

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD MONDAY 3RD JUNE 2002
COMMENCING AT 2.00 PM IN THE
ALEXANDRINA COUNCIL CONFERENCE ROOM,
DAWSON STREET, GOOLWA**

PRESENT

Councillors B Griffin, M Beckett, A Woolford and G Connor, D Commerford (Director Environmental Services).

APOLOGIES

Councillors T McAnaney & F Tuckwell, D Banks (Director Technical Services).

IN ATTENDANCE

T Tol (Planner), C Hamlyn (Personal Assistant, G West (Planner), S Roberts (Policy/Planner)

Appointment of Acting Chairperson.

Moved Cr M Beckett, seconded Cr A Woolford that Cr Barry Griffin be appointed Acting Chairperson for this meeting.

CARRIED

ITEM 1

CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held Monday 13th May 2002.

Moved Cr Woolford seconded Cr Connor that the minutes of the Alexandrina Council Development Assessment Panel meeting held on Monday 13th May 2002 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2 DEVELOPMENT APPLICATIONS – CATEGORY 3

2.1 REF NO: 455/360/02
APPLICANT: Seachange Retirement Village

Date of Application	3 rd April 2002
Subject Land	Lot 110 in Part Section 2344, Gardiner Street, Goolwa. Certificate of Title Volume 5583, Folio 7 & Portion of Lot 112 in Part Section 2344. Certificate of Title Volume 5399, Folio 339
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Group Dwellings with ancillary facilities
Type of Development	Retirement Village
Public Notice	Category 3 from the 11 th April to the 26 th April 2002
Referrals	Internal <ul style="list-style-type: none">• Technical Services• Environmental Health• Community Services Informal <ul style="list-style-type: none">• SA Ambulance Service• CFS• Southern Fleurieu Health Service• Representative of the Regional GPs
Representations Received	3
Representations to be heard	None
Date last inspected	13 th May 2002
Recommendation	Approval subject to conditions
Originating Officer	Timothy Tol

BACKGROUND

The applicant is proposing a Retirement Village at 27 Gardiner Street Goolwa. The proprietor of the proposed development will be Seachange Village Pty Ltd. The proponents successfully operate the Rosetta Retirement Village in Victor Harbor.

.../cont.

2.1

REF NO: 455/360/02
APPLICANT: Seachange Retirement Village
(continued)

It is proposed to develop a Retirement Village with ancillary facilities to accommodate retired persons. The village will comprise detached dwellings on individually identifiable parcels of land each with access to a private road, services, recreation, community centre and open space infrastructure.

Moved Cr Beckett, seconded Cr Woolford that the Development Assessment Panel decides to grant Provisional Development Plan Consent for DA 455/360/02 for a Retirement Village and Ancillary Facilities at 24 Gardiner Street Goolwa, subject to the following conditions.

1. That all work be carried out in accordance with the plans and supportive information forming Development Application 455/360/02 unless as amended by conditions herein.
2. A Common Effluent Drainage levy shall be provided to Council to enable appropriate disposal of waste. This may be paid as a lump sum (\$172,000) or at the appropriate rate at the commencement of each stage.
3. A Stormwater Management Plan shall be submitted and approved before Development Approval can be issued. This must meet the requirements of Councils Technical Services Department and may be staged if required.
4. Plans for construction of Common Effluent Drainage and Stormwater shall be submitted.
5. Vehicular crossovers being designed and constructed to the reasonable satisfaction of Council, the cost of all to be borne by the applicant.
6. All car parking and roadway areas shall be shall be constructed to a design and specification approved by the Technical Services Department.
7. Landscaping shall be maintained to a satisfactory standard and planted in the first available planting season after commencement of the building works.
8. That refuse and waste storage areas be provided and be screened from view.
9. The first stage of the development shall be substantially commenced within 12 months of the date of consent.

.../cont.

2.1 REF NO: 455/360/02
APPLICANT: Seachange Retirement Village
(Continued)

10. The applicant shall, at its own expense in all things, carry out alterations to existing inverts, kerbs, footpaths, pavements and other works in the public roads adjacent to the subject land necessary to give effect to the construction of buildings or structures and other work forming part of the development, to the reasonable satisfaction of Council, and shall at its own expense repair such works to the reasonable satisfaction of Council.
11. A solid base perimeter infill shall be provided for each dwelling.
12. Bicycle parking facilities must be provided.

CARRIED

ITEM 3 DEVELOPMENT APPLICATIONS – NON-COMPLYING

3.1 REF NO: 455/348/01
APPLICANT: JD & DJ GALPIN

SUMMARY TABLE

Date of Application	6 TH November 2001
Subject Land	Lot 729 O'Halloran Street Currency Creek
Relevant Authority	Alexandrina Council
Planning Zone	Rural Currency Creek
Nature of Development	Detached Dwelling
Type of Development	Non-Complying
Public Notice	Category 3
Representations Received	None
Date last inspected	9 TH May 2002
Recommendation	Apply to the Development Assessment Commission for concurrence to issue Provisional Development Plan Consent
Originating Officer	Georgia West

The applicant proposes to construct a single storey dwelling on an allotment within the surveyed township of Currency Creek. The dwelling has approximately 342m² of living areas, and the external materials will be red brick and a slate grey colourbond roof.

.../cont.

3.1 REF NO: 455/348/01
APPLICANT: JD & DJ GALPIN
(Continued)

The dwelling is intended as a residence for members of the Galpin family who own and farm approximately 600ha of the surrounding land.

The applicants propose to amalgamate 6 titles to create a block approximately 1.2ha on which the dwelling will be sited.

The applicant has submitted a Statement of Effect for the development as required under the Development Act 1993.

It was agreed by consensus that the Development Assessment Panel supports Development Application 455/348/02 and applies to the Development Assessment Commission for Concurrence to issue Provisional Development Plan Consent providing the allotments surrounding the subject land, and bounded by O'Halloran Street, Sturt Street and the main Goolwa – Strathalbyn Road, are amalgamated to create one allotment.

3.2

REF NO: 455/317/02
APPLICANT: ALAN SHEPPARD HOMES

SUMMARY TABLE

Date of Application	23 RD March 2002
Subject Land	S2412+ Myrtle Grove Road Currency Creek
Relevant Authority	Alexandrina Council
Planning Zone	Conservation Zone
Nature of Development	Double Storey Detached Dwelling
Type of Development	Non-Complying
Public Notice	Category 3
Date last inspected	13 TH May 2002
Recommendation	Merit to proceed with assessment
Originating Officer	Georgia West

The applicant proposes to erect a double storey split level detached dwelling on privately owned land off Myrtle Grove Road, approximately 100-150m from the Finnis River.

The dwelling is planned to cater for the land owner's son who has become a partner in the family farm.

It was agreed by consensus that the Development Assessment Panel resolves that Development Application 455/317/02 has merit to proceed with assessment.

3.3

REF NO: 455/456/02
APPLICANT: ROBERT LINES

SUMMARY TABLE

Reference #	455/456/02
Applicant's Name	Robert Lines
Date of Application	22 ND April 2002
Subject Land	Lot 94 Mundoo Channel Drive Hindmarsh Island
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island) Zone
Nature of Development	Elevated dwelling
Type of Development	Non-complying
Public Notice	Category 3
Date last inspected	7 TH May 2002
Recommendation	Refusal
Originating Officer	Georgia West

The applicant proposes to construct a 3 bedroom elevated dwelling, setback approximately 11.5m from Mundoo Channel. The living areas of the dwelling cover approximately 107m² and the deck an additional 36.34m².

Moved Cr Connor, seconded D Commerford that Development Application 455/456/02 be deferred to enable further consultation to take place with Council Planners at the applicant's request.

CARRIED

3.4

REF NO: 455/95/02
APPLICANT: Selecta Homes

SUMMARY TABLE

Date of Application	31 st January 2002
Subject Land	Lot 142 Victor Harbor Road Mount Compass
Relevant Authority	Alexandrina Council
Planning Zone	General Farming
Nature of Development	Merit (from Non-Complying)
Type of Development	Granny Flat
Public Notice	Category 1
Referrals	Development Assessment Commission Concurrence required
Date last inspected	24 th May 2002
Recommendation	Support and referral to the Development Assessment Commission for Concurrence.
Originating Officer	Georgia West

The applicant proposes to deposit a small transportable granny flat on the subject land to accommodate the parents of the owner of the land.

The granny flat will be situated close to the existing dwelling and outbuildings and will not be visible from the Victor Harbor Road. It will be joined to the existing dwelling via carports and a covered walkway. It will be connected to the septic system of the existing dwelling, which will be upgraded to manage the extra load.

It was agreed by consensus that the Development Assessment Panel resolves that Development Application 455/95/02 is considered to be a minor development that will have a minimal impact on its locality and complies with the intent of Council's Policy *Occupation of two dwellings on rural allotments*.

The Development Assessment Panel supports the application and delegates authority to Council's Development Assessment Officers to seek the Concurrence of the Development Assessment Commission and issue Provisional Planning Consent on receipt of the CFS report and the Development Assessment Commission's Concurrence, subject to the following conditions:

...cont'd

3.4 REF NO: 455/95/02
APPLICANT: Selecta Homes
(continued)

1. The development shall proceed in strict accordance with plans and supporting information forming part of the application unless varied by the following conditions.
2. The solid base perimeter as detailed in the application shall be completed prior to occupation of the building or within three months after the arrival of the building on site, whichever is the lesser time.
3. The development approved herein shall be removed from the land at the first occurrence of any one of the following events:
 - [a] the dwelling herein approved is no longer used as a principal place of residence by Mr A & Mrs T Leddicoat;
 - [b] the land is transferred by or on behalf of the proprietor of the land who is registered at the date of this consent. Removal shall be completed prior to the transfer and the approval to occupy the dwelling shall cease on transfer;
 - [c] twenty years from the operative date of consent of this approval.

3.5 REF NO: 455/711/01
APPLICANT: John Phillips

SUMMARY TABLE

Date of Application	17 th July 2001
Subject Land	Lot 71, Part Section 246, Sneyd Road, Mount Jagged. Certificate of Title Volume 5780, Folio 251
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection
Nature of Development	Cellar Door Sales and Restaurant
Date last inspected	6 th February 2002
Recommendation	Merit to proceed with assessment
Originating Officer	Timothy Tol

The applicant proposes to construct a Cellar Door Sales facility and Restaurant at Lot 71 Sneyd Road Mount Jagged. The site area is 160 acres, of which 50 acres is planted with vines with a further 23 acres to be planted in the next couple of months. The vineyard was established in 1998.

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3.5 **REF NO:** 455/711/01
APPLICANT: John Phillips
(continued)

This application was before the Panel on 27th March 2002 (Item 3.1) for Cellar Door Sales only. They have now asked for the Restaurant to be included in the application.

It was agreed by consensus hat the Development Assessment Panel resolves to proceed with the assessment of Development Application 455/711/01 as it has merit to proceed with assessment.

ITEM 4 DEVELOPMENT APPLICATIONS – LAND DIVISION / COMMUNITY TITLE

4.1 **REF NO:** 455/C018/01
APPLICANT: BJ & J Liston

SUMMARY TABLE

Date of Application	3 rd January 2002
Subject Land	Lot 200, Part Section 2256 Surfers Parade, Middleton. Certificate of Title Volume 5648, Folio 395
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone
Nature of Development	Community Title Land Division – creating one additional allotment
Date last inspected	17 th May 2002
Recommendation	Refusal
Originating Officer	Timothy Tol

Panel members may recall DA 455/1023/01 for Semi Detached Dwellings at the subject land. The Panel decided to approve this development subject to conditions at its meeting on the 17th December 2001 (item 2.1).

The current land division application is required to create the allotments for the semi-detached dwellings.

The applicant is proposing to create an additional allotment at 104 Surfers Parade Middleton. The allotments will be 404m² and 403m² respectively.

Moved Cr Woolford, seconded D Commerford that this item be deferred pending provision of further information by the applicant.

CARRIED

4.2 REF NO: 455/C016/01
APPLICANT: Chris Rodgers

SUMMARY TABLE

Date of Application	7 th January 2002
Subject Land	Lot 248, Part Section 2600 Murray Street, Strathalbyn. Certificate of Title Volume 5685, Folio 447
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn) Zone
Nature of Development	Community Title – creating 11 additional allotments
Date last inspected	21 st January 2002
Recommendation	Proceed with assessment as proposal has merit
Originating Officer	Timothy Tol

The applicant proposes to create 9 additional allotments at 51 Murray Street, Strathalbyn. The allotments will Community Titled.

It was agreed by consensus that the Development Assessment Panel decides DA 455/C016/01 to create 9 additional allotments at 51 Murray Street, Strathalbyn does have merit to proceed with assessment.

ITEM 5. DEVELOPMENT ASSESSMENT - BUILDING

Nil.

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

Nil.

D Banks entered the meeting at 11.15am

ITEM 7. GENERAL ITEMS FOR DISCUSSION

- 7.1 **Subject:** **Old Middleton Mill**
File Ref: **A2073**
Officer: **Cr Beckett**
Budget Implications: **Nil**

Asking if Council has received any enquiries regarding a doctor's surgery being proposed at the Old Middleton Mill.

David Banks advised that the Technical Services Dept have been approached regarding onsite discussions.

Will advise further once the discussions have been held.

D Banks left the meeting at 11.18am

- 7.2 **Subject:** **Middleton General Store**
File Ref: **A2079**
Officer: **Cr Beckett**
Budget Implications: **Nil**

Asking if Council has received any enquiries regarding the Middleton General Store.

No information sighted to date.

- 7.3 **Subject:** **Proposed Shopping Centre Extensions**
File Ref: **455/503/02**
Officer: **Cr Beckett**
Budget Implications: **Nil**

A submission has been received from Mrs Shaw of Albury Lane, Goolwa regarding the proposed boundary wall and truck loading area. Has concerns regarding noise and smell which will emanate from trucks whilst unloading etc.

NEXT MEETING

**Monday 17th June 2002
Commencing at 2.00pm
in the
Alexandrina Council Conference Room
Dawson Street, Goolwa**

MEETING CLOSED AT 11.29 am

MINUTES CONFIRMED:
CHAIRMAN

DATED: