

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD  
MONDAY 2<sup>nd</sup> SEPTEMBER 2002 COMMENCING AT 10.00 AM IN THE  
ALEXANDRINA COUNCIL CHAMBERS,  
COLEMAN TERRACE, STRATHALBYN**

**PRESENT** Councillors M Beckett, F Tuckwell, A Woolford, B Griffin,  
D Commerford (Director Environmental Services), D Banks  
(Director Technical Services).

**APOLOGIES** Councillor T McAnaney (Chairman).

**IN ATTENDANCE** Georgia West (Planner), S Roberts (Policy Planner)

**Nomination for Chair:**

**Moved Cr Woolford seconded Cr Griffin that Councillor Beckett be nominated  
as Chairperson for the meeting of 2<sup>nd</sup> September 2002.**

**CARRIED**

**ITEM 1 CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on  
Tuesday 27<sup>th</sup> August 2002.

**Moved D Commerford seconded Cr Woolford that the minutes of the  
Alexandrina Council Development Assessment Panel held on Tuesday 27<sup>th</sup>  
August 2002 as circulated to members be received as a true and accurate  
record.**

**CARRIED**

## ITEM 2. DEVELOPMENT APPLICATIONS

### 2.1 G WILLIAMS - 455/483/02

Date of Application	29 <sup>th</sup> April 2002
Subject Land	144 Liverpool Road Goolwa Certificate of Title 5758223
Assessment No.	A7790
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Three Storey Dwelling
Type of Development	Merit
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	
Recommendation	Refused by Development Panel 01/07/02
Originating Officer	G West

The applicant has chosen to appeal the decision of the Development Assessment Panel to refuse this application in the Environment, Resources and Development Court of South Australia.

The writer attended a Compulsory Conference held by the Court to consider the application on Friday 9<sup>th</sup> August. As a result of the discussions at the conference the applicant proposed to present amended plans showing a dwelling a maximum of 8m high and set back from Liverpool Road in a line between the existing dwellings. It was agreed that the writer would visit the site to measure and confirm a suitable setback. I stated at the conference that the dwelling would need to be approximately 30m from the road to minimise the impact on the existing adjoining residence at 146 Liverpool Road. I visited the site the following Monday and faxed my confirmation to the applicant that a minimum of 28m was considered suitable setback.

I agreed to present the amendments to the Development Assessment Panel for consideration, as they would have brought the proposed dwelling significantly more in line with the relevant provisions of development control, as well as significantly altering the potential impact of the development on the adjoining neighbours. It was agreed that the amended plans would need to be received by Monday 19<sup>th</sup> of August for consideration by the Development Assessment Panel at its meeting on Monday 2<sup>nd</sup> September.

The applicant delivered amended plans on Tuesday 20<sup>th</sup> August. The amended plans show the dwelling set back 20m from Liverpool Road. The dwelling design has been amended by flattening the roof line to give it a maximum height of 8.9m. The height of the side walls has increased from 8.4m to 8.9m.

.../cont.

### 2.1 G Williams – 455/483/02 (Continued)

The amended plans do not correspond to the changes discussed during the Compulsory Conference. Neither do they minimise the impact of the proposal on the adjoining neighbour, nor reduce the visual bulk and scale of the dwelling.

**A vote was taken from the Development Assessment Panel with the result being for the recommendation:**

**That the Development Assessment Panel refuse to support the amended plans submitted on Tuesday 20th August for Development Application 455/384/02.**

**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.**

## 2.2 R & G GOLAND - 455/390/02

### SUMMARY TABLE

Date of Application	8 <sup>th</sup> April 2002
Subject Land	Lot 12 Brookman Road Dingabledinga Certificate of Title 5166541
Assessment No.	A9664
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Horticulture
Type of Development	Consent
Public Notice	Category 3
Referrals	Watershed Protection Transport SA
Representations Received	One
Representations to be heard	Nil
Date last inspected	8 <sup>th</sup> August 2002
Recommendation	Approve
Originating Officer	T Harrison

The Applicants propose to change the use of the subject land from horse keeping and riding instruction to growing and processing horticultural products.

The products proposed to be grown are primarily walnuts and berries. The total area of the land is 3.719 hectares of which 1.5 hectares will be cultivated. No chemical sprays will be used on the property and all produce will be organically grown.

Bird scaring devices will not be used with all the berries and nuts being netted to control bird damage.

It is also proposed to process the produce and to sell products from the site as well as other outlets.

Landscaping is proposed around the perimeter of the plantation.

**It was agreed by consensus that the Development Assessment Panel approve Development Application 455/390/02 subject to the following conditions:**

- 1. That a Land Management Agreement be prepared by the Applicants containing a clause that maintains a sight distance of 210 metres south west of the entrance to the property. The Land Management Agreement shall be signed by the Applicants and Council.**
- 2. That retail sales from the property shall occur only on Saturdays, Sundays and Public Holidays.**

.../cont.

2.2 R & G GOLAND - 455/390/02 (Continued)

3. That the existing entrance to the property be widened and sealed with bitumen between the road and the gate in accordance with the plan prepared by Shane P Foley and contained within his report to Council dated 12 August 2002. This shall be undertaken prior the commencement of retail sales from the property.
4. An advance sign warning of the entrance ahead shall be displayed on the property, abutting the road boundary, on the approach from the south west.
5. A moveable "A" frame sign shall be placed directly opposite the entrance on the eastern side of Brookman Road on the days that retail sales are undertaken.

**ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING**

**3.1 J CULSHAW - 455/855/02**

Date of Application	23 <sup>RD</sup> July 2002
Subject Land	Lot7 Mount Magnificent Rd Kuitpo Colony Certificate of Title 5351814
Assessment No.	A17695
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Tourist Lodge
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	N/A
Representations Received	
Representations to be heard	
Date last inspected	15 <sup>th</sup> August 2002
Recommendation	Merit to proceed with assessment.
Originating Officer	Tim Harrison

The applicants propose to operate a small scale tourist lodge catering for visitors who wish to have serviced accommodation in a rural retreat setting.

It is proposed to be run like an elite or exclusive country home and guests will be provided with a highly qualified chef for the duration of their stay. The number of guests at any one time will vary between two and six.

The proposed building will consist of a main "communal area" comprising the main bedroom and ensuite, kitchen, dining and lounge area. Attached to this are three double bedrooms with ensuites and decks separated from the main communal area by an entrance.

**It was agreed by consensus that the Development Assessment Panel decides Development Application 455/855/02 is considered to have merit to proceed with assessment.**

## 3.2 ALAN SHEPPARD HOMES - 455/317/02

Date of Application	23 <sup>rd</sup> March 2002
Subject Land	S 2412 Myrtle Grove Road, Currency Creek
Assessment No.	A 17542
Relevant Authority	Alexandrina Council
Planning Zone	Conservation Zone
Nature of Development	Double Storey Detached Dwelling
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Internal Consultation
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	13 <sup>th</sup> May 2002
Recommendation	Approve – seek concurrence of DAC
Originating Officer	Tim Harrison

The applicant proposes to erect a double storey split level detached dwelling on privately owned land off Myrtle Grove Road, approximately 100-150m from the Finnis River.

The dwelling is only a partial two-storey dwelling with the site being excavated to provide for a garage and office on the lower level.

The dwelling will be constructed using rendered masonry external walls and concrete roof tiles. The colour of the walls will be "Springfield Beige" and the roof will be slate grey.

Extensive landscaping has already been planted around the dwelling and additional landscaping is proposed.

**It was agreed by concurrence that the Development Assessment Panel decides that Council seek the concurrence of the Development Assessment Commission to approve of Development Application 455/317/02.**

## ITEM 4. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

### 4.1 G WILLIAMS - 455/C006/02 & 455/D022/02

Date of Application	27 <sup>th</sup> February 2002
Subject Land	2 & 4 Burt Street Goolwa North Certificate of Title 5622256
Assessment No.	A4249
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land Division
Type of Development	Consent
Public Notice	Category 1
Referrals	Nil.
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	22 <sup>nd</sup> August 2002
Recommendation	Refusal
Originating Officer	Tim Harrison

The subject land consists of two existing allotments with a total area of 2,809 square metres. It is proposed to create eight (8) allotments ranging in size from 253 square metres to 384 square metres with a central driveway to give access to each allotment.

Two applications have been lodged. Application 455/D022/02 is proposing to create two smaller allotments at the front of the subject land with the remainder of the land forming another larger allotment. Application 455/C0006/02 is proposed as a Community Title creating six smaller allotments.

**It was agreed by consensus that the Development Assessment Panel decides Development Applications 455/D022/02 and 455/C0006/02 be REFUSED on the grounds that they conflict with the primary provisions of the Development Plan relating to land division and allotment size and they would be detrimental to the character and amenity of the locality.**



## 4.2 L & D ROSENBERG - 455/D505/02

Date of Application	24 <sup>th</sup> July 2002
Subject Land	Lot 1 Pages Flat Road Pages Flat Certificate of Title 5425281
Assessment No.	A9928
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Land Division creating one additional allotment
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	
Recommendation	Proceed with assessment
Originating Officer	S Roberts

The Development Assessment Panel has previously considered this proposal at the December meeting, Item 3.1. At this time it was decided that the development did not have merit to proceed with an assessment.

The applicant is proposing to divide an existing 34.42 hectare allotment with two existing dwellings into a 1.346 hectare allotment, with the remaining 33.08 hectares retained on another title.

**It was agreed by consensus that the Development Assessment Panel decides Development Application 455/D505/02 has merit to proceed with further assessment.**

## 4.3 JA WARNOCK - 455/D506/02

Date of Application	August 2002
Subject Land	Lot 13 Kokoda Road Mosquito Hill Certificate of Title 5483924
Assessment No.	A4825
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Land division creating one additional allotment
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	
Recommendation	Merit to proceed with assessment.
Originating Officer	S Roberts

The Development Assessment Panel has previously considered this proposal at their February meeting, Item 4.3. At this time it was decided that the development did not have merit to proceed with an assessment.

Since this meeting some previous decisions of Council in relation to land division and the additional dwelling have been found. In September 1984 a land division was refused on the basis that it did not comply with the Development Plan and there was not sufficiently valid circumstances to justify a departure from this. Then in 1985 Council approved a transportable dwelling for the co-owners to reside in. It would therefore appear that it is this dwelling that is now being used to justify the land division being considered in this report.

The applicant proposes to divide Lot 13 Kokoda Road, Mosquito Hill to create one additional allotment. The allotments proposed will be 67.18 hectares and 6070 m<sup>2</sup>. The subject land currently has two habitable dwellings located on it. The aim of the land division is to separate the dwellings onto separate titles.

The subject land has been used for farming purposes thereby characterised by open pasture and grazing land.

**It was agreed by consensus that the Development Assessment Panel decides DA 455/9006/02, to create an additional allotment at Lot 13 Kokoda Road, Mosquito Hill has merit to proceed with an assessment.**

5. **DEVELOPMENT ASSESSMENT - BUILDING**

6. **MATTERS REFERRED FOR FOLLOW-UP**

7. **GENERAL ITEMS FOR DISCUSSION**

Councillor Beckett

Access to Fortuna Gallery – Middleton. Advised by D Banks that access off main roads is responsibility of Council under the Local Government Act with consultation with Transport SA.

8. **NEXT MEETING**

The next meeting of the Development Assessment Panel is to be held on Monday 16<sup>th</sup> September 2002 commencing at 1:00 p.m. in the Langhorne Creek Bowling Club, Murray Street, Langhorne Creek.

**MEETING CLOSED AT 11:20 A.M.**

**MINUTES CONFIRMED** .....

CHAIRMAN

**DATED** .....