

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 19 DECEMBER 2005
COMMENCING AT 12:00 PM
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

PRESENT

Cr A Woolford (Presiding Member), Cr G Connor, Cr R Potter, Cr M Beckett, Cr R Medlyn (Proxy for Cr P Reedman), Des Commerford (Director Environment & Lifestyle Services), Dennis Zanker (Infrastructure Manager) (Proxy for David Banks, Director Engineering & Infrastructure Services).

APOLOGIES

Cr P Reedman, D Banks (Director Engineering & Infrastructure)

IN ATTENDANCE

Judith Urquhart (Manager Planning & Development), Cherry Getsom (Planner), Vanessa Harvey (Personal Assistant).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 21st November 2005.

Moved Cr Connor seconded Cr Potter that the minutes of the Alexandrina Council Development Assessment Panel held on 21st November 2005 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/1055/05 - John Michael Tournoy

Cr Woolford, Presiding member, welcomed Sara & John Tournoy (applicants) to the meeting who addressed reasons for their application, from 12:05 p.m. to 12:20 p.m.

SUMMARY TABLE

Date of Application	15 th September 2005
Subject Land	Lot 1 Strath-Goolwa Road Currency Creek
Assessment No.	A16117
Relevant Authority	Alexandrina Council
Planning Zone	Rural Currency Creek Zone
Nature of Development	Detached Dwelling – Double Storey
Type of Development	Non Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	7 th December 2005
Recommendation	Proceed with assessment
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Minor impacts associated with single storey additional dwelling.
- Social Localised impact of new dwelling and therefore new residents (neighbours) on a currently vacant block.
- Economic Benefit to land owner through increase in land value, increase in rateable value of the property for Council.

.../cont.

3.1 455/1055/05 – John Michael Tournoy (Continued)

BACKGROUND

Within the Rural Currency Creek Zone, detached dwellings are a non-complying form of development, with the principle objective of the zone being the retention of land for a wide range of farming uses. The subject parcel of land is the result of the amalgamation of two titles in April 2000. The size, shape and location of the land render it unsuitable for farming uses and the capacity of the land to be integrated into other farming properties is hampered by adjoining road reserves and railway.

A single storey detached dwelling was approved on the subject land on 7th December 2004. This application (455/80/04) was assessed as a non-complying development, was publicly notified and received concurrence from the Development Assessment Commission. Ownership of the property has since changed.

An application to erect a shed on the subject land (455/898/05) was received on the 8th August 2005. As it is policy that domestic sheds or garages not to be approved unless in conjunction with approved dwelling, the applicant was requested to submit a dwelling application.

A blue bus is currently kept on the subject land. Discussions have taken place between Council's Compliance Officer, Brian Hill and the applicant and it has been agreed that the bus can remain on the land until the issue of the shed and dwelling have been resolved.

This application (455/1055/05) was received as an amendment to the existing approval (455/80/04). The existing approval was for a single storey, brick veneer dwelling with a colorbond roof located parallel to the Thomson Street frontage with a setback of 12 metres from the street alignment. The dwelling was to be setback 20 metres for the north western boundary and 21 metres from the Kay Street (Goolwa- Strathalbyn Road) boundary. It was to contain four bedrooms and kitchen, meals and lounge area. A 1.5m wide verandah was to be located along the front of the dwelling.

The newest application (455/1055/05) is for a two storey colorbond clad dwelling located parallel to the Kay Street (Goolwa - Strathalbyn Road) frontage with a setback of 35 metres from the street alignment. The dwelling is to be setback 12 metres from Thomson Street (southern) boundary. The dwelling is to contain three bedrooms, a kitchen, study, family and lounge room on the lower floor and rumpus room and balcony on the upper level.

The differences are such that the proposal extends beyond a minor amendment and must be treated as a new application.

.../cont.

3.1 455/1055/05 – John Michael Tournoy (Continued)

THE PROPOSAL

Nature of Development

This application is for a double storey detached dwelling on a vacant allotment of some 5409m² located at Lot 1 Strathalbyn – Goolwa Road. The allotment is within the Rural Currency Creek Zone where dwellings are listed as non-complying. The first stage of this non complying process is to determine whether or not to proceed with the assessment. This involves the submission of a Statement of Support regarding the proposal. The applicant has provided a letter highlighting the merits of the proposal and this has been accepted as the Statement of Support.

Detailed Description

The applicant proposes a double storey detached dwelling with a total floor area of approximately 215m². The dwelling is to consist of 3 bedrooms, a study, laundry, lounge, kitchen and meals area on the lower level and a rumpus room and balcony on the upper mezzanine level. The dwelling is to be 6.5m high with wall and roof cladding to be colorbond. The proposed dwelling is to be setback 35 metres from the Kay Street frontage (the Goolwa - Strathalbyn Road) access is proposed via Kay Street.

DAP200548 It was agreed by consensus that the Development Assessment Panel determine to proceed with an assessment of Development Application 455/1055/05 for a double storey dwelling. Additionally, should the public notification process receive no representations then Council Planning staff have delegated authority to approve the above application.

NOTE: Due to the unique location of these amalgamated allotments being bounded by the railway line and main road, with its size making it unsuitable for farming uses, this application is considered appropriate to proceed with further assessment. All future applications within this locality will be assessed within their own right.

AGREED BY CONSENSUS

Moved Cr M Beckett seconded D Commerford that Council be asked to respect the advice being given by Council planning staff to applicants and Elected Members should appreciate that there can be complex assessment processes required by the Development Act and Regulations. Members of the Development Assessment Panel are required to deal with planning concerns only during Development Assessment Panel meetings and are not there as Ward Councillors. Any questions or clarification that an Elected Member requires should be directed through to the Director of Environment & Lifestyle Services.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. GENERAL ITEMS FOR DISCUSSION

ITEM 8. LATE ITEM

8.1 455/D019/05 – ASHLEE McMURTRIE

SUMMARY TABLE

Date of Application	11 th March 2005
Subject Land	20-34 Batson Parade, Hindmarsh Island
Assessment No.	A5863
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island)
Nature of Development	Boundary realignment
Type of Development	Non-complying
Public Notice	Category 3
Referrals	PIRSA, SA Water, Dept Water Land Biodiversity Conservation, Planning SA
Representations Received	1
Representations to be heard	Nil
Date last inspected	11 th October 2005
Recommendation	Approved 24 th October 2005
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental

Potential for better land management of site as a whole. Intensification of use on small piece of land.

.../cont.

8.1 455/D019/05 – ASHLEE McMURTRIE

- Social Another dwelling opportunity close to water.
- Economic Possible add on benefits from tourism expansion.

BACKGROUND

This application was approved by the Development Assessment Panel on Monday 24th October 2005 refer Minute below:

“DAP200538 Moved D Commerford seconded Cr Reedman that the Development Assessment Panel support Land Division 455/D019/05 subject to an amended plan being lodged (with the Development Assessment Commission and Council) indicating an allotment size between 1200 and 1500 square metres.

CARRIED”

The application is currently with the Development Assessment Commission for concurrence. Mr McMurtrie phoned the office on Friday advising that the minutes are incorrect and should read an allotment size between 1000 and 1500 square metres and not 1200 and 1500 square metres.

Council staff recollections of this meeting are that a discussion took place regarding the 1000 square metres but that in the end the Panel went with the recommendation of the Planning Officer for it to be 1200 square metres.

Following discussions with Joanne Nightingale (Planning Officer), the applicants proposal of an allotment just over 1000 square metres is acceptable, but the Development Assessment Panel now need to make a recommendation to rescind the original minute from 24th October 2005 and put on the table a new motion formalising the proposed size.

Moved D Commerford seconded Cr G Connor that due to further information being received the Development Assessment Panel support Land Division 455/D019/05 subject to an amended plan being lodged (with the Development Assessment Commission and Council) indicating an allotment size between 1000 and 1500 square metres.

CARRIED

ITEM 9. NEXT MEETING

Monday 16TH January 2006 with the time to be advised.

ITEM 10. CONFIDENTIAL ITEM

10.1 455/261/05 – MOTEL AT 4 NORTH PARADE, STRATHALBYN – SUBJECT TO APPEAL

That in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3) (c) (h) :

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3)
- (3) The following information and matters are listed for the purposes of subsection (2):
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, or prejudice the commercial position of the council.
 - (h) legal advice.

That Judith Urquhart (Manager of Planning & Development), Vanessa Harvey (Personal Assistant), Cherry Getsom (Planner) and John Coombe (Chief Executive) remain in the Meeting.

Moved Cr R Medlyn seconded D Commerford that the Development Assessment Panel move out of Camera at 1:12 p.m.

MEETING CLOSED AT 1:14 p.m.

MINUTES CONFIRMED
PRESIDING OFFICER

DATED: