

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 13th MAY 2002
COMMENCING AT 2.00 PM IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM,
DAWSON STREET, GOOLWA**

PRESENT Councillors B Griffin, F Tuckwell, M Beckett, A Woolford and G Connor, D Commerford (Director Environmental Services), D Banks (Director Technical Services)

APOLOGIES Councillor T McAnaney

IN ATTENDANCE T Tol (Planner), S Strong (Acting Personal Assistant, Environmental Services) K Goodhand

Appointment of Acting Chairperson.

Moved Cr B Griffin seconded Cr M Beckett that Anne Woolford be appointed Acting Chairperson for this meeting.

CARRIED

ITEM 1

CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday 22nd April 2002

Moved Cr Beckett seconded Cr Tuckwell that the minutes of the Alexandrina Council Development Assessment Panel meeting held on Monday 22nd April 2002 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2 DEVELOPMENT APPLICATIONS

2.1 REF NO: 455/293/02
APPLICANT: KA GOODHAND

SUMMARY TABLE

Date of Application	15.03.02
Subject Land	32 Washington Street, Goolwa North
Relevant Authority	Alexandrina Council
Planning Zone	Rural Fringe
Nature of Development	Relocation Of Transportable Dwelling
Type of Development	Merit
Public Notice	Category 1
Date last inspected	08.04.02
Recommendation	Provisional Planning Consent
Originating Officer	Georgia West

THE PROPOSAL

The applicant proposes to move an existing transportable dwelling from its current site at 4 Billabong Road, Goolwa to his property at 32 Washington Street, Goolwa North.

It was agreed by consensus that the Development Assessment Panel grant Provisional Planning Consent to Development Application 455/293/02 subject to the following conditions:

- 1. The solid base hardieplank 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.**
- 2. All external repair and / or maintenance required to make the building meet the requirements of the current building code, including re-cladding and window replacement, shall be completed on the subject land at 32 Washington Street, Goolwa North within 3 months of the arrival of the building.**

If the Panel decides to issue Provisional Development Plan Consent a second recommendation is given:

The authority to issue Development Approval and attach any necessary conditions relating to the Building Code for Development Application 455/293/02 is delegated to Council's Senior Development Assessment Officer upon receipt of:

- Sufficient information to demonstrate that the building can and will be made to comply with the current Building Code,
- A signed commitment from the owner and builder that the work required to upgrade the building to current Building Code requirements will be completed within three months of the relocation of the dwelling,
- Builder's quote of costs for all work required to install a solid base infill and upgrade the building to current Building Code requirements,
- A bond in the form monies paid into a joint trust account, held by Council to cover the costs of all external work required to upgrade the building to current Building Code requirements and install a solid base infill as required by the Planning Conditions.

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

3.1

REF NO: 455/926/01
APPLICANT: Ballast Stone Estate Winery P/L

SUMMARY TABLE

Date of Application	31 st August 2001
Subject Land	Lot 8 Myrtle Grove Road Currency Creek Part Section 438. Certificate of Title Volume 5505, Folio 887
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Port Elliot & Goolwa) Zone
Nature of Development	Winery
Type of Development	Winery
Public Notice	Category 2
Referrals	EPA
Representations Received	None
Date last inspected	5 th April 2002
Recommendation	Approval subject to conditions
Originating Officer	Timothy Tol

BACKGROUND

The applicant has approvals for the existing 5,000 tonne capacity Winery, the canopy over the existing winery, cellar door sales, a lunchroom and associated olive grove. At the Panels last meeting (22nd April 2002) it resolved to concur with the DAC decision to approve a Composting Depot on the site.

The Winery has now operated for one vintage, with 2,000 tonnes of fruit crushed in 2001. The company predicts that its maximum allowable crush of 5,000 tonnes will be reached in the 2002 vintage. Hence, the requirement to expand the production.

THE PROPOSAL

The applicant proposes to expand the existing Winery at Lot 8 Myrtle Grove Road Currency Creek from a 5,000 tonne capacity to a 20,000 tonne capacity. The additional capacity will be accommodated with the progressive installation of additional tanks, fermenters and the barrel store building. The barrel store buildings will be clad in colourbond 'mist green' to match the existing barrel store. The layout of the expansion is identified in the site plan submitted.

It was agreed by consensus that the Development Assessment Panel decides to grant Provisional Development Plan Consent for DA 455/926/01 for a Winery Expansion at Lot 8 Myrtle Grove Road, Currency Creek, subject to the following conditions:

1. The development must be undertaken in accordance with all plans and supplementary reports provided with the development application.
2. The quantity of grapes crushed at the winery must not exceed 20,000 tonnes in any one year.
3. Landscaping shall be provided at the visitor car parking adjacent the cellar door sales outlet in the form of some appropriate locally occurring species of trees that will provide adequate shade for the car parking area.
4. Any clearance of native vegetation for the development is to be the subject of the approval of the native Vegetation Council.
5. Irrigation methods shall be appropriate so that ground water salinity will not adversely affect groundwater and soil.

NOTES – EPA

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 its activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
2. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
3. Any information sheets, guidelines, documents, codes of practice, technical bulletins etc that are referenced in this response have been provided to the planning authority or may be accessed on the following website: <http://www.environment.sa.gov.au/epa/pub.html>

ITEM 4 DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

Nil.

ITEM 5. DEVELOPMENT ASSESSMENT - BUILDING

Nil.

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

Nil.

ITEM 7. GENERAL ITEMS FOR DISCUSSION

7.1 Subject: Consideration of Documents Prior to Lodgement
File:
Officer: Cr Beckett
Budget Implications: Nil

Cr Beckett is of the opinion that documents should not be looked at given any consideration until a formal Development Application has been lodged.

Moved David Banks seconded Cr Beckett that the Panel does not consider any proposal unless it is a Development Application.

CARRIED

7.2 Subject: Hindmarsh Island Management Plan
File:
Officer: Cr Beckett
Budget Implications: Nil

Although the Hindmarsh Island Development Plan has been sent to Planning SA we have not had any response from them to date. A meeting on Wednesday 15th May should resolve any outstanding issues Planning SA may have.

7.3 Subject: Medical Centre at Middleton
File:
Officer: Cr Beckett
Budget Implications: Nil

Cr Beckett has been advised that a new Medical Centre is being proposed for Middleton which would greatly assist the area with its aging population.

