

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 21 November 2007 commencing at 10:00 am

Your attendance is requested.

10:00 a.m. Development Assessment Panel commencement

11:00 a.m. Conclusion of meeting.

JOHN COOMBE
CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 21 NOVEMBER 2007 AT 10:00 AM
IN COMMUNITY CHAMBERS "WAL YUNTU WARRIN"

TABLE OF CONTENTS

<u>ITEM NO.</u>	<u>SUBJECT</u>	<u>PAGE NO.</u>
ITEM 1.	<u>CONFIRMATION OF MINUTES</u>	1
ITEM 2.	<u>DEVELOPMENT APPLICATIONS</u>	1
ITEM 3.	<u>DEVELOPMENT APPLICATIONS - NON COMPLYING</u>	1
ITEM 4.	<u>DEVELOPMENT APPLICATIONS - CATEGORY 3</u>	2
4.1	455/888/07 - Meals On Wheels (SA) Inc	2
ITEM 5.	<u>DEVELOPMENT APPLICATIONS LAND DIVISION COMMUNITY TITLE</u>	10
ITEM 6.	<u>DEVELOPMENT APPLICATIONS - BUILDING</u>	11
ITEM 7.	<u>MATTERS REFERRED FOR FOLLOW-UP</u>	11
ITEM 8.	<u>GENERAL ITEMS FOR DISCUSSION</u>	11

**Development Assessment Panel 2007
Report and Agenda
on 21 NOVEMBER 2007 commencing at 10:00 am
in the Community Chambers "Wal Yuntu Warrin"**

PRESENT

APOLOGIES

IN ATTENDANCE

ITEM 1. CONFIRMATION OF MINUTES

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

RECOMMENDATION

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**

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	Residential
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

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.

.../cont.

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

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. 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.

REFER ATTACHMENT 4.1(a) (page 1)

.../cont.

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

SITE & LOCALITY

The subject land is located in the south eastern corner of Lot 227 Farquhar St, Goolwa. This parcel of land is owned by the Crown, and is under the care and control of the Council. The land has been dedicated for Community use. A lease for the portion of the land to be utilised by Meals on Wheels is currently being negotiated with the Council.

The allotment is bound by Gardiner, Moore, Partridge and Farquhar Streets. Farquhar Street remains a public road although access is limited due to the location of the CFS building, which straddles the road reserve. This in effect blocks the road from through traffic; however access to the CFS building is available from both Gardiner and Farquhar Streets. Enquiries into the reasoning behind the location of the existing CFS building have failed to find any explanation for this.

The subject land is a rectangular shaped allotment, approximately 7900m² in size. The subject land has frontages to both Gardiner and Moore Streets of approximately 64 metres and has a depth of approximately 125 metres. The proposed Meals on Wheels facility is to be located on the Moore Street frontage of the allotment.

The building is to be located four (4) metres from the front property boundary (Moore St) and 5.2 metres from the side boundary (Farquhar St).

A significant number of Aleppo Pines are located on the subject land. Discussions with the Council's Natural Resource Officer, David Cooney, indicate that these are likely to have been part of a general planting program. A number of these Pines will need to be removed as part of the proposal, although a large percentage will remain and will assist in providing screening for the proposed building.

The locality contains a mixture of land uses. Detached dwellings are located adjacent to the northern, western and southern boundaries of the subject land, within the Residential Zone. The subject land also abuts the District Centre Zone to the east, with Cadell Street located approximately 60 metres from the subject land. Land uses adjacent to the eastern boundary of the subject land include St John's Ambulance and the Goolwa Country Fire Service (CFS).

REFER ATTACHMENT 4.1(b) (page 3)

PUBLIC NOTIFICATION

The Application was notified as a Category 3 development pursuant to Section 38 of the Development Act (1993), for the period between 20 September 2007 and 4 October 2007.

.../cont.

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

Four (4) representations were received during this public notification period.

REFER ATTACHMENT 4.1(c) (page 5)

The Applicant has also submitted a response to the representations.

REFER ATTACHMENT 4.1(d) (page 9)

The issues raised and responded to included;

- access and egress from the site and potential conflict with CFS vehicles,
- impact upon the residential character of the locality, and
- the hours of operation.

REFERRALS

No referrals were required for this Application.

CONSULTATION

Consultation has been undertaken with the Council's Environmental Health Department (EHO Karen Rokicinski) with regard to the effluent disposal system. The advice of the EHO is that the site is of a suitable size for an effluent disposal system although some minor adjustments in relation to the siting of the building may be required.

Consultation has also been undertaken with the Council's Engineering and Infrastructure Department (Peter Wood) who has advised that the car parking access, egress and layout are satisfactory.

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

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

Appropriateness of proposed use

Council Wide - Objective 3: The proper location of public and community facilities by the reservation of suitable land in advance of need.

Port Elliot and Goolwa District - Objective 1: Compact living and business areas ensuring residents are within reasonable distance of community facilities.

.../cont.

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

Residential Zone - Objective 1: A safe, pleasant, convenient and distinctive coastal and semi rural living environment for all residents provided by housing and local community facilities that complement the existing positive elements of the living environment.

Principle of Development Control 15: Non-residential development of a local community nature such as small shops under 250 square metres, health and welfare services, child care facilities, primary and secondary schools, recreation, open space may be developed within the zone provided that they are of a nature and scale that serves a local area function and do not detrimentally affect the character and amenity of the locality by way of emissions, traffic generation and other impacts

Comments:

The proposed Meals on Wheels facility involves a community use within a Residential Zone. The subject land is located approximately 60 metres from the District Centre Zone, is adjacent a number of existing community uses such as the CFS and the Goolwa Ambulance Service, and is dedicated for community use. The dedication of this land for Community purposes in 2003 complies with Council Wide Objective 3, and the proposed location, near the District Centre Zone and adjacent existing community uses comply with Objective 1 of the Port Elliot and Goolwa District. Objective 1 and Principle of Development Control 15 also indicate that some form of community facilities are envisaged within the Residential Zone.

Appearance of Land and Buildings

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

Principle of Development Control 35: Building appearance should not detract from the existing or desired future character of the locality in terms of built form elements such as:

- (a) building height;
- (b) building mass and proportion;
- (c) external materials, patterns, textures, colours and decorative elements;
- (d) ground floor height above natural ground level;
- (e) roof form and pitch;

.../cont.

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

- (f) facade articulation and detailing and window and door proportions;
- (g) verandahs, eaves and parapets; and
- (h) driveway crossovers, fence style and alignment.

Principle of Development Control 136: The appearance of land, buildings and objects should not impair the amenity or character of the locality in which they are situated.

Port Elliot and Goolwa District – Principle of Development Control 68: No building should be erected, added to, or altered on any land so that any portion of such building is erected, added to or altered to the existing boundary of a road than the distance prescribed for each road or portion thereof in [Table Alex/2](#). A lesser distance than that prescribed may be appropriate where:

- (a) the set-back of the proposed building is consistent with existing buildings on adjoining or nearby land particularly where buildings within the locality are of heritage significance;
- (b) the proposed building will be substantially screened by existing vegetation, the natural form and features of the land or by the adjacent existing buildings;
- (c) the bulk or height of the proposed building is not reflective and is of a colour which harmonises with the existing development;
- (d) the external cladding of the proposed building is not reflective and is of a colour which harmonises with the existing development;
- (e) the proposed building is to be sited on an allotment having two or more boundaries to a road with no resultant reduction in road safety by restriction of driver visibility;
- (f) the siting of the proposed building will not diminish the safety of access from the site onto the adjoining roadway;
- (g) the depth or, in respect of a corner allotment, the width of the allotment is insufficient to allow compliance with the distance prescribed; or
- (h) the lesser distance is in accordance with any principle of development control stating that a lesser distance is appropriate within a particular zone or policy area.

Residential Zone - Principle of Development Control 9: All buildings in the Residential Zone should be setback a minimum distance of 8.0 metres from the primary road frontage, except where a lesser setback distance is specifically contemplated in any policy area.

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

Principle of Development Control 17: The scale, bulk and design of non-residential development should be sensitive to the desired future character of the surrounding residential environment

Comments:

The proposed building for the Meals on Wheels facility is residential in character, having the external appearance of a single storey dwelling. It is to be constructed of brick veneer with corrugated colorbond roofing and will be screened by the existing vegetation. It is considered to generally comply with the above Objectives and Principles.

The proposed setback of 4 metres from the front property boundary does not meet the requirement of Principle of Development Control 9 for an 8 metre setback. However, this reduced setback is in keeping with the adjoining property at 16 Moore St, which has a setback distance of approximately 3.5 metres, and 5 Moore St which also has a setback of 3.5 metres. The reduced front setback is considered acceptable in this instance.

Movement of People and Goods

Council Wide Objective 17: The safe and efficient movement of people and goods.

Principle of Development Control 65: On-site car parking should be provided according to projected needs, taking account of:

- (a) the number and size of proposed dwellings;
- (b) availability of employment and centre facilities within walking distance of the dwellings;
- (c) the anticipated mobility characteristics of the likely occupants of any housing built to meet the needs of particular groups such as aged persons;
- (d) availability of public transport in proximity to the dwellings; and
- (e) availability of on-street car parking; but disregarding infrequent, high-visitation events (eg parties, garage sales, auctions).

Principle of Development Control 102: Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads.

.../cont.

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

Comments

The issue of access and egress was raised by three of the four representors. It is important to note that Farquhar Street is in fact a public road and not a shared driveway, therefore normal road rules apply in relation to access conditions.

The location of the proposed building is such that the rear car park will be located approximately 20 metres along Farquhar Street. The car park will provide nine parking spaces, with four full time volunteers and meal delivery vehicles expected to utilise this car park. Spaces have also been allowed for three additional volunteers who may be required at times of high demand. All volunteers and delivery vehicles will only be utilising the site during the opening hours of 9am to 1pm, Monday to Friday.

The proposal is therefore considered to comply with the above Principles and Objectives relating to car parking and access.

RECOMMENDATION

That the Development Assessment Panel grant Development Plan Consent to Development Application 455/888/07, for a Meals on Wheels - community based welfare facility for preparation and distribution of food stuffs, 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.
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.

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

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.

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

Meeting closed at