

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 29 JUNE 2004
COMMENCING AT 11:00 AM
IN THE GOOLWA CENTENARY HALL - SUPPER ROOM**

PRESENT

Councillors A Woolford (Presiding Member), R Medlyn (Proxy for Cr Connor), R Potter, M Beckett, D Banks (Director Technical Services) (for part of the meeting), D Commerford (Director Environmental Services).

APOLOGIES

Councillors G Connor, P Reedman.

IN ATTENDANCE

J Nightingale, B Green, C Getsom (Planners), V Harvey (Personal Assistant Environmental Services).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 29th June 2004.

Moved Cr Potter seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on 29th June 2004 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/129/04 - Prest Constructions

Councillor Woolford, the Presiding Member, welcomed Mr Roger Basham (applicant) who gave a brief outline of the application and answered questions of the Panel from 11:02 a.m. to 11:27 a.m.

SUMMARY TABLE

Date of Application	5 th February 2004
Subject Land	Lot 7 Goolwa Road, Port Elliot
Assessment No.	A 2434
Relevant Authority	Alexandrina Council
Planning Zone	Landscape
Nature of Development	Dwelling – Single Storey
Type of Development	Consent on merit
Public Notice	N/A
Referrals	N/A
Representations Received	Nil.
Representations to be heard	Nil.
Date last inspected	15 th June 2004
Recommendation	Approval
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Minor impacts associated with single storey detached dwelling. Visual impact of a new dwelling in open rural landscape along a very well utilised public road.
- Social Localised impact of new dwelling and therefore new residents (neighbours) on a currently vacant allotment. Some impact on views of nearby residents.
- Economic Benefit to land owner through increase in land value, increase in rateable value of the property for Council.

.../cont.

2.1 455/129/04 – Prest Constructions (Continued)

THE PROPOSAL

Nature of Development

This application is for a single storey detached dwelling upon an allotment of approximately 23.69ha. A section of this allotment in the South Western corner (approximately 1ha) has been fenced off and it is here that the proposed dwelling is to be sited. The allotment is located in the Landscape Zone of the Alexandrina Development Plan in a reasonably prominent location along the Port Elliot to Goolwa Road. The proposed dwelling is approximately 180m south of the Waterport Road, Port Elliot to Goolwa Road intersection.

Detailed Description

The applicant proposes a single storey detached dwelling, with a total floor area, inclusive of garage, decking and courtyard of some 327m². The dwelling will consist of three bedrooms, an open planned dining, kitchen and living area, a study and a double garage. The dwelling is to be sited on an approximate 45 degree angle (north/ south axis) on the allotment. Two curved courtyard walls approximately 1.8m in height will front the dwelling, facing the Port Elliot to Goolwa Road frontage. A decking is proposed at the rear of the dwelling with views to the ocean in a south-easterly direction.

The proposed dwelling incorporates a variety of cladding styles, with the courtyard walls, the living area and proposed Bedroom One to be rendered 'classic cream'. The living area and Bedroom One form the rear section of the dwelling and face the ocean. As the site slopes down to the rear this section will have a maximum height of 5.7m when viewed from the rear (ocean side), although when viewed from the front (Port Elliot to Goolwa Road) the height is only 5.3m. The proposed garage and front section of the dwelling will have a lower roof height of approximately 4 metres when viewed from the front and have 'Bruhn' cream plain faced blend sandstone blockwork. The colorbond roof is to be dune.

The proposed dwelling is to be setback approximately 90 metres from the Port Elliot to Goolwa Road and approximately 40 metres from an unmade government road.

- 158 **Moved Cr Medlyn seconded D Commerford that the Development Assessment Panel approves the Dwelling Application 455/129/04 for a single storey detached dwelling at Lot 7 Goolwa Road, Pt Elliot subject to the following conditions:**

.../cont.

2.1 455/129/04 – Prest Constructions (Continued)

1. Excavation of the site shall be kept to a minimum, to preserve the natural form of the land and be managed in such a way as to prevent erosion.
2. The site of the proposed building shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.
3. No access to unmade road reserve. Access to Port Elliot to Goolwa Road to be located in a position approved by Council's Technical Services staff, taking into consideration site lines, and removal of feral olive trees. Any work required to be at the applicants expense.

CARRIED

Councillor Beckett moved for a Division

<u>FOR</u>	<u>AGAINST</u>
Cr R Potter Cr R Medlyn D Commeford D Banks	Cr M Beckett

It was resolved that the motion be CARRIED.

D Banks left the meeting at 11:30 a.m.

2.2 455/587/04 - GJ Haywood

SUMMARY TABLE

Date of Application	14 th May 2004
Subject Land	Lot 51 Angas Plains Road, Belvidere
Assessment No.	A18252
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Strathalbyn)
Nature of Development	Second hand transportable dwelling
Type of Development	Merit
Public Notice	N/A
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	31 st May 2004
Recommendation	Approval with conditions
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Further stormwater collection from impermeable surface, increase in ground water pollutants from waste control system.
- Social Additional building stock providing affordable housing.
- Economic Increase in site value for owner and rate revenue for Council.

THE PROPOSAL

Nature of Development

Detailed Description

Gilbert Hayward has applied to remove a transportable from 11 Benny Street, South Brighton after he has removed all asbestos cladding. He would then relocate the dwelling to Lot 51 Angas Plains Road, Belvidere. The outer walls will then be reclad in hardiplank and a small bedroom extension built on the front of the dwelling. The dwelling will also have a verandah constructed on the front elevation.

.../cont.

2.2 455/587/04 – GJ Haywood (Continued)

157 It was agreed by consensus that the Development Assessment Panel grant Provisional Planning Consent to Development Application 455/587/04 subject to the following conditions:

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.
2. The applicant shall pay a bond of \$3,000 to Council before Development Approval is issued, to be held in trust by Council until the building has been established and upgraded to current building code requirements and conditions of approval have been met.

Building Rules Consent

1. A certificate of compliance from a suitably qualified electrical contractor certifying that all electrical wiring and installations in the building are in accordance with AS3000 and the Electricity Trust of South Australia Service Rules and Conditions of Supply shall be submitted to Council prior to occupation of the building.

NOTE: The owner of land on which domestic building work is to be performed (i.e. building work that is valued at greater than \$12000 and to be carried out by a licenced builder) must ensure that a certificate of insurance in relation to that work is lodged with the Council on or before the giving of notice under Regulation 74 of commencement of the building work. Reg. 21 (In the case of owner builders the insurance applies to each individual contract with a value of \$12000 or more.)

AGREED BY CONSENSUS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

3.1 455/D677/03 - L Veska

Councillor Woolford, the Presiding member, welcomed Mr Colin Grundy (representor), Mr Bill Barton (applicant) and Mr Craig Rowe (Consultant) from 11:30 a.m. to 12:02 p.m.

Joanne Nightingale advised the Panel that Paula Horbelt was going to attend the meeting but due to a personal accident in the family was now an apology. Ms Nightingale brought the main points of Ms Horbelts representation to the attention of the Panel as per Ms Horbelts phone call prior to the start of the meeting.

SUMMARY TABLE

Date of Application	2 nd December 2003
Subject Land	Section 59+ Semaschko Road, Hindmarsh Island
Assessment No.	A 6721
Relevant Authority	Alexandrina Council
Planning Zone	Rural Waterfront (HI), Conservation (HI), General Farming (HI)
Nature of Development	Boundary realignment
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Planning SA, SA Water Corporation, PIRSA, DAIS
Representations Received	Two
Representations to be heard	One
Date last inspected	10 th February 2004
Recommendation	Approve subject to DAC concurrence
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental The environmental impact of this boundary realignment will largely depend on the management of the land rather than the layout of the allotments. Creating smaller allotments on the riverfront is generally regarded as creating greater pressure on a vulnerable ecosystem.

.../cont.

3.1 455/D677/03 – L Veska (Continued)

- Social The social impact of the development is the possible retention of areas of natural beauty and environmental significance, combined with the restriction of water front access and an increase in visible development on the island.
- Economic The economic gain would be principally for the applicant through increases in land value from the creation of the Waterfront allotments.

THE PROPOSAL

Nature of Development

The application is for a boundary realignment, involving ten contiguous titles. It is a non-complying form of development as the allotments being created by the titles being realigned from the Conservation (HI) zone to the Rural Waterfront (HI) zone are less than 20 hectares.

Detailed Description

This application has been described as a boundary realignment. I believe that this interpretation is stretching the definition of a boundary realignment, this is not a simple realignment of two titles directly alongside each other. The allotments are contiguous, although the Southern sections, starting at Section 85, are diagonally opposite and joined only by a point. The titles which are being realigned are five and seven allotments away from their original position. They are therefore not just changing boundaries but also location and zone.

Starting at the Southernmost point, the proposal is to amalgamate the Southern section of the title that exists from a closed road (named Allotment 91) into Allotment 16 which is owned by the Minister for Environment and Conservation, at no cost. Section 82 to the North remains unchanged. The Northern section of Allotment 91 will either be amalgamated with land held by the Minister for Environment and Conservation or surrounding land holders if the Minister does not want this portion. Section 83 or proposed Allotment 15 will remain unchanged.

Sections 84 and 85 will amalgamate leaving another title to be transferred. North of Randell Road, Allotment 2 and Sections 71 and 80 will be realigned to each be 41 hectares running from Randell Road in the South through to an unmade road to the North. Allotments 6 and 7 are then proposed to be created in piece 8, being roughly 4 hectares.

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3.1 455/D677/03 – L Veska (Continued)

156 It was agreed by consensus that Council approve Land Division application 455/D677/03 subject to the following conditions, and subject to the concurrence of the Development Assessment Commission:

1. That a Land Management Agreement (LMA) be entered into between the owner/applicant and Council:
 - Requiring the applicant to effectively fence and revegetate with indigenous vegetation the land nominated in attachments 8 and 9 (part of proposed lot 14) of the report on the application to the Development Assessment Panel on the 29th June 2004.
 - That the work described in this LMA shall be established within three months of the issuing of the new titles for proposed lots six and seven.
2. That a Land Management Agreement (LMA) be entered into between the owner/applicant and Council relating to proposed lots 6 & 7 and detailing:
 - revegetation to take place,
 - building envelopes and colours for future development.
3. The northern section of allotment 91 shall be vested without cost to Section 61 as indicated on the plan submitted (Reference G23047 dated November 2003).

NOTE:

Both LMA's will require attachments in the form of detailed and accurate maps of the land describing the conditions of the LMA.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 455/D599/03 - Symonds Ryan & Cornish / J & M Bernie

SUMMARY TABLE

Date of Application	2 nd July 2003
Subject Land	Lot 28 in DP 9740 Bedford Drive, Goolwa North
Assessment No.	A 4052
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land division creating 1 extra title
Type of Development	Consent on merit
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	22 nd June 2004
Recommendation	Refusal
Originating Officer	Mikelis Dancis / Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental The allotment has minimal vegetation. Potential development will reduce open space, increase stormwater runoff and increase waste generated with increase in density.
- Social Potential development will provide additional accommodation, utilising existing infrastructure and services in the locality. The smaller allotment and design will impact on the historical layout of allotments, change the open character of Goolwa North and erode the lifestyle and amenity, low density provides.
- Economic Benefit to the applicant in creating an allotment. Community gain in rates revenue. Council will need to provide services. Adds to urban consolidation.

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5.1 455/D599/03 – Symonds Ryan & Cornish / J & M Bernie (Continued)

THE PROPOSAL

Nature of Development

The proposal is for a Consent on Merit, Land Division application creating one additional allotment by dividing the existing allotment into two.

The Land Division application is a Category 1 development, under Schedule 9 Part 2. (e) of the Development Act.

Detailed Description

The size of the existing allotment is 1,002m² with a frontage of 22m to Bedford Drive and a 46m frontage facing a reserve with views to the river. There is an existing dwelling currently situated to the front of the allotment. The applicant proposes a hammerhead division creating an allotment (Lot 2) of 518m² (417m² allotment and the remainder as driveway access) at the rear of the existing dwelling with a 4m access to Bedford Drive. This would leave an allotment 1 with a site area of 484m².

154 **It was agreed by consensus that the Development Assessment Panel refuse the Land Division Application 455/D599/03, to create an additional allotment at Lot 28 in 9740 Bedford Drive, Goolwa North, as it at variance and does not comply with the following components of the Alexandrina Development Plan:**

**Council Wide
PDC 9 - Land Division**

The minimum allotment area within the townships of Goolwa, Port Elliot, Middleton and Mount Compass should generally be 1000 square metres and the minimum road frontage 25 square metres (except at the ends of cul-de-sacs). A smaller number of allotments from 560 to 1000 square metres may be appropriate within the townships of Goolwa, Port Elliot and Middleton where satisfactory provision be made for sewage disposal and existing allotments are of such a size.

**Residential
PDC 8 Appearance of Land and Buildings
(character and amenity)**

Development should be compatible with the character and amenity of the locality.

AGREED BY CONSENSUS

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 D Commerford advised the Panel that Mr and Mrs Crabtree, who had an application go before the Panel on 9th February 2004 (Item 3.2) for a non-complying land division which was refused, have asked if the Panel could give some direction regarding another proposal.

The direction from the Development Assessment Panel is that they are not in agreeance with the proposal.

8.2 Councillor Beckett raised the question regarding the possible extension of Councillors terms, what happens with the Panel? Is the current Panel extended or should Council nominate new members for the Development Assessment Panel?

It was agreed that this should be put on the Council agenda in February 2005.

ITEM 9. NEXT MEETING

The next Development Assessment Panel meeting will be held on Tuesday 27th July 2004 in the Alexandrina Council Chambers, Cadell Street, Goolwa with the time to be advised.

Councillor Beckett will be an apology for this next meeting.

MEETING CLOSED AT 12:25 P.M.

MINUTES CONFIRMED
PRESIDING MEMBER

DATED