



## DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

9<sup>th</sup> August 2005

<b>DSDS1</b>	<b>PROPOSED DWELLING – “PELICAN ISLAND”, JERSEYVILLE</b>
	<b>FILE: T6-05-118 TJN</b>

This report should be read in conjunction with Confidential Report DSDS 1.

### SUMMARY:

Reporting that an amended site plan has been submitted to Council for consideration for a dwelling at Jerseyville.

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**Applicant:** Greg Pye  
**Subject Property:** Lots 321 & 322 DP 754396  
 Pelican Island, Jerseyville  
**Zone:** 1(a1) “Agricultural Protection”

### Description of Proposal

The proposal involves the erection of a single dwelling on a low-lying island near Jerseyville which comprises an existing holding. Council originally considered the application with the dwelling located 5.6m from the southern tip of the island. The applicant has since amended the application showing the dwelling in a different location.

### History

The matter was originally considered at Council’s meeting of July 12<sup>th</sup> 2005. Council’s resolution was as follows: -

- 1 That the matter be deferred for consideration at the next Council meeting.
- 2 That this matter be subject of a Works Inspection after the lodgement of amended plans.

## Heads of Consideration

The original report is attached for Council's information [\(Appendix A, Part 1, Part 2\)](#). The Heads of Consideration remain the same.

## Discussion

The amended plans [\(Appendix B\)](#) show a new location for the dwelling. It is considered that this location is more appropriate on the island given environmental, geo-technical and flooding considerations. It must be noted however that the following will need to be submitted prior to the location being finalised: -

- 1 A site survey of the proposed location detailing compliance with the velocity times depth requirement of Council's Flood Policy, however at this stage it is envisaged that compliance can be achieved.
- 2 A geo-technical report investigating the development site, indicating that a dwelling can be erected there that will be structurally adequate.
- 3 A geomorphology report investigating the patterns of erosion and accretion on and around the island. This will also be required to address the need for potential erosion control measures to ensure that any dwelling to be erected will not be at risk from future erosion of the island.
- 4 An effluent disposal analysis indicating whether or not the all effluent generated by the dwelling can be disposed of in accordance with the relative guidelines. This is to have particular regard to the proximity of the site to the SEPP 14 listed Wetlands that occur on the island.

The flooding concerns raised in the previous reports remain unresolved. There is a risk that by approving the dwelling, Council is knowingly allowing life and property to be at risk during a flood event. The proposal therefore does not comply with the objectives of Council's Flood Risk Management Policy.

However, if Council is of a mind to approve the concept of a dwelling on the island given the issues raised, the following will be required prior further determination (in addition to the requirements previously listed): -

- 1 Details of a legal arrangement allowing the owner to park their vehicles in a suitable location adjacent to the river.
- 2 Plans and specifications for any proposed wharves and boat moorings on the island and adjacent to the proposed parking area for inclusion with the DA.

**REPORT IMPLICATIONS**

- *Environmental*

*The environmental impact of the dwelling on the island will not be able to be fully determined until a precise location is determined and the relevant studies are undertaken. If Council is of a mind to approve the dwelling any conditions of consent will require that the applicant submit an environmental plan of management with the plans for the required construction certificate.*

- *Economic*

*Any approval will bring an economic benefit for the duration of construction only.*

- *Social*

*There is the possibility that by placing the dwelling on the island that undue risk will be placed on life and property and add to the number of dwellings to be evacuated in a major flood event.*

**RECOMMENDATION**

That the applicant be invited to withdraw the application within 28 days otherwise it will be refused for the following reasons:-

- 1 The proposal is contrary to the objectives of Councils Flood Risk Management Policy, as there are inadequate means to evacuate the island in times of major flood.
- 2 The proposed house and effluent disposal system may be subject to threat from stream geomorphological processes, and it is considered inappropriate to allow the development within a dynamic river system.
- 3 The proposal will add to the demand on emergency services during major flood events.
- 4 The proposal does not include details of arrangements for access to the land, or dedicated parking for vehicles associated with the development.

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**R B Pitt**  
**DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES**