DISTRICT COUNCIL OF LOWER EYRE PENINSULA

24 August 2012

TO ALL MEMBERS:

The next meeting of the Development Assessment Panel will be held on Friday 31 August 2012 in the Regional Development Boardroom, 89 Liverpool Street, Port Lincoln, commencing at 9.00 am

........................................................

LEITH BLACKER
DEVELOPMENT MANAGER

A G E N D A

1 WELCOME:

2 APOLOGIES:

3 CONFIRMATION OF MINUTES:

RECOMMENDATION DM
“That the minutes of the Development Assessment Panel meeting held 3 August 2012 as per copies supplied to members, be confirmed.”

4 BUSINESS ARISING:

5 DEVELOPMENT MANAGER’S REPORT:

RECOMMENDATION DM
“That the Development Manager’s Report be received.”

RECOMMENDATION DM
“That the Development Manager’s Report be adopted.”

6 LATE CORRESPONDENCE:
GENERAL BUSINESS:

NEXT MEETING:

RECOMMENDATION  DM
“That the next meeting of the Development Assessment Panel be held on 7 October 2012 in the Regional Development Australia Boardroom, 89 Liverpool Street, Port Lincoln, commencing at 9.00 am.”
PART I - LAND DIVISION

1.1 DEVELOPMENT APPLICATION: 932/D008/12
APPLICANT: K Lombe
DEVELOPMENT TYPE: Boundary Re-alignment
SUBJECT LAND: Allotments 1 and 2 in DP 85885, Hundred of Lincoln
ZONE: Water Protection Zone
DEVELOPMENT CLASS: Merit
BUSHERFIRE PROTECTION ZONE: Medium

The applicant seeks approval for a boundary re-alignment at Lots 1 and 2 Schwerdt Lane, Hawson. The proposed allotments are 2.07 hectares and 7.32 hectares, respectively.

(REFER FOLIO: DAP12.08.1.01)

The application was lodged on 12 June 2012 and accordingly is assessed against the provisions of the Development Plan consolidated 24 November 2011.

The subject land is located within the Water Protection Zone as delineated on Map LEP/17 of the Development Plan.

Subject Land

The subject land is formally described as Allotment 1 in DP 85885, Hundred of Lincoln in Certificate of Title Volume 6075 Folio 994 and Allotment 2 in DP 85885, Hundred of Lincoln in Certificate of Title Volume 6075 Folio 995.

Allotment 1 has a total area of 6,168 square metres and has frontage to Schwerdt Lane only. Allotment 2 is 8.77 hectares and has frontage to both Flinders Highway and Schwerdt Lane. Each allotment contains an existing dwelling and associated outbuildings.

The locality is comprised of primarily broad acre farming properties to the west and rural living style properties to the east.

Background

On 11 December 2009, the applicant lodged a non-complying development application with Council seeking permission to re-align allotment boundaries of then Allotments 245 and 246, Flinders Highway, Hawson to create a smaller allotment around one of the existing dwellings. This proposal would result in two allotments of approximately 6,168 square metres and 8.77 hectares, respectively.

(continued)
PART I - LAND DIVISION cont’d:

1.1 DEVELOPMENT APPLICATION 932/D008/12 A/c K Lombe cont’d:

Each allotment would still contain an existing dwelling and each would continue to utilize the existing access arrangements.

The application was approved at the 11 June 2010 DAP Meeting on the grounds that the application is not considered to be seriously at variance with the relevant Provisions of the Development Plan.

The applicant has now submitted another application for further boundary re-alignment to increase the size of the smaller allotment. No additional allotments are proposed.

**Categorisation of Development**

Land Division, including boundary re-alignments, is a non-complying form of development within the Water Protection Zone except pursuant to a number of listed exceptions.

Boundary re-alignment is an exception where it may improve agricultural efficiency and productivity. The application involves two relatively small allotments that appeared to be used for rural living purposes. The proposed re-alignment is to increase the size of the smallest allotment therefore could be considered to be beneficial for the purposes of the locality.

PDC 15 (a) states that land may be divided for the readjustment of allotment boundaries to improve agricultural efficiency and production provided that no additional allotments are created.

**Referrals**

The application was referred to the following State Government Agencies and the following responses were received:

DAC: Response Received.

*(REFER FOLIO: DAP12.08.1.02)*

SA Water: No Requirements.

*(continued)*
1.1 DEVELOPMENT APPLICATION 932/D008/12 A/c K Lombe cont’d:

Development Plan Assessment

The following Provisions of the Development Plan have been considered in the assessment of this application. It is not an exhaustive list of all Development Plan Provisions which relate to the proposed development, however it is considered to contain the most relevant Provisions and any Provisions not being met by the proposal:

Water Protection Zone:
Objectives: 7
Principles of Development Control: 1, 15, 22 and 23.

Council Wide:
Objectives: 6, and 22.
Principles of Development Control: 4, 7, 17, 30, 31 and 35.

The objectives of the Water Protection Zone seek protection of the quantity and quality of underground and surface water resources from pollution, deterioration and undue depletion. Development should be for primary production purposes which are compatible with the zones role as a water catchment area.

Principle of Development Control 15 is as follows:

15 Land should not be divided except under the following circumstances:
(a) for the readjustment of allotment boundaries to improve agricultural efficiency and productivity, and provided no additional allotments are created;

As with the previous application for land division, whilst the proposed boundary re-alignment will not improve agricultural efficiency or productivity, regard is had for the fact that both allotments are already too small to be viable primary production properties. The allotments are essentially rural living allotments and although the proposal will not result in agricultural improvements on the allotments, nor will it remove or prevent agricultural activities on the allotments, beyond what is already capable.

Further, the allotments are located within a cluster of existing rural living sized allotments that are also within the Water Protection Zone. The proposed boundary re-alignment will increase the size of the smallest allotment which will result in it being more compatible with the other allotment sizes in the locality.

(continued)
PART I - LAND DIVISION cont’d:

1.1 DEVELOPMENT APPLICATION 932/D008/12 A/c K Lombe cont’d:

As both proposed allotments will still contain an existing dwelling, the proposal results in no obvious changes in the physical appearance of the properties and does not provide an opportunity for additional residential development within the Zone.

It is not considered that the proposal will impede current or potential primary production activities or prevent the continued attainment of the objectives of the Water Protection Zone on adjoining properties.

The application is not considered to be seriously at variance with the relevant provisions of the Development Plan and it is therefore recommended that the application be granted Development Plan Consent subject to relevant conditions.

RECOMMENDATION 1: DM
“That development application 932/D008/12 by K Lombe for the realignment of boundaries (2 into 2) at Allotments 1 and 2 in DP 85885, Hundred of Lincoln is in keeping with Principle 15(a) of the Water Protection Zone provisions in that it is likely to result in improved agricultural efficiency and productivity and therefore the application is NOT non-complying.”

RECOMMENDATION 2: DM
“That development application 932/D008/12 by K Lombe for the realignment of boundaries (2 into 2) at Allotments 1 and 2 in DP 85885, Hundred of Lincoln be granted Development Approval subject to the following conditions:

DEVELOPMENT PLAN CONSENT CONDITIONS:

1 The application hereby approved shall be carried out in accordance with the Plan of Division prepared by Hennig & Co. Pty Ltd reference 16272 as uploaded through the EDALA system on 12 June 2012;

LAND DIVISION CONSENT CONDITIONS:

1 The applicant shall at utilise existing vehicle access points to each allotment and no additional vehicle access point may be created without prior approval from Council.

(continued)
PART 1 - LAND DIVISION cont’d:

1.1 DEVELOPMENT APPLICATION 932/D008/12 A/c K Lombe cont’d:

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

1 A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.”

1.2 DEVELOPMENT APPLICATION: 932/D009/12
APPLICANT: G Karutz
DEVELOPMENT TYPE: Land Division
SUBJECT LAND:
  Allotments 1 and 2 in DP 69350, Hundred of Lincoln
ZONE: Rural Living
DEVELOPMENT CLASS: Merit
BUSHFIRE PROTECTION ZONE: Medium

The applicant seeks approval for the division of land (2 into 3) at Allotments 1 and 2 in DP 69350, Hundred of Lincoln. The proposed allotments range from 1.575 to 3.749 hectares in size.

(REFER FOLIO: DAP12.08.1.03)

The application was lodged on 14 June 2012 and accordingly is assessed against the provisions of the Development Plan consolidated 24 November 2011.

The subject land is located within the Rural Living Zone as delineated on Map LEP/23 of the Development Plan.

Subject Land

The subject land is formally described as Allotment 1 in DP 69350, Hundred of Lincoln in Certificate of Title Volume 5959 Folio 955 and Allotment 2 in DP 69350, Hundred of Lincoln in Certificate of Title Volume 5959 Folio 956.

There is an existing dwelling and ancillary structures located on Allotment 2.

Both allotments are relatively devoid of vegetation apart from rows of trees along both the northern and southern boundaries and a cluster of trees around the existing dwelling on allotment 2.

The locality comprises primarily of rural living style allotments.

(continued)
PART I - LAND DIVISION cont’d:

1.2 DEVELOPMENT APPLICATION 932/D009/12 A/c G Karutz cont’d:

Referrals

The application was referred to the following State Government Agencies and the following responses were received:

DAC: Response Received.

(REFER FOLIO: DAP12.08.1.04)

SA Water: Response Received.

(REFER FOLIO: DAP12.08.1.05)

Transport SA: Response Received.

(REFER FOLIO: DAP12.08.1.06)

ETSA Utilities: Response Received.

(REFER FOLIO: DAP12.08.1.07)

Development Plan Assessment

The following Provisions of the Development Plan have been considered in the assessment of this application. It is not an exhaustive list of all Development Plan Provisions which relate to the proposed development, however it is considered to contain the most relevant Provisions and any Provisions not being met by the proposal:

Rural Living Zone:
Objectives: 2
Principles of Development Control: 1, 2, 4, 5, 21 and 22

Council Wide:
Objectives: 6, 13 and 32
Principles of Development Control: 4, 7, 17, 30, 31, 35, 42

The proposal for 3 allotments greater than 1.0 hectare is deemed appropriate for the Boston area, therefore satisfying Principle 1 (c) (i) of the Rural Living Zone Provisions.

(continued)
PART I - LAND DIVISION cont’d:

1.2 DEVELOPMENT APPLICATION 932/D009/12 A/c G Karutz cont’d:

The contours on the plan of division indicate that the gradient of the subject site is less than the required 1 in 4 and the development therefore satisfies Principle 1 (c) (ii). There would also be sufficient suitable area on each of proposed allotments 3 and 5 for the construction of subsequent dwellings and associated outbuildings.

The proposed allotments each have frontage to Penmarric Lane which provides safe and convenient vehicle access. Note the comments provided by DPTI Transport Services advising that no access is to be gained by either Allotment 3 or 5 directly onto Lincoln Highway.

The applicant’s surveyor has advised that the reason for the 16 metre wide strip of land attached to proposed allotment 5 is primarily for access to water supply and also to retain the existing row of trees along that fenceline.

The application generally complies with the requirements of the Development Plan and is not considered to be seriously at variance with any Provisions. This application poses enough merit to warrant Development Plan Consent subject to relevant conditions.

RECOMMENDATION 1: DM

“That development application 932/D009/12 by G Karutz for the division of land (2 into 3) at Allotments 1 and 2 in DP 69350, Hundred of Lincoln be granted Development Approval subject to the following conditions:

DEVELOPMENT PLAN CONSENT CONDITIONS:

1 The application hereby approved shall be carried out in accordance with the Plan of Division prepared by PA Dansie & Associates Pty Ltd reference 12279 as uploaded through the EDALA system on 12 June 2012;

LAND DIVISION CONSENT CONDITIONS:

1 The applicant shall at his/her expense provide safe and convenient access, in accordance with the requirements of the current version of the Austroads Guide to Road Design and to the satisfaction of Council, from each allotment delineated on the Plan of Division to the carriageway of any existing or proposed road.

(continued)
PART I - LAND DIVISION cont’d:

1.2 DEVELOPMENT APPLICATION 932/D009/12 A/c G Karutz cont’d:

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

1 The financial requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 12/03161).

   The necessary easements shall be granted to the SA Water Corporation free of cost.

2 A copy of a certified survey plan shall be lodged for Certificate purposes.

DPTI TRANSPORT SERVICES CONDITIONS:

1 All access to Allotments 3, 4 and 5 shall be via Penmarric Lane only. No access to Lincoln Highway shall be permitted.”

1.3 DEVELOPMENT APPLICATION: 932/D010/12
APPLICANT: AS Whittaker
DEVELOPMENT TYPE: Land Division
SUBJECT LAND: Lot 81 Wakelin Road in DP 27680, Hundred of Lincoln
ZONE: Rural Living
DEVELOPMENT CLASS: Merit
BUSHFIRE PROTECTION ZONE: Medium

The applicant seeks approval to divide the land to create 1 additional allotment at 81 Wakelin Road, Boston. The proposed allotments are both 1.0 hectare in size.

(REFER FOLIO: (DAP12.08.1.08)

The application was lodged on 4 July 2012 and accordingly is assessed against the provisions of the Lower Eyre Peninsula (DC) Development Plan consolidated 24 November 2011.

The subject land is located within the Rural Living Zone as delineated on Map LEP/23 of the Development Plan.

(continued)
PART I - LAND DIVISION cont’d:

1.3 DEVELOPMENT APPLICATION 932/D010/12 A/c AS Whittaker

cont’d:

**Subject Land**

The subject land is formally described as Allotment 81 in Deposited Plan 27680, Hundred of Lincoln in Certificate of Title Volume 5261 Folio 896.

The allotment is rectangular in shape and 2.0 hectares in size. It has a frontage of 208.25 metres onto Wakelin Road.

There are two existing sheds and associated rainwater tanks located on the subject land.

The allotment is relatively devoid of native vegetation to the north while the southern portion has scattered native vegetation with a substantial clearing. The allotment slopes down from south to north.

The locality comprises of primarily rural living sized allotments.

**Referrals**

The application was referred to the following State Government Agencies and the following responses were received:

DAC: Response Received.

*(REFER FOLIO: DAP12.08.1.09)*

SA Water: No Requirements.

The application was also referred to Council's Works Department for comment.

*(REFER FOLIO: DAP12.08.1.10)*

**Development Plan Assessment**

The following Provisions of the Development Plan have been considered in the assessment of this application. It is not an exhaustive list of all Development Plan Provisions which relate to the proposed development, however it is considered to contain the most relevant Provisions and any Provisions not being met by the proposal:

*(continued)*
PART I - LAND DIVISION cont’d:

1.3 DEVELOPMENT APPLICATION 932/D010/12 A/c AS Whittaker

Rural Living Zone:
Objectives: 2
Principles of Development Control: 1, 2, 4, 5, 21 and 22

Council Wide:
Objectives: 6, 13 and 32
Principles of Development Control: 4, 7, 17, 30, 31, 35, 42

The proposal for 2 allotments of 1.0 hectare is deemed appropriate for the Boston area, therefore satisfying Principle 1 (c) (i) of the Rural Living Zone Provisions.

The contours on the plan of division indicate that the gradient of the subject site is less than the required 1 in 4 and the development therefore satisfies Principle 1 (c) (ii).

The proposed allotments each have frontage to Wakelin Road which provides safe and convenient vehicle access.

The application generally complies with the requirements of the Development Plan and is not considered to be seriously at variance with any Provisions. This application poses enough merit to warrant Development Plan Consent subject to relevant conditions.

RECOMMENDATION 1: DM

“That development application 932/D010/12 by AS Whittaker for the division of land (1 into 2) at Allotment 81 in DP 27680, Hundred of Lincoln be granted Development Approval subject to the following conditions:

DEVELOPMENT PLAN CONSENT CONDITIONS:

1 The application hereby approved shall be carried out in accordance with the Altered Plan of Division prepared by Hennig & Co. Pty. Ltd. reference 16297 as received by Council on 13 July 2012;

(continued)
PART I - LAND DIVISION cont’d:

1.3 DEVELOPMENT APPLICATION 932/D010/12 A/c AS Whittaker cont’d:

**LAND DIVISION CONSENT CONDITIONS:**

1. The applicant shall at his/her expense provide safe and convenient access, in accordance with the requirement of the current version of the Austroads Guide to Road Design and to the satisfaction of Council, from each allotment delineated on the Plan of Division to the carriageway of Wakelin Road.

**DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:**

1. A copy of a certified survey plan shall be lodged for Certificate purposes.

**Advisory Note:**

1. *The applicant is advised that no new access points onto Richardson Road will be approved by Council.*

1.4 DEVELOPMENT APPLICATION: 932/D011/12

APPLICANT: C Byass

DEVELOPMENT TYPE: Boundary Realignment

SUBJECT LAND: Lot 1 and 2 Gap Road in HP 71194, Hundred of Warrow General Farming

ZONE: DEVELOPMENT CLASS: Non-Complying

BUSHFIRE PROTECTION ZONE: General/Medium/High

The applicant seeks approval for the re-alignment of boundaries at Lot 1 and 2 Gap Road, Coulta. The proposed allotments are 5.275 hectares and 387.1 hectares in size.

*(REFER FOLIO: DAP12.08.1.11)*

The application was lodged on 9 July 2012 and accordingly is assessed against the provisions of the Development Plan consolidated 24 November 2011.

The subject land is located within the General Farming Zone as delineated on Map LEP/3 of the Development Plan.

*(continued)*
PART I - LAND DIVISION cont’d:

1.4 DEVELOPMENT APPLICATION 932/D011/12 A/c C Byass cont’d:

Subject Land

The subject land is formally described as Allotment 1 in DP 71194, Hundred of Warrow in Certificate of Title Volume 5968 Folio 401 and Allotment 2 in DP 71194, Hundred of Warrow in Certificate of Title Volume 5968 Folio 402.

There is an existing dwelling and ancillary structures located on allotment 2.

Allotment 2 is devoid of native vegetation and allotment 1 has remnant stands of native vegetation.

The locality comprises of larger rural allotments.

Referrals

The application was referred to the following State Government Agencies and the following responses were received:

DAC: Response Received.

(REFER FOLIO: DAP12.08.1.12)

SA Water: No requirements.

The application was also referred to Council’s Works Department for comment:

(REFER FOLIO: DAP12.08.1.13)

Development Plan Assessment

The following Provisions of the Development Plan have been considered in the assessment of this application. It is not an exhaustive list of all Development Plan Provisions which relate to the proposed development, however it is considered to contain the most relevant Provisions and any Provisions not being met by the proposal:

General Farming:
Objectives: 1.
Principles of Development Control: 1, 18, 28 and 29.

(continued)
PART I - LAND DIVISION cont’d:

1.4 DEVELOPMENT APPLICATION 932/D011/12 A/c C Byass cont’d:

Council Wide:
Objectives:  6, 13, 14, 22 and 23.
Principles of Development Control:  4, 7, 30, 31 and 35.

The applicant’s surveyor has provided a letter of support for the application:

(REFER FOLIO: DAP12.08.1.14)

The proposed new boundary is to enlarge the existing 1 hectare allotment around the dwelling and ancillary development, including the driveway.

There is an easement noted on the subject land, however this will not impact upon the proposed boundary re-alignment.

As previously stated there are remnant stands of native vegetation, however none of which will be impacted upon by the proposed boundary re-alignment.

The proposal is at conflict with Council-wide Objective 22 which states that productive land is to be protected from conversion into non-productive or incompatible uses. The land on the north western side of the driveway within the proposed re-alignment is deemed to be valuable productive land, consequently the proposal is not seen to provide an improved cropping program as stated by the applicant’s surveyor. Given this I have formed the opinion that the proposal is unlikely to improve agricultural efficiency and productivity.

The proposed boundary re-alignment is considered to be at variance with the above stated Provisions of the Development Plan. It is therefore recommended that the application be assessed as a non-complying application.

RECOMMENDATION:  DM
“That development application 932/D011/12 by C Byass for the re-alignment of boundaries (2 into 2) at Allotments 1 and 2 in DP 71194, Hundred of Warrow is at variance with Principle 18(a) of the General Farming Zone provisions in that it is unlikely to result in improved agricultural efficiency and productivity and therefore the application is non-complying.”

(continued)
PART I - LAND DIVISION cont’d:

1.4 DEVELOPMENT APPLICATION 932/D011/12 A/c C Byass cont’d:

RECOMMENDATION 2: DM
“That in relation to development application 932/D011/12 by C Byass, the applicant be requested to provide a Statement of Effect for further consideration by the Panel.”

1.5 DEVELOPMENT APPLICATION: 932/D013/12
APPLICANT: K Richards
DEVELOPMENT TYPE: Land Division
SUBJECT LAND: Lot 44 Giles Road in DP 56748, Hundred of Lake Wangary
ZONE: Residential
DEVELOPMENT CLASS: Merit
BUSHFIRE PROTECTION ZONE: Medium

The applicant seeks approval for creation of 1 additional allotment at Lot 44 Giles Road, Coffin Bay. The proposed allotments are 1237 square metres and 1308 square metres.

(REFER FOLIO: DAP12.08.1.15)

The application was lodged on 17 July 2012 and accordingly is assessed against the provisions of the Development Plan consolidated 24 November 2011.

The subject land is located within the Residential Zone as delineated on Map LEP/36 of the Development Plan.

Subject Land

The subject land is formally described as Allotment 44 in Deposited Plan 56748, Hundred of Lake Wangary in Certificate of Title Volume 5849 Folio 366.

There is an existing dwelling and ancillary structures located on the allotment.

There are no easements noted on the property and is devoid of native vegetation.

(continued)
1.5 DEVELOPMENT APPLICATION 932/D013/12 A/c K Richards cont’d:

The locality comprises of smaller residential allotments to the west and larger rural living allotments to the east.

Referrals

The application was referred to the following State Government Agencies and the following responses were received:

DAC: Response Received.

(REFER FOLIO: DAP12.08.1.16)

SA Water: Response Received.

(REFER FOLIO: DAP12.08.1.17)

Development Plan Assessment

The following Provisions of the Development Plan have been considered in the assessment of this application. It is not an exhaustive list of all Development Plan Provisions which relate to the proposed development, however it is considered to contain the most relevant Provisions and any Provisions not being met by the proposal:

Residential Zone:
Objectives: 2.
Principles of Development Control: 1, and 18.

Council Wide:
Objectives: 6, 13, and 14.
Principles of Development Control: 4, 7, 17, 18, 30, 31 and 35.

The proposal for 2 allotments of 1237 square metres and 1308 square metres, each with at least 15 metres of road frontage, is deemed appropriate for the Coffin Bay Township, therefore satisfying Principle 1 of the Residential Zone Provisions.

The additional allotment would have sufficient area to construct a dwelling in keeping with the Provisions of the Development Plan.

The existing detached dwelling will maintain existing public road access off Giles Road with the additional allotment having frontage and public road access off Victoria Avenue.

(continued)
PART I - LAND DIVISION cont’d:

1.5 DEVELOPMENT APPLICATION 932/D013/12 A/c K Richards cont’d:

The application generally complies with the requirements of the Development Plan and is not considered to be seriously at variance with any Provisions. This application poses enough merit to warrant Development Plan Consent subject to relevant conditions.

RECOMMENDATION 1: DM
“That development application 932/D013/12 by K Richardson for land division at Allotment 44 in Deposited Plan 56748, Hundred of Lake Wangary be granted Development Approval subject to the following conditions:

DEVELOPMENT PLAN CONSENT CONDITIONS:

1. The application hereby approved shall be carried out in accordance with the Plan of Division prepared by PA Dansie & Associates Pty Ltd reference 12322 as uploaded through the EDALA system on 10 July 2012;

LAND DIVISION CONSENT CONDITIONS:

1. The applicant shall at his/her expense provide safe and convenient access, in accordance with the requirements of the current version of the Austroads Guide to Road Design and to the satisfaction of Council, from each allotment delineated on the Plan of Division to the carriageway of any existing or proposed road.

2. The applicant shall provide all necessary engineering survey, design drawings and specifications for the construction of common effluent drainage works required to connect each allotment to Council’s Community Wastewater Management Scheme.

After approval of these drawings and specifications by Council and the Department of Health, the work shall be carried out by the applicant and at their expense, in accordance with the drawings and specifications and to the satisfaction of Council.

(continued)
PART I - LAND DIVISION cont’d:

1.5 DEVELOPMENT APPLICATION 932/D013/12 A/c K Richards cont’d:

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

1 The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 03951/12.)

2 Payment of $2,758 into the Planning and Development Fund (2 allotment(s) @ 2,758/allotment). Cheques to be made payable and marked “Not Negotiable” to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the internet at www.planning.sa.gov.au.

3 Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.”

SA Water Advisory Notes:

1 On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.”

PART II - FOR PANEL APPROVAL

Nil.

PART - III - CORRESPONDENCE

Nil.
PART - IV - PLANNING APPROVALS UNDER DELEGATED AUTHORITY

932/249/11
M & G Reynolds
Dwelling Incorporating Parent Accomm
Clad: Panelboard & Colorbond
Roof: Colorbond
Date: 3/08/12

932/065/12
D & L Martin
Dwelling
Clad: Hardiplank
Roof: Colorbond
Date: 9/08/12

932/068/12
D Baines
Transportable Dwelling
Clad: Hardiplank
Roof: Colorbond
Date: 20/08/12

932/083/12
D & S Pedro
Dwelling
Clad: Brick
Roof: Colorbond
Date: 21/08/12

932/094/12
S & Schlink
Shed
Clad: Colorbond
Roof: Colorbond
Date: 6/08/12

932/096/12
N & B Miller
Verandah
Roof: Colorbond
Builder: Jamar Building
Date: 30/07/12

CLASS 1a & 10a
Lot 172 Stormbird Dve, Boston
Probable Cost of $480,000
Zone: Rural Living
Area: 547 sqm

CLASS 1a & 10a
Lot 40 Mazda, Boston
Probable Cost of: $240,000
Zone: Rural Living
Area: 519.70 sqm

CLASS 1a & 10a
Lot 164 Stormbird Dve, Boston
Probable Cost of: $177,203
Zone: Rural Living
Builder: WCK Pty Ltd
Area: 218.79 sqm

CLASS 1a & 10a
Lot 61 Richardson Rd, Boston
Probable Cost of: $247,148
Zone: Rural Living
Builder: Cavalier Homes
Area: 241.74 sqm

CLASS 10a
Lot 40 Dorward St, Nth Shields
Probable Cost of: $19,250
Zone: Settlement
Builder: Peter Renton
Area: 112 sqm

CLASS 10a
Lot 51 Sawyer St, North Shields
Probable Cost of: $5,000
Zone: Settlement
Area: 37.8 sqm

(continued)
PART - IV - PLANNING APPROVALS UNDER DELEGATED AUTHORITY
cont'd:

932/099/12
S & S Hunt
Shed
Clad: Colorbond
Roof: Colorbond
Date: 02/08/12

932/100/12
B & S Boardman
Shed, Verandah & Deck to Existing Dwelling
Roof: Colorbond
Date: 31/07/12

932/101/12
D Milu
Carport
Roof: Colorbond
Date: 31/7/12

932/107/12
District Council of Lower EP
Shade Structure
Roof: Shade Cloth
Builder: Greenline Group
Date: 21/08/12

932/112/12
District Council of Lower EP
Shade Structure
Roof: Shade Cloth
Builder: Greenline Group
Date: 21/08/12

932/118/12
K Russell & C Kassebaum
Shed
Clad: Colorbond
Roof: Colorbond
Date: 6/08/12

CLASS 10a
Lot 17 Holly Rise, Coffin Bay
Probable Cost of: $24,000
Zone: Residential
Builder: Harvey Carpenters
Area: 111.02 sqm

CLASS 10a
Lot 21 Ford Ave, Boston
Probable Cost of: $16,000
Zone: Rural Living
Area: 146.6 sqm

CLASS 10a
Lot 111 Roberts Rd, Tiatukia
Probable Cost of: $12,000
Zone: Rural Living
Area: 36 sqm

CLASS 10b
Lot 59 Esplanade, Coffin Bay
Probable Cost of: $29,000
Zone: Coastal (Coffin Bay)
Area: 190 sqm

CLASS 10b
Lot 10 Lincoln H'way, Tiatukia
Probable Cost of: $7880
Zone: Coastal
Area: 64 sqm

CLASS 10a
Lot 101 Coomunga Lane, Hd Uley
Probable Cost of: $15,000
Zone: Water Protection
Builder: Owner
Area: 108 sqm

RECOMMENDATION: DM
“Noted”