

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 8 OCTOBER 2002
COMMENCING AT 12:00 AMPM
IN THE GOOLWA CONFERENCE ROOM**

PRESENT

Councillors T McAnaney (Chairman), B Griffin, M Beckett, A Woolford, D Commerford (Director Environmental Services).

APOLOGIES

Councillor F Tuckwell, D Banks (Director Technical Services).

IN ATTENDANCE

S Roberts (Policy Planner), V Harvey (Personal Assistant, Environmental Services).

ITEM 1 CONFIRMATION OF MINUTES

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

Moved D Commerford seconded Cr Griffin that the minutes of the Alexandrina Council Development Assessment Panel held on 16th September 2002 as circulated to members be received as a true and accurate record with the inclusion of the following amendment:

Item 5.1 Delete Motion lapsed for want of a seconder.

Replace with:

Moved Cr Jarrett seconded Cr Martin that the Development Assessment Panel approve Development Application 455/D060/02 for Provisional Development Plan Consent with the Planning Department providing appropriate conditions and such conditions be endorsed by the Development Assessment Panel before Development Approval is issued.

The Motion was put to the vote and Lost.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 DE Hatwell - 455/501/02

Date of Application	30 th April 2002
Subject Land	Section 829 Woodgate Hill Road, Kyeema
Assessment No.	A9706
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Convert Dairy to Aquaculture
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Environment Protection Authority Department Water, Land & Biodiversity Conservation
Representations Received	One
Representations to be heard	Nil
Date last inspected	13 th September 2002
Recommendation	Approval subject to Development Assessment Commission concurrence.
Originating Officer	G West

The applicant proposes to utilise an existing dairy building to establish a recirculating aquaculture system using bore and rain water to grow native finfish (Murray Cod, Silver Perch), Barramundi and Yabbies. The system will have a standing crop of less than 1 tonne, and the capacity to produce a maximum of 3 tonne of product per year.

The applicant also proposes to establish five outdoor ponds to be used for growing native finfish to maturity. The ponds will be established during the summer months to minimise the potential for erosion during their construction. The ponds will have a maximum capacity of 2 tonne of product per year, and will be protected from potential spray drift with trees to be planted by the applicant.

No processing will take place at the site, as all products will be sold live.

.../cont.

3.1 DE HATWELL – 455/501/02 (Continued)

15 It was agreed by consensus that the Development Assessment Panel issue Development Approval for DA 455/501/02 subject to the following conditions and obtaining the concurrence of the Development Assessment Commission:

1. The application shall proceed strictly in accordance with the plans and supporting information contained in DA 455/501/02, unless varied by the following conditions.

Water Resources

2. The initial filling and subsequent topping up of the dams shall be by groundwater only.
3. No surface water or storm water run-off is to enter the dams other than that which falls directly onto the dam's surface or the banks of the dams.

Environment Protection Authority

4. Bins containing dead stock must be able to be sealed and must be kept closed at all time when dead stock or other waste is not being placed in the bins.

NOTES:

Water Resources

- The construction of aquaculture dams should be undertaken in a manner which prevents silt or sediments entering any watercourse including, but not limited to, the use of erosion and sediment control measures such as catch/diversion drains, revegetation, hay bale barriers, filter fences, sediment traps and basins.
- Adequate precautions must be taken during disposal of dam water using existing irrigation lines connected to a dam to ensure that such water does not contaminate underground water. Contamination can occur from backflow down bores via common irrigation lines. It is recommended that a SA Water approved backflow device be installed at the borehead.
- Discharge from the dams must not be directed to adjoining watercourses and should be at least 100m from a watercourse of bore.
- Sludge removed from the dams during periodic cleaning must be spread on irrigated pasture, well removed from any watercourse, well or bore (minimum 100m).
- Wash water (purging) for harvested fish or yabbies must drain back to an aquaculture dam or holding tank.

Environment Protection Authority

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measure to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

.../cont.

3.1 DE HATWELL – 455/501/02 (Continued)

- A license under the Aquaculture Act is required for the operation of this development. The applicant is required to contact the Department of Primary Industries before acting on this approval to ascertain licensing requirements.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE**5.1 P Rex & Nominee - 455/D049/02**

Date of Application	23 rd April 2002
Subject Land	1-5 Foster Place, Goolwa
Assessment No.	A9136
Relevant Authority	Alexandrina Council
Planning Zone	Home Industry
Nature of Development	Land division creating two additional allotments
Type of Development	Consent
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	
Recommendation	Agree to compromise on amended plans.
Originating Officer	S Roberts

At the 5 August 2002 Development Assessment Panel meeting it was agreed by consensus that this application be refused. An appeal was subsequently lodged with the Environment, Resources and Development Court with the conference scheduled for 16 September 2002. At the conference the applicant produced an amended plan for Council to consider as a compromise.

THE PROPOSAL

The applicant is now proposing to create only one additional allotment from the existing two allotments at 1-5 Foster Place, Goolwa as well as bringing into the proposal an additional two allotments that adjoin. Three of the allotments will now be 454m² instead of 383m² and the other two allotments will be 450m². Each allotment will have frontage to Foster Place of between 15.81 and 28 metres. The existing buildings that were on the property have already been demolished. It is also proposed to connect each allotment to the septic tank effluent disposal scheme.

.../cont.

5.1 P Rex & Nominees – 455/D049/02 (Continued)

14 It was agreed by consensus that the Development Assessment Panel agrees to compromise on their refusal of Development Application 455/D049/02 subject to the following conditions;

1. The proposed land division shall be carried out in accordance with the amended plans submitted dated 19 September 2002 with reference number 202086-1C.
2. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
3. Payment of \$830.00 into the Planning and Development fund (1 allotment @ \$830/allotment). Cheques to be made payable 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.
4. Two copies of a certified survey plan being lodged with the Development Assessment Commission for certificate purposes.
5. All of the allotments associated with this application shall be connected to the septic tank effluent disposal scheme at the developers cost. Engineering plans shall be provided to Council for approval that details the extension to the scheme and the location of each of the new connection points. This work shall be carried out and inspected by Council prior to issuing clearance for certificate purposes.
6. Payment of \$8500.00 for the Septic Tank Effluent Disposal Scheme levy (5 allotments @ \$1700/allotment) is payable to Alexandrina Council.
7. Vehicular crossovers shall be provided to each allotment at the developers cost to Council requirements. These shall be completed and inspected prior to issuing clearance for certificate purposes.
8. The vehicular crossover required for proposed allotment 65 shall be sited a minimum distance of 20 metres from the Victor Harbor-Goolwa Road/Foster Place intersection.

NOTES: * No access will be permitted from the rear laneway.
 * Should any site works be undertaken the gradient must be made to Foster Place.

AGREED BY CONSENSUS

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 G Chrisp – 455/1027/02

Date of Application	29 th August 2002
Subject Land	Lot 2 Ocean Parade, Middleton
Assessment No.	A2175
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Dwelling
Type of Development	Consent
Public Notice	Category 1
Referrals	Nil.
Representations Received	Nil.
Representations to be heard	Nil.
Date last inspected	
Recommendation	Advice from Panel
Originating Officer	D Commerford

The application was presented to the Development Assessment Panel as a late item at the request of the applicant. The Panel expressed the view that due to the number of applications proceeding and amendments that have been created there was some confusion with the application. It was also noted that the site was subject to a refusal by the Council for a previous application that was subsequently approved by the Environment Resources and D Court.

The Panel members considered that all previous applications should be withdrawn and the existing application be considered at Category 1. Concerns were also expressed about traffic impact upon the access from Ocean Road and it would be preferred that all vehicular access be from the rear lane to the subject land.

It was agreed by consensus that the Development Assessment Panel defer Development Application 455/1027/02 pending a report from the Technical Services staff of Council regarding vehicular access onto Ocean Parade.

AGREED BY CONSENSUS

8.2 **B Smith – 455/C015/02**

Date of Application	12 th September 2002
Subject Land	Lot 506 Edinburgh Road, Strathalbyn
Assessment No.	A17536
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Community Title creating 11 additional titles
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Nil.
Representations Received	Nil.
Representations to be heard	Nil.
Date last inspected	
Recommendation	Merit to proceed with assessment
Originating Officer	S Roberts

It was agreed by consensus that the Development Assessment Panel decides Development Application 455/C015/02 is considered to have merit to proceed with assessment.

AGREED BY CONSENSUS

ITEM 9. NEXT MEETING

Monday 28th October 2002 commencing at 2:30 p.m.

MEETING CLOSED AT 12:45 P.M.

MINUTES CONFIRMED

CHAIRMAN

DATED