

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 1 JUNE 2004
COMMENCING AT 11:00 AM
IN THE GOOLWA CENTENARY HALL - SUPPER ROOM**

PRESENT

Councillors A Woolford (Presiding Member), G Connor, P Reedman, R Potter, A Oliver (Proxy for Cr M Beckett), D Banks (Director Technical Services), D Commerford (Director Environmental Services).

APOLOGIES

Councillor M Beckett

IN ATTENDANCE

B Green, J Nightingale (Planners), S Grooby (Acting Personal Assistant Environmental Services), V Harvey (Personal Assistant Environmental Services).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 5^h May 2004.

Moved Cr Oliver seconded Cr Connor that the minutes of the Alexandrina Council Development Assessment Panel held on 5^h May 2004 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 Kinsmen Pty Ltd - 455/D056/04

Date of Application	Lodged with Development Assessment Commission 13 th May 2004
Subject Land	23-29 Rosetta Terrace Port Elliot 23-29 (Lot 794) Rosetta Terrace, Port Elliot 5813958
Assessment No.	A 2838A2838
Relevant Authority	Alexandrina Council
Planning Zone	Residential Residential
Nature of Development	Land division – creating 18 additional allotments (19 total)
Type of Development	Consent on Merit
Public Notice	Category 1
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	22 nd April 2004
Recommendation	Approval
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater, effluent, traffic and other wastes due to an increase in residential density. Some vegetation clearance of mature trees and scrub although many are feral pines.
- Social Increase in social diversity related to availability of smaller allotments. Change in nature of this area with an increase in density from a spacious 'open' character with predominantly single detached dwelling's on large vegetated blocks to a residential subdivision of 19 dwellings with associated carports, fences etc.
- Economic Benefit to the applicant with additional allotments created and to the Council through an increase in rating revenue. An increase in housing stock will generate an increase in demand for goods and services in Port Elliot.

.../cont.

5.1 **Kinsmen Pty Ltd – 455/D056/04 (Continued)**

THE PROPOSAL

Nature of Development

This application is a 'consent on merit' application because land division is not listed as a complying or non-complying form of development in the Residential Zone in the Alexandrina Development Plan.

Detailed Description

The proposed land division is to create an additional 18 allotments all around 560m² from 558m² to 601m².

An internal road 12.5m wide is proposed that will run parallel to Beaumont Street and at 90 degrees to Rosetta Terrace roughly in the middle of the Rosetta Tce frontage and end in a T shaped cul-de-sac at the western end of the subject land.

There is no access proposed for allotments created in this division off of Pioneer Avenue. The landscape buffer area originally located along Beaumont Street has been removed to create larger allotments.

Four of the proposed allotments will front Rosetta Terrace with approximately 15m frontages. The remaining 15 allotments will all front the internal road with frontages ranging from 12m to 18.5m.

Easements will be provided along the northern and western boundaries for stormwater and common effluent drainage infrastructure.

The existing dwelling will be demolished to cater for the increase in density of allotments and the internal road.

The vegetation currently on the property will be retained where possible and be removed at such time as a dwelling is constructed.

152 Moved Cr G Conner seconded Cr Oliver that the Development Assessment Panel approves the Land Division Application 455/D056/04 for an additional 18 allotments at 23-29 (Lot 794) Rosetta Terrace, Pt Elliot subject to the following conditions:

- 1. The Developer shall be responsible for the provision of all necessary infrastructure within and abutting the Development in accordance with Council's 'Guidelines for the Provision of Infrastructure in Major Land Developments' (Council's 'Guidelines') and as more detailed below.**

.../cont.

5.1 Kinsmen Pty Ltd – 455/D056/04 (Continued)

2. All new roads created within the Development and associated roads adjacent the Development (Rosetta Tce adjacent lots 8, 9, 10 & 11) shall be paved and kerbed to a standard conforming to Council's 'Guidelines'.
3. A paved footpath is to be provided on one side of each new road to a standard conforming to Council's 'Guidelines'.
4. Each allotment shall be connected to Electricity and Telecommunications supply services via underground common service trench generally in accordance with the P.U.A.C.C. Code for the Placement of Infrastructure Services in Streets.
5. Street lighting shall be provided to each new road in accordance with current standards for a category P5 road.
6. Each allotment shall be provided with a connection to Council's Septic Tank Effluent Disposal (STED) Scheme to a standard conforming to Council's 'Guidelines'.
7. Adequate easements for Storm water and STED shall be provided where required and vested in Council.
8. Storm water infrastructure is to be designed as a stand alone system incorporating any foreseen upstream catchments. All internal storm water to drain into the Lakala Retention Basin via a discharge point incorporating a stormceptor system to be approved by council. Where practical, best practice wetlands be provided to retain as much stormwater on site as possible.
9. 3.0m easement is to be provided to the western and northern boundaries of the entire land parcel for drainage purposes.
10. Any area within the Development designated as Reserve, Drainage Reserve or Open Space shall be cleared of any pest plants and long grass, and shall be graded where necessary such that the area is suitable for mowing or slashing, prior to acceptance by Council.
11. Any areas of significant vegetation shall be identified on the Engineering plans and shall be protected from damage during the site works.

.../cont.

5.1 Kinsmen Pty Ltd – 455/D056/04 (Continued)

12. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the 'Storm water Pollution Prevention Code of Practice for the Building and Construction Industry' issued by the EPA shall be prepared and put in place prior to the commencement of site works. These measures shall be maintained in good condition for the duration of the site works and shall remain in place until such time as all disturbed surfaces have become stable or re-vegetated and erosion is prevented.
13. Under Section 221 of the Local Government Act Council will not allow vehicular access to Beaumont Street from the proposed development.
14. A 1.8 metre high standard colourbond fence is to be erected along the southern boundary of the subject land. This fence shall extend from the western property boundary to a point 8 metres from the property boundary adjacent Rosetta Tce. Vegetation shall be planted on the southern side of the colorbond fence to minimise its impact with species chosen in consultation with Council.

CARRIED

5.2 Sawley Lock O'Callaghan - 455/D660/03

SUMMARY TABLE

Date of Application	11 th November 2003
Subject Land	16 Close Court, Strathalbyn
Assessment No.	A 17407
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn)
Nature of Development	Land division creating 31 extra lots
Type of Development	Consent on Merit
Public Notice	N/A
Referrals	Planning SA, ETSA
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	12 th December 2003
Recommendation	Approval with conditions
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater, use of services, increased vegetation but this will require greater water usage.
- Social Increased population for Strathalbyn, increased loading on schools/sporting facilities, completion of subdivision.
- Economic Increase in rate revenue, benefit to developer, greater potential market for retail outlets in Strathalbyn.

THE PROPOSAL

Nature of Development

The land division application is a consent on merit application for the creation of 31 additional allotments in the Residential (Strathalbyn) zone.

.../cont.

5.2 **Sawley Lock O'Callaghan – 455/D660/03 (Continued)**

Detailed Description

The applicant seeks to create a continuation of Garwood Avenue, being named Garwood Court, creating access to 33 residential allotments. The plan submitted is a final amendment that has been altered after receiving Council officers comments. The amendment provides road access abutting a proposed reserve along the Angas River, in keeping with Alexandrina Development Plan objectives to create a linear park along the river while maintaining the highest amenity and access for the public. There has been the inclusion of two walkways to maintain access to the river from Close Court and to the Langhorne Creek Road and additionally the land known as Burketts Paddock which has both the Skate Park and Model Aircraft Club and has the potential for greater recreational uses. The Langhorne Creek Road walkway has the additional function of being an emergency access if required.

153 **Moved Cr Connor seconded Cr Oliver that the Development Assessment Panel approve Development Application 455/D660/03 with the following conditions:**

1. **The Developer shall be responsible for the provision of all necessary infrastructure within and abutting the Development in accordance with Council's 'Guidelines for the Provision of Infrastructure in Major Land Developments' (Council's 'Guidelines') and as more detailed below.**
2. **All new roads created within the Development shall be paved and kerbed to a standard conforming to Council's 'Guidelines'.**
3. **A paved footpath is to be provided on one side of each new road to a standard conforming to Council's 'Guidelines'.**
4. **A system for the collection and disposal of stormwater runoff from the Development site including any upstream catchment is to be provided to a standard conforming to the Council's 'Guidelines'.**
5. **Each allotment shall be connected to Electricity and Telecommunications supply services via underground common service trench generally in accordance with the P.U.A.C.C. Code for the Placement of Infrastructure Services in Streets.**
6. **Street lighting shall be provided to each new road in accordance with current standards for a category P5 road.**
7. **Each allotment shall be provided with a connection to Council's Septic Tank Effluent Disposal (STED) Scheme to a standard conforming to Council's 'Guidelines'.**

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5.2 Sawley Lock O'Callaghan – 455/D660/03 (Continued)

8. Adequate easements for Stormwater and STED shall be provided where required and vested in Council.
9. Stormwater infrastructure to be designed as a stand alone system. All internal stormwater to drain into the Angus River via a discharge point incorporating a stormceptor system to be approved by council.
10. Any area within the Development designated as Reserve, Drainage Reserve or Open Space shall be cleared of any pest plants and long grass, and shall be graded where necessary such that the area is suitable for mowing or slashing, prior to acceptance by Council.
11. Any areas of significant vegetation shall be identified on the Engineering plans and shall be protected from damage during the site works.
12. A Soil Erosion and Drainage Management Plan (SEDMP) incorporating overland storage and detention prepared in accordance with the 'Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry' issued by the EPA shall be prepared and put in place prior to the commencement of site works. These measures shall be maintained in good condition for the duration of the site works and shall remain in place until such time as all disturbed surfaces have become stable or revegetated and erosion is prevented.
13. Pedestrian links to be created between the proposed development and the recreational site to the northern side of the Langhorne Creek Road and along the top of the river bank between the proposed cul-de-sac and the existing cul-de-sac in Close Court.

AGREED BY CONSENSUS

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 Ramoith Gilead Ministries - Middleton – update

D Commerford gave a brief report on the latest development in the Ramoith Gilead Ministries v Alexandrina Council matter.

The Court has now determined that the amended plans lodged with the Court in relation to Development Application 455/186/03 were fundamentally different from the original proposal and therefore not within the jurisdiction of the Court.

There has now been an additional appeal lodged with the Court relating to the most recent application and refusal from the DAP's 14th of April meeting (DA 455/11/04).

8.2 455/139/04 – G Chrisp

The Environmental, Resources and Development Court have advised that Mr Chrisp has appealed the Development Assessment Panel's decision of 5th May 2004 meeting (Item 2.2). The Conference date has been set for Thursday 2nd June 2004 at which Council's solicitor will attend.

ITEM 9. NEXT MEETING

The next Development Assessment Panel meeting will now be held on Tuesday 29th June 2004 commencing at 11:00 a.m. in the Supper Room of the Goolwa Centenary Hall, Dawson Street, Goolwa, with the possibility of on-site inspections to take place prior to the meeting.

MEETING CLOSED AT 12:10 P.M.

MINUTES CONFIRMED

PRESIDING MEMBER

DATED