

Alexandrina Council

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 11TH MARCH 2002
COMMENCING AT 3:07 P.M. IN THE
ALEXANDRINA COUNCIL CHAMBERS
CADELL STREET, GOOLWA**

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

APOLOGIES

IN ATTENDANCE S Roberts (Policy Planner), V Harvey (Personal
Assistant).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday
11th February 2002.

**Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina
Council Development Assessment Panel meeting held on Monday 11th
February 2002 as circulated to members be received as a true and accurate
record.**

CARRIED

1.2 CORRESPONDENCE – DEVELOPMENT ASSESSMENT COMMISSION

Correspondence received from the Development Assessment Commission was
discussed regarding decision making related to non-complying development.

**Moved Cr Griffin seconded Cr Woolford that D Commerford (Director
Environmental Services) follow-up clarification with the writer Mr Michael
Llewellyn-Smith, the issue of non-complying development.**

CARRIED

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ITEM 2

DEVELOPMENT APPLICATIONS – CATEGORY 3

2.1

REF NO: 455/1040/01
APPLICANT: KJ Edward

Reference #	455/1040/01
Applicant's Name	K.J. Edward
Date of Application	3 rd October 2001
Subject Land	Lot 2, Part Section 25 Mill Road, Milang. Certificate of Title Volume 5287, Folio 356
Relevant Authority	Alexandrina Council
Planning Zone	Flood Zone
Nature of Development	Vineyard
Public Notice	Category 3 Public Notification from 29 th November to 13 th December 2001
Referrals	None
Representations Received	One
Representations to be heard	None
Date last inspected	4 th January 2001
Recommendation	Approve subject to conditions
Originating Officer	Timothy Tol

The applicant proposed to develop a vineyard at Lot 2 Mill Road Milang. The vineyard is to be developed over three stages, 2 hectares planted upon obtaining approval and a further 4 hectares planted by October 2002. The balance of the land is proposed to be planted by 2004.

It was agreed by consensus that the Development Assessment Panel approve Provisional Development Plan Consent for Development Application 455/1040/01 subject to the following conditions:

1. The location and siting of vine rows are to ensure erosion is minimal from stormwater runoff.

REASON: Surface Management

2. Chemical spraying shall be carried out in such a manner and under such weather conditions to ensure that spray does not drift onto adjacent land.

.../cont.

Alexandrina Council

2.1

REF NO: 455/1040/01
APPLICANT: KJ Edward
(Continued)

3. A chemical logbook shall be kept of all chemicals that are used on the vineyard; the date, time and wind direction shall be recorded.

REASON: Environmental protection and reduce impact on locality

4. The use of gas guns and other audible devices to prevent or minimise bird damage to crops shall not be used.

REASON: Noise control and proximity of subject land to the township of Milang.

5. Irrigation methods shall be appropriate so that ground water salinity will not adversely affect the ground water and soil.

REASON: Water management

6. Any clearance of Native Vegetation for the development is to be subject to the approval of the Native Vegetation Council.

REASON: Native Vegetation legislation

7. An Irrigation and Drainage Management Plan shall be submitted and approved by Council before Development Approval is issued.

REASON: To ensure land is appropriate for use. There is a concern regarding the quality of soil in the locality.

8. That the installation of a water pipeline on public land or roadways not be undertaken until approval of Council is received for such work.

NOTE: The application is to comply with the Angas/Bremer Water Allocation Plan before Development Approval is issued.

NOTE: The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that its activities on the whole site do not pollute the environment. This is particularly important for the on going management of the operation and with respect to any use of chemicals and prevention of soil erosion.

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ITEM 3

DEVELOPMENT APPLICATIONS – NON-COMPLYING

3.1

REF NO: 455/1292/01
APPLICANT: Paul Jelfs

Reference #	455/1292/01
Applicant's Name	Paul Jelfs
Date of Application	6 th December 2001
Subject Land	Part Section 2245, Goolwa Road, Middleton. Certificate of Title Volume 5632, Folio 527
Relevant Authority	Alexandrina Council
Planning Zone	Rural Fringe
Nature of Development	Place of Worship
Date last inspected	20 th February 2002
Recommendation	Merit to proceed with assessment
Originating Officer	Timothy Tol

The applicant proposes to construct a Place of Worship for the Ramothgilead Ministry Inc. at Section 2245 Goolwa Road Middleton. The building will be setback 75 metres from Goolwa Road and 136 metres from Peterson Road. Access is proposed to be from Peterson Road.

It was agreed by consensus that the Development Assessment Panel refuse does not support Development Application 455/1292/01 as the application failed to show merit in accordance with the provisions for non-complying development.

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ITEM 4

DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

4.1

REF NO: 455/9013/02
APPLICANT: Regency Real Estate

Reference #	455/D013/02
Applicant's Name	Regency Real Estate
Date of Application	7 th February 2002
Subject Land	25 Haynes Crescent, Goolwa - Part Section 2363. Certificate of Title Volume 5852, Folio 604
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Land Division – Creating one additional allotment
Date last inspected	20 th February 2002
Recommendation	Refusal
Originating Officer	Timothy Tol

The applicant proposes to create an additional allotment by dividing two allotments into three. The subject land is at 25 Haynes Crescent Goolwa. The allotments proposed will be 820m², 690m² and 700m².

It was agreed by concurrence that the Development Assessment Panel decide to refuse DA 455/D013/02 to create an additional allotment at 25 Haynes Crescent as it is at variance with Councils Development Plan. Namely, it does not comply with Council Wide Principle of Development Control 6(g), 7(b) and 7(c) and Residential Zone Principle of Development Control 5.

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4.2

REF NO: 455/C002/02
APPLICANT: Regency Real Estate Services

Reference #	455/C002/02
Applicant's Name	Regency Real Estate Services
Date of Application	10 th January 2002
Subject Land	Lot 101, Part Section 2605 Langhorne Creek Road, Strathalbyn. Certificate of Title Volume 5567, Folio 923
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Community Land Division
Date last inspected	26 th February 2002
Recommendation	Refusal
Originating Officer	Timothy Tol

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The applicant proposes to create 3 additional allotments at Lot 101 Langhorne Creek Road, Strathalbyn. The allotments will be 620m², 600m², 657m² and 1.10 hectares in size. Access will be via a common property, 7.50metres wide.

It was agreed by consensus that the Development Assessment Panel decide to refuse DA 455/C002/02 to create 3 additional community title allotments at Lot 101 Langhorne Creek Road, Strathalbyn as it is at variance with Councils Development Plan. Namely:

Principle of Development Control 21 of the Residential (Strathalbyn) Zone.

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ITEM 5

GENERAL BUSINESS

- ◆ Vines on Flagstaff Hill Road, Middleton (Scott's old land)
 - Where is the water coming from?
 - Have any approvals been issued?

Cr Beckett.

- ◆ T Tol and D Cooney doing inspections re olives, vineyards. Is there a report from these inspections.

Cr Tuckwell.

- ◆ Development Assessment Panel seminar being held in Adelaide, anyone interested please advise D Commerford.

- ◆ Business meeting seminar on Keeping Pace to be held at Signal Point Thursday 14th March 2002. Cr Beckett concerned over non consultation with Council before being launched to the community.

NEXT MEETING

**Wednesday 27th March 2002
commencing at 3:30 p.m.
in the
Alexandrina Council Conference Room,
Dawson Street, Goolwa.**