

ALEXANDRINA COUNCIL

NOTICE OF MEETING

Notice is hereby given to the Members that a meeting of the Development Assessment Panel 2007 will be held in the Large Meeting Room (old Goolwa Council Chambers) on 20 June 2007 commencing at 10:30 am

Your attendance is requested.

10:30 a.m. Development Assessment Panel commencement

11:30 a.m. Conclusion of meeting.

JOHN COOMBE
CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 20 JUNE 2007 AT 10:30 AM
IN LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)

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**Development Assessment Panel
Report and Agenda
on 20 JUNE 2007 commencing at 10:30 am
in the Large Meeting Room (old Goolwa Council Chambers)**

PRESENT

APOLOGIES

IN ATTENDANCE

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 9th May 2007.

RECOMMENDATION

That the minutes of the Alexandrina Council Development Assessment Panel held on 9th May 2007 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT APPLICATIONS - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 Correspondence From Alexandrina Council - Decisions In Camera

File Ref: 4.14.1(A)
Officer: Des Commerford
From: Alexandrina Council

REPORT

Correspondence advising that Council believes that Panel decisions should, as much as possible, be made in public.

REFER ATTACHMENT 8.1

RECOMMENDATION

8.2 **455/813/06 - GHD - Residential Aged Care Facility**

File Ref: 455/813/06
 Officer: Cherry Getsom
 From: GHD

REPORT

SUMMARY TABLE

Date Of Application	14.07.2006
Subject Land	Lot 101 Langhorne Creek Road Strathalbyn
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature Of Development	45 Bed Residential Aged Care Facility including one 2.4m Retaining Wall And one 1.5m retaining wall and associated earthworks two 1.5m entrance walls and demolition of detached dwelling and outbuilding.

Background

This application was refused by the Development Assessment Panel at their meeting of 26th March 2006. The applicant has subsequently appealed this decision to the Environment Resources and Development Court and has provided amended plans by way of a compromise.

A detailed report has been provided and rather than replicate this report a summary of changes has been provided below.

REFER ATTACHMENT 8.2

<i>Feature:</i>	<i>Original</i>	<i>Amended</i>	<i>Comments</i>
No. of units/ beds	50	45	Design alterations to the western wing of the proposal create a reduced number of beds and allow for additional open space
No. of courtyard areas	4	5	
Courtyard area	551m ²	571m ²	
No. of retaining walls	2	3	Design changes to the western wing allow for a stepped retaining wall along the northern boundary.
Height of retaining walls	1 x 2.5m; 1 x 1.5m	1 x 2.4m (stepped); 1 x 1.5m; 1 x 0.8m (not development)	

.../cont.

8.2 455/813/06 - GHD - Residential Aged Care Facility (Continued)

Site Area	14,190m ²	14190m ²	
Building Area	3,365 m ²	3,018m ²	Reduction in building area
Open Space	9025m ²	9353m ²	Increase in open space
Site Coverage	35.9%	34.0%	Reduction in site coverage
Car parking and access /egress.			Remains the same.
Landscaping	Trees to be removed.	Trees to be retained.	Strand of trees in south west corner to be retained and reduced risk of destabilisation. A pathway now incorporated along the length of the southern boundary. This pathway will be graded to allow safe access for older persons and those with disabilities.
Flood Management	Finished floor levels at 60.5m AHD.	Finished floor levels at 60.5m AHD.	FFL's remain above those required by flood investigation report.
Stormwater, erosion, impact on watercourse	Stormwater will be discharged to Council easement, a SEDMP will be provided	Stormwater will be discharged to Council easement, a SEDMP will be provided	Re-design of the west wing has led to a slight increase in distance from the river bank.

RECOMMENDATION

The Development Assessment Panel agree to compromise on the proposed changes to Development Application 455/813/06 subject to the following conditions:

1. The development being undertaken in accordance with the information submitted with the development application and the additional information submitted to the Department of Water, Land and Biodiversity Conservation dated 24th January 2007.

.../cont.

- 8.2 455/813/06 - GHD - Residential Aged Care Facility (Continued)
2. Stormwater discharge from the developed site must not exceed that of the existing undeveloped site
 3. Stormwater run-off from the development being directed to a storage tank or tanks. The capacity of tank storage on site is to be equal to or be greater than 20 litres per square metre of total roof area of all buildings on the site. Any overflow from the tank or tanks being managed to prevent erosion or pollution of the site and the River Murray system and diverted away from waste water disposal areas, such as septic tanks and aerobic systems.
 4. Existing septic tanks and internal drains are to be demolished and removed prior to full Development Approval being granted.
 5. Payment for an additional 14 STEDS connections will be required with the applicant being advised that the current fee is \$4125 per connection with an expected total cost of \$57,750.
 6. Developer to construct a 100mm gravity drain at 1% gradient from boundary of development across Langhorne Creek Road to join into existing 225mm gravity drain
 7. Developer may pump into 100mm gravity drain at a rate of no more than 1.0 litres per second.
 8. Developer to supply specifications and flowrates of pump proposed prior to full Development Approval.
 9. That the landscaping plan be designed to the satisfaction of Council's Natural Resource Officer and will not include any species which may be environmentally invasive.
 10. That a detailed SEDMP be submitted demonstrating how site works will be undertaken in such a way to ensure that no adverse impact occur on the surrounding land and watercourse prior to full development approval being issued.
 11. That the proponent provide a vegetation survey of the site detailing any vegetation which may be removed or compromised during the construction process prior to full development approval being issued.
 12. All non native plant species that are considered invasive or 'non-desirable' by Councils Natural Resource Officer be removed from the site under the direction of Council.

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8.2 455/813/06 - GHD - Residential Aged Care Facility (Continued)

13. The proposed 6.2m wide two way access point shall be sealed to the edge of the carriageway and should sealing on each side of the road shall be undertaken to prevent any restriction to the free flow of traffic along Langhorne Creek Road with vehicles turning into the proposed development.
14. The proposed 3.0m wide egress point, shall be sealed and widened to 4.0 with suitable flaring to the road. This access shall be suitably signed and line marked to discourage access.
15. Both crossovers shall incorporate measures to assist in the longitudinal drainage along the road.
16. Stormwater run off shall be collected on site and discharged without jeopardising the safety of the adjoining road.
17. Floodlighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to cause no light overspill to adjacent residential development
18. Before undertaking any detailed design the applicant should contact the Eastern Region, Murray Bridge Office of the Department for Transport Energy and Infrastructure, Ms Alison Allen on telephone (087) 8532 8122 to discuss the requirements of these works prior to undertaking any construction activities. All costs associated with the above works will be borne by the applicant.

NOTES:

1. Due to the current Notice of Prohibition and the prescription of the water resources in the Eastern Mount Lofty, there is no guarantee that the proponents will be able at any time in the future to gain access to surface (including roof run off) watercourse or underground water for any additional.
2. The proponents should be advised that the collection and use of surface water from the roof of the proposed aged care facility for commercial use needs to be authorised. It is noted, however that on 16th March 2006, the minister announced in the South Australian Government Gazette, that surface water collected from roofs would be considered exempt from licensing requirements if the water collected was 500kL or less, and used only for commercial, industrial, environmental or recreational use.

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8.2 455/813/06 - GHD - Residential Aged Care Facility (Continued)

3. Based upon the current construction specifications provided with the development application and the proposed surface area of the roof, the proponent will collect more than 500 kL of surface water for commercial purposes and will therefore require authorisation and licensing. For enquiries on this matter, the Department of Water Land and Biodiversity Conservation can be contacted on 8339 9806.
4. All areas within 200 metres of any watercourse are considered to be of high sensitivity for Aboriginal sites. The River Murray and many of its tributaries and overflow areas, particularly have abundant evidence of Aboriginal occupation.
5. Under Section 20 of the Aboriginal Heritage Act 1998 (The Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal site, objects or remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act
6. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit:
7. <http://www.dwlbc.sa.gov.au/biodiversity/vegetation/nvinfo/resources.html>
8. Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8124 4744.
9. The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray System through his or her actions or activities.