

**MINUTES OF THE MEETING OF THE  
DISTRICT COUNCIL OF BARUNGA WEST  
HELD AT THE BUTE COUNCIL CHAMBERS ON  
APRIL 13<sup>TH</sup> 2004 AT 7.00PM**

**PRESENT:**

Crs D. Dolling (Chairman), I. Burgess, I. Young, H. Daniel, T. Schkabaryn, J. Aitchison, G. Simmons, G. O'Connor, B. Rooney, N. Hand (District Manager), P. Ward (Manager Finance and Administration), L. Addison (Environmental Health Officer) and M. Stephens (Cadet Environmental Health Officer).

**APOLOGIES:**

L. Kerley

**DECLARATION OF COUNCILLOR**

Councillor Greg O'Connor took the Declaration of Office as Councillor

**CONFIRMATION OF MINUTES**

Cr B. Rooney moved, Cr T. Schkabaryn seconded,

“That the Minutes of Meeting held on March 9<sup>th</sup> 2004 be confirmed as printed and supplied”.

CARRIED

**BUSINESS ARISING FROM THE MINUTES**

1. The Girl Guides Association have advised that the Port Broughton Guide Hut is to remain on the site and will be leased to the Port Broughton Lions Club.
2. Robyn Bowley and Tracey Stringer will be addressing Council on increased primary health care in our community.
3. Arrangements have been made for a meeting to be held with representatives of the Department of Environment and Heritage, Fisherman's Bay Crown Land lessees and Council on Tuesday 20<sup>th</sup> April 2004 to discuss the report of Richard Oliver International on the risk assessment of the Crown Land out at Fisherman's Bay.
4. Mr Roskell of Gerogetown has agreed to accept \$50 towards the replacement of his tracksuit pants following his fall on the Port Broughton foreshore.

## DECLARATION OF CONFLICT OF INTEREST

Members are given the opportunity to detail an interest in any items that are in the Agenda for the Council meeting.

-Nil

### Report

This land division of realignment of boundaries being Section 105 (192.2ha) and Section 180 (84.98ha), adjoining properties in the hundred of Ninnes.

The realignment of boundaries is to have new Lot 5 of 20.0ha and Lot 6 being 259ha approx with both properties facing Cameron Road.

Of interest is the treatment of this application where Council commenced proceeding the application as a non complying application in January 2004 then acting on the advice the proposal was to treat the application on merit.

In the February meeting the Panel rescinded the first recommendation and this now allows the application to be treated as “on merit”.

Cr Tony Schkabaryn moved, Cr Howard Daniel seconded

“That pursuant to Section 33 (1) (a) and (c) of the Development Act 1993 the Development Assessment Panel grant approval for the land division application D511/03 for DORFAX Holdings Pty Ltd to realign boundaries of Section 105 & 180 Hd of Ninnes into new allotments 5 & 6 Camerson Road Hd Ninnes subject to the following conditions:

1. Two copies of a Certified Survey Plan being lodged with DAC for Certificare Purposes”.

CARRIED

### 3. **Aquaculture Park – Port Broughton**

Some preparatory work has been on-going regarding 2 sites in an Industrial Zone that could become an Aquaculture Park.

The first site that was reported on at the January 2004 meeting was 2.08ha at Section 514 Summerton Road owned by Mr A. Aitchison

This proposal included purchasing the land and providing services and I again detail these estimates of cost:

|                         |              |
|-------------------------|--------------|
| Land (at valuation)     | \$150,000.00 |
| Survey                  | 7,726.00     |
| Open space contribution | 3,992.00     |
| Water                   | 25,514.00    |
| ETSA                    | 45,550.00    |
| Roadworks (at cost)     |              |
| Total estimated cost    | 250,000.00   |

To provide 5 sites at \$50,000.00 of allotments around 3200sqm, plus road costs.

A second option is available on Hornby Road Port Broughton on land owned by Ireland, Ivey and Siviour.

The land that each of these 3 owners at the back of their existing establishments will be about 1.6ha and have sealable areas for 7 new sites of about 2200sqm.

Estimated costs for this Hornby Road Development:

Land at \$10,000.00 open site

|         |                                 |
|---------|---------------------------------|
| Ireland | 2                               |
| Ivey    | 3                               |
| Siviour | 2 total 6 X \$10,000 = \$70,000 |

Cr Tony Schkabaryn moved, Cr Howard Daniel seconded

“ That Council conduct further investigations into the Hornby proposal and conduct a field trip to investigate a similar development in Smoky Bay.”

CARRIED

Cr J Aitchison did not participate in this discussion or vote on the motion.

4. **DEVELOPMENT No:** 344/D001/04  
**APPLICANT:** KP Cock  
**PROPOSAL:** Land Division  
**SURVEYOR:** Mosel Browne  
**PROPERTY:** Lot 515, Port Pirie Road, Port Broughton  
CT 5810/920 FP 190267  
**DATE OF APPLICATION :** 5/2/04  
**ZONING:** Residential

#### REPORT

An application has been made to divide 4 new residential allotments fronting Public Road to the west from the existing larger allotment including the Cock dwelling.

The application has been reported on by DAC and they advise that no significant Planning requirements are required.

The Development Plan for Residential land divisions requires an allotment size of 1000sqm and a frontage of 20 metres. These allotments are 1006sqm meters and have a 20m frontage.

As a result the division complies with the Council's Development Plan.

Cr Ian Young moved, Cr Howard Daniel seconded

“That pursuant to Section 33 of the Development Act the land division of KP Cock to divide Lot 515 Port Pirie Road to provide 4 new residential allotments of 1006sqm in each be granted approval subject to the following conditions:

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, shall be met.
2. Payment of \$3992 shall be made into the Planning and Development Fund (4 allotments @ \$998/allotment). Cheque shall be made payable and marked “Not Negotiable” to the Development Assessment Commission and payment made on the 5<sup>th</sup> Floor, Roma Mitchell house, 136 North Terrace, or sent to GPO Box 1818, Adelaide, or via the internet at [www.planning.sa.gov.au](http://www.planning.sa.gov.au).
3. Two copies of a certified survey plan shall be lodged for Certificate purposes.

Council conditions

4. Payment of \$8000.00 being 4 new allotments for the Port Broughton Water Augmentation scheme and this payment to be made to Council prior to the clearance of titles
5. A payment be made to Council towards the upgrading of the Public Road (Bennier’s Road) to assist in providing a suitable roadway to service these 4 new residential allotments. The payment to be \$2000.00 per allotment as directed by the Panel members and to be paid to Council prior to the issue of titles.
6. “That approval be sought from the Transport Sa for an access point on the Port Broughton to Port Pirie Road”.

CARRIED

**-It was agreed that Transport SA be invited to the next Works committee meeting to inspect the possible access point to the Port Pirie Road for the proposed development for KP. Cock.**

CARRIED

5. **APPLICATION:** 344/510A/04  
**APPLICANT:** T. Cox  
**PROPERTY:** Lot 12 Falie Street, Port Broughton  
**PROPOSAL:** Construct 12.2m x 7.5m with 3m wall height colourbond shed  
**ZONING:** Residential  
**APPLICATION DATE:** 13/3/04

## REPORT

Council has received an application to erect a 91.5sqm metre colourbond shed on this property at 12 Falie Street, Port Broughton.

The application was treated as a Category 2 proposal and the adjoining owners have been advised of the proposal and asked to make representations to Council.

One representation has been received from MD. Goode, a land owner at Lot 29 Penang Drive Port Broughton located at the rear of this property. Mr Goode is not making any objection to the shed but is looking at the safety issue of the proposed rain water tanks. Regarding this matter we will follow this up with Mr Cox in the near future.

Cr J Aitchison moved, Cr Howard Daniel seconded

“The Development Assessment Panel granted development approval to Mr T. Cox to erect a 12.2m x 7.5m and having 3m wall in colourbond material at 12 Falie Street Port Broughton wubject to the following conditions:

1. All work being carried out in accordance with plans and specifications submitted with and forming part of the application .
2. The site being maintained to the reasonable satisfaction of the Council at all times.
3. Compliance in all respects with the requirements of the Building Rules and any other relevant legislation.
4. All materials used be of high quality and maintained at all times in good repair and condition to the satisfaction of Council.
5. That the structure herein approved being restricted to domestic storage and related purposes only with no trade, business activities, being carried out or taking place or allowed at any time.
6. Council officers follow up the matter of the rain water tank with Mr T. Cox to look at re-arrangements of the tanks to accommodate comments raised in Mr Goode’s letter of the 22<sup>nd</sup> March 2004.”

CARRIED

6. **FILE:** 92B  
**PROPERTY:** High Street, Bute  
**OWNER:** Proprietor – Mark Weedon

## REPORT

In recent months 2 letters have been forwarded to mark regarding the conditions of his workshop in Bute.

These letter of the 3<sup>rd</sup> February and 10<sup>th</sup> March 2004 did not receive a response to the questions asked.

At some meeting wih mark and members of the Council it was pointed out that Mark wished to discuss these matters finally we have a response from Mark Weedon.

Considering the building matters and the matter of loose and damaged walls and fascia materials the building work planned will overcome this.

In discussions with Mark the shed extensions was approved when Stage 1 of the main shed was constructed about 8 years ago and this approval can remain and I will search back the files in due course to check on the details.

Cr B Rooney moved, Cr I Young seconded

“That Council write to Mr Weedon allowing the contitution of an out of date Development Approval and that he is urged to complete the works in a timely manner.”

CARRIED

7. **APPLICATION No:** 344/505/04  
**APPLICANT:** N & V Reichelt  
**PROPERTY:** Lot 22 Parma Street, Port Broughton  
**PROPOSAL:** Erection of 18m x 7.5m x 3m high wall shed in colourbond material  
**ZONING:** Residential  
**APPLICATION DATE:** 26/02/04

## REPORT

Council has received an application to erect a 135sqm colourbond shed in the new area being created in Parma Street.

The application was treated as a Category 2 Proposal and all the adjoining land owners (Purchasers) have been advised of the proposal and asked to make representations to comment on the shed.

At the close of the advertising time no comments have been received in this office.

The shed is to be positioned centrally at the back of the block with the back wall eing on the boundary and fencing in the same alignment one each side of the shed.

Cr T Schkabaryn moved, Cr H Daniel seconded

“The Development Assessment Panel grant Provisional Planning Consent to N & V Reichelt to erect an 18m x 7.5m x 3 m wall high colourbond shed at Lot 22 Parma Street, Port Broughton subject to the following conditions:

1. All work being carried out in accordance with plans and specifications submitted with and forming part of the application.
2. The site being maintained to the reasonable satisfaction of the Council at all times.
3. Compliance in all respects with the requirements of the Building Rules and any other relevant legislation.
4. All material used be of high quality and maintained at all times in good repair and condition to the satisfaction of Council.
5. That the structure herein approved being restricted to domestic storage and related purposes only with no trade, business activities, being carried out or taking place or allowed any time.
6. 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 the Council, such planting to be maintained and nurtured thereafter for all time by the person making use of the land”.

CARRIED

8. **APPLICATION No:** 344/507/04  
**APPLICANT:** G. Kerr  
**PROPERTY:** 3 Fishermans Bay Road, Port Broughton  
**PROPOSAL:** Additional 2<sup>nd</sup> storey added to existing dwelling including alterations to existing.  
**ZONING:** Residential

Report

An application has been lodged with Council to allow a second story addition to the existing small ‘shack’ to increase the living area to become reasonable sized dwelling.

The first floor area will become the main residential area and the ground floor area will accommodate car parking areas, laundry, stove areas, kitchen and dining areas.

Cr J Aitchison moved, Cr I Burgess seconded

“That the Development Assessment Panel pursuant to Section 33 of the Development Act grant G. Kerr Provisional Planning Consent to alter the existing building and add a second story to the building at 3

Fishermans Bay Road Port Broughton subject to the following conditions:

1. All work being carried out in accordance with plans and specification submitted with and forming part of the application.
2. The site being maintained to the reasonable satisfaction of the Council at all times.
3. Compliance in all respects with the requirements of the Building Rules and any other relevant legislation.
4. All materials used be of high quality and maintained at all times in good repair and condition to the satisfaction of Council.
5. That the structure herein approved being restricted to domestic storage and related purposes only with no trade, business activities, being carried out or taking place or allowed any time.
6. Building finishes and all external painted surfaces of the building to be of a non – reflection nature and subdued colours (eg olive green, beige, fawn or similar) which usually blend and harmonize with the features and appearance of the landscape to the reasonable satisfaction of Council.
7. Windows to the side elevation to have still heights of 1200mm.”  
CARRIED

9. **DEVELOPMENT PLAN AMENDMENT REPORT  
PORT BROUGHTON & TICKERA PLAN AMENDMENT**

For Agency and Public Consultation  
Prepared for Council by QED Consultants

This report consists of three parts:

1. Explanatory Statement
2. Statement of Investigations
3. Proposed Amendment

The full document is extensive and we have attempted to itemise the important parts of the amendment report.

Cr H Daniel moved, Cr T Schkabaryn seconded

“that the Planning Amendment Report for Port Broughton and Tickera as prepared by QED Consultants goes on public display.”

CARRIED

The Development Assessment Panel Meeting Closed at 9.25pm.