

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 19 SEPTEMBER 2007
COMMENCING AT 11:00 AM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

Ron Danvers (Presiding Member), Cr Grant Gartrell, Mike Galea, Madeleine Walker.

APOLOGIES

Cr Rick Medlyn

IN ATTENDANCE

Cherry Getsom (Team Leader – Planning), Tom Gregory (Planner), Vanessa Harvey (Personal Assistant) Des Commerford (Director Environment & Lifestyle Department).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 15th August 2007.

Moved Cr Gartrell seconded M Walker that the minutes of the Alexandrina Council Development Assessment Panel held on 15th August 2007 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/D047/07 - Alice Berry

SUMMARY TABLE

Date of Application	20 th June 2007
Subject Land	Lot 6 Berry Road, Mount Compass
Assessment No.	A4964
Relevant Authority	Alexandrina Council
Planning Zone	Water Protection (Mount Compass) Zone
Nature of Development	Boundary Realignment
Type of Development	Non-complying
Public Notice	Category 1
Referrals	Department of Water, Land & Biodiversity Conservation
Representations Received	Nil
Representations to be heard	N/A
Date last inspected	4 th September 2007
Recommendation	Approval with conditions subject to concurrence from Development Assessment Commission
Originating Officer	Matt Atkinson

ESD IMPACT/BENEFIT

- Environmental Improved land management and control with the introduction of a buffer area between the Mining Lease and the other two allotments.
- Social None expected.
- Economic Expected economic benefits for the land owner through improved land management and control.

.../cont.

3.1 455/D047/07 - Alice Berry

THE PROPOSAL

Nature of Development:

The development incorporates the re-alignment of three (3) existing titles located on the western side of Berry Road, Mount Compass. The subject land is located in the Water Protection (Mount Compass) Zone, as identified within the Alexandrina Council Development Plan.

Land divisions (including boundary realignments) are listed as a non-complying form of development within the Water Protection (Mount Compass) Zone.

Detailed Description

The Applicant proposes to realign three (3) existing titles in order to create a more orderly allotment pattern, which will complement the existing land uses. All of the subject allotments are in the same ownership.

The proposed boundary realignment would result in an existing mining lease being located on one (1) allotment with sufficient area to provide the necessary buffer to the two (2) resulting smaller allotments.

All three proposed allotments would have direct access to Berry Road. The largest proposed allotment (lot 31) will accommodate the mining lease (and buffer area) and incorporates an area of approximately 21 hectares with a frontage to Berry Road of 30 metres.

Proposed Allotment 32 contains the existing dwelling and outbuildings and has an area of 3.84 hectares with a frontage to Berry Road of 217 metres. Proposed Allotment 33 incorporates an area of 4.3 hectares with a frontage to Berry Road of approximately 30 metres.

.../cont.

3.1 455/D047/07 - Alice Berry

19 Moved M Galea seconded Cr Gartrell that the Development Assessment Panel approve Development Application No. 455/D047/07 for a Boundary Realignment at Lot 6 Berry Road, Mount Compass, subject to the concurrence of the Development Assessment Commission, and the following conditions:

DAC Requirements:

1. That two copies of a certified survey plan shall be lodged for Certificate purposes.

Advice Notes:

1. This advice does not obviate any considerations that may apply to the Commonwealth Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
2. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8124 4744.

CARRIED

3.2 455/D041/07 - Ian Johnston

SUMMARY TABLE

Date of Application	29 th June 2007
Subject Land	Lot 8 Signal Flat Road, Ashbourne
Assessment No.	A16728
Relevant Authority	Alexandrina Council
Planning Zone	Country Township Zone, Grazing Zone & Horticulture (Strathalbyn District) Zone
Nature of Development	Boundary Realignment
Type of Development	Non-complying
Public Notice	Category 1
Referrals	Department of Water, Land & Biodiversity Conservation
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	4 th September 2007
Recommendation	Approval with conditions subject to concurrence from DAC
Originating Officer	Matt Atkinson

ESD IMPACT/BENEFIT

- Environmental Negligible impact.
- Social The boundary realignment will provide more area for the Eastern Fleurieu Primary School, which should result in positive flow on effects for education within the district.
- Economic Negligible impact.

.../cont.

3.2 455/D041/07 – Ian Johnston (Continued)

THE PROPOSAL

Nature of Development

The development incorporates the re-alignment of two (2) existing titles located on the southern side of Strathalbyn Road, Ashbourne. The Eastern Fleurieu Primary School's Ashbourne Campus currently occupies all of one allotment and a small portion of a much larger allotment. This boundary realignment would result in the School being located on its own allotment.

Detailed Description

The Eastern Fleurieu Primary School's Ashbourne Campus is currently situated on two (2) titles; this Application is for a boundary realignment that would result in the School being on one (1) allotment. The proposed allotment (lot 200) would incorporate a total area of 8691 square metres with a frontage to Strathalbyn Road of 104.63 metres. The School's soccer pitch is currently situated on the separate allotment.

The boundary realignment would result in the larger allotment being left with 55.69 hectares. This equates to an approximately 1% change from the existing land areas.

The subject land incorporates land within three zones, the Country Township Zone, the Grazing Zone and the Horticulture (Strathalbyn District) Zone, as identified within the Alexandrina Council Development Plan, although the location of the boundary realignment is entirely within the Country Township Zone.

Whilst land divisions (including boundary realignments) are a merit based assessment within the Country Township Zone, the fact that the resulting larger allotment also includes areas within the Grazing Zone and the Horticulture (Strathalbyn District) Zone (where land divisions are listed as non-complying) means that this Application must be assessed as a non-complying development.

.../cont.

3.2 455/D041/07 – Ian Johnston (Continued)

20 Moved Cr Gartrell seconded M Walker that the Development Assessment Panel approve Development Application No. 455/D041/07 for a Boundary Realignment at Lot 8 Signal Flat Road, Ashbourne, subject to the concurrence of the Development Assessment Commission, and the following conditions:

DAC Requirements:

1. That two copies of a certified survey plan shall be lodged for Certificate purposes.

Advice Notes:

1. This advice does not obviate any considerations that may apply to the Commonwealth Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. **DEVELOPMENT APPLICATIONS LAND DIVISION / COMMUNITY TITLE**

5.1 455/D018/07 - AV Jennings Ltd

SUMMARY TABLE

Date of Application	21 st March 2007
Subject Land	Lot 328 Boston Street, Goolwa North
Assessment No.	A4095
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division creating 51 additional allotments
Type of Development	Consent on Merit
Public Notice	Category 2
Referrals	EPA DWLBC Transport SA
Representations Received	3
Representations to be heard	Nil
Date last inspected	20 th August 2007
Recommendation	Delegate authority to planning staff
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater, reduction in open space.
- Social Potential to increase population size and social mix within the Goolwa township.
- Economic Economic benefits for land owner and developers, increased rate revenue for Council, possible benefits for local business due to potential increase in number of residents.

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5.1 455/D018/07 – AV Jennings Ltd (Continued)

BACKGROUND

This application (455/D018/07) forms part of a larger proposal to sub-divide a large previously rural area of Goolwa North into residential allotments. The whole proposal consists of four separate applications creating a total of 126 allotments. The three additional applications (455/D008/07, 455/D017/07 and 455/D019/07) are currently being assessed under delegation as no public notification was required for these applications.

This locality of Goolwa North has long been recognised by Council as a suitable area for orderly expansion of the town. This expansion has however been constrained by the lack of available infrastructure to service residential allotments. In 2005, the gazettal of the Residential Plan Amendment Report allowed for this area to be re-zoned residential, with stringent controls placed on any development so that it occurs as part of a comprehensive plan with any new allotments required to be connected to a packaged effluent facility or sewer system. It is expected that such a facility would need significant input from the private sector. In order to assure that development proceeds in an orderly manner the minimum area for division of 4 hectares is also required.

THE PROPOSAL

Nature of Development.

The proposal is a consent on merit application which involves the subdivision of 5 existing titles to allow for an additional 51 allotments, making 56 allotments in total.

Detailed Description

The subject land is located within the Residential Zone of the Alexandrina Development Plan, Policy Area 24. It consists of five titles which are bounded by Banfield Rd, New Orleans Rd, Fenchurch St and an unnamed public road, with Boston St running diagonally in a north south direction through the subdivided site. Banfield Road and portions of Boston Street are currently unmade roads.

The proposal involves creating 34 allotments and two reserves in the triangular section bounded by Banfield Road, the public road and the unmade portion of Banfield Road. This will include the creation of two additional roads to provide both access and linkages. Fourteen allotments are proposed in the south-western triangle bounded by Boston St and New Orleans Rd, with an additional access road. Nine allotments are proposed in the area located between Boston St and Fenchurch Street.

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5.1 **455/D018/07 – AV Jennings Ltd (Continued)**

Allotment sizes vary from 385m² to 2569m² with most allotments being between 500 and 600m². The proposal incorporates three reserves, all located in the northern section and a .3 metre buffer reserve along Banfield Road.

The principle access to the subdivision is provided by Boston Street which will be widened at the southern end. Whilst the existing access will remain a new access will be provided approximately 30 metres to the east of this. The existing access will provide access for properties not involved in the proposed land division,

21 **Moved Cr Gartrell seconded M Galea that the Development Assessment Panel grant Alexandrina Council Planning staff delegated authority to determine Development Application 455/D018/07 for a land division creating 56 additional allotments at Lot 328 Boston Street, Goolwa North.**

CARRIED

ITEM 6. DEVELOPMENT APPLICATIONS - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 REVIEW OF DEVELOPMENT ASSESSMENT PANEL

Proposed that a review of the Development Assessment Panel be held at the end of the next meeting (17th October 2007) to discuss how the Panel is going. An invitation be issued to Mayor Kym McHugh and Chief Executive, John Coombe to an informal meeting to discuss some issues such as:

- Structure of the reports, including how long it takes the Planners to generate such reports.
- Delegation to staff members.
- Information from other Panels and how there meetings are being run.
- In camera items.

Development Plan – can the community be more involved/engaged with any proposed changes to the Development Plan.

All Plan Amendments Reports are advertised to the community for consultation prior to being sent off to the Minister.

A copy of the brief for the Goolwa Town Plan to be sent to each Panel Member prior to the next meeting to be discussed at the review process. Draft copies of the Rural Areas Review to also be sent to all Members.

MINUTED

That the Development Assessment Panel members are concerned about the intent of the existing Development Plan to address the Goolwa township future expansion and that the Panel would like to be consulted during the process of the Goolwa Opportunities 2030 Plan.

MEETING CLOSED AT 11.56 P.M.

MINUTES CONFIRMED
Presiding Member

DATED: