

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 17 FEBRUARY 2004
COMMENCING AT 8:30 AM
IN THE ALEXANDRINA COUNCIL FINANCE / CORPORATE MEETING ROOM
(UPSAIRS), CADELL STREET, GOOLWA**

PRESENT

Councillors A Woolford (Presiding Member), G Connor, M Beckett, P Reedman, R Potter, J Coombe (Chief Executive, Proxy for D Commerford), D Banks (Director Technical Services).

APOLOGIES

D Commerford

IN ATTENDANCE

J Nightingale, G West (Planners), V Harvey (Personal Assistant), Mayor Kym McHugh.

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 9th February 2004.

Moved Cr Connor seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel held on 9th February 2004 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 455/D677/03 - L Veska

SUMMARY TABLE

Date of Application	2 nd December 2003
Subject Land	Sec. 59+ Semaschko Road, Hindmarsh Island
Assessment No.	A 6721
Relevant Authority	Alexandrina Council
Planning Zone	Rural Waterfront (HI), Conservation (HI), General Farming (HI)
Nature of Development	Boundary realignment
Type of Development	Non-complying
Public Notice	10 th February 2004
Referrals	Refuse to proceed with assessment
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	10 th February 2004
Recommendation	Refuse to proceed with assessment
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental The environmental impact of this boundary realignment will largely depend on the management of the land rather than the layout of the allotments. Creating smaller allotments on the riverfront is generally regarded as creating greater pressure on a vulnerable ecosystem.
- Social The social impact of the development is the possible retention of areas of natural beauty and environmental significance, combined with the restriction of water front access and an increase in visible development on the island.
- Economic The economic gain would be principally for the applicant through increases in land value from the creation of the waterfront allotments.

.../cont.

3.1 455/D677/03 – L Veska (Continued)

THE PROPOSAL

Nature of Development

The application is for a boundary realignment, involving ten contiguous titles. It is a non-complying form of development as the allotments being created by the titles being realigned from the Conservation (HI) zone to the Rural Waterfront (HI) zone are less than 20 hectares.

Detailed Description

This application has been described as a boundary realignment. I believe that this interpretation is stretching the definition of a boundary realignment, this is not a simple realignment of two titles directly alongside each other. The allotments are contiguous, although the Southern sections, starting at Section 85, are diagonally opposite and joined only by a point. The titles which are being realigned are five and seven allotments away from their original position. They are therefore not just changing boundaries but also location and zone.

Starting at the Southernmost point, the proposal is to amalgamate the Southern section of the title that exists from a closed road (named Allotment 91) into Allotment 16 which is owned by the Minister for Environment and Conservation, at no cost. Section 82 to the North remains unchanged. The Northern section of Allotment 91 will either be amalgamated with land held by the Minister for Environment and Conservation or surrounding land holders if the Minister does not want this portion. Section 83 or proposed Allotment 15 will remain unchanged.

Sections 84 and 85 will amalgamate leaving another title to be transferred. North of Randell Road, Allotment 2 and Sections 71 and 80 will be realigned to each be 41 hectares running from Randell Road in the South through to an unmade road to the North. Allotments 6 and 7 are then proposed to be created in piece 8, being roughly 4 hectares.

Moved D Banks seconded Cr Beckett that the Development Assessment Panel agree that Development Application 455/D677/03 has merit to proceed, with the Planning Department to obtain a legal opinion on whether this is a boundary realignment or land division.

CARRIED

Moved Cr Connor seconded Cr Potter that the Development Assessment Panel supports the Council staff awaiting all of the information requested before dealing with applications so that they can make informed reports for the Panel members. This should occur without outside pressure from the applicants for these applications to be heard prematurely.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

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

ITEM 9. NEXT MEETING

Monday 15th March 2004 in the Centenary Hall Supper Room, Dawson Street, Goolwa, the commencement time of the meeting will be confirmed prior to the agendas being distributed.