

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 17 JULY 2014 AT 11:00 AM**

<u>PRESENT</u>	D Donaldson (chair), Cr G Gartrell, Cr A Woolford, M Penhall,
<u>APOLOGIES</u>	R Sage, Cr M Walker, D Dawson
<u>IN ATTENDANCE</u>	Andrew Sladden (Senior Town Planner), David Zanker (Town Planner), Bianca Veenstra (Administration), Rebecca Panuccio (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 19 June 2014.

Moved Cr A Woolford Seconded Cr G Gartrell that the minutes of the Alexandrina Council Development Assessment Panel held on 19 June 2014 as circulated to members be received as a true and accurate record.

CARRIED UNANIMOUSLY

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 3.1
APPLICATION 455/D038/13
PROPOSED DEV. Land Division – One (1) Additional Allotment
SUBJECT LAND Lot 13 Finniss-Clayton Road Finniss
APPLICANT Nature Foundation of SA c/ -Alexander Symonds P/L
AUTHOR Andrew Sladden
LODGEMENT DATE 01 August 2013

DEVELOPMENT APPLICATION DETAILS

Zone	General Farming (Strathalbyn District) Waterfront Zone
Policy Area	N/A
Precinct	N/A
Form of Development	Non-Complying
Public Notification	Category 3 Representations received: Nil Representations to be heard: Nil
Referrals – Statutory	Department Environment Water & Natural Resources (DEWNR) – Coast & River Murray Unit Development Assessment Commission (DAC) SA Water Environment Protection Authority (EPA) Department Environment Water & Natural Resources – Native Vegetation Council
Referrals – Internal	Infrastructure Department
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	Andrew Sladden
Date last inspected	19 June 2014

18 Moved M Penhall Seconded Cr G Gartrell 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 and Land Division Consent is GRANTED to application 455/D038/13 for Land Division – One (1) Additional Allotment at lot 13 Finniss-Clayton Road, Finniss in accordance with the plans and documentation submitted with the application and subject to the follow reserve matter, conditions and notes and concurrence from the Development Assessment Commission:**

Reserve Matter

1. That pursuant to Section 33 (3) of the Development Act 1993, the applicant shall submit a detailed proposal for the following reserved matters requiring further assessment by Alexandrina Council prior to Section 51 Clearance of the application:
 - 1.1 Evidence of a Heritage or similar Agreement, providing for the protection from future development on proposed lot 300, in accordance with the written information as provided in the Statement of Effect herein Approved.

Council Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans prepared by Alexander Symonds P/L dated 25/07/2013 and marked reference number A067512.0000 as submitted in development application number 455/D038/13.

Reason: To ensure the proposal is established in accordance with the submitted and approved plans.

Development Assessment Commission Conditions

1. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

DEWNR – Coast & River Murray Unit Conditions

1. During any works or construction activities associated with the land division, the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained, to ensure no pollutants (including excavation or fill material) enter the River Murray system.

DEWNR – Coast & River Murray Unit - Notes

1. The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
2. The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or artefacts may be present on the subject land (eg. Scarred trees, campsites, burial sites, middens, etc). Under section 20 of the Aboriginal

Heritage Act 1988 (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.

3. The applicant is advised that the Central Archive, which includes the Register of Aboriginal Sites and Objects, has entries for Aboriginal sites within the subject land parcel. It is strongly recommended that the applicant consult with the Ngarrindjeri Heritage Committee prior to the commencement of any works associated with the land division. Contact Mr Grant Rigney on telephone 8575 6001, or mail c/- Camp Coorong, PO Box 294 Meningie SA 5264.
4. If there is any use of water from the River Murray Prescribed Watercourse or wells that may be affected by the land division, or if it is intended to use water from these resources to service the new allotments, the interested parties should contact the Department of Environment, Water and Natural Resources to ensure relevant requirements under the Natural Resources Management Act 2004 are met. Further, a permit is required from the Department for any work to be carried out on a well or for new wells to be drilled. For further information contact the Department on 8595 2053 or visit: <http://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>.
5. Any fencing required to identify allotment boundaries should avoid the unnecessary removal of native vegetation and disturbance of soil, to minimise the risk of soil erosion and subsequent impacts on water quality through increases in siltation, nutrient loading and turbidity.
6. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the Native Vegetation Act 1991 and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9741 or visit: <http://www.nvc.sa.gov.au>.

EPA Notes

1. **The applicant is reminded of their environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.**

2. **Any information sheets, guidelines, documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>**

CARRIED UNANIMOUSLY

ITEM 3.2
APPLICATION 455/D055/13
PROPOSED DEV. Boundary Realignment (non-complying)
SUBJECT LAND Lot 20 Chapel Road Lake Plains
APPLICANT Raymond McDonald
AUTHOR David Zanker
LODGEMENT DATE 6 December 2013

DEVELOPMENT APPLICATION DETAILS

Zone	<i>General Farming (Strathalbyn District) Zone and Flood Zone</i>
Form of Development	Non-complying (Minor)
Public Notification	Category 1
Referrals – Statutory	Development Assessment Commission SA Water
Referrals – Internal	Engineering & Open Space Division
Development Plan	Alexandrina Council Development Plan consolidated 27 June 2013
Assessing Officer	David Zanker
Date last inspected	11 June 2014

19 Moved Cr A Woolford Seconded Cr G Gartrell 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 and Land Division Consent is GRANTED to application 455/D055/13 for Land Division – Boundary Realignment at lot 20 Chapel Road, Lake Plains in accordance with the plans and documentation submitted with the application and subject to the follow conditions and concurrence from the Development Assessment Commission:**

Council Conditions

- 1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans prepared by Jeanes & Sommerville Surveyors P/L dated 15/11/2013 and marked reference number 5743_PR_V01_151113 as submitted in development application number 455/D055/13.**

Reason: To ensure the proposal is established in accordance with the submitted and approved plans.

2. **A 7m x 7m corner cutoff shall be provided at the south-west corner of Lot 203 at the Chapel Road - Taverner Road intersection and shall vest in Council for road purposes.**

Reason: To ensure that correct sight distances can be achieved.

3. **A 7m x 7m corner cutoff shall be provided at the north-west corner of Piece 201 at the Chapel Road - Woodstock Road intersection and shall vest in Council for road purposes.**

Reason: To ensure that correct sight distances can be achieved.

Development Assessment Commission Conditions

1. **A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.**

CARRIED UNANIMOUSLY

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

ITEM 7.1 Draft Annual Report 2013/2014

File Ref: 3.14.001
Officer: Andrew Sladden

REPORT

DEVELOPMENT ASSESSMENT PANEL 2013/14

File Ref: 9.24.1
Officer Resp. for Report: Andrew Sladden – Senior Town Planner

Strategic Plan:

- * Aspiration:** Innovate throughout our Region
- * Outcome:** Proactive Leadership and Accountability
- * Strategy:** Maintain a high-performing, dynamic organization responsive to community interests

- * Strategic Priority:**

ESE Impact/Benefit:-

- * Environmental:** Benefit to environment through appropriate decision making
- * Social:** Benefit through appropriate decision making
- * Economic:** Negligible economic benefit to Council
- * Cultural:** N/A

20 Moved Cr G Gartrell and Seconded M Penhall that the Report will be redrafted and presented to the chair for final endorsement.

CARRIED UNANIMOUSLY

ITEM 8. NEXT MEETING

Next meeting scheduled for Thursday 21 August 2014 commencing at 11.00am.

MEETING CLOSED AT 11.17am

MINUTES CONFIRMED.....

CHAIR

DATED:.....