

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 11th FEBRUARY 2002
COMMENCING WITH AT 3:00 P.M. IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM
DAWSON STREET, GOOLWA**

PRESENT

Councillors T McAnaney, F Tuckwell, B Griffin,
M Beckett, A Woolford, Mr D Commerford (Director
Environmental Services), Mr D Banks (Director Technical
Services).

APOLOGIES

IN ATTENDANCE

T Tol (Planner), G West (Planner), S. Strong (Acting
Personal Assistant), Mr D Leddicote (Item 3.2), Mr K
Pridham (Item 4.4)

ITEM 1

CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday
24th January 2002.

Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina
Council Development Assessment Panel Meeting held on Monday 24th January
2002 as circulated to members be received as a true and accurate record.

CARRIED

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ITEM 2 DEVELOPMENT APPLICATIONS

2.1 REF: NO: 455/419/01
APPLICANT: BRL Hardy Pty Ltd

Reference #	455/419/01
Applicant's Name	BRL Hardy Pty Ltd
Date of Application	3 rd May 2001
Subject Land	Part Section 2616. Certificate of Title Volume 5827, Folio 158
Relevant Authority	Development Assessment Commission
Planning Zone	Grazing Zone
Nature of Development	Composting Depot – Grape Marc
Public Notice	Category 3
Referrals	EPA CFS PIRSA
Representations Received	17
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was placed on the DA Panel meeting agenda for 14th January 2002. At this meeting it decided to defer a decision to allow consultation and submission of comments from the Langhorne Creek Wine Industry Council.

Cr McAnaney tabled a letter from Langhorne Creek Wine Industry Council.

It was agreed by consensus that the Development Assessment Panel concur with the decision of the Development Assessment Commission to grant the proposed development, 455/419/01, provisional development plan consent to compost grape marc at Lot 10 Wellington Road, Belvidere in accordance with supportive information received from the applicant that the approval be reviewed in 2 years, from the date of approval, to ensure compliance with conditions of approval and appropriate licence issued by the Environmental Protection Society.

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2.2

REF NO: 455/420/01
APPLICANT: Crestview Pty Ltd

Reference #	455/420/01
Applicant's Name	Crestview Pty Ltd
Date of Application	3 rd May 2001
Subject Land	Part Section 2771. Certificate of Title Volume 5838, Folio 934
Relevant Authority	Development Assessment Commission
Planning Zone	General Farming Zone & Flood Zone
Nature of Development	Composting Depot – Grape Marc
Public Notice	Category 3
Referrals	EPA CFS PIRSA
Representations Received	2
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was placed on the DA Panel meeting agenda for 14th January 2002. At this meeting it decided to defer a decision to allow consultation and submission of comments from the Langhorne Creek Wine Industry Council.

This item was cancelled due to it being resolved at the meeting of 14th January 2002.

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2.3

REF NO: 455/421/01
APPLICANT: Langhorne Creek Winery Pty Ltd

Reference #	455/421/01
Applicant's Name	Langhorne Creek Winery Pty Ltd
Date of Application	3 rd May 2001
Subject Land	Part Section 57. Certificate of Title Volume 5776, Folio 736
Relevant Authority	Development Assessment Commission
Planning Zone	General Farming Zone
Nature of Development	Composting Depot – Grape Marc
Public Notice	Category 3
Referrals	EPA CFS PIRSA
Representations Received	13
Recommendation	Concur with DAC decision
Originating Officer	Timothy Tol

The proposed development was placed on the DA Panel meeting agenda for 14th January 2002. At this meeting it decided to defer a decision to allow consultation and submission of comments from the Langhorne Creek Wine Industry Council.

Cr McAnaney tabled a letter from Langhorne Creek Wine Industry Council.

It was agreed by consensus that the Development Assessment Panel concur with the decision of the Development Assessment Commission to grant the proposed development, 455/421/01, provisional development plan consent to compost grape marc at Lot 10 Wellington Road, Belvidere in accordance with supportive information received from the applicant that the approval be reviewed in 2 years, from the date of approval, to ensure compliance with conditions of approval and appropriate licence issued by the Environmental Protection Society.

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ITEM 2.4

REF NO: 455/665/01
 APPLICANT: Diamanti Design

Reference #	455/665/01
Applicant's Name	Diamanti Design
Date of Application	4 th July 2001
Subject Land	Part Section 2257. Certificate of Title Volume 5631, Folio 415
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Detached Dwelling
Public Notice	Category 1
Referrals	None
Date last inspected	30 th January 2002
Recommendation	Approval subject to conditions
Originating Officer	Timothy Tol

The applicant proposes to construct a two storey dwelling at 8 Hewett Street Middleton. The dwelling will be set back 5.6 metres from Morrison Avenue and 3.0 metres from Hewett Avenue.

It was agreed by consensus that the Development Assessment Panel decides Development Application 455/665/01, for a Detached Dwelling at 8 Hewett Street Middleton, be granted Provisional Development Plan Consent subject to the following conditions noting the change of condition No. 3:

1. That all work be carried out in accordance with the plans and supportive information forming Development Application 455/665/01 unless as amended by condition herein.
2. The maximum height of the dwelling shall not exceed 8.0 metres above the natural ground level.
3. The setback from the Hewett Street boundary shall be 6.0 metres.
4. The setback to the rear deck shall be 1.5 metres.
5. The balustrade to the deck at the rear of the dwelling shall be constructed of a solid material from the deck to the top of the balustrade that restricts the ability to look through it.
6. All external materials shall be non-reflective.

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2.5

REF NO: 455/538/01
APPLICANT: Robert Ballard

Reference #	455/538/01
Applicant's Name	Robert Ballard
Date of Application	7 th June 2001
Subject Land	Part Section 2205. Certificate of Title Volume 5085, Folio 749
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone (Goolwa)
Nature of Development	Dwelling Additions for Bed & Breakfast Accommodation
Referrals	Heritage SA
Date last inspected	13 November 2001
Recommendation	Approve amended plans dated 23.1.2002 and inform the ERD Court of decision
Originating Officer	Timothy Tol

The proposed development consists of two bedrooms to be used for bed and breakfast accommodation. The height of the proposed building will be 5.015 metres and includes stairs, verandah and a utility room underneath.

It was agreed by consensus that the Development Assessment Panel decides to accept the revised plans submitted 24/1/2002, for DA 455/538/01 for dwelling additions at 11 Admiral Terrace Goolwa and inform the ERD Court it has no objection to the issuing of Provisional Development Plan Consent subject to the following condition:

1. That all work be carried out in accordance with amended plans Admiral 2P-Sheets 1 to 5, dated 23.01.02, forming the development application.

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ITEM 2.6

REF NO: 455/1343/01
 APPLICANT: Strathalbyn & District Aged Care Facility

Reference #	455/1343/01
Applicant's Name	Strathalbyn & District Aged Care Facility
Subject Land	14 Alfred Place Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Extension of Hospital (25 beds)
Public Notification	Category 3 Public notification from 10 th to 24 th January 2002
Referrals	None
Representations	1 – M & D Caudle
Representations to be heard	None
Last Inspection	21 st January 2002
Recommendation	Approval
Originating Officer	Timothy Tol

The applicant proposes to extend the nursing home facility by constructing a 25 bed extension to the Strathalbyn & District Soldiers Memorial Hospital at 14 Alfred Place Strathalbyn.

It was agreed by consensus that the Development Assessment Panel decide to grant Provisional Development Plan Consent for DA 455/1343/01, for a 25 bed extension at the Strathalbyn and District Aged Care Facility at 14 Alfred Place Strathalbyn, subject to the following conditions:

1. That all work be carried out in accordance with the plans and supportive information forming Development Application 455/1343/01 unless as amended by condition herein.
2. A Stormwater Management Plan be submitted and approved by Councils Technical Services Department. The design of stormwater drainage shall be in accordance with Councils standards and shall incorporate provision for debris and gross pollutant collection.
3. A bicycle parking facility shall be provided.

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ITEM 2.6

REF NO: 455/1343/01
APPLICANT: Strathalbyn & District Aged Care Facility
(Continued)

4. Vehicular crossovers being designed and constructed to the reasonable satisfaction of Councils Technical Services Department, the cost of all work being borne by the applicant.
5. The car parking areas be constructed, sealed, drained, line marked and maintained to the reasonable satisfaction of Councils Technical Services Department.
6. All existing trees and shrubs on the land that are in a healthy condition being retained and incorporated in landscaping proposals where practicable.
7. The landscaping shall be carried out during the first available planting season after the commencement of the building or site works.

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

3.1

REF NO: 455/1300/01
APPLICANT: Rivergum Homes Pty Ltd

Reference #	455/1300/01
Applicant's Name	Rivergum Homes Pty Ltd
Date of Application	6 th December 2001
Subject Land	Lot 51 Mundoo Channel Drive, Hindmarsh Island
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island)
Nature of Development	Single Storey Detached Dwelling
Type of Development	Non-complying
Public Notice	Category 3
Referrals	N/A
Representations Received	None
Representations to be heard	N/A
Date last inspected	25 th January 2002
Recommendation	Merit to proceed with assessment
Originating Officer	Georgia West

The applicant is seeking to demolish an existing dwelling that is essentially a converted shed, and replace it with a more comfortable, larger dwelling.

The external walls of the proposed dwelling are clad in hardiflex sheeting and the roof in colourbond. The dwelling is elevated approximately 1m above the natural ground level to comply with Council requirements, and the perimeter between the floor and the ground is enclosed with hardiflex sheeting to match the dwelling, and permapine slats to match the verandah. The front wall of the proposed dwelling will be set approximately 6m closer to the Channel than the existing structure.

.../cont.

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3.1

REF NO: 455/1300/01
APPLICANT: Rivergum Homes Pty Ltd
(Continued)

It was agreed by consensus that the Development Assessment Panel decides that non-complying Development Application 455/1300/01 complies with the relevant Objectives and Principles of Development Control of the Alexandrina Development Plan, and therefore has merit to proceed with assessment.

That the Development Assessment Panel support the application, and delegate authority to an Authorised Planning Officer to refer the application to Development Assessment Commission for concurrence, and issue Provisional Planning Consent once concurrence is received, subject to the following conditions:

1. That all work be carried out in accordance with plans and supporting information forming part of the application.
2. The solid base perimeter as detailed in the application shall be completed prior to the occupation of the building or within 3 months after the arrival of the building on the site, whichever is the lesser time.
3. The site of the proposed building(s) 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 building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.

ITEM 3.2

REF NO: 455/95/02
 APPLICANT: D Leddicoate

Reference #	455/95/01
Applicant's Name	D Leddicoate
Date of Application	31 st January 2002
Subject Land	Lot 142 Victor Harbor Road Mount Compass
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Non-Complying
Type of Development	Granny Flat
Public Notice	Category 3
Referrals	N/A
Date last inspected	14 th January 2002
Recommendation	Merit to proceed with assessment
Originating Officer	Georgia West

The applicant proposes to deposit a small transportable granny flat on the subject land to accommodate her aging parents.

No land division is proposed and the applicants are willing to enter into a Land Management Agreement that the granny flat will be removed when it is no longer required, or when they sell the block, whichever comes first.

The granny flat will be situated close to the existing dwelling and outbuildings, and will not be visible from the Victor Harbor Road. It does not have separate laundry facilities, and will be connected to the septic system of the existing dwelling, which will be upgraded to manage the extra load.

The existing garage will be replaced with a carport attached to the granny flat, and joined by covered walkway to the existing carport and dwelling.

It was agreed by consensus that the application will have a minimal impact on the locality and complies with the intent of Council's Policy *Occupation of two dwellings on rural allotments*, and is therefore considered to have merit to proceed with assessment.

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ITEM 3.3 LATE ITEM

REF NO: 455/131/02
APPLICANT: M RUSSO

Reference #	455/131/02
Applicant's Name	M Russo
Date of Application	8 th February 2002
Subject Land	Lot 155 Pages Flat Road, Willunga
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Dwelling addition
Type of Development	Non-complying
Public Notice	Category 1
Referrals	N/A
Recommendation	Merit to proceed with assessment and delegation to approach Development Assessment Commission for concurrence and issue provisional planning consent once Development Assessment Commission concurrence received.
Originating Officer	Georgia West

The applicant proposes a single story addition to the existing dwelling. The addition will cover approximately 175m², approximately doubling the size of the existing dwelling

The addition is of a scale and materials to complement the existing dwelling and the locality, and will have a minimal impact on the locality.

The addition includes a small kitchen, lounge/dining area, 3 bedrooms, 2 ensuite bathrooms and an extra toilet.

.../cont.

ITEM 3.3 LATE ITEM

REF NO: 455/131/02

APPLICANT: M RUSSO

(Continued)

It was agreed by consensus that the proposal has merit to proceed with assessment. It was also agreed (with reference to item 7.1 of these minutes) that the Development Assessment Panel would support the application, and delegate authority to an Authorised Planning Officer to refer the application to Development Assessment Commission for concurrence, and issue Provisional Planning Consent once concurrence is received, subject to any conditions deemed necessary for the proposal to fully comply with the Alexandrina Development Plan.

ITEM 4

DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

4.1

REF NO: 455/C015/01
 APPLICANT: Chris Rodgers

Reference #	455/C015/01
Applicant's Name	Chris Rodgers
Date of Application	8 th October 2001
Subject Land	Part Section 2600. Certificate of Title Volume 5426, Folio 669
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Community title – creating two additional allotments
Type of Development	
Public Notice	Category 3 Public Notification from 20 th December 2001 to 7 th January 2002
Referrals	N/A
Representations Received	1 – Dianne Gogler
Representations to be heard	None
Date last inspected	21 st January 2002
Recommendation	Approval and seek concurrence of DAC
Originating Officer	Timothy Tol

The applicant proposes to create two Community Title allotments at 8 Murray Street Strathalbyn. The allotments will be 309m², 350m² and 430m² with a community piece of land providing access to the allotments.

It was agreed by consensus that the Development Assessment Panel decides to approve DA 455/C015/01 to create 2 additional allotments at 8 Murray Street Strathalbyn and seek the concurrence of the Development Assessment Commission subject to the following conditions:

- 1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 2571/01 Water/Sewer).**

.../cont.

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4.1

REF NO: 455/C015/01
APPLICANT: Chris Rodgers
(Continued)

2. Payment of \$1640.00 shall be made into the Planning and Development Fund (2 allotment(s) @ \$820/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.
3. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.
4. Payment of \$3,000.00 shall be made for the Common Effluent Drainage Connection Levy (2 allotment(s) @ \$1,500/allotment). The amount is payable to the Alexandrina Council.
5. The Common Effluent Drain on the subject land shall be removed and placed in the 6metre strip at the rear of the site. All costs to be borne by the applicant.
6. The applicant shall contribute to costs of stormwater management in the locality. Agreement on the amount to be negotiated with councils Technical Services Department.

4.2

REF NO: 455/D111/01
APPLICANT: L Veska

Reference #	455/D111/01
Applicant's Name	L Veska
Date of Application	4 th January 2002
Subject Land	Part Section 2200. Certificate of Title Volume 5343, Folio 388
Relevant Authority	Alexandrina Council
Planning Zone	Rural Fringe
Date last inspected	21 st January 2002
Recommendation	Refuse
Originating Officer	Timothy Tol

The applicant proposes to create one additional allotment at 22 New Orleans Street Goolwa. The allotments will be 5059m² each.

It was agreed by consensus that the Development Assessment Panel refuse DA 455/D111/01 to create an additional allotment at 22 New Orleans Street Goolwa as it does not have merit to proceed.

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4.3

REF NO: 455/D006/02
APPLICANT: JA Warnock

Reference #	455/D006/02
Applicant's Name	JA Warnock
Date of Application	21 st January 2002
Subject Land	Part Section 177 Certificate of Title Volume 5483, Folio 924
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Land Division
Recommendation	Has merit to proceed with assessment.
Originating Officer	Timothy Tol

The applicant proposes to divide Lot 13 Kokoda Road creating one additional allotment. The allotments proposed will be 67.18 hectares and 6070 m². The subject land currently has two habitable dwellings located on it. The aim of the land division is to separate the dwellings onto separate titles.

It was agreed by consensus that the Development Assessment Panel refuse DA 455/D006/02, to create an additional allotment at Lot 13 Kokoda Road as it does not have merit to proceed.

4.4

REF NO: 455/C016/01
APPLICANT: Chris Rodgers

Reference #	455/C016/01
Applicant's Name	Chris Rodgers
Date of Application	7 th January 2002
Subject Land	Part Section 2600. Certificate of Title Volume 5685, Folio 447
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Community Title – creating 8 additional allotments
Date last inspected	21 st January 2002
Recommendation	Approval as proposal has merit to proceed
Originating Officer	Timothy Tol

The applicant proposes to create 8 additional allotments at 51 Murray Street Strathalbyn. The allotments will Community Titled.

It was agreed by consensus that the Development Assessment Panel defer DA 455/C016/01 to create 8 additional allotments at 51 Murray Street Strathalbyn.

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4.5

REF NO: 455/C001/02
APPLICANT: Regency Real Estate

Reference #	455/C001/02
Applicant's Name	Regency Real Estate
Date of Application	8 th January 2002
Subject Land	Part Section 2719. Certificate of Title Volume 5860, Folio 872
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Community Title – creating 3 additional allotments
Date last inspected	21 st January 2002
Recommendation	Refusal as proposal has no merit to proceed
Originating Officer	Timothy Tol

The applicant proposes to create 3 additional allotments at 24 Sandergrove Road Strathalbyn. The allotments will be Community Titled.

It was agreed by consensus that the Development Assessment Panel refuse DA 455/C001/02 to create 3 additional allotments at 24 Sandergrove Road Strathalbyn as it does not have merit to proceed.

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4.6

REF NO: A8365
APPLICANT: D & S Tonkin

Reference #	A8365
Applicant's Name	D & S Tonkin
Date of Application	29 th January 2002
Subject Land	16 Neighbour Avenue Goolwa Beach
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division and two semi-detached dwellings
Type of Development	Merit
Public Notice	N/A
Referrals	N/A
Date last inspected	31 st January 2002
Recommendation	Refusal
Originating Officer	Georgia West

The applicant wishes to get preliminary feedback from the Development Assessment Panel on a proposal to divide the above allotment in to two separate allotments, and construct either two semi detached or detached dwellings on the resulting allotments.

It was agreed by consensus that the Development Assessment Panel refuse to discuss this item as it is not an application.

ITEM 5

DEVELOPMENT ASSESSMENT - BUILDING

NIL

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