

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON MONDAY 19 JANUARY 2004  
COMMENCING AT 11:00 AM  
IN THE GOOLWA CENTENARY HALL - SUPPER ROOM**

**PRESENT**

Councillors A Woolford (Presiding Member), G Connor, A Oliver (Proxy for Cr M Beckett), P Reedman, R Potter, Des Commerford (Director Environmental Services), David Banks (Director Technical Services).

**APOLOGIES**

Councillor M Beckett.

**IN ATTENDANCE**

Ben Green, Georgia West, (Planners), C Hamlyn (Personal Assistant Corporate Services).

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 1<sup>st</sup> December 2003.

**Moved Cr Connor, seconded Des Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on 1<sup>st</sup> December 2003 as circulated to members be received as a true and accurate record.**

**ITEM 2      DEVELOPMENT APPLICATIONS**

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

**ITEM 4      DEVELOPMENT APPLICATIONS - CATEGORY 3**

**4.1            455/361/03 - A & P Leane**

Councillor Woolford, the Presiding Member, welcomed Mr Trezise, who gave a brief representation from 11.00am to 11.05am

Councillor Woolford, the Presiding Member, welcomed Mr Leane (applicant) who responded to Mr Trezise's concerns from 11.05am to 11.15am.

**SUMMARY TABLE**

Date of Application	27 <sup>th</sup> March 2003
Subject Land	Lot 2 Section 2069, Frome Road, Currency Creek
Assessment No.	A4405
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Six holiday cabins & managers residence for nature based-ecotourism
Type of Development	Non-complying
Public Notice	Category 3
Referrals	N/A
Representations Received	3
Representations to be heard	2
Date last inspected	15 <sup>th</sup> April 2003
Recommendation	Approve subject to conditions & Development Assessment Commission concurrence.
Originating Officer	Ben Green

**ESD IMPACT/BENEFIT**

- Environmental      Potential for removal of vegetation from the site for the location of the cabins/access tracks and possible stormwater/effluent runoff into Currency Creek. Although the land was previously used for grazing and since the current landowners have purchased the land some 8,000 native trees have been planted to provide a protected haven for native animals and birds.

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## 4.1 455/361/03 - A & P Leane (continued)

- Social Create a unique form of accommodation to the southern region with minimal impact on the surrounding landowners except for the possible increase in traffic on an unsealed road.
- Economic Direct benefit to the applicant and the indirect benefit to the region due to increased tourism and 'staying overnight' in the area.

The applicants propose to develop a managers residence and up to 6 Eco-friendly self-sufficient, self catered short term accommodation lodges using solar and wind generation for electricity and gas will provide the main source for cooking and water heating. Each lodge is proposed to be discrete and not visible from each other or from surrounding properties.

The roughly 150m<sup>2</sup> single storey architecturally designed dwellings are proposed to be constructed of Straw Bale, be finished in cement render, have a carport attached and be totally surrounded by a verandah to maximise solar principles. Toilet facilities are proposed to be of the self-composting variety with treatment of grey water being either through a septic or reed bed system, subject to approval.

Water runoff is proposed to be stored in rainwater tanks attached to the dwellings and excess into a central dam. As the subject property is quite isolated the applicant has advised they will require some detailed strategically placed signage subject to Council approval to help promote the venture.

The applicants are proposing to stage the development as the applicants are owner builders and so they can gauge the response to this type of accommodation.

The applicants statement of effect makes a detailed assessment of all the aspects relative to this type of and as is required relates those against the relevant sections of the Development Plan.

The proposed development is positive in terms of its appearance, environmental concepts and tourism. The question then lies, is it appropriate in this specific location? Over many years the applicant has enhanced the property with revegetation work and protection of the creek providing a natural habitat again for wildlife. The site is no longer ideally suited to a primary production type land use (due to the size of the property and due to its environmental importance) and this venture would not prejudice those properties around it from continuing to do so.

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4.1 455/361/03 - A & P Leane  
(continued)

Councillor Woolford thanked both Mr Trezise and Mr Leane for their attendance.

Moved Cr Glenda Connor seconded Cr Rod Potter that this item be deferred subject to the presentation of a C.F.S. Bushfire Risks Assessment and subject to the issue of access roads and possible removal of native vegetation for access along with fire safety, being resolved.

CARRIED

**ITEM 5      DEVELOPMENT APPLICATIONS - LAND DIVISION    COMMUNITY TITLE**

**5.1            455/D650/03 - Smith & Higgins & Assoc**

**SUMMARY TABLE**

Date of Application	20 <sup>TH</sup> October 2003
Subject Land	Lot 91 Clayton Road, Clayton
Assessment No.	A 18223
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living (Strathalbyn) Policy Area 5
Nature of Development	Land division creating 1 extra lot and realigning boundaries on 3 lots
Type of Development	Consent on Merit
Public Notice	Category 1
Referrals	Planning SA, SA Water, Native Vegetation Council
Representations Received	N/A
Representations to be heard	Nil
Date last inspected	7 <sup>th</sup> January 2004
Recommendation	Refusal
Originating Officer	Joanne Nightingale

**ESD IMPACT/BENEFIT**

- Environmental      An increase in the intensity of use along the lake frontage; the creation of an additional allotment compounding the land division pattern that makes land difficult to effectively farm and manage. Increase in stormwater and waste associated with increase in density.
- Social                Increased private usage of lake frontage. Continued decrease in open nature and character of lake frontage.
- Economic            Rate base increase, but also associated increasing expectation of township style services.

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5.1 **455/D650/03 - Smith & Higgins & Assoc**  
(continued)

***Nature of Development***

The application is for a Consent on Merit, Torrens Title Land Division creating one additional allotment and realigning three other allotment boundaries.

The Land Division application is a Category 1 Public Notice development under Schedule 9 Part 2. (e) of the Development Act.

***Detailed Description***

The allotments 50, 51, 52, 53 and 54 in the Certificate of Title Volume 5862 Folio 423 are the existing allotments. The current frontages to the lake are 47.41 metres, allotment 54 having a lake frontage of 80.89 metres. The rear width of the allotments range from 36 metres to 52 metres.

Allotments 52, 53 and 54 become allotments 64, 65 and 66 in the Survey Plan from Smith and Higgins and Associates dated 5/9/03. The application proposes to alter allotments 64, 65, and 66 to create allotment 67.

These allotment frontages are reduced to 30 metres for lots 64 and 65 and 34 metres for allotment 66. This allows for the new allotment created (allotment 67) to have a lake frontage of 34.3 metres. The rear of the allotments are proposed to be extended to 65 metres, 69 metres, 74 metres and 81 metres respectively in order to maintain the minimum allotment size of 4 hectares. At their narrowest point the realigned and new allotments will be 20 metres wide, which is less than the described 25 metre frontage for Residential Zone allotments within the Alexandrina Development Plan.

**It was agreed by Consensus that the Development Assessment Panel refuse Provisional Development Plan Consent to DA 455/D650/03, lodged by Mr P Coombe to realign boundaries on three allotments and create an additional allotment at Lots 55,56,57 & 93 Public road, Clayton.**

**Reasons for Refusal**

- 1) **The dimensions of the land division do not fit Strathalbyn District Land Division guidelines PDC8 requiring that each allotment is not deeper than three times its frontage.**
- 2) **There will be an unacceptable impact on Council Wide Conservation PDC104 requiring a minimal effect on natural features, land adjoining water and scenically attractive areas.**
- 3) **It does not facilitate effective land management or preserve the amenity and natural character as described in Strathalbyn District Land Division PDC 14.**

**AGREED BY CONSENSUS**

**ITEM 6      DEVELOPMENT ASSESSMENT – BUILDING**

**ITEM 7      MATTERS REFERRED FOR FOLLOW-UP**

**7.1            455/900/03; 455/901/03; 555/902/03; 455/903/03; 455/904/03 - L Veska**

**File Ref:        455/900/03   455/901/03   455/902/03**  
**Officer:         Joanne Nightingale**

**REPORT**

These applications were put to Council on the meeting of 7<sup>th</sup> October 2003 with a recommendation for approval with conditions. The Development assessment Panel refused the application due to the proposal not complying with:

**PDC9** The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

Or with the Residential Zone PDC 8 that development should compatible with the character and amenity of the locality.

The decision was appealed in the Environment, Resources and Development Court. Amended plans were received on the 26<sup>th</sup> November 2003 following the first Court conference on 17<sup>th</sup> November 2003. as noted in the letter these plans were not accepted in the second court conference as they were not deemed to have substantively changed.

**It was agreed by consensus that the report be received.**

**AGREED BY CONSENSUS**

**ITEM 8      GENERAL ITEMS FOR DISCUSSION**

**8.1            Distribution of DAP Agendas**

Discussion took place regarding the distribution of DAP Agendas to Applicants. Des Commerford provided an overview of why recommendations and conditions, prior to a DAP meeting are not sent directly to applicants. Reasons being that the recommendation shown on the agenda may not necessarily be what is finally adopted at the DAP Meetings.

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**8.1            Distribution of DAP Agendas**  
**(continued)**

Council could publish DAP & Council Agendas without the recommendations, however this issue will need to be raised at a Council Meeting.

It is a Council decision to have DAP Agendas placed on public display and on Council's website. This is the same for Council Agendas.

**Moved David Banks, seconded Cr Connor that the placement of DAP Agendas on website and public display is adequate.**

**CARRIED**

Cr Oliver will recommend to the next Council Meeting that recommendations be removed from all DAP agendas which are accessible by the public.

Cr Reedman has concerns re timing of DAP agendas and agenda availability only a couple of days before actual meeting. Would still like site inspections to take place. This will occur in future.

**8.2            Ramoth Gilead – 455/186/03**

D Commerford (Director Environmental Services) advised the application has gone to appeal. No compromise was reached. The applicant came back with different plans from the original application. The Environment & Resources Court will now make a decision based on the new plans, not the original application considered by the Panel.

The applicants have now lodged the amended plan with Council as a new application which will be processed accordingly.

**ITEM 9        NEXT MEETING**

Monday 9<sup>th</sup> February 2004 commencing at 11.00am in Milang Institute.

Meeting closed at 12:20 p.m.

**MINUTES CONFIRMED** .....

PRESIDING MEMBER

**DATED** .....