

Alexandrina Council

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 14th JANUARY 2002
COMMENCING WITH AT 3:30 P.M. IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM
DAWSON STREET, GOOLWA
FOLLOWING AN ON-SITE INSPECTION AT 3:00 P.M.**

PRESENT

Councillors T McAnaney, F Tuckwell, B Griffin, Cr A Woolford, Mr D Commerford (Director Environmental Services), Mr D Banks (Director Technical Services).

APOLOGIES

Councillor M Beckett.

IN ATTENDANCE

T Tol (Planner), V Harvey (Personal Assistant) Mr & Mrs I & J Roxby (Item 3.1), Mr G Blight & Mr A Ben (Item 3.1), Mr C Matthias (Item 3.2), Ms T Ross and Mr J Holbrook (Item 3.2), Mr G Semczuk (Item 3.3), Councillor R Potter, S Roberts (Policy Planner).

ITEM 1

CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday 17th December 2001

Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel Meeting held on Monday 17th December 2001 as circulated to members be received as a true and accurate record.

CARRIED

Alexandrina Council

ITEM 2

DEVELOPMENT APPLICATIONS

2.1

REF NO: 455/1286/01
APPLICANT: Smith Builders

Reference #	455/1286/01
Applicant's Name	Smith Builders
Date of Application	5 th December 2001
Subject Land	Part Section 2604. Certificate of Title Volume 5255, Folio 62
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	24 Detached Dwellings
Date last inspected	20 th December 2001
Recommendation	Proposed Development has merit to proceed with Assessment
Originating Officer	Timothy Tol

The applicant proposes to construct 24 detached dwellings within a Community Title Land Division at Lot 506 Hooper Road Strathalbyn.

It was agreed by consensus that the Development Assessment Panel decide Development Application 455/1286/01 for 24 Detached Dwellings at Lot 504 Hooper Road Strathalbyn has merit to proceed with assessment with stormwater issues being dealt with to the satisfaction of Council's Technical Services Department.

Alexandrina Council

ITEM 3

DEVELOPMENT APPLICATIONS – NON-COMPLYING

The Chairman welcomed Mr and Mrs Roxby who gave an overview of their representation at 3:43 p.m.

The Chairman thanked Mr and Mrs Roxby for their representation at 4:05 p.m.

The Chairman then welcomed Mr G Blight (the applicant) and Mr A Ben who replied to the representations and answered questions regarding the application at 4:06 p.m.

The Chairman then thanked Mr Blight and Mr Ben for their information at 4:24 p.m.

3.1

REF. NO: 455/1240/01
APPLICANT: G J Blight Pty Ltd

Reference #	455/1240/01
Applicant's Name	G.J Blight Pty Ltd
Date of Application	22 nd November 2001
Subject Land	Part Section 311. Certificate of Title Volume 5118, Folio 371
Relevant Authority	Alexandrina Council
Planning Zone	Tourist Accommodation
Nature of Development	13 Two Storey Dwellings (7 detached & 3 semi detached dwellings)
Public Notice	Category 3 Public Notification 6 th to 20 th December 2001
Referrals	None
Representations Received	6 (3 opposed, 2 not opposed, 1 in favour)
Representations to be heard	1
Date last inspected	20 th December 2001
Recommendation	Approval
Originating Officer	Timothy Tol

The applicant proposes to construct 13 two-storey dwellings at 69 Barrage Road Goolwa. Four of the dwellings will be on separate title, whilst 9 of the dwellings will be on Community titles. Six of the dwellings on the community titles are composed of three semi detached dwellings.

.../cont.

Alexandrina Council

3.1

REF. NO: 455/1240/01
APPLICANT: G J Blight Pty Ltd
(Continued)

The dwellings will have two bedrooms, a lounge, laundry, kitchen, two bathrooms, balconies and patios. Each dwelling will have two car parks located on site.

It was agreed by consensus that the Development Assessment Panel decides to grant Provisional Development Plan Consent to Development Application 455/1240/01, for 13 two-storey Dwellings at 69 Barrage Road, Goolwa subject to the following conditions:

1. That all work be carried out in accordance with the plans and supportive information forming Development Application 455/1240/01 unless as amended by condition herein.
2. Payment of \$15,000.00 shall be made for the Common Effluent Drainage Connection Levy. The amount is payable to the Alexandrina Council.
3. All planted areas shall be established prior to the land and buildings being used as proposed.
4. The trees and shrubs in landscaped portions of the site shall be selected and planted so that no obstruction to driver vision is created in respect to vehicles entering, leaving or passing the subject land.
5. That a refuse and waste storage area be provided and be screened from view from adjoining properties and adjacent roads.
6. The car parking and driveway areas be constructed, sealed, drained and line marked to the satisfaction of Councils Technical Services Department.
7. Vehicular crossovers being designed and constructed to the reasonable satisfaction of Councils Technical Services Department.
8. No signs or advertising being erected or displayed on the land without the prior approval of Council.
9. The applicant shall, at its own expense in all things, carry out alterations to existing inverts, kerbs, footpaths, pavements and other works in the public roads adjacent to the subject land necessary to give effect to the construction of buildings or structures and other works forming part of the development, to the reasonable satisfaction of Council, and shall at its own expense repair such works to the reasonable satisfaction of Council.

NOTE

That the roller/door fencing details for the carports for Units 8 and 9 be agreed to by Council's Planning Department.

Alexandrina Council

3.2

REF NO: 455/975/01
APPLICANT: J & R Holbrook

The Chairman welcomed Mr C Matthias who gave a brief overview of his representation at 4:29 p.m.

The Chairman thanked Mr Matthias for his report at 4:36 p.m.

The Chairman welcomed Ms T Ross (Solicitor) and Mr Holbrook (Applicant) who replied to the representations and answered questions regarding the application at 4:36 p.m.

The Chairman then thanked Ms Ross and Mr Holbrook for their information at 4:46 p.m.

Reference #	455/975/01
Applicant's Name	J & R Holbrook
Date of Application	18 th September 2001
Subject Land	109 (Lot 7) Barrage Rd, Goolwa. Part Section 2206. Certificate of Title Volume 5664, Folio 398
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	2 Detached Dwellings
Type of Development	Merit
Public Notice	Category 3 Public Notification 22 nd November to 6 th December 2001
Referrals	N/A
Representations Received	One
Representations to be heard	C L Mathias
Date last inspected	3 rd January 2002
Recommendation	Refusal
Originating Officer	Georgia West & Timothy Tol

The applicant seeks to construct two double storey dwellings on the subject land. The dwellings each have three bedrooms, two bathrooms and a garage, as well as kitchen, dining, living, laundry and upper storey deck areas.

.../cont.

Alexandrina Council

3.2

REF NO: 455/975/01
APPLICANT: J & R Holbrook
(Continued)

The dwellings will be set back a minimum of 3.4m from the Barrage Road frontage and 3.6m from the Riverside Drive frontage. The proposed decking comes to within 2.2m from Barrage Road, and 2.4m from Riverside Drive.

Moved Cr Griffin seconded Cr Wooford that Development Application 455/975/01 for two detached dwellings at 69 Barrage Road, Goolwa be granted Provisional Development Plan Consent subject to the following conditions:

- 1. Access to the property to be from the extension of Riverside Drive only with construction and sealing costs to be at the applicant's expense.**
- 2. The applicant shall provide post and rail fencing to prevent access from Barrage Road along the alignment determined by Councils Technical staff.**

Alexandrina Council

3.3

REF NO: 455/595/01
APPLICANT: Greg Semczuk

The Chairman welcomed Mr G Semczuk to the meeting who answered questions from Panel Members at 4:48 p.m.

Reference #	455/595/01
Applicant's Name	Greg Semczuk
Date of Application	19 th June 2001
Subject Land	Part Section 128. Certificate of Title Volume 5829, Folio 965
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection Zone
Nature of Development	Tourist Attraction
Type of Development	Public Venue for Fishing
Public Notice	Category 3 Public Notification 25 th October to 8 th November 2001
Referrals	EPA Transport SA
Representations Received	None
Representations to be heard	None
Date last inspected	28 th December 2001
Recommendation	Approve and seek concurrence of DAC
Originating Officer	Timothy Tol

The applicant proposes to create a Public Venue for Fishing at Lot 93 Pages Flat Road. The proposal includes:

- Stocking existing dams with Rainbow Trout.
- Charging members of the public to catch the trout by fishing.
- Provide toilet facilities in the existing shed.
- Provide access, egress and car parking facilities.

The Chairman thanked Mr Semczuk for his presentation at 4:58 p.m.

It was agreed by consensus that the Development Assessment Panel decides to approve Development Application 455/595/01 for a Public Venue for Fishing at Lot 93 Pages Flat Road and seek the concurrence of the Development Assessment Commission subject to the following conditions:

3.3

REF NO: 455/595/01
APPLICANT: Greg Semczuk
(Continued)

EPA

1. The proposed development must be undertaken in accordance with the plans and specifications in the amended application dated 20 November 2001, except for as otherwise amended or specified by the conditions that follow.
2. The fishing dam shall be converted to an 'off stream' water storage dam by
 - The construction of a 3 metre wide by 45 metre long channel connecting the upstream dam directly to the current outlet of the fishing dam; and
 - The construction of an inlet pipe and valve in the upstream water diversion channel (to control the inflow of water into the fishing dam);
3. The stocking species shall be Rainbow Trout.
4. No nursery or grow out facilities for fish are to be conducted in conjunction with the operation hereby approved.
5. Any dead fish and fish waste shall be removed from the dam and bagged daily for disposal to a Council Waste Depot.
6. Any wastewater disposed of from the fishing dam shall be irrigated on to pasture on the property only in the months of December, January and February and only in a location that is a minimum of 50 metres from any watercourse and only at a rate that will not exceed the capacity of the soil and associated vegetation to store and use the nutrients contained in it, and will not lead to contamination of the soil, surface water or groundwater (eg disposal during dry periods on to actively growing pasture should ensure adequate take up of nutrients).

NOTES

1. The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that its activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. In terms of demonstrating the duty from a water quality perspective the stocking rate of fish in the dam is required to be maintained at a level that is approximately equivalent to that of naturally stocked dam of a similar size in the Mount Lofty Ranges. The operator will need to monitor the demand for toilet use at the facility and provide for additional facilities as necessary by means of further development application to Council.

3.3

REF NO: 455/595/01
APPLICANT: Greg Semczuk
(Continued)

2. Any information sheets, guidelines, documents, codes of practice, technical bulletins etc that are referenced in this response have been provided to the planning authority or may be accessed on the following website: <http://www.environment.sa.gov.au/epa/pub.html>

Transport SA

1. The access shall be designed to cater for simultaneous two way movements of the largest vehicles expected to use the site, and be suitably flared and sealed from the property boundary to the edge of the sealed carriageway of Pages Flat Road.

NOTE:

As the sealed carriageway and shoulder area of the adjacent section of Pages Flat Road are under the care, control and management of Transport SA, the sealing of the shoulder area shall be undertaken to the satisfaction of Transport SA, with all costs being borne by the developer. Prior to undertaking the sealing work, the applicant should contact the Transport SA Engineer – Planning Eastern Region, Murray Bridge Office, Mr Damien Edwards on telephone number (08) 8532-8138 to discuss the Transport SA requirements.

2. No advertising signs shall be placed on adjacent road reserves.

NOTE:

Should the proposed development be recognised as a tourist attraction, it may be appropriate to install an appropriate tourist sign on the subject land in accordance with relevant Transport SA guidelines, Australian Standards and South Australian guidelines:

- Manual of Uniform Traffic Control Devices – Part 6: Service and Tourist Signs for Motorists AS 1742.6-1990;
- Road signs- Specifications AS 1743-1992;
- Tourist Sign Posting Policy;
- The Code of Technical Requirements for the Legal Use of Traffic Control Devices in South Australia.

This matter should be discussed with Transport SA's Principal Consultant, Traffic Management, Mr Steve Clark, telephone number (08) 8343-2289.

Council

1. The proposed development shall be connected to an approved Waste Control System in accordance with the requirements of Councils Environmental Health Department.

3.3 REF NO: 455/595/01
APPLICANT: Greg Semczuk
(Continued)

2. Private roads and access tracks shall provide safe and convenient access for fire fighting vehicles.
3. Any clearance of native vegetation for the proposed development shall be the subject to the approval of the Native Vegetation Council.
4. No signs or advertisements being erected or displayed on the land without the prior approval of Council.

3.4 REF NO: 455/419/01
APPLICANT: BRL Hardy Pty Ltd

Reference #	455/419/01
Applicant's Name	BRL Hardy Pty Ltd
Date of Application	3 rd May 2001
Subject Land	Part Section 2616. Certificate of Title Volume 5827, Folio 158
Relevant Authority	Development Assessment Commission
Planning Zone	Grazing Zone
Nature of Development	Composting Depot – Grape Marc
Public Notice	Category 3
Referrals	EPA CFS PIRSA
Representations Received	17
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was submitted to Council on the 3rd May 2001.

In accordance with Schedule 10 of the Development Regulations 1993 the Development Assessment Commission (DAC) was deemed to be the relevant authority. Council forwarded the application on the 10th May 2001.

Moved D Commerford seconded Cr Griffin that Development Application 455/419/01 be deferred at the request of the applicant.

CARRIED

Alexandrina Council

3.5

REF NO: 455/420/01
APPLICANT: Crestview Pty Ltd

Reference #	455/420/01
Applicant's Name	Crestview Pty Ltd
Date of Application	3 rd May 2001
Subject Land	Part Section 2771. Certificate of Title Volume 5838, Folio 934
Relevant Authority	Development Assessment Commission
Planning Zone	General Farming Zone & Flood Zone
Nature of Development	Composting Depot – Grape Marc
Public Notice	Category 3
Referrals	EPA CFS PIRSA
Representations Received	2
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was submitted to Council on the 3rd May 2001.

In accordance with Schedule 10 of the Development Regulations 1993 the Development Assessment Commission (DAC) was deemed to be the relevant authority. Council forwarded the application on the 10th May 2001.

Moved D Commerford seconded A Woolford that the Development Assessment Commission be advised of Council's concurrence provided no grape marc is brought to the site from outside the region of Langhorne Creek and that in accordance with supportive information received from the applicant that this approval be reviewed in 2 years to ensure compliance with conditions of approval and appropriate licence issue by the Environment Protection Authority.

CARRIED

Alexandrina Council

3.6

REF NO: 455/421/01
APPLICANT: Langhorne Creek Winery Pty Ltd

Reference #	455/421/01
Applicant's Name	Langhorne Creek Winery Pty Ltd
Date of Application	3 rd May 2001
Subject Land	Part Section 57. Certificate of Title Volume 5776, Folio 736
Relevant Authority	Development Assessment Commission
Planning Zone	General Farming Zone
Nature of Development	Composting Depot – Grape Marc
Public Notice	Category 3
Referrals	EPA CFS PIRSA
Representations Received	13
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was submitted to Council on the 3rd May 2001.

In accordance with Schedule 10 of the Development Regulations 1993 the Development Assessment Commission (DAC) was deemed to be the relevant authority. Council forwarded the application on the 10th May 2001.

Moved D Commerford seconded Cr Tuckwell that Development Application 455/421/01 be deferred at the request of the applicant.

CARRIED

Alexandrina Council

3.7

REF NO: 455/835/00
APPLICANT: Garwood Earthmovers

Reference #	455/835/00
Applicant's Name	Garwood Earthmovers
Date of Application	14 th September 2000
Subject Land	Section 825-830. Certificate of Title Volume 507, Folio 14
Relevant Authority	Development Assessment Commission
Planning Zone	Grazing
Nature of Development	Backfill to Reinststate Quarry
Public Notice	Category 3
Referrals	EPA CFS Transport SA
Representations Received	None
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was submitted to Council on the 14th September 2001.

In accordance with Schedule 10 of the Development Regulations 1993 the Development Assessment Commission (DAC) was deemed to be the relevant authority. Council forwarded the application on the 19th September 2001.

It was agreed by consensus that the Development Assessment Panel concur with the decision of the Development Assessment Commission to grant the proposed development, 455/835/00, provisional development plan consent to reinstate the quarry subject to the conditions attached.

Alexandrina Council

ITEM 4

DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

4.1

REF NO: 455/D090/01
APPLICANT: Balnero Pty Ltd

Reference #	455/D090/01
Applicant's Name	Balnero Pty Ltd
Date of Application	9 November 2001
Subject Land	33 North Terrace, Port Elliot. Certificate of Title Volume 5305, Folio 48
Relevant Authority	Alexandrina Council
Planning Zone	Historic (Conservation) – Centre
Nature of Development	Land division creating one additional allotment.
Type of Development	Consent
Public Notice	Nil
Referrals	Nil
Date last inspected	3 January 2002
Recommendation	Refuse
Originating Officer	Sally Roberts

The applicant is proposing to divide the existing allotment to create a second allotment of 401m². The balance of the land is 702m² and will retain the existing building within it. The new allotment will have a 15 metre frontage to The Strand and a 2 metre right of way is proposed along the northern boundary. A 1 metre right of way has been created along the southern boundary of proposed allotment 1 thereby creating a 3 metre access for each allotment. The existing building will have a 1 metre setback from the southern boundary.

Moved Cr Tuckwell seconded D Banks that the Development Assessment Panel refuse Development Application 455/D090/01 for the following reasons:

- 1. The proposed land division does not comply with Principle of Development Control 19 of the Historic (Conservation) Zone – Centre.**
- 2. The proposed new boundary creates issue of fire safety to the existing building.**
- 3. The loss of the current use of the vacant portion of land for car parking and service delivery is considered to be critical and could affect the free flow of traffic within The Strand.**

4.2

REF NO: 455/D101/01
APPLICANT: JR & GR Lane

Reference #	455/D101/01
Applicant's Name	JR & GR Lane
Date of Application	6 December 2001
Subject Land	30 Charteris Street, Port Elliot. Certificate of Title Volume 5363, Folio 177
Relevant Authority	Alexandrina Council
Planning Zone	Historic Conservation (Centre)
Nature of Development	Land division creating one additional allotment.
Type of Development	Consent
Date last inspected	3 January 2002
Recommendation	Approve
Originating Officer	Sally Roberts

The applicant is proposing to divide off a 250m² portion of their land. The proposed allotment will have a 9.05 metre frontage to Arthur Street and a depth of 27.65 metres. A portion of an existing shed will be demolished with the rear boundary constituting the side wall of the existing shed. The existing dwelling on the property will be retained on a 989m² allotment with frontage to Charteris Street, which is the current situation.

It was agreed by concurrence that the Development Assessment Panel grant Development Approval to Development Application 455/D101/01 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, being met.
2. Payment of \$820 into the Planning and Development Fund (1 allotment @ \$820/allotment). Cheques to be made payable to and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001.
3. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.
4. A new Septic Tank Effluent Disposal connection shall be installed by the applicant to Council requirements and inspected by Council prior to Council issuing clearance for certificate purposes.

Alexandrina Council

.../cont.

4.2 REF NO: 455/D101/01
APPLICANT: JR & GR Lane
(Continued)

5. Payment of \$1500.00 for the Septic Tank Effluent Disposal levy (1 allotment @ \$1500.00/allotment) is payable to Alexandrina Council prior to the issuing of clearance for certificate purposes.

ITEM 5 **LATE ITEM**

5.1 REF. NO: A 9046
APPLICANT: MR AND MRS J GREEN

Reference #	A 9046
Applicant's Name	Mr & Mrs J Green
Subject Land	8 (Lot 44) Stock Drive, Port Elliot
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living
Nature of Development	Dwelling
Recommendation	Preliminary advice to continue with application.
Originating Officer	Georgia West

Mr and Mrs Green wish to construct a single storey hardiplank clad dwelling with timber floors in the Bayview Rural Living Estate.

The dwelling will be set approximately 10 metres in front of the existing adjoining dwellings.

It was agreed by consensus that the Development Assessment Panel not support an application in accordance with the plans submitted but the applicant may wish to resubmit amended plans.