised that the Golf Club's mower (part owned by Council) has again had problems with the undercarriage and mowing deck requiring further repairs.

Assistance is sought with repairs for the tractor.

- Refer item 15 Correspondence

9. Meetings

A table of meetings attended by the District Manager was noted.

- Noted

10. Elections 2003

I would like to congratulate all members of Council who re-nominated as Councillors for the forthcoming three years on their appointment and extend a warm welcome to John Aitchison, Andy Theobald and Ian Young and hope that they enjoy their time on Council.

I am sure they will find it interesting and rewarding.

I look forward to working with you all over the next three years as we continue to improve the service and facilities in our area.

As this is the last formal meeting for Peter Aitchison, Michael Simounds and Russel Smith, I would like to thank them for their time on council and express my appreciation for their support. I have been pleased to have the opportunity to work with them during their time on Council.

- The District Manager expressed his appreciation to the three retiring Councillors for their time on Council and the Chairman, Howard Daniel for his assistance and leadership.

11. Transport SA – 50kph Limit – Fishermans Bay Road

Cr Burgess moved, Cr Smith seconded

“Council request Transport SA to site the 60kph sign on Fishermans Bay Road from house number 30 and the newly established 50kph zone be abolished”.

CARRIED

Deputy District Manager Report

1. Elections

As Councillors are aware nominations closed for the elections on March 27th and the final position was that we had three members who chose not to renominate, and three new members took their places:

Retiring Councillors: Peter Aitchison
Michael Simounds
Rusty Smith

New Councillors: John Aitchison
Andy Theobald
Ian Young

The current term for Councillors ends on May 12th, which is the date of the elections. Even though we aren't having elections, the term for the new Council still starts from that date.

Congratulations to all who chose to re-nominate and best wishes and sincere thanks to Pete, Michael and Rusty for their efforts through the good times and some turbulent times too.

- Noted

2. OH & S

On the 7th April the staff met with Juan Elliott talking about Police issues, and the staff will be undertaking a "Training Day" on Friday 7th May including CFS Training and a Superannuation session.

- Noted

3. KESAB

Council has been advised that KESAB Tidy Towns judging will be held on the following dates:

Kulpara	August 18 th	5.00pm
Fishermans Bay	August 19 th	9.00am
Port Broughton	August 19 th	11.00am
Alford	August 19 th	2.30pm
Tickera	August 19 th	4.15pm
Bute	August 21 st	10.00am

- Noted

4. Local Government Special Risks Insurances

I have had discussions with Council's insurers concerning the Fisherman's Bay pontoon insurance.

Council's insurances were formerly handled on a brokerage arrangement, whereas now we are self insured by the LGA Asset Mutual Fund, and as Gary says they now have a discretionary ability and as such have covered the pontoons for \$50,000.

- Noted

5. Council Borrowings

At the last meeting it was resolved for Council to borrow for the purchase of the Vibrating Roller.

Cr Burgess moves, Cr Rooney seconded

“Council agree to borrow \$100,000.00 for 5 years pursuant to Section 134 (1) of the Local Government Act 1999 from the Local Government Finance Authority, secured by the general rate of council and the Chairman and the District Manager be empowered to affix Council’s Common Seal pursuant to Section 37 of the Act”.

CARRIED

6. Various Tree Issues

Matthew Rose and I have arranged for the tree issue in early May with some trees coming from Virginia Nurseries and some from the Kadina Cooperative. I am liaising with Brett Gill concerning his suggestion discussed at Council’s March meeting concerning ETSA cutting roadside trees.

- Noted

7. Meetings

A table of meetings attended by the Deputy District Manager was noted.

- Noted

8. Electoral Commission

Cr Aitchison moved, Cr Schkabaryn seconded

“Council approve the secondment of the Deputy District Manager to work for the State Electoral Commission during the week commencing May 12th 2003”.

CARRIED

ENVIRONMENTAL HEALTH OFFICER’S REPORT

Nil

Cr moved, Cr seconded

“that the meeting be adjourned at pm for the sitting of the Development Assessment Panel”.

The Council meeting was recommenced at pm

ANIMAL AND PLANT CONTROL

1. Crown Land Estimates

I have submitted estimates for proclaimed plant control on unoccupied crown land for the 2003/2004 year. I have included bio control projects on bridal creeper and horehound. Regardless of funding, I will continue with these projects this year.

- Noted

2. Spray Unit

The Board is looking into the replacement of the spray unit, and costs will be obtained in the near future for consideration at the July meeting.

- Noted

3. Board Meeting

The next Board meeting will be held at Kadina on Thursday 10th April. The meeting has been altered to avoid Good Friday and ANZAC Day.

- Noted

FINANCE REPORT

Cr. Schkabaryn moved Cr. Kerley seconded

“the accounts totaling \$512,790.87 as paid on cheque numbers 7978 to 8087 including Salary Debits be passed for payment”.

CARRIED

CORRESPONDENCE

Cr Schkabaryn moved, Cr Smith seconded

“that the correspondence be received”

CARRIED

1. South Australian Tourism Commission

Advising that they will try and ensure that funds are available for the Port Broughton Boat Ramp for next financial year but no guarantee are available.

- Noted

2. Passenger Transport Board

Advising that subject to availability of funding that the Board will be happy undertake a study of the passenger transport needs within the Barunga West Council area in the 2003/2004 financial year.

- Noted

3. Wards Hill Centenary Celebration Committee

Advising of a proposed celebration on March 24th 2004 for the Centenary of the Wards Hill Church and School, and forwarding a preliminary program for the event. They have costed several requirements including a new fence and plaque for the cairn and are seeking assistance from Council if possible.

(NB: - I have been approached for the Council leader to do some cleaning up around the Church/School – approximately 1 hour).

Cr Burgess moved, Cr Smith seconded

“that the Council support the Wards Hill Centenary Celebrations in March 2004 and that consideration be given for an allocation to be made available in the 2003/2004 budget”.

CARRIED

4. Department of Business Manufacturing and Trade

Advising that the Department has agreed to renew the Resource Agreement for the Yorke Regional Development Board and the participating Councils for a period of 5 years ending 30th June 2008 with the same financial contribution (plus CPI) as the current agreement.

- Noted

5. Tourism SA

(a) Advising of a proposal for a Cross regional Signage program with the Yorke Peninsula, Southern Flinders Ranges and Clare Valley Tourism region. This will involve additional signage on Highway One, Port Wakefield Road and Main North Road. They are seeking Council support for the proposal.

Cr Schkabaryn moved, Cr Kerley seconded

“that Council support the proposed Cross Region Signage program and advise Tourism SA that Council will install any signs within its Council area”.

CARRIED

- (b) Calling for expressions of interest for Sustainable Tourism packages within a Council area by implementing a strategic regional tourism planning framework and offering the Councils within the Region a Dollar for Dollar subsidy to implement the regional plan.

- **Noted**

6. Local Government Association Mutual Liability Scheme

Forwarding details of recent development that have occurred that reflect decisions made by the Scheme and relate to the recommendations of the Discussion Paper from the “IPP Review” into reforms for the laws of negligence.

- **Noted**

7. Transport SA

- a) Advising that they have introduced concessions which allow for Rubber Tracked Tractors to be driven on roads under strict conditions and forwarding guidelines

- **Noted**

- b) Acknowledging receipt for our letter regarding the Port Broughton jetty and advising repairs will be undertaken.

8. Office of Local Government

Advising of the release of the new web resources “How Councils work – a guide to the rules” which is a living reference resource, which will be further developed.

- **Noted**

9. Wilson Tuckey, Minster for Local Government

Issuing a press release advising of the distribution of more than \$1.4 billion in Commonwealth Grants to Local Government across Australia.

- **Noted**

10. B & K Fielder – West Terrace

Asking Council to consider the installation of swings on the Port Broughton foreshore.

Cr M. Simmonds moved, Cr r. Smith seconded

“that the purchase of additional playground equipment for the Port Broughton foreshore, including swings, be included for consideration in the 2003/2004 budget”.

CARRIED

11. Alford Residents and Progress Association

Forwarding copy of a letter to Transport SA seeking additional signage at Alford.

- **Noted**

12. NAIDOC Week

Asking if Council is interested in being involved in NAIDOC Week (6-13th July 2003) and seeking a \$400 contribution from Councils to assist in school competitions.

Cr Schkabaryn moved, Cr Burgess seconded

“Council resolve not to donate to NAIDOC Week”.

CARRIED

13. Natural Resources Management Council

Giving a progress report on the integration of the Natural Resource Management in South Australia advising of the proposed Draft NRM Bill to be released in late April.

14. Local Government Association

- (a) Forwarding information on a Road Funding Program that the Association is undertaking, and seeking Council support for the program.

Cr Dolling moved, Cr Schkabaryn seconded

“that the Council agree to support the Local Government Association’s campaign for additional road funding and notify our local Federal Politicians accordingly”.

- (b) Forwarding copies of LGA Reports 10 – 13

- **Noted**

CARRIED

15. Mr J. Willemnt - Tickera

Advising of problems with the Tickera Golf Club mower (which Council part owns) in regards to the mowing deck being continually repaired and now requires replacement (approx cost \$700 - \$800).

(Note: - Mathew Rose has inspected the mower and confirms Jeff’s assessment.

Cr Rooney moved, Cr Aitchison seconded

“Council staff investigate costs for repairs to existing Tickera Golf Club mower and report to Council”.

CARRIED

16. Mrs. U. Fulwood - Bute

Expressing concern at the number of bicycles riding on footpaths in Bute and near misses in areas such as IGA, Post Office and Cock’s Deli and looking to have signs installed preventing bicycles on the footpaths.

Cr Aitchison moved, Cr G. Simounds seconded.

“this matter be referred to local police”.

CARRIED

17. Mr M. Tucker – Port Broughton

Advising of a near accident at the Port Broughton Institute as a result of poor lighting and seeking to have a handrail by the steps, along with better lighting and painting of the steps.

Cr Kerley moved, Cr Rooney seconded

“that the District Manager be authorized to arrange for the local electrician to upgrade the lighting at the veranda of the Port Broughton Institute and to arrange for hand rail and painting of the steps.

CARRIED

18. Bute RSL

Seeking approval for the street closure (High Street) for the ANZAC Day Dawn Service on 25th April between 6.30am to 7.30am.

Cr Smith moved. Cr Kerley seconded

*“that Council agree to the following temporary road closures for 25th April 2003, for the purposes of celebrating ANZAC Day:
High Street between Third Street and Railway Terrace between 6.30am to 7.30am for the Dawn Service”.*

CARRIED

Cr Dolling moved, Cr Aitchison seconded

*“that Council agree to the following temporary road closures for 25th April 2003, for the purpose of celebrating ANZAC Day:
West Terrace at the intersection of Bay Street between 6.30am to 7.30am for the Dawn Service.
McKay Street (from James Street) and Bay Street (from Harvey Street) and West Terrace at the intersection of Bay Street between 11.00am and 12.00noon for the ANZAC March and Memorial Service”.*

19. Port Broughton RSL

Seeking approval for the extension of the liquor license at the clubrooms to include the building extension and BBQ area.

Cr Smith moved, Cr M Simounds seconded

“that approval be granted for a letter to be forwarded to the Licensing Courts advising of our support for the Port Broughton RSL liquor license to cover the building plus BB area”.

CARRIED

CHANGED OF OWNERSHIP

LAND	SELLER	BUYER
57 Whiting Road, F/Bay	PF Kirchner	PM McCormack
14Whiting Road, F/Bay	Frost/Binney/Hutt	RR & SK Warner
145 Whiting Road, F/Bay	MC Butcher	Daykon Pty Ltd
59 Snapper Road, F/Bay	G Webster & Others	SR Golding
28 Kerley Street, Pt B	PR & PA Chynoweth	WJ & KG Day
Lot 1 WestPark Road, Bute Karparten	LD & A Williams	PW & CE Von
5 Casey Road, Pt B	GA & PJ Cambell	FC & JM Balestrin
232 Bute Road, Pt B Edwards	NV & MJ Veall	MJ Mellow and AR
2 Penang Drive, Pt B	TP & JA Simounds	BT & JF Noble

PETITIONS, MEMORIALS, NOTICES OF MOTION

Nil

Deputation

Nil

TENDERS

Nil

GENERAL BUSINESS

1. Cr Aitchison moved, Cr M. Simounds seconded

“Bute Sporting Club account for \$202 to be waived as Council contribute to the kitchen extensions”.

2. Cr Burgess moved, Cr Schkabaryn seconded

“Council approval be granted for the extension of the licensed area at the Bute Sporting Club”.

3. Councillors Aitchison, Simounds and Smith and the Chairman each gave addresses to Council as retiring Councillors and Chairman and thanked all for their help and participation.

CLOSURE

The Chairman declared the meeting closed at 9.20pm

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H.H. Daniel
CHAIRMAN

**MINUTES OF THE DEVELOPMENT ASSESSMENT
PANEL MEETING OF THE
DISTRICT COUNCIL OF BARUNGA WEST
HELD AT BUTE ON APRIL 8th 2003**

PRESENT:

H. Daniel (Chairman), D. Dolling, I. Burgess, T. Schkabaryn, M. Simounds, P. Aitchison, G. Simounds, B. Rooney, L. Kerley, R. Smith, N. Hand (District Manager), G. O'Connor (Deputy District Manager) and L. Addison (Environmental Officer).

APPOLOGIES:

Nil

CONFIRMATION OF MINUTES

Cr Schkabaryn moved, Cr Rooney seconded

“that the Minutes of the meeting held on March 11th 2003 be confirmed as printed and supplied”.

CARRIED

1. ASSISTANT BUILDING SURVEYORS REPORT

Cr G Simounds moved, Cr M. Simounds seconded

“that the Council endorse the actions taken by the Administration in granting development approval pursuant to Section 33 of the Development Act 1933, whereby the development has been assessed against provision of the Development Plan and Building Rules, pursuant to the delegation from Council of 13th May 1997 for the Development Applications listed for ratification in the Agenda for the Council meeting of Tuesday 8th April 2003”.

CARRIED

2. Council has written consent to consider a land division as follows:

Property: Corner of North Terrace & Harvey Street, Port Broughton

Owner: Rodney Bain, 2 McKay Street, Port Broughton

Allotment Size: 449.07m²

Original Allotment size: 1065m²

Mr Bain is requesting this panel to support the idea of a land division receiving consent on receipt of a Development Application.

In recent times the Panel has granted consent for 2 or 3 allotments of just over 500sqm but has not yet been asked to consider a 449.07m² allotment.

With careful design a dwelling could be constructed on this small block and set back with distances will not affect any adjoining owners and the amenity for the new allotment facing North and Golf Club, it would be a pleasant allotment to have in the town of Port Broughton.

Cr Aitchison moved, Cr M. Simounds seconded

“the Panel advises Mr Bain that an application when submitted and considering the requirements of the Government Agencies would be acceptable to this Panel”.

CARRIED

3. Letter from Tiffany Bennett, 8 Dalling Street, Port Broughton

The attached letter is self-explanatory regarding the TV Towers that are and being erected to dwelling house in the town of Port Broughton.

The Development Assessment Panel could consider this is a suitable project to be attempted and look for costs to:

- (a) Provide service TV Towers to connect this is a suitable project to towers
- (b) Removal costs of the old towers.

In all of these costs the final \$ amount to be charged to the residents on a cost even charge either a one only charge plus a small yearly surcharge for repairs or a yearly charge to be included in the general rates.

Any new connections will have to be treated on their merits.

Cr Burgess moved. Cr G Simounds seconded

“the Environmental Officer is empowered to investigate the feasibility and costing of the suggestion”.

CARRIED

- 4. Application No:** 344/268/02
Applicant: Timothy Sonter
Property: Lot 101 DP 23127 Extensions of Barnes Road, port Bourghton
Zoning: Residential
Development: Stage 1 – 6 Residential Units
Stage 2 – 6 Residential Units

The Panel considered this application in August 2002 and granted Provisional Planning Consent with 8 conditions.

Condition 3 “*All work being carried out in accordance with plans and specifications submitted with and forming part of the application*”.

The applicant now seeks an amended condition to allow a more feasible building design that will allow for a far more varied style and size of the future buildings what will be constructed on the site.

The architectural design plan originally designed and being part of the approval has some specific ideas that have been carefully considered for courtyard size allotments being approximately 23m wide and 46m deep.

Consideration was given to a wide variety of set backs, western front facing properties for Energy Efficiency and service ability to get into the backyard areas for sheds as suitable areas for amenity purposes.

The proposal being submitted to the Panel for consideration will be supported by amended drawings.

Note: It is anticipated that the amended details will be available to be handed out to the Development Assessment Panel at the April Council meeting.

From the decision of the Development Assessment Panel any required changes to the Planning Consent can be included.

- Noted

5. **Application No:** 344/D001/103
Proposal: Land Division – Non Complying
Property: Section 288 Bute Road, Brideson Road and Aerodrome Road, corner Bute.
Owner: P. Jacobs C/o Agent Frank Donaghey land Surveyors
Zoning: General Farming
Application Date: 14/3/03

Report

This land division application is to divide an allotment of land being Section 288 Hd

Wiltunga of 7.951ha into 2 allotments Lot 1 to be 6.85ha and Lot 2 to be 1.098ha containing an existing dwelling house and some outbuildings.

This allotment abuts the Settlement Zone of Bute but is in the General Farming Zone where the Principals of Development Control provides for the creation of additional allotments of less than 40ha should not be undertaken.

As the proposal is on small lot size that is difficult to be used for General Farming the applicant wish to cut off the existing dwelling and have the remaining land still be used for farming in association with the adjoining farming land in the close proximity.

Council has advice from the Development Assessment Commission that the council pursuant to Regulations 17 of the Development Regulations to decide whether or not to proceed with the application.

Should the Development Assessment Panel support the continuation of this application then the applicant will then have to go through the non-complying steps of Public advertising prior to forming a decision on the application.

As the property is adjacent to the Bute Settlement Zone it is reasonable to have their residence protected by having its own freehold title and the land ownership association with the dwelling on this site.

Cr Kerley moved, Cr Smith seconded.

“the Development Association Panel advise the applicants that approval is granted consent to proceed with this Non Complying Land Division application to divide Section 258 HD Wiltunga in accordance with the provisions of Regulation 17 of the Development Regulations”.

CARRIED

The Development Assessment Panel Meeting Closed at 9.20pm.