

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 12 MARCH 2008  
COMMENCING AT 11:00 AM  
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

**PRESENT**

Ron Danvers (Chair), Madeleine Walker, Mike Galea, Cr Grant Gartrell,  
Cr Rick Medlyn

**APOLOGIES**

**IN ATTENDANCE**

Cherry Getsom (Team Leader – Planner), Andrew Sladden (Planner),  
Matt Atkinson (Planner), Keziah Lindschau (Acting Personal Assistant).

**ITEM 1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 30<sup>th</sup>  
January 2008.

**RECOMMENDATION**

Moved Cr R Medlyn seconded M Walker that the minutes of the Alexandrina  
Council Development Assessment Panel held on 30<sup>th</sup> January 2008 as  
circulated to members be received as a true and accurate record.

**CARRIED**

**ITEM 2. DEVELOPMENT APPLICATIONS**

**ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING**

## 3.1 455/38/08 KD DEVELOPMENTS

### SUMMARY TABLE

Date of Application	16 January 2008
Subject Land	Lot 303 Woodcone Road, Mount Compass
Assessment No.	A16696
Relevant Authority	Alexandrina Council
Planning Zone	General Farming Zone
Nature of Development	Change Of Use from a discontinued Dairy to a Tourist Attraction (to be known as Smallville) with associated outbuildings, car-parking and landscaping (Non-Complying)
Type of Development	Non-Complying
Public Notice	Category 3
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	26 February 2008
Recommendation	To proceed to a full assessment
Originating Officer	Matt Atkinson

### ESD IMPACT/BENEFIT

- Environmental Negligible change anticipated as most of the buildings and sealed areas already exist and the proposed land use is not likely to result in a detrimental impact on the environment.
- Social The tourist facility would provide an additional destination for people to gather socially and may have a flow effect on the Mount Compass main street.

.../cont.

## 3.1 455/38/08 KD DEVELOPMENTS (Continued)

- Economic The proposed land use would serve to revive an unutilised facility and would provide employment opportunities for local people, while attracting visitors to the region, which in turn would provide a boost to the local economy.

### BACKGROUND

The subject application is for a form of development that is listed as non-complying within the Council's Development Plan. The purpose of this report is to ascertain whether the Panel is of the view that the proposal warrants a full assessment, notwithstanding the non-complying nature of the development.

### THE PROPOSAL

#### *Nature of Development*

The applicant proposes to change the use of the land from a discontinued dairy to a tourist attraction (to be known as Smallville) with the construction of associated outbuildings, car-parking and landscaping. The proposed land use is identified as non-complying within the General Farming Zone, as listed within the Council's Development Plan.

#### *Detailed Description*

The existing building on the subject land is to be upgraded and refitted to accommodate the proposed tourist attraction. The building facades will be altered to incorporate a 'Tudor' style, while the internal areas will be altered to provide a range of stalls that will accommodate varying displays such as model trains, military models, working scale engines, doll houses, collectables, etc.

Seventeen (17) modest 'tudor' style internal working craft shops of approximately 16m<sup>2</sup> each are proposed within the tourist attraction. The shopkeepers will be providing regular demonstrations of the skills of their trade. Some of the trades will include quilt-making, glass blowing, wood carving, blacksmith, micro brewery, pottery and lead lighting.

Arts and craft tutorage will be offered from the site, with an emphasis on attracting South Australian schools.

.../cont

## 3.1 455/38/08 KD DEVELOPMENTS (Continued)

An ancillary café/bistro is also proposed within the existing building with seating for approximately 300 people to be located both inside and outside the building. The café/bistro will not be accessible to the general public, as it is to be located within the facility.

The external areas of the site are proposed to be fenced, with colorbond 'good neighbour' fencing adjacent to Woodcone Road, while the remainder of the site will be fenced with green colorbond post and rail, with extensive hedge planting proposed to screen the fence.

The public will be charged an entrance fee (\$12 – adult, \$10 – pensioner, \$7 – children & \$30 – family) to attend the attraction. The proposed fences are required for both management and security reasons.

The outdoor areas will include the following attractions:

- a miniature village (with models to be provided by local schools);
- a miniature railway capable of carrying 20 passengers with approximately 600 metres of track;
- a lake of approximately 300m<sup>2</sup> to accommodate stormwater runoff from sealed areas on-site and to be utilised for radio controlled boats; and
- a children's party area with a gingerbread house and other assorted themed buildings and a playground area including mini-golf, 'big-puzzle', 'big-chess', pedal cars and tractors.

The applicant also proposes to provide a managers/caretakers residence on the existing 1<sup>st</sup> and 2<sup>nd</sup> floors. These floors were formerly used as laboratories in association with the dairy.

Car-parking areas will be provided on-site with the provision of 98 car spaces and eight bus spaces. The car park will be sealed and line-marked, with access provided directly from Woodcone Road.

The car-park and areas outside the fenced attraction will be landscaped with formal walking paths linking the front gates to the car-parking area.

A copy of the plans and details associated with the development are provided.

.../cont.

3.1 455/38/08 KD DEVELOPMENTS (Continued)

RECOMMENDATION

Moved R Medlyn seconded Cr G Gartrell that the Development Assessment Panel resolve to proceed with a full assessment of Development Application No. 455/38/08, for a change of use to a Tourist Attraction with associated outbuildings, car-parking and landscaping (non-complying).

CARRIED

4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.2 455/742/07 MCCLOUGHLIN ARCHITECTS PTY LTD

R Danvers, Chair, welcomed Mr Daryl Clark to the meeting to speak on behalf of representors Christine Glazbrook, Gale McKay, Margaret Robson and Peter Semple at 11:07am to 11:39am

R Danvers, Chair, welcomed Robert & Helen Fairweather to the meeting who made their representation at 11:41am to 11:47am

R Danvers, Chair, welcomed Jamie Botten (Planning Consultant acting on behalf of the applicant) to the meeting who responded to the matters raised by Mr Clark and Mr and Mrs Fairweather and answered questions raised by the Panel at 11:48am to 12:31pm

Pamela Walter and Wendy Kirkman were not present at the meeting to make their representations.

R Danvers, Chair, advised members of the gallery that discussion will now be held in camera and that members of the Gallery will be notified when a decision has been made, at 12:32pm

Peter Wood (Council's Infrastructure Manager), Stewart Ratcliff (Council's Engineering Project Officer), Tom Gregory (Planner), and David Zanker (Planner) also joined the closed discussion with the Panel and remained in the meeting.

R Danvers, Chair, declared that Development Assessment Panel reopen the meeting to the Gallery at 13:14pm

.../cont.

## 4.2 455/742/07 MCCLOUGHLIN ARCHITECTS PTY LTD (Continued)

### SUMMARY TABLE

Date of Application	2 July 2007
Subject Land	Lt 401 Abbots Lane Strathalbyn
Assessment No.	A19323
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Retirement Village comprising 84 self contained units and the conversion of an existing dwelling to an internal community centre with associated landscaping, car parking and alterations to the Abbots Lane roadway.
Type of Development	Merit
Public Notice	Category 3
Referrals	Department of Water, Land & Biodiversity Conservation
Representations Received	15
Representations to be heard	4
Date last inspected	6 February 2008
Recommendation	Approval with conditions
Originating Officer	Matt Atkinson

### ESD IMPACT/BENEFIT

- Environmental Possible impact upon Dawson Creek and stormwater/flooding issues, however the Applicant is required to put in place measures to minimise any possible impacts. DWLBC have advised no impacts on water quality.
- Social Benefits for retirees and their families in the local area. .../cont.

## 4.2 455/742/07 MCCLOUGHLIN ARCHITECTS PTY LTD (Continued)

- Economic Benefits for the property owner, employment opportunities and business opportunities for local residents.

### THE PROPOSAL

#### *Nature of Development*

The Applicant proposes to construct a retirement village (comprising 84 self contained units and the conversion of an existing dwelling to an internal community centre) with associated landscaping, internal access roads, car-parking and alterations to the Abbots Lane roadway.

#### *Detailed Description*

The proposed development incorporates the construction of 84 self contained units within 38 separate buildings (30 duplexes and 8 terrace buildings each incorporating 3 units).

The proposed units are to be constructed of brick and will incorporate pitched roofs and a high solid to void ratio. All of the retirement units include private open space areas at their rear and a frontage to either an internal road or a courtyard area.

All of the units within duplex buildings incorporate a garage under the main roof. The terrace buildings do not have private car parking facilities, although they are designed for retirees that do not own vehicles and, appropriately, these units are located within close proximity of the proposed Community Centre.

The existing dwelling on the subject land is to be converted to a Community Centre to service the retirement village. Building alterations and additions will be required to enable the building to be utilised as a Community Centre, and the resulting floor area will be 605m<sup>2</sup>.

Access is provided to the development via Abbots Lane and all internal roads will be sealed with bitumen or paving. On-site visitor car-parking will be able to accommodate up to 50 vehicles in various locations throughout the development. The internal roads/driveways include delivery and service areas and have adequate turning areas to allow delivery and emergency vehicles to leave the subject land in a forward direction.

.../cont.



## 4.2 455/742/07 MCCLOUGHLIN ARCHITECTS PTY LTD (Continued)

Paved walking paths are to be constructed to take advantage of the considerable areas of open space surrounding Dawsons Creek, a significant feature of the proposed retirement village.

Considerable landscaping is to be undertaken in association with the development to improve the amenity of the village and the creek.

The Applicant proposes to upgrade Abbots Lane at their own cost to ensure that access and stormwater disposal is adequate to accommodate the development.

Plans and details of the proposed development are attached.

### RECOMMENDATION

Moved M Galea seconded Cr R Medlyn that the Development Assessment Panel refuse Application 455/742/07 for a Retirement Village comprising 84 self contained units and the conversion of an existing dwelling to an internal community centre with associated landscaping, car parking and alterations to Abbott's Lane roadway, due the following reasons:

1. The proposal may be affected by flooding and may also result in an increase in the risk of flooding on adjoining properties, which is considered to be at odds with Council Wide Principle of Development Control 157 and Strathalbyn District Principle of Development Control 46.
2. Access to the proposed development and manoeuvrability within the development is considered to be inconsistent with Council Wide Principles of Development Control 79 & 80.
3. The proposed development may cause interference with the free flow of traffic on adjoining roads, in particular the intersection of Abbots Lane and West Terrace. Accordingly, the proposal is at odds with Council Wide Principle of Development Control 102.
4. Pedestrian access within the proposed development and the link to West Terrace through Abbots Lane is considered to be unsatisfactory and inconsistent with Council Wide Principle of Development Control 103 and Residential (Strathalbyn) Zone Principle of Development Control 13 (a).
5. The orientation of retirement units within the development does not allow an adequate amount of sunlight to access the living and private open space areas of the units, which is contrary to Residential (Strathalbyn) Zone Principle of Development Control 10 (d).

6. The proposed development does not incorporate a storage area for boats, trailers and caravans, and accordingly is at odds with Council Wide Principle of Development Control 78 (g).

CARRIED

## 4.3 455/1460/07 SUSAN VREY

### SUMMARY TABLE

Date of Application	27 November 2007
Subject Land	Lot 52 Old Bull Creek Road, Strathalbyn
Assessment No.	A18046
Relevant Authority	Alexandrina Council
Planning Zone	Grazing Zone
Nature of Development	Commercial Forestry (2.64 ha. & 1.91 ha.)
Type of Development	Merit
Public Notice	Category 3
Referrals	DWLBC, CFS
Representations Received	1
Representations to be heard	Nil.
Date last inspected	5 February 2008
Recommendation	Approval with Conditions
Originating Officer	Matt Atkinson

### ESD IMPACT/BENEFIT

- Environmental The proposal has been referred to the Department of water, Land & Biodiversity Conservation who have indicated that the proposal should have minimal environmental impacts.
- Social Nil.
- Economic Will provide a benefit to the land owners.

.../cont

## 4.3 455/1460/07 SUSAN VREY (Continued)

### THE PROPOSAL

#### Nature of Development

The Applicant proposes to change the use of two (2) portions of the subject land from grazing land to commercial forestry.

#### Detailed Description

The proposal incorporates the planting of trees in two (2) separate areas adjacent to the northern boundary of the subject land. The areas for planting are irregular in shape and are 1.91 hectares and 2.64 hectares in area respectively.

The Applicant intends to plant Eucalyptus Cladocalyx (Sugar Gums), Eucalyptus Saligna (Sydney Blue Gums) and Corymbia Maculata (Spotted Gums) for the intent of commercial forestry.

The trees will be planted at a density of 1000 trees per hectare, with four (4) metres between rows and 2.5 metres between each tree. The rows will follow the contours of the land.

The tree species will be split evenly across the site, Sugar Gums to be located at the top of the hill, Spotted Gums to be located mid-slope and Sydney Blue Gums to be located on the lower reaches of the hill.

### RECOMMENDATION

Moved Cr R Medlyn seconded M Galea that the Development Assessment Panel approve Development Application 455/1460/07 for Commercial Forestry (2.64 ha. & 1.91 ha.) at Lot 52 Old Bull Creek Road, Strathalbyn, subject to the following conditions:

#### DWLBC:

1. No deep ripping or ploughing should take place within 3 metres of the outer canopy of any tree.
2. The plantation must be designed in accordance with 'Plantation Forestry Design Guidelines for Sustainable Water Resources Management' produced by the Department of Water, Land and Biodiversity Conservation.

.../cont.

4.3 455/1460/07 SUSAN VREY (Continued)

CFS:

3. The Development shall comply with the guidelines set out in 'CFS Plantation Design Guidelines - Farm Forestry (dated 14 February 2006) for plantations of 40 hectares or less.

Advice Notes:

DWLBC:

1. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit:  
<http://www.dblbc.sa.gov.au/biodiversity/vegetation/nvinforesources.html>

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8124 4744.

CARRIED

## 4.4 455/1293/07 BILL MCKAY

### SUMMARY TABLE

Date of Application	24 October 2007
Subject Land	Lot 12 High Street, Strathalbyn Lot 93 Murray Street, Strathalbyn Lot 11 Murray Street, Strathalbyn
Assessment No.	A10413
Relevant Authority	Alexandrina Council
Planning Zone	District Centre Zone – High Street Historic (Conservation) Policy Area 3 & Residential (Strathalbyn) Zone – Central Residential Historic (Conservation) Policy Area 21
Nature of Development	Hotel addition and renovation including Bottle Shop and Tourist Accommodation (Motel) with associated car parking and swimming pool
Type of Development	Consent / Merit
Public Notice	Category 3
Referrals	Heritage (Informal)
Representations Received	7
Representations to be heard	4
Date last inspected	February 2008
Recommendation	That the Development Assessment Panel resolve to allow Alexandrina Council Planning Staff delegated authority to grant Provision Development Plan Consent subject to Council consent to verandah encroachment on Council land
Originating Officer	Andrew Sladden

### ESD IMPACT/BENEFIT

- Environmental                      Likely increase in stormwater.

../cont.

## 4.4 455/1293/07 BILL MCKAY (Continued)

- Social Possible increase in noise, employment, overnight accommodation for sporting clubs competitions.
- Economic Possible employment increase, tourism increase. Greater requirement for service provision (rubbish, hospitals, etc)

### THE PROPOSAL

#### **Nature of Development**

The proposed development involves the renovation of the existing Robin Hood Hotel and the erection of a bottle shop and motel at the rear of the subject site. As the site is located within both the District Centre Zone – High Street Historic (Conservation) Policy Area 3 and the Residential (Strathalbyn) Zone – Central Residential (Historic) Conservation Policy Area 21 pursuant to Maps Alex/26 and Alex/38 from the Alexandrina Development Plan, the proposed development is considered to be a Consent/Merit form of development within both zones as neither land uses are specifically listed as being non-complying forms of development.

#### **Detailed Description**

It is proposed to undertake internal and external renovations to the existing hotel. Also, as part of the external renovations, it is proposed to construct (formalise) beer garden and outdoor dining area, convert a storage room to a function bar room and construct a drive in bottle shop at the rear of the existing hotel.

Also forming part of the proposed development is the demolition of a number of existing buildings at the rear of the site including a dwelling located on the corner of Murray and Grey Streets, and the erection of a motel complex comprising a stand alone Managers Unit and seven single storey buildings proposed to be erected in a “U” shape around the perimeter of the site consisting of nine one bedroom hotel units, one two bedroom hotel unit, four 2 bedroom apartments and eight 1 bedroom motel units. The buildings containing the hotel/motel units are single storey with uniform roof pitches and of appearance which will blend with the hotel and proposed bottle shop in terms of bulk and scale, materials and colours and setbacks from the streets, especially Grey Street in which all of the existing and proposed buildings are located on the boundary in keeping with the existing hotel and historic and reproduction cottages located opposite the site.

.../cont.

## 4.4 455/1293/07 BILL MCKAY (Continued)

Carparking for 24 cars are proposed to be located internally with a single 6.2m wide access point from Grey Street. The swimming pool is located in the centre of the proposed motel site.

It is noted that the proposed bottle shop has a verandah which is encroaching upon the footpath in Grey Street. As this is Council land, Council consent is required to allow this encroachment. Given the time constraints it is not possible to obtain this permission before presentation to the DAP meeting. As a result is recommended that should the DAP resolve to support the development, that the final decision be delegated to Development Assessment staff upon Council's resolution to allow the encroachment permit.

### RECOMMENDATION

Moved R Medlyn seconded M Walker that the Development Assessment Panel resolve to defer Development Application 455/1293/07 for a hotel addition and renovation including bottle shop and tourist accommodation (motel) with associated carparking and swimming pool to allow the applicant time to provide a car parking study including details of the existing parking layout and addressing the issues of acoustic and visual privacy along the southern boundary.

CARRIED

5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE
6. DEVELOPMENT APPLICATIONS - BUILDING
7. MATTERS REFERRED FOR FOLLOW - UP
8. GENERAL ITEMS FOR DISCUSSION

MEETING CLOSED AT

MINUTES CONFIRMED.....  
CHAIRMAN

DATED:.....