

ALEXANDRINA COUNCIL

NOTICE OF MEETING

Notice is hereby given to the Members that a meeting of the
Development Assessment Panel will be held in the
Community Chambers "Wal Yuntu Warrin"
on 16th October 2006 commencing at 9:00 am

Your attendance is requested.

9.00 a.m. Development Assessment Panel commencement

12.00 noon. Conclusion of meeting.

JOHN COOMBE
CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 16 OCTOBER 2006 AT 9:00 AM
IN COMMUNITY CHAMBERS "WAL YUNTU WARRIN"

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**Development Assessment Panel
Report and Agenda
on 16 OCTOBER 2006 commencing at 9:00 am
in the Community Chambers "Wal Yuntu Warrin"**

PRESENT

APOLOGIES

Cr Connor (Cr Frank Tuckwell as Proxy)

IN ATTENDANCE

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 21st August 2006.

RECOMMENDATION

That the minutes of the Alexandrina Council Development Assessment Panel held on 21st August 2006 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/774/06 - Milne & Zappia Architects

SUMMARY TABLE

Date of Application	6 th July 2006
Subject Land	Lot 51 Narnu Bay Drive Hindmarsh Island
Applicant	Milne and Zappia Architects
Owner	Gary John Reece
Assessment No.	A6364
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Hindmarsh Island)
Nature of Development	Dwelling Additions – Single Storey
Type of Development	Consent/Merit
Public Notice	Category 2
Referrals	N/A
Representations Received	One (1)
Representations to be heard	None
Date last inspected	14 th July 2006
Recommendation	Approval
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental N/A
- Social Better enjoyment of property for owners
- Economic N/A

THE PROPOSAL

Nature of Development

The proposed development involves an addition to the front (road) and eastern side of the existing dwelling.

...cont/

455/774/06 - Milne & Zappia Architects (Continued)

Dwelling additions are not listed as a non-complying form of development within the Residential (Hindmarsh Island) Zone, therefore are assessed as a Consent on Merit form of Development.

Detailed Description

The application involves the demolition of an existing shed at the front of the dwelling and its replacement with an addition consisting two bedrooms, bathroom and lounge room with an attached double garage. The garage is proposed to be built to the eastern boundary of the subject site. It is also proposed to replace the fencing along the eastern side boundary, however as the plans show the fencing to be 1.8m high, this is not development pursuant to Schedule 3 of the Development Act 1993 and does not form part of this Development application.

Also shown on the plans submitted is a pergola which is proposed to be located along the eastern side of the dwelling to the side boundary. As this structure does not have a solid roof, it is not considered to be development pursuant to Schedule 3 of the Development Act 1993.

The proposed additions are setback a minimum of 8m from the front boundary complying with Council requirements.

REFER ATTACHMENT 2.1(a) (Page 1)

SITE & LOCALITY

The subject site is a large residential allotment with a frontage to Narnu Bay Drive and a frontage to the River Murray. There is an existing single storey detached dwelling located along the western side of the allotment with a detached double garage in front of the dwelling. There is existing fencing located along the side boundaries of the subject site. The site slopes downwards to the river approximately 1.5m over the whole length of the allotment.

The locality consists of a variety of detached dwellings on large residential allotments all of which have frontages to Narnu Bay Drive and the River Murray. There are a wide variety of dwelling styles, materials, colours and setbacks although a number of the properties have garages located on their front boundary.

PUBLIC NOTIFICATION

The Development Application was the subject of Category 2 Public Notification pursuant to Schedule 9, Part 1, 2 (1) (ca) (iii) (a) of the Development Act 1993 as the proposed garage is located less than 900mm from the side boundary.

...cont/

455/774/06 - Milne & Zappia Architects (Continued)

Adjoining land owners were notified in July 2006 and invited to lodge a representation between 21 July 2006 and 4 August 2006. One representation was received within the prescribed timeframe.

The representor has stated that they have no objection to the proposed development subject to the following:

The owner surveys the boundary to ensure that the proposed development will be positioned on the boundary.

The applicant does not object to the representor lodging a Development Application for similar development on the common boundary in the future.

Concerns were raised about the proposed side fence and the loss of potential views if constructed to the rivers edge.

REFER ATTACHMENT 2.1 (b) (Page 5)

The applicant has also submitted a response to the representation.

Although the issues raised by the representor are generally irrelevant as they relate to aspects of the proposal which do not require Development Approval, the owners of the subject site generally have no disagreements with the issues raised. It is noted that the responsibility to lodge correct plans and details and ensure that a development is constructed as per the plans lies with the Applicant and/or owner and the issue regarding the construction of the fence is a civil matter between the land owners.

REFER ATTACHMENT 2.1 (c) (Page 7)

INTERNAL CONSULTATION

Consultation has been undertaken with Council's Environmental Health Department (EHO Luke Seidel) with regard to the effluent disposal system. The advice of the EHO is that an Application for a Modified Waste Control System is required to be lodged and approved. Although no application has been lodged at the time of writing this report, should the Development Assessment Panel resolve to grant Provisional Development Plan Consent, consent will not be issued until the Waste Control System has been approved.

Alexandrina Council Development Plan

The following Principles of Development Control are seen as especially relevant to this application:

...cont/

455/774/06 - Milne & Zappia Architects (Continued)

RESIDENTIAL (HINDMARSH ISLAND) ZONE

OBJECTIVES

- Objective 1:** *An attractive residential area where the dwelling design, together with landscaping, create a pleasant living holiday lifestyle while minimising the visual impact when viewed from the River Murray.*
- Objective 2:** *The maintenance of the water quality of Lake Alexandrina and the River Murray.*
- Objective 3:** *The protection and enhancement of the amenity of the waterfront.*

Comments

The proposed development is considered to comply with the above, particularly given the fact that the proposed additions are located at the front of the existing dwelling away from the river. It is noted that the proposed additions are unlikely to be visible from the river.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- PDC 2** *Buildings should not cover more than 50 percent of the area of the allotment.*
- PDC 3** *Buildings should only be constructed on land which is a minimum of 0.3 of a metre above the 1956 flood level.*
- PDC 4** *Buildings or structures should be of a high standard of design with regard to the external appearance of building materials and colours and include:*
- (a) external building materials and finishes that are of a low reflective nature;*
 - (b) siting of buildings or structures to minimise any adverse effect from overshadowing or loss of privacy to adjoining residential land; and*
 - (c) extensive landscaping so that any building not prominent when viewed from the waterway and adjoining roadways, in order to enhance the visual amenity of the locality.*

...cont/

455/774/06 - Milne & Zappia Architects (Continued)

PDC 8 Development should include sufficient on-site parking for household vehicles, caravans and boats.

Comments

The proposed development is considered to comply with the above particularly given the fact that the existing dwelling and proposed additions will cover far less than 50% of the allotment and will be constructed at a floor level which will match that of the existing dwelling. The proposed additions will be of a good standard of design and will blend with the existing dwelling. Given the 8m setback from the front (road) boundary and existing vegetation, the proposed development will be suitably screened from the road. It is noted that as many of the dwellings located along Narnu Bay Drive have garages constructed along or close to the front (road) boundary, the proposed development will blend suitably and will not be prominent when viewed from the road in context with other properties along Narnu Bay Drive.

CONCLUSION

As the proposed development generally complies with the Objectives and Principles of Development Control for the Residential (Hindmarsh Island) Zone, the proposed development warrants the granting of Provisional Development Plan Consent. It is also noted that the reason why the Application is required to be presented to DAP for a decision is that a Representation was received and as the issues raised do not relate to the Application, these concerns are considered invalid.

RECOMMENDATION

That the Development Assessment Panel grant Provisional Development Plan Consent to Development Application 455/774/06 for Dwelling Additions - Single Storey at Lot 51 Narnu Bay Drive, Hindmarsh Island subject to the following conditions:

Conditions

- That the dwelling additions be constructed of materials and of a colour to compliment the existing dwelling.
- 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.
- All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining land owners or, in the opinion of Council, detrimentally affect the structures on this site or any adjoining land.

...cont/

455/774/06 - Milne & Zappia Architects (Continued)

Notes

- Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
- Advisory Note - Note that you should advise your neighbour of your intentions to build on your common boundary, prior to commencing construction.

3. **DEVELOPMENT APPLICATIONS - NON COMPLYING**

3.1 455/D078/06 - Michael Pfeiffer

SUMMARY TABLE

Date of Application	5 th September 2006
Subject Land	SC595 Echo Park Road Nurragi
Applicant	Alexandrina Council
Owner	Michael Timothy Pfeiffer
Assessment No.	A17202
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Strathalbyn)
Nature of Development	Land Division Creating One Extra Lot
Type of Development	Non - Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	15 th September 2006
Recommendation	Resolve to Refuse
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential future conflict between rural and residential land uses.
- Social N/A
- Economic Future financial benefit to owners through creation of new title.

Background

The subject site is an existing rural allotment consisting of approximately 83.66ha with frontages to Echo Park Road and Hopgood Road Nurragi. The subject site is used for farming and consists of two existing dwelling and associated farm buildings.

...cont/

455/D078/06 - Michael Pfeiffer (Continued)

THE PROPOSAL

Nature of Development

The proposed development involves the division of the allotment into two lots of 82.2ha and 1.46ha respectively. Each allotment is proposed to contain one of the existing dwellings.

Principle of Development Control 8 for the General Farming Zone states:

*8 All kinds of development are **non-complying** in the General Farming (Strathalbyn District) Zone, except the following:*

Land division where no additional allotments are created, either partly or wholly, within the Mount Lofty Ranges Primary Production Area, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available which complies with the following criteria:

- (a) is not located in areas subject to inundation by a 100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters;*
- (b) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard form the Installation and Operation of Septic Tank Systems in South Australia (including supplements A and B) as prepared by the South Australian Health Commission;*
- (c) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 Government Standard topographic map;*
- (d) not have a wastewater disposal area located on any land with a slope greater than 20 percent (one in five), or depth to bedrock or seasonal or permanent water table less than 1.2 metres;*
- (e) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a ten year return period flood event;*
- (f) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 Government Standard topographic map.*

The proposal is considered to be a Non-Complying form of development pursuant to the above as it seeks to create an additional allotment.

...cont/

455/D078/06 - Michael Pfeiffer (Continued)

Detailed Description

The purpose of the proposed division is to divide one of the existing dwellings with associated sheds and outbuildings for the parents in law of the owners of the property who currently reside in the second dwelling. The allotment proposed to be created (lot 21) is a hammerhead allotment of 1.46ha. The access handle is 108m long and a minimum of 6.2m wide and follows the existing access track. There is an existing dwelling and associated sheds and outbuildings. The second allotment also contains an existing dwelling and is 82.2ha.

REFER ATTACHMENT 3.1 (Page 8)

SITE & LOCALITY

The existing allotment is a rectangular shaped lot with two road frontages (Echo Park Road and Hopgood Road) comprising a total area of 83.7ha. It is currently being used for farming purposes (cropping and grazing). There is an existing dwelling located close to the Hopgood Road frontage and a second dwelling and associated shedding located approximately 180m from the Hopgood Road frontage and 350m from the Echo Park Road frontage.

The locality consists of large rural allotments of varying sizes with associated dwellings and farm buildings.

PUBLIC NOTIFICATION

Should the Development Assessment Panel resolve to proceed with the assessment of the Development Application, Category 3 Public notification will be required to be undertaken.

REFERRALS

As part of the Land Division process, the Development Assessment Commission have referred the Application to SA Water and PIRSA. No responses have yet been received.

COMMENTS

The proposed development is essentially creating a rural residential allotment in the middle of an existing primary production property. There are no Objectives and Principles of Development Control within the Alexandrina Development Plan which support such a development.

...cont/

455/D078/06 - Michael Pfeiffer (Continued)

The proposed development, if approved may create issues with regard to conflict between the existing farming practices being undertaken on the subject site and the residential land use of proposed lot 21. Although this may not be an issue at the moment as both allotments are proposed to be maintained in the ownership of one family, one of the allotments may be sold in the future and conflict between the two land uses may occur. As there is no mechanism to ensure that the two allotments are maintained in the ownership of one family the potential future conflict between the two land uses should be considered as an issue.

RECOMMENDATION

That the Development Assessment Panel resolve to refuse Development Application 455/D078/06, for a Non-complying Land Division to create one additional allotment at Section 595, Echo Park Road, Nurragi.

3.2 455/997/06 - McCracken Country Club

SUMMARY TABLE

Date of Application	31 st August 2006
Subject Land	Lot 21 Victor Harbor Road, Mt Jagged
Applicant	McCracken Country Club Pty Ltd
Owner	D. C. Sayers
Assessment No.	A9462
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Port Elliot and Goolwa District) Zone
Nature of Development	Sign
Type of Development	Non-Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	August 2006
Recommendation	Resolve to Refuse
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental N/A
- Social N/A
- Economic Potential increase of tourism to the region.

Background

The subject sign has been located on the property for some time and is one of a number of large billboard signs located on the subject site facing the Victor Harbor Road. This Development Application is the result of a complaint being made to Council regarding another similar billboard sign which was recently erected in the locality without Development Approval, and Council's Compliance Officer investigating the validity of all the similar billboard signs within the locality along the Victor Harbor Road.

....cont/

455/997/06 - McCracken Country Club (Continued)

THE PROPOSAL

Nature of Development

The development Application involves formal Development Approval for the existing sign located on the subject site which is located along the southern boundary of the subject property, approximately 10m from the Victor Harbor Road boundary.

The subject site is located within the General Farming (Port Elliot and Goolwa District) Zone. Principle of Development Control 5 for the Zone states:

*5 All kinds of development are **non-complying** in the General Farming (Port Elliot and Goolwa District) Zone, except the following:*

Advertisements:

(a) within 80km/h or less speed restriction; or

(b) where the development has an advertisement area of 2.0 square metres or less and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and the advertisement will not result in more than two advertisements on the site.

As the existing sign is located outside of the 80km/h zone being within a 100km/h zone, is greater than 2m² and does not advertise a business being undertaken on the subject site, the proposed development is considered to be a non-complying form of development.

Detailed Description

The proposal involves the applicants obtaining formal Development Approval for the existing billboard sign. The subject sign is 4.8m in width and 2.4m in height (11.52m²) and is located on a frame which is approximately 2m above ground level. It is located on the southern boundary of the subject site approximately 10m from the eastern (Victor Harbor Road) boundary and faces north.

The subject sign is predominantly white with green lettering and advertises the McCracken Country Club located in Victor Harbor.

REFER ATTACHMENT 3.2 (Page15)

....cont/

455/997/06 - McCracken Country Club (Continued)

SITE & LOCALITY

The subject site is a large rural property which is predominantly used for grazing. It is bounded to the east by the Victor Harbor Road, and there is mixed vegetation located along this Victor Harbor Road Boundary. The subject sign is one of a number of billboard signs which have been erected along this stretch of road without Development Approval.

The locality is predominantly rural consisting of a number of large rural allotments on either side of the Victor Harbor Road which are predominantly used for grazing.

PUBLIC NOTIFICATION

Should the Development Assessment Panel resolve to proceed with the assessment of the application, Category 3 Public Notification will be required to be undertaken.

COMMENTS

The proposed development is clearly classified as a non-complying form of development on three accounts, being that it is not located within an 80km/h or less speed zone, is far greater than 2m² being 11.52m² and does not relate to a lawful land use on the subject site.

The reason why signs located outside of an 80km/h or less speed zone are non-complying is that they have the potential to distract drivers which can be quite dangerous when travelling greater than 80km/h.

An assessment of the application against the relevant Objectives and Principles of Development Control from the Alexandrina Development Plan have revealed that the proposed development is considered to be seriously at variance and displays little, if any, merit.

RECOMMENDATION

That the Development Assessment Panel resolve to refuse Development Application 455/997/06, for a Non-complying Sign at Lot 21, Victor Harbor Road, Mt Jagged.

3.3 455/631/06 - Longridge Sarah Housing Group Pty Ltd

SUMMARY TABLE

Date of Application	1 st June 2006
Subject Land	Lot 4 Goolwa Channel Drive, Hindmarsh Island.
Applicant	Longridge Sarah Housing Group Pty Ltd
Owner	Margaret Elizabeth Chappel
Assessment No.	A6776
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island)
Nature of Development	Detached Dwelling – Single Storey
Type of Development	Non – Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	8 th September 2006
Recommendation	Proceed with Assessment
Originating Officer	Andrew Burley

ESD IMPACT/BENEFIT

- Environmental Increase in pollution potential and degradation of natural resources.
- Social Nil.
- Economic Increase in land value, rate increase, increase in services required in isolated location.

BACKGROUND

The owner previously had a dwelling on the allotment, which was approved for demolition in April 2006 and has subsequently been demolished. This development application is to replace the previous dwelling.

...cont/

455/631/06 - Longridge Sarah Housing Group Pty Ltd (Continued)

THE PROPOSAL

Nature of Development

The Development Application involves the construction of a single storey detached dwelling on the subject site. The dwelling is proposed to be approximately 14m from the waters edge at its closest point.

*Principle of Development Control 18 for the Holiday House (Hindmarsh Island)
Zone states:*

*PDC 18 The following kinds of development are **non-complying** in the Holiday House (Hindmarsh Island) Zone:*

Development within 25 metres of the foreshore with the exception of jetties, landings or structures required for the stabilisation of the water's edge

The proposed development is considered to be a non-complying form of development as it proposed to be located less than 25m from the foreshore.

Detailed Description

The proposal involves the construction of a single storey dwelling. The proposed dwelling is elevated in order to meet the minimum finished floor level of 2.3 AHD as required by the Land Management Agreement (LMA) registered on the property and in accordance with the zoning guidelines.

It is proposed to locate the dwelling towards the front of the allotment on a level portion of the site, setback approximately 13.8m from the waters edge. The reason for this setback is to bring the proposed dwelling in line with other dwellings, achieve views of the Murray Mouth and avoid impacts from earthworks on a small sand dune on the North-Eastern portion on the block.

REFER ATTACHMENT 3.3 (Page 22)

SITE & LOCALITY

The subject site is one of a group of 26 residential sized allotments located along the southern side of Hindmarsh Island directly adjoining the River Murray and opposite the Murray Mouth. These allotments have rear access from Goolwa Channel Drive.

The subject site is a rectangular allotment measuring 37.2m wide with a visible length of 44m to the waters edge.

...cont/

455/631/06 - Longridge Sarah Housing Group Pty Ltd (Continued)

Development within the locality consists of a wide variety of detached dwellings of varying scales setbacks and designs. Adjoining the subject land to the east is a two storey dwelling, setback approximately 5 metres from the waters edge which was approved in 2002 and adjoining to the west is a dwelling setback approximately 20 metres.

PUBLIC NOTIFICATION

Should the Development Assessment Panel resolve to proceed with an assessment of the proposed development, Category 3 Public Notification will be required to be undertaken.

REFERRALS

Should the Development Assessment Panel resolve to proceed with the assessment of this Development Application, it will be formally referred to the River Murray Minister pursuant to Schedule 8, 19 (g) of the Development Act 1993.

COMMENTS

Although the Development Application is considered to be non-complying form of development pursuant to the Alexandrina Development Plan, the proposal is considered to display some merit in the fact that there are many other examples of detached dwellings within the locality which have setbacks of less than 25m. The proposed dwelling site also minimises impacts from earthworks on a small sand dune on the North-Eastern portion on the block. Therefore, the proposed development warrants further assessment.

RECOMMENDATION

That the Development Assessment Panel determine to proceed with an assessment of Development Application 455/426/06 for a single storey detached dwelling at 4 Goolwa Channel Drive, Hindmarsh Island. Additionally, should the public notification process receive no representations then Council Planning staff have delegated authority to approve the above application.

3.4 455/820/06 - Chris Pinkster

SUMMARY TABLE

Date of Application	18 th July 2006
Subject Land	48 – 50 Waterport Road, Port Elliot
Applicant	C and B Pinkster
Owner	Chris Pinkster
Assessment No.	A3907
Relevant Authority	Alexandrina Council
Planning Zone	Landscape (Port Elliot & Goolwa District) Zone
Nature of Development	Other – Tourist Accomodation
Type of Development	Non Complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	September 2006
Recommendation	Proceed with Assessment
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

Environmental	Impacts associated with increased stormwater and increased dwellings.
Social	Positive impacts associated with the ability to provide accommodation for people with disabilities.
Economic	Benefit to land owner through increase in land value, and the change of use of the land from a residential to commercial use.

THE PROPOSAL

Nature of Development

The proposal involves the development of two cabins to be used for tourist accommodation purposes on the subject land, which is currently utilised for residential purposes. This therefore necessitates an approval for change of land use from residential to tourist accommodation. The property is located within the Landscape (Port Elliot and Goolwa) Zone where Tourist Accommodation is a non complying form of development.

...cont/

455/820/06 - Chris Pinkster (Continued)

Detailed Description

The proposal involves the creation of two tourist accommodation cabins at 50 Waterport Rd, Port Elliot within the Landscape (Port Elliot and Goolwa) Zone. The cabins are to be predominately single storey with a second storey loft on each dwelling.

The subject land is rectangular in shape and exhibits an existing dwelling utilised for residential purposes. The proposed cabins are to be located on the southern end of the property approximately 70 metres from the residential dwelling.

Each proposed cabin is to incorporate a lounge and kitchen/dining area, two bedrooms and an upstairs loft. A pergola and garage are to be provided for each cabin, with access to be provided via the existing driveway. The cabins are to be clad in harditex and flute metal and be non reflective, colours are to be finalised during the full assessment process.

The cabins are to be designed to assist in providing accommodation for people with disabilities with one cabin to be wheel chair friendly and the other to be suitable for use by people who are visually impaired.

REFER ATTACHMENT 3.4 (a) (Page 39)

SITE & LOCALITY

The subject land is located within the Landscape (Port Elliot and Goolwa) Zone. The property is 8093m² and is located on the northern side of Waterport Road, approximately 500 metres west of the Waterport Road Port Elliot to Goolwa Road intersection, 200 metres west of the Authenticity Health Retreat and immediately adjacent Waverly Estate Holiday Accommodation and function centre.

The existing dwelling is situated to the rear of the property, approximately 122 metres from the front property boundary. The proposed cabins are to be located approximately 50 metres from the front property boundary. The property is well screened with existing vegetation along the front boundary and a small number of vineyards planted behind this vegetation. All existing trees and shrubs are to remain.

REFER ATTACHMENT 3.4 (b) (Page 48)

...cont/

455/820/06 - Chris Pinkster (Continued)

PUBLIC NOTIFICATION

The applicant has approached adjoining property owners who have indicated support for the proposal, however, should the Development Assessment Panel resolve to proceed with an assessment of the proposed development Category 3 Public Notification will still be required to be undertaken under the provisions of the Development Act (1993).

CONSULTATION

Should the Panel determine to proceed with the application then consultation will occur with Council's Environmental Health Department, Council's Engineering and Infrastructure Department and Council's Natural Resources Officer.

COMMENTS

Although the Development Application is considered to be non-complying form of development pursuant to the Alexandrina Development Plan, the proposal is considered to display some merit as the proposed cabins will have minimal visual impact and the intended use is consistent with and will work in parallel with a number of existing uses within the locality.

RECOMMENDATION

That the Development Assessment Panel determine to proceed with an assessment of Development Application 455/820/06 for two tourist accommodation cabins at 50 Waterport Road, Port Elliot. Additionally, should the public notification process receive no representations then Council Planning staff have delegated authority to approve the above application.

4. **DEVELOPMENT APPLICATIONS - CATEGORY 3**

4.1 **455/742/06 - Alan Mills**

SUMMARY TABLE

Date of Application	30 th June 2006
Subject Land	1-3 Avoca Street Goolwa
Applicant	Alan Mills
Owner	Alan Jack Mills and Ross Lockwood
Assessment No.	A9055
Relevant Authority	Alexandrina Council
Planning Zone	Home Industry
Nature of Development	Other – Consulting Room (Vet Surgery)
Type of Development	Consent/Merit
Public Notice	Category 3
Referrals	Engineering
Representations Received	Two (2)
Representations to be heard	0
Date last inspected	July 2006
Recommendation	Approval
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater run-off locality through roofed and paved area.
- Social Benefit to local animal owners.
- Economic Benefit to local economy through addition of new business.

BACKGROUND

The subject site is a rectangular allotment of approximately 1101m² located on the western corner of Avoca Street and Port Elliot Road Goolwa. The subject site currently has an existing shed which is used for a glazing business (light industry) involving cutting glass to size and it's loading and unloading on the property.

...cont/

455/742/06 - Alan Mills (Continued)

THE PROPOSAL

Nature of Development

The proposed development involved the erection of a building on the subject site to be used as a veterinary clinic, along with associated car parking and signage.

Pursuant to Schedule 1 (definitions) of the Development Act 1993, the proposed use is defined as "Consulting Rooms" as follows:

"consulting room means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not include a building or part of a building in which animals are kept for fee or reward;"

Pursuant to Principle of Development Control 5 (Non-complying Development) for the Home Industry Zone, consulting rooms are not listed as a non-complying form of development. Therefore, the proposed development is considered to be a Consent on Merit form of Development.

Detailed Description

The Proposal involves the erection of a 303m² single storey building on the northern side of the allotment which is proposed to be used as a veterinary clinic. The building is proposed to be located 2.812m from the eastern (Avoca Street) boundary, 5.76m from the northern (rear) boundary, 1.725m from the western side boundary and 19.5m from the southern (Port Elliot Road) boundary. The proposed building is single storey with a wall height of 2.7m and a total height of approximately 4m.

There is a double carport attached to the northern side of the building setback 2.812m from the Avoca Street boundary. The proposed development also involves the construction of a car park for 12 vehicles at the front (southern side) of the allotment which complies with Council requirements. It is also proposed to erect a 1.8m x 1.2m (2.16m²) advertising sign which is 1.8m above ground level in the south eastern corner of the subject site.

The area between the north side of the proposed building and the northern boundary is to be fenced off to provide a service courtyard and the area between the building and the western side boundary is proposed to be fenced to provide an exercise yard for the animals. As no details of the proposed fencing have been provided, this will form a separate Development Application should it require Development Approval.

...cont/

455/742/06 - Alan Mills (Continued)

The proposed hours of operation are between 8am and 6pm on Monday, Tuesday, Wednesday and Friday, 8am to 7pm on Thursday and 9am to 12pm on Saturday. Proposed activities to be undertaken within the clinic involve daily consulting/ surgery, hospitalisation of dogs and cats and after hour's emergency service.

REFER ATTACHMENT 4.1(a) (Page 51)

SITE & LOCALITY

The subject site is an existing rectangular allotment with road frontages to Avoca Street, the Victor Harbor/Goolwa Road and a service road on the western side of the subject site. The allotment is devoid of any significant vegetation and lies in a basin approximately .5m below the road. There is an existing shed on the site which is sited in the north eastern corner of the subject site.

The locality is varied, however, predominantly residential in character with detached dwellings located to the south, west and east of the allotment although all separated by roads. The allotment directly adjoining the subject site to the immediate north is currently vacant.

PUBLIC NOTIFICATION

The Development Application was subject to Category 3 Public Notification between 24 August 2006 and 7 September 2006. Two representations were received within the prescribed timeframe.

The representations received are not in objection to the proposal in principle, however have raised issues such as noise control, and the design of the proposed building.

REFER ATTACHMENT 4.1 (b) (Page 58)

The applicant has also submitted a response to the representation.

In respect of the noise concern the applicant has advised that the building will be sound proofed in order to minimise noise and with respect to the design, it has been highlighted that the contemporary design will provide an attractive back drop to the entrance to Goolwa.

REFER ATTACHMENT 4.1 (c) (Page 61)

...cont/

455/742/06 - Alan Mills (Continued)

CONSULTATION

Consultation has been undertaken with Council's Infrastructure and Engineering Department (Infrastructure Coordinator Matt James) on the issues of access and car parking. The advice of Matt is that the proposed access point and car park are acceptable.

It is also noted that an application for a Waste Control System has been lodged with Council but is on hold awaiting the receipt of further information at the time of writing this report. It is noted that should the Development Assessment Panel resolve to grant Provisional Development Plan Consent to the application, consent will not be granted until the Waste Control system application has been approved.

Alexandrina Council Development Plan

The following Principles of Development Control are seen as especially relevant to this application:

PART A – COUNCIL-WIDE

OBJECTIVES

Appearance of Land and Buildings

Objective 38: *The amenity of localities not impaired by the appearance of land, buildings, and objects.*

PRINCIPLES OF DEVELOPMENT CONTROL

Appearance of Land and Buildings

PDC 136 *The appearance of land, buildings and objects should not impair the amenity or character of the locality in which they are situated.*

Comment

The proposed building is considered to be of appropriate design and appearance so as to not impair the amenity of the locality. With appropriate landscaping, the proposed development is envisaged to enhance the amenity of the locality along the Victor Harbour/Goolwa Road.

...cont/

455/742/06 - Alan Mills (Continued)

Outdoor Advertisements

PDC 137 *The location, siting, size, shape and materials of construction, of advertisements should be:*

(a) consistent with the desired character of areas or zones as described by their objectives;

(b) consistent with the predominant character of the urban or rural landscape; or

(c) in harmony with any building or site of historic significance or heritage value in the locality.

PDC 138 *Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection, or colour, the amenity of areas, zones, or localities, in which they are situated.*

PDC 139 *Advertisements should not impair the amenity of areas, zones, or localities, in which they are situated by creating, or adding to, clutter, visual disorder, and the untidiness of buildings and spaces.*

Comment

The proposed advertising sign is considered to be appropriate for the locality, particularly given that only one sign is proposed and it is of a size and appearance that it will not detract from the amenity of the locality.

HOME INDUSTRY ZONE

OBJECTIVE

Objective 1: *A zone primarily accommodating detached dwellings in association with light industries of a minor nature only.*

Comment

The proposed development is considered to be at variance with the above as there is no light industrial or residential component to the proposal. It is noted however, that the proposal is envisaged to have an impact upon the locality which is no greater than the type of land use envisaged by the abovementioned Objective given that the design of the building and its use will not detract from the amenity of the locality. It is expected that the noise generated by the proposed land use will be less than that of a light industrial land use.

...cont/

455/742/06 - Alan Mills (Continued)

PRINCIPLES OF DEVELOPMENT CONTROL

Movement of People and Goods

PDC 1 *Suitable provision should be made for vehicular access and for the manoeuvring, loading and unloading of all vehicles to take place on the site.*

Comment

The proposed access point and car park has been assessed by Council's engineering staff and have been deemed to be acceptable. The applicants have advised that there will be a courier van delivering to the site up to two times a week and a rubbish truck visiting the site once a month. A condition is proposed to be added to the Approval advising that all deliveries and pick ups be undertaken on the subject site.

Light Industrial Development

PDC 2 *Light Industry should not be undertaken in the zone unless it is to be carried on in a building on the same allotment as the dwelling occupied by the person who carries on the industry. In such cases:*

- (a) the building should not occupy a floor area in excess of 40 square metres;*
- (b) the industry should not detract from the amenity of the locality by emitting noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil or electrical interference so as to cause nuisance within the locality;*
- (c) goods or materials used or produced by the industry should not be exposed to view from any adjacent premises or from any public place;*
- (d) the industry should not require the provision of any service main of a greater capacity than that available in the locality;*
- (e) the total number of persons occupied or employed in the industry should be limited to five with at least three of these persons residing continuously in the building or premises used for carrying on the industry;*
- (f) the industry should not involve the operation of more than two vehicles from the premises;*
- (g) the area for external roofed or unroofed storage of materials should be limited to 30 square metres;*
- (h) the industry should only operate within the hours of 7.00am and 7.00pm; and*
- (i) no advertising sign should be displayed on the allotment, or in a window of, the dwelling on the land.*

...cont/

455/742/06 - Alan Mills (Continued)

Comment

As light industry is not a component of the proposed development, the abovementioned Principle of Development Control is irrelevant. It is noted that the overall intent of the zone is to allow for light industrial land uses in association with a residence however, as the Objectives and Principles of Development Control for the Zone are deficient, it is difficult to refuse an application such as this.

Appearance of Land and Buildings

PDC 3 All buildings or structures should be of a high standard of design with regard to the external appearance, building materials, colours, siting, landscaping, siting and provision for future maintenance having regard to the amenity of the locality.

Comment

The proposed development is considered to comply with the above, and with appropriate landscaping, will enhance the amenity of the locality.

Conclusion

The intent of the Home Industry Zone is to allow for light industrial land uses in association with a residence. Although the proposed development does not comply with the intent and Objective for the Zone, the proposal is not considered to be seriously at variance with the Principles of Development Control for the zone.

The proposed development is considered to be in an appropriate location for such a land use in that it is situated on a main road and in a semi-industrial locality.

RECOMMENDATION

That the Development Assessment Panel grant Provisional Development Consent to Development Application 455/742/06 for Consulting rooms (vet surgery) and associated car parking and advertising at 1-3 Avoca Street, Goolwa subject to the following conditions and notes:

Conditions

- The development shall proceed in strict accordance with the amended plans received by Council on 7 August 2006, subject to the following conditions:

- The structure shall be constructed so that all external materials and finishes will be of natural colours which will blend with the natural features of the landscape to the reasonable satisfaction of Council.

...cont/

455/742/06 - Alan Mills (Continued)

- Prior to the granting of Development Approval, a siteworks plan from a Consulting Engineer shall be submitted showing proposed cut and fill, compaction, contours, floor levels, retaining walls, stormwater treatment, silt control devices etc and approved to the satisfaction of Council.
- That the sign and its supporting structure shall at all times be kept in good repair and condition to the reasonable satisfaction of Council.
- Apart from the sign shown on the approved plans, no additional signs or advertising are to be erected or displayed on the building without the prior consent of Council.
- All of the car parks, driveways and vehicle manoeuvring area shall be constructed and bituminised or brick paved or concreted in accordance with sound engineering practice prior to the occupation or use of the development herein approved.
- The driveway and parking areas shall be maintained in a good and substantial condition to the reasonable satisfaction of Council at all times.
- The loading and unloading of goods from vehicles must only be carried out on the subject land.
- Landscaping as detailed in the application shall be planted within 12 months of the date of consent and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
- The activity herein approved shall only be carried out during the following hours:-
 - between 8 am and 6 pm on Monday, Tuesday, Wednesday, none which are a public holiday.
 - between 8 am and 12 pm on any Saturday
 - between 8 am and 7 pm on any Thursday
- No sound shall be emitted from any machinery, equipment or device, or from any other source whatsoever on the subject land, in such a manner as to contravene the Noise Control Act and Regulations.
- All external lighting shall be directed away from residential development and if necessary, shielded to prevent light spill causing nuisance to the occupiers of those residential premises.

4.2 455/589/06 - Sharon Bremner

SUMMARY TABLE

Date of Application	23 rd May 2006
Subject Land	2 West Terrace Strathalbyn
Applicant	Sharon Bremner
Owner	GW Montgomery & Son
Assessment No.	A13336
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone – Central Historic Conservation Policy Area Residential
Nature of Development	Change of Use – Consulting Rooms with associated car-parking and advertising
Type of Development	Consent/Merit
Public Notice	Category 3
Referrals	Engineering (Internal)
Representations Received	Two (2)
Representations to be heard	Two (2)
Date last inspected	15 th September 2006
Recommendation	Approval
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Minimal.
- Social Benefit to community through an additional social service.
- Economic Benefit to economy through additional business being created.

...cont/

455/589/06 - Sharon Bremner (Continued)

THE PROPOSAL

Nature of Development

The proposed development involves the change of use of an existing residential property to consulting rooms with associated car parking and signage.

The subject site, on the corner of North Parade and West Terrace, is located within the Residential (Strathalbyn) Zone, Central Historic (Conservation) Policy Area. As consulting rooms are not listed as being either Complying or Non-complying within the zone, the proposed development is a Consent on Merit form of Development.

Detailed Description

The Development Application involves the "change of use" of the existing dwelling to consulting rooms proposed to be used as a Therapeutic Massage Centre, with associated on-site car parking and signage.

The existing dwelling is proposed to be converted into four (4) consulting rooms with associated waiting and administration areas all to be contained within the confines of the existing dwelling. There are proposed to be four employees working on-site with operating hours proposed between 9am and 9pm from Monday to Friday.

Ten (10) on-site car parks are proposed to be provided in accordance with the requirements of Table Alex/3 (Car Parking Requirements), of which have been approved by Council's Engineers.

A 1.5m x .8m (1.2m²) sign advertising the proposed business (Body Sense) is proposed to be located on the corner of North Parade and West Terrace. The proposed sign is free standing and is proposed to be located 0.5m within the existing corner cut off.

REFER ATTACHMENT 4.2 (a) (Page 63)

SITE & LOCALITY

The subject site is an existing corner allotment of approximately 850m². It has a frontage of approximately 26m to North Parade and 26m to West Terrace with an existing 4.5m x 4.5m corner cut off. The site is level and contains an existing 1960's style contemporary brick dwelling with a single car garage adjacent the eastern side boundary facing North Parade.

...cont/

455/589/06 - Sharon Bremner (Continued)

The locality, along both North Parade and West Terrace, consists of predominantly detached dwellings on large allotments. The dwellings are of varying ages and styles, however all display consistent front setbacks.

PUBLIC NOTIFICATION

The Application was placed on Category 3 Public Notification pursuant to Section 38(5) of the Development Act 1993, between 3 and 17 August 2006.

Two (2) representations were received within the prescribed timeframe. Both of these representors have stated that they wish to be heard at the Development Assessment Panel meeting.

Both of the representors are opposed to the proposed development. The concerns raised include car parking and access, change of use to commercial and the precedence which it may create.

REFER ATTACHMENT 4.2 (b) (Page 69)

The applicant has also submitted a response to the representations and has addressed all of the concerns and issues raised.

REFER ATTACHMENT 4.2 (c) (Page 82)

CONSULTATION

Consultation has been undertaken with Council's Engineering and Infrastructure Department (Infrastructure Coordinator Matt James) on the issues of access and car parking. The advice received is that the proposed access and car parking are adequate for the intended use.

Alexandrina Council Development Plan

The following Principles of Development Control are seen as especially relevant to this application:

PART B - STRATHALBYN DISTRICT

OBJECTIVES

Objective 2: Development of the town of Strathalbyn as the main service and community centre within the Strathalbyn District.

Objective 4: Industrial, commercial, office and retail development satisfying the requirements of the population of the district.

...cont/

455/589/06 - Sharon Bremner (Continued)

Objective 7: Satisfaction of the social, cultural and economic needs of the local community.

The proposed development is considered to generally comply with the above, particularly given the fact that the proposed use is envisaged satisfy the needs of the population of Strathalbyn.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

PDC 2 Development should not be undertaken if it is likely to affect adversely the health, safety and convenience of residents in the locality.

PDC 4 Development should not occur on land which is unsuitable for the purpose.

PDC 5 Development which is incompatible with other uses within the locality should not be undertaken.

Comments

Given the fact that the proposed use (consulting rooms) is a type of activity which is not envisaged to have a detrimental impact upon the amenity of the locality, the proposed development is considered to generally comply with the above. The proposed use is an activity which is envisaged to create minimal noise and have an impact upon the locality which is comparable with a residential land use, particularly given the fact that the use is unlikely to impact upon existing utility services above that which would normally be acceptable for a residential area.

Movement of People and Goods

PDC 23 Car-parking areas should be designed, constructed and landscaped to facilitate the efficient movement and parking of vehicles, ensure long term stability and ease of maintenance and screen the areas from adjoining roads.

Comment

The proposed car-park has been designed to meet Council and Australian Standards and complies with the requirements of Table Alex/3 (Car Parking Requirements) in terms of the number of on-site car parks required for the proposed use.

...cont/

455/589/06 - Sharon Bremner (Continued)

Heritage

PDC 33 Development should not impair the character, nature, or fabric of buildings, structures, relics or sites of aesthetic, architectural, historical, cultural, archaeological or scientific interest or importance, or sites of significant natural beauty and they should where relevant or practical, be protected, conserved and restored.

Comment

The proposed development is generally considered to comply with the above as it will not materially effect the existing dwelling on the subject site. The only proposed aesthetic changes to the existing site will be the removal of the existing garage in order to make way for the on-site car parking area and the addition of a 1.2m² sign to be located at the front of the site.

RESIDENTIAL (STRATHALBYN) ZONE

OBJECTIVES

Objective 1: A zone primarily accommodating detached dwellings and other types of low density residential development, with medium-density residential development and supportive community, educational and recreational facilities in appropriate locations.

Objective 8: Preservation of the attractive streetscapes along East, South and West Terraces, North Parade, Commercial Road and elsewhere within Historic (Conservation) Policy Areas and their visually important features including, building facades, rooflines, walls, fences, trees and gardens.

Comment

The proposal is considered to be at variance with Objective 1 above, given the fact that it is essentially a commercial development within a residential area. However, the proposal is considered to comply with Objective 8 given the fact that the proposed use will be undertaken within an existing building, which will preserve the existing streetscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

PDC 1 Development other than for residential purposes or the provision of community, educational or recreational facilities should not be undertaken.

...cont/

455/589/06 - Sharon Bremner (Continued)

Comment

Although the proposed development is at variance with the above given that it is a commercial development, it is still considered to be an appropriate land use within the locality given the fact that it will have a minimal impact upon the existing residential amenity.

Residential Development

PDC 2 Residential development adjacent to non-residential uses should be designed and sited to minimise nuisances, inconvenience and visual impact to residents.

PDC 17 Development including alterations or change of use to existing uses deemed non complying or not primarily envisaged by Objective 1, should minimise any existing and potential further impacts to residential use, through rationalisation, or comprise activities and components that are more sympathetic to residential use than that existing.

Comment

The proposal is considered to comply with PDC 2 although is a non-residential use proposed to be adjacent to residential land uses. Given that the proposed use is envisaged to have a minimal impact on the surrounding residential area, the proposed development is considered to comply with the above.

Appearance of Land and Buildings

PDC 26 Advertising signs and hoardings should not be erected in this zone unless:

- (a) the area of the advertisement does not exceed 3.0 square metres, nor the height exceed 1.8 metres above natural ground surface level;*
- (b) it is to be erected on a site with an existing lawful non-residential use;*
- (c) no more than one sign or hoarding is to be erected on the site; and*
- (d) the sign is not illuminated, flashing or moving.*

Comment

The proposed sign is considered to comply with the above particularly as it is only 1.2m² and 1.5m above ground level.

Central Residential Historic (Conservation) Policy Area 21

...cont/

455/589/06 - Sharon Bremner (Continued)

OBJECTIVES

Objective 1: A policy area for residential development that compliments the historic character

Objective 2: A policy area in which historic buildings and features are retained and reused.

Objective 3: A policy area in which the historic character of the public spaces and streetscapes are reinforced to provide a pleasant living environment.

Comment

Although the proposed development is not residential by nature, it is considered to generally comply with Objective 2 and 3 above, as it will maintain the existing character and streetscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

PDC 1 Development in particular should be in accordance with PDC 2, 4, 5, 6, 10, 17, 22, 23, 24 & 25 of the Residential Strathalbyn Zone and the Desired Future Character for this policy area.

PDC 3 Development within the Policy Area should conserve, maintain, enhance and reinforce the existing streetscape and the historic character of the area; exhibiting architectural and roof forms, designs, street frontage widths, materials, finishes, sheds/garages, fences and landscape settings which complement without attempting to reproduce historic buildings or their detailing.

Although the proposed development is at variance with PDC 1 above, given the fact that it relates to Residential Development only, it is considered to generally comply with PDC 3 as it will maintain the existing streetscape and historic character of the area and locality.

CONCLUSION

The proposed development involves the change of use of a residence to consulting rooms. Although such a change in land use is not encouraged by the Alexandrina Development Plan, the proposed development displays enough merit to warrant the granting of Provisional Development Plan Consent.

...cont/

455/589/06 - Sharon Bremner (Continued)

As the existing façade of the building will be retained and the car parking areas screened with appropriate vegetation, the existing streetscape and amenity of the locality will be retained. Although the proposed land use is not envisaged within the Zone and Policy Area, there are other examples of similar development within the locality such as the Medical Centre located approximately 250m to the south of the subject site on West Terrace.

RECOMMENDATION

That the Development Assessment Panel grant Provisional Development Plan Consent to Development Application 455/589/06 for a Change of Use - Consulting Rooms with Associated Car parking and Signage at 2 West Terrace Strathalbyn subject to the following conditions and notes:

Conditions

- The development shall proceed in strict accordance with the amended plans received by Council on 24 July 2006, showing an amended car park layout showing 10 car parking spaces, subject to the following conditions:
- All of the car parks, driveways and vehicle manoeuvring area shall be constructed and bituminised or brick paved or concreted in accordance with sound engineering practice prior to the occupation or use of the development herein approved.
- Each car parking space shall measure not less than 2.5m x 5.5m long and the manoeuvring area shall be a strip not less than 6.2m wide along the whole of the car parking area. Such car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space prior to the use of the development herein approved and such line marking shall be maintained in good and substantial condition at all times to the reasonable satisfaction of Council.
- The driveway and parking areas shall be maintained in a good and substantial condition to the reasonable satisfaction of Council at all times.
- Providing and maintaining a screen of trees and shrubs around the car park to the satisfaction of the Council. The planting hereby required to be completed within 12 months of the date of approval.

...cont/

455/589/06 - Sharon Bremner (Continued)

- No form of public address system must be installed so as to be audible from outside the building.
- The premises shall only be used between the hours of 9am. To 9p.m. Monday to Friday inclusive unless written approval to vary the times is given by Council.
- The use and any associated processes or activities carried on shall not detrimentally affect the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- The use of land hereby approved is limited to the applicant, unless otherwise approved by Council.
- That the maximum number of 4 persons working at any one time in the use of the subject land now approved be limited to including any proprietor.
- Floodlighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such manner as to cause no light overspill nuisance to adjacent residential development.
- No sound shall be emitted from any machinery, equipment or device, or from any other source whatsoever on the subject land, in such a manner as to contravene the Noise Control Act and Regulations.

5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

6. DEVELOPMENT ASSESSMENT – BUILDING

7. MATTERS REFERRED FOR FOLLOW UP

8. GENERAL ITEMS FOR DISCUSSION

9. NEXT MEETING