

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 15 AUGUST 2005
COMMENCING AT 10:35 AM
IN THE ALEXANDRINA COUNCIL
LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)
CADEL STREET, GOOLWA**

PRESENT

Cr A Woolford (Presiding Member), Cr Beckett, Cr Potter, Cr Oliver (Proxy for Cr Connor, Cr Medlyn (Proxy for Cr Reedman), D Commerford (Director Environment & Lifestyle Services).

APOLOGIES

Cr Connor, Cr Reedman, D Banks (Director Engineering & Infrastructure).

IN ATTENDANCE

Joanne Nightingale (Planner), Lisa Meimetis (Personal Assistant)

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 18th July 2005.

Moved D Commerford seconded Cr Potter that the minutes of the Alexandrina Council Development Assessment Panel held on 18th July 2005 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

Nil.

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

3.1 455/D074/04 - Errol Harding

SUMMARY TABLE

Date of Application	14 th July 2004
Subject Land	Lot 21 Off Stones Ford Rd Nangkita
Assessment No.	A16677
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Port Elliot & Goolwa) & Grazing
Nature of Development	Land division creating one additional allotment
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Department of Water Land & Biodiversity Conservation
Representations Received	1 (with 8 signatories)
Representations to be heard	Nil
Date last inspected	4 th August 2005
Recommendation	Refusal
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Possible implications associated with intensified use of the land.
- Social Minimal impact as dwellings exist, potential land use conflict in a Rural Residential interface.
- Economic Advantages to the property owner through the creation of an additional title and Council with additional rating revenue.

BACKGROUND

This application has been with Council for a considerable length of time, this is partially due to the fact that as a non complying type of development a much lengthier and more complex assessment process is required. However much of the delay has related to a Land Management Agreement (LMA) registered on the title to this property.

.../cont.

3.1 455/D074/04 – Errol Harding (Continued)

The applicant advised they were unaware of the existence of an LMA, when the purpose of an LMA was explained to them they indicated they thought it had been removed. Council did not have a record of the LMA on file. The LMA is registered on the title and after a third attempt Council were able to obtain a copy of this LMA from the Lands Title Office. The issue of the LMA made it difficult for the applicant to respond to some of the representor concerns so they were granted an extension of time to respond until a copy of the LMA could be located. A response to representations was received in July this year and the application is now able to be presented to the Panel for consideration.

A previous application to sub divide the subject land was refused by Council in 1996.

THE PROPOSAL

Nature of Development

The proposal involves the division of an existing allotment located within the General Farming (Port Elliot & Goolwa) and Grazing Zones of the Alexandrina Development Plan, so as to create an individual title for each of two existing, self contained dwellings. As the creation of an additional title is a non complying form of development within both the General Farming and Grazing Zones should approval be granted it will require concurrence from the Development Assessment Commission (DAC). The Development Assessment Commission have concurred on other such applications in the Council area in the past.

Detailed Description

The subject land currently exists as one 26.6 ha property, in an unusual, almost 'n' shaped configuration when viewed from the south. In dividing this allotment, proposed Lot 50 is to retain the majority of the subject land in an area comprising approximately 16.73 ha, it is to retain the more recent dwelling and an existing driveway from Heifer Lane. Proposed allotment 51 is to comprise approximately 9.95 ha, and retain the older dwelling, an existing driveway and to have a frontage of approximately 200 metres to Stones Ford Road.

DAP200528 Moved D Commerford seconded Cr Medlyn that Development Application 455/D074/04 be deferred at the applicants request.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/706/05 - M & S Hall

Cr Woolford, the Presiding Member, welcomed Mr Hans Levi (representor), to the meeting who gave a summary of his representation from 10:41 a.m. to 10:46 a.m.

Cr Woolford, the Presiding Member, welcomed Mr Mark Hall (applicant), who addressed issues in relation to representations received from 10:46 a.m. to 11:00 a.m.

SUMMARY TABLE

Date of Application	16 th June 2005
Subject Land	Lots 4+5 Wellington Road Langhorne Creek
Assessment No.	A11554
Relevant Authority	Alexandrina Council
Planning Zone	Country Township (LC)
Nature of Development	Change of use – Agricultural Supplies Shop
Type of Development	Merit
Public Notice	Category 3
Referrals	EPA
Representations Received	1
Representations to be heard	Nil
Date last inspected	1 st August 2005
Recommendation	Approval
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental No new buildings only impact is use, therefore only impact possible chemical spill which has been planned for (bundling and management plan).
- Social Greater availability of chemicals and associated viticultural products. Increased activity in main street.
- Economic Possible advantage to vineyard owners due to local product being available, possible flow on effect to local business.

.../cont.

4.1 455/706/05 – M & S Hall (Continued)

BACKGROUND

The applicants originally applied for this business on Scott Road, Langhorne Creek in a building previously used as an engineering workshop. This land has been purchased as in accordance with the zoning for a commercial use it is on the main road.

THE PROPOSAL

Nature of Development

The application is a consent on merit decision under the Country Township (Langhorne Creek) zone as a shop is not listed as complying or non-complying. It is a category three form of development however under the Development Act 1993, requiring public notice.

Detailed Description

The applicant wishes to develop the existing complex of sheds to be an agency and shop (including up to 3000lt/kg of chemical products) for Agricultural and Viticultural products and services.

The applicants business is agronomy based dealing with pest and disease control for the viticultural, broadacre farming and horticultural industries. His business involves a combination of consulting activities and the provision of chemical supplies to growers and landholders in the district.

The advice that is provided as part of the applicants business has been detailed at taking up 25% of the business' commitments. The applicant following receiving orders for supplies and chemicals then sources and delivers the products on an as needs basis, rather than holding large amounts of stock. Ordering, collecting and delivering stock would be 50% of the business. The final 25% of the business would be within the premises on wholesale/shop sales, sourcing product, research and analysis and keeping up to date with new product information. Unlike the previous proposal the stocking of farm relating equipment and supplies will form a larger role in this proposal.

The chemicals to be stored will be stored in the thin southern section of the main shed and shall be banded in accordance with EPA requirements. Car parking required for the development in accordance with development plan requirements for a shop are eleven car parks. A car park plan has been designed by the applicant to address this requirement with eight car parks available in front of the building on the hard stand area and overflow parking available to the rear of the building.

.../cont.

4.1 455/706/05 – M & S Hall (Continued)

DAP200529 It was agreed by consensus that the Development Assessment Panel approve application 455/706/05 with the following conditions:

1. Storage of bulk (un-packaged) materials, blending or mixing of dry substances, and decanting, mixing or dilution of liquids must NOT be carried out on site.
2. All chemicals (including empty containers) must be stored under cover within a bunded area.

NOTE: The 'Draft information sheet - Bunding. Storage of material likely to cause water pollution' will assist with appropriate design and management of bunded areas.

3. All loading/unloading and handling of chemical products must be carried out on a bunded impervious apron within the storage area (where spills can be contained). The apron surface (usually concrete or an impervious membrane) must be maintained at all times in an impervious state. The bunding must be designed and installed in accordance with the Australian Standard (AS1940/93).
4. No vehicle washing or maintenance is to be carried out on the site.
5. Stormwater from roof areas must be collected for on-site use with overflow also utilised as far as practicable on the site (eg directed to areas of vegetation). Any stormwater travelling off site must be of a suitable quality for collection in the Council stormwater system, or in the absence of such system of a suitable quality to flow into the nearest drainage line, for disposal in a manner that does not result in erosion.
6. Any material spilt outside must be cleaned up promptly by sweeping and if water is used to wash down then the area must drain to a collection area, device or sump from which it must be collected for removal and disposal off site to an approved waste disposal depot, or alternatively directed to sewer (with prior approval of the Manager SA Water Trade Waste) or to a Council STED scheme (with prior approval, where applicable). At no time must it be allowed to come into contact with the stormwater system or any underground water resource.
7. A chemical spill containment kit must be kept on site at all times and maintained in operational condition at all times.

Notes:

- 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.

.../cont.

4.1 455/706/05 – M & S Hall (Continued)

- The following are considered to be minimum requirements in terms of demonstrating the general environmental duty:
 - Work practices designed to prevent spillage of chemicals, with prompt clean up should spillage occur. Sufficient quantities of over-drums being kept on-site for containment of any accidental spillage.

Attention to Occupational Health and Safety matters, such as -

- separated storage of incompatible materials (eg flammables well separated from oxidising agents),
- flammable materials stored away from sources of ignition e.g. power points,
- correct storage of gas cylinders (both full and empty),
- dangerous goods locked away at all times, and away from areas with access by the general public
- appropriate signage, training, use of personal protective equipment, provision of eyewash, safety showers etc.

The applicant is encouraged to seek advice from the Department of Administrative and Information Services/Workplace Services with regard to safety in the workplace.

- The noise level generated by the facility must not exceed the relevant maximum levels set in the Environment Protection (Industrial Noise) Policy.
- 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>

AGREED BY CONSENSUS

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 455/D102/04 - JD & JL Wundersitz

Cr Woolford, the Presiding Member, welcomed Mr J Wundersitz (applicant), who spoke on behalf of his application from 11:01 a.m. to 11:19 a.m.

SUMMARY TABLE

Date of Application	7 th September 2004
Subject Land	40 Marchant Road Strathalbyn
Assessment No.	A16188
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn)
Nature of Development	Land division creating one additional title
Type of Development	Merit
Public Notice	N/A
Referrals	Planning SA SA Water
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	1 st August 2005
Recommendation	Refusal
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Minimal impact from this division.
- Social Also minimal.
- Economic This division is minimal.

THE PROPOSAL

Nature of Development

The application is for a Torrens Title Land Division creating one additional allotment in the Residential Strathalbyn Zone. Neither the Development Plan nor the Development Act 1993 characterise this application as requiring public notice.

.../cont.

5.1 455/D102/04 – JD & JL Wundersitz (Continued)

Detailed Description

The subject land relates to two allotments, 40 Marchant Road a title of 8400 square metres and lot 13 Brideson Road a title of 705 square metres. The proposal is to divide the rear of 40 Marchant Road utilising part of the existing lot 13 as access. This would create an allotment of 2904 square metres. The remainder of lot 13 Brideson Road would be an allotment of 494 square metres with 10.93 metres of angled frontage. The bulk of the allotment is 13 metres wide.

The access created for proposed allotment 201 is 9.35 metres wide at the entrance with the access narrowing to 7.35 metres. This access into proposed lot 201 is subject to a free and unrestricted right of way appurtenant to lot 200.

DAP200532 Moved Cr Potter seconded Cr Medlyn that Development Application 455/D102/04 be approved subject to conditions:

1. Payment of the Common Effluent Drainage Scheme Levy shall be made to Alexandrina Council for \$3,000, extra connection(s) at the fee set in Council's Schedule of Fees and Charges applicable at the time that payment is made and shall be paid prior to connection to the scheme. The fee of 2004/2005 is \$3000 per additional connection.
2. Each of the proposed allotments shall be connected to the Common Effluent Drainage Scheme, all costs being borne by the developer.
3. A competent Plumber or Drain Layer licensed to perform such work shall carry out the construction of any extension to the Common Effluent Drainage Scheme and construct all new connections to the scheme.
4. Suitable as constructed drawings showing drain lengths, offsets from property boundaries, drain and connection depths and drain grades of any extensions and/or new connections to the Common Effluent Drainage Scheme shall be provided to Council within 30 days of the completion of such work and before final clearance is issued.
5. Vehicular crossover to each allotment must be provided by applicant.
6. All STEDS connections to be inspected by Council Environmental Health Officer prior to clearance.
7. Stormwater to Brideson Road water table.

CONDITIONS OF DAC LAND DIVISION CONSENT

1. The financial easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, shall be met.

.../cont.

5.1 455/D102/04 – JD & JL Wundersitz (Continued)

2. Payment of \$1505 shall be made into the Planning and Development Fund (1 allotment at \$1505 per allotment). Cheques shall be made payable and marked Not Negotiable to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide or sent to GPO Box 1815 Adelaide 5001 or via the internet at www.planning.sa.gov.au.

CARRIED

5.2 455/D156/04 - RL Wood Pty Ltd

SUMMARY TABLE

Date of Application	10 th January 2005
Subject Land	7 Kingdon Place Goolwa South
Assessment No.	A5492
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division creating one extra lot
Type of Development	Merit
Public Notice	N/A
Referrals	Planning SA, SA Water
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	2 nd August 2005
Recommendation	Refusal
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Increased in density and therefore use of services, stormwater, pollution, decrease in vegetation.
- Social Greater availability of housing on smaller allotment close to centre of town.
- Economic Possible increase in rate base, financial benefit to owner and wider community.

THE PROPOSAL

Nature of Development

The proposal is a Torrens Title Land Division creating one additional allotment. It is a consent on merit decision under the Residential Zone of the Alexandrina Council Development Plan as land division is not listed as complying or non-complying. It is a category one form of development both in the Development Plan and the Development Act 1993, not requiring public notice.

.../cont.

5.2 455/D156/04 – RL Wood Pty Ltd (Continued)

Detailed Description

The applicant seeks to create one additional allotment from a corner lot just south of the Goolwa (Residential) zone commonly known as Little Scotland. The site area of the existing allotment is 720 square metres. The land division if approved will create one allotment of 391 square metres and the second lot of 329 square metres. The larger lot will contain the existing dwelling and the second lot has had proposed dwelling plans submitted in order to show the viability of the allotment.

DAP200531 It was agreed by consensus that the Development Assessment Panel agree to defer Development Application 455/D156/04 at the applicants request.

AGREED BY CONSENSUS

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

455/1408/04 - Telstra Corporation Limited

Development Application 455/1408/04 for a Telstra telecommunications facility at Sec 2249 Petersen Road, Middleton has been listed for Full Court hearing on Tuesday 25th October 2005.

ITEM 9. NEXT MEETING

Monday 19th September 2005 with the time to be advised.

MEETING CLOSED AT 11:30 a.m.

MINUTES CONFIRMED
Presiding Member

DATED: