

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 17 FEBRUARY 2003
COMMENCING AT 2:30 PM
IN THE GOOLWA CENTENARY HALL**

PRESENT

Councillors T McAnaney, B Griffin, A Woolford, G Connor (Proxy for D Banks), P Reedman (Proxy for Cr M Beckett), D Commerford (Director Environmental Services).

APOLOGIES

Councillors F Tuckwell, M Beckett & D Banks (Director Technical Services).

IN ATTENDANCE

B Green (Planner), G West (Planner), V Harvey (Personal Assistant Environmental Services).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 3rd February 2003.

Moved Cr Griffin seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 3rd February 2003 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 Fieldbrook Pty Ltd - 455/67/02 & 455/68/02

Date of Application	21 st January 2003
Subject Land	38 Marchant Road, Strathalbyn
Assessment No.	A 16187
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn)
Nature of Development	Two single storey dwellings on an allotment.
Type of Development	Consent on merit
Public Notice	Category 1
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	29 th October 2002
Recommendation	Approval
Originating Officer	B Green

ESD IMPACT/BENEFIT

- Environmental: Slight increase in stormwater, effluent and other wastes due to an increase in residential density. Minimal vegetation clearance.
- Social: Increase in social diversity related to availability of a range of housing options.
- Economic: Increase in housing density will generate increase in demand for goods and services in Strathalbyn.

BACKGROUND

The applications for two single storey detached dwellings on 38 (Lot 4) Marchant Road Strathalbyn were originally lodged with Council on the 16/9/02. At the Development Assessment Panel Meeting on 18 November 2002 the decision on the previous application was:

"That the Development Assessment Panel decides to refuse Development Application 455/1082/02 & 455/1083/02, for two detached dwellings at 38 Marchant Road, Strathalbyn as it does not comply with Councils Development Plan. Namely:

.../cont.

2.1 Fieldbrook Pty Ltd – 455/67/02 & 455/68/02 (Continued)

*Residential (Strathalbyn) Zone:
Principle of Development Control 8 &*

*Council Wide
Principle of Development Control 52".*

The applicant subsequently appealed the Council's decision to the Environment Resources & Development Court. At the conference between the two parties the application was discussed and the plans before the panel today are what was believed to be an alternative solution as supported by the Commissioner to meet the requirements of the Development Plan.

THE PROPOSAL

Nature of Development

The application for two dwellings on an allotment and an application to subdivide the allotment creating two Titles as 'Consent on Merit' applications under the Development Act 1993 as they are not listed as either Complying or Non-Complying forms of development in the Development Plan.

Pursuant to Schedule 9, Part 2 Section 2 (a) & (e) of the Development Regulations 1993, the proposal is a Category 1 form of development.

Moved Cr Griffin seconded D Commerford that the Development Assessment Panel resolve that Development Applications 455/67/03 and 455/68/03 for single detached dwellings at 38 (Lot 4) Marchant Road, Strathalbyn be approved subject to the payment of the STEDS connection levy of \$3,400 being paid prior to the STEDS extension being carried out.

CARRIED

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 S Green - 455/15/03

Date of Application	6 th January 2003
Subject Land	59 Captain Sturt Parade, Hindmarsh Island
Assessment No.	A 5673
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Hindmarsh Island) Zone
Nature of Development	Walkway and mooring poles
Type of Development	Non Complying
Public Notice	To be determined
Referrals	To be determined
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	N/A
Recommendation	Proceed with an assessment
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Potential impact from building work and disturbance of channel silt and vegetation.
- Social: Sharing of facilities will generate social interaction between neighbours.
- Economic: No discernable impact.

THE PROPOSAL

Nature of Development

This application is defined as non-complying under Principle of Development Control 11 of the Residential (Hindmarsh Island) Zone.

Detailed Description

The applicant proposes to construct an L-shaped walkway/landing and four mooring poles in an existing channel within the Council reserve adjacent to Captain Sturt Parade and Lower Murray River and opposite the address above. It has not been specified if dredging works are also proposed at the site.

The applicant has submitted a statement of support for the application as required by Regulation 17 of the Development Regulations.

.../cont.

3.1 S Green – 455/15/03 (Continued)

Moved Cr Reedman that The Development Assessment Panel defer Development Application 455/15/03.

The motion lapsed.

Moved D Commerford seconded Cr Connor that the Development Assessment Panel agree not to proceed with an assessment of Development Application 455/15/03.

CARRIED

Councillor Reedman requested a copy of the Decision Notification.

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 L Veska - 455/D500/03

Date of Application	10 th January 2003
Subject Land	Lots 1 & 2 Monument Road, Hindmarsh Island
Assessment No.	A 17644 & A 17643
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island) Zone
Nature of Development	Boundary realignment
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	N/A
Recommendation	Proceed with an assessment
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Minor impact from potential installation of new fencing, may contribute to more effective land management.
- Social: No discernable impact as there are existing residences on both existing and proposed titles.
- Economic: May contribute to more effective management of the land.

THE PROPOSAL

Nature of Development

This application is defined as non-complying under Principle of Development Control 11 of the General Farming (Hindmarsh Island) Zone, as it creates an allotment under 20 ha in size.

Detailed Description

The applicant proposes to re-align the boundaries between two existing allotments to create two roughly rectangular allotments of 5.29 ha and 32.00 ha respectively. The land transferred from one title to the other is vacant; the existing buildings will remain within the siting of the existing titles and retain the existing road accesses.

.../cont.

5.1 L Veska – 455/D500/03 (Continued)

It was agreed by consensus that the Development Assessment Panel resolve:

1. That Council proceed with an assessment of DA 455/9500/03.
2. The Development Assessment Panel delegate authority to the Director of Environmental Services to approve DA 455/9500/03, subject to;
 - The submission of a suitable Statement of Effect,
 - No public objections being received from the Category 3 Public Notice,
 - The concurrence of the Development Assessment Commission.

AGREED BY CONSENSUS

5.2 J Freeman - 455/D110/02

The Chairman welcomed Mr Freeman at 2:50 p.m. who addressed the Panel and answered questions in regards to Item 5.2.

Date of Application	12 th December 2002
Subject Land	Lot 70 Goat Island, Clayton
Assessment No.	A 17283
Relevant Authority	Alexandrina Council
Planning Zone	Waterfront Zone
Nature of Development	Land division creating 1 additional allotment.
Type of Development	Non Complying
Public Notice	Category 3
Referrals	PIRSA Native Vegetation Council Dept Water Land & Biodiversity Conservation
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	November 2002
Recommendation	Refuse to proceed with assessment
Originating Officer	G West

.../cont.

5.2 J Freeman – 455/D110/02 (Continued)

ESD IMPACT/BENEFIT

- Environmental: Impact associated with an additional dwelling and related increase in human activity and associated waste on the Island.
Potential improvement or decline in weed management practices due to change in ownership of land.
Additional fence lines and boundaries may generate clearance of native vegetation.
- Social: Minimal changes associated with an additional residence on the Island.
- Economic: Economic benefit to the current owner through potential sale of additional allotment.

BACKGROUND

A Non-Complying application (LD 455/D094/00) to subdivide Goat Island was approved by Council on 04.05.01. This divided the two geographically distinct raised areas of the island which are separated by a low lying flood prone area in to two distinct allotments.

The southern allotment has been sold and the northern allotment retained by the existing owner, who now wishes to further divide the northern allotment.

The statement of support given to Council for this previous division were similar to those being submitted for the current application, namely that dividing the land will enable more effective preservation and protection of the natural character of the island from the growth of weeds by distributing the responsibility for maintenance to more than one person.

Moved Cr Reedman seconded Cr Woolford that Development Application 455/D110/02 proceed to public consultation.

LOST

Moved D Commerford seconded Cr Connor that the Development Assessment Panel resolve to refuse to proceed with an assessment of Development Application 455/D110/02.

CARRIED

ITEM 6. DEVELOPMENT ASSESSMENT – BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 ON SITE INSPECTIONS

Councillor Griffin requested that the Development Assessment Panel have more on site inspections so that Members have a better understanding of the application.

8.2 JETTIES - CHANNELS

Councillor Reedman recommended that it is a policy issue for Council with consultation happening with the Lower Lakes and Foreshore Committee.

8.3 VEHICLES PARKED ON FOOTPATH

Planners following up conditions of approval and notifying owners/applicants of responsibilities.

ITEM 9. NEXT MEETING

To be held Monday 3^d March 2003 commencing at 11:00 a.m. in the Strathalbyn Town Hall, High Street, Strathalbyn.

MEETING CLOSED AT 3:25 P.M.

MINUTES CONFIRMED

CHAIRMAN

DATED