

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 4 APRIL 2005
COMMENCING AT 9:09 AM
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

PRESENT

Cr R Potter, Cr M Beckett, Cr G Connor, Cr P Reedman, Cr B Featherston (proxy for Cr A Woolford), D Commerford (Director Environmental Services), D Banks (Director Technical Services).

APOLOGIES

Cr A Woolford.

IN ATTENDANCE

B Green, G Webster (Planners), V Harvey (Personal Assistant).

D Commerford declared the meeting open at 9:09 a.m. and called for nominations for Presiding Officer.

Cr Connor nominated Cr Featherston as Presiding Officer.

No further nominations being received, Cr Featherston accepted the nomination:

Moved Cr Connor seconded Cr Reedman that Cr Featherston be appointed Presiding Officer for the Development Assessment Panel meeting.

CARRIED

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 21st March 2005.

Moved D Commerford seconded Cr Reedman that the minutes of the Alexandrina Council Development Assessment Panel held on 21st March 2005 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/1361/04 - Network Design & Construction

Councillor Featherston, the Presiding Member, welcomed Mr T Harris (representor) to the meeting who gave a summary of his representation from 9:10 a.m. to 9:20 a.m.

Councillor Featherston, the Presiding Member, welcomed Mr David Gibson from Access Planning, and Mr Mark Baade of Telstra, to the meeting from 9:20 a.m. to 9:40 a.m. to respond to Mr Harris's representation.

Councillor Featherston, the Presiding Member, welcomed Mr T Geyer (property owner) to the meeting at 9:20 a.m.

Councillor Featherston, the Presiding Member, welcomed Mr G Simpson (representor) to the meeting who gave a brief summary of his representation from 9:40 a.m. to 9:43 a.m.

SUMMARY TABLE

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|-----------------------------|---|
| Date of Application | 27 th October 2004 |
| Subject Land | Units 1+2/10 Elliot Street, Port Elliot |
| Assessment No. | A 16969 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Light Industrial |
| Nature of Development | Telecommunications Tower |
| Type of Development | Consent on Merit |
| Public Notice | Category 2 |
| Referrals | N/A |
| Representations Received | 5 |
| Representations to be heard | 3 |
| Date last inspected | 23 rd February 2005 |
| Recommendation | Approval |
| Originating Officer | Ben Green |

ESD IMPACT/BENEFIT

- Environmental Impacts within established standards.

.../cont.

2.1 455/1361/04 – Network Design & Construction (Continued)

- Social Enhanced communication for users, possible visible intrusion on the amenity of the area and perceived health risks.
- Economic Benefit to landowner in an annual lease, applicant in increased customer satisfaction and to the business community using this service.

BACKGROUND

The practicability of an alternative site for the proposed facility has been discussed between Council Staff and Telstra. These options being some kind of shared facility between Pt Elliot and Middleton, or extending the height of the existing tower at Browns Hill. Telstra through their planning consultant have provided coverage models and discussion as to why a facility like this is required in each town.

THE PROPOSAL

Nature of Development

This application is a 'consent on merit' application because a telecommunications tower is not listed in the complying or non-complying list of the Light Industrial Zone in the Alexandrina Development Plan.

The application was treated as Category 2 for public notification purposes under Schedule 9 part 2(1b) of the Development Act as the subject land abutts a different zone.

Detailed Description

The applicant essentially proposes:

- A new 29.9m high monopole;
- Six panel antennas installed on a headframe arrangement at the top of the pole;
- A new equipment shelter 7.47m² and 3m high to be installed at the base of the pole.

Please see Telstra's planning consultants report for a detailed description of the proposal.

DAP200513 Moved D Banks seconded seconded Cr Potter that the Development Assessment Panel approve Development Application DA 455/1361/04 for a Telecommunications Facility at Lot 26 Elliot Road, Port Elliot subject to the following condition:

.../cont.

2.1 455/1361/04 – Network Design & Construction (Continued)

1. The site of the proposed building, in particular the equipment shelter and fencing 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.
2. The first 10 metres of the tower be in a green colour with the remaining 19 metres being in a sky blue colour.

THE MOTION WAS PUT AND WAS LOST

D Commerford requested that the Planner put together reasons for refusal to come back to the Development Assessment Panel.

D Commerford noted that it was the duty of the Development Assessment Panel to only assess the matter related to the subject land. Any other sites could be subject to a new application.

The Development Assessment Panel then moved on to Item 8 at 9:48 a.m.

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

The Development Assessment Panel returned to Item 5.1 at 9:57 a.m.

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

5.1 455/D022/04 - Strath Hub Pty Ltd

D Commerford requested that Graham Webster (Strategic Planner), speak on behalf of Council at 9:58 a.m.

Councillor Featherston, the Presiding Member, welcomed G Webster to the meeting.

D Banks requested that Dennis Zanker (Infrastructure Manager), speak on behalf of Technical Services at 10:14 a.m.

Councillor Featherston, the Presiding Member, welcomed D Zanker to the meeting.

Councillor Featherston, the Presiding Member, welcomed B Burman (Hassell Pty Ltd), B Bullock & P Richards (Strath Hub Pty Ltd) at 10:15 a.m.

Councillor Featherston, the Presiding Member, welcomed Frank McIntyre from Nolan Rumsby Planners, (on behalf of Council) to the meeting at 10:15 a.m.

SUMMARY TABLE

| | |
|---------------------|--|
| Date of Application | 9 th March 2004 |
| Subject Land | Lot 1, FP218260, Hd of Macclesfield, CT Vol 5841, Folio 766; Lot 152, DP20548, Hd of Macclesfield & Strathalbyn, CT Vol 5278, Folio 397; Lot 153, DP20548, Hd of Macclesfield & Strathalbyn, CT Vol 5278, Folio 398; Lot 151, DP20548, Hd of Macclesfield & Strathalbyn, CT Vol 5278, Folio 396; Lot 154, DP44074, Hd of Macclesfield & Strathalbyn, CT Vol 5327, Folio 404; Lot 11, DP44075, Hd of Macclesfield & Strathalbyn, CT Vol 5343, Folio 670; Lot 16, DP55109, Hd of Macclesfield & Strathalbyn, CT Vol 5812, Folio 907. |
| Assessment No. | 11838 |
| Relevant Authority | Alexandrina Council |

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

| | |
|-----------------------------|--|
| Planning Zone | Residential (Golfcourse) Landscape (Strathalbyn District) |
| Nature of Development | Consent on merit |
| Type of Development | Golf course & Land division creating 348 allotments |
| Public Notice | Category 1 |
| Referrals | Dept of Water, Land & Biodiversity Conservation (DWLBC); SA Water; Native Vegetation Council (NVC); Transport SA (TSA); Environment Protection Authority (EPA); Dept of Administration & Information Services (DAIS); Dept Education, Training & Employment (DETE) |
| Representations Received | N/A |
| Representations to be heard | N/A |
| Date last inspected | 1 December 2004 |
| Recommendation | Approval subject to conditions |
| Originating Officer | Frank McIntyre, Nolan Rumsby Planners |

ESD IMPACT/BENEFIT

- Environmental Potential adverse impact/positive impact on watercourses and environs. Potential impact on landscape qualities.
- Social Greater choice of residential living within the Strathalbyn township. Increase in recreational opportunities.
- Economic Increase population of Strathalbyn and the reinforcement of the town as the main service and community centre within the Strathalbyn District due to the flow on affects of an increase in the population base. Benefit to the applicant.

Moved Cr Beckett seconded Cr Connor that the Development Assessment Panel move into camera.

THE MOTION WAS WITHDRAWN

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

BACKGROUND

The subject land has been the subject of a number of various land division proposals over a number of years. The most recent of these applications, which was refused, was subjected to Environment, Resources and Development Court and Supreme Court proceedings.

The current application, lodged in March 2004, has been subjected to two (2) large information requests from Council, in addition to information requests from referral agencies, and has been varied inconsequentially from the proposal initially lodged in response from various issues. The main variation is that the application now creates 342 residential allotments rather than 388 allotments.

THE PROPOSAL

Type of Development

The proposal comprises:

- 342 residential allotments;
- 6 golf course allotments;
- 18 hole golf course;
- linear reserves along the Angas River and Middle Creek;
- open space/buffer reserves;
- a bridge over the Angas River;
- wastewater treatment plant;
- associated infrastructure.

The Development Assessment Commission is normally the relevant authority for a wastewater treatment plant, if lodged as a separate application. However, as the Residential (Golf Course) Zone promotes that the treatment of effluent generated in the zone is treated within the zone and that the layout of the land division proposal is dependent on the location of the wastewater treatment system, the wastewater treatment plant is considered ancillary to the land division. This has been confirmed by Planning SA. The bridge and other infrastructure, such as roads, are also ancillary to the land division.

A brief description of the proposal is 'Golf Course and the creation of 342 residential allotments and six (6) golf course allotments, from seven (7), and associated infrastructure (including a bridge and wastewater treatment plant)'.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

Landscape (Strathalbyn District) Zone Principle 8 lists the kinds of development that are non-complying in the zone in which land division is included. However, although the application as lodged included the creation of allotments, or part allotments, within this zone, the current application does not, therefore, the proposal is not a non-complying kind of development within the Landscape (Strathalbyn District) Zone.

Residential (Golf Course) Zone Principle 36 lists the kinds of development that are non-complying within the zone. A land division, (nor its component parts, namely the bridge and wastewater treatment plant) is listed as non-complying.

Neither zones list the kinds of developments that are complying within the zones, nor is the proposal listed as complying within the Development Regulations 1993. Therefore the proposal is a consent, on-merit, matter.

Detailed Description

The details of the proposal are as follows:

The development of 342 residential allotments, developed in 5 stages. Each stage will include associated infrastructure and services (similar to that detailed within Stage 1);

- The residential land has an area of approximately 44.25 hectares, 38.92% of the total site;
- Reserves and open space total an area of approximately 16.32 hectares, 14.35% of the total site;
- Stage 1:
 - Creation of 93 residential allotments (lots 1 – 17, 58 – 67, 82 – 88 and 91 – 149). Allotments 83, 91 to 94 are large allotments that are likely to be subject to further development. It is intended that lot 92 is to accommodate the golf clubhouse and maintenance centre and associated car parking;
 - Creation of three (3) of the golf course allotments (lots 503, 504 and 505);
 - Creation of three (3) reserves (Reserves X, Y and Z).
 - Construction of a round-a-bout at the intersection of North Parade, East Terrace and Macclesfield – Strathalbyn Road;
 - Entry road and additional roads for Stage 1;
 - Sewer and stormwater provisions for Stage 1 (with capacity to expand to cater for later stages);
 - Commencement of the Angas River and Middle Creek regeneration program, including urgent maintenance and bank stabilisation within Reserves X & Y;

.../cont.

5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- Early planting of the golf course;
- Construction of the bridge over the Angas River;
- Stage 2:
 - Creation of 54 residential allotments (lots 18 – 57 and 68 – 81);
 - Creation of (1) reserve (Reserve Z);
- Stage 3:
 - Creation of 71 residential allotments (lots 150 – 209, 221 – 223, 241 – 247 and 259);
 - Creation of two (2) reserves (Reserves S & R);
- Stage 4:
 - Creation of 60 residential allotments (lots 224 – 240, 248 – 258 and 260 – 280);
 - Creation of three (3) reserves (Reserve Q, T and V);
 - Creation of three (3) golf course allotments (lots 500 – 502);
- Stage 5:
 - Creation of 64 residential allotments (lots 281 – 344);
- An 18 hole, Par 67, dry land golf course with a total length of 4945 metres, designed by Golf Strategies – International Golf Course Architects. The Golf Course land will have a total area of approximately 53.13 hectares, 46.7% of the total site;
- Five (5) wetlands located within reserves and golf course allotments for stormwater detention;
- A wastewater treatment system consisting of three (3) main components:
 - Gravity collection system, sewage pumping stations and rising mains (to be subject to detailed design);
 - Wastewater treatment plant, located within proposed golf course allotment 504, between the fairways of holes 2 and 6, and consisting of:
 - i. An anoxic/aerobic treatment tank;
 - ii. An intermittently operated clarify tank;
 - iii. A control shed;
 - iv. A GE Fanuc PLC with Quick Panel Control for remote monitoring;
 - v. Liquid chlorine disinfection system;
 - vi. A sludge thickening tank;
 - vii. Reclaimed waste transfer pumps to deliver reclaimed water to irrigation system;
 - viii. Sludge removed periodically by tanker from the sludge thickening tank;
 - ix. Each tank will be cast-in-situ concrete, located within the ground with concrete covers with only approximately 200mm of the tanks exposed above the ground;

- x. Vehicular access to be gained by an access track running between fairways 1 and 9;
- o Storage and reclaimed water disposal;
 - i. Treated effluent storage tank with a minimum of 12 hours of storage;
 - ii. An irrigation system for spray irrigation and sub-surface drippers on an all-year watering basis to be located on proposed golf course allotment 504;
- Services – electricity, telephone and water will be provided underground;
- An integrated pedestrian and bicycle network including five (5) river crossings consisting of either stepping stones or low level pedestrian/bicycle bridges;
- Streetscape planting with at least one (1) street tree per allotment;
- An encumbrance will be prepared, executed and registered on each of the residential allotments sold for single residences. The encumbrance is to contain provisions covering:
 - o fencing – no fencing on a road boundary, Transport SA road (other than a post and wire fence), adjacent landscape buffers and restrictions on side fences within 4.5 metres of a front boundary. Also restricts height and obscurity of fences adjacent reserves;
 - o landscaped buffer – planting and maintenance of landscaped buffers;
 - o rainwater tanks – allotments greater than 600m² to provide 20,000 litres, allotments greater than 1,500m² to provide an additional 10,000 litres. Dwellings connected to tanks to ensure at least 80% usage. Tanks to be of a colour and style to compliment a dwelling and not placed between the dwelling and a road;
 - o dual fronted sites – designed and constructed to address the road and reserves;
 - o bins and rubbish – not permitted to be stored between a dwelling and a road or reserve;
 - o trailers, boats, caravans and commercial vehicles – not stored or parked between a dwelling and a road or reserve;
 - o no transportable dwellings – specifies design criteria to ensure high quality housing;
 - o garages and outbuildings – specifies design and siting criteria;
 - o temporary accommodation – not permitted;
 - o local indigenous trees – restricts removal and requires care and nurturing of trees planted or established prior to January 1980. Also protects non-local indigenous and introduced species to a lesser extent.
 - o Re-subdivision – prevents division of allotments (other than the possible land division of allotments 500 – 505 and 91 – 94) and also limits to one dwelling per allotment;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- Golf course areas – states that these areas may not be used as for golf course in the future. Also states that allotments 504 and 505 may include a range of retail, commercial, tourism, schooling, recreational and community uses as may be approved from time to time by the relevant Council or Planning Authority;
- Damage to roads, curbs, footpaths, electrical, telephone, water and any other and Council Infrastructure – requires reinstatement;
- Sewerage – allows access to properties to service and maintain infrastructure. Requires payment of fees. Prohibits certain substances to be disposed of via the sewerage system;
- No illegal use;
- Purchaser to acknowledge encumbrance – ensure that future purchasers are aware of, and adhere to the terms and conditions of the encumbrance;
- Stormwater Infrastructure – similar to sewerage, allows access to service and maintenance and reinstatement of damage, restricts the disposal of prohibited substances;
- Good Residential Design – requires regard to the Residential Design Principles in 'Good Residential Design SA', Planning SA, September 1999, especially in regard to site planning, orientation and layout.

Moved Cr Beckett seconded Cr Connor that the Development Assessment Panel move into Camera at 10:50 a.m.

G Webster left the meeting at 11:06 a.m.

D Commerford left the meeting at 11:12 a.m. and returned at 11:15 a.m.

CONFIDENTIAL ITEM

Moved Cr Beckett seconded Cr Connor that in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3)(h):

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3)
- (3) The following information and matters are listed for the purpose of subsection (2):
 - (h) legal advice, or advice from a person employed or engaged by the council to provide specialist professional advice;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

That the Planner, Ben Green, Strategic Planner, Graham Webster, Frank McIntyre from Nolan Rumsby Planners and Vanessa Harvey, Personal Assistant, remain in the meeting.

Moved Cr Beckett seconded D Banks that the Development Assessment move out of Camera at 11:40 a.m.

The Gallery were then welcomed back to the meeting and the Councillor Featherston, the Presiding Member, made the following announcement:

DAP200514 Moved Cr Reedman seconded Cr Potter that the Development Assessment Panel grants Provisional Development Plan Consent, Land Division Consent and Development Approval for Development Application 455/D022/04 for a Golf Course and the creation of 342 residential allotments and six (6) golf course allotments, from seven (7), and associated infrastructure (including a bridge and wastewater treatment plant), by Strath Hub Pty Ltd, subject to the following conditions:

Provisional Development Plan Conditions

1. The development shall be undertaken in accordance with the amended plan references as 'Amendment - 17.02.05_1251_V13', prepared by Jeanes & Sommerville Surveyors Pty Ltd, and documentation supporting the application.
2. The developer shall prepare, execute and register an encumbrance on all residential allotments sold for the development of detached dwelling (other than allotments proposed for use as a golf course, open space or allotments 91 to 94). The encumbrance shall protect all existing native trees.
3. The developer shall prepare an Environmental Management Plan for the wastewater treatment system that addresses the following:
 - (a) The prevention of ground water and surface water contamination;
 - (b) The need to protect and enhance native vegetation;
 - (c) Litter control, dust control and sanitary conditions generally;
 - (d) Odour and noise control;
 - (e) Fire safety;
 - (f) Security;
 - (g) Maintenance of landscaping and the general condition of the site; and

.../cont.

5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- (h) Final contour plan and rehabilitation proposals including soil cover, landscaping, drainage, the removal of any contamination or waste, restoration and the like to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site.
- 4. The development of the golf course shall be substantially completed prior to the commencement of Stage 3 of the development.
- 5. The colours and external materials of the wastewater treatment plant and bridge shall be of natural colours of a low light reflective nature.
- 6. Each allotment shall be connected to electricity and telecommunications supply services via underground common service trench in accordance with the appropriate standards/codes.
- 7. Street lighting shall be provided to each new road in accordance with current standards/codes to the reasonable satisfaction of Council.
- 8. The allotments within Stage 3 of the development, adjacent the proposed four (4) way intersection (adjacent proposed allotments 200, 209, 241 and 259) shall be reconfigured, to the reasonable satisfaction of Council, to remove the need for a four (4) way intersection.
- 9. That allotments 504 and 505 may only be used for recreation, community use and activities associated with the waste water treatment plant.
- 10. The selection, placement and initial maintenance of street trees must be at the cost of the developer and be acceptable to Council.
- 11. A hot mix path adequate for cycling and walking must be completed along one side of the River Angas linear park prior to completion of the development of housing allotments defined as Stage 1.
- 12. The road across the internal bridge, shown as a Secondary Collector road on the road hierarchy plan in appendix 'C' shall be a Primary Collector road.
- 13. Local roads be created as 15 metre wide road reserves.
- 14. Road verges on roads adjacent to open space or reserves be constructed as grassed swale drains and have barriers or fences constructed to control vehicles from entering the open space or reserves.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

15. That the bridge construction be undertaken in accordance with the 'Protecting Waterways Manual' document produced by Transport SA.

16. A paved footpath is to be provided on one side of each new road.

17. Stormwater design to be on the basis that the rate of discharge of stormwater from the subject land up to and including a 1 in 100 ARI year event be no greater than would be from the subject land in its undeveloped state.

REASON: That the risk of downstream flooding is limited by the development.

Conditions include by the direction of the Department of Water, Land and Biodiversity Conservation:

18. Stormwater outlets shall be fitted with a suitable energy dissipation device to prevent erosion. Stormwater discharge points must be located in areas where they will not impact on bank stability.

19. Any work carried out in or near the watercourses should not have detrimental impact on the water quality, cause erosion or destroy habitat.

20. Management of the property during construction shall be undertaken in such a manner as to prevent erosion or pollution of the land and the environment.

21. All earthworks associated with the development shall be stabilised in accordance with standard engineering design and practices against erosion and failure.

22. During construction of the development the property shall be managed to prevent erosion and pollution of the subject site and the environment, including keeping the construction area in a tidy state at all times and ensuring any waste materials are placed into bins to ensure no pollutants enter the Angas River and the environment.

23. A small single span vehicle/pedestrian bridge is to span the Angas River. There are to be no piers within the Angas River channel to minimize disturbance to Pygmy Perch habitat. Further to this the bridge must not allow birds, in particular pigeons, to nest beneath the bridge, as to prevent pollution of stream water as a result of bird faeces.

24. For the purposes of minimizing the potential for erosion from the subject land (including the deposition of sediment in any watercourse either on or downstream of the subject land) resulting from the construction of roads a Soil Erosion and Drain Management Plan (SEDMP) shall be prepared and implemented by the applicant or the person at the relevant time having the benefit of this approval.

(a) The SEDMP must include a silt management plan that will address the measures taken to prevent silt loss into the watercourse.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

25. To ensure to protection of the Southern Pygmy Perch population in South Australia
- (a) Prepare a Management Plan, to protect the Southern Pygmy Perch from any adverse impacts associated with the development, by a suitably qualified and experienced professional to the satisfaction of the River Murray Catchment Water Management Board (or subsequent SA Murray Darling Basin Natural Resource Management Board) prior to the commencement of any work on the development.
 - (b) Ensure that a suitably qualified professional certify that the management plan has been complied with:
 - (a) prior to the final statement of compliance, Schedule 19(a) Development Regulations 1993.
 - (b) 1 year after the issue of the final statement of compliance.

NOTES

In addition to the above conditions, the following notes are provided for applicant's consideration.

1. The Central Archive of DAARE, which includes the Register of Aboriginal Sites and Objects, has entries for Aboriginal sites in the planned development area, in particular allotment 16 in DP 55109. Under section 23 of the Aboriginal Heritage Act 1988, a person must not, without the authority of the Minister for Aboriginal Affairs and Reconciliation, damage disturb or interfere with any Aboriginal sites or damage any Aboriginal object(s).

Under section 20 of the Act, an owner or occupier of private land, or an employee or agent of such an own or occupier, must report the discovery on the land of any Aboriginal site, objects and remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.

If you require further information or assistance regarding interpretation of the Act, making contact with local Aboriginal heritage groups in the area of interest or other Aboriginal heritage matters, place contact Ms Margaret Hess, Senior Project Officer, Heritage, DAARE, on telephone (08) 8226 8930.

2. The applicant should be advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

3. The subject property is within the area of the Notices of Prohibition on Taking Surface Water, Water from Watercourses and Water from Wells ('Notice of Prohibition Area'). If there is any intention to extract water from the Angas River or to take underground water or surface water to service any aspect of the development, the proponents would need to be aware of:
- The Notice of Prohibition on new or additional water use development in the Eastern Mount Lofty Ranges during the period of the Notice (31 October 2003 - 31 October 2005). These controls would prevent the establishment of any new or additional use of watercourse, surface or underground water to service the proposed development prior to 31 October 2005.
 - The Notice of Intention to Prescribe the water resources of the area. The Minister is currently considering this proposal, and the decision of the Minister and any subsequent water allocation planning process will determine the status and feasibility of any proposed future use of water on the site.
 - There is therefore no guarantee that the proponents will be able at any time in the future gain access to any watercourse, surface or underground water to service this development.

EPA conditions and notes

26. An appropriate Soil Erosion and Drainage Management Plan (as described in the 'Stormwater pollution Control, General Code of Practice for Local, State and Federal Government') which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (ie from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment. Given the fact that stormwater can contain a wide range of pollutants (such as suspended solids, nutrients and oils etc) stormwater run-off from future roofs, car parks and other impermeable surfaces should be directed to large areas of vegetation, wetlands, or to natural or man-made fresh water features, rather than directly to any waterways or Council stormwater systems;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

27. An appropriate Construction Management Plan which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7am to 6pm daily.
28. Irrigation of processed wastewater must be in accordance with the SA Reclaimed Water Guidelines (1999) SA EPA and Dept. of Human Services.
29. All effluent storage tanks must be constructed so that leakage to surface or ground water systems does not occur.
30. A hard stand area with an impervious surface (eg concrete or bitumen) shall be provided for use by any sludge collection tanker. The area shall be designed, constructed and maintained such that any spills from this process are contained and drain to a sump that is connected back into the treatment plant. The area is to be maintained in a clean state at all times.
31. Noise emanating from any plant associated with the sewage treatment plant should not exceed 52 dB(A) between 7am and 10pm or 45 dB(A) at any time when assessed adjacent to the nearest residential premises.
32. Any materials (eg chlorine) likely to degrade water must be stored within a roofed and bunded compound/are, which has a capacity of at least 120% of the volume of he largest container to be stored within the bund, and which is designed to prevent the escape of material into surface or underground water resources.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The EPA guideline 'Bunding and Spill Management' will assist with information on design of bunded areas to assist in meeting the above conditions:
http://www.environment.sa.gov.au/epa/pdfs/guide_bunding.pdf

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- 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 measures 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.
- All work and ongoing activities must comply at all times with the Environment Protection (Water Quality) Policy 2003.
- Any information sheets, guidelines documents, codes of practice, technical bulletins etc that are referenced in this decision have been provided to the planning authority or may be accessed on the following web site: <http://www.environment.sa.gov.au/epa/pub.html>

Transport SA Condition:

33. That a 'Type C' treatment, as specified in the 'Guide to Traffic Engineering Practice, Part 5 - Intersections at Grade', is installed at the Paris Creek Road junction in order to enable the through traffic to safely pass a stationary vehicle waiting to turn right into site. A generous left turn taper is also to be installed to enable the through traffic to safely pass vehicles slowing down to turn left into the site. The road junction to Paris Creek Road and the roundabout with East Terrace and Adelaide Road should be designed and constructed to the satisfaction of Transport SA, with all costs (design, construction and project management) being borne by the applicant.

Note:

Prior to undertaking any detailed design, the applicant should contact this Agency's Education and Planning Officer, Eastern Region, Murray Bridge, Ms Alison Allen, Education and Planning Officer, telephone (08) 8532 8122, to discuss the required road works

Land Division Conditions

1. That the financial requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 90133/00) (SA Water further advise that the proposed land development is within the STRATHALBYN AUGMENTATION CHARGE AREA and therefore it will be necessary for the developer to meet these financial charges).
2. That the necessary easement shall be granted to the SA Water Corporation free of cost.

.../cont.

5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

3. Two copies of a certified plan shall be lodged for Certificate purposes.
4. Adequate easements for the stormwater system shall be provided where required and vested in Council;

CARRIED

The Presiding Member also requested that a meeting be held between Strath Hub Pty Ltd and the Mayor to put together a public statement to be made to the community of Strathalbyn and surrounding areas.

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

The Development Assessment Panel moved to Item 8 at 9:48 a.m.

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 455/D096/04 & 455/C087/04 - Strathalbyn Building And Estimating

File Ref: 455/9096/04
Officer: Cherry Getsom
From: Strathalbyn Building and Estimating

REPORT

The above application to sub divide Lot 274 (3) Commercial Road at Strathalbyn were presented to the Panel at the meeting of 21 March 2005. It was resolved at this meeting to defer the application pending further discussion between the applicant and planning staff.

The applicant has since provided two Options as amendments to the initial proposal .

Option 1

Retains the existing dwelling and seeks to create three additional titles, two at the rear of the existing allotment and a third along the northern boundary. This option contains a minor variation to that originally proposed by application 455/C087/04, in that the two allotments fronting Commercial Road now include corner cut offs and subsequently provide an access width of 6.2 metres to the common driveway. This has the effect of reducing the frontages of these two allotments with the

allotment containing the existing dwelling reduced to 14.9 metres and frontage of the other allotment reduced to 10.29.

.../cont.

8.1 455/D096/04 & 455/C087/04 – Strathalbyn Building and Estimating (Continued)

Option 2

Option 2 creates a 6 metre common driveway along the northern boundary of the subject land with two new allotments created at the rear of the current title. This option increases the size of the allotment fronting Commercial Road and provides a frontage of 25.6 metres. This also allows for larger allotments at rear of the property with allotment sizes of 542m² and 494m².

The applicant would like to highlight that Option 1 retains an existing stone barn, which he believes to be approximately 100 years old. Option 2 would require the removal of this barn. A recent heritage survey did not note this barn as being of specific heritage value.

Both options provide the required minimum allotment sizes for the Strathalbyn Residential Zone, with Option 1 now also providing the required road width of 6 metres, however in doing this it reduces the frontages of allotments fronting Commercial Road. Whilst this option does have some merit it still has a greater impact upon the streetscape of Commercial Road, creating two allotments with smaller frontages.

DAP200515 It was agreed by consensus that the Development Assessment Panel agree that upon receipt of the amended plan from the Development Assessment Commission for OPTION 2, that planning staff approve the proposal under delegation, subject to conditions imposed by planning staff, technical services staff and Planning SA.

AGREED BY CONSENSUS

ITEM 9. NEXT MEETING

Monday 18th April 2005 commencing at 10:00 a.m. in the Alexandrina Council, Large Meeting Room (Old Council Chambers), Cadell Street, Goolwa.

ITEM 10. MEETING CLOSED AT 11:45 A.M.

MINUTES CONFIRMED.....

CHAIRMAN

DATED:.....