MINUTES OF THE DEVELOPMENT ASSESSMENT PANEL MEETING OF THE
DISTRICT COUNCIL OF BARUNGA WEST
HELD AT BUTE ON JANUARY 14TH 2003.

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

APOLOGIES:
Nil

CONFIRMATION OF MINUTES
Cr Kerley moved, Cr Schkabaryn seconded

“that the Minutes of the meeting held on December 10th 2002 be confirmed as
printed and supplied”.

CARRIED

1. ASSISTANT BUILDING SURVEYORS REPORT
Cr Dolling moved, Cr Smith seconded

“that 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 provisions of the
Development Plan and Building Rules, pursuant to the delegation from Council
of 13 May 1997 for the Development Applications listed for ratification in the
Agenda for the Council meeting of Tuesday 14th January 2003”.

CARRIED

2. Application: S. Smith
Property: Lot 29 Mundoora Road, Port Broughton
Proposal: Private Dwelling – Non Complying

Report
River Gum Homes have lodged on behalf of the applicants to erect a single
storey timber framed dwellinghouse.

The proposal is in the General Farming Zone and a dwelling is non complying
on allotments less than 20ha.
As a result of the application is being processed as a non-complying application.

The Panel approved the application to process and the processing has allowed:

1) Public Advertising
2) Statement of Effect

The Public Advertising had no comments at the time allowed for comments (16/12/2002).

A detailed Statement of Effect has been prepared by Garth Heynan a Consulting Planner.

Considering that no comments have come from the adjoining owners and Mr Heynans report providing in his report.

Conclusion
Although forming a non-complying kind of development the proposal to construct a detached dwelling is consistent with the provisions of the District Council of Barunga West Development Plan.

In my opinion the proposal is an appropriate form of development for the site and does not represent development that is seriously at variance to the Development Plan. Moreover, the proposal is complementary to the locality, will lead to the retention of as much vegetation as possible and will preserve the open and rural character of the locality.

In summary, the proposed dwelling is appropriate having regard to:

1. The location of the dwelling;
2. The retention of native vegetation;
3. The minimisation of cut and fill;
4. The use of appropriate colours for the external finishes of the proposed dwelling;
5. The significant set back of the dwelling from adjoining land and Mundoora Road;
6. The supply of utilities and use of a rainwater tank, notwithstanding access to mains water;
7. The preservation of the amenity of the locality;
8. The satisfactory disposal of wastewater, and
9. Lack of impact on the right to farm on adjoining land.

On the merits of the proposal Council is urged to issue Provisional Development Plan Consent for this application.

Cr M. Simounds moved, Cr Dolling seconded

“The Development Assessment Panel grant Provisional Planning Consent for the application of Mrs S. Smith to erect a single storey dwelling on her property at Lot 29 Mundoora Road, Port Broughton by Rivergum Homes subject to the following conditions:"
1) Only the area around the dwelling to be cleared of native vegetation and the remaining vegetation to be nurtured at all times.

2) Site works to be kept at a minimum to provide a level base extended out to allow for verandahs and footpaths and this level site to be topped with 75mm of dolomite or crushed rock.

3) The application to include for a front and back verandah of a minimum width of 1800mm.

4) Incorporate rain water tanks suitably for the local rainwater to collect rain water for use in the dwelling or the site.

5) All work being carried out in accordance with plans and specifications submitted with and forming part of the application.

6) The site being maintained to the reasonable satisfaction of the Council at all times.

7) Compliance in all respects with the requirements of the Building Rules and any other relevant legislation.

8) All materials used to be of high quality and maintained at all times in good repair and condition to the satisfaction of Council.

9) Section between ground and floor level to be enclosed preferably with brick or first grade timber, the latter to be painted to blend with surroundings.

10) Building finishes and all external painted surfaces of the building to be of a non-reflective nature and subdued colours (eg olive green, beige, fawn or similar) which visually blend and harmonise with the features and appearance of the landscape to the reasonable satisfaction of Council.

11) The site generally, but around the building specifically being appropriately landscaped by the planting of ground covers, trees and shrubs within two months of the completion of the building to the reasonable satisfaction of Council, such planting to be maintained and nurtured thereafter for all time by the person making use of the land”.

CARRIED

GENERAL BUSINESS

1) Chris Routley raised with Council various matters relating to the possibility of re-zoning of land adjacent to Port Broughton.

The Development Assessment Panel Meeting Closed at 8.30pm.