

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD
MONDAY 5th AUGUST 2002 COMMENCING AT 9.00 AM IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM,
DAWSON STREET, GOOLWA**

PRESENT Councillor T McAnaney (Chairman), Councillors
M Beckett, F Tuckwell, A Woolford, G Jarrett (Proxy for
Cr B Griffin), D Commerford, D Banks.

APOLOGIES Councillor B Griffin.

IN ATTENDANCE Georgia West (Planner), V Harvey (Personal Assistant),
S Roberts (Policy Planner) from 9:35 a.m.

APOLOGIES FROM: M & H Schafer (Representor – D/A 455/310/02)
A Ness (Applicant – D/A 455/310/02).

ITEM 1

CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday
1st July 2002.

Moved Cr Woolford seconded D Commerford that the minutes of the
Alexandrina Council Development Assessment Panel meeting held on
Monday 1st July 2002 as circulated to members be received as a true and
accurate record.

CARRIED

ITEM 2

DEVELOPMENT APPLICATIONS – NON-COMPLYING –CATEGORY 3

2.1 REF NO. 455/310/02
APPLICANT: A J NESS

SUMMARY TABLE

Date of Application	21 st March 2002
Subject Land	Lot 52 Strath-Goolwa Road, Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Grazing
Nature of Development	Expansion Of Piggery
Type of Development	Merit
Public Notice	Category 3
Referrals	Environment Protection Authority
Representations Received	One
Representations to be heard	M & H Schafer
Date last inspected	7 th March 2002
Recommendation	Deferral
Originating Officer	Georgia West

THE PROPOSAL

The applicant proposes to extend an existing piggery, which consists of two concrete floored styes and two *eco-shelters*, through the construction of two additional *eco-shelters*.

The proposal will increase the maximum number of pigs by about 32% of the current approved number, to 2760 pigs.

It was agreed by consensus that the Development Panel approve Development Application 455/310/02 for Provisional Development Plan Consent subject to the following conditions:

1. There shall be no more than 2,116 Standard Pig Units (as defined in the "Guidelines for the establishment of intensive piggeries in South Australia", March 1998 produced by Primary Industries & Resources SA, the Environment Protection Authority, the SA Farmers Federation and the Murraylands Regional Development Board) at this site at any one time.

.../cont.

2.1

REF NO. 455/310/02
APPLICANT: A J NESS
(Continued)

2. The straw-based shelters shall be constructed on a minimum thickness of 150mm compacted clay/rubble or concrete base such that no contamination of the soil, surface water or groundwater occurs.
3. Any stockpile of used straw/manure shall be located on an impervious base, of concrete or compacted rubble or clay of suitable depth and compaction (at least 200mm), and an area from which clean rainfall runoff is excluded, such that no contamination of the soil, surface water or ground water occurs, constructed within 6 months of the date of this approval.
4. All raceway areas shall be constructed on an impervious base of compacted rubble/clay of suitable depth and compaction (at least 200mm), and an area from which clean rainfall runoff is excluded, such that no contamination of the soil, surface water or ground water occurs.
5. The used straw/manure must be spread onto land at a rate that will not exceed the capacity of the soil and associated vegetation to store and use the nutrients contained in it, and will not lead to contamination of the soil, surface water or ground water.
6. All dead pigs shall be disposed of immediately upon discovery, by removal to a disposal/rendering works off site.
7. Composting must be carried out on an impervious base of compacted rubble or clay of suitable depth and compaction (at least 200mm), and an area from which clean rainfall runoff is excluded, such that no contamination of the soil, surface water or ground water occurs, constructed within 6 months of the date of this approval.
8. The emergency management procedure to dispose of mortalities must be initiated and followed as detailed in the supporting information for this application, in the event of mortalities above normal mortality rates (such as in the event of a major disease outbreak).
9. Wastes shall not be spread within a 500m radius of the dwelling at Lot 91 Goolwa – Strathalbyn Road, unless the prevailing wind is from the East and carrying any odour away from that dwelling.
10. Use of the existing concrete styes and wet waste management system at the site shall be upgraded to EPA Standards within 12 months of the date of construction of the proposed eco shelters.

At 9:30 a.m. the Development Assessment Panel agreed to defer Item 2.2 till later in the meeting until the owners were available for questions.

The Development Assessment Panel returned to Item 2.2 at 10:00 a.m.

The Chairman welcomed Mr Satish Gupta on behalf of the owners and applicant who gave a brief overview of the application and answered questions from the Panel.

The Chairman thanked Mr Gupta for the information.

2.2

REF NO: 455/329/02
APPLICANT: KL VIRGIN & SONS P/L

SUMMARY TABLE

Date of Application	27-03-02
Subject Land	Lot 56 Narnu Bay Drive, Hindmarsh Island
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Hi)
Nature of Development	Double Storey Dwelling
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	N/A
Representations Received	One
Representations to be heard	Lorraine & Anne Highet
Date last inspected	23-4-02
Recommendation	Refusal
Originating Officer	Georgia West

THE PROPOSAL

The applicant proposes to construct a double storey dwelling approximately 8m high and set back approximately 20m from the Lower Murray River.

The dwelling design incorporates the steep slope of the subject land with a single level at the rear or Narnu Bay Drive end of the block, and additional level underneath, at the front or Murray River end of the block.

...cont.

2.2

REF NO: 455/329/02
APPLICANT: KL VIRGIN & SONS P/L
(Continued)

The Development Assessment Panel adjourned the meeting to an on-site inspection of the property at 10:05 a.m.

Moved D Commerford seconded Cr Jarrett that the Development Assessment Panel approves Development Application 455/329/02 subject to the following condition:

1. The development shall proceed in strict accordance with plans and supporting information forming part of the application unless varied by the following condition.
2. The dwelling shall be set no further forward (towards the waterfront) than the decking of the adjoining dwelling at Lot 57, 38 metres from the Narnu Bay Drive frontage of the allotment.

CARRIED

Item 2.3 was heard at 9:35 a.m. upon the arrival of the applicants.

The Chairman welcomed Ms Bronwyn Park and Mr Robert Lines who both addressed the Development Assessment Panel.

2.3

REF NO: 455/456/02
APPLICANT: ROBERT LINES

SUMMARY TABLE

Date of Application	22 nd April 2002
Subject Land	Lot 94 Mundoo Channel Drive, Hindmarsh Island
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island) Zone
Nature of Development	Elevated Dwelling
Type of Development	Non-Complying
Public Notice	Category 3
Date last inspected	16 th July 2002
Recommendation	Refusal
Originating Officer	Georgia West

THE PROPOSAL

The applicant proposes to construct a 3 bedroom elevated dwelling, setback approximately 11.5m from Mundoo Channel. The living areas of the dwelling cover approximately 107m² and the deck an additional 36.34m².

The proposed finished floor level of the dwelling is approximately 2.7m above the natural ground level, and the maximum height of the dwelling is approximately 6m above the natural ground level.

The applicant does not propose to provide a base infill to the understorey of the dwelling.

The external colours for the dwelling are primarily off white and "Torres Blue".

The applicant proposes to undertake landscaping with native species around the dwelling.

.../cont.

2.3 REF NO: 455/456/02
 APPLICANT: ROBERT LINES
 (Continued)

Moved Cr Beckett seconded Cr Woolford that the Development Assessment Panel approves Development Application 455/456/02. The development shall proceed in strict accordance with plans and supporting information forming part of the application.

CARRIED

At 9:30 a.m. the Development Assessment Panel heard Item 2.4 as the applicants were in the gallery to answer any questions from the Panel.

2.4 REF NO: 455/581/02
 APPLICANT: P SANDERS & S TOONE

SUMMARY TABLE

Date of Application	22.05.02
Subject Land	S846 Blackfellows Creek Road Mount Magnificent
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Recreational Tourism
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	N/A
Date last inspected	5 th June 2002
Recommendation	Approval
Originating Officer	Tim Harrison

THE PROPOSAL

The applicants propose to operate a small scale recreational tourism facility catering for visitors to the area and corporations seeking teambuilding activities for their staff.

.../cont.

2.4 **REF NO:** 455/581/02
APPLICANT: P SANDERS & S TOONE
(Continued)

Facilities for bush walking, orienteering, bird watching will be permanently installed on the subject land, and equipment for rock climbing and skirmish will be hired and set up as needed.

It was agreed by consensus that the Development Assessment Panel seek the concurrence of the Development Assessment Commission to approve of Development Application 455/581/02 subject to the following conditions:

1. **That the development proceed in accordance with the plans and supporting information forming part of this application.**

2.5 **REF NO:** 455/325/02
APPLICANT: P & L Neilson

SUMMARY TABLE

Date of Application	25 th March 2002
Subject Land	Lot 507 Compass Crescent, Willowburn Estate, Mount Compass
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Port Elliot & Goolwa)
Nature of Development	Dwelling and Tourist Accommodation
Type of Development	Non-Complying
Date last inspected	12 th April 2002
Recommendation	Provisional Development Plan Consent
Originating Officer	Georgia West

THE PROPOSAL

The applicants propose to construct a single storey building reduced in size from the original plans to include a private dwelling and short term accommodation for up to 8 guests.

The single building will have a low profile and be brick veneer construction with a colourbond roof. The building will be surrounded by landscaping as described in the attached site plan, and sited well below the highest point on the property.

.../cont.

2.5

REF NO: 455/325/02
APPLICANT: P & L Neilson
(Continued)

The applicants have engaged Nolan Rumsby Planners to prepare a detailed statement of effect for the application as required under the Development Act 1993.

It was agreed by consensus that the Development Assessment Panel supports Development Application 455/325/02 and delegates authority to Council's planning staff to seek the concurrence of the Development Assessment Commission in issuing Provisional Development Plan Consent, subject to the following conditions:

1. The development shall proceed strictly in accordance with the plans and supporting information forming part of the application unless varied by the following conditions.
2. The proposed landscaping shall be planted within twelve months of the completion of the building.
3. No more than eight guests are to be accommodated within the proposed development at any one time.
4. Private roads and access tracks shall provide safe and convenient access to large fire fighting vehicles as follows:
 - Access to the building shall be of all weather construction, with a minimum formed road surface of 3m wide.
 - All road curves shall have a minimum inside radii of 9.5m.
 - All dead end roads shall be constructed to allow large fire fighting vehicles to turn around with safety by use of either:
 - A turn around area with a minimum formed road surface diameter of 25m, or
 - A 'T' or 'Y' shaped turnaround area with minimum formed road surface leg lengths of 17m and minimum inside road radii of 9.5m
5. Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimize the risk of damage to buildings and property, as follows:
 - Trees and shrubs shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.

.../cont.

2.5

REF NO: 455/325/02
APPLICANT: P & L Neilson
(Continued)

- Grasses within 20 metres of the dwelling or the property boundaries, whichever comes first, should be reduced to a height of 10cms during the Fire Danger Season.
6. A supply of 5,000 litres of water shall be available for fire fighting purposes at all times:
- This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for fire fighting purposes.
 - The diameter of all fittings and flexible reinforced suction hose connecting the water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
 - All non metal fire fighting water supply pipes other than flexible connections to fire fighting pumps shall be buried at least 300mm below finished ground level.
 - A hose and nozzle capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building should be readily accessible at all times.

The Development Assessment Panel resumed to Item 3.1 at 10:05 a.m.

ITEM 3

DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

3.1

REF NO: 455/D074/01
APPLICANT: PJ, P, B & K Deramore Denver

SUMMARY TABLE

Date of Application	31 August 2001
Subject Land	Allotment 40+ Mundoo Channel Drive & Allotments 118-120 Sugars Avenue, Hindmarsh Island
Relevant Authority	Development Assessment Commission
Planning Zone	Conservation (Hindmarsh Island) & Holiday House (Hindmarsh Island)
Nature of Development	Land Division creating 2 additional allotments. (NON-COMPLYING)
Recommendation	Concur with the Development Assessment Commission
Originating Officer	Sally Roberts

ESD IMPACT/BENEFIT

- Environmental – Proposed land division does not alter the current situation with respect to its impact on the environment.
- Social – No impacts.
- Economic – No immediate advantages.

BACKGROUND

Although a non-complying development this proposal has not been before the panel as the Development Assessment Commission is the relevant authority under Schedule 10(8)(b) of the Development Regulations. The panel is therefore required to consider the information presented and decide if it wishes to concur with the Commission's decision to approve the application.

THE PROPOSAL

The applicant proposes to divide an existing allotment that comprises three pieces, to create three allotments. Each piece is currently characterised with a number of leases that contain dwellings. The three pieces equals a total of 6.19 hectares, however other parcels of land separate each piece thereby presenting an unusual allotment configuration.

.../cont.

3.1 REF NO: 455/D074/01
APPLICANT: PJ, P, B & K Deramore Denver
(Continued)

It was agreed by consensus that the Development Assessment Panel concurs with the Development Assessment Commission's decision to approve DA 455/D074/01 with conditions, to create two additional allotments at Allotment 40+ Mundoo Channel Drive & Allotments 118-120 Sugars Avenue, Hindmarsh Island subject to the following additional condition:

1. Prior to Council accepting the roads as public roads the applicant must undertake a survey.

REASON: To ensure that the existing sealed road alignment is retained within a road reserve.

NOTE: No consultation had taken place with the Meningie Ngarrindjeri Land Council as of Friday 2nd August 2002.

3.2 REF NO: 455/D049/02
APPLICANT: P Rex & Nominee

SUMMARY TABLE

Date of Application	23 April 2002
Subject Land	1-5 Foster Place, Goolwa
Relevant Authority	Alexandrina Council
Planning Zone	Home Industry
Nature of Development	Land division creating two additional allotments.
Type of Development	Consent
Recommendation	
Originating Officer	Sally Roberts

ESD BENEFITS/POTENTIAL

- Environmental – Will improve the management of the land in terms of effluent disposal.
- Social – Will provide additional housing.
- Economic – Will provide employment for those associated with the land division creation and the subsequent buildings that will be constructed on them.

.../cont.

3.2 REF NO: 455/D049/02
APPLICANT: P Rex & Nominee
(Continued)

THE PROPOSAL

The applicant is proposing to create two additional allotments from the existing two allotments at 1-5 Foster Place, Goolwa. Three of the allotments will be 383m² and the fourth allotment 382m². Each allotment will have frontage to Foster Place of between 13 and 17 metres. The existing buildings that were on the property have already been demolished. It is also proposed to connect each allotment to the septic tank effluent scheme.

It was agreed by consensus that the Development Assessment Panel refuse Development Approval to Development Application 455/D049/02 for the following reasons:

1. The proposed land division does not comply with principle of development control 9 of the Council Wide provisions.
2. The proposed land division would restrict the use of the land, due to the allotment size, thereby preventing the intended use of the zone for light industrial purposes in accordance with objective 1 of the Home Industry zone provisions to be jeopardised.

ITEM 4. **MATTERS REFERRED FOR FOLLOW-UP**

ITEM 5. **GENERAL ITEMS FOR DISCUSSION**

ITEM 6

LATE ITEM

6.1

REF NO: 455/755/02
APPLICANT: DUNCAN KAYE

SUMMARY TABLE

Date of Application	1.7.02
Subject Land	7 Godfrey Street, Goolwa
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Re-Location Of Transportable Dwelling
Type of Development	Complying
Public Notice	N/A
Referrals	N/A
Date last inspected	2.8.02
Recommendation	Approval
Originating Officer	Tim Harrison

THE PROPOSAL

The applicant proposes to move a transportable dwelling from its existing site at 6 New Orleans Street Goolwa, to his property at 7 Godfrey Street, Goolwa.

It was agreed by consensus that the Development Assessment Panel grant Provisional Planning Consent to Development Application 455/755/02 subject to the following condition:

- 1. The solid base perimeter as detailed in the application shall be completed prior to occupation of the building or within three months after the arrival of the building on site, whichever is the lesser time.**

The authority to issue Development Approval and attach any necessary conditions for Development Application 455/755/02 is delegated to Council's Senior Development Assessment Officer upon receipt of:

- Sufficient information to demonstrate that the building can be brought in to line with the current Building Code.**

.../cont.

6.1

REF NO: 455/755/02
APPLICANT: DUNCAN KAYE

(Continued)

- A signed commitment from the owner and builder that the work required to upgrade the building to current Building Code requirements will be completed within three months of the relocation of the dwelling,
- Builder's quote of costs for all work required to install a solid base infill and upgrade the building to current Building Code requirements,
- A bond in the form of a bank cheque, postal note or bank guarantee to cover the costs of all external work required to upgrade the building to current Building Code requirements and install a solid base infill as required by the Planning Conditions.

The next meeting of the Development Assessment Panel will be held on Tuesday 13th August 2002 at 9:00 a.m. in the Alexandrina Council Conference Room, Dawson Street, Goolwa.

The meeting closed at 10:05 a.m. for an on site inspection of Item 2.2 – Development Application 455/329/02 at Lot 56 Narnu Bay Drive, Hindmarsh Island.

Meeting closed at 10:05 a.m.

MINUTES CONFIRMED
CHAIRMAN

DATED