

Alexandrina Council

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 27TH MARCH 2002
COMMENCING AT 3:30 P.M. IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM
DAWSON STREET, GOOLWA**

PRESENT Councillors F Tuckwell, B Griffin, A Woolford,
M Beckett Mr D Commerford (Director
Environmental Services), Mr D Banks (Director
Technical Services).

APOLOGIES Councillor T McAnaney.

IN ATTENDANCE T Tol (Planner).

ELECTION OF ACTING CHAIRPERSON

In the absence of Cr T McAnaney (Chairman), there was a call for nominations to the position of Acting Chairperson.

Cr Griffin nominated Cr Beckett.

Cr Beckett accepted the nomination.

Moved Cr Griffin seconded Cr Tuckwell that Councillor Beckett be appointed to Acting Chairperson for the duration of the Development Assessment Panel meeting in the absence of Cr McAnaney.

CARRIED

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday 11th March 2002.

Moved Cr B Griffin seconded A Woolford that the minutes of the Alexandrina Council Development Assessment Panel meeting held on Monday 11th March 2002 as circulated to members be received as a true and accurate record.

CARRIED

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ITEM 2

DEVELOPMENT APPLICATIONS

2.1

REF NO. 455/178/02
APPLICANT: Brenton & Carolyn Grunert

Date of Application	14 th February 2002
Subject Land	Part Section 222. Certificate of Title Volume 5856, Folio 525
Ward	Nangkita - Ashbourne
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Horse Keeping
Recommendation	Refusal
Originating Officer	Timothy Tol

The applicant proposes to keep horses at Lot 507 Compass Crescent Mount Compass. The subject land is within the Willowburn Estate developed by Rocks SA Pty Ltd. This subdivision has a Land Management Agreement that pertains to all allotments within the Willowburn Estate. The owner's obligations in accordance with the LMA are attached.

It was agreed by consensus that the Development Assessment Panel decides to refuse DA 455/178/02, for horse keeping at Lot 507 Compass Crescent Mount Compass based on soil type and locality.

NOTE: The Development Assessment Panel had regard for 2.11 of the Land Management Agreement.

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ITEM 3

DEVELOPMENT APPLICATIONS – NON-COMPLYING

3.1

REF NO: 455/711/01
APPLICANT: John Phillips

Date of Application	17 TH July 2001
Subject Land	Lot 71 Sneyd Road, Mt Jagged, Part Section 246. Certificate of Title Volume 5851, Folio 78
Ward	Nangkita - Ashbourne
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection 2 Zone
Nature of Development	Cellar Door Sales
Public Notice	Category 3 Public notification from 7 th to 21 st February 2002
Referrals	None
Representations Received	None
Representations to be heard	None
Date last inspected	6 th February 2002
Recommendation	Approve subject to conditions and seek the concurrence of DAC
Originating Officer	Timothy Tol

The applicant proposes to construct a Cellar Door Sales Facility at Lot 71 Sneyd Road. The building will contain an open sales area, private tastings room, two offices, kitchen, store and toilets.

The appearance of the building will be characterised by deep overhangs, verandahs and pergolas that surround the building on most facades. The external materials proposed to be used are rammed earth for the walls in a natural clay and rock colour of the site and a corrugated steel roof in colourbond Rivergum Green. Doors and windows will be natural timbers.

It was agreed by consensus that the Development Assessment Panel decides to grant provisional development plan consent and seek the concurrence of the Development Assessment Commission for DA 455/711/01, Cellar Door Sales at Lot 71 Sneyd Road, subject to the following conditions:

.../cont.

Alexandrina Council

3.1

REF NO: 455/711/01
APPLICANT: John Phillips
(Continued)

1. That all work be carried out in accordance with the plans and supportive information forming Development Application 455/711/01 unless as amended by condition herein.
2. A Stormwater Management Plan be submitted and approved before Development Approval can be issued.
3. A Landscaping Plan be submitted and approved before Development Approval can be issued.
4. All existing trees and shrubs on the land that are in a healthy condition shall be retained and incorporated into landscaping plans.
5. Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimise the risk of damage to buildings and property, as follows
 - Trees and shrubs shall not be planted closer to the building or power lines than the distance equivalent to their mature height.
6. A disabled car park be provided.
7. Carparking areas shall be constructed and marked to the satisfaction of Councils Technical Services Department. All costs to be borne by the applicant.
8. Vehicular crossovers and driveways be constructed to the satisfaction of Councils Technical Services Department. All costs shall be borne by the applicant.
9. Access to the proposed development must allow the forward entry and exit of fire fighting vehicles.
10. No signs or advertising being erected without the prior approval of Council.
11. The Cellar Door Sales Outlet shall be connected to an approved Waste Control System.
12. Any clearance of Native Vegetation for the development is to be subject to the approval of the Native Vegetation Council.

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3.2

REF NO: 455/1286/01
APPLICANT: Smith Builders

Date of Application	5 th December 2002
Subject Land	Part Section 2604. Certificate of Title Volume 5255, Folio 62
Ward	Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	24 Detached Dwellings
Public Notice	Category 3 public notification from February 24 th to March 8 th 2002.
Referrals	None
Representations Received	None
Representations to be heard	None
Date last inspected	22 nd February 2002
Recommendation	Approve subject to conditions and seek the concurrence of DAC
Originating Officer	Timothy Tol

The applicant proposes to construct 24 detached dwellings within a Community Title Land Division at Lot 506 Hooper Road, Strathalbyn. There are 7 different types of dwellings proposed. This includes detached and semi detached dwellings.

Access is proposed to be via a two-way private carriageway. The subject land is proposed to be extensively landscaped.

It was agreed by consensus that the Development Assessment Panel decides to approve Development Application 455/1286/01 for 24 Community Titles Dwellings at Lot 506 Hooper Road, Strathalbyn and seek the concurrence of the Development Assessment Commission subject to the following conditions:

- 1. That all work be carried out in accordance with the plans and supportive information forming Development Application 455/1286/01 unless as amended by condition herein.**
- 2. A Stormwater Management Plan be submitted and approved before Development Approval can be issued.**

.../cont.

Alexandrina Council

3.2

REF NO: 455/1286/01
APPLICANT: Smith Builders
(Continued)

3. Vehicular crossovers, driveways and carparking areas shall be designed and constructed to the reasonable satisfaction of Council, the cost of all work to be borne by the applicant.
4. Payment of \$36,000.00 shall be made to the Common Effluent Drainage Connection Levy (24 allotments @ \$1,500.00/allotment). The amount is payable to the Alexandrina Council.
5. Bicycle parking facility shall be provided.

NOTE: Open Space Financial Contribution will be required at the time of approval of an application for division of land for Community Titles.

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ITEM 4

DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

4.1 REF NO: 455/C004/02
APPLICANT: L Veska

Date of Application	5 th February 2002
Subject Land	Part Section 2196. Certificate of Title Volume 5483, Folio 955
Ward	Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living (Port Elliot & Goolwa)
Nature of Development	Community Land Division – creating 3 additional allotments
Referrals	Internal
Date last inspected	27 th February 2002
Recommendation	Approve subject to conditions
Originating Officer	Timothy Tol

The applicant proposes to create a Community Title Division creating 3 allotments at Lot 28 Fidock Road Goolwa North. The allotments will be 1863m², 1817m², 1858m² and 2131m² with additional community pieces of land.

It was agreed by consensus that the Development Assessment Panel decides to approve DA 455/C004/02 to create three allotments at Lot 28 Fidock Road, Goolwa subject to the following conditions:

1. Payment of \$2310.00 shall be made into the Planning and Development Fund (3 allotment(s) @ \$770.00/allotment). Cheques shall be made payable and marked "Not negotiable" to the Development Assessment Commission and payment made to Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001.
2. Two copies of a certified survey plan shall be lodged with the Commission for Certificate purposes.
3. Crossover to common land to be constructed so that current stormwater flows are not interrupted to the satisfaction of Councils Technical Services Department. All costs shall be borne by the applicant.

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ITEM 5. MATTERS REFERRED FOR FOLLOW-UP

5.1 Subject: Inspections re olives, vineyards
File Ref:
Officer: T Tol and D Cooney
Budget Implications: Nil

Agreed by consensus that the report be received.

5.2 Subject: Vines on Flagstaff Hill Road, Middleton
File Ref:
Officer: D Commerford
Budget Implications: Nil.

It was agreed by consensus that the report be received with a follow-up to the Water Resources Act.

ITEM 6. GENERAL ITEMS FOR DISCUSSION

6.1 PROXY FOR D COMMERFORD DURING HIS ABSENCE

It was agreed by consensus that Sally Roberts (Policy Planner) be recommended to Council as Proxy during Des Commerford's absence.

<p style="text-align: center;">NEXT MEETING</p> <p style="text-align: center;">Monday 22nd April 2002 commencing at 1:30 p.m. in the Alexandrina Council Conference Room, Dawson Street, Goolwa.</p>
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MEETING CLOSED AT 5:00 P.M.

MINUTES CONFIRMED

CHAIRMAN

DATED