

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 16 JUNE 2003
COMMENCING AT 10:00 AM
IN THE GOOLWA COUNCIL CHAMBERS, CADELL STREET, GOOLWA**

PRESENT

Councillors A Woolford, R Potter, P Reedman, F Tuckwell (Proxy for Councillor G Connor), D Bank (Director Technical Services), D Commerford (Director Environmental Services).

APOLOGIES

Councillor G Connor.

IN ATTENDANCE

G West (Planner), B Green (Planner), Webster (LA 21 Project Officer), V Harvey (Personal Assistant Environmental Services).

ELECTION OF PRESIDING MEMBER

10:02 a.m. Mr Graham Webster presided over the meeting welcoming everyone and invited nominations for the position of Presiding Member.

D Commerford nominated Councillor A Woolford to the position of Presiding Member.

There being no other nominations Councillor Woolford accepted the position.

Mr G Webster declared Councillor A Woolford as Presiding Member of the Development Assessment Panel.

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 5th May 2003.

Moved D Commerford seconded D Banks that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 5th May 2003 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/483/02 - G Williams

SUMMARY TABLE

Date of Application	455/483/02
Subject Land	144 Liverpool Road, Goolwa
Assessment No.	A 7790
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Three storey dwelling – proposal for amended siting.
Type of Development	Merit
Public Notice	N/A
Referrals	N/A
Representations Received	Nil.
Representations to be heard	Nil.
Date last inspected	28 th May 2003
Recommendation	Approve amendment
Originating Officer	Georgia West

ESD IMPACT/BENEFIT

- Environmental: Less excavation.
- Social: Cooperation between two neighbours.
- Economic: Possible increase in value of property.

.../cont.

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

The Development Assessment Panel has previously dealt with an application for Mr Graham Williams for a three-storey dwelling at 144 Liverpool Road, Goolwa, which was refused by the Panel. A compromise was then agreed to through the court system.

Part of the compromise agreed with Council through the Court Conference system was that the dwelling would be sited at least 20 metres from the front boundary, in line with the existing dwelling at number 142 and significantly forward of the dwelling at number 146. A recently approved two-storey residence at 150 Liverpool Road also sits at approximately 21 metres from the front boundary.

This setback distance of 20 metres was considered to be compatible with the existing and desired character of the locality. This setback allows dwellings to gain extra height and River views by siting at the top of a natural ridge that is set back about 20m from Liverpool Road and runs through the blocks in this locality, without exceeding the maximum building height of 8m detailed in the Development Plan.

The applicant has now written to Council requesting that Council allow the siting of the dwelling to be amended to place the dwelling 15m from the front boundary.

80 It was agreed by consensus that under Section 39.4.a of the Development Act, the Development Assessment Panel accepts the amended plans described above and considers that this amendment is not substantial providing the following conditions are met:

- **No part of the building is sited closer than 15m to the front boundary of the allotment.**
- **Landscaping including medium height trees and/or shrubs shall be planted to the front elevation to visually screen the lower level garage from Liverpool Road, as described in the original application.**

AGREED BY CONSENSUS

2.2 455/591/03 - AD Whelan

SUMMARY TABLE

Date of Application	13 th May 2003
Subject Land	171 Fenchurch Street, Goolwa
Assessment No.	A 7914
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Relocation of transportable dwelling
Type of Development	Complying
Public Notice	N/A
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	28 th May 2003
Recommendation	Approve
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental: A slight increase in stormwater and effluent on the existing system.
- Social: Adds a diverse range of housing stock to the community.
- Economic: Benefits to the applicant, the local services and increased rating revenue for the Council.

The applicant proposes to move a transportable log cabin dwelling from its existing site at 25 Goldcoast Drive, Carrickalinga, to his property at 171 Fenchurch Street, Goolwa.

81 It was agreed by consensus that the Development Assessment Panel grant Provisional Planning Consent to Development Application 455/591/02 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 .

AGREED BY CONSENSUS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 455/D573/03 - J Burgar

SUMMARY TABLE

Date of Application	28 TH May 2003
Subject Land	Lot 5 Flagstaff Hill Road, Middleton
Assessment No.	A 17404
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Port Elliot & Goolwa)
Nature of Development	Land division – creating 1 title
Type of Development	Non-complying
Public Notice	Category 3
Referrals	PIRSA SA Water
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	28 th May 2003
Recommendation	Merit to proceed with an assessment.
Originating Officer	Georgia West

ESD IMPACT/BENEFIT

- Environmental: May impact on future land management practices due to potential sale of newly created allotment.
- Social: Negligible impact as existing separate living arrangements will continue.
- Economic: Benefit to existing owners due to increase in land value and potential sale of the additional allotment.

The applicants' proposal is to divide Lot 5 Flagstaff Hill Road, Middleton to create one additional allotment. The allotments proposed will be 1.002ha and 30.4ha each with a separately located independently habitable dwelling sited within it. The aim of the land division is to separate the independent dwellings onto separate Titles.

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3.1 455/D573/03 – J Burgar (Continued)

82 Moved Cr David Banks seconded Cr P Reedman that the Development Assessment Panel:

1. Proceed with an assessment of Development Application 455/9573/03.
2. The Development Assessment Panel delegate authority to the Director of Environmental Services to approve Development Application 455/9573/03, subject to:
 - The submission of a suitable Statement of Effect,
 - No public objections being received from the Category 3 Public Notice,
 - The concurrence of the Development Assessment Commission.

CARRIED

3.2 455/488/03 - BJK Nominees

Date of Application	28 th April 2003
Subject Land	Lot 5 Saleyard Road, Mount Jagged
Assessment No.	A 4939
Relevant Authority	Alexandrina Council
Planning Zone	General Farming Zone
Nature of Development	Cattle Feedlot
Type of Development	Non-complying
Public Notice	Category 3
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	12 th May 2003
Recommendation	Proceed with an assessment.
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental: Subject land is already cleared and has access but potential run-off into surrounding land/waterways/aquifers will have to be examined.
- Social: No discernable impact as the existing residences are all some distance away and is in the existing saleyard 'complex' which is a similar type of land-use.
- Economic: Benefit to the owner and possibility to the surrounding cattle property owners in spin-offs (transport/produce etc).

The applicant proposes to run a feedlot 'intensive animal keeping facility' at their property on Lot 5 Saleyard Road, Mount Jagged. The feedlot is to house no more than 150 animals at any time through the year and is to be operated in association with the existing saleyard facility that is currently operating on the property.

The 2074.6m² facility is entirely roofed and has been designed to capture all the rainfall and provide protection for the cattle. The facility does not involve any washing, grading, processing or packaging of primary produce.

It was agreed by consensus that the Development Assessment Panel resolve to proceed with an assessment of Development Application 455/488/03.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

Georgia West asked the Panel how often they would like to meet. Would they prefer to meet on a monthly basis with any onsite meetings for applications to take place the week prior to the meeting (or if time, the morning of the meeting), unless there is any urgent items that may require an earlier meeting.

It was agreed that the Development Assessment Panel meetings be held monthly (first Monday of the month) prior to the Council meeting unless an earlier meeting is required for any urgent applications.

ITEM 9. LATE ITEM

EXTENSION OF TIME – MR CHRISP – D/A 455/817/99 & 455/743/01

Mr Graham Chrisp has written to Council requesting an extension of time pursuant to Regulation 48 of the Development Regulations to implement two development approvals so that they do not lapse on the above applications.

Moved D Commerford seconded Cr Tuckwell that the Development Assessment Panel recommend refusal on Development Application 455/817/99 and 455/743/01 for any extension of time on any of the approvals based on Justice Debelle's findings in the Supreme Court and Councils legal advice.

CARRIED

ITEM 10. NEXT MEETING

Monday 7th June 2003 with the time to be advised.

MEETING CLOSED AT 11:05 a.m.

MINUTES CONFIRMED
CHAIRPERSON

DATED