

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 17 AUGUST 2004  
COMMENCING AT 11:00 AM  
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

**PRESENT**

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

**APOLOGIES**

Cr G Connor, G West

**IN ATTENDANCE**

B Green (Planner), V Harvey (Personal Assistant), K Vivian (Acting Director Environmental Services), Mayor K McHugh.

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on Tuesday 27<sup>th</sup> July 2004

**Moved D Commerford seconded Cr Reedman that the minutes of the Alexandrina Council Development Assessment Panel held on 27<sup>th</sup> July 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            455/243/04   Hallett Concrete**

Councillor Woolford, the Presiding Member, welcomed and thanked the following people who gave 5 minutes presentations regarding their representations:

- ❖ Mr R Fleming from 11:03 a.m. to 11:08 a.m.
- ❖ Ms A Blackmore from 11:09 a.m. to 11:20 a.m.

Councillor Woolford, the Presiding Member, welcomed Mr N Smith (Hallett Concrete) and Mr P Saltis (Jamie Botton & Associates) from 11:25 a.m. to 11:50 a.m.

**SUMMARY TABLE**

Date of Application	27 <sup>th</sup> February 2004
Subject Land	Lot 3 Section 2283 Pt Elliot/Goolwa Rd, Middleton
Assessment No.	A9531
Relevant Authority	Alexandrina Council
Planning Zone	Rural Fringe
Nature of Development	Concrete Batching Plant
Type of Development	Non Complying
Public Notice	Category 3
Referrals	Transport SA, EPA
Representations Received	32 valid and 5 informal
Representations to be heard	9
Date last inspected	29 <sup>th</sup> March 2004
Recommendation	Refusal
Originating Officer	Ben Green

**ESD IMPACT/BENEFIT**

Environmental:      Potential increase in airborne dust on surrounding rural land uses. Landscaping implemented as part of the project.

.../cont.

**3.1 455/243/04 Hallett Concrete (Continued)**

- Social: Perceived potential increase in noise, smell, vibration, water pollution and traffic. Increase concerns of the local community, which have been voiced by 30 plus local residents.
- Economic: Increased local employment, business competition, local goods and service use increase, increase/decrease property values is subjective for applicant/surrounding landowners.

***Nature of Development***

The proposal is defined as a *Concrete Batching Plant* and as such is a Non-Complying application under the Principle of Development Control 5 of the Rural Fringe Zone in the Alexandrina Development Plan.

***Detailed description of proposal***

The applicants proposal is to establish a new concrete batching plant located in a Rural Fringe Zone of the Alexandrina Development Plan.

The proposed batching plant will be located in and behind the existing workshops (southern side) of the Transport & Earthmoving Business when viewing the site from the main road. The existing access will be utilised and it is proposed to be sealed with hotmix bitumen. The western and southern side of the batching plant will be retained will be retained by a 3m wall and is proposed to be extensively landscaped. A mass earth mound will also be formed to limit the visibility of the proposed plant from the main road. The highest part of the batching plant is 8.25m from the existing ground level.

The production output of the batching plant has been estimated at approximately 12,000 cubic metres of ready mixed concrete per annum, with all concrete to be utilised by the local market. This is estimated to result in an average total of approximately 142 truck movements in and out of the site per week (inclusive of raw materials delivery). Operating times are proposed to be from 6.30am to 5.30pm Monday to Saturday.

**Moved Cr Oliver seconded Cr Potter that the Development Assessment Panel move into Camera at 11:55 a.m.**

**CARRIED**

**Moved D Commerford seconded Cr Potter that the Development Assessment Panel move out of Camera at 12:10 p.m.**

**CARRIED**

.../cont.

**3.1 455/243/04 Hallett Concrete (Continued)**

The Gallery were welcomed back to the meeting and the following decision was read out:

“That Development Application 455/243/04 for a Concrete Batching Plant at Lot 3 Port Elliot/Goolwa Road, Middleton be refused subject to the following reasons:

1. The Concrete Batching Plant does not comply with the intent of the zone, that is to encourage the development of rural land uses that do not prejudice future urban development.
2. That the proposed development will detract from the open rural character of this locality.
3. That development will impair the amenity of the locality.”

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

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

**5.1            455/D656/03 - Robert Bergamaschi**

**SUMMARY TABLE**

Date of Application	11.11.03
Subject Land	Lots 295 & 296 Alfred Place, Strathalbyn
Assessment No.	12040
Relevant Authority	Alexandrina Council
Planning Zone	District Centre 3
Nature of Development	Boundary Re-alignment
Type of Development	Consent on Merit
Public Notice	N/A
Referrals	Planning SA and SA Water
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	Wednesday 4 <sup>th</sup> August 2004
Recommendation	Refusal
Originating Officer	Ben Green

**ESD IMPACT**

Environmental:    Increase stormwater and waste associated with an increase in density. Removal of a reasonably sized tree and shrubs.  
Social:            Change of character with the potential of permitting a dwelling in and behind neighbouring dwellings with possible loss of privacy.  
Economic:        Benefit to the applicant.

**THE PROPOSAL**

***Nature of Development***

The boundary re-alignment application is a consent on merit application within the District Centre Zone and is defined as Category 1 for public notification purposes under the Development Act.

.../cont.

5.1 455/D656/03 – R Bergamaschi (Continued)

**Detailed Description**

The proposed boundary re-alignment seeks to change the dimensions of the existing allotments by creating an allotment that contains the existing dwelling (Proposed Lot 30) to have an area of 832m<sup>2</sup> and a frontage of 25.7m to Alfred Place. The remaining land will form a hammerhead allotment of 583m<sup>2</sup> with a 6m wide frontage to Alfred Place. The 6m wide driveway access is 32.38m long that has an area of 194.28m<sup>2</sup>, which leaves an area of 389.32m<sup>2</sup> to build a dwelling.

165 It was agreed by consensus that the Development Assessment Panel refuse the Boundary Re-Alignment application LD 455/D656/03 for Lots 295 and 296 Alfred Place, Strathalbyn as the application is at variance with the following Objectives and Principles of the Development Plan:

**District Centre Zone**

**Objective 5:** Development of the area shown as DCe(3) on Map Alex/38 with facilities designed to enhance its historic character and contribute to its tourist appeal.

**Land Division**

**Principle 5** The minimum area of any proposed allotment should be not less than 450 square metres. Creation of allotments of a lesser area should be undertaken only where it will enable the creation of Certificates of Titles for existing buildings of historic character or significance, or for portion of such a building forming separate premises with independent access and service yard area.

**Principle 6** Development on land adjacent to the Angas River should be designed, constructed, sited and landscaped to retain the existing open character of the gardens and open spaces associated with the Angas River.

**Principle 7** Development liable to impair the attractiveness of the approach into High Street and Sunter Street should not be undertaken. Development at the northern end of these streets should ensure existing trees are retained.

**Conservation**

**Principle 9** Development, except where located within the areas shown on Concept Plan, Fig DC(S)/1 should:  
(a) not impair the historic character of the locality or particular buildings or structures of historic value within it;

.../cont.

5.1 455/D656/03 – R Bergamaschi (Continued)

- (b) be of a scale and height similar to existing buildings of historic significance within the locality;
- (c) be similar to existing buildings of historic significance with respect to their form and appearance with emphasis on square or rectangular ground plans, gables, hip or pitched roofs and verandahs;
- (d) be constructed of materials with external surfaces and colours which are in visual harmony with those used in existing buildings of historic character such as stone, slate, brick or rendered masonry walling, brick or stone quoins, corrugated iron, shingle or slate roofing and of mid dark earth or period colours; and
- (e) be designed and sited so as to avoid the removal or lopping of significant mature trees.

**AGREED BY CONSENSUS**

5.2 455/C028/04 And 455/D029/04 - R J Symonds

**SUMMARY TABLE**

Date of Application	29.03.04
Subject Land	5 Sandergrove Road Strathalbyn
Assessment No.	13158
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn)
Nature of Development	Community Title creating one additional allotment Torrens Title creating one additional allotment.
Type of Development	Consent on Merit
Public Notice	N/A
Referrals	Planning SA & SA Water
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	Wednesday 4 <sup>TH</sup> August 2004
Recommendation	Refusal
Originating Officer	JOANNE NIGHTINGALE

**ESD IMPACT**

Environmental: Increase in waste production, increase in runoff of stormwater due to impermeable surfaces, decrease in vegetation.

Social: Additional dwellings available close to town centre, reduction in aesthetic value of town entrance.

Economic: Potential rate revenue increase from additional dwellings, increase in use of services (STEDs, roads, rubbish, library).

**THE PROPOSAL**

*Nature of Development*

The application seeks to create two minimum size 450m<sup>2</sup> Community Title allotments, not including the access which is delineated as common land). These allotments would exist behind an existing dwelling which has an application for the creation of its own Torrens Title allotment.

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**5.2 455/C028/04 and 455/D029/04 – RJ Symonds (Continued)**

*Detailed Description*

The subject land is at 5 Sandergrove Road Strathalbyn as you enter the township. It currently exists as a single storey, detached dwelling on an allotment of 2059m<sup>2</sup> which is in keeping with the bulk of allotments along this township entrance.

The Torrens Title application seeks to create a title of 847m<sup>2</sup> around the existing dwelling, maintaining a 22.14 metre frontage and including the existing access point and but not the garage on the western boundary.

The Community Title application seeks to create two additional allotments at the rear of the dwelling both of the minimum allotment size 450m<sup>2</sup>. The access is nominated as the common land and is 5.0 metres wide on the eastern boundary of the existing allotment and is proposed to be 37.17 metres in length. The common effluent connection is available on this eastern boundary and will be able to connect up the common land in an orderly way.

**166 It was agreed by consensus that Development Applications 455/D029/04 and 455/C028/04 be deferred as per the applicants request received at 9:00 a.m. on Tuesday 17th August 2004.**

**AGREED BY CONSENSUS**

**ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING**

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

**ITEM 8. GENERAL ITEMS FOR DISCUSSION**

B Green raised Development Assessment Panel Member Awareness Training put on by Local Government Association on the 3<sup>rd</sup> September 2004 from 9:30 a.m. to 4:30 p.m. at LGA House. All members busy but D Commerford to attend and address the Panel with a presentation of the training.

**ITEM 9. NEXT MEETING**

Monday 6<sup>th</sup> September commencing at 10:00 a.m. and concluding at 11:45 a.m. in the Large Meeting Room (Old Council Chambers), Cadell Street, Goolwa.

**MEETING CLOSED AT 12:40 P.M.**

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

**DATED .....**