

**DEVELOPMENT ASSESSMENT PANEL**  
**MINUTES OF MEETING HELD ON 28 OCTOBER 2002**  
**COMMENCING AT 2:30 PM**  
**IN THE GOOLWA TRAINING ROOM**

**PRESENT**

Councillors T McAnaney (Chairman), B Griffin, M Beckett, A Woolford, G Martin (Proxy for Cr Tuckwell), D Commerford (Director Environmental Services), D Banks (Director Technical Services).

**APOLOGIES**

Councillor F Tuckwell.

**IN ATTENDANCE**

S Roberts (Policy Planner), B Green (Planner), V Harvey (Personal Assistant, Environmental Services) G West (Planner) (part of meeting).

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 8<sup>th</sup> October 2002.

**Moved Cr Griffin seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on 8<sup>th</sup> October 2002 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**

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

The Development Assessment Panel deferred Item 5.1 to the end of the meeting to allow time for the applicant to arrive.

The Development Assessment Panel resumed to Item 5.1 at 2:45 p.m.

The Chairman welcomed Mr Keith Pridham to the meeting who addressed the Panel and answered questions from the Panel in regards Item 5.1.

**5.1            C Rodgers - 455/C014/02**

|                             |  |
|-----------------------------|--|
| Date of Application         | 17 <sup>th</sup> September 2002  |
| Subject Land                | Lot 248 in FP 211844 & Lot 1 in FP 7211, 51 Murray Street, Strathalbyn |
| Assessment No.              | A12947 & A12493  |
| Relevant Authority          | Alexandrina Council  |
| Planning Zone               | Residential (Strathalbyn) Zone   |
| Nature of Development       | Community Title creating 9 additional allotments (Non-complying)       |
| Type of Development         | Non-complying  |
| Public Notice               | Category 3   |
| Referrals                   | Technical Services<br>Environmental Health Officers                    |
| Representations Received    | Two  |
| Representations to be heard | One  |
| Date last inspected         | 15 <sup>th</sup> October 2002  |
| Recommendation              | Proceed with assessment as proposal has merit.                         |
| Originating Officer         | T Tol / B Green  |

**ESD IMPACT/BENEFIT**

- Environmental:            Increased stormwater, effluent and other wastes due to increased residential density.
- Social:                      Increase in social diversity related to availability of a range of housing options.
- Economic:                 Increase in housing density will generate increase in demand for goods and services in Strathalbyn.

.../cont.

## 5.1 C Rodgers – 455/C014/02 (Continued)

### **BACKGROUND**

The original application for subdivision of the subject land received in this office on the 4<sup>th</sup> January 2001 (455/C016/02) for eight (8) allotments was given refusal by Council to proceed on the 24<sup>th</sup> April 2002.

The Development Assessment Panel's decision for refusal was on the grounds that the subdivision application did not show merit for further assessment due to concerns the land division application might have on the character and amenity of the locality, access and egress, allotment size, internal road width and stormwater disposal.

Since this time the applicant lodged an amended application for the same property and a portion of an adjoining allotment for a Community Title land division creating 9 additional allotments that was first received by Council under the old subdivision number (455/C016/01) on the 9<sup>th</sup> May 2002. The amended plan attempted to address those points of concern raised with the original application.

It was agreed by consensus at the Development Assessment Panel's Meeting of the 3<sup>rd</sup> June 2002 that DA 455/C016/01 to create 9 additional allotments at Lots 1 & 248 Murray Street, Strathalbyn had sufficient merit to proceed with assessment. The revised application creating 9 additional allotments was subsequently advertised as a Category 3 Development, Pursuant to Section 38(5) of the Development Act, 1993. There were two representations lodged with Council in which one of the representors stated they wished to be heard.

On the 12<sup>th</sup> September 2002, under direction from the Development Assessment Commission the applicant was required to lodge a fresh application. A new application was required as the application was being treated as an amended plan when a decision had already been made on the original application. The amended plan thus received a new subdivision number (455/C014/02) and is the current subdivision application before you today.

### **THE PROPOSAL**

#### 1. Nature of Development

The subdivision of the subject land is deemed as 'Non-Complying' under the Residential (Strathalbyn) Zone in the Alexandrina Development Plan as the land division is proposing to create allotments less than 450m<sup>2</sup> in area. Pursuant to Schedule 9, Part 1 paragraph 2 (f) & 3 (c) of the Development Regulations 1993, the proposal requires a Category 3 Public Notice.

.../cont.

5.1 C Rodgers – 455/C014/02 (Continued)

2. Detailed Description

The applicant proposes to create 9 additional allotments at 51 (Lots 1 & 248) Murray Street, Strathalbyn. The 10 allotments in the proposed subdivision vary in size from 414 to 450m<sup>2</sup> to have an average allotment size of 435.5m<sup>2</sup> over the whole subdivision. The allotments will be Community Titled with the internal roadway providing the common property (marked C1 on the attached plan).

The internal road runs off Murray Street and the plan allows for adequate truncation. The plan also proposes that the internal road ends in a cul-de-sac that will allow traffic to turn around safely and a 2m wide walkway has been provided from the end of the cul-de-sac through to High Street in an adjacent development to improve connectivity in the area.

**It was agreed by consensus that the Development Assessment Panel decides DA 455/C014/02 to create 9 additional allotments at 51 (Lots 1 & 248) Murray Street Strathalbyn be granted Development Approval subject to the following conditions:**

1. All development shall be completed in accordance with the amended plan dated 12/6/02 by Jeanes & Sommerville Surveyors Pty. Ltd and all other supporting documentation submitted with and forming part of Development Application No. 455/C014/02, except where varied by the following conditions.
2. Engineering plans showing road design, stormwater collection & disposal and STEDS design to be lodged with & approved by Council prior to construction.
3. Council requires that a written commitment is obtained from the applicant to pay the STEDS connection levy (\$13,600) prior to connection to the STEDS Scheme and Titles being issued.
4. All existing trees and shrubs on the land that are in a healthy condition being retained and incorporated into landscaping proposals where practical.

**DAC Conditions**

5. Payment of \$1,700 shall be made for the Common Effluent Drainage Connection Levy (1 allotment(s) @ \$1,700/allotment). The amount is payable to the Alexandrina Council.
6. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 882/02 Water/Sewer)

.../cont.

- 5.1 C Rodgers – 455/C014/02 (Continued)
7. The necessary easements shall be granted to the SA Water Corporation free of cost.
8. Payment of \$7,380 shall be made into the Planning & Development Fund.
9. Two copies of a certified survey plan shall be lodged for Certificate purposes.

AGREED BY CONSENSUS

5.2 J Gurr - 455/D032/02

|                             |                                     |
|-----------------------------|-------------------------------------|
| Date of Application         | 28 <sup>th</sup> March 2002         |
| Subject Land                | Lot 30 McDonald Street, Milang      |
| Assessment No.              | A 10751                             |
| Relevant Authority          | Alexandrina Council                 |
| Planning Zone               | Residential (Milang) & Future Urban |
| Nature of Development       | Land Division -                     |
| Type of Development         | Non-complying                       |
| Public Notice               | Category 3                          |
| Referrals                   | N/A                                 |
| Representations Received    | 1                                   |
| Representations to be heard | 1                                   |
| Date last inspected         |                                     |
| Recommendation              | Approve with conditions             |
| Originating Officer         | S Roberts                           |

**ESD IMPACT/BENEFIT**

- Environmental: Due to the size of the allotments no negative impacts should be experienced.
- Social: Creation of additional opportunities to live within Milang.
- Economic: Benefits to the land owner.

The applicant is proposing to divide an existing allotment into four ranging in size from 5740m<sup>2</sup> to 18.51 hectares, with the smaller allotment being allocated as reserve adjacent to the Nurragi Reserve. Two existing unsealed roads, namely Weroona Drive and McDonald Street, bound the property thereby providing adequate access.

Due to some unnecessary delays and amendments to the plans this proposal has not been before the panel for a decision on merit but has been brought to the panel for a final decision. The land is located on the western side of the Milang township and is within both the Residential (Milang) and the Future Urban zones. It is the fact that two allotments are being created within the Future Urban zone that the proposal is non-complying. One of these allotments is the reserve while the balance of the land, 4.695 hectares, makes up the other allotment. Two allotments are being created within the residential zone, with proposed allotment 3 being earmarked for future division for residential.

.../cont.

5.2 J Gurr – 455/D032/02

It was agreed by consensus that the Development Assessment Panel approves Development Application 455/D032/02 subject to the following conditions and obtaining the concurrence of the Development Assessment Commission.

1. Two copies of a certified survey plan shall be lodged for Certificate purposes.
2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply to allotments 1 and 3. (SA Water 1412/02 - water)
3. A written undertaking shall be given by the applicant to ensure that all intending purchasers of the proposed allotments are given a copy of the SA Water Corporation letter dated 20 September 2002.

AGREED BY CONSENSUS

5.3 L Veska - 455/D081/02

|                             |   |
|-----------------------------|---|
| Date of Application         | 30 <sup>th</sup> August 2002                  |
| Subject Land                | 5 McKinnon Road, Goolwa South                 |
| Assessment No.              | A 7267  |
| Relevant Authority          | Alexandrina Council                           |
| Planning Zone               | Residential                                   |
| Nature of Development       | Land Division creating 1 additional allotment |
| Type of Development         | Consent on merit.                             |
| Public Notice               | N/A   |
| Referrals                   | N/A   |
| Representations Received    | N/A   |
| Representations to be heard | N/A   |
| Date last inspected         | 15 <sup>th</sup> October 2002                 |
| Recommendation              | Refusal                                       |
| Originating Officer         | B Green                                       |

**ESD IMPACT/BENEFIT**

- Environmental: Increased stormwater, effluent and other wastes due to increased residential density.
- Social: Increase in social diversity related to availability range of housing options.
- Economic: Increase in housing density will generate increase in demand for goods and services in Goolwa.

**BACKGROUND**

The applicant has lodged a subdivision application for the subject land and to assist Council making a decision has lodged two (2) residential development proposals that he believes would be suited to the proposed allotments should they be created.

**THE PROPOSAL**

The subject land consists of an existing rectangular allotment with a total area of 696m<sup>2</sup>. The application proposes to split the existing allotment in half and create two rectangular allotments each with an area of 348m<sup>2</sup>.

.../cont.



5.3 L Veska – 455/D081/02 (Continued)

It was agreed by consensus that the Development Assessment Panel decides that Development Application 455/D081/02 to create one allotment at 5 (Lot 495) McKinnon Road, South Goolwa be REFUSED on the grounds that the Land Division would conflict with the primary provisions of the Development Plan relating to land division and allotment size and would be detrimental to the character and amenity of the locality.

**AGREED BY CONSENSUS**

5.4 R Wright - 455/D514/02

|                             |   |
|-----------------------------|---|
| Date of Application         | 23 <sup>rd</sup> September 2002                               |
| Subject Land                | Lot 630 Part Sect 3400 Meadows Road, Dingabledinga            |
| Assessment No.              | A9666   |
| Relevant Authority          | Alexandrina Council   |
| Planning Zone               | Watershed Protection  |
| Nature of Development       | Land division creating 1 additional allotment (Non-complying) |
| Type of Development         | Non-complying   |
| Public Notice               | N/A   |
| Referrals                   | N/A   |
| Representations Received    | Nil   |
| Representations to be heard | Nil   |
| Date last inspected         |   |
| Recommendation              | Has merit to proceed with assessment.                         |
| Originating Officer         | Sally Roberts   |

**ESD IMPACT/BENEFIT**

- Environmental: Should have limited impact given that dwellings already exist.
- Social: Continuing provision of a rural environment for people to live in.
- Economic: Benefit for current land owner.

The applicant proposes to divide Lot 630 Meadows Road to create an additional allotment. The allotments created will each accommodate an existing dwelling with existing access points being utilised. The allotments proposed will be 2.67 hectares and 13.09 hectares. The subject land is currently utilised for grazing purposes.

**It was agreed by consensus that the Development Assessment Panel decides that Development Application 455/D514/02, to create one additional allotment at Lot 630 Meadows Road, Dingabledinga has merit to proceed with a further assessment.**

**AGREED BY CONSENSUS**

5.5 R Farley - 455/D088/02

|                             |   |
|-----------------------------|---|
| Date of Application         | 18 <sup>th</sup> September 2002                               |
| Subject Land                | Lot 40 Saint Ives Road, Red Creek                             |
| Assessment No.              | A 17731   |
| Relevant Authority          | Alexandrina Council   |
| Planning Zone               | Grazing   |
| Nature of Development       | Land division creating 1 additional allotment (Non-complying) |
| Type of Development         | Non-complying   |
| Public Notice               | N/A   |
| Referrals                   | N/A   |
| Representations Received    | Nil   |
| Representations to be heard | Nil   |
| Date last inspected         |   |
| Recommendation              | Does not have merit to proceed with an assessment.            |
| Originating Officer         | S Roberts   |

**ESD IMPACT/BENEFIT**

- Environmental: Will create an additional development opportunity within the rural area.
- Social: Provision of a rural environment for people to live in.
- Economic: Benefit for current land owner.

The applicant proposes to divide Lot 40 Saint Ives Road, Red Creek to create an additional allotment. The allotments created will be 8.46 hectares and 131.7 hectares with each having access to an existing made road. The subject land is currently utilised for cropping and grazing purposes.

**It was agreed by consensus that the Development Assessment Panel decides that Development Application 455/D088/02, to create one additional allotment at Lot 40 Saint Ives Road, Red Creek does not have merit to proceed with a further assessment.**

**AGREED BY CONSENSUS**

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 UPDATE ON PLAN AMENDMENT REPORTS

REF. NO. 7.005.003  
OFFICER: S ROBERTS

Sally Roberts gave a verbal update on the Residential PAR, Strathalbyn Rural Living and Agistment PAR, Hindmarsh Island Plan and the Port Elliot Drive-In PAR.

8.2 G WILLIAMS – 455/483/02

REF. NO. 455/483/02  
OFFICER: G West

Amended plans have been received and tabled for discussion.

It was agreed by consensus that the Development Assessment Panel supports the amended plans as presented, and that the decision be discussed with the adjoining neighbour.

AGREED BY CONSENSUS

8.3 FABAL VINEYARDS & TWIN RIVERS

REF. NO. 455/930/02, 455/842/02, 455/841/02, 455/1073/02  
OFFICER: G West

A verbal update was given on the status of the two applications.

8.4 PROPOSED WOOLWORTHS DEVELOPMENTS - GOOLWA AND STRATHALBYN

---

OFFICER: D Commerford

A verbal update was given to members on these proposed developments.

8.5            **NEWELL AVENUE, MIDDLETON – 455/1123/02**

REF. NO.            455/1123/02  
OFFICER:            S Roberts

Verbal information was given to the Panel members regarding a proposed three storey dwelling for 204 Newell Avenue, Middleton

8.6            **PEATS SOIL**

REF. NO.            455/819/02

A small verbal report was given on the above application by both G West and D Banks.

ITEM 9.        **NEXT MEETING**

Monday 4<sup>th</sup> November 2002 commencing at 1:30 p.m. and concluding by 3:00 p.m. in the Conference Room, Dawson Street, Goolwa.

Councillor Woolford is an apology for the meeting to be held 4<sup>th</sup> November 2002.

**MEETING CLOSED AT 3:00 P.M.**

**MINUTES CONFIRMED**

.....  
CHAIRMAN

**DATED** .....