

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 15 OCTOBER 2008
COMMENCING AT 11:00 AM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

R Danvers (Chair), Cr Medlyn, Cr Gartrell, M Galea, M Walker.

APOLOGIES

IN ATTENDANCE

Vanessa Harvey (Personal Assistant), Rebecca Swain (Environmental Customer Service Officer), Andrew Sladden (Planner), Matt Atkinson (Planner).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 13th August 2008.

Moved M Walker seconded M Galea that the minutes of the Alexandrina Council Development Assessment Panel held on 13th August 2008 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/D010/08 - Charles Michelmore

R Danvers, Chair, welcomed Mr Eatts to the meeting, who gave an overview of his representation from 11:04 a.m. to 11:16 a.m.

SUMMARY TABLE

Date of Application	30 January 2008
Subject Land	Lot 95+ Michelmore Road, Strathalbyn
Assessment No.	A11704
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Strathalbyn) & Grazing
Nature of Development	Land Division Creating One Extra Allotment (Non-Complying)
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	Planning Sa, Sa Water, PIRSA, Transport SA
Representations Received	Two
Representations to be heard	One
Date last inspected	September 2008
Recommendation	Approval subject to Development Assessment Commission concurrence
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential for increased impact on the land through creation of an additional dwelling site.
- Social Beneficial to owners of the site.
- Economic Beneficial to owners of the subject site through creation of an additional allotment.

.../cont.

4.1 455/D010/08 – Charles Michelmore (Continued)

BACKGROUND

The subject site, located on the western edge of the township of Strathalbyn, is a large rectangular parcel of land, dissected into two parcels by the Strathalbyn-Goolwa Road. The subject site has previously been used as a dairy, however is currently being used for grazing and cropping.

Nature of Development

The proposal involves the division of an existing 36.5ha allotment into two lots. The proposed division will create two titles for the two existing pieces currently split by the Goolwa-Strathalbyn Road. The boundary between the Landscape (Strathalbyn) and Grazing Zones also follows this road meaning that proposed allotment 300 is located within the Landscape (Strathalbyn) Zone and proposed allotment 301 is located within the Grazing Zone.

As the proposal involves the creation of an additional allotment, the Development Application is considered to be a non-complying form of development within both zones.

Detailed Description

It is proposed to create two titles for the existing parcels. Both allotments will be triangular in shape and have a large frontage to the Goolwa – Strathalbyn Road. Proposed allotment 300 which is on the north western side of the road is located within the Landscape (Strathalbyn) Zone, has an area of 11.9ha and is devoid of any existing buildings or structures. Proposed allotment 301, located on the south eastern side of the road, is located within the Grazing Zone, has an area of 24.5ha and has an existing dwelling and associated outbuildings and farm buildings.

SITE & LOCALITY

The subject site is an existing rectangular allotment with a total area of 36.5ha. It has two pieces (piece 95 comprising 11.9ha and piece 96 comprising 24.5ha) which are divided by the Goolwa – Strathalbyn Road. The subject allotment is relatively level and currently being used for grazing and cropping. There is an existing dwelling and outbuildings located in the northern corner of existing piece 96.

As the allotment is effectively on the edge of the Strathalbyn township, the locality is varied consisting of mainly rural land to the east, south and west of the subject site and some residential allotments to the north of the site within the township boundary.

.../cont.

4.1 455/D010/08 – Charles Michelmore (Continued)

The Gallery were requested to leave the meeting at 11:16 a.m.

Moved M Walker seconded Cr Medlyn that the Development Assessment Panel defer a decision on Development Plan Consent to Development Application 455/D010/08 to allow the applicant to produce a more detailed plan showing clearly the proposed building envelope and landscaping and any outbuildings.

Cr Medlyn then withdrew his second to the motion.

MOTION LAPSED THROUGH WANT OF A SECONDER

Moved M Galea seconded Cr Gartrell that the recommendation be approved with the exclusion of condition number 3.

MOTION LOST

17 Moved M Walker seconded Cr Medlyn that the Development Assessment Panel refuse Development Plan Consent for Development Application 455/D010/08 as the application is seriously at variance with the provisions of the Development Plan.

CARRIED

The Gallery were invited back to the meeting at 11:45 a.m.

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. DEVELOPMENT APPLICATIONS - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW - UP

Abbotts lane retirement village – this application has still not been finalised, no decision at this stage.

Axel Beers – this hearing was scheduled for Thursday 16th October 2008, but has now been postponed.

.../cont.

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP (continued)

Bird Scaring application – Council’s lawyer is handling this one. No compromise was reached at the Compulsory Conference.

Reminder to Planners that these items need to be placed on the agenda with information.

ITEM 8. GENERAL ITEMS FOR DISCUSSION

Update on Planning Review

Matt Atkinson gave a verbal update on the Planning Review which included:

- Site configuration
- Site coverage
- Setbacks
- Building height
- Private Open Space
- Visual Privacy
- Car park
- Service connections

Further information on the above can be found at www.planning.sa.gov.au/go/draftresidentialcode

Cr Gartrell extended a thank you to Matt Atkinson for his expertise and service to the Development Assessment Panel during his time with Council.

MEETING CLOSED AT 12:20 p.m.

MINUTES CONFIRMED
CHAIRMAN

DATED: