

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 1 DECEMBER 2003
COMMENCING AT 9:00 AM
IN THE GOOLWA COUNCIL CHAMBERS, CADELL STREET, GOOLWA**

PRESENT

Councillors A Woolford (Presiding Member), G Connor, M Beckett, R Medlyn (Proxy for Cr R Potter), P Reedman, D Commerford (Director Environmental Services).

APOLOGIES

Councillor R Potter, D Banks (Director Technical Services).

IN ATTENDANCE

B Green, G West, (Planners), D Zanker (Acting Director Technical Services – part of the meeting), V Harvey (Personal Assistant, Environmental Services).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Wednesday 5th November 2003.

Moved Cr Beckett seconded Cr Connor that the minutes of the Alexandrina Council Development Assessment Panel held on Wednesday 5th November 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 **Australian Project Marketing Group Pty Ltd - 455/D626/03**

Councillor Woolford, the Presiding Member, welcomed Mr Stone, who gave a brief representation from 9:00 a.m. to 9:10 a.m.

Councillor Woolford, the Presiding Member, welcomed P Hautop, N Anderson & M Coote (applicants), who gave their overview of the proposal from 9:10 a.m. to 9:35 a.m.

SUMMARY TABLE

Date of Application	22 nd August 2003
Subject Land	Lot 3 Lake Road, Milang
Assessment No.	A 16828
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone (Milang) Flood Zone
Nature of Development	Torrens Title Land Division (creating 98 additional allotments)
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Environment Protection Authority Dept Environment & Heritage
Representations Received	Three
Representations to be heard	One
Date last inspected	9 th July 2003
Recommendation	Approve subject to conditions
Originating Officer	Georgia West

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater and other household wastes must be managed to minimise impact on adjacent Flood Zone and waterfront land as well as the subject land. New residential allotments will increase human activity along the nearby waterfront.

.../cont.

3.1 Australian Project Marketing Group Pty Ltd – 455/D626/03 (Continued)

- Social Increase in allotments available in the Milang township will bring new people to the town and potentially more social diversity. Potential for holiday makers and second homes may contribute to a decrease in the proportion of permanent residents that make up the town.
- Economic Benefit to existing owners due to increase in land value and saleability of the additional allotments.

THE PROPOSAL

The applicant seeks approval for a Torrens Title land division creating 97 residential allotments and two reserves on land zoned *Residential (Milang)*, and one allotment on land zoned *Flood* on the outskirts of the township.

Stage one of the proposal involves 24 residential allotments ranging in size from 680m² to 1443m², and with frontages between 18m and approximately 35m wide. The smaller allotments front on to Lake Road, grading to larger allotments to the North of the development furthest from the waterfront.

As part of the overall development is it proposed that:

- The development will take place in 7 stages over several years,
- A recreation (open space) reserve of 3133m² will be supplied within the development,
- A drainage reserve of 2252m² incorporating a stormwater detention basin and STEDS pump station will be supplied,
- An existing water pan at a low point on the subject land in the Flood Zone be 'landscaped' and will hold stormwater overflow from the residential subdivision as an easement to Council,
- All land zoned residential will be developed for residential purposes,
- 'Rural activities' will occur on the northern portion of the subject land.
- The allotments will be connected to the STEDS system.

The applicant has provided a Statement of Effect including a detailed description of the proposal as required by Regulation 17 of the Development Regulations.

It was agreed by consensus that the Development Assessment Panel defer Item 3.1 to later in the meeting to allow the Planner to formalise amended conditions.

AGREED BY CONSENSUS

Councillor Woolford thanked Mr Stone for his representation.

.../cont.

3.1 Australian Project Marketing Group Pty Ltd – 455/D626/03 (Continued)

Councillor Woolford thanked the applicants P Hautop, N Anderson & M Coote for their attendance.

The Development Assessment Panel resumed to Item 3.1 at 10:00 a.m.

Moved D Commerford seconded Cr Beckett that land division application 455/D626/03 be approved subject to the following conditions and notes:

- 1. Parcels A & B of the adjacent land at Sections 1 & 2 Lake Road Milang detailed on the plan agreed to by the Applicant at the Development Assessment Panel Meeting held on the 1st of December 2003 shall be vested to Alexandrina Council as open space reserve. The applicant shall be responsible for the submitting an application for the required boundary re-alignment.**
- 2. Council and the applicant shall agree on a landscape plan and Land Management Agreement including relevant community groups and relating to the ongoing management of all Parcels of land referred to in Condition 2.**
- 3. The developer shall establish a planted buffer of native vegetation including tall and medium trees and shrubs of at least 20m wide where the development abuts rural land.**
- 4. Stormwater and STEDS infrastructure and buffer planting shall be established with Stage 1 of the development.**
- 5. No vehicular access is to be permitted to lots 13 to 18 from Lake Road. This restriction must be formalized by the creation of a 600mm wide public reserve strip at the frontage of these lots. An internal right of way access or public road access is to be provided to these lots.**
- 6. The Developer shall be responsible for the provision of all necessary infrastructure within and abutting the Development in accordance with Council's 'Guidelines for the Provision of Infrastructure in Major Land Developments' (Council's 'Guidelines') and as described in more detail in the following conditions.**
- 7. All new roads created within the Development shall be paved and kerbed to a standard conforming to Council's 'Guidelines'.**
- 8. A formal agreement shall be reached between Council and the Developer regarding the construction of Jupiter Street as a bitumen sealed rural type road.**

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3.1 Australian Project Marketing Group Pty Ltd – 455/D626/03 (Continued)

9. A paved footpath is to be provided on one side of each new road to a standard conforming to Council's 'Guidelines'.
10. A system for the collection and disposal of storm water runoff from the Development site including any upstream catchment is to be provided to a standard conforming to the Council's 'Guidelines'.
11. Temporary unsealed cul-de-sac's to be constructed at the end of each road at the stage boundaries to provide turn around areas for vehicles including Garbage trucks.
12. Each allotment shall be connected to Electricity and Telecommunications supply services via underground common service trench generally in accordance with the P.U.A.C.C. Code for the Placement of Infrastructure Services in Streets.
13. Street lighting shall be provided to each new road in accordance with current standards for a category P5 road.
14. Each allotment shall be provided with a connection to Council's Septic Tank Effluent Disposal (STED) Scheme to a standard conforming to Council's 'Guidelines'.
15. Adequate easements for Stormwater and STED shall be provided where required and vested in Council.
16. Any area within the Development designated as Reserve Drainage Reserve or Open Space shall be cleared of any pest plants and long grass and shall be graded where necessary such that the area is suitable for mowing or slashing prior to acceptance by Council.
17. Any areas of significant vegetation shall be identified on the Engineering plans and shall be protected from damage during the site works.
18. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the 'Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry' issued by the EPA shall be prepared and put in place prior to the commencement of site works. These measures shall be maintained in good condition for the duration of the site works and shall remain in place until such time as all disturbed surfaces have become stable or revegetated and erosion is prevented.

.../cont.

3.1 Australian Project Marketing Group Pty Ltd – 455/D626/03 (Continued)

CONDITIONS OF LAND DIVISION CONSENT :-

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 3299/02)
2. Two copies of a certified survey plan shall be lodged with the Development Assessment Commission for Certificate purposes.

CARRIED

The Development Assessment Panel then went to Item 5.1 at 10:13 a.m.

3.2 BJK Nominees - 455/488/03

Councillor Woolford, the Presiding Member, welcomed Mr Endersby (applicant) to the meeting to who in his opening statement withdrew the application for a Feedlot from 9:37 a.m. to 9:50 a.m.

Councillor Woolford, the Presiding Member, also welcomed Mr N Simpson, representor at 9:37 a.m.

SUMMARY TABLE

Date of Application	28 th April 2003
Subject Land	Lot 5 Saleyard Road, Mount Jagged
Assessment No.	A4939
Relevant Authority	Alexandrina Council
Planning Zone	General Farming Zone
Nature of Development	Cattle Feedlot
Type of Development	Non-complying
Public Notice	Category 3
Referrals	EPA; PIRSA; RSPCA
Representations Received	2
Representations to be heard	1
Date last inspected	12 th May 2003
Recommendation	Refusal
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental Subject land is already cleared and has access but potential run-off into surrounding land/waterways/aquifers will have to be examined.
- Social No discernable impact as the existing residences are all some distance away and is in the existing saleyard 'complex' which is a similar type of land-use.
- Economic Benefit to the owner and possibility to the surrounding cattle property owners in spin-offs (transport/produce etc).

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3.2 BJK Nominees – 455/488/03 (Continued)

THE PROPOSAL

The applicant proposes to run a feedlot 'intensive animal keeping facility' at their property on Lot 5 Saleyard Road, Mount Jagged. The feedlot is to house no more than 150 animals at any time through the year and is to be operated in association with the existing saleyard facility that is currently operating on the property.

The 2074.6m² facility is entirely roofed and has been designed to capture all the rainfall and provide protection for the cattle. The facility does not involve any washing, grading, processing or packaging of primary produce.

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

It was agreed by consensus that the Development Assessment Panel approve in principle an extension to the existing use, subject to a new application being lodged with the applicable conditions of approval being brought back to the Panel for ratification. No consultation with the EPA is required as the applicant has stated that it will be an extension to the existing use.

AGREED BY CONSENSUS

Councillor Woolford thanked Mr Endersby and Mr Simpson.

The Development Assessment Panel then moved to Item 5.2 at 9:50 a.m.

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 Fyfe Surveyors Pty Ltd - 455/D571/03

Due to Item 5.1 being a Category 2 notification the Development Assessment Panel made the decision to hear representation from J Mugford at 10:13 a.m. Cr Woolford, the Presiding Member, welcomed J Mugford.

Cr Woolford, the Presiding Member, welcomed Mr S Maine on behalf of the applicants at 10:20 a.m.

SUMMARY TABLE

Date of Application	20 th May 2003
Subject Land	Lot 103 Morrison Avenue, Middleton
Assessment No.	A17896
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land Division creating 96 additional allotments
Type of Development	Consent on Merit
Public Notice	Category 2
Referrals	Environment Protection Authority
Representations Received	13
Representations to be heard	One
Date last inspected	Tuesday 18 th November 2003
Recommendation	Approval subject to conditions
Originating Officer	Georgia West

ESD IMPACT/BENEFIT

- Environmental Increase in waste associated with residential use of the land must be managed appropriately.
- Social Minimal impact as allotments are a similar size and layout to those already available within Middleton.
- Economic Benefit to landowner due to saleability of individual residential allotments.

.../cont.

5.1 Fyfe Surveyors Pty Ltd – 455/D571/03 (Continued)

THE PROPOSAL

The applicant proposes to subdivide a large block of land currently used for grazing but zoned *Residential* in to 97 residential allotments, public roads, and a large reserve for open space and stormwater management.

The proposed allotments are between 727 m² and 1625 m², with the majority of the proposed allotments approximately 800 m². The proposed internal reserve is 13757 m² with 40m frontage providing a connection between Hero and Morrison Avenues.

The layout of the subdivision utilises the existing access points, takes advantage of the natural depression on the subject land for stormwater management, and has the majority of the proposed allotments on a North / South orientation.

The applicant has provided a detailed land division plan as well as a series of professional reports addressing the issues of;

- Traffic management
- Effluent disposal
- Stormwater management
- Landscaping

Cr Woolford thanked J Mugford for her representation.

Cr Woolford thanked Mr Maine for the overview of the application.

Moved D Commerford seconded Cr Connor that the Development Assessment Panel move into camera at 10:50 a.m. with the Planners, Personal Assistant and D Zanker remaining in the chamber.

CARRIED

Moved D Commerford seconded Cr Connor that the Development Assessment Panel move out of camera at 11:15 a.m.

CARRIED

5.2 R Abbott - 455/D670/03

SUMMARY TABLE

Date of Application	19 th November 2003
Subject Land	Sections 2291 & 2294 Crows Nest Road, Port Elliot
Assessment No.	A 9490
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Pt Elliot/Goolwa)
Nature of Development	Consent on Merit
Type of Development	Boundary Re-alignment
Public Notice	N/A
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil.
Date last inspected	27 th October 2003
Recommendation	Approval
Originating Officer	B Green

ESD IMPACT/BENEFIT

- Environmental Realignment of boundaries of two larger allotments into one larger and one smaller most likely would not create any significant environmental impacts. However the smaller lot does have the potential as it will attract intensification of land use on quite steep land that may not be able to retain all effluent and stormwater on site.
- Social Primary Industries generally believe that creating small lots amongst farming pursuits may cause social conflicts. Also the potential to create a loss of rural outlook and amenity with an additional dwelling being located on the hillside.
- Economic Benefits accrued to the applicant who will have the potential to develop his farm in a viable way whilst being able to sell off a prime block with views.

.../cont.

5.2 R Abbott – 455/D670/03 (Continued)

THE PROPOSAL

The applicant proposes to re-align the boundaries of two existing similar sized allotments roughly 32ha in size into a large lot of 64.66 ha & a smaller irregular shaped lot of 1.199ha. The larger Lot will retain the existing House & Shedding of the dairy farm. Access can be obtained from the existing access of the public road and also off Crows Nest Road. Access from Section 2294 to 2291 & to Crows Nest Road is via small truncations that will be purchased off the adjacent land owner.

It was agreed by consensus that the Development Assessment Panel approve DA 455/D670/03, lodged by Weber & Frankiw, Surveyors, on behalf of R Abbott, for a Land Division to re-align boundaries of Sections 2294 & 2291 Crows Nest Road, Port Elliot subject to the following condition:

1. That a land management agreement shall be entered into, and shall provide for the following:
 - a) building envelope;
 - b) purchase of adjacent land truncations;
 - c) one dwelling per Title;
 - d) landscaping;
 - e) one storey height limit;
 - f) dwelling materials;
 - g) suitable access off Crows Nest Road &
 - h) suitable waste control system.

AGREED BY CONSENSUS

At 9:55 a.m. the Development Assessment Panel went onto Item 8, General Items for discussion.

ITEM 6. **DEVELOPMENT ASSESSMENT - BUILDING**

ITEM 7. **MATTERS REFERRED FOR FOLLOW-UP**

ITEM 8. **GENERAL ITEMS FOR DISCUSSION**

The question was raised regarding when and how often the Panel meets. The informality of the meetings was mentioned as a good thing and was working well.

At 10:00 a.m. the Development Assessment Panel resumed to Item 3.1 for a decision.

