

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 21 NOVEMBER 2007
COMMENCING AT 10:00 AM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

Madeleine Walker (Deputy Presiding Member),
Mike Galea, Cr Rick Medlyn, Cr Grant Gartrell

APOLOGIES

Ron Danvers (Presiding Member)

IN ATTENDANCE

Cherry Getsom (Planner), Matt Atkinson
(Planner), Keziah Lindschau (Acting PA to
Director Environment & Lifestyle Services)

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 17th October 2007.

Moved M Walker seconded Cr R Medlyn that the minutes of the Alexandrina Council Development Assessment Panel held on 17th October 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

M Walker welcomed Melanie Crawford to the meeting who gave a brief summary of her representation at 10:05am to 10:15pm.

M Walker welcomed Simon Drew to the meeting on behalf of the applicants, to answer questions from the Development Assessment Panel at 10:15am until 10:25am.

Moved M Walker Seconded R Medlyn that the meeting be declared a closed meeting at 10:26am.

Moved R Medlyn Seconded M Walker that the meeting be declared an open meeting again at 10:50am

4.1 455/888/07 - Meals On Wheels (SA) Inc

SUMMARY TABLE

Date of Application	6 th August 2007
Subject Land	Lot 227+ Farquhar Street Goolwa
Assessment No.	A 6975
Relevant Authority	Alexandrina Council
Planning Zone	ResidentialResidential
Nature of Development	Meals on wheels – community based welfare facility for preparation and distribution of food stuffs.
Type of Development	Consent on merit
Public Notice	Category 3
Referrals	N/A
Representations Received	4
Representations to be heard	3
Date last inspected	2 nd November 2007
Recommendation	Approve subject to conditions
Originating Officer	Cherry Getsom

.../cont.

4.1 455/888/07 - MEALS ON WHEELS (SA) INC (Continued)

ESD IMPACT/BENEFIT

- Environmental Increased stormwater; removal of some existing Aleppo Pines.
- Social Significant benefit for elderly people in the local community and those who have difficulty providing meals for themselves. Possibility of some disruption for CFS volunteers.
- Economic Possible benefits for the Council through lease arrangements and additional rates, although as a welfare facility these may be nominal.

THE PROPOSAL

Lengthy negotiations have been undertaken between the Council's Governance Department and the applicant in relation to establishing a "Meals on Wheels" facility within the Council area. The subject land for this application (lot 227 Farquhar St, Goolwa) is Crown Land, which was dedicated in 2003 as a Community Purposes Reserve under the care and control of the Council. These negotiations have identified that a significant portion of the whole allotment has restrictions placed upon them under the Native Title Act. However, Native Title has been extinguished on both this portion and the northern end of the subject land. A lease agreement for use of the portion of the allotment to be utilised for the Meals on Wheels facility is currently being undertaken by Council's Legal Services Officer, however, this will be subject to the approval of the current application.

THE PROPOSAL

Nature of Development

The proposal involves a "consent on merit" application for a community based welfare facility to be utilised by Meals on Wheels (SA) Inc. This type of facility is not a defined use under the Development Act (1993) and as such has been given a definition in its own right and assessed as a merit use. The subject land is located within the Residential Zone of the Alexandrina Development Plan, Policy Area 23.

Detailed Description

The proposed "Meals on Wheels" land use involves assembly and dispatch of meals for elderly and disabled residents of the Goolwa area. No manufacture or processing of foods is to be undertaken on site, meals are assembled into heat boxes and then distributed. .../cont.

4.1 455/888/07 - MEALS ON WHEELS (SA) INC (Continued)

The use will involve four volunteer staff, with three additional volunteer staff available during peak periods. Operating hours are proposed to be between 9am and 1pm, Monday to Friday.

The proposed structure has been designed to have the appearance of a residential dwelling, being a single storey brick veneer building with colorbond roofing. The floor plan includes a large kitchen and 'pick up' area, a volunteer's room, office, store and utility room and a laundry toilet facility. The entrance is via the back of the building. A rear verandah extends some 4.5 metres from this entrance to provide partially covered car parks which will also act as a loading bay.

Car parking is to be provided at the rear of the facility and is designed to incorporate nine car parking spaces, which includes one disabled access car park.

RECOMMENDATION

That the decision to issue Development Plan Consent to Application 455/888/07, for a Meals on Wheels - community based welfare facility for preparation and distribution of food stuffs, be delegated to Council Staff subject to clarification of the Relevant Authority, and if Council is the Relevant Authority, subject to the following conditions:

1. The development shall proceed in strict accordance with the plans and details provided to Council and forming part of Development Application number 455/888/07.
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.
3. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
4. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

.../cont.

4.1 455/888/07 - MEALS ON WHEELS (SA) INC (Continued)

5. Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.
6. The applicant or other approved persons for the time being making use of the subject land now approved shall at all times maintain in a good and substantial condition to the reasonable satisfaction of the Council in all respects the subject land (including car parking areas, driveways and footpaths) all buildings and structures (and external painting thereof), and all tree and shrub plantings and grassed areas.
7. The use and any associated processes or activities carried on shall not detrimentally affect the amenity of the locality by reason of noise, vibration, fumes, smoke, soot, ash, dust or grit.
8. No signs are to be erected or displayed on the building without the prior development approval of Council.

Notes:

1. Confirmation of an approved Waste Control System for the Development herein approved will be required prior to full Development Approval being issued.
2. A lease arrangement for the use of the subject land will be required prior to the commencement of the Development.
3. Any clearance of native vegetation incidental to the Development will require approval from the Native Vegetation Council.
4. That the Applicant investigate cautionary signage to reduce potential for traffic conflicts.

CARRIED

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

M Walker - Independents of the Development Assessment Panel were appointed for a 12month period. Discuss at next meeting about continuing on for the further 12 months.

NEXT MEETING - 19TH DECEMBER 2007

MEETING CLOSED AT 10:53am

MINUTES CONFIRMED.....
CHAIRMAN

DATED:.....