

**DEVELOPMENT ASSESSMENT PANEL 2005
MINUTES OF MEETING HELD ON 22 FEBRUARY 2005
COMMENCING AT 11:00 AM
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

PRESENT

Cr A Woolford (Presiding member), Cr R Potter,
Cr M Beckett, Cr G Connor, D Banks (Director
Technical Services).

APOLOGIES

D Commerford (Director Environmental
Services)

IN ATTENDANCE

C Getsom, Jo Nightingale (Planners),
V Harvey (Personal Assistant).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 25th
January 2005.

Moved Cr Connor seconded Cr Potter that the minutes of the Alexandrina
Council Development Assessment Panel held on 25th January 2005 as
circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/782/04 - John Winchester

SUMMARY TABLE

Date of Application	30 th June 2004
Subject Land	Lot 117 Sugars Avenue, Hindmarsh Island
Assessment No.	A 7100
Relevant Authority	Alexandrina Council
Planning Zone	Conservation (Hindmarsh Island)
Nature of Development	Detached dwelling-single storey
Type of Development	Non-complying
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	21 st January 2005
Recommendation	Approval with conditions
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Increase in pollution potential and degradation of natural resources (within RAMSAR area).
- Social Reduced public access to waterfront, benefit to owner and upgrade of existing undesirable building.
- Economic Increase in land value, rate increase, increase in services required in isolated location.

The site of the proposed development is on Hindmarsh Island amongst leasehold allotments along Sugars Beach. The application is to replace a previously existing, single storey detached dwelling (of a shack style), with a new single storey detached dwelling. This process has followed consultation with Council Planning and Building staff. Initially the applicant sought only to upgrade the existing however as work progressed it was discovered that the extent of deterioration was far more severe than first thought and demolition was required.

.../cont.

3.1 455/782/04 – John Winchester (Continued)

THE PROPOSAL

Nature of Development

The Alexandrina Development Plan Conservation (Hindmarsh Island) zone lists dwellings as non-complying with the exception of those meeting the needs of primary producers, which would not apply to this allotment. In the Development Act 1993 complying development under Schedule 4 Part 1 (1) (a) is listed as:

The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building;

However Section 35(1) states that:

*If a proposed development is of a kind described as complying development under the regulations or the relevant development plan, the development must be granted a provisional development plan consent (**subject to such conditions or exceptions as may be prescribed by the regulations or the relevant Development Plan**);*

Under Section 17(6)(a) of the Development Regulations a statement of effect is not required if the proposed development consists (wholly or substantially) of the alteration of a building and the relevant authority considers that the proposed development is of a minor nature.

The development has been dealt with as a category one pursuant to Schedule 9(3)(a) which classifies as category one:

Any development classified as non-complying under the relevant development plan which comprises:

The alteration of , or addition to , a building which, in the opinion of the relevant authority, is of a minor nature only;

This application has been treated a non-complying of a minor nature.

Detailed Description

The application is for a two bedroom 64.3 square metre dwelling to replace the former shack structure. The proposed dwelling is sited upon the footprint of the previous dwelling, setback 9 metres from Sugars Avenue, 5.5 metres from the eastern boundary and 7.7 metres from the western boundary.

.../cont.

3.1 455/782/04 – John Winchester (Continued)

It is single storey, timber framed and proposed to be clad in custom orb sheeting (as the previous shack was) painted beige.

The timber floor of the dwelling was raised following consultation with building staff to be greater than 150 mm above ground level. Principle 3 of the Conservation zone requires that buildings should not be erected on land which was inundated by high tides. The Holiday House zone contains an Australian Height Datum (AHD) level deemed appropriate in tidal locations of 2.10 AHD, and this should be employed in this situation.

DAP20051 It was agreed by consensus that the Development Assessment Panel approve application 455/782/04 for a single storey dwelling, subject to the following conditions and Development Assessment Commission concurrence:

1. That the dwelling is painted prior to occupation or within three months of completion of the dwelling in a mid range sand colour such as colorbond paperbark or sandbank but not in a cream colour such as classic cream.

AGREED BY CONSENSUS

Councillor P Reedman entered the meeting at 11:07 a.m.

ITEM 4. **DEVELOPMENT APPLICATIONS - CATEGORY 3**

4.1 455/D034/04 - Les Rauert

SUMMARY TABLE

Date of Application	27 th April 2004
Subject Land	Sec. 2292 Bayview Road, Port Elliot
Assessment No.	A 3910
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Port Elliot and Goolwa)
Nature of Development	Land division creating one extra lot
Type of Development	Non-complying
Public Notice	Category 3
Referrals	N/A
Representations Received	None
Representations to be heard	None
Date last inspected	10 th February 2005
Recommendation	Approval subject to DAC concurrence
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Small title on steep land has potential for run off and further development associated with the intensification of the land.
- Social Minimal impact as dwellings exist, potential land use conflict in a Rural Residential interface.
- Economic Advantages to the property owner through the creation of an additional title and Council with additional rating revenue.

BACKGROUND

The older of the two dwellings (circa early 1900's) was subject to a change of use application to "Vineyard and Cellar Door Sales" , which was approved in October 1992. It is understood that the dwelling has not been used for Cellar Door Sales for a period greater than two years and existing use rights for this purpose no longer exist.

.../cont.

4.1 455/D034/04 – Les Rauert (Continued)

In essence the use has converted back to that of a residential dwelling.

THE PROPOSAL

Nature of Development

The proposal involves subdivision of an existing 32.37 hectare property within the Landscape Zone with frontage to both Bay View and Lines Roads. The subject land currently exhibits two existing independent dwellings, the land division is proposed in order to provide separate titles for each of these dwellings. As the creation of an additional title is a non complying form of development within the Landscape Zone should approval be granted then it will require concurrence from the Development Assessment Commission. The Development Assessment Commission have concurred on other such applications in the Council area in the past.

Detailed Description

The subject land is located at the intersection of Bay View Roads and Lines Road. Lines Road forms the southern boundary and is gravel sealed whilst the Bay View Road boundary is an unformed road. The proposal involves dividing the subject land into two allotments, proposed Allotment 14 will retain the majority of the subject land in a predominantly square allotment and will comprise approximately 32.21ha, this allotment will retain the more recent dwelling (circa 1980), associated outbuildings, rainwater tanks and existing driveway. The second proposed allotment, Allotment 15, is to comprise approximately 3124m² and will contain the smaller, older dwelling (circa early 1900's) and its associated outbuildings and rainwater tanks. Proposed Allotment 15 will have a frontage of approx 120 metres to Lines Rd and a new access driveway is to be created off Lines Rd to access the dwelling.

DAP20052 It was agreed by consensus that the Development Assessment Panel approves Development Application 455/D034/04 subject to access to the property being over the existing access with a right of way created, no access is to be allowed off Lines Road. Concurrence from the Development Assessment Commission is also required.

AGREED BY CONSENSUS

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 455/1040/04 - Graham Chrisp

File Ref: 455/1040/04
Officer: Cherry Getsom

Regarding Item 4.1 from Development Assessment Panel meeting held 25th January 2005, further information is still being collated and should be available for the 15th March 2005.

It was agreed by consensus that the report be received.

AGREED BY CONSENSUS

8.2 DEVELOPMENT ASSESSMENT PANEL MEETINGS

Discussion was held regarding the previous meetings decision (25th January 2005 Item 9) and the fact that a decision was made without consultation to three of the Panel Members who were absent from the meeting.

It was agreed by consensus that the Presiding Officer (Cr A Woolford), two Panel Members, Ben Green and another Planner meet with John Coombe, Chief Executive, regarding the possibility of holding Development Assessment Panel meetings on the 3rd Monday of the month prior to the Council meeting which commences at 4:30 p.m.

AGREED BY CONSENSUS

ITEM 9. NEXT MEETING

Councillor Woolford will be an apology for the next meeting if held on Monday 21st March 2005 with Councillor Featherston as her Proxy.

MEETING CLOSED AT 11:45 A.M.

MINUTES CONFIRMED
PRESIDING OFFICER

DATED