

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE  
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA, ON  
18 SEPTEMBER 2014 AT 11:00 AM**

**PRESENT**

Don Donaldson ( chair), D Dawson, Cr G Gartrell,  
Cr M Walker, Cr A Woolford, M Penhall

**APOLOGIES**

R Sage

**IN ATTENDANCE**

Andrew Sladden ( Senior Town Planner),  
Andrew Houlihan ( Town Planner),  
Bianca Veenstra (Administration),  
Julie Payne (Administration)

**CONFLICT OF INTEREST**

Alexandrina Development Assessment Panel Members are reminded of the requirements for disclosure by Members of direct or indirect personal or pecuniary interest in a matter listed for consideration on the Agenda.

Section 56A of the Development Act 1993 requires that any Member declares any interest and provide full and accurate details of the relevant interest to the Panel prior to consideration of that item on the Agenda.

Each Member of the Development Assessment Panel has a duty to vote at all meetings unless excepted by legislation.

The major exception being where a Member has a conflict of interest.

All discussion and consideration of decisions about development applications before Council's Development Assessment Panel will be made in public unless otherwise determined by the Panel in accordance with Section 56A(12) (b) of the Development Act 1993.

**ITEM 1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 21 August 2014.

**RECOMMENDATION**

**Moved Cr G Gartrell seconded Cr A Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on 21 August 2014 as circulated to members be received as a true and accurate record.**

**CARRIED UNANIMOUSLY**

**ITEM 2.        DEVELOPMENT APPLICATIONS**

**ITEM**                        2.1  
**APPLICATION**            455/276/14  
**PROPOSED DEV.**        **FIXED WIRELESS TELECOMMUNICATIONS FACILITY  
COMPRISING A 29.94 METRE HIGH MONOPOLE ANTENNAS  
EQUIPMENT CABINETS SECURITY FENCING AND ASSOCIATED  
ANCILLARY EQUIPMENT**

**SUBJECT LAND**         Lot 1 Section 2018 FROME ROAD, CURRENCY CREEK  
**APPLICANT**             NBN Co Limited  
**AUTHOR**                 Andrew Sladden  
**LODGE MENT DATE**     26.03.2014

**DEVELOPMENT APPLICATION DETAILS**

Zone	General Farming (Pt Elliot & Goolwa District) Zone
Policy Area	N/A
Precinct	N/A
Form of Development	Consent on Merit
Public Notification	Category 2 Representations received: 2 + 1 later representation Representations to be heard: 1 + One request to be heard from Representor who originally did not request to be heard.
Referrals – Statutory	N/A
Referrals – Internal	N/A
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Sladden
Date last inspected	May 2014

Representor: Roger Budarick addressed the Panel at 11.06am to 11.13am.

**RECOMMENDATION**

**32        Moved Cr G Gartrell seconded D Dawson that the Development Assessment Panel resolves:**

- 1.        That the proposed development is not considered to be seriously at variance with the Alexandrina Council Development Plan consolidated 27 June 2013.**
- 2.        That Development Plan Consent is GRANTED to application 455/276/14 for a Fixed wireless telecommunications facility comprising a 29.94 metre high monopole, antennas, equipment cabinets, security fencing and associated ancillary equipment at Section 2018, Frome Road Currency Creek in accordance with the plans and documentation submitted with the application and subject to the following conditions and notes:**

### **Council Conditions**

- 1. The development here in approved shall be undertaken and maintained in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.**

**Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.**

- 2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.**

**Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated**

- 3. Excavation of the site shall be kept to a minimum to preserve the natural form of the land, and be managed in such a way as to prevent erosion.**

**Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.**

- 4. The applicant or other approved persons for the time being making use of the subject land now approved, shall at all times maintain in good and substantial condition to the reasonable satisfaction of the Council in all respects the subject land (including car parking areas and driveways) all buildings and structures (and the external painting thereof), and all tree and shrub plantings and grassed areas.**

**Reason: To maintain the amenity of the locality.**

- 5. No advertising signs are to be erected or displayed on the building or about the curtilage of the property without the written consent of Council.**

**Reason: To restrict the proliferation of advertisements on site.**

- 6. The site of the proposed buildings 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 ancillary buildings. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height and be maintained in a healthy condition at all times.**

**Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.**

- 7. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.**

**Reason: To ensure storm water is disposed of in a controlled manner.**

## Council Notes

1. The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.
2. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
3. The applicant is advised to contact the individual service providers regarding the location of street lighting, electricity supply and storm water drainage pits. It is the responsibility of the applicant/owner to ensure that the location of the vehicle crossover and driveway does not conflict with the services. Should the need arise to relocate any infrastructure or services all costs and charges associated with the works shall be at the applicant/owners expense.

#### 4. Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

**Construction Hours:** That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays.

All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

**Dust Emissions:** That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

**Waste Receptacle:** That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

**Storm water Runoff:** That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.

**Hard Waste Litter Storage:** That all hard building materials be stored in a manner that secures it on site during the construction works.

**Site Security:** That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

5. **The applicant /owner is advised that should a new crossover (access point) be constructed that approval will need to be obtained from Council's Engineering Department and that the construction of the crossover be constructed to Australian Standards at the owners expense. It is also noted that Council will not allow the removal of any street trees.**

**Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction at the developer's expense.**

6. **Development Approval will need to be obtained for any lease of the subject land greater than 6 years.**

**CARRIED UNANIMOUSLY**

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

**ITEM** 3.1  
**APPLICATION** 455/D032/14  
**PROPOSED DEV.** LAND DIVISION (3 ALLOTMENTS INTO 6 ALLOTMENTS) CREATING THREE (3) ADDITIONAL ALLOTMENTS (NON-COMPLYING)  
**SUBJECT LAND** 58 (SECTION 52) MARTIN ROAD & 657 (SECTIONS 50 & 51) RANDELL ROAD HINDMARSH ISLAND  
**APPLICANT** Michael Jolly  
**AUTHOR** Andrew Sladden  
**LODGEMENT DATE** 02.07.2014

**DEVELOPMENT APPLICATION DETAILS**

Zone	Primary Production
Policy Area	Hindmarsh Island Rural Policy Area 8
Precinct	Precinct 11 Hindmarsh Island North
Form of Development	Non-Complying
Public Notification	N/A
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) Environment Protection Authority SA Water SA Power Networks Development Assessment Commission
Referrals – Internal	Infrastructure Department
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Sladden
Date last inspected	N/A

**Note: This is a preliminary report concerning a non-complying development application. It has been prepared to enable the Development Assessment Panel to resolve whether to proceed to assessment, or to refuse the non complying application without proceeding to assess the application further.**

**It is by necessity briefer than a full report.**

**PROCEDURAL MATTER**

Pursuant to Regulation 17 (3) (a) and (b) of the Development Regulations 2008, and Section 39 (4) (d) of the Development Act 1993, the role of the Development Assessment Panel, at this stage of the application process is to decide one of the following:

- refuse the application without proceeding to undertake an assessment: or
- resolve to proceed with an assessment of this development application.

This report has been prepared to assist the Development Assessment Panel with making this decision. Should the Development Assessment Panel resolve to proceed with assessment, this does not in any way imply an intent to ultimately approved this Development Application.

**RECOMMENDATION**

- 33            **Moved Cr A Woolford seconded Cr G Gartrell that the Development Assessment Panel resolve not to proceed to a full assessment of application 455/D032/14 for a Land Division (3 Allotments into 6 Allotments) Creating Three (3) Additional Allotments (Non-Complying) at 58 (Section 52) Martin Road, and 657 (Sections 50 & 51) Randell Road, Hindmarsh Island.**

**CARRIED**

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

**ITEM** 3.2  
**APPLICATION** 455/624/14  
**PROPOSED DEV.** Community facility comprising of administration, education and training facilities and community farm together with landscaping, car parking and ancillary shop for the sale of produce grown on site  
**Subject land** Lot 507 and Lot 600 Hampden Way, Strathalbyn  
**Applicant** Community Living and Support Services (CLASS)  
**AUTHOR** Andrew Houlihan  
**LODGEMENT DATE** 16 July 2014

**DEVELOPMENT APPLICATION DETAILS**

Zone	Primary Production
Policy Area	Mount Lofty Ranges Policy Area 9
Form of Development	Non-Complying
Public Notification	Category 3
Referrals – Statutory	Department Environment, Water & Natural Resources (DEWNR) Department of Planning Transport & Infrastructure (DPTI) Environmental Protection Authority (EPA)
Referrals – Internal	Infrastructure & Assets Division Engineering & Open Space Division
Development Plan	Alexandrina Council Development Plan consolidated 1 May 2014
Assessing Officer	Andrew Houlihan
Date last inspected	29 August 2014

Cr A Woolford declared and interest in the matter and left the room at 11.37am.

**RECOMMENDATION**

**34** Moved Cr M Walker seconded M Penhall that the Development Assessment Panel resolves to proceed to a full assessment of Development Application 455/624/14 for a community facility comprising of administration, education and training facilities and community farm together with landscaping, car parking and ancillary shop for the sale of produce grown on site at Allotment 507 and Allotment 600 Hampden Way, Strathalbyn.

**CARRIED UNANIMOUSLY**

Cr A Woolford returned to the meeting at 11.41am.



**ITEM 4.      DEVELOPMENT APPLICATIONS - CATEGORY 3**

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

**ITEM 6.      MATTERS REFERRED FOR FOLLOW-UP**

**ITEM 7.      GENERAL ITEMS FOR DISCUSSIONS**

Andrew Sladden reported to the panel that the appeal for the proposed Three storey Detached Dwelling (455/544/13) has been withdrawn.

David Zanker reported to the Panel that an appeal against the 6 Detached Single Storey buildings (each containing 2 self-contained units) used in association with the Fleurieu Golf Club for tourist accommodation purposes and car parking (455/24/14) has been lodged after the designated time frame with the Environment, Resources and Development Court, therefore awaiting advise as to it's acceptance.

Cr M Walker advised the Panel that Council had accepted the annual report and that Council had expressed it's appreciation of the Development Assessment Panels' workings.

**ITEM 8.      NEXT MEETING**

Next meeting scheduled for Thursday 16 October 2014 commencing at 11am.

**MEETING CLOSED AT 11.44am**

**MINUTES CONFIRMED.....**

**CHAIR**

**DATED:.....**