

**Development Assessment Panel
Minutes of meeting held
27 AUGUST 2002 commencing at 4:05 pm
in the Alexandrina Council Conference Room,
Dawson Street, Goolwa**

1. **PRESENT** Councillor T McAnaney (Chairman), Councillors M Beckett, G Martin (Proxy for Cr F Tuckwell, A Woolford, D Commerford (Director Environmental Services), D Banks (Director Technical Services).

APOLOGIES Cr F Tuckwell.

IN ATTENDANCE S Roberts (Policy Planner), V Harvey (Personal Assistant Environmental Services), Mayor K McHugh, J Fox (Work Experience).

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 5th August 2002.

Moved Cr Beckett seconded Cr Woolford that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 5th August 2002 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2 DEVELOPMENT APPLICATIONS – CATEGORY 2

2.1 Carlo Ferraro Pty Ltd - 455/503/02

SUMMARY TABLE

Date of Application	30 th April 2002
Subject Land	33 Hutchinson Street Goolwa Certificate of Title Volume Folio 5852305
Assessment No.	A5752
Relevant Authority	Alexandrina Council
Planning Zone	District Centre (Goolwa) Zone – Goolwa Village Policy Area Commercial
Nature of Development	Shopping Centre Redevelopment
Type of Development	Merit
Public Notice	Category 2 from 7 th May to 21 st May 2002
Referrals	Mandatory Transport SA Internal Technical Services Environmental Health
Representations Received	6
Representations to be heard	Nil
Date last inspected	
Recommendation	Approval subject to conditions
Originating Officer	T Tol & S Roberts

THE PROPOSAL

The applicant proposes to undertake a Shopping Centre Redevelopment at Lot 71 Hutchinson Street Goolwa. The proposal includes:

- The external redevelopment and refurbishment of the existing shopping centre, retaining the Foodland Supermarket, bottle shop and six of the retail tenancies. The existing and new buildings will be rendered to present a unified appearance. The colours shall reflect the maritime theme with a sand colour (yellow/fawn/ochre) with a blue edge (azure blue). To assist in making the external appearance more attractive graphic inserts will be built into the walls of the Hutchinson Street elevation.

2.1 CARLO FERRARO PTY LTD – 455/503/02 (Continued)

- The establishment of a new shopping mall, this will be created by removing two of the existing tenancies and provide a pedestrian link to a new western carpark.
- The construction of a 2,607m² supermarket, which includes a mezzanine. The supermarket shall open into the proposed mall and have a loading bay at the rear.
- The construction of 6 new tenancies (2 of which replace the tenancies removed to create the mall) providing an additional 403m² of specialty retail floor space.
- The provision of loading and service delivery areas for the existing and proposed tenancies.
- The construction of a new western carpark and a remodelling of the eastern carpark to incorporate a pedestrian linkage. Bicycle parking facilities have also been provided near the two mall entrances.
- Two new access points are to be created from Hutchison Street with all other access points remaining the same as currently exists.
- Providing a relevant architectural maritime theme. This is established by the colour schemes and design of signage using masts.

It was agreed by concurrence that the Development Assessment Panel approves Development Application 455/503/02 for a Shopping Centre Redevelopment at Lot 71 Hutchinson Street, Goolwa, subject to the following conditions:

1. **The proposed shopping centre redevelopment shall be carried out in accordance with the amended plans dated 15 August 2002 and all associated documentation submitted.**
2. **A detailed landscape plan with associated plant schedule shall be prepared and approved by Council prior to Development Approval being issued. Existing native vegetation shall be retained and incorporated into the plan where possible and on the southern boundary landscape area shall include mounding.**
3. **Prior to the issuing of Development Approval detailed engineering plans shall be approved by Council that address the disposal of stormwater and waste water from the site. A contribution into Council's Septic Tank Effluent Disposal Scheme connection levy will be required with the amount being determined by the developments impact on the scheme.**
4. **Details shall be provided as to the type and location of street furniture that will be provided within the development site, such as rubbish bins and seating.**

2.1 **CARLO FERRARO PTY LTD – 455/503/02**
(Continued)

5. Toilet facilities shall be designed in accordance with the Building Code of Australia and Australian Standard 1428.1-2001 and shall include baby changing facilities in both male and female toilets.
6. In order to maintain the amenity of the area no sandwich board signs are permitted along the road frontages of the development site.

NOTE: Any additional signs to those already shown on the plans will be subject to a separate development application.

7. Servicing of the delivery dock for the new supermarket shall occur between 7:00 a.m. and 10:00 p.m. with a maximum of 3 semi-trailer deliveries per day occurring at the site, plus an average of 3 small trucks per day.
8. Waste disposal trucks shall only come on site between 7:00 a.m. and 10:00 p.m. for garbage/waste removal.
9. Provision of a pick-up/drop-off area for taxis and buses within close proximity of the eastern entrance of the supermarket.
10. The feature signage is supported in its present location on the documentation submitted with the design plans being submitted to Council for consideration.
11. Adequate access shall be provided to the grassed area for overflow parking.

NOTE: An alternate service opening to be provided in consultation with the Foodland Proprietor.

ITEM 3 MATTERS REFERRED FOR FOLLOW-UP

ITEM 4 GENERAL ITEMS FOR DISCUSSION

ITEM 5 NEXT MEETING

The next meeting of the Development Assessment Panel will be Monday 2nd September 2002 commencing at 10:00 a.m. in the Alexandrina Council Chambers, Colman Terrace, Strathalbyn.

THE MEETING CLOSED AT 5:10 P.M.

MINUTES CONFIRMED

CHAIRMAN

DATED