

# Alexandrina Council

---

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD MONDAY 22<sup>nd</sup> APRIL 2002  
COMMENCING AT 1.30 PM IN THE  
ALEXANDRINA COUNCIL CONFERENCE ROOM,  
DAWSON STREET, GOOLWA**

**PRESENT**

Councillors T McAnaney, B Griffin, G Martin (Proxy for and on behalf of Cr F Tuckwell), M Beckett, and S Roberts (Proxy for and on behalf of D Commerford), D Banks.

**APOLOGIES**

Councillors A Woolford & F Tuckwell, and D Commeford (Director Environmental Services).

**IN ATTENDANCE**

T Tol (Planner), V Harvey (Personal Assistant, Environmental Services)

**ITEM 1**

**CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held Wednesday 27<sup>th</sup> March 2002.

**Moved Cr Griffin seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel meeting held on Wednesday 27<sup>th</sup> March 2002 as circulated to members be received as a true and accurate record.**

**CARRIED**

# Alexandrina Council

---

ITEM 2      DEVELOPMENT APPLICATIONS

ITEM 3      DEVELOPMENT APPLICATIONS – NON-COMPLYING

3.1      REF NO:              455/927/01  
            APPLICANT:         Ballast Stone Estate P/L

|                                 |  |
|---------------------------------|--|
| <b>Date of Application</b>      | 31 <sup>st</sup> August 2001                                     |
| <b>Subject Land</b>             | Part Section 438. Certificate of Title<br>Volume 5505, Folio 887 |
| <b>Relevant Authority</b>       | Development Assessment Commission                                |
| <b>Planning Zone</b>            | General Farming  |
| <b>Nature of Development</b>    | Composting Depot   |
| <b>Public Notice</b>            | Category 3   |
| <b>Referrals</b>                | EPA<br>Health<br>CFS<br>PIRSA                                    |
| <b>Representations Received</b> | 2  |
| <b>Recommendation</b>           | Concur with DAC decision   |
| <b>Originating Officer</b>      | Timothy Tol  |

The proposed development was submitted to Council on the 31<sup>st</sup> August 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 10<sup>th</sup> 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, DA 455/927/01, provisional development plan consent for a composting site at Lot 8 Myrtle Grove Road Currency Creek subject to the following conditions:**

- 1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 455/927/01.**
- 2. Composting activities shall only be undertaken between February and June.**

.../cont.

3.1

REF NO: 455/927/01  
APPLICANT: Ballast Stone Estate P/L  
(Continued)

3. Activities involving the movement of material to and from the site of the composting shall occur between the hours of 7:00 a.m. and 5:00 p.m. Monday to Saturday.
4. The turning of windrows shall only occur between the hours of 7:00 a.m. and 5:00 p.m. Monday to Friday.
5. Private roads and access tracks providing access to the composting site and within the site shall be located and constructed to provide safe and convenient access for fire fighting vehicles.
6. No animal carcasses are to be composted at this site.
7. No feedstock (ie raw materials) is to be stored at this site outside of the composting period of February to June each year.
8. The preparation of the windrowing area shall be as follows:
  - All material must be windrowed and stored on a compacted impervious clay layer/base.
  - The compacted impervious clay layer/base must have a hydraulic conductivity of  $1 \times 10^{-8}$ m/s or less.
  - All working areas and surface water/leachate control systems must be established on a 300mm thick impervious clay layer compacted to a minimum of 95% maximum dry density (standard compaction) at between -2% to +2% of optimum. All leachate/wastewater from the composting and storage area must drain to the leachate pond.
9. The wastewater/leachate pond must have a minimum liner of 300mm of compacted clay or similar with a hydraulic conductivity of  $1 \times 10^{-8}$  year rainfall event. The moisture of the clay linings must be maintained at all times of the year to prevent cracking of the clay lining/barrier.
10. This approval be reviewed in 2 years, from the date of approval to ensure compliance with conditions of approval and appropriate licence issued by the Environmental Protection Authority.

## Alexandrina Council

---

3.2

REF NO: 455/325/02  
APPLICANT: P & L NEILSON

|                       |  |
|-----------------------|--|
| Date of Application   | 25 <sup>th</sup> March 2002                                  |
| Subject Land          | Lot 507 Compass Crescent<br>Willowburn Estate, Mount Compass |
| Relevant Authority    | Alexandrina Council  |
| Planning Zone         | General Farming (Port Elliot & Goolwa)                       |
| Nature of Development | Dwelling and Tourist Accommodation                           |
| Type of Development   | Non-Complying  |
| Date last inspected   | 12 <sup>th</sup> April 2002                                  |
| Recommendation        | Merit to proceed with assessment                             |
| Originating Officer   | Georgia West   |

The applicants propose to construct a single storey building incorporating;

- a two to three bedroom dwelling with double garage for their own use,
- two self contained Bed & Breakfast units, each with two bedrooms, bathroom and kitchen, and
- two single bedroom Bed & Breakfast units with shared dining and lounge facilities.

The single building will have a low profile and be brick veneer construction with a colourbond roof. The building will be surrounded by landscaping.

The applicants have submitted a statement of support with their application as required under the Development Act 1993.

**It was agreed by consensus that the Development Assessment Panel resolves that Development Application 455/325/02 for a dwelling and tourist accommodation has merit to proceed with assessment.**

# Alexandrina Council

---

## ITEM 4

### DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

4.1 REF NO. 455/D021/02  
APPLICANT: L Veska

|                       |  |
|-----------------------|--|
| Date of Application   | 26 <sup>th</sup> February 2002   |
| Subject Land          | Lot 1 Kingdon Place, Goolwa - Part Section 2206. Certificate of Title Volume 5527, Folio 835 |
| Relevant Authority    | Alexandrina Council  |
| Planning Zone         | Residential Zone   |
| Nature of Development | Land Division  |
| Public Notice         | N/A  |
| Referrals             | Internal   |
| Date last inspected   | 10 <sup>th</sup> April 2002  |
| Recommendation        | Refusal  |
| Originating Officer   | Timothy Tol  |

The applicant proposes to divide 21 Kingdon Place, Goolwa into two allotments. The allotments will be 346m<sup>2</sup> and 351m<sup>2</sup>.

**Moved D Banks seconded Cr Beckett that the Development Assessment Panel approve DA 455/D021/02 for land division to create one additional allotment at 21 Kingdon Place, Goolwa subject to the following conditions:**

1. The driveway for Lot 10 shall be retained to Kingdon Place.
2. A new STED connection point shall be installed for the additional allotment by the applicant and to Council specifications. The connection point shall be inspected by Council and, as constructed plan provided prior to issuing clearance for certificate purposes to the Commission.
3. A 3m wide easement shall be created over any STED line that is or will be located within either allotment.
4. It shall be ensured that the existing septic tank and associated pipe work is either confined to Lot 10 or removed and pipes covered accordingly.
5. Payment of \$1,500 shall be made for the Common Effluent Drainage Connection Levy (1 allotment @ \$1,500/allotment). The amount is payable to the Alexandrina Council.
6. Vehicular crossovers being designed and constructed to the reasonable satisfaction of the Council with the cost of all work being borne by the applicant.

**CARRIED**

## Alexandrina Council

---

4.2

REF NO: 455/D026/02 & 455/842/01  
APPLICANT: MAW Consulting Group

|                       |   |
|-----------------------|---|
| Date of Application   | 6 <sup>th</sup> March 2002  |
| Subject Land          | 17 Heinicke Avenue, Goolwa - Part Section 2206. Certificate of Title Volume 5626, Folio 293 |
| Relevant Authority    | Alexandrina Council   |
| Planning Zone         | Residential Zone  |
| Nature of Development | Land Division & Semi detached dwelling  |
| Public Notice         | N/A   |
| Referrals             | Internal  |
| Date last inspected   | 10 <sup>th</sup> April 2002   |
| Recommendation        | Refusal   |
| Originating Officer   | Timothy Tol   |

The applicant proposed to divide 17 Heinicke Avenue, Goolwa into two allotments. The allotments proposed will be 354m<sup>2</sup> each.

This land division is proposed to create the allotments required for the previously submitted development application 455/842/01. A requirement of the assessment of the semi detached dwellings was to have the land division application submitted.

**It was agreed by consensus that the Development Assessment Panel decides to refuse DA 455/D026/02 for land division creating one additional allotment at 17 Heinicke Avenue, Goolwa as it does not comply with Council Wide Principles of Development Control 9 & 7(d).**

**It was agreed by consensus that the Development Assessment Panel decides to refuse DA 455/842/01 for a semi detached dwelling at 17 Heinicke Avenue Goolwa as it is at variance with Port Elliot & Goolwa Principle of Development Control 6. Namely, as the land division is not supported the semi detached dwellings would result in more than one dwelling on the same allotment.**

## Alexandrina Council

---

4.3

REF NO: 455/D033/02  
APPLICANT: L Veska

|                              |   |
|------------------------------|---|
| <b>Date of Application</b>   | 25 <sup>th</sup> March 2002   |
| <b>Subject Land</b>          | 77 Albatross Avenue, Port Elliot - Part Section 28. Certificate of Title Volume 5596, Folio 752 |
| <b>Relevant Authority</b>    | Alexandrina Council   |
| <b>Planning Zone</b>         | Residential Zone  |
| <b>Nature of Development</b> | Land Division   |
| <b>Date last inspected</b>   | 10 <sup>th</sup> April 2002   |
| <b>Recommendation</b>        | Refusal   |
| <b>Originating Officer</b>   | Timothy Tol   |

The applicant proposes to create an additional allotment at 77 Albatross Avenue Port Elliot. The allotments created will be 381m<sup>2</sup> and 395m<sup>2</sup>.

**It was agreed by consensus that the Development Assessment Panel decides to refuse DA 455/D033/02 to create an additional allotment at 77 Albatross Avenue, Port Elliot as it does not comply with Council Wide Principle of Development Control 9.**

## Alexandrina Council

---

4.4

REF NO: 455/C016/01  
APPLICANT: Chris Rodgers

|                       |  |
|-----------------------|--|
| Date of Application   | 7 <sup>th</sup> January 2002   |
| Subject Land          | 51 Murray Street, Strathalbyn - Part Section 2600. Certificate of Title Volume 5685, Folio 447 |
| Relevant Authority    | Alexandrina Council  |
| Planning Zone         | Residential (Strathalbyn) Zone   |
| Nature of Development | Community Title – creating 11 additional allotments  |
| Date last inspected   | 21 <sup>st</sup> January 2002  |
| Recommendation        | Proceed with assessment as proposal has merit  |
| Originating Officer   | Timothy Tol  |

The applicant proposes to create 11 additional allotments at 51 Murray Street, Strathalbyn. The allotments will Community Titled.

**Moved Cr Griffin seconded D Banks that the Development Assessment Panel decides to refuse DA 455/C016/01 to create 11 additional allotments at 51 Murray Street Strathalbyn as it does not show merit for further assessment. Concerns raised include character and amenity, access and egress, allotment size, internal road width and stormwater disposal.**

**CARRIED**

### ITEM 5. MATTERS REFERRED FOR FOLLOW-UP

Nil.



# Alexandrina Council

---

## ITEM 6. GENERAL ITEMS FOR DISCUSSION

- 6.1           **Subject:**                   Garage at Jenkins Road, Strathalbyn  
**File Ref:**                   A 11876  
**Officer:**                    Cr Beckett  
**Budget Implications:**   Legal costs.

Correspondence received regarding Council resolution of April 2<sup>nd</sup> 2002.

**“Moved Cr Jarrett seconded Cr Connor that Council seek the lodgment of a new application to vary the conditions.**

**CARRIED”**

It was agreed that this item be referred back to the Council meeting of 6<sup>th</sup> May 2002.

- 6.1           **Subject:**                   Leave for Cr McAnaney  
**File Ref:**  
**Officer:**                    Cr McAnaney  
**Budget Implications:**   Nil

Advice received that Councillor T McAnaney will be on leave from the Development Assessment Panel from 7<sup>th</sup> May 2002 to the 4<sup>th</sup> July 2002 inclusive and a proxy to be appointed at the Council meeting.

## Alexandrina Council

---

### ITEM 7.

#### LATE ITEMS

7.1

REF NO: 455/409/02  
APPLICANT: RW & DD Frahn

|                              |  |
|------------------------------|--|
| <b>Date of Application</b>   | 9 <sup>th</sup> April 2002   |
| <b>Subject Land</b>          | Lot 4 Wandstead Road, Bletchley - Part Section 97 Certificate of Title Volume 5439, Folio 51 |
| <b>Relevant Authority</b>    | Alexandrina Council  |
| <b>Planning Zone</b>         | Flood Zone & General Farming Zone  |
| <b>Nature of Development</b> | Dairy  |
| <b>Type of Development</b>   | Dairy  |
| <b>Recommendation</b>        | Merit to proceed with assessment   |
| <b>Originating Officer</b>   | Timothy Tol  |

The applicants propose to construct a Rotary Dairy at Lot 4 Wandstead Road, Bletchley.

**It was agreed by consensus that the Development Assessment panel Decides DA 455/409/02 for a Dairy at Lot 4 Wandstead Road, Bletchley has merit to proceed with assessment.**

## Alexandrina Council

---

7.2

REF NO: 455/329/02  
APPLICANT: KL Virgin & Sons

|                       |   |
|-----------------------|---|
| Date of Application   | 27 <sup>th</sup> March 2002   |
| Subject Land          | Lot 56 Narnu Bay Drive, Hindmarsh Island - Part Section 33. Certificate of Title Volume 5492, Folio 511 |
| Relevant Authority    | Alexandrina Council   |
| Planning Zone         | Residential (Hindmarsh Island ) Zone  |
| Nature of Development | Detached dwelling   |
| Type of Development   | Detached Dwelling   |
| Date last inspected   | 11 <sup>th</sup> April 2002   |
| Recommendation        | Proceed with Assessment   |
| Originating Officer   | Timothy Tol   |

The applicant proposes to construct a detached dwelling at Lot 56 Narnu Bay Drive, Hindmarsh Island.

**It was agreed by consensus that the Development Assessment Panel decides DA 455/329/02 for a Detached Dwelling at Lot 56 Narnu Bay Drive, Hindmarsh Island has merit to proceed with assessment.**

**The next meeting will be held on  
Monday 13<sup>th</sup> May 2002  
commencing at 2:00 p.m.  
in the Alexandrina Council Conference Room,  
Dawson Street, Goolwa.**

**MEETING CLOSED AT 2:24 p.m.**

**MINUTES CONFIRMED** .....

CHAIRMAN

**DATED** .....