

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 17 MARCH 2003
COMMENCING AT 3:00 PM
IN THE STRATHALBYN TOWN HALL**

PRESENT

Councillors T McAnaney (Chairman), B Griffin,
M Beckett, A Woolford, F Tuckwell, G Connor
(Proxy for D Banks)

APOLOGIES

D Commerford (Director, Environmental
Services), D Banks (Director Technical
Services)

IN ATTENDANCE

G West (Planner), J Cowan (Relieving
Personal Assistant, Environmental Services)

ITEM 1 CONFIRMATION OF MINUTES

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

RECOMMENDATION

Moved Cr Beckett seconded Cr Griffin that the minutes of the Alexandrina
Council Development Assessment Panel held on Monday 17th March 2003 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 G Rainsford 455/1413/02

SUMMARY TABLE

Date of Application	04.12.02
Subject Land	97 Captain Sturt Parade Hindmarsh Island
Assessment No.	17270
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Hindmarsh Island) Zone
Nature of Development	Walkway
Type of Development	Non Complying
Public Notice	Category 3
Referrals	To be determined
Representations Received	N/A
Representations to be heard	Nil
Date last inspected	24.02.03
Recommendation	Refuse to proceed with assessment
Originating Officer	Georgia West

ESD IMPACT/BENEFIT

Environmental	Potential impact from building work and disturbance of channel silt and vegetation.
Social	No discernable impact
Economic	No discernable impact

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 a 7.5m long walkway from the Council reserve adjacent to Captain Sturt Parade, into the Lower Murray River, opposite the address above. It has not been specified if dredging works are also proposed at the site. The applicant states that the walkway is required to service the water supply line for the associated dwelling.

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

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3.1 G Rainsford – 455/1413/02 (Continued)

It was agreed by consensus that the Development Assessment Panel resolves that Council refuse to proceed with assessment of DA 455/1413/02.

Moved Cr Beckett seconded Cr Griffin that a report be presented to Council regarding signage, use of, and ownership of the reserve land in question.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 L Veska - 455/D121/02 And 455/1406/02

SUMMARY TABLE

Date of Application	27 th December 2003
Subject Land	189a (lots 357 and 358) Fenchurch Street, Goolwa
Assessment No.	A 17795
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division and three detached dwellings
Type of Development	Merit
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	25 th February 2003
Recommendation	Approval with conditions
Originating Officer	G West

ESD IMPACT/BENEFIT

- Environmental: Increase in household waste and stormwater entering Goolwa treatment system.
- Social: Provision of smaller allotments relatively close to the town centre may increase accessibility of central services to elderly or disabled people.
- Economic: Benefit to owner through increase in site value. Some benefit to Council through increased rating value for the property.

The applicant proposes to divide two existing allotments in to four allotments. The existing allotments are 10.67m x 60.96m (650.44 m²) and 22.04m x 60.96m (1343.56 m²), giving a total area of around 1994 m². A dwelling is sited on the existing lot 357.

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5.1 L Veska - 455/D121/02 And 455/1406/02 (Continued)

The applicant proposes to reduce the site area for the existing dwelling to 486 m², and create 3 allotments from the remaining larger allotment of 464 m², 508 m², and 529 m² respectively. Proposed allotments 11 and 14 will front directly on to Fenchurch St, and have access from that road. Proposed allotments 12 and 13 will share a 5.05m right of way to Fenchurch St. The applicant also proposes to place up to 400mm of fill and appropriate retaining walls on the blocks to ensure that all stormwater and wastewater can drain to the street system as required by Council.

It was agreed by consensus that the Development Assessment Panel approve Land Division application 455/9121/02 and Development application 455/1406/02, subject to the following conditions:

LD 455/9121/02 Conditions:

- 1. Payment of \$6800 shall be made for the Common Effluent Drainage Scheme Connection Levy (4 allotments at \$1700 per allotment). This amount is payable to Alexandrina Council.**
- 2. Each of the proposed allotments shall be connected to the Common Effluent Drainage Scheme, all costs being borne by the developer.**
- 3. A competent Plumber or Drain Layer Licensed to perform such work shall carry out the construction of any extension to the Common Effluent Drainage Scheme and construct all new connections to the scheme.**
- 4. As constructed plans showing layout depths and grades of any extensions and/or new connections to Common Effluent Drainage Scheme shall be provided to Council within 30 days of the completion of such work and before final clearance is issued**
- 5. Vehicular crossovers to all proposed allotments shall be being designed and constructed to Council's standard requirements, the cost of all work being borne by the applicant. Alternatively \$450.00 (1 crossover at \$450.00 per crossover) shall be paid to Council to cover future driveway crossover construction costs.**

Development Application 455/1406/02 Conditions:

- 1. The proposed and existing dwellings must be connected to the CEDS scheme.
An application for a suitable connection must be submitted and approved by Council before final Development Approval will be issued.**

AGREED BY CONSENSUS

