

# Alexandrina Council

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**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD MONDAY 1<sup>ST</sup> JULY 2002  
COMMENCING AT 11:00 A.M. IN THE  
ALEXANDRINA COUNCIL CHAMBERS,  
COLMAN TERRACE, STRATHALBYN**

**PRESENT**

Councillors M Beckett, A Woolford , G Connor (Proxy for Cr McAnaney), Councillor G Martin (Proxy for Cr Tuckwell), Cr G Jarrett (Proxy for Cr Griffin), D Commerford (Director Environmental Services), D Banks (Director Technical Services).

**APOLOGIES**

Councillors McAnaney, Griffin, Tuckwell.

**IN ATTENDANCE**

S Roberts (Policy Planner).

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held Monday 1<sup>st</sup> July 2002.

Moved Cr Woolford seconded Cr Connor that the minutes of the Alexandrina Council Development Assessment Panel meeting held on Monday 1<sup>st</sup> July 2002 as circulated to members be received as a true and accurate record.

**CARRIED**

# Alexandrina Council

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## ITEM 2

### DEVELOPMENT APPLICATIONS

2.1

REF NO: 455/231/02  
APPLICANT: Donald James Cordon

<b>Date of Application</b>	28 <sup>th</sup> February 2002
<b>Subject Land</b>	Block 51. Certificate of Title Volume 5437, Folio 805
<b>Relevant Authority</b>	Development Assessment Commission
<b>Planning Zone</b>	Grazing
<b>Nature of Development</b>	Extend Landfill
<b>Public Notice</b>	Category 3
<b>Referrals</b>	EPA CFS Transport SA SA Water Department of Health
<b>Representations Received</b>	None
<b>Recommendation</b>	Concur with DAC decision
<b>Originating Officer</b>	Timothy Tol

The proposed development was submitted to Council on the 28<sup>th</sup> February 2002.

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 9<sup>th</sup> March 2002.

The assessment of the proposed development has included Category 3 Public Notification and referral to the EPA, Transport SA, SA Water, the Department of Health and the CFS. No representations were received during the public notification period.

On the 18<sup>th</sup> June 2002 Council received advise from the DAC that it approved the proposed development subject to conditions and sought the concurrence of Council pursuant to Section 35(3) of the Development Act 1993.

**It was agreed by consensus that the Development Assessment Panel concur with the decision of the Development Assessment Commission to grant provisional development plan consent for DA 455/231/02 to Extend Landfill at Block 51 Callington Road Strathalbyn subject to the following conditions with amended condition relating to access:**

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## Alexandrina Council

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2.1

REF NO: 455/231/02  
APPLICANT: Donald James Cordon  
(Continued)

1. That 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 number 455/231/02.
2. The access to the site shall be relocated approximately 400m east of the existing access point where the access point and new roadway will be constructed to Council requirements within 4 months of the date of this approval.
3. That a litter control fence with a minimum height of 1.8 metres and a maximum mesh size of 50 millimetres shall be erected around the deposition area.
4. That the litter control fence shall be maintained in good order and kept free of flammable materials at all times.
5. That a fire break shall be constructed and maintained around the inside boundary fence to at least 4 metres in width and kept free of all flammable vegetation throughout each Fire Danger Season.
6. That a fire break shall be constructed and maintained on either side of the litter control fence for at least a total of 5 metres in width. This area shall be maintained free of all flammable vegetation through each Fire Danger Season.
7. That understorey and grassland vegetation within the depot shall be fuel reduced to a maximum height of 10 centimetres for the duration of the Fire Danger Season.
8. That a supply of water (a minimum of 22,000 litres) and fire fighting equipment adequate to control any fire outbreak or escape of fire shall be located at the depot for the duration of the Fire Danger Season.
9. That an "Emergency Services" information sign shall be erected at the entrance and at the deposition area showing contact telephone numbers of the landfill operator and emergency services.
10. Only building and demolition waste shall be disposed of at the depot (i.e. no wastes listed under Schedule 1 part B of the Environment Protection Act, 1993, no putrescible wastes, no liquid wastes, no organic material, no asbestos, no industrial or household wastes are to be disposed of at the depot).
11. Stormwater shall be directed away from the waste disposal area, by the use of gradients, drains, and/or bunds.
12. All building and demolition waste deposited must be compacted and covered at least once a week with a minimum of 150mm depth of clean fill.

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## Alexandrina Council

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2.1

REF NO: 455/231/02  
APPLICANT: Donald James Cordon  
(Continued)

13. All trafficable areas of the site are to be hard paved with an impervious barrier and those areas not sealed shall be dust suppressed, as necessary, to minimise potential for dust generation such that it does not cause a nuisance off site.
14. Recyclable materials (metal, timber, bricks and masonry) shall be removed from the site on a regular basis such that any stockpiles are not in excess of 200m<sup>3</sup> and do not exceed 3 metres in height.
15. The fill area of the site hereby approved shall not go beyond the areas depicted for landfilling in the plan titled "Detail/Contour Survey – Landfill Development – Blck 51 – Hundred of Strathalbyn in the area named Strathalbyn – Design Contours for Proposed Land Fill Extension, surveyed by Olden & van Senden Pty Ltd, date of survey October 2001, File 2447v1-4.1cd)".
16. The final finished contour of the site shall be in accordance with the approximate original natural surface of the area, as indicated in "Detail/Contour Survey – Landfill Development – Block 51 – Hundred of Strathalbyn in the area named Strathalbyn – Design Contours of Approximation to Original Natural Surface, surveyed by Olden & van Senden Pty Ltd, date of survey October 2001, File 2447v1-3cd)".

2.2

REF NO: 455/546/02  
APPLICANT: SUSAN MOSES

Date of Application	13.05.02
Subject Land	14 Gundagai Street Goolwa
Relevant Authority	Alexandrina Council
Planning Zone	Home Industry
Nature of Development	Re-location of transportable dwelling
Type of Development	Merit
Public Notice	N/A
Referrals	N/A
Date last inspected	21 <sup>ST</sup> June 2002
Recommendation	Approval
Originating Officer	Georgia West

The applicant proposes to move a transportable dwelling from its existing site at 109 Barrage Road, to her property at 14 Gundagai Street, Goolwa.

.../cont.

2.2

REF NO: 455/546/02  
APPLICANT: SUSAN MOSES  
(Continued)

It was agreed by consensus that the Development Assessment Panel grant Provisional Planning Consent to Development Application 455/546/02 subject to the following condition:

1. The solid base perimeter as detailed in the application shall be completed prior to occupation of the building or within three months after the arrival of the building on site, whichever is the lesser time.

The authority to issue Development Approval and attach any necessary conditions for Development Application 455/293/02 is delegated to Council's Senior Development Assessment Officer upon receipt of:

- Sufficient information to demonstrate that the building can be brought in to line with the current Building Code,
- A signed commitment from the owner and builder that the work required to upgrade the building to current Building Code requirements will be completed within three months of the relocation of the dwelling,
- Builder's quote of costs for all work required to install a solid base infill and upgrade the building to current Building Code requirements,
- A bond in the form of monies paid into a joint trust account, held by Council to cover the costs of all building work required to upgrade the building to current Building Code requirements and install a solid base infill as required by the Planning Conditions.

## Alexandrina Council

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2.3

REF NO: 455/483/02  
APPLICANT: GRAHAM WILLIAMS

Date of Application	29.04.02
Subject Land	144 Liverpool Road Goolwa
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Three Storey Dwelling
Type of Development	Merit
Public Notice	N/A
Referrals	N/A
Date last inspected	6 <sup>TH</sup> June 2002
Recommendation	Refusal
Originating Officer	Georgia West

The applicant proposes to construct a three/four bedroom, three storey dwelling including under-croft parking and workshop at 144 Liverpool Road, Goolwa.

The siting for the proposed is approximately 20m from the Liverpool Road boundary in line with the adjoining dwelling at 142 Liverpool Road, 1.215m from the Northern side boundary, and precisely on the Southern side boundary.

The dwelling is of a relatively modern design, and its maximum height will be approximately 10m, or 7.7m above the natural ground level, as it will be partially dug into the ground. It has been designed to make the most of North facing elevations for natural light and heat, and shelter from the prevailing South Westerly winds.

**It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/483/02. The applicant is encouraged to submit plans for a single or double storey dwelling sited no further forward than existing adjoining dwellings, and designed to minimise the overshadowing and overlooking impacts on adjoining allotments.**

### REASON FOR REFUSAL:

- The dwelling exceeds 8 metres in height as defined by Principle 2 for a Residential Zone.
- The bulk and scale of the dwelling is not compatible with the character of the area.

2.4

REF NO: 455/148/02  
APPLICANT: MK Boulton

Date of Application	11 <sup>th</sup> February 2002
Subject Land	2-4 Taylors Lane, Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Three Group Dwellings
Date last inspected	24 <sup>th</sup> June 2002
Recommendation	Approve
Originating Officer	Timothy Tol & Sally Roberts

At the 17 June 2002 panel meeting a community title application was refused on this property, Item 3.3, to create three allotments of 400m<sup>2</sup>, 397m<sup>2</sup> and 428m<sup>2</sup>, plus common land to accommodate driveways. Due to the allotments being under 450m<sup>2</sup> it was a non-complying use with the decision being that the proposal did not have merit.

The applicant for the community title had previously lodged an application for three dwellings on the one allotment, which is the subject of this report.

**It was agreed by consensus that Development Application 455/148/02 be refused as the increase in density of the locality and allotment is contrary to the Principles for Development Control.**

**REASON FOR REFUSAL:**

- The application is contrary to Objective 1 as the medium density nature of the development is not located in an appropriate area.
- The average site area per dwelling is less than 450m<sup>2</sup> which is in conflict with Principle 3 for the Zone.

**NOTE:**

The Development Assessment Panel noted that support would be given for a lesser density being two dwellings.

ITEM 3

**DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE**

3.1

**REF NO:** 455/D025/02 & 455/717/02  
**APPLICANT:** J & R Holbrook

<b>Date of Application</b>	4 <sup>th</sup> March 2002 &
<b>Subject Land</b>	109 (Lot 7) Barrage Rd, Goolwa. Part Section 2206. Certificate of Title Volume 5664, Folio 398
<b>Relevant Authority</b>	Alexandrina Council
<b>Planning Zone</b>	Residential Zone
<b>Nature of Development</b>	Land division creating one additional allotment and 2 Detached Dwellings
<b>Type of Development</b>	Merit
<b>Public Notice</b>	Category 1 – no notification required
<b>Referrals</b>	N/A
<b>Recommendation</b>	Refusal
<b>Originating Officer</b>	Timothy Tol & Sally Roberts

This proposal has come before the Development Assessment Panel on 14 January 2002, Item 3.2, in the form of two detached dwellings only. Following the decision to approve the application an appeal was lodged with the Environment, Resources and Development Court by a third party.

The matter of discussion at the appeal was whether the application should have been advertised as a Category 3 development. The finding of the Court was that it should have been as it was not made clear that each dwelling would be on a separate title.

**Moved D Banks seconded D Commerford that the Development Assessment Panel approve Development Applications 455/D025/02 and 455/717/02 subject to the following conditions:**

- 1. The proposed dwellings shall be constructed and sited in accordance with the amended plans dated 11<sup>th</sup> February 2002.**
- 2. Access to both dwellings shall be from Riverside Drive and shall be constructed in accordance with the plan dated received 25<sup>th</sup> June 2002. The proposed fence detailed on this plan shall be erected a distance of 4m from the edge of the bitumen.**

**CARRIED**



ITEM 7. GENERAL ITEMS FOR DISCUSSION

ITEM 8. LATE ITEM

8.1 REF NO: 455/D040/02  
APPLICANT: Property Developments Pty Ltd

SUMMARY TABLE

Date of Application	23 <sup>rd</sup> April 2002
Subject Land	Allotment 100, Part Section 2668, Macclesfield Road, Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Strathalbyn District)
Nature of Development	Land Division creating 8 additional allotments. (NON-COMPLYING)
Recommendation	Does not have merit to proceed with assessment.
Originating Officer	Sally Roberts

The applicant proposes to divide Lot 100 Macclesfield Road to create nine rural living type allotments. The allotments proposed will range in size from 1.3 hectares to 2.2 hectares. The subject land is currently vacant and utilised for grazing purposes.

The proposal involves the construction of a cul-de-sac to access six of the allotments with the remaining three being accessed from either the Macclesfield Road or the public road to the north of the development site. The land is undulating and quite steep on the western side. There is native vegetation on the site however the allotment sizes would allow this to be protected due to the choice of housing sites.

**It was agreed by consensus that the Development Assessment Panel decides that DA 455/D040/02, to create eight additional allotments at Lot 100 Macclesfield Road, Strathalbyn does not have merit to proceed with any further assessment.**

**NEXT MEETING**  
**Monday 15<sup>th</sup> July 2002**  
**Commencing at 2:30 p.m.**  
**in the Alexandrina Council Chambers,**  
**Colman Terrace, Strathalbyn.**

MEETING CLOSED AT 12:10 p.m.

MINUTES CONFIRMED: .....  
CHAIRMAN

DATED: .....