

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 20 JANUARY 2003
COMMENCING AT 11:00 AM
IN THE STRATHALBYN TOWN HALL**

PRESENT Councillors Terry McAnaney, Barry Griffin, Anne Woolford, Frank Tuckwell (11.35am), Mary Beckett (12.00), David Banks (Director Technical Services).

APOLOGIES D Commerford

IN ATTENDANCE Chris Hamlyn (Minute Taker), Sally Roberts (Policy Planner), Georgia West (Planner), Ben Green (Planner).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 16th December 2002.

Moved Cr Griffin, seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 16th December 2002 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2 DEVELOPMENT APPLICATIONS

The Development Assessment Panel moved to Item 2.2 at 11.05am pending the arrival of the owners.

2.1 KI Virgin & Sons Pty Ltd - 455/1394/02

SUMMARY TABLE

Date of Application	27 th November 2002
Subject Land	Lot 56 Narnu Bay Drive, Hindmarsh Island
Assessment No.	A 6379
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Hindmarsh Island)
Nature of Development	Double storey dwelling
Type of Development	Merit
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	5 th August 2002
Recommendation	Approve
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Some excavation and clearance of non-native vegetation.
- Social: Minimal effects associated with a new dwelling on a vacant residential allotment.
- Economic: Increase in site value due to new dwelling on the site.

The applicant proposes to construct a double storey dwelling approximately 8m high and set back approximately 25m from the Lower Murray River.

The dwelling design incorporates the steep slope of the subject land with a single level at the rear or Narnu Bay Drive end of the block, and additional level underneath, at the front or Murray River end of the block.

...cont'd

2.1 KI Virgin & Sons Pty Ltd - 455/1394/02
(continued)

The applicant has submitted a statement of support from the adjoining neighbour at lot 52, and a signature of consent from the adjoining neighbour at lot 52.

The proposed dwelling is sited approximately 6m in front of the adjoining dwelling at lot 57. The dwelling will still have significant visual bulk when viewed from the elevations facing the river and adjoining allotments and will be visually prominent from the waterway and from other dwellings in the locality. As a result it will have a significant impact on the visual amenity of the locality, where currently no single dwelling stands prominently in front of the general building line when viewed from the water or other dwellings in the locality.

That the Development Assessment Panel resolve that Development Application 455/1394/02 is not significantly at variance with the Development Plan and should be approved subject to ensuring that the 8 Metre height limits is sustained.

AGREED BY CONSENSUS

2.2 The Strath Hub Pty Ltd - 455/1401/02

Sally Roberts tabled correspondence from the applicant which was received by Council this morning where the applicant has requested that Council consider the land division together with the planned golf course.

SUMMARY TABLE

Date of Application	29 th November 2002
Subject Land	Lot 1 & 155 Adelaide Road & Lot 151 Melville Street, Strathalbyn
Assessment No.	11838
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Golf Course) Zone
Nature of Development	Golf Course
Type of Development	Merit
Public Notice	Category 1 – no notification required
Referrals	Nil
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	
Recommendation	Refusal
Originating Officer	S Roberts

ESD IMPACT/BENEFIT

- Environmental: Potential impact on the Angas River and its environs however it could also have a positive impact if certain protection measures are put in place.
- Social: Further opportunity for alternative recreational activity.
- Economic: Benefit to applicant and local community.

The applicant is proposing to construct an 18 hole golf course at Adelaide Road, Strathalbyn, which is within the Residential (Golf Course) Zone.

The subject land is currently open grazing land and is relatively flat. It will be a par 3 course with associated car parking and buildings. There is also a proposed tourist accommodation and commercial area the latter being the subject of a Plan Amendment Report.

...cont'd

2.2 The Strath Hub Pty Ltd - 455/1401/02
(continued)

Moved Cr Woolford, seconded Cr Griffin that the Development Assessment Panel defer making a decision on Development Application 455/1401/02 until lodgement of the amended land division plan.

CARRIED

The Development Assessment Panel resumed to Item 2.1 at 11.18am

ITEM 3 DEVELOPMENT APPLICATIONS - NON-COMPLYING

No items this meeting

ITEM 4 DEVELOPMENT APPLICATIONS - CATEGORY 3

No items this meeting

ITEM 5 DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

The applicant has requested deferral of this item pending presentation of additional items to the Panel.

5.1 L Veska - 455/D102/02

SUMMARY TABLE

Date of Application	30 th October 2002
Subject Land	138b Liverpool Road, Goolwa North
Assessment No.	A 4008
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land Division creating 1 extra allotment.
Type of Development	Merit
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil.
Representations to be heard	Nil.
Date last inspected	19 th December 2002
Recommendation	Refusal
Originating Officer	G West

5.2 L Veska - 455/D106/02

SUMMARY TABLE

Date of Application	11 th November 2002
Subject Land	Lot 17 Cutler Road, Goolwa North
Assessment No.	A 4429
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living
Nature of Development	Land Division creating 1 extra allotment
Type of Development	Consent
Public Notice	Category 1
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	13 th December 2002
Recommendation	Refuse
Originating Officer	B Green

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and therefore human activities on land of rural character.
- Social: More residents in the area and possible conflict between rural/residential land uses.
- Economic: Benefit to the applicant but also more demand on limited infrastructure in this area of Goolwa.

The owner of the land has advised that they are an elderly couple and can no longer maintain the large land parcel but would still like to live in the area. The applicants have advised Council Staff they are prepared to amend the current proposed plans to a design of two equal sized allotments if that is what Council prefers.

The applicant proposes to divide Allotment 17, Section 2195 Cutler Road, Goolwa North with an area of 2.02ha into two separate allotments with areas of 1.614ha (Lot 1) and 4076 square metres (Lot 2).

...cont'd

5.2 L Veska - 455/D106/02
(continued)

The proposed allotments both have frontage to Cutler Road, proposed lot 2 has a 50m frontage and lot 1 has 87.3m. Lot 1 is vacant with little vegetation whilst the proposed smaller lot 2 will retain the existing residence and associated outbuildings.

That the Development Assessment Panel resolve that LD 455/D106/02 is considered to be significantly at variance with the Alexandrina Council Development Plan and should be refused for the following reasons.

Reason:

1. The application creates an additional allotment under 2ha in size and as such contravenes Principle of Development Control 1(c) of the Zone.

AGREED BY CONSENSUS

5.3 Ah Davis - 455/D108/02

SUMMARY TABLE

Date of Application	19/11/02
Subject Land	Block 51, Section B51, Callington Road, Strathalbyn
Assessment No.	A11930
Relevant Authority	Alexandrina Council
Planning Zone	Grazing Zone
Nature of Development	Land Division – Creating 1 Title
Type of Development	Non – Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	13/12/02
Recommendation	Refuse to proceed with assessment
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental: Increase in residential density and therefore human activities on land of rural character.
- Social: More residents in the area and possible conflict between rural/residential land uses.
- Economic: Benefit to the applicant but also more demand on limited infrastructure in this area of Strathalbyn.

The applicant's proposal is to create a 10 acre Title in the Southern corner of the subject land and leave the remaining Title with 151 acres. Proposed Lot 1 (151 acres) comprises a private tip, a quarry, an olive grove and grazing land. Proposed Lot 2 (10 acres) will retain the existing residence and shed and some rural land.

That the Development Assessment Panel resolve that Development Application 455/D108/02 is considered significantly at variance with the Development Plan and is not considered to have sufficient merit to proceed with assessment.

AGREED BY CONSENSUS

5.4 J Warnock - 455/D506/02

SUMMARY TABLE

Date of Application	23 rd August 2002
Subject Land	Lot 13 Kokoda Road, Mosquito Hill
Assessment No.	A 4825
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Land Division creating 1 title
Type of Development	Non-complying
Public Notice	Category 3
Referrals	PIRSA SA Water
Representations Received	1
Representations to be heard	Nil
Date last inspected	7 th January 2003
Recommendation	Approve (subject to the concurrence of the Development Assessment Commission).
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: May impact on land management practices due to potential sale of newly created allotment.
- Social: Negligible impact as existing separate living arrangement will continue.
- Economic: Benefit to existing owners due to increase in land value and potential sale of the additional allotment.

The applicants' proposal is to divide Lot 13 Kokoda Road, Mosquito Hill to create one additional allotment. The allotments proposed will be 66.2ha and 1.619ha each with a separately located independently habitable dwelling sited within it. The aim of the land division is to separate the independent dwellings onto separate Titles.

Cr Tuckwell entered the Meeting at 11.35am

...cont'd

5.4 J Warnock - 455/D506/02
(continued)

That the Development Assessment Panel resolve that Development Application 455/D506/02 at Lot 13 Section 177 Kokoda Road, Mosquito Hill be approved, subject to the following condition:

1. Plans to be in accordance with the requirements for plans under the Real Property Act (Land Division) Regulations 1982.

AGREED BY CONSENSUS

5.5 J Rosenberg - 455/D505/02

SUMMARY TABLE

Date of Application	24 th July 2002
Subject Land	Lot 1 Pages Flat Road, Pages Flat
Assessment No.	A 9928
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Land division creating 1 title
Type of Development	Non-complying
Public Notice	Category 3 (Non-complying)
Referrals	EPA Health Dept ETSA Utilities SA Water Informal to PIRSA
Representations Received	Two
Representations to be heard	Nil
Date last inspected	7 th January 2003
Recommendation	Refusal
Originating Officer	B Green

...cont'd

5.5 J Rosenberg - 455/D505/02
(continued)

ESD IMPACT/BENEFIT

- Environmental: May impact on land management practices due to potential sale of newly created allotment. Impact on the watershed due to close proximity of WCS facilities for the second residence to a small watercourse. Removal of vegetation may occur on establishment of new perimeter fencing.
- Social: Negligible impact as existing separate living arrangements will continue.
- Economic: Will benefit the existing owners.

The applicants' proposal is to divide Lot 1 Pages Flat Road, Pages Flat to create one additional allotment. The allotments proposed will be 33.08ha and 1.346ha each with a habitable dwelling sited within it. The aim of the land division is to separate the dwellings onto separate Titles.

That the Development Assessment Panel resolve that Development Application 455/D505/02 for a land division creating one extra title at Lot 1 Pages Flat Road, Pages Flat be approved subject to the following conditions:

1. **Access:**
A safe and convenient vehicle access shall be constructed from proposed Lot 10 to Pages Flat Road.
2. **Waste Control System:**
The transportable dwelling must be connected to an approved sewerage or STEDS scheme or an on site waste disposal system that complies with the South Australian Health Commission's Code Standard for the Construction Installation and Operation of Septic Tank Systems in South Australia 1995. An application for a suitable WCS or connection must be submitted and approved by Council before Development Approval will be issued.

AGREED BY CONSENSUS

5.6 L Veska - 455/D114/02

The applicant has requested deferral of this item pending presentation of additional items to the Panel.

SUMMARY TABLE

Date of Application	12 th December 2002
Subject Land	1 Allender Place, Port Elliot
Assessment No.	A3556
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division creating 1 extra allotment
Type of Development	Consent on Merit
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	2 nd January 2002
Recommendation	Refusal
Originating Officer	B Green

ITEM 6 DEVELOPMENT ASSESSMENT – BUILDING

No report this meeting

ITEM 7 MATTERS REFERRED FOR FOLLOW-UP

No report this meeting

ITEM 8 **GENERAL ITEMS FOR DISCUSSION**

8.1 **Dredging around the Lake**

Georgia West tabled a report on dredging around the lake and rivers and provided a brief overview of what is currently occurring with regard to dredging requests.

Enquiries have been received from ratepayers wishing to dredge in various areas.

Dredging around the edges of Lake Alexandrina will occur more frequently as the level in the lake drops.

John Coombe advised that Minister John Hill and the Premier will be visiting Clayton tomorrow (21st January) and an announcement is pending re the lake level.

John is trying to get a deputation with Mayor & Deputy-Mayor with the Premier on this issue.

Cr Beckett entered meeting at 12.00 Noon.

ITEM 9 **NEXT MEETING**

Monday 3rd February 2003 commencing at 11.30am in the Goolwa Council Chambers, Cadell Street, Goolwa.

MEETING CLOSED AT 12.05PM

MINUTES CONFIRMED..... DATE.....
CHAIRMAN