

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 27 JULY 2004  
COMMENCING AT 10:00 AM  
IN THE GOOLWA COUNCIL CHAMBERS, CADELL STREET, GOOLWA**

**PRESENT**

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

**APOLOGIES**

Cr Beckett

**IN ATTENDANCE**

J Nightingale, C Getsom, G West (Planners), V Harvey (Personal Assistant).

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 29<sup>th</sup> June 2004.

**Moved Cr Connor seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on 29<sup>th</sup> June 2004 as circulated to members be received as a true and accurate record.**

**CARRIED**

**ITEM 2.      DEVELOPMENT APPLICATIONS**

**2.1            455/631/04 - Don Bierman**

**SUMMARY TABLE**

Date of Application	25 <sup>th</sup> May 2004
Subject Land	Lot 4 Cole Crossing Road, Mount Magnificent
Assessment No.	A 18442
Relevant Authority	Alexandrina Council
Planning Zone	Grazing
Nature of Development	Wind Turbine
Type of Development	Non-complying
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	22 <sup>nd</sup> June 2004
Recommendation	Approval
Originating Officer	Cherry Getsom

**ESD IMPACT/BENEFIT**

- Environmental      Structure will have minimal visual impact and provide positive environmental outcomes in terms of alternative method of provision of electricity.
- Social                Positive social outcome for property owner through ability to access electricity.
- Economic            Minimal increase in property value and increased rate revenue.

**THE PROPOSAL**

**Nature of Development**

The application is for a single 13 metre high tower and associated turbine forming part of a Remote Area Power System, to assist in the generation of energy upon the subject land.

.../cont.

**2.1 455/631/04 – Don Bierman (Continued)**

**Detailed Description**

The proposal incorporates a H-80 one kilowatt Wind Turbine with a rotor diameter of 3 metres mounted upon a 13 metre high tower with base dimension of 9.2m x 9.2 m.

The turbine is to be utilised to provide power to the subject land through a Remote Area Power System as the cost of connection to ETSA utilities is deemed too prohibitive by the applicant. A statement of support has been submitted.

**161 It was agreed by consensus that the Development Assessment Panel approve Development Application 455/631/04 at Lot 4 Cole Crossing Road, Mount Magnificent for a Wind Turbine subject to the following conditions:**

- 1. Additional landscaping is carried out to assist in screening the proposed structure from the road frontage**

**AGREED BY CONSENSUS**

**ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING**

**ITEM 4.      DEVELOPMENT APPLICATIONS - CATEGORY 3**

**4.1            455/585/04 - Network Design & Construction**

**Councillor Woolford, the Presiding Member, welcomed Mr Tom Chapman (representor) who gave a brief summary of his representation from 10:10 a.m. to 10:15 a.m.**

**Councillor Woolford, the Presiding Member welcomed Susan Morley (representor) who gave a brief summary of her representation from 10:15 a.m. to 10:17 a.m.**

**Council Woolford, the Presiding Member welcomed A & A Carter (representors) who gave a brief summary of their representation from 10:17 a.m. to 10:20 a.m.**

**Councillor Woolford, the Presiding Member welcomed Mr Geoff Allan (Civil Engineer) and Mr Mark Baadi (Town Planner) (on behalf of the applicants) who gave a brief outline of the application and answered questions from the Panel from 10:20 a.m. to 10:40 a.m.**

**SUMMARY TABLE**

Date of Application	14 <sup>TH</sup> May 2004
Subject Land	Lot 484 Randell Road Hindmarsh Island 484 Randell Road, Hindmarsh Island5703424
Assessment No.	A5845A5845
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Hindmarsh Island)
Nature of Development	Telecommunications Tower
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	3
Representations to be heard	2
Date last inspected	18 <sup>th</sup> May 2004
Recommendation	Approval
Originating Officer	Georgia West

.../cont.

4.1 **455/585/04 – Network Design & Construction (Continued)**

**ESD IMPACT/BENEFIT**

- Environmental           Impacts within established standards.
- Social                    Enhanced communication.
- Economic               Benefit to landowner and applicant.

The applicant proposes a 40m high lattice tower with associated telecommunications equipment attached, as well as a small equipment shelter and fenced area at the base of the tower.

Please see page 1 of the attached application documents for a detailed description of the proposal.

- 162 **Moved Cr Peter Reedman seconded Cr G Conner that the Development Assessment Panel defer the matter and Council to facilitate a meeting between Telstra and the Marina Hindmarsh Island to determine the practicability of an alternative site, taking into account the potential use of the tower to improve radio communication in the area and also that models of a 40 metre and 60 metre tower be made available.**

**CARRIED**

**Councillor Woolford thanked all the representors for their attendance.**

## 4.2 455/528/04 - JR Morley

### SUMMARY TABLE

Date of Application	30 <sup>th</sup> April 2004
Subject Land	Lot 20 Range Road West, Pages Flat
Assessment No.	A16685
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Commercial Forestry
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Dept Water Land & Biodiversity
Representations Received	One
Representations to be heard	Nil
Date last inspected	16 <sup>th</sup> July 2004
Recommendation	Approval
Originating Officer	Joanne Nightingale

### ESD IMPACT/BENEFIT

- Environmental Fertiliser and weed control, primarily during establishment year.
- Social Potential for neighbour dispute.
- Economic Benefit to land owner from forestry returns.

### **Nature of Development**

Commercial forestry is included on the list of activities in Principle of Development Control 7 of the Watershed Protection Zone that are exempt from *non-complying* status. Commercial forestry is not listed in the Development Plan or the Development Regulations as a *complying* use, therefore it is a *consent on merit* use, and must be considered by Council against the relevant provisions of the Development Plan.

Commercial forestry is not listed within Schedule 9 of the Development Regulations as requiring either Category 1 or 2 Public Notice procedures. The application therefore required Category 3 Public Notice procedures to be undertaken.

.../cont.

4.2            **455/528/04 – JR Morley (Continued)**

**Detailed Description**

The applicant proposes to convert 5.3 ha of a 40 ha property currently used for deer breeding to commercial forestry of Sydney Blue Gum, Sugar Gum, Spotted Gum, Flooded Gum, Blackwood, Lightwood, Black Wattle and Light Wattle. The proposal will not require irrigation and includes minimal fertilisers or insecticides. Herbicide will be applied once or twice during the establishment year and once in the year following. It is not proposed to store chemicals at the site. The project includes environmental buffers around watercourses and remnant native vegetation, fire breaks and access tracks.

Harvesting will commence in 10 – 12 years continuing from that time up to 35 years. It is estimated that there could be intermittently up to five truck loads of logs per year.

Water for fire fighting is available from a large dam on the property in combination with the planned buffers and access tracks

163            **Moved Cr G Conner seconded Cr R Medlyn that the Development Assessment Panel issue Development Approval for Development Application 455/528/04 with the following conditions attached to that approval:**

1.            **Access from property to Range Road West for forestry operations shall remain at the existing entry point.**
2.            **Fire breaks shall be regularly maintained and all water sources on the property have unimpeded access at all times.**

**CARRIED**

**ITEM 5.        DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE**

**ITEM 6.        DEVELOPMENT ASSESSMENT - BUILDING**

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

**ITEM 8.        GENERAL ITEMS FOR DISCUSSION**

8.1 **455/11/04 - Ramoth Gilead Ministries**

**File Ref:** 455/11/04  
**Officer:** Georgia West

**REPORT**

This application for a Christian Community Centre at Section 2245 Goolwa Road, Middleton was refused by the Development Assessment Panel at its meeting on the 14<sup>th</sup> April 2004 and is now the subject of an appeal in the Environment, Resources and Development Court.

The appeal is due to be heard in the week beginning the 23<sup>rd</sup> August 2004.

The applicant has submitted a 'without prejudice' compromise proposal to Council for consideration.

**Moved Cr G Connor seconded Cr R Potter that the Development Assessment Panel move into Camera at 11:00 a.m.**

**CARRIED**

**Moved Cr R Potter seconded D Commerford that the Development Assessment Panel move out of Camera at 11:10 a.m.**

**CARRIED**

**LATE ITEM**

D Commerford queried whether the Panel would prefer to meet in the Council Chambers or the Meeting Room off Cadell Street that is slightly smaller. It was agreed that the Development Assessment Panel would meet in the Meeting Room rather than the Chambers unless there is an expected larger than normal gallery.

**ITEM 9. NEXT MEETING**

The next Development Assessment Panel meeting will be held on Tuesday 17<sup>th</sup> August 2004 commencing at 11:00 a.m. in the Council Meeting Room, Cadell Street, Goolwa.

**MEETING CLOSED AT 11:15 A.M.**

**MINUTES CONFIRMED** .....  
**PRESIDING MEMBER**

**DATED** .....