

26<sup>th</sup> June 2007

### **Notice of Meeting**

Notice is hereby given that the next meeting of the Council Development Assessment Panel (CDAP) will be held on Tuesday 3<sup>rd</sup> July 2007 at the Council Chambers, Smillie Street, Robe commencing at 10.30am.

Dennis Crafter  
Development Officer

### **CDAP Agenda**

Present

Apologies

Confirmation of  
Minutes

Minutes of the Development Assessment Panel Meeting held on 5 June 2007 be taken as read and confirmed.

**Development Officer's  
Delegated Authority  
Report**

Officer's Comment

List of Delegated Approvals and Approvals from 26/5/07 to 26/6/07.

<b>Dev No</b>	<b>Owners Name</b>	<b>Description</b>	<b>Plan</b>	<b>Street</b>
822/040/07	A & P GOLDSWORTHY	SINGLE STOREY DWELLING (Lot 39 Mary Ellen Drive)	100	Main Road

**Recommendation:** That the report be received.

(A)

**Development**

**Application No:**

822/D009/07

**Applicant:**

Kelly & Co Lawyers c/- Hennig & Co Pty

**Location:**

Sections 3, 4, 21, 23, 24, 42, 43, 80, 81, 93, 94, 108, 212 & 234 Hundred of Bray

**Proposal:**

Land Division – Realignment of boundaries to satisfy division of an estate

**Zone:**

Primary Industry Zone

Council has received Development Application 822/D009/07 by Kelly & Co Lawyers seeking Development Approval to realign boundaries of Sections 4, 21, 23, 24, 42, 80, 81, 93, 94 & 108, Hundred of Bray. There will be no additional allotments created. Sections 3, 43, 212 & 234 have been renumbered and do not form part of the division.

Sections 94 and 212 are 2.07 hectares and 23.9 hectares respectively and whilst under the required minimum requirement of 40 hectares no amendments have been made and no additional allotments have been created. Section 95, Hundred of Bray which adjoins Section 94 is in separate ownership by the Minister for Environment and Heritage.

The subject land is located in the Primary Industry Zone. Principle 18 of this zone states that:-

18. *Land should not be divided into allotments smaller than 40 hectares unless:*
- (a) *no additional allotments are created and the use of those allotments is in accordance with the zone objectives; or*
  - (b) *it is a minimum of 20 hectares, where the land is to be used for commercial forestry, intensive animal keeping, irrigated pasture or aquaculture; or*
  - (c) *.....*

A response from Native Vegetation Council has been received and is as follows:-

*“Aerial photography indicates that proposed new boundaries do not impact on native vegetation, but instead appear to separate agricultural land from forestry land. Providing that no native vegetation will require clearance for the construction of access tracks or other purposes, there are no objections to the proposal. Any proposal to clear native vegetation, unless exempt under the Native Vegetation Regulations, requires the approval of the Native Vegetation Council”.*

Transport SA and PIRSA both had “no comment” replies to this application.

## **RECOMMENDATION**

That Provisional Development Plan Consent and Land Division Consent be granted subject to the following note being added:-

### **Note:**

1. Approval from Native Vegetation Council be sought if the construction of access tracks or other purposes that require the clearance of native vegetation is required.

Item from June CDAP meeting – TS Thomas:-

*“Mayor Peden moved that Land Division 822/D003/07 by TS Thomas to come back to the next CDAP meeting to endorse the amended plan. (D87/2007)*

*Seconded Mr Miles*

*Carried*

Please find attached copy of approved plan.