

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 16 SEPTEMBER 2002
COMMENCING AT 1:00 PM
IN THE LANGHORNE CREEK BOWLING CLUBROOMS**

PRESENT Councillors T McAnaney (Chairman), B Griffin, M Beckett, G Jarrett (Proxy for A Woolford), G Martin (Proxy for F Tuckwell), D Banks, D Commerford.

APOLOGIES Councillors F Tuckwell and A Woolford.

IN ATTENDANCE G West (Planner), S Roberts (Policy Planner), V Harvey (Personal Assistant), Councillor R Potter.

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 13th August 2002 and 2nd September 2002.

RECOMMENDATION

Moved Cr Beckett seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on 13th August 2002 and 2nd September 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 Finniss Vineyards - 455/25/02, 455/26/02 & 455/27/02

Date of Application	14 th January 2002
Subject Land	S 2375 + Main Road, Finniss
Assessment No.	A 11733
Relevant Authority	Alexandrina Council
Planning Zone	Country Township (Finniss) Zone Rural Living (Strathalbyn District) Zone General Farming (Strathalbyn District) Zone
Nature of Development	Vineyards and dam.
Type of Development	Merit
Public Notice	Category 3
Referrals	Dept Water, Land & Biodiversity Conservation
Representations Received	14 total representations
Representations to be heard	8
Date last inspected	4 th September 2002
Recommendation	Approve subject to conditions
Originating Officer	G West

The Chairman welcomed the representors as follows who gave brief overviews of their representations and answered questions of the Panel in regard to Item 3.1:

1:00 p.m. Mr B Kaak
1:05 p.m. Mr D Kemp
1:10 p.m. Mr A Watson on behalf of W & J Francis
1:20 p.m. Mr R Harrison
1:30 p.m. C Holloway
1:35 p.m. Gloria Trott
1:40 p.m. Councillor R Potter on behalf of the residents
2:10 p.m. Mrs Ling

.../cont.

3.1 Finnis Vineyards – 455/25/02, 455/26/02 & 455/27/02 (Continued)

At 1:45 p.m. the Chairman welcomed Mr D Hickinbotham (Applicant) and Mr N Wallman for their response to representations and any questions asked by the Panel.

The Chairman thanked all the Representors and the Applicant for their submissions.

The applicant proposes to plant approximately 198.6ha of grape vines over land currently predominately used for open grazing and cropping purposes, adjacent to the Finnis township and Finnis river. The applicant also proposes a 200 mega litre dam at section 2392, setback approximately 250m from the Finnis-Clayton Road. Water from the dam will be taken from the existing pump station at lot 51 Winery Road. Section 2392 and Section 141 will also incorporate truck loading bays.

Moved D Commerford seconded Cr B Griffin that the Development Assessment Panel refuse Development Application 455/27/02 for the following reasons:

1. The proposal is not considered to be of a minor, non-intensive nature, and as such seriously conflicts with Objective 1 for the Rural Living (Strathalbyn) Zone.
2. The proposal will not maintain the rural character and amenity of the zone, and as such conflicts with Objective 2 for the Rural Living (Strathalbyn) Zone.
3. The proposal is not considered to be, or to be compatible with, urban development or facilities, as described by Objective 1 for the Country Township Zone.
4. The proposal does not contribute to and is not considered compatible with, the development of Finnis as a minor settlement as described by Objective 9 for the Country Township Zone.
5. The proposal is not considered a suitable use of the subject land having regard to the location of that land and the objectives for the zones in which it is located as described in Council Wide Principle of Development Control 77.
6. The proposal is considered likely to interfere with the effective and proper use of other land in the vicinity and may prevent the attainment of the objectives for that other land, as described in Council Wide Principle of Development Control 78.

CARRIED

.../cont.

3.1 Finniss Vineyards – 455/25/02, 455/26/02 & 455/27/02 (Continued)

It was agreed by consensus that the Development Assessment Panel issue Provisional Development Plan Consent for Development Applications 455/26/02 subject to the following conditions:

1. That the development proceed in strict accordance with the plans and supporting information forming part of the application unless varied by the following conditions.
2. That no audible bird scaring devices are to be used.
3. Industry best practice shall be followed at all times in relation to the application of chemicals to the vines, with the primary aim of minimising potential spray drift to adjoining or nearby properties.
4. Vines shall be planted only on land designated Type 1 (flat to gentle slope) in the Finniss Land Evaluation Drawing Number A013201LANDEVAL by Alexander Symonds Surveying Consultants, dated 15/02/01.
5. All land within the development designated Types 1A, 2 and 3 in the Finniss Land Evaluation Drawing Number A013201LANDEVAL by Alexander Symonds Surveying Consultants, dated 15/02/01 shall be revegetated with plants native to the area 12 months before any vines are planted.
6. A 20m wide vegetated buffer strip of fast growing native trees and shrubs and 10m cleared buffer area shall be established by the developer adjacent to vines along the northern boundary of Section 2373, along the southern and eastern boundaries of lot 96, and along the western boundary of the portion of Section 2415 south of Landseer Road 12 months before any vines are planted .
7. The direction of the vine rows shall follow contours to minimise the runoff of surface water and potential silt and chemical pollutants into the Finniss River and adjacent wetlands.
8. The vine rows shall be ripped and the vines planted in September or November to minimise the potential for surface water erosion and silt pollution of the Finniss River.
9. All water pumped from the Finniss River is to be metered and the applicant's water license allocation shall not be exceeded.
10. Amended plans showing the required buffers, revegetation areas, vine row position and direction and a list of intended buffer and revegetation species shall be submitted to Council before final Development Approval is issued.

AGREED BY CONSENSUS

It was agreed by consensus that the Development Assessment Panel defer Development Application 455/25/02 to await comments from Dept of Water, Land & Biodiversity Conservation.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

4.1 Property Developments Pty Ltd - 455/782/02

Date of Application	10 th July 2002
Subject Land	Lts98+100 Macclesfield Rd Strathalbyn Sec 26668 & 2631
Assessment No.	A15911
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Strathalbyn District) Zone
Nature of Development	Dwelling & outbuildings
Type of Development	Non-complying
Public Notice	Category 3
Referrals	
Representations Received	Nil
Representations to be heard	Nil.
Date last inspected	9 th September 2002
Recommendation	Approve subject to Development Assessment Commission concurrence
Originating Officer	G West

The applicant proposes to erect a single storey detached dwelling and outbuilding on a 15.6 hectare block of land bounded by the River Angas and the Macclesfield-Strathalbyn Road.

The dwelling will have a living area of 310 square metres surrounded by a verandah with an area of 240 square metres. It will be of masonry construction using "Amatek Ashlar" face bricks with red brick quoins and a "Rivergum" colorbond roof.

The proposed outbuilding will be 18 metres x 8 metres with an area of 140 square metres. The details of its construction and elevations have not been provided at this stage.

Substantial landscaping is proposed around the dwelling and outbuilding as well as along the eastern boundary of the land where it abuts the Macclesfield-Strathalbyn Road.

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4.1 Property Developments Pty Ltd – 455/782/02

The siting of the dwelling has been amended to place the dwelling well below the highest point on the property to minimise its visibility from the surrounding locality.

It was agreed by consensus that the Development Assessment Panel should apply to the Development Assessment Commission for its concurrence to issue Provisional Development Plan Consent for Development Application 455/782/02 for the dwelling and issue that consent if concurrence is received, subject to the following conditions:

1. The application shall proceed in strict accordance with the plans and supporting information forming part of the application unless varied by the following conditions.
2. A supply of 5,000 litres of water shall be available for fire fighting purposes at all times. This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for fire fighting purposes.
3. Private roads and access tracks shall provide safe and convenient access for fire fighting vehicles, as follows:
 - Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 4 metres and must allow forward entry and exit for large fire fighting vehicles.
 - All dead end roads shall be constructed to allow fire fighting vehicles to turn around with safety by use of either:
 - a) a turn around area with a minimum formed road surface diameter of 25 metres, or,
 - b) a "T" or "Y" shaped turnaround area with minimum formed road surface leg lengths of 17 metres and minimum inside road radii of 9.5m.
4. Grasses within 20 metres of the dwelling or the property boundaries, whichever comes first, should be reduced to a height of 10cms during the Fire Danger Season.
5. The site of the proposed building shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.
6. Excavation and filling of the site for the proposed development shall be kept to a minimum, and all slopes created shall be stabilised with appropriate vegetation.

It was agreed by concurrence that the Development Assessment Panel defer a decision on the shed pending further information regarding the size, colour and exact siting.

AGREED BY CONSENSUS

4.2 Origin Energy Power Ltd - 455/752/02

Date of Application	28 th June, 2002
Subject Land	Lot 92 Crows Nest Road Port Elliot
Assessment No.	A3914
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (PE & G District) Zone
Nature of Development	Temporary Wind Speed Monitoring Tower
Type of Development	Non-complying
Public Notice	Category 3
Referrals	
Representations Received	1
Representations to be heard	Nil.
Date last inspected	9 th September 2002
Recommendation	Approve subject to Development Assessment Commission concurrence
Originating Officer	G West

The applicant proposes to erect a lattice style wind speed monitoring tower and associated equipment up to 70m high on privately owned elevated land in the hills North of Port Elliot.

The tower will be supported by guy wires and secured to the ground with a concrete foundation. The tower is constructed as an equilateral triangle with each side 30cm long. The tower will be a dull grey colour to blend with the natural landscape.

The tower will be removed when it has recorded a full year of weather data.

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4.2 Origin Energy Power Ltd – 455/752/02

It was agreed by consensus that the Development Assessment Panel should apply to the Development Assessment Commission for its concurrence to issue Provisional Development Plan Consent for Development Application 455/752/02 and issue that consent if concurrence is received, subject to the following conditions:

1. The application shall proceed in strict accordance with the plans and supporting information forming part of the application unless varied by the following condition.
2. The tower shall be dismantled and removed from the subject land immediately one year after its completion.

AGREED BY CONSENSUS

4.3 Adelaide Fuel Distributors - 455/942/02

Date of Application	16 th August 2002
Subject Land	34-60 Milnes Road Strathalbyn
Assessment No.	A12746
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Petrol Filling Station
Type of Development	Non-complying
Public Notice	Nil
Referrals	Nil
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	9 th September 2002
Recommendation	Merit to proceed with assessment
Originating Officer	G West

The applicant proposes to install an unmanned diesel truck refuelling station on a portion of land owned by the Strathalbyn Trotting Track at Milnes Road, Strathalbyn.

The proposal includes significant earthworks to provide a level site, and landscaping to stabilise and screen the site from view of the surrounding locality.

It was agreed by consensus that the Development Assessment Panel decides Development Application 455/752/02 is considered to have merit to proceed with assessment.

AGREED BY CONSENSUS

ITEM 5. DEVELOPMENT ASSESSMENT - BUILDING

5.1 **Bullock & Co 455/D060/02**

Date of Application	22 May 2002
Subject Land	LOT 1 & 155 Adelaide Road and Lot 151 Melville Street, Strathalbyn
Assessment No.	A11839
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Golf Course) Zone
Nature of Development	Land division creating 138 additional allotments
Type of Development	Merit
Public Notice	Category 1 – no notification required
Referrals	Heritage SA, Transport SA, EPA, SA Water
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	
Recommendation	Refusal
Originating Officer	S Roberts

The applicant is proposing to divide the land to create 141 residential allotments ranging in size from 1200m² to 1.134 hectares, which is the allotment surrounding the existing heritage dwelling. Two allotments of 18.88 hectares and 4.46 hectares have been created to accommodate other future uses such as open space, tourist accommodation and commercial development. Reserves have also been allocated along the Angas River and Middle Creek and also along the Adelaide/Macclesfield Roads, which totals 7.55 hectares, or about 13% of the total site.

Moved Cr Jarrett 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.

Motion lapsed for want of a seconder.

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5.1 **Bullock & Co – 455/D060/02 (Continued)**

Moved Cr B Griffin seconded Cr M Beckett that the Development Assessment Panel refuses Development Application 455/D060/02, for a land division at Lot 1 and 155 Adelaide Road and Lot 151 Melville Street, Strathalbyn as it is at variance with the following objectives and principles of Councils Development Plan:

- Residential (Golf Course) Zone
- Objective 1
- Principles of Development Control 1 and 2

CARRIED

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

7. **GENERAL ITEMS FOR DISCUSSION**

8. **NEXT MEETING**

To be advised.

MEETING CLOSED AT 2:55 P.M.

MINUTES CONFIRMED
CHAIRMAN

DATED