

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 21 JUNE 2005  
COMMENCING AT 1:00 PM  
IN THE ALEXANDRINA COMMUNITY CHAMBERS "WAL YUNTU WARRIN"  
11 CADELL STREET, GOOLWA**

**PRESENT**

Cr A Woolford (Presiding Member), Cr R Potter, Cr G Connor, Cr P Reedman, Cr A Oliver (Proxy for Cr M Beckett), D Banks (Director Engineering & Infrastructure), D Commerford (Director Environment & Lifestyle Services).

**APOLOGIES**

Cr M Beckett.

**IN ATTENDANCE**

Joanne Nightingale (Planner), V Harvey (Personal Assistant).

**ITEM 1      CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 17<sup>th</sup> May 2005.

Moved D Commerford seconded Cr Connor that the minutes of the Alexandrina Council Development Assessment Panel held on 17<sup>th</sup> May 2005 as circulated to members be received as a true and accurate record.

**CARRIED**

ITEM 2. **DEVELOPMENT APPLICATIONS**

2.1 455/16/05 - Fabcot Pty Ltd

**SUMMARY TABLE**

Date of Application	11 <sup>th</sup> January 2005
Subject Land	4,6,8 Dawson Street Strathalbyn
Assessment No.	A12272
Relevant Authority	Alexandrina Council
Planning Zone	District Centre
Nature of Development	2503m <sup>2</sup> supermarket and offices
Type of Development	Consent on merit
Public Notice	Not required
Referrals	Heritage (under RMA) Dept Transport
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	3 <sup>rd</sup> June 2005
Recommendation	Approval
Originating Officer	Joanne Nightingale

**ESD IMPACT/BENEFIT**

- Environmental Increase in stormwater runoff due to an increase in impermeable surfaces.
- Social Larger shopping chain with associated benefits available in Strathalbyn.
- Economic Possible increase in number of residents shopping in Strathalbyn.

**Nature of Development**

The nature of the proposed development is for a Supermarket, associated offices and off street parking. Under schedule 9 any development within a District Centre Zone is Category one, not requiring public notice.

.../cont.

2.1 455/16/05 – Fabcot Pty Ltd (Continued)

**Detailed Description**

A detailed description of the proposal is available in the Planning Consultants report with important information available in the amendments dated 6<sup>th</sup> June 2005. Briefly the proposal is for 2 500 square metres of ground floor retail area, with 320 square metres of mezzanine office space. The supermarket is setback from Dawson Street in contravention of the concept plan (Figure DC(S)/1) within the Alexandrina Council Development Plan, however, the 6<sup>th</sup> June amendment included the retention of the nominated for local heritage listing, dwelling fronting Dawson Street. This streetscape retention in association with the proposed clock tower on the Donald and Dawson Street corners assist in maintaining an active main street frontage.

Discussion was held between members as related to integration of car parking needs for Dawson Street traders and the provision of car park requirements defined by Table Alex/3 of the Development Plan.

**DAP200520** It was agreed by consensus that the Development Assessment Panel approve Development Application 455/16/05 with the following conditions and notes:

1. The development shall proceed in strict accordance with the amended plans received by Council on the 6th June 2005.
2. A professional landscaping plan shall be submitted to Council before building work commences, including both deciduous and evergreen shade trees, with professional landscaping advice informing the selection of appropriate tree species including a management plan, to form part of the application, detailing successful establishment methods and shaping and pruning to achieve trees of more than three metres in height.
3. The development shall gain a waste control system approval with the site connecting to the STED's scheme and meeting the costs of this infrastructure connection.
4. The storm water system shall be designed to a one in ten year return period and overland flow path from the site designed to a one in one hundred year return period.
5. Alterations to on street parking, vehicle entry and exit points, and pedestrian pathways and crossings to be constructed to Australian Standards and to Council's requirements.

.../cont.

2.1 455/16/05 – Fabcot Pty Ltd (Continued)

6. Any redundant crossovers to South Terrace shall be reinstated with kerb and gutter, with all costs being borne by the applicant.
7. The South Terrace access shall have signage that clearly identifies it for delivery vehicles only.
8. Vehicles greater than 19 metres in length shall not use the South Terrace access.
9. The South Terrace access shall be utilised in a forward direction both entering and exiting the development site.
10. Servicing of the delivery dock shall not occur between 10pm and 6am.
11. Bike racks, bins and seating shall be included in the development.
12. The development site shall be amalgamated into one title inclusive of car park two. The Donald Street and Dawson Street dwellings may have individual titles.

NOTES:

Agreements are to be reached with Council regarding a contribution toward Council's STED's scheme; Donald Street works including: reconstruction of kerb extensions, on street parking alterations and the construction of pedestrian pathways and crossings; Dawson Street Works: reconstruction of street angle parking including footpath.

AGREED BY CONSENSUS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

## ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

### 4.1 455/907/04 - Finniss Lodge

Cr Woolford, the Presiding Member, welcomed Mr L Arney (representor) to the meeting who gave a summary of his representation from 1:16 p.m. to 1:25 p.m.

Cr Woolford, the Presiding Member, welcomed Pam Hutchinson (representor) to the meeting who gave a summary of her representation from 1:26 p.m. to 1:38 p.m.

Cr Woolford, the Presiding Member, welcomed Mr J Smith (from Planning Chambers on behalf of the applicant) who addressed issues from the representatives and also answered questions from the Panel, from 1:38 p.m. to 2:09 p.m.

### SUMMARY TABLE

Date of Application	2 <sup>nd</sup> August 2004
Subject Land	Lot 31 Strath-Goolwa Road, Finniss
Assessment No.	A 16050
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Strathalbyn)
Nature of Development	Tourist Accommodation - 19 self contained units and ancillary uses
Type of Development	Consent on merit
Public Notice	Category three
Referrals	Transport SA
Representations Received	11
Representations to be heard	4
Date last inspected	7 <sup>th</sup> June 2005
Recommendation	Approval
Originating Officer	Joanne Nightingale

### ESD IMPACT/BENEFIT

- Environmental      The development may through an intensification of land use increase pollution, it will certainly require an increased use of resources such as water.

.../cont.

## 4.1 455/907/04 – Finniss Lodge (Continued)

- Social Tourist Accommodation in a rural area may result in conflicts in land use between farming and more recreational uses.
- Economic The development may provide the region with greater tourist revenue; however the site will be set up to be quite insulated and self sufficient without the need for tourists to leave the site.

### **BACKGROUND**

The site has been and still is used for grazing purposes. A boundary realignment in 2004 increased the site to include the land fronting the Strathalbyn to Goolwa Road. This application was put on hold on the 12<sup>th</sup> October 2004 while water availability issues and road investigations were carried out. A response to representations was received on the 10<sup>th</sup> January 2005 with a water licence still pending, due to the notice of prohibition slowing the application for ground water. A water licence for the taking of 33 700 kilolitres per annum has been issued as Council was notified on the 30<sup>th</sup> May 2005.

### **THE PROPOSAL**

#### **Nature of Development**

The application is for a Tourist Accommodation Facility comprising:

- 19 self contained units
- a management/administration/lodge building
- landscaping
- recreation facilities; including tennis courts and swimming pool
- associated car parking

A brief description of the proposal is therefore Tourist Accommodation – 19 self contained units and ancillary uses.

#### **Detailed Description**

The proposal is for 19 self contained units with the capacity to accommodate up to 46 people. Each accommodation unit will contain a kitchen, bathroom, bedroom and living areas. The accommodation will feature open plan living, opening onto a covered deck area. Uncovered car parking is to be provided alongside each unit. One car park will be provided for the single units, with two provided for the 2 and 3 bedroom units. The units will be self contained and operate as bed and breakfast units. Each unit will have a rainwater tank for toilet and garden use.

.../cont.

4.1 455/907/04 – Finness Lodge (Continued)

The accommodation units will be arranged around a circular access road. A single entry and exit point will be provided for the access road from the Strathalbyn-Goolwa Road.

The access road will also service the administration/lodge building. The lodge building will contain the administration and reception area, as well as a lounge area, local produce tasting area, bar and breakfast/dining area. An open deck area will be located along the north western façade adjoining the building and dining areas. The deck will overlook the landscaped area to the north west, to the north east a picnic area is proposed.

Tennis Courts, a swimming pool and car parking are proposed to be located to the south of the northern most group of units.

Trees are proposed to be retained where possible with additional landscaping to be introduced along the access road, tennis courts, swimming pool, units and lodge building. The bulk of the site is proposed to retain its open rural character.

The proposal has been presented for a tourist facility and the consultants planning report reinforces that the proposal is for a self contained tourist facility and that:

“it is not proposed as part of this application, to provide meals or other services to passers-by, or local residents.”

Members sought from the applicant further information on a possible Land Management Agreement as related to dog control, transportable buildings and long term management.

**DAP200521 Moved Cr seconded Cr That the Development Assessment Panel defer Development Application 455/907/04 for a meeting to be facilitated between the applicant and representator Mr Arney regarding the boundary fencing.**

**CARRIED**

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 455/D015/05 - Kathleen Mary Ottewell

SUMMARY TABLE

Date of Application	7 <sup>th</sup> March 2005
Subject Land	Lot 11 Currency Creek Road, Goolwa North
Assessment No.	A 4107
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living Policy Area
Nature of Development	Land division creating one extra lot.
Type of Development	Merit
Public Notice	N/A
Referrals	Planning SA, SA Water
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	9 <sup>th</sup> June 2005
Recommendation	Refusal
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental Increased in density and therefore use of service, pollution, decrease in vegetation.
- Social Greater availability of housing on larger allotment.
- Economic Increase in rate base.

**Nature of Development**

The application is a consent on merit decision under the Rural Living policy area 18 zone as land division is not listed as complying or non-complying. It is a category one form of development both in the Development Plan and the Development Act 1993, not requiring public notice.

**Detailed Description**

The applicant wishes to divide her allotment of 2.434 hectares into two. A one hectare allotment with a 66.49 metre frontage and a 1.434 hectare allotment with a 94.85 metre frontage. A number of structures will remain on the larger proposed allotment 52.

.../cont.



5.1 455/D015/05 – Kathleen Mary Ottewell (Continued)

DAP200522 Moved D Commerford seconded Cr Potter that the Development Assessment Panel put Land Division Application 455/D015/05 on hold as per the applicants request.

CARRIED

5.2 455/C125/04 - BE & DM Paech

**SUMMARY TABLE**

Date of Application	5 <sup>th</sup> November 2004
Subject Land	14 Coxe Street Milang
Assessment No.	A 14579
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Milang)
Nature of Development	Community title creating one extra title
Type of Development	Non-Complying
Public Notice	N/A
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	10 <sup>th</sup> June 2005
Recommendation	Refuse to proceed
Originating Officer	Joanne Nightingale

**ESD IMPACT/BENEFIT**

- Environmental      Density increase therefore increase in pollution and stormwater. Decrease in possible vegetation but also a decrease in sprawl.
- Social                Increase in smaller allotments for ageing population requiring less garden and proximity to services within township.
- Economic            Increase in population for the township.

**Nature of Development**

The application is for a community title land division creating one additional allotment in the Residential Milang Zone, which describes the creation of allotments below 900 square metres as non-complying.

The applicant was sent correspondence making them aware of the non-complying nature of the application and offered the options of withdrawal or providing a statement of support. A statement of support has been submitted.

**Detailed Description**

The subject land is a corner allotment of 1821 square metres, with a 33.8 metre frontage to Stirling Street and a 52.91 metre frontage to Coxe Street.

.../cont.

5.2 455/C125/04 – BE & DM Paech (Continued)

The proposal is to create a rear allotment with a frontage to Coxe Street of 19.1 metres and a site area of 662 square metres. The nominated common land is one square metre on the Coxe Street frontage of the two allotments. The allotment remaining will have frontage to Coxe and Stirling Streets both of 33 metres with a site area of 1159 square metres. It was suggested to the applicant that if the allotments were evenly divided this would not be a non-complying application, however the applicant did not wish to pursue this option. It was at this time that it was identified to the applicant that the common property was not considered meaningful.

DAP200523 Correspondence was received from the applicant to withdraw Development Application 455/C125/04.

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 455/1361/04 – Port Elliot Telstra Tower – Compulsory Conference

D Commerford updated the Development Assessment Panel on proceedings from the Compulsory Conference held on Thursday 16<sup>th</sup> June 2005.

A compromise from the applicant was forwarded to Panel members prior to the Panel meeting.

D Commerford is asking for direction today from the Panel as the next Conference is booked for Monday 27<sup>th</sup> June 2005.

The Panel agreed that the compromise as presented be accepted and that Mr Commerford negotiate with the applicant.

ITEM 9. NEXT MEETING

Monday 18<sup>th</sup> July 2005 with the time to be advised.

MEETING CLOSED AT 2:39 p.m.

MINUTES CONFIRMED .....

PRESIDING MEMBER

DATED: .....