

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 16 OCTOBER 2006
COMMENCING AT 9:00 AM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

Cr A Woolford (Presiding Member), Cr P Reedman, Cr F Tuckwell (Proxy for Cr G Connor), Cr A Oliver, Cr M Beckett, Cr R Potter.

APOLOGIES

Cr Connor.

IN ATTENDANCE

Cherry Getsom (Planner Team Leader), Andrew Sladden (Planner), Andrew Burley (Planner), Sally Warnock (New Planning Staff Member), Heather Atkinson (Relief Personal Assistant).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 21st August 2006.

Moved Cr Oliver Seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel held on 21st August 2006 as circulated to members be received as a true and accurate record.

CARRIED

The Development Assessment Panel agreed to proceed with Item 4.2 at 9:01 a.m.

Note

Item 4.2 – 455//589/06 – Sharon Bremner – has been moved to the first item for discussion so as the representors and applicant can speak and then leave the meeting.

The Development Assessment Panel returned to Item 2.1 at 10:00 a.m.

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/774/06 - Milne & Zappia Architects

SUMMARY TABLE

| | |
|-----------------------------|--|
| Date of Application | 6 th July 2006 |
| Subject Land | Lot 51 Narnu Bay Drive, Hindmarsh Island |
| Applicant | Milne and Zappia Architects |
| Owner | Gary John Reece |
| Assessment No. | A6364 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Residential (Hindmarsh Island) |
| Nature of Development | Dwelling Additions – Single Storey |
| Type of Development | Consent/Merit |
| Public Notice | Category 2 |
| Referrals | N/A |
| Representations Received | One (1) |
| Representations to be heard | None |
| Date last inspected | 14 th July 2006 |
| Recommendation | Approval |
| Originating Officer | Andrew Sladden |

ESD IMPACT/BENEFIT

- Environmental N/A
- Social Better enjoyment of property for owners
- Economic N/A

THE PROPOSAL

Nature of Development

The proposed development involves an addition to the front (road) and eastern side of the existing dwelling.

...cont/

2.1 455/774/06 - Milne & Zappia Architects (continued)

Dwelling additions are not listed as a non-complying form of development within the Residential (Hindmarsh Island) Zone, therefore are assessed as a Consent on Merit form of Development.

Detailed Description

The application involves the demolition of an existing shed at the front of the dwelling and its replacement with an addition consisting two bedrooms, bathroom and lounge room with an attached double garage. The garage is proposed to be built to the eastern boundary of the subject site. It is also proposed to replace the fencing along the eastern side boundary, however as the plans show the fencing to be 1.8m high, this is not development pursuant to Schedule 3 of the Development Act 1993 and does not form part of this Development application.

Also shown on the plans submitted is a pergola which is proposed to be located along the eastern side of the dwelling to the side boundary. As this structure does not have a solid roof, it is not considered to be development pursuant to Schedule 3 of the Development act 1993.

The proposed additions are setback a minimum of 8m from the front boundary complying with Council requirements.

28 Moved Cr Beckett seconded Cr Oliver that the Development Assessment Panel grant Provisional Development Plan Consent to Development Application 455/774/06 for Dwelling Additions - Single Storey at Lot 51 Narnu Bay Drive, Hindmarsh Island subject to the following conditions:

Conditions

- That the dwelling additions e constructed of materials and of a colour to compliment the existing dwelling.
- Excavation of the site shall be kept to a minimum to preserve the natural form of the land, and be managed in such a way as to prevent erosion.
- All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining land owners or, in the opinion of Council, detrimentally affect the structures on this site or any adjoining land.

...cont/

2.1 455/774/06 - Milne & Zappia Architects (continued)

Notes

- Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
- Advisory Note - Note that you should advise your neighbour of your intentions to build on your common boundary, prior to commencing construction.

CARRIED

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/D078/06 - Michael Pfeiffer

SUMMARY TABLE

| | |
|-----------------------------|--------------------------------------|
| Date of Application | 5 th September 2006 |
| Subject Land | SC595 Echo Park Road, Nurragi |
| Applicant | Alexandrina Council |
| Owner | Michael Timothy Pfeiffer |
| Assessment No. | A17202 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | General Farming (Strathalbyn) |
| Nature of Development | Land Division Creating One Extra Lot |
| Type of Development | Non - Complying |
| Public Notice | N/A |
| Referrals | N/A |
| Representations Received | N/A |
| Representations to be heard | N/A |
| Date last inspected | 15 th September 2006 |
| Recommendation | Resolve to Refuse |
| Originating Officer | Andrew Sladden |

ESD IMPACT/BENEFIT

- Environmental Potential future conflict between rural and residential land uses.
- Social N/A
- Economic Future financial benefit to owners through creation of new title.

Background

The subject site is an existing rural allotment consisting of approximately 83.66ha with frontages to Echo Park Road and Hopgood Road Nurragi. The subject site is used for farming and consists of two existing dwelling and associated farm buildings.

...cont/

3.1 455/D078/06 - Michael Pfeiffer (continued)

THE PROPOSAL

Nature of Development

The proposed development involves the division of the allotment into two lots of 82.2ha and 1.46ha respectively. Each allotment is proposed to contain one of the existing dwellings.

Principle of Development Control 8 for the General Farming Zone states:

*8 All kinds of development are **non-complying** in the General Farming (Strathalbyn District) Zone, except the following:*

Land division where no additional allotments are created, either partly or wholly, within the Mount Lofty Ranges Primary Production Area, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available which complies with the following criteria:

- (a) is not located in areas subject to inundation by a 100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters;*
- (b) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard form the Installation and Operation of Septic Tank Systems in South Australia (including supplements A and B) as prepared by the South Australian Health Commission;*
- (c) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 Government Standard topographic map;*
- (d) not have a wastewater disposal area located on any land with a slope greater than 20 percent (one in five), or depth to bedrock or seasonal or permanent water table less than 1.2 metres;*
- (e) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a ten year return period flood event;*
- (f) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 Government Standard topographic map.*

The proposal is considered to be a Non-Complying form of development pursuant to the above as it seeks to create an additional allotment.

...cont/

3.1 455/D078/06 - Michael Pfeiffer (continued)

Detailed Description

The purpose of the proposed division is to divide one of the existing dwellings with associated sheds and outbuildings for the parents in law of the owners of the property who currently reside in the second dwelling. The allotment proposed to be created (lot 21) is a hammerhead allotment of 1.46ha. The access handle is 108m long and a minimum of 6.2m wide and follows the existing access track. There is an existing dwelling and associated sheds and outbuildings. The second allotment also contains an existing dwelling and is 82.2ha.

29 It was agreed by consensus that the Development Assessment Panel resolve to refuse Development Application 455/D078/06, for a Non-complying Land Division to create one additional allotment at Section 595, Echo Park Road, Nurragi.

AGREED BY CONSENSUS

3.2 455/997/06 - McCracken Country Club

SUMMARY TABLE

| | |
|-----------------------------|--|
| Date of Application | 31 st August 2006 |
| Subject Land | Lt 21 Victor Harbor Road Mount Jagged |
| Applicant | McCracken Country Club Pty Ltd |
| Owner | D. C. Sayers |
| Assessment No. | A9462 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | General Farming (Port Elliot and Goolwa District) Zone |
| Nature of Development | Sign |
| Type of Development | Non-Complying |
| Public Notice | N/A |
| Referrals | N/A |
| Representations Received | N/A |
| Representations to be heard | N/A |
| Date last inspected | August 2006 |
| Recommendation | Resolve to Refuse |
| Originating Officer | Andrew Sladden |

ESD IMPACT/BENEFIT

- Environmental N/A
- Social N/A
- Economic Potential increase of tourism to the region.

Background

The subject sign has been located on the property for some time and is one of a number of large billboard signs located on the subject site facing the Victor Harbor Road. This Development Application is the result of a complaint being made to Council regarding another similar billboard sign which was recently erected in the locality without Development Approval, and Council's Compliance Officer investigating the validity of all the similar billboard signs within the locality along the Victor Harbor Road.

...cont/

3.2 455/997/06 - McCracken Country Club (continued)

THE PROPOSAL

Nature of Development

The development Application involves formal Development Approval for the existing sign located on the subject site which is located along the southern boundary of the subject property, approximately 10m from the Victor Harbor Road boundary.

The subject site is located within the General Farming (Port Elliot and Goolwa District) Zone. Principle of Development Control 5 for the Zone states:

*5 All kinds of development are **non-complying** in the General Farming (Port Elliot and Goolwa District) Zone, except the following:*

Advertisements:

(a) within 80km/h or less speed restriction; or

(b) where the development has an advertisement area of 2.0 square metres or less and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and the advertisement will not result in more than two advertisements on the site.

As the existing sign is located outside of the 80km/h zone being within a 100km/h zone, is greater than 2m² and does not advertise a business being undertaken on the subject site, the proposed development is considered to be a non-complying form of development.

Detailed Description

The proposal involves the applicants obtaining formal Development Approval for the existing billboard sign. The subject sign is 4.8m in width and 2.4m in height (11.52m²) and is located on a frame which is approximately 2m above ground level. It is located on the southern boundary of the subject site approximately 10m from the eastern (Victor Harbor Road) boundary and faces north. The subject sign is predominantly white with green lettering and advertises the McCracken Country Club located in Victor Harbor.

30 It was agreed by consensus that the Development Assessment Panel resolve to refuse Development Application 455/997/06, for a Non-complying Sign at Lot 21, Victor Harbor Road, Mt Jagged.

Requested that Councils Compliance Officer follow up the applications lodged for signage and take action for the removal of signage without approvals.

AGREED BY CONSENSUS

3.3 455/631/06 - Longrigde Sarah Housing Group Pty Ltd

SUMMARY TABLE

| | |
|-----------------------------|---|
| Date of Application | 1 st June 2006 |
| Subject Land | Lot 4 Goolwa Channel Drive, Hindmarsh Island. |
| Applicant | Longrigde Sarah Housing Group Pty Ltd |
| Owner | Margaret Elizabeth Chappel |
| Assessment No. | A6776 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Holiday House (Hindmarsh Island) |
| Nature of Development | Detached Dwelling – Single Storey |
| Type of Development | Non – Complying |
| Public Notice | N/A |
| Referrals | N/A |
| Representations Received | N/A |
| Representations to be heard | N/A |
| Date last inspected | 8 th September 2006 |
| Recommendation | Proceed with Assessment |
| Originating Officer | Andrew Burley |

ESD IMPACT/BENEFIT

- Environmental Increase in pollution potential and degradation of natural resources.
- Social Nil.
- Economic Increase in land value, rate increase, increase in services required in isolated location.

BACKGROUND

The owner previously had a dwelling on the allotment, which was approved for demolition in April 2006 and has subsequently been demolished. This development application is to replace the previous dwelling.

...cont/

3.3 455/631/06 - Longrigde Sarah Housing Group Pty Ltd (continued)

THE PROPOSAL

Nature of Development

The Development Application involves the construction of a single storey detached dwelling on the subject site. The dwelling is proposed to be approximately 14m from the waters edge at its closest point.

Principle of Development Control 18 for the Holiday House (Hindmarsh Island) Zone states:

PDC 18 *The following kinds of development are **non-complying** in the Holiday House (Hindmarsh Island) Zone:*

Development within 25 metres of the foreshore with the exception of jetties, landings or structures required for the stabilisation of the water's edge

The proposed development is considered to be a non-complying form of development as it proposed to be located less than 25m from the foreshore.

Detailed Description

The proposal involves the construction of a single storey dwelling. The proposed dwelling is elevated in order to meet the minimum finished floor level of 2.3 AHD as required by the Land Management Agreement (LMA) registered on the property and in accordance with the zoning guidelines.

It is proposed to locate the dwelling towards the front of the allotment on a level portion of the site, setback approximately 13.8m from the waters edge. The reason for this setback is to bring the proposed dwelling in line with other dwellings, achieve views of the Murray Mouth and avoid impacts from earthworks on a small sand dune on the North-Eastern portion on the block.

31 **It was agreed by Consensus that the Development Assessment Panel refuse Development Application 455/631/06 at 4 Goolwa Channel Drive as it is considered significantly at variance with PDC 18 from the Holiday House (HI) zone:**

Development within 25 metres of the foreshore with the exception of jetties, landings or structures required for stabilisation of the waters edge.

AGREED BY CONSENSUS

3.4 455/820/06 - Chris Pinkster

SUMMARY TABLE

| | |
|-----------------------------|--|
| Date of Application | 18 th July 2006 |
| Subject Land | 48 – 50 Waterport Road, Port Elliot |
| Applicant | C and B Pinkster |
| Owner | Chris Pinkster |
| Assessment No. | A3907 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Landscape (Port Elliot & Goolwa District) Zone |
| Nature of Development | Other – Tourist Accommodation |
| Type of Development | Non Complying |
| Public Notice | N/A |
| Referrals | N/A |
| Representations Received | N/A |
| Representations to be heard | N/A |
| Date last inspected | September 2006 |
| Recommendation | Proceed with Assessment |
| Originating Officer | Cherry Getsom |

ESD IMPACT/BENEFIT

- Environmental Impacts associated with increased stormwater and increased dwellings.
- Social Positive impacts associated with the ability to provide accommodation for people with disabilities.
- Economic Benefit to land owner through increase in land value, and the change of use of the land from a residential to commercial use.

THE PROPOSAL

Nature of Development

The proposal involves the development of two cabins to be used for tourist accommodation purposes on the subject land, which is currently utilised for residential purposes.

....cont/

3.4 455/820/06 - Chris Pinkster (continued)

This therefore necessitates an approval for change of land use from residential to tourist accommodation. The property is located within the Landscape (Port Elliot and Goolwa) Zone where Tourist Accommodation is a non complying form of development.

Detailed Description

The proposal involves the creation of two tourist accommodation cabins at 50 Waterport Rd, Port Elliot within the Landscape (Port Elliot and Goolwa) Zone. The cabins are to be predominately single storey with a second storey loft on each dwelling.

The subject land is rectangular in shape and exhibits an existing dwelling utilised for residential purposes. The proposed cabins are to be located on the southern end of the property approximately 70 metres from the residential dwelling.

Each proposed cabin is to incorporate a lounge and kitchen/dining area, two bedrooms and an upstairs loft. A pergola and garage are to be provided for each cabin, with access to be provided via the existing driveway. The cabins are to be clad in harditex and flute metal and be non reflective, colours are to be finalised during the full assessment process.

The cabins are to be designed to assist in providing accommodation for people with disabilities with one cabin to be wheel chair friendly and the other to be suitable for use by people who are visually impaired.

- 32 It was agreed by consensus that the Development Assessment Panel determine to proceed with an assessment of Development Application 455/820/06 for two tourist accommodation cabins at 50 Waterport Road, Port Elliot. Additionally, should the public notification process receive no representations then Council Planning staff have delegated authority to approve the above application.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/742/06 - Alan Mills

SUMMARY TABLE

| | |
|-----------------------------|---------------------------------------|
| Date of Application | 30 th June 2006 |
| Subject Land | 1-3 Avoca Street Goolwa |
| Applicant | Alan Mills |
| Owner | Alan Jack Mills and Ross Lockwood |
| Assessment No. | A9055 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Home Industry |
| Nature of Development | Other – Consulting Room (Vet Surgery) |
| Type of Development | Consent/Merit |
| Public Notice | Category 3 |
| Referrals | Engineering |
| Representations Received | Two (2) |
| Representations to be heard | 0 |
| Date last inspected | July 2006 |
| Recommendation | Approval |
| Originating Officer | Andrew Sladden |

ESD IMPACT/BENEFIT

- Environmental Increase in stormwater run-off locality through roofed and paved area.
- Social Benefit to local animal owners.
- Economic Benefit to local economy through addition of new business.

BACKGROUND

The subject site is a rectangular allotment of approximately 1101m² located on the western corner of Avoca Street and Port Elliot Road Goolwa. The subject site currently has an existing shed which is used for a glazing business (light industry) involving cutting glass to size and it's loading and unloading on the property.

...cont/

4.1 455/742/06 - Alan Mills (continued)

THE PROPOSAL

Nature of Development

The proposed development involved the erection of a building on the subject site to be used as a veterinary clinic, along with associated car parking and signage.

Pursuant to Schedule 1 (definitions) of the Development Act 1993, the proposed use is defined as "Consulting Rooms" as follows:

"consulting room means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not include a building or part of a building in which animals are kept for fee or reward;"

Pursuant to Principle of Development Control 5 (Non-complying Development) for the Home Industry Zone, consulting rooms are not listed as a non-complying form of development. Therefore, the proposed development is considered to be a Consent on Merit form of Development.

Detailed Description

The Proposal involves the erection of a 303m² single storey building on the northern side of the allotment which is proposed to be used as a veterinary clinic. The building is proposed to be located 2.812m from the eastern (Avoca Street) boundary, 5.76m from the northern (rear) boundary, and 1.725m from the western side boundary and 19.5m from the southern (Port Elliot Road) boundary. The proposed building is single storey with a wall height of 2.7m and a total height of approximately 4m.

There is a double carport attached to the northern side of the building setback 2.812m from the Avoca Street boundary. The proposed development also involves the construction of a car park for 12 vehicles at the front (southern side) of the allotment which complies with Council requirements. It is also proposed to erect a 1.8m x 1.2m (2.16m²) advertising sign which is 1.8m above ground level in the south eastern corner of the subject site.

The area between the north side of the proposed building and the northern boundary is to be fenced off to provide a service courtyard and the area between the building and the western side boundary is proposed to be fenced to provide an exercise yard for the animals.

...cont/

4.1 455/742/06 - Alan Mills (continued)

As no details of the proposed fencing have been provided, this will form a separate Development Application should it require Development Approval.

The proposed hours of operation are between 8am and 6pm on Monday, Tuesday, Wednesday and Friday, 8am to 7pm on Thursday and 9am to 12pm on Saturday. Proposed activities to be undertaken within the clinic involve daily consulting/surgery, hospitalisation of dogs and cats and after hour's emergency service.

Notes

Cr Woolford, Presiding Member, welcomed Ms Joanne Nightingale to the meeting who gave a brief summary of the proposal at 10.30am.

- 33 It was agreed by consensus that the Development Assessment Panel grant Provisional Development Plant Consent to Development Application 455/742/06 for Consulting rooms (vet surgery) and associated car parking and advertising at 1-3 Avoca Street, Goolwa subject to the following conditions and notes:

Conditions

- The development shall proceed in strict accordance with the amended plans received by Council on 7 August 2006, subject to the following conditions:
- The structure shall be constructed so that all external materials and finishes will be of natural colours which will blend with the natural features of the landscape to the reasonable satisfaction of Council.
- Prior to the granting of Development Approval, a siteworks plan from a Consulting Engineer shall be submitted showing proposed cut and fill, compaction, contours, floor levels, retaining walls, stormwater treatment, silt control devices etc and approved to the satisfaction of Council.
- That the sign and its supporting structure shall at all times be kept in good repair and condition to the reasonable satisfaction of Council.
- Apart from the sign shown on the approved plans, no additional signs or advertising are to be erected or displayed on the building without the prior consent of Council.

...cont/

4.1 455/742/06 - Alan Mills (continued)

- All of the car parks, driveways and vehicle manoeuvring area shall be constructed and bituminised or brick paved or concreted in accordance with sound engineering practice prior to the occupation or use of the development herein approved.
- The driveway and parking areas shall be maintained in a good and substantial condition to the reasonable satisfaction of Council at all times.
- The loading and unloading of goods from vehicles must only be carried out on the subject land.
- Landscaping as detailed in the application shall be planted within 12 months of the date of consent and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
- The activity herein approved shall only be carried out during the following hours:-
 - between 8 am and 6 pm on Monday, Tuesday, Wednesday, none of which are a public holiday.
 - between 8 am and 12 pm on any Saturday
 - between 8 am and 7 pm on any Thursday
- No sound shall be emitted from any machinery, equipment or device, or from any other source whatsoever on the subject land, in such a manner as to contravene the Noise Control Act and Regulations.
- All external lighting shall be directed away from residential development and if necessary, shielded to prevent light spill causing nuisance to the occupiers of those residential premises.

AGREED BY CONSENSUS

The Development Assessment Panel agreed to proceed with Item 4.2 at 9:01 a.m.

4.2 455/589/06 - Sharon Bremner

SUMMARY TABLE

| | |
|-----------------------------|--|
| Date of Application | 23 rd May 2006 |
| Subject Land | 2 West Terrace, Strathalbyn |
| Applicant | Sharon Bremner |
| Owner | GW Montgomery & Son |
| Assessment No. | A13336 |
| Relevant Authority | Alexandrina Council |
| Planning Zone | Residential (Strathalbyn) Zone - Central Historic Conservation Policy Area Residential |
| Nature of Development | Change of Use - Consulting Rooms with associated car-parking and advertising |
| Type of Development | Consent/Merit |
| Public Notice | Category 3 |
| Referrals | Engineering (Internal) |
| Representations Received | Two (2) |
| Representations to be heard | Two (2) |
| Date last inspected | 15 th September 2006 |
| Recommendation | Approval |
| Originating Officer | Andrew Sladden |

ESD IMPACT/BENEFIT

Environmental Minimal.
Social Benefit to community through an additional social service.

...cont/

4.2 455/589/06 - Sharon Bremner (continued)

Economic Benefit to economy through additional business being created.

THE PROPOSAL

Nature of Development

The proposed development involves the change of use of an existing residential property to consulting rooms with associated car parking and signage.

The subject site, on the corner of North Parade and West Terrace, is located within the Residential (Strathalbyn) Zone, Central Historic (Conservation) Policy Area. As consulting rooms are not listed as being either Complying or Non-complying within the zone, the proposed development is a Consent on Merit form of Development.

Detailed Description

The Development Application involves the "change of use" of the existing dwelling to consulting rooms proposed to be used as a Therapeutic Massage Centre, with associated on-site car parking and signage.

The existing dwelling is proposed to be converted into four (4) consulting rooms with associated waiting and administration areas all to be contained within the confines of the existing dwelling. There are proposed to be four employees working on-site with operating hours proposed between 9am and 9pm from Monday to Friday.

Ten (10) on-site car parks are proposed to be provided in accordance with the requirements of Table Alex/3 (Car Parking Requirements), of which have been approved by Council's Engineers.

A 1.5m x .8m (1.2m²) sign advertising the proposed business (Body Sense) is proposed to be located on the corner of North Parade and West Terrace. The proposed sign is free standing and is proposed to be located 0.5m within the existing corner cut off.

The locality, along both North Parade and West Terrace, consists of predominantly detached dwellings on large allotments. The dwellings are of varying ages and styles, however all display consistent front setbacks.

The proposed development is generally considered to comply with the above as it will not materially affect the existing dwelling on the subject site. The only proposed aesthetic changes to the existing site will be the removal of the existing garage in order to make way for the on-site car parking area and the addition of a 1.2m² sign to be located at the front of the site.

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4.2 455/589/06 - Sharon Bremner (continued)

Notes

Cr Woolford, Presiding Member, welcomed Mr Peter Maddern (representor) to the meeting who gave a brief summary of his representation, 9.15 to 9.21am.

Cr Woolford, Presiding Member, welcomed Mrs Walters and Mrs Kirkman (representors) to the meeting who gave a brief summary of their representation, 9.22 to 9.27am.

Cr Woolford, Presiding Member, welcomed Mrs Sharon Bremner (applicant) to the meeting who gave an overview of the application and addressed issues raised by the representors, 9.27 to 9.33am.

Moved Cr Beckett, seconded Cr Potter that the Development Assessment Panel move into camera at 9.45am.

CARRIED

Moved Cr Beckett seconded Cr Potter that in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3)(c)(h):

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3).
- (3) The following information and matters are listed for the purposes of subsection (2):
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, or prejudice the commercial position of the Council.
 - (h) legal advice.

That Cherry Getsom (Planner Team Leader); Andrew Sladden (Planner); Andrew Burley (Planner); Sally Warnock (New Planning Staff Member); Heather Atkinson (Relief Personal Assistant) remain in the meeting.

Moved Cr Beckett, seconded Cr Oliver that the Development Assessment Panel moves out of camera at 9.57am.

...cont/

4.2 455/589/06 - Sharon Bremner (continued)

The gallery were then invited back to the meeting wherein they were informed of the following decision:

34 It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/589/06 for a Change of Use - Consulting Rooms with Associated Car parking and Signage at 2 West Terrace Strathalbyn subject to the following:

REASONS FOR REFUSAL

The proposed Development is considered to be seriously at variance with the following objectives and Principles of Development Control:

RESIDENTIAL (STRATHALBYN ZONE)

Objective 1

A zone primarily accommodating detached dwellings and other types of low density residential development, with medium-density residential development and supportive community educational and recreational facilities in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

PDC 1

Development other than for residential purposes or the provision of community, educational or recreational facilities should not be undertaken.

AGREED BY CONSENSUS

The Development Assessment Panel then resumed to Item 2.1 at 10:00 a.m.

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT – BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

Cherry Getsom

- ESD Impact/Benefit Statements – Cherry has expressed the difficulty planners find placing comments in this section of the DAP Agenda. Items such as Environmental impacts on developments are hard to place comment on as the planners often do not have the qualifications to make these comments on the recommendations. It is unclear as to whether these statements are directed to Panel members or the public and who has the responsibility for their content.
Cr Reedman has suggested this section be removed from the agenda. Cherry to follow up and put up an item to Council for consideration
- Blue Gum Forestry – Phil Broderick will update Council on information as it becomes available. Department of Water Land & Biodiversity Conservation and the applicant have yet to reach an agreement.
- Strath Motel – Is going to Environment Resources & Development Court on 23rd and 24th October. Jenny Nolan from Nolan Rumsby is acting on behalf of Council.

Cr Beckett

Planning to consider;

- Hills Face Areas – colour conditions and locations of buildings need revisiting when approving applications. E.g. green was the main colour used, now blue, red, etc. Also locations building on ridges – how appropriate are these? To be reinforced/discussed at PAR workshop today.
- Shipping Containers – are being seen in yards and properties and with one yard storing six of them. Need to update the policy on the use of containers.
- Goolwa Airport – How many sheds can be built at Goolwa Airport property? Vehicles with aircraft parts have been seen entering property and question has been asked if they have approvals for this as it then suggests building of aircraft, spray painting and other activities not been approved. To be followed up.

...cont/

ITEM 8. GENERAL ITEMS FOR DISCUSSION (continued)

Cr Tuckwell

- Ultra Light Aircraft – there has been reported using of a property on Hindmarsh Island for take off/ landing and flight path directly over residential areas. Valid concerns, to be followed up.

Cr Potter

- Currency Creek Barn Style Property – Questioned if the bus was still on property. The agreement was that when the shed was built the bus would be removed. Shed completed last week so will be followed up and actioned if necessary.

Cr Reedman

- Signage policy – Some standardisation is required and should be understood by all to ensure uniformity in the Alexandrina area.

ITEM 9. NEXT MEETING

To be advised.

ITEM 10. CLOSURE

Meeting Closed At 11.48am

MINUTES CONFIRMED:

PRESIDING OFFICER

DATED: